Regular Governing Body Meeting
City of Rio Rancho
AGENDA
August 14, 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 July 24, 2025 Regular Meeting
Minutes of July 24, 2025 Regular Meeting
Minutes of July 24, 2025-Signed

2 R83, Resolution Authorizing a Budget Adjustment to the Keep Rio Rancho Beautiful Grant Fund (207)
Resolution R83
R83-Signed

3 R84, Resolution Approving the Fourth Quarter Report to the New Mexico Department of Finance and Administration for the Fiscal Year Ending June 30, 2025
Resolution R84
FY25-4th Qtr Detail Report
FY25-4th Qtr Recap Report
R84-Signed

4 R85, Resolution Authorizing a Budget Adjustment to the Fire Protection Fund (250)
Resolution R85
R85-Signed

5 D43, Appointment of Michaela Thompson to the Arts Commission
M. Thompson Resume

6 R86, Resolution Authorizing a Budget Adjustment to the Federal Grants Fund (259) - Financial Services Department
Resolution R86
Executed Award
R86-Signed

7 R87, Resolution Authorizing a Budget Adjustment to the Federal Grants Fund (259) - Fire and Rescue Department
Resolution R87
R87-Signed

8 R88, Resolution Authorizing a Budget Adjustment to Increase the Series 2020 General Obligation Bond Debt Service Fund (403)
Resolution R88
R88-Signed

9 D44, Appointment of District 3 City Councilor Robert Tyler to the New Mexico Municipal League's Board of Directors

Boards/Commissions/Committee Reports

Public Hearings

10 D45, Approval for The Neighborhood in Rio Rancho, (the "Applicant") for a Club (Non-Profit) Liquor License with On Premises Consumption and Patio Service Located at 900 Loma Colorado Blvd. NE, Rio Rancho, NM 87124
The Neighborhood in RR Application

11 D46, Approval for TenPins LLC, (the "Applicant") Located at 1416 Deborah Road SE, Rio Rancho,

NM 87124 for Transfer of Ownership of Dispenser Liquor License NO. DIS-001014
Tenpins Application

12 R47, Resolution Adopting the Chamisa Hills Master Plan
Postponement Letter
Summary of requested additional information
Chamisa Hills Master Plan
Current Zoning, Location
Legal Notice
May 17-18 2025 Comments
July 2025 Comment
8.1-8.3 Comments
8.4-8.6 Comments
8.8 comments
8.11 Comment
8.13 Comment
8.14 Comment

13 O14,Ordinance of the City of Rio Rancho, New Mexico Amending the Zoning Classification and Official Zoning Map for the property Legally Described as, Rambla at Calle Suenos, Tract 2, Chamisa Hills Country Club, Parcel 2, 3, and 5, Chamisa Hills Country Club West, Tract A, and Chamisa Hills Country Club North, Parcel 2; from SU: Special Use for Planned Residential Development to OS: Open Space District, PR: Parks and Recreation District, MU- A: Mixed Use Activity Center District, NC: Neighborhood Commercial District, R-1: Single Family Residential District, R- 2:Single Family Residential District, and R-3: Mixed Residential District
Postponement Letter
Summary of requested additional information
Current Zoning, Location
Legal Notice
May 2025 Comments
July 2025 Comment
8.1-8.3 Comments
8.4-8.6 Comments
8.8 comments
8.11 Comment
8.13 Comment
8.14 Comment

14 R80, Resolution Amending the Quail Ranch Master Plan Addendum
Resolution R80
Application
Authorization
Justification Letter
Location & Zoning Map
Exhibit A: Addendum
Exhibit B: Map of Overlay Area
Quail Ranch Addendum FINAL REDLINE
Legal Notice
R80-Signed

15 O19, Ordinance of the City of Rio Rancho, New Mexico Expanding an Overlay Zone for the Property Legally Described as Lands of Quail Ranch, Tracts 1-A, 2-C and 2-D, Identifying Conditions of Development, Providing for Severability and an Effective Date
Ordinance O19
Application
Letter of Authorization

Justification Letter
Location & Zoning Map
Location of Proposed Overlay Zone
Legal Notice
O19-Signed

16 D40, Site Plan Approval for the Expansion and Installation of a Solar Generation, Storage and Distribution System on the Properties Legally Described as Lands of Quail Ranch, Tracts 1-A, 2-C and 2-D
Application
Location & Zoning Map
Site Plan
Building Elevation
Reviewer Comments
Legal Notices

17 O21, Ordinance of the City of Rio Rancho, New Mexico, Amending the Zoning Classification Property Legally Described as Unit 21, Block 22, Lots 7-26, 28-31, and 45-48; Block 23, Lots 3-5, 7-10, 14-23, 28-32, 38, and 42-64 ; and Block 24, Lots 41-49, 51-56, 58-66, and 68-70 from TZ: Transitional Zoning to R-3: Mixed Residential District
Ordinance O21
Application and Authorization
Cielo Bonito Conceptual Design
Cielo Bonito Map
R-3 Zoning
Layout overlayed on location map
Lot List
Staff Comments
Legal Notice
O21- FAILED

18 R89, Resolution Amending the Tampico North Specific Area Plan and the La Barranca Specific Area Plan
Resolution_R89
Application, Justification and Master Plan
Letters of Authorization
Zoning Map
PZB Minutes
Legal Notices
Public Comment Gehling
Bennett Public Comment
R89-Signed

19 R90, Resolution Adopting the Tampico Master Plan
Resolution R90
Application
Letters of Authorization
Zoning Map
Exhibit A: Tampico Master Plan, June 2025
Reviewer Comments
Legal Notice
Public Comment Gehling
Bennett Public Comment
R90-Signed
Exhibit A- Tampico Master Plan, August 2025

20 O22, Ordinance Amending the Zoning Classification and Official Zoning Map for the Property Legally Described as Unit 17, Block 87, Tract A and Entrada de Coronado, Tract B from SU: Special Use for C-1: Retail Commercial to R-4: Single-Family Residential, Providing for Severability and an Effective Date
Ordinance O22
Application
Letters of Authorization
Zoning Map
Current Land Use Map La Barranca
2025-0708 PZB Minutes
Reviewer Comments
Legal Notice
Public Comment Gehling
Bennett Public Comment
O22-Signed

Second Reading of Ordinances

First Reading of Ordinances

Discussion and Deliberation

City Manager

Adjournment

CITY OF RIO RANCHO
COVER PAGE

Legislation Item:

AGENDA DATE:
August 14, 2025

DEPARTMENT:
City Clerk

SUBJECT:
Minutes of July 24, 2025 Regular Meeting

BACKGROUND AND ANALYSIS:

IMPACT:

ALTERNATIVES:

DEPARTMENT RECOMMENDATION:

ATTACHMENT: Minutes of July 24, 2025 Regular Meeting
ATTACHMENT: Minutes of July 24, 2025-Signed

Governing Body
of the
City of
Rio Rancho

MINUTES

JULY 24, 2025
6:00 p.m.
Council Chambers

MEMBERS PRESENT:	**STAFF**
Greggory D. Hull, Mayor	Matt Geisel, City Manager
Deb Dapson, Councilor Dist. 1	Peter Wells, Deputy City Manager
Jeremy Lenentine, Deputy Mayor/Dist. 2	Noel Davis, City Clerk
Bob Tyler, Councilor Dist. 3 (Virtual)	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	BJ Gottlieb, Director of Public Works
	Jason Shoup, Library Director
	Yolanda Lucero, Deputy City Clerk

Call to Order and Pledge of Allegiance

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

Mayor Hull stated today at 5:00 p.m. the Governing Body met in Closed Session in accordance with: Section 10-15-1 (H)(2) NMSA, 1978, limited personnel matters; provided that for purposes of the Open Meetings Act, "limited personnel matters" means the discussion of hiring, promotion, demotion, dismissal, assignment or resignation of or the investigation or consideration of complaints or charges against any individual public employee; provided further that this paragraph is not to be construed as to exempt final actions on personnel from being taken at open public meetings, nor does it preclude an aggrieved public employee from demanding a public hearing. Judicial candidates interviewed by any commission shall have the right to demand an open interview – Annual Evaluation of City Manager, per Articles 3.01 and 3.07 of City Charter. No action was taken at this session.

Proclamations and Awards of Merit

Public Forum

Comments by Councilors

Consent Calendar

1) Minutes of June 26, 2025 Regular Meeting
2) R76, Resolution Authorizing Participation in a Joint and Coordinated Effort with the New Mexico Department of Transportation (NMDOT) for the FY 2025-2026 Local Government Road Fund (LGRF) Cooperative Program

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3) R77, Resolution Authorizing the Disposal of Fleet Vehicles, Damaged and/or Obsolete Equipment, Traffic Control Devices, Traffic Signal Components, and Street Lighting
4) R78, Resolution Authorizing Disposal of Library and Information Services Department Property
5) R79, Resolution Authorizing a Budget Adjustment to Various Funds to Recognize Revenue Changes, Adjust Grant Funds, and Ensure Adequate Budget Authority for Necessary Expenses through the End of the Fiscal Year 2025
6) D36, Appointment of Heidi Henderson to the Library Board of Trustees

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

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

Boards/Commissions/Committee Reports

Public Hearings

7) D37, Site Plan Approval for Proposed H-Tea-O Drive Thru at 1641 N.M. 528 SE

Ms. Rincon presented this item. The Applicant, Enchanted Mountain Tea, LLC., through their agent, Interplan, LLC., requests approval of a Site Plan Approval for a proposed H-Tea-O drive thru location at the property of 1641 N.M. 528 SE. Staff recommends approval of the Site Plan with findings and conditions.

Karissa Culbreath moved to approve D37. Seconded by Jeremy Lenentine

James and Joelle Bracken, Applicants was presented for questions.

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

8) D38, Site Plan Approval for an AutoZone store at the property legally described as Loma Colorado East, Tract H

Ms. Rincon presented this item. The subject property is legally described as Loma Colorado East, and is addressed as 3701 Northern Boulevard NE. The property consists of approximately 1.79 acres. She went over the findings of fact and conditions of approval. Staff recommends approval.

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Deb Dapson moved to approve D38. Seconded by Nicole List

Mark Ziewiski, Applicant was in attendance and provided a brief overview.

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

9) D39, Site Plan Approval for a Chase Bank at the Property Legally Described as The Village, Tract E-1

Ms. Rincon presented this item. The subject property is legally described as The Village, and consists of approximately 0.94 acres. Staff recommends approval with findings and conditions as outlined.

Karissa Culbreath moved to approve D39. Seconded by Deb Dapson

The following individual spoke under this item:

- Casey Robinson

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

10) R80, Resolution Amending the Quail Ranch Master Plan Addendum

Amy Rincon presented R80, O19, and D40 at the same time. Staff is requesting these three items be postponed to the August 14, 2025 meeting to allow for staff to properly notice these items, due to an error on the noticing date originally.

Nicole List moved to postpone R80 to August 14, 2025 Governing Body Meeting. Seconded by Paul Wymer

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

11) O19, Ordinance of the City of Rio Rancho, New Mexico Expanding an Overlay Zone for the Property Legally Described as Lands of Quail Ranch, Tracts 1-A, 2-C and 2-D, Identifying Conditions of Development, Providing for Severability and an Effective Date

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Nicole List moved to postpone O19 to August 14, 2025 Governing Body Meeting. Seconded by Deb Dapson

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

12) D40, Site Plan Approval for the Expansion and Installation of a Solar Generation, Storage and Distribution System on the Properties Legally Described as Lands of Quail Ranch, Tracts 1-A, 2-C and 2-D

Deb Dapson moved to postpone D40 to August 14, 2025 Governing Body Meeting. Seconded by Paul Wymer

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

13) Withdrawn by staff O20, Ordinance of the City of Rio Rancho, New Mexico, Amending the Zoning Classification Property Legally Described as Unit 21, Block 22, Lots 7-26, 28-31, and 45-48; Block 23, Lots 3-5, 7-10, 14-18, 20-23, and 28-32, 38, 42-64; and Block 24, Lots 41-49, 55-56, 58-66, 68-70 from TZ: Transitional Zoning to R-3: Mixed Residential District

Amy Rincon stated staff is requesting the Governing Body withdraw this item. As staff was reviewing this item there were several items that were added that were not part of the original application. Therefore, staff will be taking this item back to the Planning and Zoning Board and then it will come back to Governing Body as a new item.

Jeremy Lenentine moved to withdraw O20. Seconded by Paul Wymer

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

Second Reading of Ordinances

14) O18, Ordinance Amending Chapter 37 Taxation

Carole Jaramillo, Director of Financial Services presented this item. Since the City of Rio Rancho has adopted rules and regulations permitting short-term rental units to operate in the city, there are amendments needed to the Lodgers' Tax code to account

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for short-term rental units in the Lodgers Tax auditing provisions required by State Statute.

Deb Dapson moved to approve O18. Seconded by Karissa Culbreath

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

First Reading of Ordinances

Discussion and Deliberation

15) D41, Advice and Consent of the Governing Body to Award Contract No.25-114-PW: Median & Shoulder Drainage Facility Maintenance for a total of $522,760 (including NMGRTs) to Heads Up Landscape Contractor LLC, dba Yellowstone Landscape

Bj Gottlieb, Director of Public Works presented this item. A Request for Proposals was issued for the maintenance of medians, shoulders, and drainage facilities within the City. Two proposals were received in response; however, one offeror subsequently withdrew. The contract was awarded to Heads Up Landscape Contractor LLC, doing business as (dba) Yellowstone Landscape. The total contact amount for maintenance services is $522,760 including NMGRT's. This will include Median and shoulder maintenance and drainage facility maintenance.

Jeremy Lenentine moved to approve D41. Seconded by Nicole List

The following individual spoke under this item:

- Casey Robinson

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

16) D42, Advice and Consent of the Governing Body to Award Contract No. 26-003-PW: Lema Road Reconstruction for a total of $2,923,829.48 (including NMGRTs) to TLC Company, Inc.

Mr. Gottlieb presented this item. The Lema Road Reconstruction project from Western Hills Drive to Chessman Drive includes full depth roadway reconstruction, replacing the water line, adding new water services, improving ADA ramps, and updating the current traffic signs. The construction duration for this project is estimated to be approximately

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seven months. This project is funded by voter-approved 2024 General Obligation Bond funds and the contact is with TLC Company.

Paul Wymer moved to approve D42. Seconded by Karissa Culbreath

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

17) R81, Resolution Designating Voting Convenience Centers and Consolidation of Precincts for March 3, 2026 Municipal Officer Election

Noel Davis, City Clerk presented this item. This item will consolidate precincts and designate the polling locations for the March 3, election. On the ballot will by Mayor, Municipal Judge, Council District 2,3,5. There are currently 125 precinct parts and statute requires one polling location for every 10 precincts. Additional precincts will be added by Sandoval County; however, the initial number won't be known until January. Early voting locations will be picked from these locations. There will be an amendment being brought back for consideration once we have additional information.

Deb Dapson moved to approve R81. Seconded by Nicole List

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

18) R82, Resolution Adopting the Fiscal Year 2026 Final Budget

Ms. Jaramillo stated the New Mexico Department of Finance and Administration (DFA) has granted preliminary approval for the Fiscal Year 2026 (FY 26) budget, pending City approval of the final budget. The projected FY 26 combined ending fund balance in the General Fund is $29,502,674, representing 29.2 percent of projected General Fund operating expenditures. Due to a conservative revenue projections approach, this ending fund balance level significantly exceeds the City's 25 percent target. The 5-year Utility Fund Plan estimates an unreserved ending fund balance of $9.3 million and an estimated 105 days' cash on hand for FY 26. Ms. Jaramillo went over the significant adjustments to the final budget.

Karissa Culbreath moved to approve R82. Seconded by Nicole List

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

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City Manager

Matt Geisel, City Manager went over several upcoming events. Also, he reminded the community that school will resume soon and to be patient in school zones, respects speeds limit and in general be mindful and plan for additional time with more cars back on the road.

Adjournment

6:41 p.m.

APPROVED THIS AUGUST 14, 2025

_____

Greggory D. Hull, Mayor

ATTEST:

_____

Noel C. Davis, City Clerk
(SEAL)

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Governing Body
of the
City of
Rio Rancho
MINUTES
JULY 24, 2025
6:00 p.m.
Council Chambers

MEMBERS PRESENT:	**STAFF**
Greggory D. Hull, Mayor	Matt Geisel, City Manager
Deb Dapson, Councilor Dist. 1	Peter Wells, Deputy City Manager
Jeremy Lenentine, Deputy Mayor/Dist. 2	Noel Davis, City Clerk
Bob Tyler, Councilor Dist. 3 (Virtual)	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	BJ Gottlieb, Director of Public Works
	Jason Shoup, Library Director
	Yolanda Lucero, Deputy City Clerk

Call to Order and Pledge of Allegiance

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

Mayor Hull stated today at 5:00 p.m. the Governing Body met in Closed Session in accordance with: Section 10-15-1 (H)(2) NMSA, 1978, limited personnel matters; provided that for purposes of the Open Meetings Act, "limited personnel matters" means the discussion of hiring, promotion, demotion, dismissal, assignment or resignation of or the investigation or consideration of complaints or charges against any individual public employee; provided further that this paragraph is not to be construed as to exempt final actions on personnel from being taken at open public meetings, nor does it preclude an aggrieved public employee from demanding a public hearing. Judicial candidates interviewed by any commission shall have the right to demand an open interview – Annual Evaluation of City Manager, per Articles 3.01 and 3.07 of City Charter. No action was taken at this session.

Proclamations and Awards of Merit

Public Forum

Comments by Councilors

Consent Calendar

1) Minutes of June 26, 2025 Regular Meeting
2) R76, Resolution Authorizing Participation in a Joint and Coordinated Effort with the New Mexico Department of Transportation (NMDOT) for the FY 2025-2026 Local Government Road Fund (LGRF) Cooperative Program

3) R77, Resolution Authorizing the Disposal of Fleet Vehicles, Damaged and/or Obsolete Equipment, Traffic Control Devices, Traffic Signal Components, and Street Lighting
4) R78, Resolution Authorizing Disposal of Library and Information Services Department Property
5) R79, Resolution Authorizing a Budget Adjustment to Various Funds to Recognize Revenue Changes, Adjust Grant Funds, and Ensure Adequate Budget Authority for Necessary Expenses through the End of the Fiscal Year 2025
6) D36, Appointment of Heidi Henderson to the Library Board of Trustees

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

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

Boards/Commissions/Committee Reports

Public Hearings

7) D37, Site Plan Approval for Proposed H-Tea-O Drive Thru at 1641 N.M. 528 SE

Ms. Rincon presented this item. The Applicant, Enchanted Mountain Tea, LLC., through their agent, Interplan, LLC., requests approval of a Site Plan Approval for a proposed H-Tea-O drive thru location at the property of 1641 N.M. 528 SE. Staff recommends approval of the Site Plan with findings and conditions.

Karissa Culbreath moved to approve D37. Seconded by Jeremy Lenentine

James and Joelle Bracken, Applicants was presented for questions.

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

8) D38, Site Plan Approval for an AutoZone store at the property legally described as Loma Colorado East, Tract H

Ms. Rincon presented this item. The subject property is legally described as Loma Colorado East, and is addressed as 3701 Northern Boulevard NE. The property consists of approximately 1.79 acres. She went over the findings of fact and conditions of approval. Staff recommends approval.

Deb Dapson moved to approve D38. Seconded by Nicole List

Mark Ziewiski, Applicant was in attendance and provided a brief overview.

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

9) D39, Site Plan Approval for a Chase Bank at the Property Legally Described as The Village, Tract E-1

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Karissa Culbreath moved to approve D39. Seconded by Deb Dapson

The following individual spoke under this item:

- Casey Robinson

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

10) R80, Resolution Amending the Quail Ranch Master Plan Addendum

Amy Rincon presented R80, O19, and D40 at the same time. Staff is requesting these three items be postponed to the August 14, 2025 meeting to allow for staff to properly notice these items, due to an error on the noticing date originally.

Nicole List moved to postpone R80 to August 14, 2025 Governing Body Meeting. Seconded by Paul Wymer

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

11) O19, Ordinance of the City of Rio Rancho, New Mexico Expanding an Overlay Zone for the Property Legally Described as Lands of Quail Ranch, Tracts 1-A, 2-C and 2-D, Identifying Conditions of Development, Providing for Severability and an Effective Date

Nicole List moved to postpone O19 to August 14, 2025 Governing Body Meeting. Seconded by Deb Dapson

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

12) D40, Site Plan Approval for the Expansion and Installation of a Solar Generation, Storage and Distribution System on the Properties Legally Described as Lands of Quail Ranch, Tracts 1-A, 2-C and 2-D

Deb Dapson moved to postpone D40 to August 14, 2025 Governing Body Meeting. Seconded by Paul Wymer

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

13) Withdrawn by staff O20, Ordinance of the City of Rio Rancho, New Mexico, Amending the Zoning Classification Property Legally Described as Unit 21, Block 22, Lots 7-26, 28-31, and 45-48; Block 23, Lots 3-5, 7-10, 14-18, 20-23, and 28-32, 38, 42-64; and Block 24, Lots 41-49, 55-56, 58-66, 68-70 from TZ: Transitional Zoning to R-3: Mixed Residential District

Amy Rincon stated staff is requesting the Governing Body withdraw this item. As staff was reviewing this item there were several items that were added that were not part of the original application. Therefore, staff will be taking this item back to the Planning and Zoning Board and then it will come back to Governing Body as a new item.

Jeremy Lenentine moved to withdraw O20. Seconded by Paul Wymer

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

Second Reading of Ordinances

14) O18, Ordinance Amending Chapter 37 Taxation

Carole Jaramillo, Director of Financial Services presented this item. Since the City of Rio Rancho has adopted rules and regulations permitting short-term rental units to operate in the city, there are amendments needed to the Lodgers' Tax code to account

for short-term rental units in the Lodgers Tax auditing provisions required by State Statute.

Deb Dapson moved to approve O18. Seconded by Karissa Culbreath

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

First Reading of Ordinances

Discussion and Deliberation

15) D41, Advice and Consent of the Governing Body to Award Contract No.25-114-PW: Median & Shoulder Drainage Facility Maintenance for a total of $522,760 (including NMGRTs) to Heads Up Landscape Contractor LLC, dba Yellowstone Landscape

Bj Gottlieb, Director of Public Works presented this item. A Request for Proposals was issued for the maintenance of medians, shoulders, and drainage facilities within the City. Two proposals were received in response; however, one offeror subsequently withdrew. The contract was awarded to Heads Up Landscape Contractor LLC, doing business as (dba) Yellowstone Landscape. The total contact amount for maintenance services is $522,760 including NMGRT's. This will include Median and shoulder maintenance and drainage facility maintenance.

Jeremy Lenentine moved to approve D41. Seconded by Nicole List

The following individual spoke under this item:

- Casey Robinson

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

16) D42, Advice and Consent of the Governing Body to Award Contract No. 26-003-PW: Lema Road Reconstruction for a total of $2,923,829.48 (including NMGRTs) to TLC Company, Inc.

Mr. Gottlieb presented this item. The Lema Road Reconstruction project from Western Hills Drive to Chessman Drive includes full depth roadway reconstruction, replacing the water line, adding new water services, improving ADA ramps, and updating the current traffic signs. The construction duration for this project is estimated to be approximately

seven months. This project is funded by voter-approved 2024 General Obligation Bond funds and the contact is with TLC Company.

Paul Wymer moved to approve D42. Seconded by Karissa Culbreath

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

17) R81, Resolution Designating Voting Convenience Centers and Consolidation of Precincts for March 3, 2026 Municipal Officer Election

Noel Davis, City Clerk presented this item. This item will consolidate precincts and designate the polling locations for the March 3, election. On the ballot will by Mayor, Municipal Judge, Council District 2,3,5. There are currently 125 precinct parts and statute requires one polling location for every 10 precincts. Additional precincts will be added by Sandoval County; however, the initial number won't be known until January. Early voting locations will be picked from these locations. There will be an amendment being brought back for consideration once we have additional information.

Deb Dapson moved to approve R81. Seconded by Nicole List

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

18) R82, Resolution Adopting the Fiscal Year 2026 Final Budget

Ms. Jaramillo stated the New Mexico Department of Finance and Administration (DFA) has granted preliminary approval for the Fiscal Year 2026 (FY 26) budget, pending City approval of the final budget. The projected FY 26 combined ending fund balance in the General Fund is $29,502,674, representing 29.2 percent of projected General Fund operating expenditures. Due to a conservative revenue projections approach, this ending fund balance level significantly exceeds the City's 25 percent target. The 5-year Utility Fund Plan estimates an unreserved ending fund balance of $9.3 million and an estimated 105 days' cash on hand for FY 26. Ms. Jaramillo went over the significant adjustments to the final budget.

Karissa Culbreath moved to approve R82. Seconded by Nicole List

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

City Manager

Matt Geisel, City Manager went over several upcoming events. Also, he reminded the community that school will resume soon and to be patient in school zones, respects speeds limit and in general be mindful and plan for additional time with more cars back on the road.

Adjournment

6:41 p.m.

APPROVED THIS AUGUST 14, 2025

Greggory D. Hull, Mayor

ATTEST:

Noel C. Davis, City Clerk
(SEAL)

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: R83

AGENDA DATE:
August 14, 2025

DEPARTMENT:
Parks, Recreation & Community Services

SUBJECT:
R83, Resolution Authorizing a Budget Adjustment to the Keep Rio Rancho Beautiful Grant Fund (207)

BACKGROUND AND ANALYSIS:
The Keep Rio Rancho Beautiful Division of the Parks, Recreation and Community Services Department has applied for and received annual competitive grant funding through the State's New Mexico Clean and Beautiful program for over 27 years.

This year, the State's program has awarded Keep Rio Rancho Beautiful $26,740.00 to empower youth, hire program trainers and youth groups, advertise events, purchase materials to implement the division's programs, beautify communities, send staff to the national Keep America Beautiful conference, and pay affiliate fees.

The Resolution will create the budget and line items necessary to implement the grant award.

IMPACT:
Adoption of the Resolution will allow the City to accept State funding and will not impact the General Fund.

ALTERNATIVES:
Approve the Resolution.

Do not approve the Resolution.

DEPARTMENT RECOMMENDATION:
Staff recommends approval of the Resolution.

ATTACHMENT: Resolution R83
ATTACHMENT: R83-Signed

CITY OF RIO RANCHO
RESOLUTION

RESOLUTION NO. **ENACTMENT NO.**

RESOLUTION AUTHORIZING A BUDGET ADJUSTMENT TO THE KEEP RIO RANCHO BEAUTIFUL GRANT FUND (207)

WHEREAS: the New Mexico Tourism Department has awarded the Keep Rio Rancho Beautiful Division $26,740 to achieve program goals including ending littering, reducing waste, beautifying the community, empowering youth, and increasing program capacity; and

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

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

That authorization is given for the following budget adjustment:

Keep Rio Rancho Beautiful Grant Fund (207)

Account	Project No.	Revised Budget	Increase	Decrease	Adjusted Budget
207-0000-334.15-10 KRRB Grant Revenue	PR2632	$0	$26,740		$26,740
Total Sources		$0	$26,740		$26,740

Account	Project No.	Revised Budget	Increase	Decrease	Adjusted Budget
207-0000-434.32-07 Contract Services	PR2632	$0	$1,400		$1,400
207-0000-434.50-01 Advertising	PR2632	$0	$1,400		$1,400
207-0000-434.50-05 Memberships / Subscriptions	PR2632	$0	$379		$379
207-0000-434.50-11 Conference & Training	PR2632	$0	$2,200		$2,200
207-0000-434.60-53 Program Supplies	PR2632	$0	$21,361		$21,361
Total Uses		$0	$26,740		$26,740

ADOPTED THIS _____DAY OF _____, 2025.

Greggory D. Hull, Mayor

ATTEST:

Noel C. Davis, City Clerk
(SEAL)

CITY OF RIO RANCHO
RESOLUTION

RESOLUTION NO. 83 **ENACTMENT NO. 25-080**

RESOLUTION AUTHORIZING A BUDGET ADJUSTMENT TO THE KEEP RIO RANCHO BEAUTIFUL GRANT FUND (207)

WHEREAS: the New Mexico Tourism Department has awarded the Keep Rio Rancho Beautiful Division $26,740 to achieve program goals including ending littering, reducing waste, beautifying the community, empowering youth, and increasing program capacity; and

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

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

That authorization is given for the following budget adjustment:

Keep Rio Rancho Beautiful Grant Fund (207)

Account	Project No.	Revised Budget	Increase	Decrease	Adjusted Budget
207-0000-334.15-10 KRRB Grant Revenue	PR2632	$0	$26,740		$26,740
Total Sources		$0	$26,740		$26,740

Account	Project No.	Revised Budget	Increase	Decrease	Adjusted Budget
207-0000-434.32-07 Contract Services	PR2632	$0	$1,400		$1,400
207-0000-434.50-01 Advertising	PR2632	$0	$1,400		$1,400
207-0000-434.50-05 Memberships / Subscriptions	PR2632	$0	$379		$379
207-0000-434.50-11 Conference & Training	PR2632	$0	$2,200		$2,200
207-0000-434.60-53 Program Supplies	PR2632	$0	$21,361		$21,361
Total Uses		$0	$26,740		$26,740

ADOPTED THIS 14TH DAY OF AUGUST, 2025.

Greggory D. Hull, Mayor

ATTEST:

Noel C. Davis, City Clerk
(SEAL)

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: R84

AGENDA DATE:
August 14, 2025

DEPARTMENT:
Financial Services

SUBJECT:
R84, Resolution Approving the Fourth Quarter Report to the New Mexico Department of Finance and Administration for the Fiscal Year Ending June 30, 2025

BACKGROUND AND ANALYSIS:
Pursuant to NMSA Article 6-6-2, the New Mexico Department of Finance and Administration (DFA) requires periodic reporting by local public bodies, at least quarterly. DFA has further required that the fourth quarterly report of each fiscal year is approved by resolution of the entity's Governing Body and submitted as part of the final budget submission.

The quarterly reports submitted to DFA provide cash basis information on the City's revenues, expenditures/expenses, and cash balances, and must be submitted by the last day of the calendar month following each quarter end (i.e., October 31, January 31, April 30, and July 31).

The proposed Resolution will satisfy requirements set forth by DFA, and will enable the Fiscal Services Department to complete the submission of the final Fiscal Year 2025 budget to DFA for approval.

IMPACT:
The proposed Resolution will satisfy requirements set forth by DFA, and will enable the Financial Services Department to complete the submission of the final Fiscal Year 2025 budget to DFA for approval.

ALTERNATIVES:
Approve the Resolution.

Do not approve the Resolution resulting in an incomplete budget submission by the City to DFA.

DEPARTMENT RECOMMENDATION:
Staff recommends approval of the Resolution.

ATTACHMENT: Resolution R84
ATTACHMENT: FY25-4th Qtr Detail Report
ATTACHMENT: FY25-4th Qtr Recap Report
ATTACHMENT: R84-Signed

CITY OF RIO RANCHO
RESOLUTION

RESOLUTION NO. **ENACTMENT NO.**

RESOLUTION APPROVING THE FOURTH QUARTER REPORT TO THE NEW MEXICO DEPARTMENT OF FINANCE AND ADMINISTRATION FOR THE FISCAL YEAR ENDING JUNE 30, 2025

WHEREAS: the New Mexico Department of Finance and Administration (DFA) establishes requirements for local public bodies as part of its oversight function; and

WHEREAS: local public bodies are required to submit quarterly reports to DFA; and

WHEREAS: the fourth quarter report provides cash basis information on revenues, expenses, and cash balances by fund as of June 30, 2025; and

WHEREAS: DFA requires that the fourth quarterly report of each fiscal year is approved by resolution of the Governing Body and submitted as part of the City's final budget submission for the following fiscal year.

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

The Governing Body approves the fourth quarterly report to the New Mexico Department of Finance and Administration for the fiscal year ending June 30, 2025.

ADOPTED THIS _____DAY OF _____, 2025.

_____
Greggory D. Hull, Mayor

ATTEST:

_____
Noel C. Davis, City Clerk
(SEAL)

State of New Mexico Local Government Budget Management System (LGBMS)
Quarterly Reporting Detail - FY2025 Q4M3
Rio Rancho (City) - Entity
Detail Report Sorted by Fund and Department

11000 General Operating Fund

10000 Assets

10100 Cash Assets		Original	Adjustments	Adjusted	Year-to-Date	Balance	% Realized
10101 Unrestricted Cash		9,811,281.00	0.00	9,811,281.00	9,811,281.00	0.00	100.00
	10100 Totals	**9,811,281.00**	**0.00**	**9,811,281.00**	**9,811,281.00**	**0.00**	**100.00**
	Totals	**9,811,281.00**	**0.00**	**9,811,281.00**	**9,811,281.00**	**0.00**	**100.00**

0001 No Department

10100 Cash Assets		Original	Adjustments	Adjusted	Year-to-Date	Balance	% Realized
10103 Investments		45,045,011.00	0.00	45,045,011.00	48,031,451.64	-2,986,440.64	106.63
10104 State Required Reserve		8,199,872.83	251,620.25	8,451,493.08	7,366,381.95	1,085,111.13	87.16
	10100 Totals	**53,244,883.83**	**251,620.25**	**53,496,504.08**	**55,397,833.59**	**-1,901,329.51**	**103.55**
12000 Receivables		**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
12001 Receivables		0.00	0.00	0.00	3,601,565.28	-3,601,565.28	0.00
	12000 Totals	**0.00**	**0.00**	**0.00**	**3,601,565.28**	**-3,601,565.28**	**0.00**
	0001 Totals	**53,244,883.83**	**251,620.25**	**53,496,504.08**	**58,999,398.87**	**-5,502,894.79**	**110.29**
	10000 Totals	**63,056,164.83**	**251,620.25**	**63,307,785.08**	**68,810,679.87**	**-5,502,894.79**	**108.69**

20000 Liabilities

0001 No Department

21000 Payables		Original	Adjustments	Adjusted	Year-to-Date	Balance	% Realized
21001 Payables		0.00	0.00	0.00	9,389,534.35	-9,389,534.35	0.00
	21000 Totals	**0.00**	**0.00**	**0.00**	**9,389,534.35**	**-9,389,534.35**	**0.00**
	0001 Totals	**0.00**	**0.00**	**0.00**	**9,389,534.35**	**-9,389,534.35**	**0.00**
	20000 Totals	**0.00**	**0.00**	**0.00**	**9,389,534.35**	**-9,389,534.35**	**0.00**

40000 Revenues

0001 No Department

41000 Taxes Local Effort	Original	Adjustments	Adjusted	Year-to-Date	Balance	% Realized
41100 Franchise Tax	5,404,769.00	169,799.00	5,574,568.00	6,021,443.25	-446,875.25	108.02
41250 Gross Receipts Tax - Municipal Local Option General	38,476,352.00	3,410,000.00	41,886,352.00	44,770,128.13	-2,883,776.13	106.88
41251 Gross Receipts Tax - Municipal Infrastructure	100,000.00	40,000.00	140,000.00	179,879.49	-39,879.49	128.49
41258 Gross Receipts Tax - Municipal Hold Harmless	6,000.00	0.00	6,000.00	13,254.16	-7,254.16	220.90
41259 CMP - Compensating Tax	700,000.00	-100,000.00	600,000.00	531,376.11	68,623.89	88.56
41260 ITG - Interstate Telecom Gross Receipts	7,000.00	0.00	7,000.00	7,530.17	-530.17	107.57
41500 Property Tax - Current	23,052,423.00	680,000.00	23,732,423.00	23,566,207.15	166,215.85	99.30
41510 Property Tax - Prior Year	300,000.00	0.00	300,000.00	351,975.71	-51,975.71	117.33
41000 Totals	**68,046,544.00**	**4,199,799.00**	**72,246,343.00**	**75,441,794.17**	**-3,195,451.17**	**104.42**
42000 Taxes State Shared	**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
42401 GRT Shared - Municipal Equivalent Distribution	25,768,046.00	2,700,000.00	28,468,046.00	31,072,923.59	-2,604,877.59	109.15
42600 Motor Vehicle Excise Tax	470,000.00	0.00	470,000.00	484,656.06	-14,656.06	103.12
42000 Totals	**26,238,046.00**	**2,700,000.00**	**28,938,046.00**	**31,557,579.65**	**-2,619,533.65**	**109.05**
43000 Licenses and Permits	**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
43100 Animal Licenses	4,500.00	0.00	4,500.00	4,932.25	-432.25	109.61
43400 Business Licenses/Registration	168,000.00	0.00	168,000.00	174,930.00	-6,930.00	104.13
43500 Liquor Licenses	14,000.00	0.00	14,000.00	15,130.68	-1,130.68	108.08
43600 Subdivision Permits	25,000.00	-10,000.00	15,000.00	17,938.00	-2,938.00	119.59
43900 Other Licenses and Permits	245,800.00	60,000.00	305,800.00	375,320.17	-69,520.17	122.73
43000 Totals	**457,300.00**	**50,000.00**	**507,300.00**	**588,251.10**	**-80,951.10**	**115.96**
44000 Charges for Services	**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
44010 Administrative Fees	2,229,000.00	644,012.00	2,873,012.00	3,581,833.69	-708,821.69	124.67

44030 Animal Pound Fees		30,000.00	0.00	30,000.00	33,986.66	-3,986.66	113.29
44110 Motor Vehicle Administrative Fee for Office		95,000.00	0.00	95,000.00	58,480.50	36,519.50	61.56
44140 Police Services - Special		534,858.00	26,225.00	561,083.00	481,127.98	79,955.02	85.75
44180 Recreation Fees		762,519.00	107,807.00	870,326.00	936,423.28	-66,097.28	107.59
44990 Other Charges for Services		3,320,000.00	400,000.00	3,720,000.00	4,229,744.54	-509,744.54	113.70
	44000 Totals	**6,971,377.00**	**1,178,044.00**	**8,149,421.00**	**9,321,596.65**	**-1,172,175.65**	**114.38**
45000 Fines & Forfeits		**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
45020 Court Fines		576,400.00	-23,296.00	553,104.00	579,368.78	-26,264.78	104.75
	45000 Totals	**576,400.00**	**-23,296.00**	**553,104.00**	**579,368.78**	**-26,264.78**	**104.75**
46000 Miscellaneous Revenues		**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
46010 Contributions/Donations		1,000.00	0.00	1,000.00	50.00	950.00	5.00
46030 Interest Income		260,000.00	1,200,000.00	1,460,000.00	1,815,234.52	-355,234.52	124.33
46040 Investment Income		900,000.00	-500,000.00	400,000.00	939,791.11	-539,791.11	234.95
46060 Reimbursements/Refunds		2,816,927.00	-43,010.00	2,773,917.00	2,780,682.24	-6,765.24	100.24
46092 Book Sales		12,320.00	0.00	12,320.00	20,584.68	-8,264.68	167.08
46099 Sales - Other		300.00	0.00	300.00	320.64	-20.64	106.88
46900 Miscellaneous - Other		832,156.00	-13,165.00	818,991.00	860,508.10	-41,517.10	105.07
	46000 Totals	**4,822,703.00**	**643,825.00**	**5,466,528.00**	**6,417,171.29**	**-950,643.29**	**117.39**
	0001 Totals	**107,112,370.00**	**8,748,372.00**	**115,860,742.00**	**123,905,761.64**	**-8,045,019.64**	**106.94**
	40000 Totals	**107,112,370.00**	**8,748,372.00**	**115,860,742.00**	**123,905,761.64**	**-8,045,019.64**	**106.94**

50000 Expenditures
1001 Governing Body

51000 Salary & Wages (FTE required)		**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
51010 Salaries - Elected Officials		111,262.00	6,812.00	118,074.00	122,396.83	-4,322.83	103.66
	51000 Totals	**111,262.00**	**6,812.00**	**118,074.00**	**122,396.83**	**-4,322.83**	**103.66**
52000 Employee Benefits		**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
52011 FICA - Medicare		3,486.00	0.00	3,486.00	3,623.26	-137.26	103.94
52020 Retirement		14,205.00	0.00	14,205.00	15,426.88	-1,221.88	108.60
52030 Health and Medical Premiums		44,485.00	0.00	44,485.00	31,912.41	12,572.59	71.74
52050 Dental Insurance Premiums		3,198.00	0.00	3,198.00	2,574.96	623.04	80.52
52120 Workers' Compensation (Self Insured)		90.00	0.00	90.00	92.64	-2.64	102.93
	52000 Totals	**65,464.00**	**0.00**	**65,464.00**	**53,630.15**	**11,833.85**	**81.92**
53000 Travel Costs		**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
53010 Travel - Elected Officials		1,350.00	-365.00	985.00	0.00	985.00	0.00
	53000 Totals	**1,350.00**	**-365.00**	**985.00**	**0.00**	**985.00**	**0.00**
54000 Purchased Property Services		**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
54050 Maintenance & Repair - Furniture/Fixtures/Equipment		1,640.00	0.00	1,640.00	1,639.20	0.80	99.95
	54000 Totals	**1,640.00**	**0.00**	**1,640.00**	**1,639.20**	**0.80**	**99.95**
56000 Supplies		**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
56010 Software		900.00	0.00	900.00	899.80	0.20	99.98
56020 Supplies - General Office		1,359.00	0.00	1,359.00	802.01	556.99	59.01
56040 Supplies - Furniture/Fixtures/Equipment (Non-Capital)		1,900.00	-911.00	989.00	0.00	989.00	0.00
56999 Supplies - Other		10,000.00	365.00	10,365.00	10,364.23	0.77	99.99
	56000 Totals	**14,159.00**	**-546.00**	**13,613.00**	**12,066.04**	**1,546.96**	**88.64**
57000 Operating Costs		**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
57050 Employee Training		1,260.00	0.00	1,260.00	720.00	540.00	57.14
57090 Printing/Publishing/Advertising		85,000.00	911.00	85,911.00	83,835.06	2,075.94	97.58
57150 Subscriptions & Dues		138,209.00	0.00	138,209.00	138,209.00	0.00	100.00
	57000 Totals	**224,469.00**	**911.00**	**225,380.00**	**222,764.06**	**2,615.94**	**98.84**
	1001 Totals	**418,344.00**	**6,812.00**	**425,156.00**	**412,496.28**	**12,659.72**	**97.02**

1007 Mayor

51000 Salary & Wages (FTE required)		**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
51010 Salaries - Elected Officials		64,237.00	0.00	64,237.00	68,754.73	-4,517.73	107.03
	51000 Totals	**64,237.00**	**0.00**	**64,237.00**	**68,754.73**	**-4,517.73**	**107.03**

52000 Employee Benefits	Original	Adjustments	Adjusted	Year-to-Date	Balance	% Realized
52011 FICA - Medicare	968.00	0.00	968.00	1,078.35	-110.35	111.40
52020 Retirement	13,620.00	0.00	13,620.00	13,599.72	20.28	99.85
52120 Workers' Compensation (Self Insured)	29.00	0.00	29.00	29.22	-0.22	100.76
52000 Totals	**14,617.00**	**0.00**	**14,617.00**	**14,707.29**	**-90.29**	**100.62**
53000 Travel Costs	**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
53010 Travel - Elected Officials	8,000.00	0.00	8,000.00	854.76	7,145.24	10.68
53050 Transportation Costs	3,000.00	0.00	3,000.00	236.94	2,763.06	7.90
53000 Totals	**11,000.00**	**0.00**	**11,000.00**	**1,091.70**	**9,908.30**	**9.92**
54000 Purchased Property Services	**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
54040 Maintenance & Repairs - Vehicles	1,300.00	0.00	1,300.00	579.47	720.53	44.57
54000 Totals	**1,300.00**	**0.00**	**1,300.00**	**579.47**	**720.53**	**44.57**
56000 Supplies	**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
56020 Supplies - General Office	222.00	0.00	222.00	0.00	222.00	0.00
56040 Supplies - Furniture/Fixtures/Equipment (Non-Capital)	200.00	0.00	200.00	0.00	200.00	0.00
56120 Supplies - Vehicle Fuel	1,800.00	150.00	1,950.00	1,364.78	585.22	69.99
56999 Supplies - Other	8,275.00	0.00	8,275.00	6,026.51	2,248.49	72.83
56000 Totals	**10,497.00**	**150.00**	**10,647.00**	**7,391.29**	**3,255.71**	**69.42**
57000 Operating Costs	**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
57050 Employee Training	9,000.00	0.00	9,000.00	604.00	8,396.00	6.71
57150 Subscriptions & Dues	2,922.00	0.00	2,922.00	0.00	2,922.00	0.00
57000 Totals	**11,922.00**	**0.00**	**11,922.00**	**604.00**	**11,318.00**	**5.07**
1007 Totals	**113,573.00**	**150.00**	**113,723.00**	**93,128.48**	**20,594.52**	**81.89**

1009 Municipal Court

51000 Salary & Wages (FTE required)	Original	Adjustments	Adjusted	Year-to-Date	Balance	% Realized
51020 Salaries - Full-Time Positions	552,114.00	0.00	552,114.00	498,007.14	54,106.86	90.20
51040 Salaries - Part-Time Positions	8,086.00	0.00	8,086.00	7,975.00	111.00	98.63
51060 Salaries - Overtime	15,000.00	0.00	15,000.00	24,415.32	-9,415.32	162.77
51900 Salaries - Other Wages	4,000.00	0.00	4,000.00	11,676.88	-7,676.88	291.92
51000 Totals	**579,200.00**	**0.00**	**579,200.00**	**542,074.34**	**37,125.66**	**93.59**
52000 Employee Benefits	**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
52011 FICA - Medicare	12,780.00	0.00	12,780.00	12,275.40	504.60	96.05
52020 Retirement	103,595.00	0.00	103,595.00	88,008.35	15,586.65	84.95
52021 Retiree Health Care	10,151.00	0.00	10,151.00	8,637.79	1,513.21	85.09
52030 Health and Medical Premiums	128,606.00	0.00	128,606.00	82,044.16	46,561.84	63.79
52040 Life Insurance Premiums	706.00	0.00	706.00	599.47	106.53	84.91
52050 Dental Insurance Premiums	6,444.00	0.00	6,444.00	4,780.12	1,663.88	74.18
52120 Workers' Compensation (Self Insured)	305.00	0.00	305.00	263.83	41.17	86.50
52000 Totals	**262,587.00**	**0.00**	**262,587.00**	**196,609.12**	**65,977.88**	**74.87**
53000 Travel Costs	**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
53030 Travel - Employees	3,800.00	-3,663.00	137.00	81.88	55.12	59.77
53050 Transportation Costs	2,700.00	-2,700.00	0.00	0.00	0.00	0.00
53000 Totals	**6,500.00**	**-6,363.00**	**137.00**	**81.88**	**55.12**	**59.77**
54000 Purchased Property Services	**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
54040 Maintenance & Repairs - Vehicles	1,000.00	176.00	1,176.00	1,175.91	0.09	99.99
54050 Maintenance & Repair - Furniture/Fixtures/Equipment	5,181.00	-4,000.00	1,181.00	4,687.20	-3,506.20	396.88
54000 Totals	**6,181.00**	**-3,824.00**	**2,357.00**	**5,863.11**	**-3,506.11**	**248.75**
55000 Contractual Services	**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
55020 Contract - Attorney Fees	97,882.00	17,804.00	115,686.00	95,787.21	19,898.79	82.80
55030 Contract - Professional Services	5,903.00	0.00	5,903.00	4,129.56	1,773.44	69.96
55999 Contract - Other Services	5,902.00	-1,000.00	4,902.00	1,051.14	3,850.86	21.44
55000 Totals	**109,687.00**	**16,804.00**	**126,491.00**	**100,967.91**	**25,523.09**	**79.82**
56000 Supplies	**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**

56010 Software	23,831.00	-569.00	23,262.00	24,761.50	-1,499.50	106.45
56020 Supplies - General Office	12,971.00	-1,204.00	11,767.00	11,078.51	688.49	94.15
56040 Supplies - Furniture/Fixtures/Equipment (Non-Capital)	4,000.00	0.00	4,000.00	3,833.35	166.65	95.83
56110 Supplies - Uniforms/Linen	1,500.00	0.00	1,500.00	0.00	1,500.00	0.00
56120 Supplies - Vehicle Fuel	300.00	0.00	300.00	37.63	262.37	12.54
56999 Supplies - Other	87,680.00	0.00	87,680.00	87,679.86	0.14	100.00
56000 Totals	**130,282.00**	**-1,773.00**	**128,509.00**	**127,390.85**	**1,118.15**	**99.13**
57000 Operating Costs	**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
57050 Employee Training	6,400.00	-1,176.00	5,224.00	2,209.11	3,014.89	42.29
57080 Postage	8,500.00	0.00	8,500.00	9,998.29	-1,498.29	117.63
57090 Printing/Publishing/Advertising	7,000.00	-4,731.00	2,269.00	1,232.36	1,036.64	54.31
57130 Rent of Equipment/Machinery	4,067.00	1,063.00	5,130.00	4,445.57	684.43	86.66
57150 Subscriptions & Dues	1,710.00	0.00	1,710.00	1,001.05	708.95	58.54
57160 Telecommunications	5,750.00	0.00	5,750.00	2,314.29	3,435.71	40.25
57170 Utilities - Electricity	20,967.00	0.00	20,967.00	17,066.19	3,900.81	81.40
57171 Utilities - Natural Gas	5,938.00	0.00	5,938.00	1,506.27	4,431.73	25.37
57173 Utilities - Water	1,000.00	0.00	1,000.00	891.68	108.32	89.17
57999 Other Operating Costs	37,987.00	-30,000.00	7,987.00	4,897.85	3,089.15	61.32
57000 Totals	**99,319.00**	**-34,844.00**	**64,475.00**	**45,562.66**	**18,912.34**	**70.67**
1009 Totals	**1,193,756.00**	**-30,000.00**	**1,163,756.00**	**1,018,549.87**	**145,206.13**	**87.52**

2001 Manager

51000 Salary & Wages (FTE required)	**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
51020 Salaries - Full-Time Positions	653,097.00	0.00	653,097.00	669,310.61	-16,213.61	102.48
51060 Salaries - Overtime	0.00	35.00	35.00	0.00	35.00	0.00
51080 Salaries - Additional Compensation	0.00	0.00	0.00	2,319.92	-2,319.92	0.00
51900 Salaries - Other Wages	2,000.00	320.00	2,320.00	13,474.75	-11,154.75	580.81
51000 Totals	**655,097.00**	**355.00**	**655,452.00**	**685,105.28**	**-29,653.28**	**104.52**
52000 Employee Benefits	**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
52011 FICA - Medicare	9,714.00	0.00	9,714.00	9,809.31	-95.31	100.98
52020 Retirement	138,885.00	0.00	138,885.00	136,905.72	1,979.28	98.57
52021 Retiree Health Care	13,609.00	0.00	13,609.00	13,431.95	177.05	98.70
52030 Health and Medical Premiums	51,467.00	0.00	51,467.00	31,911.67	19,555.33	62.00
52040 Life Insurance Premiums	1,158.00	0.00	1,158.00	1,158.36	-0.36	100.03
52050 Dental Insurance Premiums	2,564.00	0.00	2,564.00	1,587.12	976.88	61.90
52070 Disability Insurance Premiums	750.00	0.00	750.00	749.76	0.24	99.97
52120 Workers' Compensation (Self Insured)	260.00	0.00	260.00	260.85	-0.85	100.33
52000 Totals	**218,407.00**	**0.00**	**218,407.00**	**195,814.74**	**22,592.26**	**89.66**
53000 Travel Costs	**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
53030 Travel - Employees	5,800.00	0.00	5,800.00	1,420.45	4,379.55	24.49
53050 Transportation Costs	5,100.00	-35.00	5,065.00	101.91	4,963.09	2.01
53000 Totals	**10,900.00**	**-35.00**	**10,865.00**	**1,522.36**	**9,342.64**	**14.01**
54000 Purchased Property Services	**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
54050 Maintenance & Repair - Furniture/Fixtures/Equipment	200.00	0.00	200.00	0.00	200.00	0.00
54000 Totals	**200.00**	**0.00**	**200.00**	**0.00**	**200.00**	**0.00**
55000 Contractual Services	**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
55030 Contract - Professional Services	86,231.00	36,104.00	122,335.00	84,059.33	38,275.67	68.71
55999 Contract - Other Services	35,623.00	-27.00	35,596.00	35,113.34	482.66	98.64
55000 Totals	**121,854.00**	**36,077.00**	**157,931.00**	**119,172.67**	**38,758.33**	**75.46**
56000 Supplies	**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
56010 Software	20,500.00	27.00	20,527.00	20,526.35	0.65	100.00
56020 Supplies - General Office	3,592.00	0.00	3,592.00	1,395.76	2,196.24	38.86
56040 Supplies - Furniture/Fixtures/Equipment (Non-Capital)	6,800.00	-699.00	6,101.00	2,437.99	3,663.01	39.96
56000 Totals	**30,892.00**	**-672.00**	**30,220.00**	**24,360.10**	**5,859.90**	**80.61**

57000 Operating Costs		Original	Adjustments	Adjusted	Year-to-Date	Balance	% Realized
57050 Employee Training		7,100.00	0.00	7,100.00	5,343.38	1,756.62	75.26
57080 Postage		500.00	0.00	500.00	149.36	350.64	29.87
57090 Printing/Publishing/Advertising		15,000.00	-1,104.00	13,896.00	10,975.83	2,920.17	78.99
57130 Rent of Equipment/Machinery		3,563.00	379.00	3,942.00	3,378.36	563.64	85.70
57150 Subscriptions & Dues		7,550.00	0.00	7,550.00	7,444.70	105.30	98.61
57999 Other Operating Costs		145,450.00	0.00	145,450.00	61,467.91	83,982.09	42.26
	57000 Totals	**179,163.00**	**-725.00**	**178,438.00**	**88,759.54**	**89,678.46**	**49.74**
	2001 Totals	**1,216,513.00**	**35,000.00**	**1,251,513.00**	**1,114,734.69**	**136,778.31**	**89.07**

2002 General Administration

51000 Salary & Wages (FTE required)		Original	Adjustments	Adjusted	Year-to-Date	Balance	% Realized
51050 Salaries - Temporary Positions		30,902.00	0.00	30,902.00	0.00	30,902.00	0.00
51070 Salaries - Terminal Leave		861,463.00	0.00	861,463.00	0.00	861,463.00	0.00
51080 Salaries - Additional Compensation		300,000.00	0.00	300,000.00	0.00	300,000.00	0.00
51900 Salaries - Other Wages		175,000.00	0.00	175,000.00	0.00	175,000.00	0.00
	51000 Totals	**1,367,365.00**	**0.00**	**1,367,365.00**	**0.00**	**1,367,365.00**	**0.00**
52000 Employee Benefits		**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
52090 Unemployment Compensation		82,600.00	0.00	82,600.00	59,127.41	23,472.59	71.58
	52000 Totals	**82,600.00**	**0.00**	**82,600.00**	**59,127.41**	**23,472.59**	**71.58**
54000 Purchased Property Services		**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
54040 Maintenance & Repairs - Vehicles		271,083.00	0.00	271,083.00	85,035.55	186,047.45	31.37
	54000 Totals	**271,083.00**	**0.00**	**271,083.00**	**85,035.55**	**186,047.45**	**31.37**
55000 Contractual Services		**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
55020 Contract - Attorney Fees		386,979.00	0.00	386,979.00	64,886.05	322,092.95	16.77
55030 Contract - Professional Services		5,160.00	0.00	5,160.00	4,520.25	639.75	87.60
55999 Contract - Other Services		100,000.00	353,847.00	453,847.00	381,189.61	72,657.39	83.99
	55000 Totals	**492,139.00**	**353,847.00**	**845,986.00**	**450,595.91**	**395,390.09**	**53.26**
56000 Supplies		**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
56010 Software		6,864.00	0.00	6,864.00	7,765.49	-901.49	113.13
56120 Supplies - Vehicle Fuel		188,600.00	0.00	188,600.00	13,492.74	175,107.26	7.15
	56000 Totals	**195,464.00**	**0.00**	**195,464.00**	**21,258.23**	**174,205.77**	**10.88**
57000 Operating Costs		**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
57020 Claims/Judgments/Settlements		300,000.00	0.00	300,000.00	0.00	300,000.00	0.00
57030 Communication Costs		4,076.00	0.00	4,076.00	0.00	4,076.00	0.00
57070 Insurance - General Liability/Property		602,416.00	5,000.00	607,416.00	549,255.06	58,160.94	90.42
57080 Postage		15,035.00	0.00	15,035.00	-1,306.49	16,341.49	-8.69
57130 Rent of Equipment/Machinery		21,072.00	0.00	21,072.00	11,802.00	9,270.00	56.01
57150 Subscriptions & Dues		0.00	1,600.00	1,600.00	1,299.00	301.00	81.19
57160 Telecommunications		119,460.00	5,473.00	124,933.00	106,396.44	18,536.56	85.16
57170 Utilities - Electricity		165,064.00	0.00	165,064.00	138,065.37	26,998.63	83.64
57171 Utilities - Natural Gas		4,693.00	0.00	4,693.00	1,445.31	3,247.69	30.80
57173 Utilities - Water		16,000.00	0.00	16,000.00	12,552.42	3,447.58	78.45
57300 Commitments and Other Fees		18,430.00	0.00	18,430.00	10,253.49	8,176.51	55.63
57800 GRT Administrative Fee		1,165,899.00	182,100.00	1,347,999.00	0.00	1,347,999.00	0.00
57999 Other Operating Costs		15,430.00	115,169.00	130,599.00	1,721,250.08	-1,590,651.08	1,317.97
	57000 Totals	**2,447,575.00**	**309,342.00**	**2,756,917.00**	**2,551,012.68**	**205,904.32**	**92.53**
	2002 Totals	**4,856,226.00**	**663,189.00**	**5,519,415.00**	**3,167,029.78**	**2,352,385.22**	**57.38**

2003 Attorney

51000 Salary & Wages (FTE required)		Original	Adjustments	Adjusted	Year-to-Date	Balance	% Realized
51020 Salaries - Full-Time Positions		693,141.00	0.00	693,141.00	749,761.63	-56,620.63	108.17
51050 Salaries - Temporary Positions		44,636.00	0.00	44,636.00	4,968.00	39,668.00	11.13
51900 Salaries - Other Wages		2,000.00	0.00	2,000.00	8,029.52	-6,029.52	401.48
	51000 Totals	**739,777.00**	**0.00**	**739,777.00**	**762,759.15**	**-22,982.15**	**103.11**

52000 Employee Benefits		Original	Adjustments	Adjusted	Year-to-Date	Balance	% Realized
52011 FICA - Medicare		10,139.00	0.00	10,139.00	11,055.17	-916.17	109.04
52020 Retirement		147,376.00	0.00	147,376.00	153,283.12	-5,907.12	104.01
52021 Retiree Health Care		14,442.00	0.00	14,442.00	15,035.34	-593.34	104.11
52030 Health and Medical Premiums		90,076.00	0.00	90,076.00	74,270.58	15,805.42	82.45
52040 Life Insurance Premiums		815.00	0.00	815.00	840.65	-25.65	103.15
52050 Dental Insurance Premiums		4,506.00	0.00	4,506.00	3,765.36	740.64	83.56
52070 Disability Insurance Premiums		355.00	0.00	355.00	374.07	-19.07	105.37
52120 Workers' Compensation (Self Insured)		262.00	0.00	262.00	273.76	-11.76	104.49
	52000 Totals	**267,971.00**	**0.00**	**267,971.00**	**258,898.05**	**9,072.95**	**96.61**
53000 Travel Costs		**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
53030 Travel - Employees		6,800.00	0.00	6,800.00	1,147.99	5,652.01	16.88
53050 Transportation Costs		3,600.00	0.00	3,600.00	446.36	3,153.64	12.40
	53000 Totals	**10,400.00**	**0.00**	**10,400.00**	**1,594.35**	**8,805.65**	**15.33**
55000 Contractual Services		**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
55020 Contract - Attorney Fees		66,276.00	0.00	66,276.00	5,013.34	61,262.66	7.56
55030 Contract - Professional Services		50,000.00	0.00	50,000.00	7,655.73	42,344.27	15.31
55999 Contract - Other Services		1,500.00	0.00	1,500.00	0.00	1,500.00	0.00
	55000 Totals	**117,776.00**	**0.00**	**117,776.00**	**12,669.07**	**105,106.93**	**10.76**
56000 Supplies		**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
56010 Software		93,557.00	0.00	93,557.00	62,226.55	31,330.45	66.51
56020 Supplies - General Office		4,200.00	-800.00	3,400.00	1,365.21	2,034.79	40.15
56040 Supplies - Furniture/Fixtures/Equipment (Non-Capital)		4,500.00	600.00	5,100.00	4,662.75	437.25	91.43
56999 Supplies - Other		1,500.00	0.00	1,500.00	0.00	1,500.00	0.00
	56000 Totals	**103,757.00**	**-200.00**	**103,557.00**	**68,254.51**	**35,302.49**	**65.91**
57000 Operating Costs		**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
57050 Employee Training		9,806.00	0.00	9,806.00	3,317.29	6,488.71	33.83
57080 Postage		2,100.00	0.00	2,100.00	629.72	1,470.28	29.99
57130 Rent of Equipment/Machinery		3,203.00	200.00	3,403.00	2,878.51	524.49	84.59
57150 Subscriptions & Dues		11,742.00	0.00	11,742.00	8,870.41	2,871.59	75.54
57999 Other Operating Costs		751.00	0.00	751.00	0.00	751.00	0.00
	57000 Totals	**27,602.00**	**200.00**	**27,802.00**	**15,695.93**	**12,106.07**	**56.46**
58000 Capital Purchases		**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
58030 Furniture & Fixtures		0.00	0.00	0.00	37,845.93	-37,845.93	0.00
58999 Other Capital Purchases		38,000.00	0.00	38,000.00	0.00	38,000.00	0.00
	58000 Totals	**38,000.00**	**0.00**	**38,000.00**	**37,845.93**	**154.07**	**99.59**
	2003 Totals	**1,305,283.00**	**0.00**	**1,305,283.00**	**1,157,716.99**	**147,566.01**	**88.69**

2004 Finance/Budget/Accounting

51000 Salary & Wages (FTE required)		Original	Adjustments	Adjusted	Year-to-Date	Balance	% Realized
51020 Salaries - Full-Time Positions		2,089,912.00	-81,110.00	2,008,802.00	1,824,675.16	184,126.84	90.83
51040 Salaries - Part-Time Positions		25,623.00	0.00	25,623.00	23,013.54	2,609.46	89.82
51050 Salaries - Temporary Positions		0.00	0.00	0.00	5,016.64	-5,016.64	0.00
51060 Salaries - Overtime		7,000.00	10,958.00	17,958.00	15,923.83	2,034.17	88.67
51080 Salaries - Additional Compensation		1,560.00	-440.00	1,120.00	620.00	500.00	55.36
51900 Salaries - Other Wages		29,600.00	-2,808.00	26,792.00	52,125.55	-25,333.55	194.56
	51000 Totals	**2,153,695.00**	**-73,400.00**	**2,080,295.00**	**1,921,374.72**	**158,920.28**	**92.36**
52000 Employee Benefits		**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
52011 FICA - Medicare		30,815.00	-1,109.00	29,706.00	26,880.26	2,825.74	90.49
52020 Retirement		450,465.00	-16,215.00	434,250.00	380,111.00	54,139.00	87.53
52021 Retiree Health Care		44,198.00	-1,580.00	42,618.00	37,305.36	5,312.64	87.53
52030 Health and Medical Premiums		384,533.00	-9,087.00	375,446.00	275,101.18	100,344.82	73.27
52040 Life Insurance Premiums		2,576.00	-70.00	2,506.00	2,452.41	53.59	97.86
52050 Dental Insurance Premiums		19,902.00	-454.00	19,448.00	15,873.99	3,574.01	81.62

52070 Disability Insurance Premiums	369.00	0.00	369.00	374.64	-5.64	101.53
52120 Workers' Compensation (Self Insured)	1,004.00	-56.00	948.00	850.05	97.95	89.67
52000 Totals	**933,862.00**	**-28,571.00**	**905,291.00**	**738,948.89**	**166,342.11**	**81.63**
53000 Travel Costs	**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
53030 Travel - Employees	9,510.00	0.00	9,510.00	2,603.39	6,906.61	27.38
53050 Transportation Costs	4,125.00	0.00	4,125.00	2,138.64	1,986.36	51.85
53000 Totals	**13,635.00**	**0.00**	**13,635.00**	**4,742.03**	**8,892.97**	**34.78**
54000 Purchased Property Services	**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
54040 Maintenance & Repairs - Vehicles	750.00	0.00	750.00	188.56	561.44	25.14
54050 Maintenance & Repair - Furniture/Fixtures/Equipment	500.00	-200.00	300.00	0.00	300.00	0.00
54000 Totals	**1,250.00**	**-200.00**	**1,050.00**	**188.56**	**861.44**	**17.96**
55000 Contractual Services	**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
55010 Contract - Audit	163,311.00	21,535.00	184,846.00	174,012.97	10,833.03	94.14
55030 Contract - Professional Services	475,755.00	62,000.00	537,755.00	208,583.94	329,171.06	38.79
55999 Contract - Other Services	75,351.00	10,500.00	85,851.00	68,052.15	17,798.85	79.27
55000 Totals	**714,417.00**	**94,035.00**	**808,452.00**	**450,649.06**	**357,802.94**	**55.74**
56000 Supplies	**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
56010 Software	106,959.00	220.00	107,179.00	87,615.21	19,563.79	81.75
56020 Supplies - General Office	7,331.00	-629.00	6,702.00	5,180.02	1,521.98	77.29
56040 Supplies - Furniture/Fixtures/Equipment (Non-Capital)	16,117.00	13,500.00	29,617.00	9,820.95	19,796.05	33.16
56120 Supplies - Vehicle Fuel	300.00	0.00	300.00	0.00	300.00	0.00
56999 Supplies - Other	4,575.00	0.00	4,575.00	2,808.99	1,766.01	61.40
56000 Totals	**135,282.00**	**13,091.00**	**148,373.00**	**105,425.17**	**42,947.83**	**71.05**
57000 Operating Costs	**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
57050 Employee Training	26,812.00	-6,900.00	19,912.00	11,954.91	7,957.09	60.04
57080 Postage	10,697.00	-125.00	10,572.00	9,874.55	697.45	93.40
57090 Printing/Publishing/Advertising	8,580.00	-304.00	8,276.00	3,787.80	4,488.20	45.77
57130 Rent of Equipment/Machinery	9,135.00	6,129.00	15,264.00	10,301.20	4,962.80	67.49
57150 Subscriptions & Dues	18,736.00	0.00	18,736.00	16,945.90	1,790.10	90.45
57999 Other Operating Costs	4,016.00	451.00	4,467.00	2,287.68	2,179.32	51.21
57000 Totals	**77,976.00**	**-749.00**	**77,227.00**	**55,152.04**	**22,074.96**	**71.42**
2004 Totals	**4,030,117.00**	**4,206.00**	**4,034,323.00**	**3,276,480.47**	**757,842.53**	**81.22**
2006 Operations & Maintenance						
51000 Salary & Wages (FTE required)	**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
51020 Salaries - Full-Time Positions	4,545,195.00	-713.00	4,544,482.00	3,697,333.48	847,148.52	81.36
51050 Salaries - Temporary Positions	4,000.00	0.00	4,000.00	3,075.46	924.54	76.89
51060 Salaries - Overtime	34,200.00	1,750.00	35,950.00	4,543.35	31,406.65	12.64
51080 Salaries - Additional Compensation	44,971.00	3,490.00	48,461.00	37,647.10	10,813.90	77.69
51900 Salaries - Other Wages	42,000.00	0.00	42,000.00	82,323.96	-40,323.96	196.01
51000 Totals	**4,670,366.00**	**4,527.00**	**4,674,893.00**	**3,824,923.35**	**849,969.65**	**81.82**
52000 Employee Benefits	**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
52011 FICA - Medicare	68,044.00	0.00	68,044.00	53,331.85	14,712.15	78.38
52020 Retirement	966,685.00	0.00	966,685.00	754,345.46	212,339.54	78.03
52021 Retiree Health Care	94,725.00	0.00	94,725.00	74,014.77	20,710.23	78.14
52030 Health and Medical Premiums	1,038,476.00	0.00	1,038,476.00	605,714.68	432,761.32	58.33
52040 Life Insurance Premiums	4,331.00	0.00	4,331.00	4,356.34	-25.34	100.59
52050 Dental Insurance Premiums	51,160.00	0.00	51,160.00	31,967.34	19,192.66	62.49
52070 Disability Insurance Premiums	348.00	0.00	348.00	373.74	-25.74	107.40
52120 Workers' Compensation (Self Insured)	20,282.00	0.00	20,282.00	15,324.61	4,957.39	75.56
52000 Totals	**2,244,051.00**	**0.00**	**2,244,051.00**	**1,539,428.79**	**704,622.21**	**68.60**
53000 Travel Costs	**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
53030 Travel - Employees	5,195.00	-1,495.00	3,700.00	1,092.96	2,607.04	29.54
53000 Totals	**5,195.00**	**-1,495.00**	**3,700.00**	**1,092.96**	**2,607.04**	**29.54**

54000 Purchased Property Services	Original	Adjustments	Adjusted	Year-to-Date	Balance	% Realized
54010 Maintenance & Repairs - Building/Structure	615,218.00	0.00	615,218.00	523,063.57	92,154.43	85.02
54030 Maintenance & Repairs - Grounds/Roadways	490,072.00	81,183.00	571,255.00	426,806.51	144,448.49	74.71
54040 Maintenance & Repairs - Vehicles	474,315.00	1,602.00	475,917.00	404,599.25	71,317.75	85.01
54050 Maintenance & Repair - Furniture/Fixtures/Equipment	130,600.00	0.00	130,600.00	69,991.19	60,608.81	53.59
54000 Totals	**1,710,205.00**	**82,785.00**	**1,792,990.00**	**1,424,460.52**	**368,529.48**	**79.45**
55000 Contractual Services	**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
55030 Contract - Professional Services	646,366.00	275,839.00	922,205.00	522,820.41	399,384.59	56.69
55999 Contract - Other Services	5,123,016.00	806,658.00	5,929,674.00	1,899,185.48	4,030,488.52	32.03
55000 Totals	**5,769,382.00**	**1,082,497.00**	**6,851,879.00**	**2,422,005.89**	**4,429,873.11**	**35.35**
56000 Supplies	**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
56010 Software	129,818.00	-2,347.00	127,471.00	109,283.22	18,187.78	85.73
56020 Supplies - General Office	13,629.00	-1,303.00	12,326.00	5,826.50	6,499.50	47.27
56030 Supplies - Field Supplies	745,054.00	1,679.00	746,733.00	443,476.01	303,256.99	59.39
56040 Supplies - Furniture/Fixtures/Equipment (Non-Capital)	68,465.00	-24,691.00	43,774.00	28,216.27	15,557.73	64.46
56050 Supplies - Janitorial/Maintenance	71,988.00	0.00	71,988.00	62,435.39	9,552.61	86.73
56110 Supplies - Uniforms/Linen	29,269.00	-1,274.00	27,995.00	10,082.05	17,912.95	36.01
56120 Supplies - Vehicle Fuel	296,034.00	0.00	296,034.00	197,093.61	98,940.39	66.58
56000 Totals	**1,354,257.00**	**-27,936.00**	**1,326,321.00**	**856,413.05**	**469,907.95**	**64.57**
57000 Operating Costs	**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
57030 Communication Costs	44.00	0.00	44.00	0.00	44.00	0.00
57050 Employee Training	17,950.00	1,085.00	19,035.00	13,239.24	5,795.76	69.55
57070 Insurance - General Liability/Property	75,616.00	10,000.00	85,616.00	71,269.78	14,346.22	83.24
57080 Postage	1,300.00	0.00	1,300.00	334.17	965.83	25.71
57090 Printing/Publishing/Advertising	150.00	257.00	407.00	55.02	351.98	13.52
57130 Rent of Equipment/Machinery	38,127.00	0.00	38,127.00	29,250.38	8,876.62	76.72
57140 Rent of Land/Building	284,000.00	-188,500.00	95,500.00	95,500.00	0.00	100.00
57150 Subscriptions & Dues	3,340.00	0.00	3,340.00	2,308.60	1,031.40	69.12
57160 Telecommunications	38,915.00	427.00	39,342.00	27,998.44	11,343.56	71.17
57170 Utilities - Electricity	559,529.00	-100,000.00	459,529.00	306,207.27	153,321.73	66.64
57171 Utilities - Natural Gas	18,436.00	0.00	18,436.00	10,536.36	7,899.64	57.15
57173 Utilities - Water	220,000.00	15,000.00	235,000.00	207,446.43	27,553.57	88.28
57999 Other Operating Costs	25,338.00	-1,284.00	24,054.00	9,972.40	14,081.60	41.46
57000 Totals	**1,282,745.00**	**-263,015.00**	**1,019,730.00**	**774,118.09**	**245,611.91**	**75.91**
58000 Capital Purchases	**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
58020 Equipment & Machinery	11,393.00	5,751.00	17,144.00	11,692.23	5,451.77	68.20
58000 Totals	**11,393.00**	**5,751.00**	**17,144.00**	**11,692.23**	**5,451.77**	**68.20**
2006 Totals	**17,047,594.00**	**883,114.00**	**17,930,708.00**	**10,854,134.88**	**7,076,573.12**	**60.53**

2008 Municipal Clerk

51000 Salary & Wages (FTE required)	Original	Adjustments	Adjusted	Year-to-Date	Balance	% Realized
51020 Salaries - Full-Time Positions	468,656.00	0.00	468,656.00	463,704.12	4,951.88	98.94
51060 Salaries - Overtime	0.00	50.00	50.00	49.42	0.58	98.84
51900 Salaries - Other Wages	3,000.00	0.00	3,000.00	3,456.87	-456.87	115.23
51000 Totals	**471,656.00**	**50.00**	**471,706.00**	**467,210.41**	**4,495.59**	**99.05**
52000 Employee Benefits	**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
52011 FICA - Medicare	6,876.00	0.00	6,876.00	6,344.18	531.82	92.27
52020 Retirement	99,981.00	0.00	99,981.00	93,154.34	6,826.66	93.17
52021 Retiree Health Care	9,797.00	0.00	9,797.00	9,137.54	659.46	93.27
52030 Health and Medical Premiums	133,992.00	0.00	133,992.00	108,619.33	25,372.67	81.06
52040 Life Insurance Premiums	613.00	0.00	613.00	773.22	-160.22	126.14
52050 Dental Insurance Premiums	6,670.00	0.00	6,670.00	5,825.30	844.70	87.34
52070 Disability Insurance Premiums	263.00	0.00	263.00	253.28	9.72	96.30
52120 Workers' Compensation (Self Insured)	230.00	0.00	230.00	217.66	12.34	94.63

52000 Totals	**258,422.00**	**0.00**	**258,422.00**	**224,324.85**	**34,097.15**	**86.81**
53000 Travel Costs	**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
53030 Travel - Employees	876.00	-800.00	76.00	0.00	76.00	0.00
53000 Totals	**876.00**	**-800.00**	**76.00**	**0.00**	**76.00**	**0.00**
54000 Purchased Property Services	**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
54050 Maintenance & Repair - Furniture/Fixtures/Equipment	477.00	-477.00	0.00	0.00	0.00	0.00
54000 Totals	**477.00**	**-477.00**	**0.00**	**0.00**	**0.00**	**0.00**
55000 Contractual Services	**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
55999 Contract - Other Services	26,906.00	0.00	26,906.00	15,532.82	11,373.18	57.73
55000 Totals	**26,906.00**	**0.00**	**26,906.00**	**15,532.82**	**11,373.18**	**57.73**
56000 Supplies	**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
56010 Software	37,219.00	4,200.00	41,419.00	41,418.09	0.91	100.00
56020 Supplies - General Office	2,738.00	1,800.00	4,538.00	3,446.13	1,091.87	75.94
56040 Supplies - Furniture/Fixtures/Equipment (Non-Capital)	500.00	0.00	500.00	255.93	244.07	51.19
56999 Supplies - Other	0.00	477.00	477.00	0.00	477.00	0.00
56000 Totals	**40,457.00**	**6,477.00**	**46,934.00**	**45,120.15**	**1,813.85**	**96.14**
57000 Operating Costs	**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
57040 Election Costs	27,524.00	-1,200.00	26,324.00	23,395.00	2,929.00	88.87
57050 Employee Training	1,520.00	-522.00	998.00	400.00	598.00	40.08
57080 Postage	5,836.00	-4.00	5,832.00	6,467.84	-635.84	110.90
57090 Printing/Publishing/Advertising	7,274.00	-764.00	6,510.00	4,592.92	1,917.08	70.55
57130 Rent of Equipment/Machinery	7,333.00	-1,760.00	5,573.00	3,867.72	1,705.28	69.40
57150 Subscriptions & Dues	605.00	0.00	605.00	498.90	106.10	82.46
57999 Other Operating Costs	0.00	0.00	0.00	369.10	-369.10	0.00
57000 Totals	**50,092.00**	**-4,250.00**	**45,842.00**	**39,591.48**	**6,250.52**	**86.37**
2008 Totals	**848,886.00**	**1,000.00**	**849,886.00**	**791,779.71**	**58,106.29**	**93.16**
2010 Human Resources/Payroll						
51000 Salary & Wages (FTE required)	**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
51020 Salaries - Full-Time Positions	595,134.00	0.00	595,134.00	582,692.07	12,441.93	97.91
51060 Salaries - Overtime	0.00	500.00	500.00	377.92	122.08	75.58
51080 Salaries - Additional Compensation	520.00	0.00	520.00	0.00	520.00	0.00
51900 Salaries - Other Wages	4,000.00	0.00	4,000.00	5,475.34	-1,475.34	136.88
51000 Totals	**599,654.00**	**500.00**	**600,154.00**	**588,545.33**	**11,608.67**	**98.07**
52000 Employee Benefits	**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
52011 FICA - Medicare	8,742.00	0.00	8,742.00	8,089.16	652.84	92.53
52020 Retirement	127,109.00	0.00	127,109.00	119,090.62	8,018.38	93.69
52021 Retiree Health Care	12,455.00	0.00	12,455.00	11,686.49	768.51	93.83
52030 Health and Medical Premiums	84,065.00	0.00	84,065.00	115,744.14	-31,679.14	137.68
52040 Life Insurance Premiums	957.00	0.00	957.00	981.21	-24.21	102.53
52050 Dental Insurance Premiums	4,235.00	0.00	4,235.00	5,844.72	-1,609.72	138.01
52070 Disability Insurance Premiums	311.00	0.00	311.00	341.87	-30.87	109.93
52120 Workers' Compensation (Self Insured)	260.00	0.00	260.00	248.10	11.90	95.42
52130 Tuition Reimbursement	75,000.00	0.00	75,000.00	52,900.34	22,099.66	70.53
52000 Totals	**313,134.00**	**0.00**	**313,134.00**	**314,926.65**	**-1,792.65**	**100.57**
53000 Travel Costs	**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
53030 Travel - Employees	1,875.00	1,860.00	3,735.00	3,682.24	52.76	98.59
53050 Transportation Costs	800.00	-100.00	700.00	677.84	22.16	96.83
53000 Totals	**2,675.00**	**1,760.00**	**4,435.00**	**4,360.08**	**74.92**	**98.31**
55000 Contractual Services	**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
55999 Contract - Other Services	197,312.00	25,864.00	223,176.00	170,605.38	52,570.62	76.44
55000 Totals	**197,312.00**	**25,864.00**	**223,176.00**	**170,605.38**	**52,570.62**	**76.44**
56000 Supplies	**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
56010 Software	103,925.00	358.00	104,283.00	102,245.59	2,037.41	98.05

56020 Supplies - General Office	12,000.00	0.00	12,000.00	9,127.32	2,872.68	76.06
56040 Supplies - Furniture/Fixtures/Equipment (Non-Capital)	1,000.00	-760.00	240.00	237.49	2.51	98.95
56999 Supplies - Other	4,699.00	2,500.00	7,199.00	5,452.33	1,746.67	75.74
56000 Totals	**121,624.00**	**2,098.00**	**123,722.00**	**117,062.73**	**6,659.27**	**94.62**
57000 Operating Costs	**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
57050 Employee Training	30,660.00	2,870.00	33,530.00	33,413.80	116.20	99.65
57080 Postage	250.00	0.00	250.00	52.75	197.25	21.10
57090 Printing/Publishing/Advertising	10,950.00	10,250.00	21,200.00	15,900.20	5,299.80	75.00
57130 Rent of Equipment/Machinery	5,457.00	0.00	5,457.00	4,661.88	795.12	85.43
57150 Subscriptions & Dues	775.00	141.00	916.00	915.81	0.19	99.98
57999 Other Operating Costs	5,618.00	0.00	5,618.00	24,654.44	-19,036.44	438.85
57000 Totals	**53,710.00**	**13,261.00**	**66,971.00**	**79,598.88**	**-12,627.88**	**118.86**
2010 Totals	**1,288,109.00**	**43,483.00**	**1,331,592.00**	**1,275,099.05**	**56,492.95**	**95.76**
2011 Information Technology/Telecommunications						
51000 Salary & Wages (FTE required)	**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
51020 Salaries - Full-Time Positions	674,241.00	0.00	674,241.00	627,040.79	47,200.21	93.00
51060 Salaries - Overtime	1,000.00	2,075.00	3,075.00	1,883.04	1,191.96	61.24
51900 Salaries - Other Wages	6,000.00	0.00	6,000.00	9,633.39	-3,633.39	160.56
51000 Totals	**681,241.00**	**2,075.00**	**683,316.00**	**638,557.22**	**44,758.78**	**93.45**
52000 Employee Benefits	**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
52011 FICA - Medicare	9,904.00	0.00	9,904.00	8,815.30	1,088.70	89.01
52020 Retirement	144,184.00	0.00	144,184.00	128,796.60	15,387.40	89.33
52021 Retiree Health Care	14,129.00	0.00	14,129.00	12,640.66	1,488.34	89.47
52030 Health and Medical Premiums	114,557.00	0.00	114,557.00	115,638.94	-1,081.94	100.94
52040 Life Insurance Premiums	972.00	0.00	972.00	998.75	-26.75	102.75
52050 Dental Insurance Premiums	6,739.00	0.00	6,739.00	5,914.30	824.70	87.76
52070 Disability Insurance Premiums	296.00	0.00	296.00	325.37	-29.37	109.92
52120 Workers' Compensation (Self Insured)	295.00	0.00	295.00	264.91	30.09	89.80
52000 Totals	**291,076.00**	**0.00**	**291,076.00**	**273,394.83**	**17,681.17**	**93.93**
53000 Travel Costs	**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
53030 Travel - Employees	8,000.00	-3,000.00	5,000.00	679.00	4,321.00	13.58
53050 Transportation Costs	2,000.00	0.00	2,000.00	0.00	2,000.00	0.00
53000 Totals	**10,000.00**	**-3,000.00**	**7,000.00**	**679.00**	**6,321.00**	**9.70**
54000 Purchased Property Services	**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
54040 Maintenance & Repairs - Vehicles	2,500.00	0.00	2,500.00	1,219.36	1,280.64	48.77
54000 Totals	**2,500.00**	**0.00**	**2,500.00**	**1,219.36**	**1,280.64**	**48.77**
55000 Contractual Services	**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
55999 Contract - Other Services	114,230.00	0.00	114,230.00	66,953.37	47,276.63	58.61
55000 Totals	**114,230.00**	**0.00**	**114,230.00**	**66,953.37**	**47,276.63**	**58.61**
56000 Supplies	**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
56010 Software	1,775,216.00	71,915.00	1,847,131.00	1,740,251.21	106,879.79	94.21
56020 Supplies - General Office	5,980.00	0.00	5,980.00	3,958.56	2,021.44	66.20
56040 Supplies - Furniture/Fixtures/Equipment (Non-Capital)	27,163.00	0.00	27,163.00	22,889.47	4,273.53	84.27
56120 Supplies - Vehicle Fuel	600.00	0.00	600.00	102.60	497.40	17.10
56999 Supplies - Other	20,806.00	0.00	20,806.00	20,800.59	5.41	99.97
56000 Totals	**1,829,765.00**	**71,915.00**	**1,901,680.00**	**1,788,002.43**	**113,677.57**	**94.02**
57000 Operating Costs	**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
57030 Communication Costs	150,000.00	6,000.00	156,000.00	151,853.06	4,146.94	97.34
57050 Employee Training	8,000.00	3,000.00	11,000.00	9,408.98	1,591.02	85.54
57130 Rent of Equipment/Machinery	1,200.00	130.00	1,330.00	1,320.00	10.00	99.25
57160 Telecommunications	238.00	0.00	238.00	0.00	238.00	0.00
57999 Other Operating Costs	0.00	0.00	0.00	500.00	-500.00	0.00
57000 Totals	**159,438.00**	**9,130.00**	**168,568.00**	**163,082.04**	**5,485.96**	**96.75**

2011 Totals	**3,088,250.00**	**80,120.00**	**3,168,370.00**	**2,931,888.25**	**236,481.75**	**92.54**
2012 Planning & Zoning						
51000 Salary & Wages (FTE required)	**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
51020 Salaries - Full-Time Positions	2,568,020.00	63,680.00	2,631,700.00	2,470,923.90	160,776.10	93.89
51040 Salaries - Part-Time Positions	49,629.00	0.00	49,629.00	62,033.77	-12,404.77	125.00
51060 Salaries - Overtime	14,350.00	8,500.00	22,850.00	23,955.36	-1,105.36	104.84
51080 Salaries - Additional Compensation	2,960.00	0.00	2,960.00	2,775.00	185.00	93.75
51900 Salaries - Other Wages	14,000.00	0.00	14,000.00	24,487.32	-10,487.32	174.91
51000 Totals	**2,648,959.00**	**72,180.00**	**2,721,139.00**	**2,584,175.35**	**136,963.65**	**94.97**
52000 Employee Benefits	**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
52011 FICA - Medicare	40,927.00	923.00	41,850.00	35,724.51	6,125.49	85.36
52020 Retirement	555,426.00	12,997.00	568,423.00	510,524.74	57,898.26	89.81
52021 Retiree Health Care	54,470.00	1,274.00	55,744.00	50,141.23	5,602.77	89.95
52030 Health and Medical Premiums	526,570.00	10,584.00	537,154.00	444,258.70	92,895.30	82.71
52040 Life Insurance Premiums	2,383.00	89.00	2,472.00	2,877.02	-405.02	116.38
52050 Dental Insurance Premiums	26,611.00	520.00	27,131.00	22,079.32	5,051.68	81.38
52070 Disability Insurance Premiums	302.00	0.00	302.00	332.07	-30.07	109.96
52120 Workers' Compensation (Self Insured)	3,380.00	19.00	3,399.00	3,616.59	-217.59	106.40
52000 Totals	**1,210,069.00**	**26,406.00**	**1,236,475.00**	**1,069,554.18**	**166,920.82**	**86.50**
53000 Travel Costs	**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
53030 Travel - Employees	21,200.00	-5,150.00	16,050.00	7,351.47	8,698.53	45.80
53050 Transportation Costs	6,800.00	-3,850.00	2,950.00	1,813.12	1,136.88	61.46
53000 Totals	**28,000.00**	**-9,000.00**	**19,000.00**	**9,164.59**	**9,835.41**	**48.23**
54000 Purchased Property Services	**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
54040 Maintenance & Repairs - Vehicles	14,000.00	13,544.00	27,544.00	24,692.16	2,851.84	89.65
54000 Totals	**14,000.00**	**13,544.00**	**27,544.00**	**24,692.16**	**2,851.84**	**89.65**
55000 Contractual Services	**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
55030 Contract - Professional Services	411,460.00	0.00	411,460.00	227,746.98	183,713.02	55.35
55999 Contract - Other Services	30,905.00	0.00	30,905.00	20,961.87	9,943.13	67.83
55000 Totals	**442,365.00**	**0.00**	**442,365.00**	**248,708.85**	**193,656.15**	**56.22**
56000 Supplies	**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
56010 Software	2,412.00	800.00	3,212.00	2,741.05	470.95	85.34
56020 Supplies - General Office	7,528.00	400.00	7,928.00	4,047.66	3,880.34	51.06
56030 Supplies - Field Supplies	15,100.00	-100.00	15,000.00	9,452.40	5,547.60	63.02
56040 Supplies - Furniture/Fixtures/Equipment (Non-Capital)	5,400.00	2,050.00	7,450.00	3,358.31	4,091.69	45.08
56120 Supplies - Vehicle Fuel	46,500.00	3,560.00	50,060.00	40,994.84	9,065.16	81.89
56999 Supplies - Other	5,850.00	600.00	6,450.00	4,377.81	2,072.19	67.87
56000 Totals	**82,790.00**	**7,310.00**	**90,100.00**	**64,972.07**	**25,127.93**	**72.11**
57000 Operating Costs	**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
57050 Employee Training	18,895.00	400.00	19,295.00	13,893.55	5,401.45	72.01
57080 Postage	11,000.00	850.00	11,850.00	11,630.00	220.00	98.14
57090 Printing/Publishing/Advertising	7,587.00	-450.00	7,137.00	5,048.69	2,088.31	70.74
57130 Rent of Equipment/Machinery	16,106.00	0.00	16,106.00	13,988.30	2,117.70	86.85
57150 Subscriptions & Dues	9,972.00	-100.00	9,872.00	7,673.35	2,198.65	77.73
57160 Telecommunications	30,300.00	0.00	30,300.00	26,555.02	3,744.98	87.64
57999 Other Operating Costs	18,786.00	10,048.00	28,834.00	18,490.41	10,343.59	64.13
57000 Totals	**112,646.00**	**10,748.00**	**123,394.00**	**97,279.32**	**26,114.68**	**78.84**
2012 Totals	**4,538,829.00**	**121,188.00**	**4,660,017.00**	**4,098,546.52**	**561,470.48**	**87.95**
3001 Law Enforcement						
51000 Salary & Wages (FTE required)	**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
51020 Salaries - Full-Time Positions	11,913,710.00	-1,956.00	11,911,754.00	11,355,651.97	556,102.03	95.33
51040 Salaries - Part-Time Positions	15,444.00	0.00	15,444.00	11,924.72	3,519.28	77.21
51050 Salaries - Temporary Positions	158,521.00	0.00	158,521.00	140,203.07	18,317.93	88.44

51060 Salaries - Overtime	826,988.00	63,737.00	890,725.00	1,483,574.14	-592,849.14	166.56
51080 Salaries - Additional Compensation	157,500.00	0.00	157,500.00	202,033.94	-44,533.94	128.28
51900 Salaries - Other Wages	684,952.00	116,000.00	800,952.00	842,352.42	-41,400.42	105.17
51000 Totals	**13,757,115.00**	**177,781.00**	**13,934,896.00**	**14,035,740.26**	**-100,844.26**	**100.72**
52000 Employee Benefits	**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
52011 FICA - Medicare	187,809.00	1,626.00	189,435.00	209,237.47	-19,802.47	110.45
52020 Retirement	4,259,078.00	0.00	4,259,078.00	3,968,559.83	290,518.17	93.18
52021 Retiree Health Care	306,862.00	0.00	306,862.00	286,735.23	20,126.77	93.44
52030 Health and Medical Premiums	2,253,401.00	0.00	2,253,401.00	1,986,980.11	266,420.89	88.18
52040 Life Insurance Premiums	14,824.00	0.00	14,824.00	14,835.85	-11.85	100.08
52050 Dental Insurance Premiums	114,523.00	0.00	114,523.00	101,421.90	13,101.10	88.56
52070 Disability Insurance Premiums	375.00	0.00	375.00	374.88	0.12	99.97
52120 Workers' Compensation (Self Insured)	40,719.00	330.00	41,049.00	43,180.66	-2,131.66	105.19
52000 Totals	**7,177,591.00**	**1,956.00**	**7,179,547.00**	**6,611,325.93**	**568,221.07**	**92.09**
53000 Travel Costs	**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
53030 Travel - Employees	51,501.00	0.00	51,501.00	41,269.80	10,231.20	80.13
53050 Transportation Costs	27,062.00	0.00	27,062.00	18,749.07	8,312.93	69.28
53000 Totals	**78,563.00**	**0.00**	**78,563.00**	**60,018.87**	**18,544.13**	**76.40**
54000 Purchased Property Services	**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
54040 Maintenance & Repairs - Vehicles	314,000.00	0.00	314,000.00	295,506.30	18,493.70	94.11
54050 Maintenance & Repair - Furniture/Fixtures/Equipment	21,659.00	1,000.00	22,659.00	14,125.77	8,533.23	62.34
54000 Totals	**335,659.00**	**1,000.00**	**336,659.00**	**309,632.07**	**27,026.93**	**91.97**
55000 Contractual Services	**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
55030 Contract - Professional Services	22,125.00	-362.00	21,763.00	14,295.75	7,467.25	65.69
55999 Contract - Other Services	215,290.00	3,845.00	219,135.00	142,289.49	76,845.51	64.93
55000 Totals	**237,415.00**	**3,483.00**	**240,898.00**	**156,585.24**	**84,312.76**	**65.00**
56000 Supplies	**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
56010 Software	199,443.00	138,316.00	337,759.00	324,240.66	13,518.34	96.00
56020 Supplies - General Office	15,576.00	-638.00	14,938.00	10,028.98	4,909.02	67.14
56040 Supplies - Furniture/Fixtures/Equipment (Non-Capital)	291,156.00	63,789.00	354,945.00	301,463.99	53,481.01	84.93
56110 Supplies - Uniforms/Linen	196,161.00	0.00	196,161.00	129,822.83	66,338.17	66.18
56120 Supplies - Vehicle Fuel	411,144.00	0.00	411,144.00	331,610.07	79,533.93	80.66
56999 Supplies - Other	235,591.00	1,025.00	236,616.00	177,342.15	59,273.85	74.95
56000 Totals	**1,349,071.00**	**202,492.00**	**1,551,563.00**	**1,274,508.68**	**277,054.32**	**82.14**
57000 Operating Costs	**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
57030 Communication Costs	141.00	0.00	141.00	0.00	141.00	0.00
57050 Employee Training	82,196.00	-8,171.00	74,025.00	70,648.98	3,376.02	95.44
57080 Postage	3,000.00	1,370.00	4,370.00	4,456.51	-86.51	101.98
57090 Printing/Publishing/Advertising	7,195.00	1,100.00	8,295.00	6,617.22	1,677.78	79.77
57130 Rent of Equipment/Machinery	66,847.00	0.00	66,847.00	45,684.66	21,162.34	68.34
57150 Subscriptions & Dues	48,763.00	0.00	48,763.00	44,475.25	4,287.75	91.21
57160 Telecommunications	216,016.00	3,964.00	219,980.00	152,476.32	67,503.68	69.31
57170 Utilities - Electricity	81,349.00	0.00	81,349.00	70,804.53	10,544.47	87.04
57171 Utilities - Natural Gas	10,293.00	0.00	10,293.00	5,093.92	5,199.08	49.49
57173 Utilities - Water	4,700.00	0.00	4,700.00	4,604.57	95.43	97.97
57999 Other Operating Costs	879,147.00	12,000.00	891,147.00	868,569.82	22,577.18	97.47
57000 Totals	**1,399,647.00**	**10,263.00**	**1,409,910.00**	**1,273,431.78**	**136,478.22**	**90.32**
58000 Capital Purchases	**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
58020 Equipment & Machinery	285,155.00	-56,013.00	229,142.00	176,574.48	52,567.52	77.06
58000 Totals	**285,155.00**	**-56,013.00**	**229,142.00**	**176,574.48**	**52,567.52**	**77.06**
3001 Totals	**24,620,216.00**	**340,962.00**	**24,961,178.00**	**23,897,817.31**	**1,063,360.69**	**95.74**

3002 Fire Protection

51000 Salary & Wages (FTE required)	**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**

51020 Salaries - Full-Time Positions	8,142,439.00	121,920.00	8,264,359.00	9,199,083.96	-934,724.96	111.31
51060 Salaries - Overtime	1,165,000.00	5,000.00	1,170,000.00	2,293,400.35	-1,123,400.35	196.02
51080 Salaries - Additional Compensation	102,090.00	160,000.00	262,090.00	97,214.16	164,875.84	37.09
51900 Salaries - Other Wages	391,022.00	649.00	391,671.00	607,731.54	-216,060.54	155.16
51000 Totals	**9,800,551.00**	**287,569.00**	**10,088,120.00**	**12,197,430.01**	**-2,109,310.01**	**120.91**
52000 Employee Benefits	**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
52011 FICA - Medicare	119,135.00	1,771.00	120,906.00	170,046.54	-49,140.54	140.64
52020 Retirement	3,324,496.00	47,553.00	3,372,049.00	3,854,770.81	-482,721.81	114.32
52021 Retiree Health Care	214,610.00	3,054.00	217,664.00	248,935.98	-31,271.98	114.37
52030 Health and Medical Premiums	1,672,951.00	19,376.00	1,692,327.00	1,800,534.69	-108,207.69	106.39
52040 Life Insurance Premiums	10,648.00	171.00	10,819.00	12,065.54	-1,246.54	111.52
52050 Dental Insurance Premiums	83,703.00	780.00	84,483.00	89,859.72	-5,376.72	106.36
52070 Disability Insurance Premiums	352.00	0.00	352.00	373.92	-21.92	106.23
52120 Workers' Compensation (Self Insured)	31,853.00	440.00	32,293.00	41,491.13	-9,198.13	128.48
52000 Totals	**5,457,748.00**	**73,145.00**	**5,530,893.00**	**6,218,078.33**	**-687,185.33**	**112.42**
53000 Travel Costs	**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
53030 Travel - Employees	17,710.00	10,900.00	28,610.00	28,989.76	-379.76	101.33
53050 Transportation Costs	6,200.00	8,200.00	14,400.00	11,736.67	2,663.33	81.50
53000 Totals	**23,910.00**	**19,100.00**	**43,010.00**	**40,726.43**	**2,283.57**	**94.69**
54000 Purchased Property Services	**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
54040 Maintenance & Repairs - Vehicles	162,446.00	100,000.00	262,446.00	234,826.02	27,619.98	89.48
54050 Maintenance & Repair - Furniture/Fixtures/Equipment	103,513.00	7,550.00	111,063.00	87,490.11	23,572.89	78.78
54000 Totals	**265,959.00**	**107,550.00**	**373,509.00**	**322,316.13**	**51,192.87**	**86.29**
55000 Contractual Services	**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
55030 Contract - Professional Services	63,885.00	-2,704.00	61,181.00	49,188.10	11,992.90	80.40
55999 Contract - Other Services	77,988.00	37,000.00	114,988.00	68,243.30	46,744.70	59.35
55000 Totals	**141,873.00**	**34,296.00**	**176,169.00**	**117,431.40**	**58,737.60**	**66.66**
56000 Supplies	**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
56010 Software	85,477.00	25,329.00	110,806.00	108,936.20	1,869.80	98.31
56020 Supplies - General Office	18,150.00	-3,050.00	15,100.00	11,002.72	4,097.28	72.87
56030 Supplies - Field Supplies	9,508.00	-1,182.00	8,326.00	8,076.94	249.06	97.01
56040 Supplies - Furniture/Fixtures/Equipment (Non-Capital)	48,955.00	89,181.00	138,136.00	87,175.22	50,960.78	63.11
56070 Supplies - Medical	210,971.00	0.00	210,971.00	205,427.85	5,543.15	97.37
56110 Supplies - Uniforms/Linen	265,787.00	365.00	266,152.00	256,736.82	9,415.18	96.46
56120 Supplies - Vehicle Fuel	176,804.00	0.00	176,804.00	141,721.53	35,082.47	80.16
56999 Supplies - Other	2,000.00	0.00	2,000.00	1,215.69	784.31	60.78
56000 Totals	**817,652.00**	**110,643.00**	**928,295.00**	**820,292.97**	**108,002.03**	**88.37**
57000 Operating Costs	**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
57050 Employee Training	93,954.00	-52,600.00	41,354.00	40,327.12	1,026.88	97.52
57080 Postage	600.00	500.00	1,100.00	582.09	517.91	52.92
57090 Printing/Publishing/Advertising	1,581.00	-365.00	1,216.00	508.25	707.75	41.80
57130 Rent of Equipment/Machinery	8,601.00	0.00	8,601.00	7,185.83	1,415.17	83.55
57150 Subscriptions & Dues	11,830.00	0.00	11,830.00	8,584.09	3,245.91	72.56
57160 Telecommunications	61,163.00	0.00	61,163.00	43,975.78	17,187.22	71.90
57170 Utilities - Electricity	86,343.00	3,000.00	89,343.00	77,659.31	11,683.69	86.92
57171 Utilities - Natural Gas	30,500.00	7,259.00	37,759.00	33,871.52	3,887.48	89.70
57173 Utilities - Water	14,000.00	2,000.00	16,000.00	15,717.13	282.87	98.23
57999 Other Operating Costs	90,747.00	10,606.00	101,353.00	89,997.16	11,355.84	88.80
57000 Totals	**399,319.00**	**-29,600.00**	**369,719.00**	**318,408.28**	**51,310.72**	**86.12**
58000 Capital Purchases	**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
58020 Equipment & Machinery	574,134.00	-59,334.00	514,800.00	248,877.93	265,922.07	48.34
58080 Vehicles	110,000.00	33,135.00	143,135.00	137,844.01	5,290.99	96.30
58000 Totals	**684,134.00**	**-26,199.00**	**657,935.00**	**386,721.94**	**271,213.06**	**58.78**

3002 Totals	**17,591,146.00**	**576,504.00**	**18,167,650.00**	**20,421,405.49**	**-2,253,755.49**	**112.41**

3004 Animal Control

51000 Salary & Wages (FTE required)	**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
51020 Salaries - Full-Time Positions	706,267.00	0.00	706,267.00	715,835.44	-9,568.44	101.35
51040 Salaries - Part-Time Positions	15,444.00	0.00	15,444.00	2,126.63	13,317.37	13.77
51060 Salaries - Overtime	18,000.00	11,000.00	29,000.00	27,313.44	1,686.56	94.18
51080 Salaries - Additional Compensation	5,168.00	0.00	5,168.00	4,762.75	405.25	92.16
51900 Salaries - Other Wages	12,000.00	0.00	12,000.00	25,626.39	-13,626.39	213.55
51000 Totals	**756,879.00**	**11,000.00**	**767,879.00**	**775,664.65**	**-7,785.65**	**101.01**

52000 Employee Benefits	**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
52011 FICA - Medicare	11,165.00	0.00	11,165.00	10,781.73	383.27	96.57
52020 Retirement	153,825.00	0.00	153,825.00	145,416.15	8,408.85	94.53
52021 Retiree Health Care	15,074.00	0.00	15,074.00	14,273.13	800.87	94.69
52030 Health and Medical Premiums	197,774.00	0.00	197,774.00	142,289.90	55,484.10	71.95
52040 Life Insurance Premiums	521.00	0.00	521.00	675.55	-154.55	129.66
52050 Dental Insurance Premiums	10,824.00	0.00	10,824.00	7,752.22	3,071.78	71.62
52120 Workers' Compensation (Self Insured)	3,577.00	0.00	3,577.00	3,508.41	68.59	98.08
52000 Totals	**392,760.00**	**0.00**	**392,760.00**	**324,697.09**	**68,062.91**	**82.67**

54000 Purchased Property Services	**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
54040 Maintenance & Repairs - Vehicles	6,000.00	0.00	6,000.00	4,390.74	1,609.26	73.18
54050 Maintenance & Repair - Furniture/Fixtures/Equipment	1,000.00	0.00	1,000.00	290.09	709.91	29.01
54000 Totals	**7,000.00**	**0.00**	**7,000.00**	**4,680.83**	**2,319.17**	**66.87**

55000 Contractual Services	**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
55030 Contract - Professional Services	35,323.00	0.00	35,323.00	10,539.02	24,783.98	29.84
55999 Contract - Other Services	516.00	0.00	516.00	361.25	154.75	70.01
55000 Totals	**35,839.00**	**0.00**	**35,839.00**	**10,900.27**	**24,938.73**	**30.41**

56000 Supplies	**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
56010 Software	2,696.00	0.00	2,696.00	2,496.00	200.00	92.58
56020 Supplies - General Office	1,413.00	0.00	1,413.00	705.00	708.00	49.89
56040 Supplies - Furniture/Fixtures/Equipment (Non-Capital)	1,200.00	0.00	1,200.00	1,162.18	37.82	96.85
56110 Supplies - Uniforms/Linen	2,875.00	0.00	2,875.00	2,550.99	324.01	88.73
56120 Supplies - Vehicle Fuel	15,000.00	0.00	15,000.00	12,240.84	2,759.16	81.61
56999 Supplies - Other	48,993.00	10,000.00	58,993.00	55,669.20	3,323.80	94.37
56000 Totals	**72,177.00**	**10,000.00**	**82,177.00**	**74,824.21**	**7,352.79**	**91.05**

57000 Operating Costs	**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
57050 Employee Training	2,650.00	-1,000.00	1,650.00	323.04	1,326.96	19.58
57080 Postage	297.00	0.00	297.00	28.59	268.41	9.63
57090 Printing/Publishing/Advertising	2,205.00	0.00	2,205.00	0.00	2,205.00	0.00
57130 Rent of Equipment/Machinery	6,419.00	-1,000.00	5,419.00	3,532.93	1,886.07	65.20
57150 Subscriptions & Dues	150.00	0.00	150.00	0.00	150.00	0.00
57999 Other Operating Costs	1,435.00	90,000.00	91,435.00	56,544.45	34,890.55	61.84
57000 Totals	**13,156.00**	**88,000.00**	**101,156.00**	**60,429.01**	**40,726.99**	**59.74**

58000 Capital Purchases	**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
58020 Equipment & Machinery	6,747.00	0.00	6,747.00	6,746.98	0.02	100.00
58000 Totals	**6,747.00**	**0.00**	**6,747.00**	**6,746.98**	**0.02**	**100.00**
3004 Totals	**1,284,558.00**	**109,000.00**	**1,393,558.00**	**1,257,943.04**	**135,614.96**	**90.27**

3005 Dispatch/E911

56000 Supplies	**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
56010 Software	55,000.00	0.00	55,000.00	53,718.54	1,281.46	97.67
56040 Supplies - Furniture/Fixtures/Equipment (Non-Capital)	3,500.00	0.00	3,500.00	48.30	3,451.70	1.38
56000 Totals	**58,500.00**	**0.00**	**58,500.00**	**53,766.84**	**4,733.16**	**91.91**

57000 Operating Costs	**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
57999 Other Operating Costs	1,700,000.00	-876,000.00	824,000.00	447,335.17	376,664.83	54.29

57000 Totals	**1,700,000.00**	**-876,000.00**	**824,000.00**	**447,335.17**	**376,664.83**	**54.29**
58000 Capital Purchases	**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
58020 Equipment & Machinery	163,000.00	876,000.00	1,039,000.00	217,728.11	821,271.89	20.96
58000 Totals	**163,000.00**	**876,000.00**	**1,039,000.00**	**217,728.11**	**821,271.89**	**20.96**
3005911 Totals	**1,921,500.00**	**0.00**	**1,921,500.00**	**718,830.12**	**1,202,669.88**	**37.41**
4003 Parks & Recreation						
51000 Salary & Wages (FTE required)	**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
51020 Salaries - Full-Time Positions	2,144,863.00	0.00	2,144,863.00	2,103,257.62	41,605.38	98.06
51050 Salaries - Temporary Positions	308,333.00	0.00	308,333.00	212,079.92	96,253.08	68.78
51060 Salaries - Overtime	22,000.00	10,500.00	32,500.00	23,179.51	9,320.49	71.32
51080 Salaries - Additional Compensation	4,170.00	100.00	4,270.00	3,560.50	709.50	83.38
51900 Salaries - Other Wages	42,300.00	0.00	42,300.00	50,274.94	-7,974.94	118.85
51000 Totals	**2,521,666.00**	**10,600.00**	**2,532,266.00**	**2,392,352.49**	**139,913.51**	**94.47**
52000 Employee Benefits	**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
52011 FICA - Medicare	56,100.00	0.00	56,100.00	46,705.47	9,394.53	83.25
52020 Retirement	460,962.00	0.00	460,962.00	437,051.31	23,910.69	94.81
52021 Retiree Health Care	45,170.00	0.00	45,170.00	42,884.57	2,285.43	94.94
52030 Health and Medical Premiums	484,272.00	0.00	484,272.00	421,865.17	62,406.83	87.11
52040 Life Insurance Premiums	2,374.00	0.00	2,374.00	2,686.31	-312.31	113.16
52050 Dental Insurance Premiums	23,581.00	0.00	23,581.00	20,459.03	3,121.97	86.76
52070 Disability Insurance Premiums	286.00	0.00	286.00	314.60	-28.60	110.00
52120 Workers' Compensation (Self Insured)	6,539.00	0.00	6,539.00	5,697.35	841.65	87.13
52000 Totals	**1,079,284.00**	**0.00**	**1,079,284.00**	**977,663.81**	**101,620.19**	**90.58**
54000 Purchased Property Services	**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
54040 Maintenance & Repairs - Vehicles	63,500.00	-3,581.00	59,919.00	50,846.99	9,072.01	84.86
54050 Maintenance & Repair - Furniture/Fixtures/Equipment	48,279.00	0.00	48,279.00	43,397.33	4,881.67	89.89
54999 Other Maintenance	302,852.00	159,735.00	462,587.00	396,981.11	65,605.89	85.82
54000 Totals	**414,631.00**	**156,154.00**	**570,785.00**	**491,225.43**	**79,559.57**	**86.06**
55000 Contractual Services	**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
55030 Contract - Professional Services	36,521.00	0.00	36,521.00	29,000.00	7,521.00	79.41
55999 Contract - Other Services	214,178.00	-6,408.00	207,770.00	182,467.64	25,302.36	87.82
55000 Totals	**250,699.00**	**-6,408.00**	**244,291.00**	**211,467.64**	**32,823.36**	**86.56**
56000 Supplies	**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
56010 Software	31,620.00	0.00	31,620.00	27,250.35	4,369.65	86.18
56020 Supplies - General Office	16,694.00	148.00	16,842.00	16,044.45	797.55	95.26
56030 Supplies - Field Supplies	81,026.00	5,934.00	86,960.00	81,198.75	5,761.25	93.37
56040 Supplies - Furniture/Fixtures/Equipment (Non-Capital)	29,861.00	10,066.00	39,927.00	36,289.44	3,637.56	90.89
56050 Supplies - Janitorial/Maintenance	2,650.00	0.00	2,650.00	2,195.91	454.09	82.86
56060 Supplies - Kitchen	100.00	0.00	100.00	0.00	100.00	0.00
56080 Supplies - Recreational	40,700.00	0.00	40,700.00	32,168.03	8,531.97	79.04
56110 Supplies - Uniforms/Linen	12,088.00	1,473.00	13,561.00	13,536.81	24.19	99.82
56120 Supplies - Vehicle Fuel	66,000.00	0.00	66,000.00	52,603.64	13,396.36	79.70
56000 Totals	**280,739.00**	**17,621.00**	**298,360.00**	**261,287.38**	**37,072.62**	**87.57**
57000 Operating Costs	**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
57030 Communication Costs	6,786.00	0.00	6,786.00	0.00	6,786.00	0.00
57050 Employee Training	4,340.00	0.00	4,340.00	3,555.95	784.05	81.93
57080 Postage	500.00	0.00	500.00	180.82	319.18	36.16
57090 Printing/Publishing/Advertising	56,691.00	-21,100.00	35,591.00	17,356.99	18,234.01	48.77
57130 Rent of Equipment/Machinery	28,546.00	-800.00	27,746.00	15,295.55	12,450.45	55.13
57150 Subscriptions & Dues	8,252.00	1,000.00	9,252.00	5,950.51	3,301.49	64.32
57160 Telecommunications	47,326.00	350.00	47,676.00	36,620.18	11,055.82	76.81
57170 Utilities - Electricity	221,789.00	10,160.00	231,949.00	198,792.06	33,156.94	85.71
57171 Utilities - Natural Gas	45,953.00	8,047.00	54,000.00	38,249.63	15,750.37	70.83

57173 Utilities - Water	1,230,000.00	0.00	1,230,000.00	1,207,899.12	22,100.88	98.20
57999 Other Operating Costs	179,235.00	6,100.00	185,335.00	154,816.07	30,518.93	83.53
57000 Totals	**1,829,418.00**	**3,757.00**	**1,833,175.00**	**1,678,716.88**	**154,458.12**	**91.57**
58000 Capital Purchases	**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
58020 Equipment & Machinery	471,279.00	0.00	471,279.00	257,117.66	214,161.34	54.56
58000 Totals	**471,279.00**	**0.00**	**471,279.00**	**257,117.66**	**214,161.34**	**54.56**
4003 Totals	**6,847,716.00**	**181,724.00**	**7,029,440.00**	**6,269,831.29**	**759,608.71**	**89.19**
4004 Library						
51000 Salary & Wages (FTE required)	**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
51020 Salaries - Full-Time Positions	1,892,240.00	0.00	1,892,240.00	1,893,309.19	-1,069.19	100.06
51040 Salaries - Part-Time Positions	258,721.00	0.00	258,721.00	227,249.44	31,471.56	87.84
51060 Salaries - Overtime	0.00	13.00	13.00	0.00	13.00	0.00
51080 Salaries - Additional Compensation	1,040.00	0.00	1,040.00	1,560.00	-520.00	150.00
51900 Salaries - Other Wages	24,000.00	0.00	24,000.00	25,345.71	-1,345.71	105.61
51000 Totals	**2,176,001.00**	**13.00**	**2,176,014.00**	**2,147,464.34**	**28,549.66**	**98.69**
52000 Employee Benefits	**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
52011 FICA - Medicare	35,924.00	0.00	35,924.00	33,799.40	2,124.60	94.09
52020 Retirement	438,692.00	0.00	438,692.00	422,447.28	16,244.72	96.30
52021 Retiree Health Care	43,093.00	0.00	43,093.00	41,556.72	1,536.28	96.43
52030 Health and Medical Premiums	424,586.00	0.00	424,586.00	379,572.19	45,013.81	89.40
52040 Life Insurance Premiums	2,195.00	0.00	2,195.00	2,417.63	-222.63	110.14
52050 Dental Insurance Premiums	20,847.00	0.00	20,847.00	18,402.54	2,444.46	88.27
52070 Disability Insurance Premiums	276.00	0.00	276.00	303.62	-27.62	110.01
52120 Workers' Compensation (Self Insured)	1,500.00	0.00	1,500.00	1,419.85	80.15	94.66
52000 Totals	**967,113.00**	**0.00**	**967,113.00**	**899,919.23**	**67,193.77**	**93.05**
53000 Travel Costs	**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
53030 Travel - Employees	2,687.00	-2,300.00	387.00	304.20	82.80	78.60
53050 Transportation Costs	1,000.00	-500.00	500.00	0.00	500.00	0.00
53000 Totals	**3,687.00**	**-2,800.00**	**887.00**	**304.20**	**582.80**	**34.30**
54000 Purchased Property Services	**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
54040 Maintenance & Repairs - Vehicles	3,120.00	810.00	3,930.00	2,216.60	1,713.40	56.40
54050 Maintenance & Repair - Furniture/Fixtures/Equipment	6,538.00	2,500.00	9,038.00	8,095.16	942.84	89.57
54000 Totals	**9,658.00**	**3,310.00**	**12,968.00**	**10,311.76**	**2,656.24**	**79.52**
55000 Contractual Services	**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
55999 Contract - Other Services	22,228.00	2,000.00	24,228.00	14,540.60	9,687.40	60.02
55000 Totals	**22,228.00**	**2,000.00**	**24,228.00**	**14,540.60**	**9,687.40**	**60.02**
56000 Supplies	**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
56010 Software	4,400.00	20,800.00	25,200.00	21,950.62	3,249.38	87.11
56020 Supplies - General Office	6,597.00	1,471.00	8,068.00	7,445.75	622.25	92.29
56040 Supplies - Furniture/Fixtures/Equipment (Non-Capital)	46,817.00	-6,543.00	40,274.00	38,694.98	1,579.02	96.08
56120 Supplies - Vehicle Fuel	1,350.00	1,470.00	2,820.00	2,033.27	786.73	72.10
56999 Supplies - Other	13,771.00	29.00	13,800.00	12,160.36	1,639.64	88.12
56000 Totals	**72,935.00**	**17,227.00**	**90,162.00**	**82,284.98**	**7,877.02**	**91.26**
57000 Operating Costs	**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
57050 Employee Training	680.00	-675.00	5.00	0.00	5.00	0.00
57080 Postage	6,000.00	7,995.00	13,995.00	13,652.03	342.97	97.55
57090 Printing/Publishing/Advertising	6,750.00	2,600.00	9,350.00	7,375.05	1,974.95	78.88
57130 Rent of Equipment/Machinery	63,972.00	-32,300.00	31,672.00	26,791.06	4,880.94	84.59
57150 Subscriptions & Dues	1,836.00	0.00	1,836.00	1,803.81	32.19	98.25
57160 Telecommunications	59,585.00	3,571.00	63,156.00	18,999.31	44,156.69	30.08
57170 Utilities - Electricity	83,240.00	0.00	83,240.00	73,688.11	9,551.89	88.52
57171 Utilities - Natural Gas	20,595.00	0.00	20,595.00	15,412.67	5,182.33	74.84
57173 Utilities - Water	16,000.00	0.00	16,000.00	10,696.51	5,303.49	66.85

57999 Other Operating Costs		65,093.00	4,430.00	69,523.00	53,819.46	15,703.54	77.41
	57000 Totals	**323,751.00**	**-14,379.00**	**309,372.00**	**222,238.01**	**87,133.99**	**71.84**
	4004 Totals	**3,575,373.00**	**5,371.00**	**3,580,744.00**	**3,377,063.12**	**203,680.88**	**94.31**
4006 Swimming Pools							
51000 Salary & Wages (FTE required)		**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
51020 Salaries - Full-Time Positions		306,296.00	0.00	306,296.00	300,903.03	5,392.97	98.24
51040 Salaries - Part-Time Positions		313,800.00	0.00	313,800.00	280,806.10	32,993.90	89.49
51050 Salaries - Temporary Positions		285,594.00	0.00	285,594.00	279,566.58	6,027.42	97.89
51060 Salaries - Overtime		2,800.00	500.00	3,300.00	2,573.58	726.42	77.99
51900 Salaries - Other Wages		8,000.00	0.00	8,000.00	8,850.51	-850.51	110.63
	51000 Totals	**916,490.00**	**500.00**	**916,990.00**	**872,699.80**	**44,290.20**	**95.17**
52000 Employee Benefits		**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
52011 FICA - Medicare		38,255.00	0.00	38,255.00	33,661.25	4,593.75	87.99
52020 Retirement		100,718.00	0.00	100,718.00	101,600.46	-882.46	100.88
52021 Retiree Health Care		10,283.00	0.00	10,283.00	10,395.27	-112.27	101.09
52030 Health and Medical Premiums		128,142.00	0.00	128,142.00	86,083.50	42,058.50	67.18
52040 Life Insurance Premiums		336.00	0.00	336.00	335.54	0.46	99.86
52050 Dental Insurance Premiums		6,545.00	0.00	6,545.00	4,136.04	2,408.96	63.19
52120 Workers' Compensation (Self Insured)		3,466.00	0.00	3,466.00	2,499.58	966.42	72.12
	52000 Totals	**287,745.00**	**0.00**	**287,745.00**	**238,711.64**	**49,033.36**	**82.96**
54000 Purchased Property Services		**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
54010 Maintenance & Repairs - Building/Structure		52,938.00	0.00	52,938.00	27,205.77	25,732.23	51.39
54050 Maintenance & Repair - Furniture/Fixtures/Equipment		34,243.00	0.00	34,243.00	12,331.86	21,911.14	36.01
	54000 Totals	**87,181.00**	**0.00**	**87,181.00**	**39,537.63**	**47,643.37**	**45.35**
55000 Contractual Services		**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
55999 Contract - Other Services		26,013.00	1,400.00	27,413.00	19,117.38	8,295.62	69.74
	55000 Totals	**26,013.00**	**1,400.00**	**27,413.00**	**19,117.38**	**8,295.62**	**69.74**
56000 Supplies		**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
56040 Supplies - Furniture/Fixtures/Equipment (Non-Capital)		29,246.00	5,000.00	34,246.00	26,862.79	7,383.21	78.44
56050 Supplies - Janitorial/Maintenance		5,000.00	300.00	5,300.00	1,180.40	4,119.60	22.27
56080 Supplies - Recreational		12,050.00	0.00	12,050.00	10,277.66	1,772.34	85.29
56999 Supplies - Other		91,318.00	3,000.00	94,318.00	68,922.02	25,395.98	73.07
	56000 Totals	**137,614.00**	**8,300.00**	**145,914.00**	**107,242.87**	**38,671.13**	**73.50**
57000 Operating Costs		**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
57050 Employee Training		900.00	500.00	1,400.00	0.00	1,400.00	0.00
57130 Rent of Equipment/Machinery		1,500.00	0.00	1,500.00	885.50	614.50	59.03
57150 Subscriptions & Dues		3,577.00	200.00	3,777.00	2,572.00	1,205.00	68.10
57160 Telecommunications		12,436.00	969.00	13,405.00	10,219.11	3,185.89	76.23
57170 Utilities - Electricity		160,026.00	-13,319.00	146,707.00	112,163.26	34,543.74	76.45
57171 Utilities - Natural Gas		51,014.00	0.00	51,014.00	39,188.77	11,825.23	76.82
57173 Utilities - Water		25,000.00	0.00	25,000.00	21,294.05	3,705.95	85.18
	57000 Totals	**254,453.00**	**-11,650.00**	**242,803.00**	**186,322.69**	**56,480.31**	**76.74**
	4006 Totals	**1,709,496.00**	**-1,450.00**	**1,708,046.00**	**1,463,632.01**	**244,413.99**	**85.69**
4008 Senior Centers/Programs							
51000 Salary & Wages (FTE required)		**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
51020 Salaries - Full-Time Positions		354,789.00	0.00	354,789.00	338,751.91	16,037.09	95.48
51040 Salaries - Part-Time Positions		16,286.00	0.00	16,286.00	12,856.31	3,429.69	78.94
51060 Salaries - Overtime		1,946.00	0.00	1,946.00	132.77	1,813.23	6.82
51080 Salaries - Additional Compensation		520.00	0.00	520.00	1,000.00	-480.00	192.31
51900 Salaries - Other Wages		2,000.00	0.00	2,000.00	2,314.49	-314.49	115.72
	51000 Totals	**375,541.00**	**0.00**	**375,541.00**	**355,055.48**	**20,485.52**	**94.55**
52000 Employee Benefits		**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
52011 FICA - Medicare		5,370.00	0.00	5,370.00	4,900.23	469.77	91.25

52020 Retirement	78,290.00	0.00	78,290.00	72,139.35	6,150.65	92.14
52021 Retiree Health Care	7,707.00	0.00	7,707.00	7,106.10	600.90	92.20
52030 Health and Medical Premiums	64,677.00	0.00	64,677.00	56,914.35	7,762.65	88.00
52040 Life Insurance Premiums	456.00	0.00	456.00	470.83	-14.83	103.25
52050 Dental Insurance Premiums	3,930.00	0.00	3,930.00	4,073.28	-143.28	103.65
52120 Workers' Compensation (Self Insured)	527.00	0.00	527.00	427.28	99.72	81.08
52000 Totals	**160,957.00**	**0.00**	**160,957.00**	**146,031.42**	**14,925.58**	**90.73**
54000 Purchased Property Services	**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
54010 Maintenance & Repairs - Building/Structure	17,972.00	0.00	17,972.00	12,284.11	5,687.89	68.35
54040 Maintenance & Repairs - Vehicles	4,089.00	0.00	4,089.00	3,189.12	899.88	77.99
54050 Maintenance & Repair - Furniture/Fixtures/Equipment	1,853.00	5,000.00	6,853.00	5,460.06	1,392.94	79.67
54000 Totals	**23,914.00**	**5,000.00**	**28,914.00**	**20,933.29**	**7,980.71**	**72.40**
55000 Contractual Services	**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
55999 Contract - Other Services	80,736.00	0.00	80,736.00	46,338.46	34,397.54	57.40
55000 Totals	**80,736.00**	**0.00**	**80,736.00**	**46,338.46**	**34,397.54**	**57.40**
56000 Supplies	**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
56020 Supplies - General Office	4,023.00	0.00	4,023.00	2,826.00	1,197.00	70.25
56040 Supplies - Furniture/Fixtures/Equipment (Non-Capital)	6,100.00	1,200.00	7,300.00	6,162.77	1,137.23	84.42
56120 Supplies - Vehicle Fuel	3,000.00	0.00	3,000.00	1,001.46	1,998.54	33.38
56999 Supplies - Other	4,170.00	0.00	4,170.00	1,746.29	2,423.71	41.88
56000 Totals	**17,293.00**	**1,200.00**	**18,493.00**	**11,736.52**	**6,756.48**	**63.46**
57000 Operating Costs	**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
57050 Employee Training	1,461.00	-1,200.00	261.00	21.00	240.00	8.05
57080 Postage	1,577.00	0.00	1,577.00	332.64	1,244.36	21.09
57090 Printing/Publishing/Advertising	22,465.00	-7,330.00	15,135.00	8,215.36	6,919.64	54.28
57130 Rent of Equipment/Machinery	3,813.00	400.00	4,213.00	3,456.58	756.42	82.05
57150 Subscriptions & Dues	1,205.00	0.00	1,205.00	286.75	918.25	23.80
57999 Other Operating Costs	9,959.00	0.00	9,959.00	3,822.18	6,136.82	38.38
57000 Totals	**40,480.00**	**-8,130.00**	**32,350.00**	**16,134.51**	**16,215.49**	**49.87**
4008 Totals	**698,921.00**	**-1,930.00**	**696,991.00**	**596,229.68**	**100,761.32**	**85.54**
5009 Environmental						
51000 Salary & Wages (FTE required)	**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
51020 Salaries - Full-Time Positions	119,151.00	0.00	119,151.00	123,669.60	-4,518.60	103.79
51060 Salaries - Overtime	622.00	1,000.00	1,622.00	1,065.10	556.90	65.67
51000 Totals	**119,773.00**	**1,000.00**	**120,773.00**	**124,734.70**	**-3,961.70**	**103.28**
52000 Employee Benefits	**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
52011 FICA - Medicare	1,856.00	0.00	1,856.00	1,901.03	-45.03	102.43
52020 Retirement	25,263.00	0.00	25,263.00	25,181.33	81.67	99.68
52021 Retiree Health Care	2,476.00	0.00	2,476.00	2,471.16	4.84	99.80
52030 Health and Medical Premiums	25,397.00	0.00	25,397.00	41,240.85	-15,843.85	162.38
52040 Life Insurance Premiums	58.00	0.00	58.00	106.40	-48.40	183.45
52050 Dental Insurance Premiums	1,247.00	0.00	1,247.00	2,086.92	-839.92	167.36
52120 Workers' Compensation (Self Insured)	151.00	0.00	151.00	152.03	-1.03	100.68
52000 Totals	**56,448.00**	**0.00**	**56,448.00**	**73,139.72**	**-16,691.72**	**129.57**
55000 Contractual Services	**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
55999 Contract - Other Services	24,976.00	0.00	24,976.00	3,387.95	21,588.05	13.56
55000 Totals	**24,976.00**	**0.00**	**24,976.00**	**3,387.95**	**21,588.05**	**13.56**
56000 Supplies	**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
56040 Supplies - Furniture/Fixtures/Equipment (Non-Capital)	986.00	0.00	986.00	983.95	2.05	99.79
56110 Supplies - Uniforms/Linen	49.00	0.00	49.00	0.00	49.00	0.00
56000 Totals	**1,035.00**	**0.00**	**1,035.00**	**983.95**	**51.05**	**95.07**
57000 Operating Costs	**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
57090 Printing/Publishing/Advertising	1,836.00	0.00	1,836.00	0.00	1,836.00	0.00

	57000 Totals	**1,836.00**	**0.00**	**1,836.00**	**0.00**	**1,836.00**	**0.00**
	5009 Totals	**204,068.00**	**1,000.00**	**205,068.00**	**202,246.32**	**2,821.68**	**98.62**
	50000 Totals	**98,398,474.00**	**3,019,443.00**	**101,417,917.00**	**88,396,583.35**	**13,021,333.65**	**87.16**

60000 Other Financing Sources
0001 No Department

61000 Transfers		**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
61100 Transfers In		51,179.00	1,133,019.00	1,184,198.00	1,184,198.00	0.00	100.00
61200 Transfers Out		-34,272,477.00	-6,291,400.00	-40,563,877.00	-40,563,877.00	0.00	-100.00
	61000 Totals	**-34,221,298.00**	**-5,158,381.00**	**-39,379,679.00**	**-39,379,679.00**	**0.00**	**0.00**
	0001 Totals	**-34,221,298.00**	**-5,158,381.00**	**-39,379,679.00**	**-39,379,679.00**	**0.00**	**0.00**
	60000 Totals	**-34,221,298.00**	**-5,158,381.00**	**-39,379,679.00**	**-39,379,679.00**	**0.00**	**0.00**

20100 Corrections
10000 Assets

10100 Cash Assets		**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
10101 Unrestricted Cash		108,673.00	0.00	108,673.00	108,673.00	0.00	100.00
	10100 Totals	**108,673.00**	**0.00**	**108,673.00**	**108,673.00**	**0.00**	**100.00**
	Totals	**108,673.00**	**0.00**	**108,673.00**	**108,673.00**	**0.00**	**100.00**

0001 No Department

12000 Receivables		**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
12001 Receivables		0.00	0.00	0.00	0.46	-0.46	0.00
	12000 Totals	**0.00**	**0.00**	**0.00**	**0.46**	**-0.46**	**0.00**
	0001 Totals	**0.00**	**0.00**	**0.00**	**0.46**	**-0.46**	**0.00**
	10000 Totals	**108,673.00**	**0.00**	**108,673.00**	**108,673.46**	**-0.46**	**100.00**

40000 Revenues
0001 No Department

44000 Charges for Services		**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
44040 Care of Prisoners		324,545.00	35,455.00	360,000.00	364,214.50	-4,214.50	101.17
	44000 Totals	**324,545.00**	**35,455.00**	**360,000.00**	**364,214.50**	**-4,214.50**	**101.17**

46000 Miscellaneous Revenues		**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
46030 Interest Income		2,000.00	0.00	2,000.00	2,280.28	-280.28	114.01
	46000 Totals	**2,000.00**	**0.00**	**2,000.00**	**2,280.28**	**-280.28**	**114.01**
	0001 Totals	**326,545.00**	**35,455.00**	**362,000.00**	**366,494.78**	**-4,494.78**	**101.24**
	40000 Totals	**326,545.00**	**35,455.00**	**362,000.00**	**366,494.78**	**-4,494.78**	**101.24**

50000 Expenditures
8003 General Corrections

57000 Operating Costs		**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
57010 Care of Prisoners		440,093.00	115,455.00	555,548.00	451,847.00	103,701.00	81.33
	57000 Totals	**440,093.00**	**115,455.00**	**555,548.00**	**451,847.00**	**103,701.00**	**81.33**
	8003 Totals	**440,093.00**	**115,455.00**	**555,548.00**	**451,847.00**	**103,701.00**	**81.33**
	50000 Totals	**440,093.00**	**115,455.00**	**555,548.00**	**451,847.00**	**103,701.00**	**81.33**

60000 Other Financing Sources
0001 No Department

61000 Transfers		**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
61100 Transfers In		4,875.00	80,000.00	84,875.00	84,875.00	0.00	100.00
	61000 Totals	**4,875.00**	**80,000.00**	**84,875.00**	**84,875.00**	**0.00**	**100.00**
	0001 Totals	**4,875.00**	**80,000.00**	**84,875.00**	**84,875.00**	**0.00**	**100.00**
	60000 Totals	**4,875.00**	**80,000.00**	**84,875.00**	**84,875.00**	**0.00**	**100.00**

20200 Environmental
10000 Assets

10100 Cash Assets		**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
10101 Unrestricted Cash		409,803.00	0.00	409,803.00	409,803.00	0.00	100.00
	10100 Totals	**409,803.00**	**0.00**	**409,803.00**	**409,803.00**	**0.00**	**100.00**

Totals	**409,803.00**	**0.00**	**409,803.00**	**409,803.00**	**0.00**	**100.00**

0001 No Department

10100 Cash Assets	**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
10103 Investments	0.00	0.00	0.00	156,819.46	-156,819.46	0.00
10100 Totals	**0.00**	**0.00**	**0.00**	**156,819.46**	**-156,819.46**	**0.00**

12000 Receivables	**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
12001 Receivables	0.00	0.00	0.00	1,646.75	-1,646.75	0.00
12000 Totals	**0.00**	**0.00**	**0.00**	**1,646.75**	**-1,646.75**	**0.00**
0001 Totals	**0.00**	**0.00**	**0.00**	**158,466.21**	**-158,466.21**	**0.00**
10000 Totals	**409,803.00**	**0.00**	**409,803.00**	**568,269.21**	**-158,466.21**	**138.67**

20000 Liabilities
0001 No Department

21000 Payables	**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
21001 Payables	0.00	0.00	0.00	158,466.41	-158,466.41	0.00
21000 Totals	**0.00**	**0.00**	**0.00**	**158,466.41**	**-158,466.41**	**0.00**
0001 Totals	**0.00**	**0.00**	**0.00**	**158,466.41**	**-158,466.41**	**0.00**
20000 Totals	**0.00**	**0.00**	**0.00**	**158,466.41**	**-158,466.41**	**0.00**

40000 Revenues
0001 No Department

41000 Taxes Local Effort	**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
41253 Gross Receipts Tax - Municipal Environmental	70,000.00	0.00	70,000.00	89,898.47	-19,898.47	128.43
41000 Totals	**70,000.00**	**0.00**	**70,000.00**	**89,898.47**	**-19,898.47**	**128.43**

46000 Miscellaneous Revenues	**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
46030 Interest Income	10,000.00	0.00	10,000.00	18,962.18	-8,962.18	189.62
46040 Investment Income	0.00	0.00	0.00	2,435.24	-2,435.24	0.00
46000 Totals	**10,000.00**	**0.00**	**10,000.00**	**21,397.42**	**-11,397.42**	**213.97**
0001 Totals	**80,000.00**	**0.00**	**80,000.00**	**111,295.89**	**-31,295.89**	**139.12**
40000 Totals	**80,000.00**	**0.00**	**80,000.00**	**111,295.89**	**-31,295.89**	**139.12**

50000 Expenditures
5009 Environmental

55000 Contractual Services	**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
55999 Contract - Other Services	63,164.00	4,820.00	67,984.00	12,101.20	55,882.80	17.80
55000 Totals	**63,164.00**	**4,820.00**	**67,984.00**	**12,101.20**	**55,882.80**	**17.80**

56000 Supplies	**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
56030 Supplies - Field Supplies	9,639.00	1,115.00	10,754.00	6,396.65	4,357.35	59.48
56040 Supplies - Furniture/Fixtures/Equipment (Non-Capital)	2,518.00	0.00	2,518.00	1,610.00	908.00	63.94
56050 Supplies - Janitorial/Maintenance	1,315.00	-1,265.00	50.00	0.00	50.00	0.00
56110 Supplies - Uniforms/Linen	1,380.00	0.00	1,380.00	902.85	477.15	65.42
56000 Totals	**14,852.00**	**-150.00**	**14,702.00**	**8,909.50**	**5,792.50**	**60.60**

57000 Operating Costs	**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
57050 Employee Training	450.00	330.00	780.00	780.00	0.00	100.00
57090 Printing/Publishing/Advertising	11,632.00	-5,000.00	6,632.00	2,434.36	4,197.64	36.71
57999 Other Operating Costs	2,100.00	0.00	2,100.00	479.76	1,620.24	22.85
57000 Totals	**14,182.00**	**-4,670.00**	**9,512.00**	**3,694.12**	**5,817.88**	**38.84**

58000 Capital Purchases	**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
58040 Infrastructure	70,045.00	0.00	70,045.00	0.00	70,045.00	0.00
58000 Totals	**70,045.00**	**0.00**	**70,045.00**	**0.00**	**70,045.00**	**0.00**
5009 Totals	**162,243.00**	**0.00**	**162,243.00**	**24,704.82**	**137,538.18**	**15.23**
50000 Totals	**162,243.00**	**0.00**	**162,243.00**	**24,704.82**	**137,538.18**	**15.23**

60000 Other Financing Sources
0001 No Department

61000 Transfers	**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
61100 Transfers In	0.00	348,150.00	348,150.00	348,150.00	0.00	100.00
61000 Totals	**0.00**	**348,150.00**	**348,150.00**	**348,150.00**	**0.00**	**100.00**
0001 Totals	**0.00**	**348,150.00**	**348,150.00**	**348,150.00**	**0.00**	**100.00**
60000 Totals	**0.00**	**348,150.00**	**348,150.00**	**348,150.00**	**0.00**	**100.00**

20600 Emergency Medical Services

10000 Assets

10100 Cash Assets		Original	Adjustments	Adjusted	Year-to-Date	Balance	% Realized
10101 Unrestricted Cash		4,396.00	0.00	4,396.00	4,396.00	0.00	100.00
	10100 Totals	**4,396.00**	**0.00**	**4,396.00**	**4,396.00**	**0.00**	**100.00**
	Totals	**4,396.00**	**0.00**	**4,396.00**	**4,396.00**	**0.00**	**100.00**

0001 No Department

12000 Receivables		Original	Adjustments	Adjusted	Year-to-Date	Balance	% Realized
12001 Receivables		0.00	0.00	0.00	0.02	-0.02	0.00
	12000 Totals	**0.00**	**0.00**	**0.00**	**0.02**	**-0.02**	**0.00**
	0001 Totals	**0.00**	**0.00**	**0.00**	**0.02**	**-0.02**	**0.00**
	10000 Totals	**4,396.00**	**0.00**	**4,396.00**	**4,396.02**	**-0.02**	**100.00**

40000 Revenues

0001 No Department

46000 Miscellaneous Revenues		Original	Adjustments	Adjusted	Year-to-Date	Balance	% Realized
46030 Interest Income		0.00	0.00	0.00	1,575.07	-1,575.07	0.00
	46000 Totals	**0.00**	**0.00**	**0.00**	**1,575.07**	**-1,575.07**	**0.00**

47000 Intergovernmental Grants (Distributions)		Original	Adjustments	Adjusted	Year-to-Date	Balance	% Realized
47090 State - EMS Grant (DOH)		20,000.00	78,992.00	98,992.00	98,992.00	0.00	100.00
	47000 Totals	**20,000.00**	**78,992.00**	**98,992.00**	**98,992.00**	**0.00**	**100.00**
	0001 Totals	**20,000.00**	**78,992.00**	**98,992.00**	**100,567.07**	**-1,575.07**	**101.59**
	40000 Totals	**20,000.00**	**78,992.00**	**98,992.00**	**100,567.07**	**-1,575.07**	**101.59**

50000 Expenditures

3003 Emergency Services/Ambulance

56000 Supplies		Original	Adjustments	Adjusted	Year-to-Date	Balance	% Realized
56040 Supplies - Furniture/Fixtures/Equipment (Non-Capital)		5,000.00	1,245.00	6,245.00	6,243.71	1.29	99.98
	56000 Totals	**5,000.00**	**1,245.00**	**6,245.00**	**6,243.71**	**1.29**	**99.98**

57000 Operating Costs		Original	Adjustments	Adjusted	Year-to-Date	Balance	% Realized
57050 Employee Training		9,500.00	55,001.00	64,501.00	58,207.88	6,293.12	90.24
57999 Other Operating Costs		5,500.00	0.00	5,500.00	4,594.25	905.75	83.53
	57000 Totals	**15,000.00**	**55,001.00**	**70,001.00**	**62,802.13**	**7,198.87**	**89.72**

58000 Capital Purchases		Original	Adjustments	Adjusted	Year-to-Date	Balance	% Realized
58020 Equipment & Machinery		4,395.00	18,352.00	22,747.00	22,592.38	154.62	99.32
58080 Vehicles		0.00	4,395.00	4,395.00	4,395.00	0.00	100.00
	58000 Totals	**4,395.00**	**22,747.00**	**27,142.00**	**26,987.38**	**154.62**	**99.43**
	3003 Totals	**24,395.00**	**78,993.00**	**103,388.00**	**96,033.22**	**7,354.78**	**92.89**
	50000 Totals	**24,395.00**	**78,993.00**	**103,388.00**	**96,033.22**	**7,354.78**	**92.89**

20700 E-911 Fund

10000 Assets

0001 No Department

12000 Receivables		Original	Adjustments	Adjusted	Year-to-Date	Balance	% Realized
12001 Receivables		0.00	0.00	0.00	15,827.49	-15,827.49	0.00
	12000 Totals	**0.00**	**0.00**	**0.00**	**15,827.49**	**-15,827.49**	**0.00**
	0001 Totals	**0.00**	**0.00**	**0.00**	**15,827.49**	**-15,827.49**	**0.00**
	10000 Totals	**0.00**	**0.00**	**0.00**	**15,827.49**	**-15,827.49**	**0.00**

20000 Liabilities

0001 No Department

21000 Payables		Original	Adjustments	Adjusted	Year-to-Date	Balance	% Realized
21001 Payables		0.00	0.00	0.00	3,411.69	-3,411.69	0.00
	21000 Totals	**0.00**	**0.00**	**0.00**	**3,411.69**	**-3,411.69**	**0.00**
	0001 Totals	**0.00**	**0.00**	**0.00**	**3,411.69**	**-3,411.69**	**0.00**
	20000 Totals	**0.00**	**0.00**	**0.00**	**3,411.69**	**-3,411.69**	**0.00**

40000 Revenues

0001 No Department

47000 Intergovernmental Grants (Distributions)	Original	Adjustments	Adjusted	Year-to-Date	Balance	% Realized
47080 State - E911 Enhanced (DFA)	594,291.00	252,468.00	846,759.00	332,514.43	514,244.57	39.27
47000 Totals	**594,291.00**	**252,468.00**	**846,759.00**	**332,514.43**	**514,244.57**	**39.27**
0001 Totals	**594,291.00**	**252,468.00**	**846,759.00**	**332,514.43**	**514,244.57**	**39.27**
40000 Totals	**594,291.00**	**252,468.00**	**846,759.00**	**332,514.43**	**514,244.57**	**39.27**

50000 Expenditures
3005 Dispatch/E911

56000 Supplies	Original	Adjustments	Adjusted	Year-to-Date	Balance	% Realized
56040 Supplies - Furniture/Fixtures/Equipment (Non-Capital)	14,400.00	0.00	14,400.00	2,779.75	11,620.25	19.30
56000 Totals	**14,400.00**	**0.00**	**14,400.00**	**2,779.75**	**11,620.25**	**19.30**

57000 Operating Costs	Original	Adjustments	Adjusted	Year-to-Date	Balance	% Realized
57999 Other Operating Costs	576,479.00	91,243.00	667,722.00	189,672.73	478,049.27	28.41
57000 Totals	**576,479.00**	**91,243.00**	**667,722.00**	**189,672.73**	**478,049.27**	**28.41**

58000 Capital Purchases	Original	Adjustments	Adjusted	Year-to-Date	Balance	% Realized
58020 Equipment & Machinery	0.00	161,225.00	161,225.00	152,477.75	8,747.25	94.57
58000 Totals	**0.00**	**161,225.00**	**161,225.00**	**152,477.75**	**8,747.25**	**94.57**
3005911 Totals	**590,879.00**	**252,468.00**	**843,347.00**	**344,930.23**	**498,416.77**	**40.90**
50000 Totals	**590,879.00**	**252,468.00**	**843,347.00**	**344,930.23**	**498,416.77**	**40.90**

20900 Fire Protection

10000 Assets

10100 Cash Assets	Original	Adjustments	Adjusted	Year-to-Date	Balance	% Realized
10101 Unrestricted Cash	466,053.00	0.00	466,053.00	466,053.00	0.00	100.00
10100 Totals	**466,053.00**	**0.00**	**466,053.00**	**466,053.00**	**0.00**	**100.00**
Totals	**466,053.00**	**0.00**	**466,053.00**	**466,053.00**	**0.00**	**100.00**

0001 No Department

10100 Cash Assets	Original	Adjustments	Adjusted	Year-to-Date	Balance	% Realized
10103 Investments	85.00	0.00	85.00	1,611.30	-1,526.30	1,895.65
10100 Totals	**85.00**	**0.00**	**85.00**	**1,611.30**	**-1,526.30**	**1,895.65**

12000 Receivables	Original	Adjustments	Adjusted	Year-to-Date	Balance	% Realized
12001 Receivables	0.00	0.00	0.00	90,651.58	-90,651.58	0.00
12000 Totals	**0.00**	**0.00**	**0.00**	**90,651.58**	**-90,651.58**	**0.00**
0001 Totals	**85.00**	**0.00**	**85.00**	**92,262.88**	**-92,177.88**	**108,544.56**
10000 Totals	**466,138.00**	**0.00**	**466,138.00**	**558,315.88**	**-92,177.88**	**119.77**

20000 Liabilities
0001 No Department

21000 Payables	Original	Adjustments	Adjusted	Year-to-Date	Balance	% Realized
21001 Payables	0.00	0.00	0.00	92,177.49	-92,177.49	0.00
21000 Totals	**0.00**	**0.00**	**0.00**	**92,177.49**	**-92,177.49**	**0.00**
0001 Totals	**0.00**	**0.00**	**0.00**	**92,177.49**	**-92,177.49**	**0.00**
20000 Totals	**0.00**	**0.00**	**0.00**	**92,177.49**	**-92,177.49**	**0.00**

40000 Revenues
0001 No Department

46000 Miscellaneous Revenues	Original	Adjustments	Adjusted	Year-to-Date	Balance	% Realized
46030 Interest Income	0.00	12,404.00	12,404.00	30,190.72	-17,786.72	243.40
46000 Totals	**0.00**	**12,404.00**	**12,404.00**	**30,190.72**	**-17,786.72**	**243.40**

47000 Intergovernmental Grants (Distributions)	Original	Adjustments	Adjusted	Year-to-Date	Balance	% Realized
47100 State - Fire Marshall Allotment	970,000.00	11,149.00	981,149.00	981,149.00	0.00	100.00
47000 Totals	**970,000.00**	**11,149.00**	**981,149.00**	**981,149.00**	**0.00**	**100.00**
0001 Totals	**970,000.00**	**23,553.00**	**993,553.00**	**1,011,339.72**	**-17,786.72**	**101.79**
40000 Totals	**970,000.00**	**23,553.00**	**993,553.00**	**1,011,339.72**	**-17,786.72**	**101.79**

50000 Expenditures
3002 Fire Protection

53000 Travel Costs	Original	Adjustments	Adjusted	Year-to-Date	Balance	% Realized

53030 Travel - Employees	7,000.00	-2,269.00	4,731.00	3,701.81	1,029.19	78.25
53050 Transportation Costs	2,700.00	0.00	2,700.00	1,397.28	1,302.72	51.75
53000 Totals	**9,700.00**	**-2,269.00**	**7,431.00**	**5,099.09**	**2,331.91**	**68.62**
54000 Purchased Property Services	**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
54010 Maintenance & Repairs - Building/Structure	50,010.00	-23,000.00	27,010.00	0.00	27,010.00	0.00
54040 Maintenance & Repairs - Vehicles	202,730.00	23,246.00	225,976.00	219,863.44	6,112.56	97.30
54050 Maintenance & Repair - Furniture/Fixtures/Equipment	16,870.00	0.00	16,870.00	13,857.09	3,012.91	82.14
54000 Totals	**269,610.00**	**246.00**	**269,856.00**	**233,720.53**	**36,135.47**	**86.61**
55000 Contractual Services	**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
55030 Contract - Professional Services	23,990.00	2,269.00	26,259.00	17,120.76	9,138.24	65.20
55999 Contract - Other Services	18,579.00	15,000.00	33,579.00	16,830.73	16,748.27	50.12
55000 Totals	**42,569.00**	**17,269.00**	**59,838.00**	**33,951.49**	**25,886.51**	**56.74**
56000 Supplies	**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
56030 Supplies - Field Supplies	13,032.00	0.00	13,032.00	12,696.40	335.60	97.42
56040 Supplies - Furniture/Fixtures/Equipment (Non-Capital)	59,539.00	20,000.00	79,539.00	65,599.03	13,939.97	82.47
56110 Supplies - Uniforms/Linen	319,691.00	-15,000.00	304,691.00	234,997.20	69,693.80	77.13
56120 Supplies - Vehicle Fuel	30,000.00	0.00	30,000.00	28,463.15	1,536.85	94.88
56000 Totals	**422,262.00**	**5,000.00**	**427,262.00**	**341,755.78**	**85,506.22**	**79.99**
57000 Operating Costs	**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
57050 Employee Training	5,350.00	0.00	5,350.00	3,174.70	2,175.30	59.34
57070 Insurance - General Liability/Property	3,607.00	17.00	3,624.00	3,591.78	32.22	99.11
57150 Subscriptions & Dues	4,878.00	0.00	4,878.00	2,820.56	2,057.44	57.82
57000 Totals	**13,835.00**	**17.00**	**13,852.00**	**9,587.04**	**4,264.96**	**69.21**
58000 Capital Purchases	**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
58010 Buildings & Structures	625,038.00	3,000.00	628,038.00	255,148.11	372,889.89	40.63
58000 Totals	**625,038.00**	**3,000.00**	**628,038.00**	**255,148.11**	**372,889.89**	**40.63**
59000 Debt Service	**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
59010 Debt Service - Principal Payments	39,758.00	0.00	39,758.00	39,758.00	0.00	100.00
59020 Debt Service - Interest Payments	13,281.00	0.00	13,281.00	13,280.66	0.34	100.00
59000 Totals	**53,039.00**	**0.00**	**53,039.00**	**53,038.66**	**0.34**	**100.00**
3002 Totals	**1,436,053.00**	**23,263.00**	**1,459,316.00**	**932,300.70**	**527,015.30**	**63.89**
50000 Totals	**1,436,053.00**	**23,263.00**	**1,459,316.00**	**932,300.70**	**527,015.30**	**63.89**

20910 FY25-100%- Firefighter Recruitment Fund (Year 1)

40000 Revenues
0001 No Department

47000 Intergovernmental Grants (Distributions)	**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
47120 State - Law Enforcement Appropriation	0.00	225,000.00	225,000.00	228,593.80	-3,593.80	101.60
47000 Totals	**0.00**	**225,000.00**	**225,000.00**	**228,593.80**	**-3,593.80**	**101.60**
0001 Totals	**0.00**	**225,000.00**	**225,000.00**	**228,593.80**	**-3,593.80**	**101.60**
40000 Totals	**0.00**	**225,000.00**	**225,000.00**	**228,593.80**	**-3,593.80**	**101.60**

50000 Expenditures
3002 Fire Protection

51000 Salary & Wages (FTE required)	**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
51020 Salaries - Full-Time Positions	0.00	142,924.00	142,924.00	144,760.28	-1,836.28	101.28
51000 Totals	**0.00**	**142,924.00**	**142,924.00**	**144,760.28**	**-1,836.28**	**101.28**
52000 Employee Benefits	**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
52999 Other Employee Benefits	0.00	82,076.00	82,076.00	80,239.72	1,836.28	97.76
52000 Totals	**0.00**	**82,076.00**	**82,076.00**	**80,239.72**	**1,836.28**	**97.76**
3002 Totals	**0.00**	**225,000.00**	**225,000.00**	**225,000.00**	**0.00**	**100.00**
50000 Totals	**0.00**	**225,000.00**	**225,000.00**	**225,000.00**	**0.00**	**100.00**

21100 Law Enforcement Protection

10000 Assets

10100 Cash Assets		Original	Adjustments	Adjusted	Year-to-Date	Balance	% Realized
10101 Unrestricted Cash		117,397.00	0.00	117,397.00	117,397.00	0.00	100.00
	10100 Totals	**117,397.00**	**0.00**	**117,397.00**	**117,397.00**	**0.00**	**100.00**
	Totals	**117,397.00**	**0.00**	**117,397.00**	**117,397.00**	**0.00**	**100.00**

0001 No Department

12000 Receivables		Original	Adjustments	Adjusted	Year-to-Date	Balance	% Realized
12001 Receivables		0.00	0.00	0.00	0.40	-0.40	0.00
	12000 Totals	**0.00**	**0.00**	**0.00**	**0.40**	**-0.40**	**0.00**
	0001 Totals	**0.00**	**0.00**	**0.00**	**0.40**	**-0.40**	**0.00**
	10000 Totals	**117,397.00**	**0.00**	**117,397.00**	**117,397.40**	**-0.40**	**100.00**

40000 Revenues
0001 No Department

46000 Miscellaneous Revenues		Original	Adjustments	Adjusted	Year-to-Date	Balance	% Realized
46030 Interest Income		0.00	0.00	0.00	8,613.64	-8,613.64	0.00
	46000 Totals	**0.00**	**0.00**	**0.00**	**8,613.64**	**-8,613.64**	**0.00**

47000 Intergovernmental Grants (Distributions)		Original	Adjustments	Adjusted	Year-to-Date	Balance	% Realized
47110 State - Law Enforcement Protection (DFA)		312,500.00	0.00	312,500.00	312,500.00	0.00	100.00
	47000 Totals	**312,500.00**	**0.00**	**312,500.00**	**312,500.00**	**0.00**	**100.00**
	0001 Totals	**312,500.00**	**0.00**	**312,500.00**	**321,113.64**	**-8,613.64**	**102.76**
	40000 Totals	**312,500.00**	**0.00**	**312,500.00**	**321,113.64**	**-8,613.64**	**102.76**

50000 Expenditures
3001 Law Enforcement

55000 Contractual Services		Original	Adjustments	Adjusted	Year-to-Date	Balance	% Realized
55999 Contract - Other Services		335,397.00	0.00	335,397.00	315,170.18	20,226.82	93.97
	55000 Totals	**335,397.00**	**0.00**	**335,397.00**	**315,170.18**	**20,226.82**	**93.97**

56000 Supplies		Original	Adjustments	Adjusted	Year-to-Date	Balance	% Realized
56010 Software		94,500.00	0.00	94,500.00	0.00	94,500.00	0.00
	56000 Totals	**94,500.00**	**0.00**	**94,500.00**	**0.00**	**94,500.00**	**0.00**
	3001 Totals	**429,897.00**	**0.00**	**429,897.00**	**315,170.18**	**114,726.82**	**73.31**
	50000 Totals	**429,897.00**	**0.00**	**429,897.00**	**315,170.18**	**114,726.82**	**73.31**

21210 Laws of FY22 LERR (YEAR 2)

10000 Assets

10100 Cash Assets		Original	Adjustments	Adjusted	Year-to-Date	Balance	% Realized
10101 Unrestricted Cash		2,872.00	0.00	2,872.00	2,872.00	0.00	100.00
	10100 Totals	**2,872.00**	**0.00**	**2,872.00**	**2,872.00**	**0.00**	**100.00**
	Totals	**2,872.00**	**0.00**	**2,872.00**	**2,872.00**	**0.00**	**100.00**
	10000 Totals	**2,872.00**	**0.00**	**2,872.00**	**2,872.00**	**0.00**	**100.00**

50000 Expenditures
3001 Law Enforcement

51000 Salary & Wages (FTE required)		Original	Adjustments	Adjusted	Year-to-Date	Balance	% Realized
51061 Recruitment Stipend		2,872.00	0.00	2,872.00	2,872.00	0.00	100.00
	51000 Totals	**2,872.00**	**0.00**	**2,872.00**	**2,872.00**	**0.00**	**100.00**
	3001 Totals	**2,872.00**	**0.00**	**2,872.00**	**2,872.00**	**0.00**	**100.00**
	50000 Totals	**2,872.00**	**0.00**	**2,872.00**	**2,872.00**	**0.00**	**100.00**

21211 Law Enforcement Recruitment/Retention (YEAR 3)

40000 Revenues
0001 No Department

47000 Intergovernmental Grants (Distributions)		Original	Adjustments	Adjusted	Year-to-Date	Balance	% Realized
47120 State - Law Enforcement Appropriation		131,250.00	150.00	131,400.00	0.00	131,400.00	0.00
	47000 Totals	**131,250.00**	**150.00**	**131,400.00**	**0.00**	**131,400.00**	**0.00**
	0001 Totals	**131,250.00**	**150.00**	**131,400.00**	**0.00**	**131,400.00**	**0.00**
	40000 Totals	**131,250.00**	**150.00**	**131,400.00**	**0.00**	**131,400.00**	**0.00**

50000 Expenditures
3001 Law Enforcement

51000 Salary & Wages (FTE required)	Original	Adjustments	Adjusted	Year-to-Date	Balance	% Realized
51020 Salaries - Full-Time Positions	131,250.00	150.00	131,400.00	0.00	131,400.00	0.00
51000 Totals	**131,250.00**	**150.00**	**131,400.00**	**0.00**	**131,400.00**	**0.00**
3001 Totals	**131,250.00**	**150.00**	**131,400.00**	**0.00**	**131,400.00**	**0.00**
50000 Totals	**131,250.00**	**150.00**	**131,400.00**	**0.00**	**131,400.00**	**0.00**

21220 Laws of 2023-Recruitment-LER

10000 Assets

10100 Cash Assets	Original	Adjustments	Adjusted	Year-to-Date	Balance	% Realized
10101 Unrestricted Cash	43,992.00	0.00	43,992.00	43,992.00	0.00	100.00
10100 Totals	**43,992.00**	**0.00**	**43,992.00**	**43,992.00**	**0.00**	**100.00**
Totals	**43,992.00**	**0.00**	**43,992.00**	**43,992.00**	**0.00**	**100.00**
10000 Totals	**43,992.00**	**0.00**	**43,992.00**	**43,992.00**	**0.00**	**100.00**

47000 Intergovernmental Grants (Distributions)
3001 Law Enforcement

47399 Other State Distributions (restricted)	Original	Adjustments	Adjusted	Year-to-Date	Balance	% Realized
55044 Reversion to DFA for year 1	0.00	22,602.00	22,602.00	22,602.00	0.00	100.00
47399 Totals	**0.00**	**22,602.00**	**22,602.00**	**22,602.00**	**0.00**	**100.00**
3001 Totals	**0.00**	**22,602.00**	**22,602.00**	**22,602.00**	**0.00**	**100.00**
47000 Totals	**0.00**	**22,602.00**	**22,602.00**	**22,602.00**	**0.00**	**100.00**

50000 Expenditures
3001 Law Enforcement

51000 Salary & Wages (FTE required)	Original	Adjustments	Adjusted	Year-to-Date	Balance	% Realized
51020 Salaries - Full-Time Positions	43,989.00	-22,599.00	21,390.00	21,390.00	0.00	100.00
51000 Totals	**43,989.00**	**-22,599.00**	**21,390.00**	**21,390.00**	**0.00**	**100.00**
3001 Totals	**43,989.00**	**-22,599.00**	**21,390.00**	**21,390.00**	**0.00**	**100.00**
50000 Totals	**43,989.00**	**-22,599.00**	**21,390.00**	**21,390.00**	**0.00**	**100.00**

21221 Law of FY24 Recruitment-LER-(YEAR 2)

40000 Revenues
0001 No Department

47000 Intergovernmental Grants (Distributions)	Original	Adjustments	Adjusted	Year-to-Date	Balance	% Realized
47120 State - Law Enforcement Appropriation	562,500.00	2,936.00	565,436.00	565,435.29	0.71	100.00
47000 Totals	**562,500.00**	**2,936.00**	**565,436.00**	**565,435.29**	**0.71**	**100.00**
0001 Totals	**562,500.00**	**2,936.00**	**565,436.00**	**565,435.29**	**0.71**	**100.00**
40000 Totals	**562,500.00**	**2,936.00**	**565,436.00**	**565,435.29**	**0.71**	**100.00**

50000 Expenditures
3001 Law Enforcement

51000 Salary & Wages (FTE required)	Original	Adjustments	Adjusted	Year-to-Date	Balance	% Realized
51020 Salaries - Full-Time Positions	562,500.00	2,936.00	565,436.00	565,435.29	0.71	100.00
51000 Totals	**562,500.00**	**2,936.00**	**565,436.00**	**565,435.29**	**0.71**	**100.00**
3001 Totals	**562,500.00**	**2,936.00**	**565,436.00**	**565,435.29**	**0.71**	**100.00**
50000 Totals	**562,500.00**	**2,936.00**	**565,436.00**	**565,435.29**	**0.71**	**100.00**

21300 DPS- Law Enforcement Retention

0001 No Department

40000 Revenues	Original	Adjustments	Adjusted	Year-to-Date	Balance	% Realized
47122 State -DPS Law Enforcement Retention Appropriation	0.00	100,837.00	100,837.00	104,432.03	-3,595.03	103.57
40000 Totals	**0.00**	**100,837.00**	**100,837.00**	**104,432.03**	**-3,595.03**	**103.57**
0001 Totals	**0.00**	**100,837.00**	**100,837.00**	**104,432.03**	**-3,595.03**	**103.57**
Totals	**0.00**	**100,837.00**	**100,837.00**	**104,432.03**	**-3,595.03**	**103.57**

50000 Expenditures

3001 Law Enforcement

51000 Salary & Wages (FTE required)		Original	Adjustments	Adjusted	Year-to-Date	Balance	% Realized
51063 Projected Retention Differential Disbursements (PRDD)		0.00	99,395.00	99,395.00	92,711.75	6,683.25	93.28
	51000 Totals	**0.00**	**99,395.00**	**99,395.00**	**92,711.75**	**6,683.25**	**93.28**
52000 Employee Benefits		**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
52011 FICA - Medicare		0.00	1,442.00	1,442.00	0.00	1,442.00	0.00
	52000 Totals	**0.00**	**1,442.00**	**1,442.00**	**0.00**	**1,442.00**	**0.00**
	3001 Totals	**0.00**	**100,837.00**	**100,837.00**	**92,711.75**	**8,125.25**	**91.94**
	50000 Totals	**0.00**	**100,837.00**	**100,837.00**	**92,711.75**	**8,125.25**	**91.94**

21400 Lodgers' Tax

10000 Assets

10100 Cash Assets		Original	Adjustments	Adjusted	Year-to-Date	Balance	% Realized
10101 Unrestricted Cash		9,963.00	0.00	9,963.00	9,963.00	0.00	100.00
	10100 Totals	**9,963.00**	**0.00**	**9,963.00**	**9,963.00**	**0.00**	**100.00**
	Totals	**9,963.00**	**0.00**	**9,963.00**	**9,963.00**	**0.00**	**100.00**

0001 No Department

10100 Cash Assets		Original	Adjustments	Adjusted	Year-to-Date	Balance	% Realized
10103 Investments		301,927.00	0.00	301,927.00	84,195.91	217,731.09	27.89
	10100 Totals	**301,927.00**	**0.00**	**301,927.00**	**84,195.91**	**217,731.09**	**27.89**
12000 Receivables		**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
12001 Receivables		0.00	0.00	0.00	225,000.07	-225,000.07	0.00
	12000 Totals	**0.00**	**0.00**	**0.00**	**225,000.07**	**-225,000.07**	**0.00**
	0001 Totals	**301,927.00**	**0.00**	**301,927.00**	**309,195.98**	**-7,268.98**	**102.41**
	10000 Totals	**311,890.00**	**0.00**	**311,890.00**	**319,158.98**	**-7,268.98**	**102.33**

20000 Liabilities
0001 No Department

21000 Payables		Original	Adjustments	Adjusted	Year-to-Date	Balance	% Realized
21001 Payables		0.00	0.00	0.00	7,269.10	-7,269.10	0.00
	21000 Totals	**0.00**	**0.00**	**0.00**	**7,269.10**	**-7,269.10**	**0.00**
	0001 Totals	**0.00**	**0.00**	**0.00**	**7,269.10**	**-7,269.10**	**0.00**
	20000 Totals	**0.00**	**0.00**	**0.00**	**7,269.10**	**-7,269.10**	**0.00**

40000 Revenues
0001 No Department

41000 Taxes Local Effort		Original	Adjustments	Adjusted	Year-to-Date	Balance	% Realized
41300 Lodgers' Tax (1 through 30 days)		475,000.00	0.00	475,000.00	544,084.98	-69,084.98	114.54
	41000 Totals	**475,000.00**	**0.00**	**475,000.00**	**544,084.98**	**-69,084.98**	**114.54**
44000 Charges for Services		**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
44990 Other Charges for Services		11,000.00	0.00	11,000.00	0.00	11,000.00	0.00
	44000 Totals	**11,000.00**	**0.00**	**11,000.00**	**0.00**	**11,000.00**	**0.00**
46000 Miscellaneous Revenues		**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
46030 Interest Income		500.00	0.00	500.00	10,185.58	-9,685.58	2,037.12
46900 Miscellaneous - Other		5,565.00	0.00	5,565.00	5,160.00	405.00	92.72
	46000 Totals	**6,065.00**	**0.00**	**6,065.00**	**15,345.58**	**-9,280.58**	**253.02**
	0001 Totals	**492,065.00**	**0.00**	**492,065.00**	**559,430.56**	**-67,365.56**	**113.69**
	40000 Totals	**492,065.00**	**0.00**	**492,065.00**	**559,430.56**	**-67,365.56**	**113.69**

50000 Expenditures
2002 General Administration

51000 Salary & Wages (FTE required)		Original	Adjustments	Adjusted	Year-to-Date	Balance	% Realized
51020 Salaries - Full-Time Positions		167,681.00	4,912.00	172,593.00	172,005.51	587.49	99.66
51060 Salaries - Overtime		3,500.00	0.00	3,500.00	48.54	3,451.46	1.39
51080 Salaries - Additional Compensation		520.00	0.00	520.00	520.00	0.00	100.00
51900 Salaries - Other Wages		4,700.00	0.00	4,700.00	5,175.02	-475.02	110.11
	51000 Totals	**176,401.00**	**4,912.00**	**181,313.00**	**177,749.07**	**3,563.93**	**98.03**

52000 Employee Benefits		Original	Adjustments	Adjusted	Year-to-Date	Balance	% Realized
52011 FICA - Medicare		2,243.00	0.00	2,243.00	2,375.36	-132.36	105.90
52020 Retirement		34,473.00	0.00	34,473.00	36,219.11	-1,746.11	105.07
52021 Retiree Health Care		3,378.00	0.00	3,378.00	3,554.08	-176.08	105.21
52030 Health and Medical Premiums		30,148.00	0.00	30,148.00	28,986.73	1,161.27	96.15
52040 Life Insurance Premiums		254.00	0.00	254.00	266.55	-12.55	104.94
52050 Dental Insurance Premiums		1,500.00	0.00	1,500.00	1,446.96	53.04	96.46
52070 Disability Insurance Premiums		51.00	0.00	51.00	55.48	-4.48	108.78
52120 Workers' Compensation (Self Insured)		69.00	0.00	69.00	71.49	-2.49	103.61
	52000 Totals	**72,116.00**	**0.00**	**72,116.00**	**72,975.76**	**-859.76**	**101.19**
53000 Travel Costs		**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
53030 Travel - Employees		10,450.00	0.00	10,450.00	2,631.44	7,818.56	25.18
53050 Transportation Costs		2,050.00	0.00	2,050.00	1,466.99	583.01	71.56
	53000 Totals	**12,500.00**	**0.00**	**12,500.00**	**4,098.43**	**8,401.57**	**32.79**
54000 Purchased Property Services		**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
54040 Maintenance & Repairs - Vehicles		1,000.00	0.00	1,000.00	165.95	834.05	16.60
	54000 Totals	**1,000.00**	**0.00**	**1,000.00**	**165.95**	**834.05**	**16.60**
55000 Contractual Services		**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
55010 Contract - Audit		7,500.00	0.00	7,500.00	5,650.31	1,849.69	75.34
55999 Contract - Other Services		16,062.00	0.00	16,062.00	7,216.60	8,845.40	44.93
	55000 Totals	**23,562.00**	**0.00**	**23,562.00**	**12,866.91**	**10,695.09**	**54.61**
56000 Supplies		**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
56020 Supplies - General Office		7,750.00	0.00	7,750.00	0.00	7,750.00	0.00
56040 Supplies - Furniture/Fixtures/Equipment (Non-Capital)		24,000.00	0.00	24,000.00	23,477.88	522.12	97.82
56120 Supplies - Vehicle Fuel		900.00	0.00	900.00	300.19	599.81	33.35
	56000 Totals	**32,650.00**	**0.00**	**32,650.00**	**23,778.07**	**8,871.93**	**72.83**
57000 Operating Costs		**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
57050 Employee Training		7,460.00	0.00	7,460.00	5,666.80	1,793.20	75.96
57080 Postage		2,300.00	0.00	2,300.00	141.26	2,158.74	6.14
57090 Printing/Publishing/Advertising		106,950.00	0.00	106,950.00	57,360.55	49,589.45	53.63
57150 Subscriptions & Dues		6,150.00	50,000.00	56,150.00	41,602.66	14,547.34	74.09
57160 Telecommunications		1,184.00	0.00	1,184.00	990.12	193.88	83.63
	57000 Totals	**124,044.00**	**50,000.00**	**174,044.00**	**105,761.39**	**68,282.61**	**60.77**
	2002 Totals	**442,273.00**	**54,912.00**	**497,185.00**	**397,395.58**	**99,789.42**	**79.93**
	50000 Totals	**442,273.00**	**54,912.00**	**497,185.00**	**397,395.58**	**99,789.42**	**79.93**

60000 Other Financing Sources
0001 No Department

61000 Transfers		Original	Adjustments	Adjusted	Year-to-Date	Balance	% Realized
61200 Transfers Out		-242,000.00	0.00	-242,000.00	-242,000.00	0.00	-100.00
	61000 Totals	**-242,000.00**	**0.00**	**-242,000.00**	**-242,000.00**	**0.00**	**0.00**
	0001 Totals	**-242,000.00**	**0.00**	**-242,000.00**	**-242,000.00**	**0.00**	**0.00**
	60000 Totals	**-242,000.00**	**0.00**	**-242,000.00**	**-242,000.00**	**0.00**	**0.00**

21600 Municipal Street

10000 Assets

10100 Cash Assets		Original	Adjustments	Adjusted	Year-to-Date	Balance	% Realized
10101 Unrestricted Cash		343,870.00	0.00	343,870.00	343,870.00	0.00	100.00
	10100 Totals	**343,870.00**	**0.00**	**343,870.00**	**343,870.00**	**0.00**	**100.00**
	Totals	**343,870.00**	**0.00**	**343,870.00**	**343,870.00**	**0.00**	**100.00**

0001 No Department

10100 Cash Assets		Original	Adjustments	Adjusted	Year-to-Date	Balance	% Realized
10103 Investments		169,509.00	0.00	169,509.00	179,399.45	-9,890.45	105.83
	10100 Totals	**169,509.00**	**0.00**	**169,509.00**	**179,399.45**	**-9,890.45**	**105.83**

12000 Receivables		Original	Adjustments	Adjusted	Year-to-Date	Balance	% Realized
12001 Receivables		0.00	0.00	0.00	1,565.22	-1,565.22	0.00
	12000 Totals	**0.00**	**0.00**	**0.00**	**1,565.22**	**-1,565.22**	**0.00**
	0001 Totals	**169,509.00**	**0.00**	**169,509.00**	**180,964.67**	**-11,455.67**	**106.76**
	10000 Totals	**513,379.00**	**0.00**	**513,379.00**	**524,834.67**	**-11,455.67**	**102.23**

20000 Liabilities
0001 No Department

21000 Payables		Original	Adjustments	Adjusted	Year-to-Date	Balance	% Realized
21001 Payables		0.00	0.00	0.00	11,455.27	-11,455.27	0.00
	21000 Totals	**0.00**	**0.00**	**0.00**	**11,455.27**	**-11,455.27**	**0.00**
	0001 Totals	**0.00**	**0.00**	**0.00**	**11,455.27**	**-11,455.27**	**0.00**
	20000 Totals	**0.00**	**0.00**	**0.00**	**11,455.27**	**-11,455.27**	**0.00**

40000 Revenues
0001 No Department

42000 Taxes State Shared		Original	Adjustments	Adjusted	Year-to-Date	Balance	% Realized
42300 Gas Tax for General Purposes		350,000.00	0.00	350,000.00	346,698.55	3,301.45	99.06
42301 Gas Tax Restricted		200,000.00	0.00	200,000.00	225,947.65	-25,947.65	112.97
	42000 Totals	**550,000.00**	**0.00**	**550,000.00**	**572,646.20**	**-22,646.20**	**104.12**

44000 Charges for Services		Original	Adjustments	Adjusted	Year-to-Date	Balance	% Realized
44010 Administrative Fees		6,000.00	0.00	6,000.00	18,706.32	-12,706.32	311.77
	44000 Totals	**6,000.00**	**0.00**	**6,000.00**	**18,706.32**	**-12,706.32**	**311.77**

46000 Miscellaneous Revenues		Original	Adjustments	Adjusted	Year-to-Date	Balance	% Realized
46030 Interest Income		5,000.00	0.00	5,000.00	21,798.62	-16,798.62	435.97
46040 Investment Income		10,000.00	0.00	10,000.00	3,837.19	6,162.81	38.37
	46000 Totals	**15,000.00**	**0.00**	**15,000.00**	**25,635.81**	**-10,635.81**	**170.91**
	0001 Totals	**571,000.00**	**0.00**	**571,000.00**	**616,988.33**	**-45,988.33**	**108.05**
	40000 Totals	**571,000.00**	**0.00**	**571,000.00**	**616,988.33**	**-45,988.33**	**108.05**

50000 Expenditures
5002 Municipal Streets

54000 Purchased Property Services		Original	Adjustments	Adjusted	Year-to-Date	Balance	% Realized
54030 Maintenance & Repairs - Grounds/Roadways		57,400.00	0.00	57,400.00	43,911.92	13,488.08	76.50
	54000 Totals	**57,400.00**	**0.00**	**57,400.00**	**43,911.92**	**13,488.08**	**76.50**

55000 Contractual Services		Original	Adjustments	Adjusted	Year-to-Date	Balance	% Realized
55030 Contract - Professional Services		20,000.00	0.00	20,000.00	1,613.44	18,386.56	8.07
55999 Contract - Other Services		159,392.00	0.00	159,392.00	146,150.02	13,241.98	91.69
	55000 Totals	**179,392.00**	**0.00**	**179,392.00**	**147,763.46**	**31,628.54**	**82.37**

56000 Supplies		Original	Adjustments	Adjusted	Year-to-Date	Balance	% Realized
56030 Supplies - Field Supplies		98,682.00	0.00	98,682.00	49,002.95	49,679.05	49.66
	56000 Totals	**98,682.00**	**0.00**	**98,682.00**	**49,002.95**	**49,679.05**	**49.66**

58000 Capital Purchases		Original	Adjustments	Adjusted	Year-to-Date	Balance	% Realized
58020 Equipment & Machinery		57,400.00	0.00	57,400.00	57,069.27	330.73	99.42
58090 Roadways/Bridges		83,975.00	0.00	83,975.00	22,074.00	61,901.00	26.29
	58000 Totals	**141,375.00**	**0.00**	**141,375.00**	**79,143.27**	**62,231.73**	**55.98**

59000 Debt Service		Original	Adjustments	Adjusted	Year-to-Date	Balance	% Realized
59010 Debt Service - Principal Payments		96,551.00	0.00	96,551.00	96,551.00	0.00	100.00
59020 Debt Service - Interest Payments		3,795.00	0.00	3,795.00	3,794.94	0.06	100.00
	59000 Totals	**100,346.00**	**0.00**	**100,346.00**	**100,345.94**	**0.06**	**100.00**
	5002 Totals	**577,195.00**	**0.00**	**577,195.00**	**420,167.54**	**157,027.46**	**72.79**
	50000 Totals	**577,195.00**	**0.00**	**577,195.00**	**420,167.54**	**157,027.46**	**72.79**

21700 Recreation
10000 Assets

10100 Cash Assets	Original	Adjustments	Adjusted	Year-to-Date	Balance	% Realized
10101 Unrestricted Cash	269,098.00	0.00	269,098.00	269,098.00	0.00	100.00

	10100 Totals	**269,098.00**	**0.00**	**269,098.00**	**269,098.00**	**0.00**	**100.00**
	Totals	**269,098.00**	**0.00**	**269,098.00**	**269,098.00**	**0.00**	**100.00**
0001 No Department							
10100 Cash Assets		**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
10103 Investments		162,993.00	0.00	162,993.00	171,483.09	-8,490.09	105.21
	10100 Totals	**162,993.00**	**0.00**	**162,993.00**	**171,483.09**	**-8,490.09**	**105.21**
12000 Receivables		**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
12001 Receivables		0.00	0.00	0.00	0.46	-0.46	0.00
	12000 Totals	**0.00**	**0.00**	**0.00**	**0.46**	**-0.46**	**0.00**
	0001 Totals	**162,993.00**	**0.00**	**162,993.00**	**171,483.55**	**-8,490.55**	**105.21**
	10000 Totals	**432,091.00**	**0.00**	**432,091.00**	**440,581.55**	**-8,490.55**	**101.96**
20000 Liabilities							
0001 No Department							
21000 Payables		**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
21001 Payables		0.00	0.00	0.00	8,490.20	-8,490.20	0.00
	21000 Totals	**0.00**	**0.00**	**0.00**	**8,490.20**	**-8,490.20**	**0.00**
	0001 Totals	**0.00**	**0.00**	**0.00**	**8,490.20**	**-8,490.20**	**0.00**
	20000 Totals	**0.00**	**0.00**	**0.00**	**8,490.20**	**-8,490.20**	**0.00**
40000 Revenues							
0001 No Department							
44000 Charges for Services		**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
44180 Recreation Fees		193,227.00	37,157.00	230,384.00	188,443.03	41,940.97	81.80
44190 Rental Fees		10,000.00	0.00	10,000.00	6,125.00	3,875.00	61.25
	44000 Totals	**203,227.00**	**37,157.00**	**240,384.00**	**194,568.03**	**45,815.97**	**80.94**
46000 Miscellaneous Revenues		**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
46030 Interest Income		0.00	0.00	0.00	21,440.70	-21,440.70	0.00
	46000 Totals	**0.00**	**0.00**	**0.00**	**21,440.70**	**-21,440.70**	**0.00**
	0001 Totals	**203,227.00**	**37,157.00**	**240,384.00**	**216,008.73**	**24,375.27**	**89.86**
	40000 Totals	**203,227.00**	**37,157.00**	**240,384.00**	**216,008.73**	**24,375.27**	**89.86**
50000 Expenditures							
4003 Parks & Recreation							
51000 Salary & Wages (FTE required)		**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
51020 Salaries - Full-Time Positions		63,315.00	0.00	63,315.00	5,736.23	57,578.77	9.06
51060 Salaries - Overtime		1,110.00	0.00	1,110.00	0.00	1,110.00	0.00
51900 Salaries - Other Wages		0.00	0.00	0.00	315.71	-315.71	0.00
	51000 Totals	**64,425.00**	**0.00**	**64,425.00**	**6,051.94**	**58,373.06**	**9.39**
52000 Employee Benefits		**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
52011 FICA - Medicare		918.00	0.00	918.00	87.74	830.26	9.56
52020 Retirement		12,923.00	0.00	12,923.00	1,161.56	11,761.44	8.99
52021 Retiree Health Care		1,266.00	0.00	1,266.00	114.73	1,151.27	9.06
52030 Health and Medical Premiums		12,696.00	0.00	12,696.00	0.00	12,696.00	0.00
52040 Life Insurance Premiums		6.00	0.00	6.00	0.00	6.00	0.00
52050 Dental Insurance Premiums		624.00	0.00	624.00	0.00	624.00	0.00
52120 Workers' Compensation (Self Insured)		183.00	0.00	183.00	18.04	164.96	9.86
	52000 Totals	**28,616.00**	**0.00**	**28,616.00**	**1,382.07**	**27,233.93**	**4.83**
55000 Contractual Services		**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
55999 Contract - Other Services		24,681.00	0.00	24,681.00	4,680.98	20,000.02	18.97
	55000 Totals	**24,681.00**	**0.00**	**24,681.00**	**4,680.98**	**20,000.02**	**18.97**
56000 Supplies		**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
56040 Supplies - Furniture/Fixtures/Equipment (Non-Capital)		4,000.00	0.00	4,000.00	0.00	4,000.00	0.00
56999 Supplies - Other		2,322.00	0.00	2,322.00	1,654.67	667.33	71.26
	56000 Totals	**6,322.00**	**0.00**	**6,322.00**	**1,654.67**	**4,667.33**	**26.17**
57000 Operating Costs		**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
57130 Rent of Equipment/Machinery		4,743.00	0.00	4,743.00	0.00	4,743.00	0.00
57150 Subscriptions & Dues		65.00	0.00	65.00	53.81	11.19	82.78

57999 Other Operating Costs		244,862.00	37,157.00	282,019.00	80,751.46	201,267.54	28.63
	57000 Totals	**249,670.00**	**37,157.00**	**286,827.00**	**80,805.27**	**206,021.73**	**28.17**
58000 Capital Purchases		**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
58020 Equipment & Machinery		20,706.00	0.00	20,706.00	7,699.00	13,007.00	37.18
58999 Other Capital Purchases		102,049.00	46,147.00	148,196.00	145,664.57	2,531.43	98.29
	58000 Totals	**122,755.00**	**46,147.00**	**168,902.00**	**153,363.57**	**15,538.43**	**90.80**
	4003 Totals	**496,469.00**	**83,304.00**	**579,773.00**	**247,938.50**	**331,834.50**	**42.76**
	50000 Totals	**496,469.00**	**83,304.00**	**579,773.00**	**247,938.50**	**331,834.50**	**42.76**

21800 Intergovernmental Grants

10000 Assets
0001 No Department

12000 Receivables		**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
12001 Receivables		0.00	0.00	0.00	119,014.80	-119,014.80	0.00
	12000 Totals	**0.00**	**0.00**	**0.00**	**119,014.80**	**-119,014.80**	**0.00**
	0001 Totals	**0.00**	**0.00**	**0.00**	**119,014.80**	**-119,014.80**	**0.00**
	10000 Totals	**0.00**	**0.00**	**0.00**	**119,014.80**	**-119,014.80**	**0.00**

20000 Liabilities
0001 No Department

21000 Payables		**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
21001 Payables		0.00	0.00	0.00	199,261.95	-199,261.95	0.00
	21000 Totals	**0.00**	**0.00**	**0.00**	**199,261.95**	**-199,261.95**	**0.00**
	0001 Totals	**0.00**	**0.00**	**0.00**	**199,261.95**	**-199,261.95**	**0.00**
	20000 Totals	**0.00**	**0.00**	**0.00**	**199,261.95**	**-199,261.95**	**0.00**

40000 Revenues
0001 No Department

46000 Miscellaneous Revenues		**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
46030 Interest Income		0.00	0.00	0.00	165.30	-165.30	0.00
	46000 Totals	**0.00**	**0.00**	**0.00**	**165.30**	**-165.30**	**0.00**
47000 Intergovernmental Grants (Distributions)		**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
47399 Other State Distributions (restricted)		503,550.00	277,130.00	780,680.00	312,302.83	468,377.17	40.00
47699 Federal - Other		1,938,040.00	556,712.00	2,494,752.00	1,308,557.70	1,186,194.30	52.45
47800 Local - Grants from Counties to Municipalities		609,646.00	0.00	609,646.00	383,539.54	226,106.46	62.91
	47000 Totals	**3,051,236.00**	**833,842.00**	**3,885,078.00**	**2,004,400.07**	**1,880,677.93**	**51.59**
	0001 Totals	**3,051,236.00**	**833,842.00**	**3,885,078.00**	**2,004,565.37**	**1,880,512.63**	**51.60**
	40000 Totals	**3,051,236.00**	**833,842.00**	**3,885,078.00**	**2,004,565.37**	**1,880,512.63**	**51.60**

50000 Expenditures
2002 General Administration

51000 Salary & Wages (FTE required)		**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
51020 Salaries - Full-Time Positions		40,147.00	54,543.00	94,690.00	92,465.96	2,224.04	97.65
51060 Salaries - Overtime		188,471.00	399,631.00	588,102.00	220,856.93	367,245.07	37.55
51900 Salaries - Other Wages		415.00	0.00	415.00	353.74	61.26	85.24
	51000 Totals	**229,033.00**	**454,174.00**	**683,207.00**	**313,676.63**	**369,530.37**	**45.91**
52000 Employee Benefits		**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
52011 FICA - Medicare		1,321.00	-48.00	1,273.00	1,200.81	72.19	94.33
52020 Retirement		18,539.00	448.00	18,987.00	18,835.27	151.73	99.20
52021 Retiree Health Care		1,881.00	54.00	1,935.00	1,848.31	86.69	95.52
52030 Health and Medical Premiums		13,534.00	12,883.00	26,417.00	29,419.16	-3,002.16	111.36
52040 Life Insurance Premiums		114.00	6.00	120.00	120.65	-0.65	100.54
52050 Dental Insurance Premiums		1,016.00	389.00	1,405.00	1,480.76	-75.76	105.39
52120 Workers' Compensation (Self Insured)		328.00	-284.00	44.00	41.20	2.80	93.64
	52000 Totals	**36,733.00**	**13,448.00**	**50,181.00**	**52,946.16**	**-2,765.16**	**105.51**
53000 Travel Costs		**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
53030 Travel - Employees		8,099.00	8,658.00	16,757.00	14,383.38	2,373.62	85.84
53050 Transportation Costs		12,808.00	-3,568.00	9,240.00	9,297.66	-57.66	100.62

53000 Totals	**20,907.00**	**5,090.00**	**25,997.00**	**23,681.04**	**2,315.96**	**91.09**
54000 Purchased Property Services	**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
54010 Maintenance & Repairs - Building/Structure	0.00	11,143.00	11,143.00	0.00	11,143.00	0.00
54000 Totals	**0.00**	**11,143.00**	**11,143.00**	**0.00**	**11,143.00**	**0.00**
55000 Contractual Services	**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
55030 Contract - Professional Services	0.00	25,000.00	25,000.00	0.00	25,000.00	0.00
55999 Contract - Other Services	39,484.00	13,035.00	52,519.00	22,243.51	30,275.49	42.35
55000 Totals	**39,484.00**	**38,035.00**	**77,519.00**	**22,243.51**	**55,275.49**	**28.69**
56000 Supplies	**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
56010 Software	244,434.00	0.00	244,434.00	102,476.33	141,957.67	41.92
56040 Supplies - Furniture/Fixtures/Equipment (Non-Capital)	5,154.00	2,837.00	7,991.00	3,291.00	4,700.00	41.18
56110 Supplies - Uniforms/Linen	353.00	-353.00	0.00	0.00	0.00	0.00
56999 Supplies - Other	502,864.00	6,656.00	509,520.00	324,880.85	184,639.15	63.76
56000 Totals	**752,805.00**	**9,140.00**	**761,945.00**	**430,648.18**	**331,296.82**	**56.52**
57000 Operating Costs	**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
57050 Employee Training	5,200.00	20,715.00	25,915.00	25,067.10	847.90	96.73
57090 Printing/Publishing/Advertising	91.00	3,660.00	3,751.00	2,848.74	902.26	75.95
57130 Rent of Equipment/Machinery	0.00	27,723.00	27,723.00	0.00	27,723.00	0.00
57150 Subscriptions & Dues	68,731.00	4,130.00	72,861.00	41,878.02	30,982.98	57.48
57999 Other Operating Costs	938,161.00	-274,900.00	663,261.00	491,525.80	171,735.20	74.11
57000 Totals	**1,012,183.00**	**-218,672.00**	**793,511.00**	**561,319.66**	**232,191.34**	**70.74**
58000 Capital Purchases	**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
58020 Equipment & Machinery	241,312.00	140,466.00	381,778.00	205,238.17	176,539.83	53.76
58080 Vehicles	0.00	2,384.00	2,384.00	2,384.07	-0.07	100.00
58999 Other Capital Purchases	461,140.00	378,641.00	839,781.00	312,180.80	527,600.20	37.17
58000 Totals	**702,452.00**	**521,491.00**	**1,223,943.00**	**519,803.04**	**704,139.96**	**42.47**
2002 Totals	**2,793,597.00**	**833,849.00**	**3,627,446.00**	**1,924,318.22**	**1,703,127.78**	**53.05**
50000 Totals	**2,793,597.00**	**833,849.00**	**3,627,446.00**	**1,924,318.22**	**1,703,127.78**	**53.05**

21900 Senior Citizens

10000 Assets

10100 Cash Assets	**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
10101 Unrestricted Cash	34,772.00	0.00	34,772.00	34,772.00	0.00	100.00
10100 Totals	**34,772.00**	**0.00**	**34,772.00**	**34,772.00**	**0.00**	**100.00**
Totals	**34,772.00**	**0.00**	**34,772.00**	**34,772.00**	**0.00**	**100.00**

0001 No Department

12000 Receivables	**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
12001 Receivables	0.00	0.00	0.00	0.08	-0.08	0.00
12000 Totals	**0.00**	**0.00**	**0.00**	**0.08**	**-0.08**	**0.00**
0001 Totals	**0.00**	**0.00**	**0.00**	**0.08**	**-0.08**	**0.00**
10000 Totals	**34,772.00**	**0.00**	**34,772.00**	**34,772.08**	**-0.08**	**100.00**

40000 Revenues

0001 No Department

44000 Charges for Services	**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
44180 Recreation Fees	10,000.00	0.00	10,000.00	1,218.00	8,782.00	12.18
44000 Totals	**10,000.00**	**0.00**	**10,000.00**	**1,218.00**	**8,782.00**	**12.18**
46000 Miscellaneous Revenues	**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
46010 Contributions/Donations	3,100.00	0.00	3,100.00	1,165.19	1,934.81	37.59
46030 Interest Income	0.00	0.00	0.00	1,531.25	-1,531.25	0.00
46000 Totals	**3,100.00**	**0.00**	**3,100.00**	**2,696.44**	**403.56**	**86.98**
0001 Totals	**13,100.00**	**0.00**	**13,100.00**	**3,914.44**	**9,185.56**	**29.88**
40000 Totals	**13,100.00**	**0.00**	**13,100.00**	**3,914.44**	**9,185.56**	**29.88**

50000 Expenditures

4008 Senior Centers/Programs

54000 Purchased Property Services		Original	Adjustments	Adjusted	Year-to-Date	Balance	% Realized
54010 Maintenance & Repairs - Building/Structure		0.00	10,000.00	10,000.00	10,000.00	0.00	100.00
	54000 Totals	**0.00**	**10,000.00**	**10,000.00**	**10,000.00**	**0.00**	**100.00**
56000 Supplies		**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
56040 Supplies - Furniture/Fixtures/Equipment (Non-Capital)		6,500.00	0.00	6,500.00	0.00	6,500.00	0.00
	56000 Totals	**6,500.00**	**0.00**	**6,500.00**	**0.00**	**6,500.00**	**0.00**
57000 Operating Costs		**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
57999 Other Operating Costs		13,524.00	0.00	13,524.00	3,016.02	10,507.98	22.30
	57000 Totals	**13,524.00**	**0.00**	**13,524.00**	**3,016.02**	**10,507.98**	**22.30**
	4008 Totals	**20,024.00**	**10,000.00**	**30,024.00**	**13,016.02**	**17,007.98**	**43.35**
	50000 Totals	**20,024.00**	**10,000.00**	**30,024.00**	**13,016.02**	**17,007.98**	**43.35**

22300 DWI Fund

10000 Assets
0001 No Department

10100 Cash Assets		Original	Adjustments	Adjusted	Year-to-Date	Balance	% Realized
10103 Investments		251,650.00	0.00	251,650.00	264,758.01	-13,108.01	105.21
	10100 Totals	**251,650.00**	**0.00**	**251,650.00**	**264,758.01**	**-13,108.01**	**105.21**
	0001 Totals	**251,650.00**	**0.00**	**251,650.00**	**264,758.01**	**-13,108.01**	**105.21**
	10000 Totals	**251,650.00**	**0.00**	**251,650.00**	**264,758.01**	**-13,108.01**	**105.21**

20000 Liabilities
0001 No Department

21000 Payables		Original	Adjustments	Adjusted	Year-to-Date	Balance	% Realized
21001 Payables		0.00	0.00	0.00	13,108.29	-13,108.29	0.00
	21000 Totals	**0.00**	**0.00**	**0.00**	**13,108.29**	**-13,108.29**	**0.00**
	0001 Totals	**0.00**	**0.00**	**0.00**	**13,108.29**	**-13,108.29**	**0.00**
	20000 Totals	**0.00**	**0.00**	**0.00**	**13,108.29**	**-13,108.29**	**0.00**

40000 Revenues
0001 No Department

46000 Miscellaneous Revenues		Original	Adjustments	Adjusted	Year-to-Date	Balance	% Realized
46030 Interest Income		20,000.00	0.00	20,000.00	13,108.29	6,891.71	65.54
	46000 Totals	**20,000.00**	**0.00**	**20,000.00**	**13,108.29**	**6,891.71**	**65.54**
	0001 Totals	**20,000.00**	**0.00**	**20,000.00**	**13,108.29**	**6,891.71**	**65.54**
	40000 Totals	**20,000.00**	**0.00**	**20,000.00**	**13,108.29**	**6,891.71**	**65.54**

23300 Municipal Higher Education Facilities GRT

10000 Assets

10100 Cash Assets		Original	Adjustments	Adjusted	Year-to-Date	Balance	% Realized
10101 Unrestricted Cash		182.00	0.00	182.00	182.00	0.00	100.00
	10100 Totals	**182.00**	**0.00**	**182.00**	**182.00**	**0.00**	**100.00**
	Totals	**182.00**	**0.00**	**182.00**	**182.00**	**0.00**	**100.00**

0001 No Department

10100 Cash Assets		Original	Adjustments	Adjusted	Year-to-Date	Balance	% Realized
10103 Investments		14,780,921.00	0.00	14,780,921.00	15,635,833.26	-854,912.26	105.78
	10100 Totals	**14,780,921.00**	**0.00**	**14,780,921.00**	**15,635,833.26**	**-854,912.26**	**105.78**
12000 Receivables		**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
12001 Receivables		0.00	0.00	0.00	122,772.29	-122,772.29	0.00
	12000 Totals	**0.00**	**0.00**	**0.00**	**122,772.29**	**-122,772.29**	**0.00**
	0001 Totals	**14,780,921.00**	**0.00**	**14,780,921.00**	**15,758,605.55**	**-977,684.55**	**106.61**
	10000 Totals	**14,781,103.00**	**0.00**	**14,781,103.00**	**15,758,787.55**	**-977,684.55**	**106.61**

20000 Liabilities
0001 No Department

21000 Payables		Original	Adjustments	Adjusted	Year-to-Date	Balance	% Realized
21001 Payables		0.00	0.00	0.00	977,684.52	-977,684.52	0.00

21000 Totals	**0.00**	**0.00**	**0.00**	**977,684.52**	**-977,684.52**	**0.00**
0001 Totals	**0.00**	**0.00**	**0.00**	**977,684.52**	**-977,684.52**	**0.00**
20000 Totals	**0.00**	**0.00**	**0.00**	**977,684.52**	**-977,684.52**	**0.00**

40000 Revenues
0001 No Department

41000 Taxes Local Effort	**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
41256 Gross Receipts Tax - Municipal Higher Education Facilities	5,312,948.00	862,052.00	6,175,000.00	5,599,159.29	575,840.71	90.67
41000 Totals	**5,312,948.00**	**862,052.00**	**6,175,000.00**	**5,599,159.29**	**575,840.71**	**90.67**

46000 Miscellaneous Revenues	**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
46030 Interest Income	200,000.00	0.00	200,000.00	572,497.53	-372,497.53	286.25
46040 Investment Income	330,000.00	0.00	330,000.00	312,273.45	17,726.55	94.63
46000 Totals	**530,000.00**	**0.00**	**530,000.00**	**884,770.98**	**-354,770.98**	**166.94**
0001 Totals	**5,842,948.00**	**862,052.00**	**6,705,000.00**	**6,483,930.27**	**221,069.73**	**96.70**
40000 Totals	**5,842,948.00**	**862,052.00**	**6,705,000.00**	**6,483,930.27**	**221,069.73**	**96.70**

50000 Expenditures
2002 General Administration

57000 Operating Costs	**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
57999 Other Operating Costs	159,496.00	24,104.00	183,600.00	167,655.37	15,944.63	91.32
57000 Totals	**159,496.00**	**24,104.00**	**183,600.00**	**167,655.37**	**15,944.63**	**91.32**

58000 Capital Purchases	**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
58090 Roadways/Bridges	2,478,558.00	0.00	2,478,558.00	0.00	2,478,558.00	0.00
58999 Other Capital Purchases	4,803,650.00	0.00	4,803,650.00	6,168,249.14	-1,364,599.14	128.41
58000 Totals	**7,282,208.00**	**0.00**	**7,282,208.00**	**6,168,249.14**	**1,113,958.86**	**84.70**

59000 Debt Service	**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
59010 Debt Service - Principal Payments	1,610,000.00	0.00	1,610,000.00	1,610,000.00	0.00	100.00
59020 Debt Service - Interest Payments	346,750.00	0.00	346,750.00	346,750.00	0.00	100.00
59000 Totals	**1,956,750.00**	**0.00**	**1,956,750.00**	**1,956,750.00**	**0.00**	**100.00**
2002 Totals	**9,398,454.00**	**24,104.00**	**9,422,558.00**	**8,292,654.51**	**1,129,903.49**	**88.01**
50000 Totals	**9,398,454.00**	**24,104.00**	**9,422,558.00**	**8,292,654.51**	**1,129,903.49**	**88.01**

26000 American Rescue Plan Act

10000 Assets

10100 Cash Assets	**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
10101 Unrestricted Cash	1,680,722.00	0.00	1,680,722.00	1,680,722.00	0.00	100.00
10100 Totals	**1,680,722.00**	**0.00**	**1,680,722.00**	**1,680,722.00**	**0.00**	**100.00**
Totals	**1,680,722.00**	**0.00**	**1,680,722.00**	**1,680,722.00**	**0.00**	**100.00**

0001 No Department

10100 Cash Assets	**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
10103 Investments	9,770,410.00	0.00	9,770,410.00	10,851,299.26	-1,080,889.26	111.06
10100 Totals	**9,770,410.00**	**0.00**	**9,770,410.00**	**10,851,299.26**	**-1,080,889.26**	**111.06**

12000 Receivables	**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
12001 Receivables	0.00	0.00	0.00	79,512.57	-79,512.57	0.00
12000 Totals	**0.00**	**0.00**	**0.00**	**79,512.57**	**-79,512.57**	**0.00**
0001 Totals	**9,770,410.00**	**0.00**	**9,770,410.00**	**10,930,811.83**	**-1,160,401.83**	**111.88**
10000 Totals	**11,451,132.00**	**0.00**	**11,451,132.00**	**12,611,533.83**	**-1,160,401.83**	**110.13**

20000 Liabilities
0001 No Department

21000 Payables	**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
21001 Payables	0.00	0.00	0.00	1,160,402.08	-1,160,402.08	0.00
21000 Totals	**0.00**	**0.00**	**0.00**	**1,160,402.08**	**-1,160,402.08**	**0.00**
0001 Totals	**0.00**	**0.00**	**0.00**	**1,160,402.08**	**-1,160,402.08**	**0.00**
20000 Totals	**0.00**	**0.00**	**0.00**	**1,160,402.08**	**-1,160,402.08**	**0.00**

40000 Revenues
0001 No Department

46000 Miscellaneous Revenues	**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**

46030 Interest Income		0.00	169,991.00	169,991.00	434,502.75	-264,511.75	255.60
46040 Investment Income		0.00	94,504.00	94,504.00	208,729.46	-114,225.46	220.87
	46000 Totals	**0.00**	**264,495.00**	**264,495.00**	**643,232.21**	**-378,737.21**	**243.19**
	0001 Totals	**0.00**	**264,495.00**	**264,495.00**	**643,232.21**	**-378,737.21**	**243.19**
	40000 Totals	**0.00**	**264,495.00**	**264,495.00**	**643,232.21**	**-378,737.21**	**243.19**

50000 Expenditures
2002 General Administration

57000 Operating Costs		**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
57999 Other Operating Costs		581,095.00	-6,095.00	575,000.00	556,531.87	18,468.13	96.79
	57000 Totals	**581,095.00**	**-6,095.00**	**575,000.00**	**556,531.87**	**18,468.13**	**96.79**
58000 Capital Purchases		**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
58040 Infrastructure		10,870,037.00	270,590.00	11,140,627.00	211,633.05	10,928,993.95	1.90
	58000 Totals	**10,870,037.00**	**270,590.00**	**11,140,627.00**	**211,633.05**	**10,928,993.95**	**1.90**
	2002 Totals	**11,451,132.00**	**264,495.00**	**11,715,627.00**	**768,164.92**	**10,947,462.08**	**6.56**
	50000 Totals	**11,451,132.00**	**264,495.00**	**11,715,627.00**	**768,164.92**	**10,947,462.08**	**6.56**

27000 LG Abatement Opioid Fund

10000 Assets

10100 Cash Assets		**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
10101 Unrestricted Cash		0.00	0.00	0.00	0.00	0.00	100.00
	10100 Totals	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**
	Totals	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

0001 No Department

10100 Cash Assets		**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
10103 Investments		2,991,012.00	0.00	2,991,012.00	3,170,522.90	-179,510.90	106.00
	10100 Totals	**2,991,012.00**	**0.00**	**2,991,012.00**	**3,170,522.90**	**-179,510.90**	**106.00**
	0001 Totals	**2,991,012.00**	**0.00**	**2,991,012.00**	**3,170,522.90**	**-179,510.90**	**106.00**
	10000 Totals	**2,991,012.00**	**0.00**	**2,991,012.00**	**3,170,522.90**	**-179,510.90**	**106.00**

0001 No Department

10000 Assets		**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
12000 Receivables		0.00	0.00	0.00	33,293.33	-33,293.33	0.00
	10000 Totals	**0.00**	**0.00**	**0.00**	**33,293.33**	**-33,293.33**	**0.00**
	0001 Totals	**0.00**	**0.00**	**0.00**	**33,293.33**	**-33,293.33**	**0.00**
	Totals	**0.00**	**0.00**	**0.00**	**33,293.33**	**-33,293.33**	**0.00**

20000 Liabilities
0001 No Department

21000 Payables		**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
21001 Payables		0.00	0.00	0.00	212,804.29	-212,804.29	0.00
	21000 Totals	**0.00**	**0.00**	**0.00**	**212,804.29**	**-212,804.29**	**0.00**
	0001 Totals	**0.00**	**0.00**	**0.00**	**212,804.29**	**-212,804.29**	**0.00**
	20000 Totals	**0.00**	**0.00**	**0.00**	**212,804.29**	**-212,804.29**	**0.00**

40000 Revenues
0001 No Department

46000 Miscellaneous Revenues		**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
46030 Interest Income		30,000.00	0.00	30,000.00	100,794.13	-70,794.13	335.98
46040 Investment Income		0.00	0.00	0.00	85,719.71	-85,719.71	0.00
	46000 Totals	**30,000.00**	**0.00**	**30,000.00**	**186,513.84**	**-156,513.84**	**621.71**
47000 Intergovernmental Grants (Distributions)		**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
47700 Federal - LG Abatement		0.00	0.00	0.00	189,337.64	-189,337.64	0.00
	47000 Totals	**0.00**	**0.00**	**0.00**	**189,337.64**	**-189,337.64**	**0.00**
	0001 Totals	**30,000.00**	**0.00**	**30,000.00**	**375,851.48**	**-345,851.48**	**1,252.84**
	40000 Totals	**30,000.00**	**0.00**	**30,000.00**	**375,851.48**	**-345,851.48**	**1,252.84**

28000 Cannabis Regulation Act

10000 Assets

10100 Cash Assets		Original	Adjustments	Adjusted	Year-to-Date	Balance	% Realized
10101 Unrestricted Cash		752,473.00	0.00	752,473.00	752,473.00	0.00	100.00
	10100 Totals	**752,473.00**	**0.00**	**752,473.00**	**752,473.00**	**0.00**	**100.00**
	Totals	**752,473.00**	**0.00**	**752,473.00**	**752,473.00**	**0.00**	**100.00**

0001 No Department

10100 Cash Assets		Original	Adjustments	Adjusted	Year-to-Date	Balance	% Realized
10103 Investments		0.00	0.00	0.00	261,365.82	-261,365.82	0.00
	10100 Totals	**0.00**	**0.00**	**0.00**	**261,365.82**	**-261,365.82**	**0.00**

12000 Receivables		Original	Adjustments	Adjusted	Year-to-Date	Balance	% Realized
12001 Receivables		0.00	0.00	0.00	2,744.76	-2,744.76	0.00
	12000 Totals	**0.00**	**0.00**	**0.00**	**2,744.76**	**-2,744.76**	**0.00**
	0001 Totals	**0.00**	**0.00**	**0.00**	**264,110.58**	**-264,110.58**	**0.00**
	10000 Totals	**752,473.00**	**0.00**	**752,473.00**	**1,016,583.58**	**-264,110.58**	**135.10**

20000 Liabilities

0001 No Department

21000 Payables		Original	Adjustments	Adjusted	Year-to-Date	Balance	% Realized
21001 Payables		0.00	0.00	0.00	264,110.40	-264,110.40	0.00
	21000 Totals	**0.00**	**0.00**	**0.00**	**264,110.40**	**-264,110.40**	**0.00**
	0001 Totals	**0.00**	**0.00**	**0.00**	**264,110.40**	**-264,110.40**	**0.00**
	20000 Totals	**0.00**	**0.00**	**0.00**	**264,110.40**	**-264,110.40**	**0.00**

40000 Revenues

0001 No Department

41000 Taxes Local Effort		Original	Adjustments	Adjusted	Year-to-Date	Balance	% Realized
42700 Cannabis Excise Tax		400,000.00	-100,000.00	300,000.00	297,636.32	2,363.68	99.21
	41000 Totals	**400,000.00**	**-100,000.00**	**300,000.00**	**297,636.32**	**2,363.68**	**99.21**

46000 Miscellaneous Revenues		Original	Adjustments	Adjusted	Year-to-Date	Balance	% Realized
46030 Interest Income		0.00	0.00	0.00	18,620.20	-18,620.20	0.00
46040 Investment Income		20,000.00	0.00	20,000.00	4,058.76	15,941.24	20.29
	46000 Totals	**20,000.00**	**0.00**	**20,000.00**	**22,678.96**	**-2,678.96**	**113.39**
	0001 Totals	**420,000.00**	**-100,000.00**	**320,000.00**	**320,315.28**	**-315.28**	**100.10**
	40000 Totals	**420,000.00**	**-100,000.00**	**320,000.00**	**320,315.28**	**-315.28**	**100.10**

50000 Expenditures

2002 General Administration

57000 Operating Costs		Original	Adjustments	Adjusted	Year-to-Date	Balance	% Realized
57999 Other Operating Costs		12,000.00	0.00	12,000.00	8,641.17	3,358.83	72.01
	57000 Totals	**12,000.00**	**0.00**	**12,000.00**	**8,641.17**	**3,358.83**	**72.01**
	2002 Totals	**12,000.00**	**0.00**	**12,000.00**	**8,641.17**	**3,358.83**	**72.01**
	50000 Totals	**12,000.00**	**0.00**	**12,000.00**	**8,641.17**	**3,358.83**	**72.01**

60000 Other Financing Sources

0001 No Department

61000 Transfers		Original	Adjustments	Adjusted	Year-to-Date	Balance	% Realized
61200 Transfers Out		-1,158,720.00	100,000.00	-1,058,720.00	-1,058,720.00	0.00	-100.00
	61000 Totals	**-1,158,720.00**	**100,000.00**	**-1,058,720.00**	**-1,058,720.00**	**0.00**	**0.00**
	0001 Totals	**-1,158,720.00**	**100,000.00**	**-1,058,720.00**	**-1,058,720.00**	**0.00**	**0.00**
	60000 Totals	**-1,158,720.00**	**100,000.00**	**-1,058,720.00**	**-1,058,720.00**	**0.00**	**0.00**

29900 Other Special Revenue

10000 Assets

10100 Cash Assets		Original	Adjustments	Adjusted	Year-to-Date	Balance	% Realized
10101 Unrestricted Cash		5,410,294.00	0.00	5,410,294.00	5,410,294.00	0.00	100.00
	10100 Totals	**5,410,294.00**	**0.00**	**5,410,294.00**	**5,410,294.00**	**0.00**	**100.00**
	Totals	**5,410,294.00**	**0.00**	**5,410,294.00**	**5,410,294.00**	**0.00**	**100.00**

0001 No Department

10100 Cash Assets		Original	Adjustments	Adjusted	Year-to-Date	Balance	% Realized
10103 Investments		24,576,016.00	0.00	24,576,016.00	28,871,015.98	-4,294,999.98	117.48
	10100 Totals	**24,576,016.00**	**0.00**	**24,576,016.00**	**28,871,015.98**	**-4,294,999.98**	**117.48**
12000 Receivables		**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
12001 Receivables		0.00	0.00	0.00	3,080,879.08	-3,080,879.08	0.00
	12000 Totals	**0.00**	**0.00**	**0.00**	**3,080,879.08**	**-3,080,879.08**	**0.00**
	0001 Totals	**24,576,016.00**	**0.00**	**24,576,016.00**	**31,951,895.06**	**-7,375,879.06**	**130.01**
	10000 Totals	**29,986,310.00**	**0.00**	**29,986,310.00**	**37,362,189.06**	**-7,375,879.06**	**124.60**

20000 Liabilities
0001 No Department

21000 Payables		Original	Adjustments	Adjusted	Year-to-Date	Balance	% Realized
21001 Payables		0.00	0.00	0.00	6,845,782.03	-6,845,782.03	0.00
	21000 Totals	**0.00**	**0.00**	**0.00**	**6,845,782.03**	**-6,845,782.03**	**0.00**
	0001 Totals	**0.00**	**0.00**	**0.00**	**6,845,782.03**	**-6,845,782.03**	**0.00**
	20000 Totals	**0.00**	**0.00**	**0.00**	**6,845,782.03**	**-6,845,782.03**	**0.00**

40000 Revenues
0001 No Department

41000 Taxes Local Effort		Original	Adjustments	Adjusted	Year-to-Date	Balance	% Realized
41100 Franchise Tax		35,000.00	0.00	35,000.00	50,073.90	-15,073.90	143.07
41250 Gross Receipts Tax - Municipal Local Option General		0.00	0.00	0.00	483,096.70	-483,096.70	0.00
	41000 Totals	**35,000.00**	**0.00**	**35,000.00**	**533,170.60**	**-498,170.60**	**1,523.34**
42000 Taxes State Shared		**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
42401 GRT Shared - Municipal Equivalent Distribution		1,486,779.00	0.00	1,486,779.00	0.00	1,486,779.00	0.00
	42000 Totals	**1,486,779.00**	**0.00**	**1,486,779.00**	**0.00**	**1,486,779.00**	**0.00**
44000 Charges for Services		**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
44030 Animal Pound Fees		35,000.00	0.00	35,000.00	33,663.90	1,336.10	96.18
	44000 Totals	**35,000.00**	**0.00**	**35,000.00**	**33,663.90**	**1,336.10**	**96.18**
45000 Fines & Forfeits		**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
45020 Court Fines		500.00	0.00	500.00	400.00	100.00	80.00
45990 Other Fines and Forfeits		310,000.00	0.00	310,000.00	455,286.73	-145,286.73	146.87
	45000 Totals	**310,500.00**	**0.00**	**310,500.00**	**455,686.73**	**-145,186.73**	**146.76**
46000 Miscellaneous Revenues		**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
46010 Contributions/Donations		7,300.00	250.00	7,550.00	10,855.88	-3,305.88	143.79
46030 Interest Income		365,000.00	0.00	365,000.00	1,183,737.63	-818,737.63	324.31
46040 Investment Income		0.00	0.00	0.00	894,738.84	-894,738.84	0.00
46050 Joint Power Agreements Income		2,055,307.00	0.00	2,055,307.00	2,055,306.60	0.40	100.00
46060 Reimbursements/Refunds		145,530.00	16,050.00	161,580.00	505,614.69	-344,034.69	312.92
46900 Miscellaneous - Other		55,200.00	89.00	55,289.00	1,112,740.45	-1,057,451.45	2,012.59
	46000 Totals	**2,628,337.00**	**16,389.00**	**2,644,726.00**	**5,762,994.09**	**-3,118,268.09**	**217.91**
47000 Intergovernmental Grants (Distributions)		**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
47398 Other State Distributions (operational)		0.00	0.00	0.00	1,000.00	-1,000.00	0.00
47399 Other State Distributions (restricted)		1,000.00	0.00	1,000.00	0.00	1,000.00	0.00
	47000 Totals	**1,000.00**	**0.00**	**1,000.00**	**1,000.00**	**0.00**	**100.00**
	0001 Totals	**4,496,616.00**	**16,389.00**	**4,513,005.00**	**6,786,515.32**	**-2,273,510.32**	**150.38**
	40000 Totals	**4,496,616.00**	**16,389.00**	**4,513,005.00**	**6,786,515.32**	**-2,273,510.32**	**150.38**

50000 Expenditures
2002 General Administration

51000 Salary & Wages (FTE required)		Original	Adjustments	Adjusted	Year-to-Date	Balance	% Realized
51020 Salaries - Full-Time Positions		2,647,959.00	0.00	2,647,959.00	2,766,119.74	-118,160.74	104.46
51060 Salaries - Overtime		160,000.00	0.00	160,000.00	109,664.97	50,335.03	68.54
51900 Salaries - Other Wages		106,499.00	0.00	106,499.00	154,075.19	-47,576.19	144.67
	51000 Totals	**2,914,458.00**	**0.00**	**2,914,458.00**	**3,029,859.90**	**-115,401.90**	**103.96**
52000 Employee Benefits		**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
52011 FICA - Medicare		37,346.00	0.00	37,346.00	42,855.06	-5,509.06	114.75
52020 Retirement		545,447.00	0.00	545,447.00	416,008.68	129,438.32	76.27

52021 Retiree Health Care	53,449.00	0.00	53,449.00	40,877.97	12,571.03	76.48
52030 Health and Medical Premiums	512,126.00	0.00	512,126.00	277,452.76	234,673.24	54.18
52040 Life Insurance Premiums	2,347.00	0.00	2,347.00	1,839.59	507.41	78.38
52050 Dental Insurance Premiums	27,351.00	0.00	27,351.00	14,133.90	13,217.10	51.68
52120 Workers' Compensation (Self Insured)	1,271.00	0.00	1,271.00	1,119.03	151.97	88.04
52000 Totals	**1,179,337.00**	**0.00**	**1,179,337.00**	**794,286.99**	**385,050.01**	**67.35**
53000 Travel Costs	**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
53030 Travel - Employees	4,846.00	1,500.00	6,346.00	2,466.66	3,879.34	38.87
53050 Transportation Costs	2,254.00	0.00	2,254.00	563.09	1,690.91	24.98
53000 Totals	**7,100.00**	**1,500.00**	**8,600.00**	**3,029.75**	**5,570.25**	**35.23**
54000 Purchased Property Services	**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
54010 Maintenance & Repairs - Building/Structure	0.00	42,917.00	42,917.00	42,914.53	2.47	99.99
54050 Maintenance & Repair - Furniture/Fixtures/Equipment	116,292.00	-14,494.00	101,798.00	578.29	101,219.71	0.57
54000 Totals	**116,292.00**	**28,423.00**	**144,715.00**	**43,492.82**	**101,222.18**	**30.05**
55000 Contractual Services	**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
55030 Contract - Professional Services	18,500.00	-3,518.00	14,982.00	14,184.00	798.00	94.67
55999 Contract - Other Services	250,097.00	10,676.00	260,773.00	217,740.06	43,032.94	83.50
55000 Totals	**268,597.00**	**7,158.00**	**275,755.00**	**231,924.06**	**43,830.94**	**84.11**
56000 Supplies	**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
56010 Software	728,619.00	0.00	728,619.00	513,272.33	215,346.67	70.44
56020 Supplies - General Office	8,100.00	0.00	8,100.00	5,989.91	2,110.09	73.95
56040 Supplies - Furniture/Fixtures/Equipment (Non-Capital)	591,672.00	10,724.00	602,396.00	343,771.67	258,624.33	57.07
56120 Supplies - Vehicle Fuel	96,000.00	16,050.00	112,050.00	94,120.68	17,929.32	84.00
56999 Supplies - Other	96,283.00	0.00	96,283.00	66,198.25	30,084.75	68.75
56000 Totals	**1,520,674.00**	**26,774.00**	**1,547,448.00**	**1,023,352.84**	**524,095.16**	**66.13**
57000 Operating Costs	**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
57050 Employee Training	2,920.00	2,000.00	4,920.00	2,364.30	2,555.70	48.05
57080 Postage	150.00	0.00	150.00	28.27	121.73	18.85
57090 Printing/Publishing/Advertising	1,000.00	0.00	1,000.00	0.00	1,000.00	0.00
57130 Rent of Equipment/Machinery	2,762.00	18.00	2,780.00	2,014.65	765.35	72.47
57150 Subscriptions & Dues	3,310.00	0.00	3,310.00	2,650.00	660.00	80.06
57160 Telecommunications	32,804.00	0.00	32,804.00	21,864.70	10,939.30	66.65
57170 Utilities - Electricity	3,766.00	0.00	3,766.00	2,925.64	840.36	77.69
57171 Utilities - Natural Gas	993.00	0.00	993.00	246.46	746.54	24.82
57173 Utilities - Water	165.00	0.00	165.00	145.92	19.08	88.44
57999 Other Operating Costs	1,102,851.00	1,634,341.00	2,737,192.00	2,355,417.88	381,774.12	86.05
57000 Totals	**1,150,721.00**	**1,636,359.00**	**2,787,080.00**	**2,387,657.82**	**399,422.18**	**85.67**
58000 Capital Purchases	**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
58010 Buildings & Structures	0.00	6,723.00	6,723.00	0.00	6,723.00	0.00
58020 Equipment & Machinery	4,902,224.00	96,917.00	4,999,141.00	507,411.22	4,491,729.78	10.15
58080 Vehicles	649,153.00	-107,721.00	541,432.00	205,041.33	336,390.67	37.87
58000 Totals	**5,551,377.00**	**-4,081.00**	**5,547,296.00**	**712,452.55**	**4,834,843.45**	**12.84**
2002 Totals	**12,708,556.00**	**1,696,133.00**	**14,404,689.00**	**8,226,056.73**	**6,178,632.27**	**57.11**
50000 Totals	**12,708,556.00**	**1,696,133.00**	**14,404,689.00**	**8,226,056.73**	**6,178,632.27**	**57.11**
60000 Other Financing Sources						
0001 No Department						
61000 Transfers	**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
61100 Transfers In	6,570,607.00	821,400.00	7,392,007.00	7,392,007.00	0.00	100.00
61200 Transfers Out	-1,051,179.00	-1,363,019.00	-2,414,198.00	-2,414,198.00	0.00	-100.00
61000 Totals	**5,519,428.00**	**-541,619.00**	**4,977,809.00**	**4,977,809.00**	**0.00**	**100.00**
0001 Totals	**5,519,428.00**	**-541,619.00**	**4,977,809.00**	**4,977,809.00**	**0.00**	**100.00**
60000 Totals	**5,519,428.00**	**-541,619.00**	**4,977,809.00**	**4,977,809.00**	**0.00**	**100.00**

30100 Bond Proceeds Project

10000 Assets

10100 Cash Assets		Original	Adjustments	Adjusted	Year-to-Date	Balance	% Realized
10101 Unrestricted Cash		1,684,673.00	0.00	1,684,673.00	1,684,673.00	0.00	100.00
	10100 Totals	**1,684,673.00**	**0.00**	**1,684,673.00**	**1,684,673.00**	**0.00**	**100.00**
	Totals	**1,684,673.00**	**0.00**	**1,684,673.00**	**1,684,673.00**	**0.00**	**100.00**

0001 No Department

10100 Cash Assets		Original	Adjustments	Adjusted	Year-to-Date	Balance	% Realized
10103 Investments		3,038,227.00	0.00	3,038,227.00	16,136,191.13	-13,097,964.13	531.11
	10100 Totals	**3,038,227.00**	**0.00**	**3,038,227.00**	**16,136,191.13**	**-13,097,964.13**	**531.11**
12000 Receivables		**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
12001 Receivables		0.00	0.00	0.00	4,402,901.94	-4,402,901.94	0.00
	12000 Totals	**0.00**	**0.00**	**0.00**	**4,402,901.94**	**-4,402,901.94**	**0.00**
	0001 Totals	**3,038,227.00**	**0.00**	**3,038,227.00**	**20,539,093.07**	**-17,500,866.07**	**676.02**
	10000 Totals	**4,722,900.00**	**0.00**	**4,722,900.00**	**22,223,766.07**	**-17,500,866.07**	**470.55**

20000 Liabilities

0001 No Department

21000 Payables		Original	Adjustments	Adjusted	Year-to-Date	Balance	% Realized
21001 Payables		0.00	0.00	0.00	17,820,865.71	-17,820,865.71	0.00
	21000 Totals	**0.00**	**0.00**	**0.00**	**17,820,865.71**	**-17,820,865.71**	**0.00**
	0001 Totals	**0.00**	**0.00**	**0.00**	**17,820,865.71**	**-17,820,865.71**	**0.00**
	20000 Totals	**0.00**	**0.00**	**0.00**	**17,820,865.71**	**-17,820,865.71**	**0.00**

40000 Revenues

0001 No Department

46000 Miscellaneous Revenues		Original	Adjustments	Adjusted	Year-to-Date	Balance	% Realized
46030 Interest Income		0.00	0.00	0.00	663,343.54	-663,343.54	0.00
46040 Investment Income		0.00	0.00	0.00	61,531.92	-61,531.92	0.00
46200 Bond Proceeds		0.00	16,807,150.00	16,807,150.00	16,807,150.49	-0.49	100.00
	46000 Totals	**0.00**	**16,807,150.00**	**16,807,150.00**	**17,532,025.95**	**-724,875.95**	**104.31**
	0001 Totals	**0.00**	**16,807,150.00**	**16,807,150.00**	**17,532,025.95**	**-724,875.95**	**104.31**
	40000 Totals	**0.00**	**16,807,150.00**	**16,807,150.00**	**17,532,025.95**	**-724,875.95**	**104.31**

50000 Expenditures

2002 General Administration

55000 Contractual Services		Original	Adjustments	Adjusted	Year-to-Date	Balance	% Realized
55999 Contract - Other Services		0.00	30,610.00	30,610.00	2,610.00	28,000.00	8.53
	55000 Totals	**0.00**	**30,610.00**	**30,610.00**	**2,610.00**	**28,000.00**	**8.53**
56000 Supplies		**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
56010 Software		0.00	26,050.00	26,050.00	3,300.00	22,750.00	12.67
56040 Supplies - Furniture/Fixtures/Equipment (Non-Capital)		73,469.00	126,806.00	200,275.00	133,717.59	66,557.41	66.77
56999 Supplies - Other		0.00	256,416.00	256,416.00	207,810.81	48,605.19	81.04
	56000 Totals	**73,469.00**	**409,272.00**	**482,741.00**	**344,828.40**	**137,912.60**	**71.43**
57000 Operating Costs		**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
57999 Other Operating Costs		0.00	170,000.00	170,000.00	148,773.53	21,226.47	87.51
	57000 Totals	**0.00**	**170,000.00**	**170,000.00**	**148,773.53**	**21,226.47**	**87.51**
58000 Capital Purchases		**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
58010 Buildings & Structures		0.00	35,000.00	35,000.00	35,000.00	0.00	100.00
58020 Equipment & Machinery		2,938.00	69,482.00	72,420.00	71,753.55	666.45	99.08
58080 Vehicles		697,271.00	4,075,311.00	4,772,582.00	1,549,676.16	3,222,905.84	32.47
58090 Roadways/Bridges		3,552,120.00	10,646,534.00	14,198,654.00	2,219,265.62	11,979,388.38	15.63
58999 Other Capital Purchases		77,099.00	733,791.00	810,890.00	338,297.03	472,592.97	41.72
	58000 Totals	**4,329,428.00**	**15,560,118.00**	**19,889,546.00**	**4,213,992.36**	**15,675,553.64**	**21.19**
	2002 Totals	**4,402,897.00**	**16,170,000.00**	**20,572,897.00**	**4,710,204.29**	**15,862,692.71**	**22.90**
	50000 Totals	**4,402,897.00**	**16,170,000.00**	**20,572,897.00**	**4,710,204.29**	**15,862,692.71**	**22.90**

60000 Other Financing Sources

0001 No Department

61000 Transfers	Original	Adjustments	Adjusted	Year-to-Date	Balance	% Realized
61200 Transfers Out	0.00	-637,150.00	-637,150.00	-637,150.00	0.00	-100.00
61000 Totals	**0.00**	**-637,150.00**	**-637,150.00**	**-637,150.00**	**0.00**	**0.00**
0001 Totals	**0.00**	**-637,150.00**	**-637,150.00**	**-637,150.00**	**0.00**	**0.00**
60000 Totals	**0.00**	**-637,150.00**	**-637,150.00**	**-637,150.00**	**0.00**	**0.00**

30300 State Legislative Appropriation Project

10000 Assets

0001 No Department

12000 Receivables	Original	Adjustments	Adjusted	Year-to-Date	Balance	% Realized
12001 Receivables	0.00	0.00	0.00	2,672,386.09	-2,672,386.09	0.00
12000 Totals	**0.00**	**0.00**	**0.00**	**2,672,386.09**	**-2,672,386.09**	**0.00**
0001 Totals	**0.00**	**0.00**	**0.00**	**2,672,386.09**	**-2,672,386.09**	**0.00**
10000 Totals	**0.00**	**0.00**	**0.00**	**2,672,386.09**	**-2,672,386.09**	**0.00**

20000 Liabilities

0001 No Department

21000 Payables	Original	Adjustments	Adjusted	Year-to-Date	Balance	% Realized
21001 Payables	0.00	0.00	0.00	1,885,613.49	-1,885,613.49	0.00
21000 Totals	**0.00**	**0.00**	**0.00**	**1,885,613.49**	**-1,885,613.49**	**0.00**
0001 Totals	**0.00**	**0.00**	**0.00**	**1,885,613.49**	**-1,885,613.49**	**0.00**
20000 Totals	**0.00**	**0.00**	**0.00**	**1,885,613.49**	**-1,885,613.49**	**0.00**

40000 Revenues

0001 No Department

47000 Intergovernmental Grants (Distributions)	Original	Adjustments	Adjusted	Year-to-Date	Balance	% Realized
47300 State Legislative Appropriations	7,387,890.00	3,260,250.00	10,648,140.00	3,880,827.77	6,767,312.23	36.45
47000 Totals	**7,387,890.00**	**3,260,250.00**	**10,648,140.00**	**3,880,827.77**	**6,767,312.23**	**36.45**
0001 Totals	**7,387,890.00**	**3,260,250.00**	**10,648,140.00**	**3,880,827.77**	**6,767,312.23**	**36.45**
40000 Totals	**7,387,890.00**	**3,260,250.00**	**10,648,140.00**	**3,880,827.77**	**6,767,312.23**	**36.45**

50000 Expenditures

2002 General Administration

54000 Purchased Property Services	Original	Adjustments	Adjusted	Year-to-Date	Balance	% Realized
54010 Maintenance & Repairs - Building/Structure	112,835.00	0.00	112,835.00	0.00	112,835.00	0.00
54050 Maintenance & Repair - Furniture/Fixtures/Equipment	0.00	0.00	0.00	125,953.80	-125,953.80	0.00
54999 Other Maintenance	0.00	39,000.00	39,000.00	0.00	39,000.00	0.00
54000 Totals	**112,835.00**	**39,000.00**	**151,835.00**	**125,953.80**	**25,881.20**	**82.95**

55000 Contractual Services	Original	Adjustments	Adjusted	Year-to-Date	Balance	% Realized
55999 Contract - Other Services	0.00	1,935.00	1,935.00	1,935.00	0.00	100.00
55000 Totals	**0.00**	**1,935.00**	**1,935.00**	**1,935.00**	**0.00**	**100.00**

56000 Supplies	Original	Adjustments	Adjusted	Year-to-Date	Balance	% Realized
56040 Supplies - Furniture/Fixtures/Equipment (Non-Capital)	145,855.00	-65,328.00	80,527.00	67,693.87	12,833.13	84.06
56000 Totals	**145,855.00**	**-65,328.00**	**80,527.00**	**67,693.87**	**12,833.13**	**84.06**

58000 Capital Purchases	Original	Adjustments	Adjusted	Year-to-Date	Balance	% Realized
58010 Buildings & Structures	1,675,427.00	1,201,981.00	2,877,408.00	596,847.60	2,280,560.40	20.74
58020 Equipment & Machinery	374,168.00	232,341.00	606,509.00	327,709.68	278,799.32	54.03
58080 Vehicles	1,036,794.00	1,040,321.00	2,077,115.00	1,089,583.57	987,531.43	52.46
58090 Roadways/Bridges	815,651.00	200,000.00	1,015,651.00	554,826.27	460,824.73	54.63
58999 Other Capital Purchases	1,341,542.00	610,000.00	1,951,542.00	1,903,050.58	48,491.42	97.52
58000 Totals	**5,243,582.00**	**3,284,643.00**	**8,528,225.00**	**4,472,017.70**	**4,056,207.30**	**52.44**
2002 Totals	**5,502,272.00**	**3,260,250.00**	**8,762,522.00**	**4,667,600.37**	**4,094,921.63**	**53.27**
50000 Totals	**5,502,272.00**	**3,260,250.00**	**8,762,522.00**	**4,667,600.37**	**4,094,921.63**	**53.27**

30400 Road/Street Projects

10000 Assets

10100 Cash Assets	Original	Adjustments	Adjusted	Year-to-Date	Balance	% Realized

10101 Unrestricted Cash		6,368,987.00	0.00	6,368,987.00	6,368,987.00	0.00	100.00
	10100 Totals	**6,368,987.00**	**0.00**	**6,368,987.00**	**6,368,987.00**	**0.00**	**100.00**
	Totals	**6,368,987.00**	**0.00**	**6,368,987.00**	**6,368,987.00**	**0.00**	**100.00**
0001 No Department							
10100 Cash Assets		**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
10103 Investments		14,601,659.00	0.00	14,601,659.00	20,465,377.63	-5,863,718.63	140.16
	10100 Totals	**14,601,659.00**	**0.00**	**14,601,659.00**	**20,465,377.63**	**-5,863,718.63**	**140.16**
12000 Receivables		**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
12001 Receivables		0.00	0.00	0.00	507,442.28	-507,442.28	0.00
	12000 Totals	**0.00**	**0.00**	**0.00**	**507,442.28**	**-507,442.28**	**0.00**
	0001 Totals	**14,601,659.00**	**0.00**	**14,601,659.00**	**20,972,819.91**	**-6,371,160.91**	**143.63**
	10000 Totals	**20,970,646.00**	**0.00**	**20,970,646.00**	**27,341,806.91**	**-6,371,160.91**	**130.38**
20000 Liabilities							
0001 No Department							
21000 Payables		**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
21001 Payables		0.00	0.00	0.00	5,975,060.76	-5,975,060.76	0.00
	21000 Totals	**0.00**	**0.00**	**0.00**	**5,975,060.76**	**-5,975,060.76**	**0.00**
	0001 Totals	**0.00**	**0.00**	**0.00**	**5,975,060.76**	**-5,975,060.76**	**0.00**
	20000 Totals	**0.00**	**0.00**	**0.00**	**5,975,060.76**	**-5,975,060.76**	**0.00**
40000 Revenues							
0001 No Department							
44000 Charges for Services		**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
44990 Other Charges for Services		653,000.00	1,531,286.00	2,184,286.00	1,936,743.25	247,542.75	88.67
	44000 Totals	**653,000.00**	**1,531,286.00**	**2,184,286.00**	**1,936,743.25**	**247,542.75**	**88.67**
46000 Miscellaneous Revenues		**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
46030 Interest Income		20,000.00	0.00	20,000.00	952,362.64	-932,362.64	4,761.81
46040 Investment Income		50,000.00	0.00	50,000.00	294,689.42	-244,689.42	589.38
46900 Miscellaneous - Other		0.00	0.00	0.00	92,796.00	-92,796.00	0.00
	46000 Totals	**70,000.00**	**0.00**	**70,000.00**	**1,339,848.06**	**-1,269,848.06**	**1,914.07**
47000 Intergovernmental Grants (Distributions)		**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
47499 Other State Grants		3,183,450.00	0.00	3,183,450.00	3,183,450.00	0.00	100.00
47699 Federal - Other		8,696,971.00	1,466,279.00	10,163,250.00	1,357,327.68	8,805,922.32	13.36
47800 Local - Grants from Counties to Municipalities		100,000.00	0.00	100,000.00	100,000.00	0.00	100.00
	47000 Totals	**11,980,421.00**	**1,466,279.00**	**13,446,700.00**	**4,640,777.68**	**8,805,922.32**	**34.51**
	0001 Totals	**12,703,421.00**	**2,997,565.00**	**15,700,986.00**	**7,917,368.99**	**7,783,617.01**	**50.43**
	40000 Totals	**12,703,421.00**	**2,997,565.00**	**15,700,986.00**	**7,917,368.99**	**7,783,617.01**	**50.43**
50000 Expenditures							
5002 Municipal Streets							
55000 Contractual Services		**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
55030 Contract - Professional Services		62,329.00	0.00	62,329.00	58,628.94	3,700.06	94.06
55999 Contract - Other Services		2,000,000.00	-30,700.00	1,969,300.00	0.00	1,969,300.00	0.00
	55000 Totals	**2,062,329.00**	**-30,700.00**	**2,031,629.00**	**58,628.94**	**1,973,000.06**	**2.89**
56000 Supplies		**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
56040 Supplies - Furniture/Fixtures/Equipment (Non-Capital)		24,168.00	0.00	24,168.00	19,489.85	4,678.15	80.64
	56000 Totals	**24,168.00**	**0.00**	**24,168.00**	**19,489.85**	**4,678.15**	**80.64**
57000 Operating Costs		**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
57999 Other Operating Costs		212,692.00	61,675.00	274,367.00	123,437.93	150,929.07	44.99
	57000 Totals	**212,692.00**	**61,675.00**	**274,367.00**	**123,437.93**	**150,929.07**	**44.99**
58000 Capital Purchases		**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
58040 Infrastructure		406.00	1,466,279.00	1,466,685.00	0.00	1,466,685.00	0.00
58050 Land Acquisition		1,584,882.00	0.00	1,584,882.00	484,488.71	1,100,393.29	30.57
58090 Roadways/Bridges		40,127,304.00	244,967.00	40,372,271.00	13,315,685.23	27,056,585.77	32.98
58100 Street Lighting/Traffic Signals/Signs		190,000.00	0.00	190,000.00	140,881.41	49,118.59	74.15
58999 Other Capital Purchases		0.00	0.00	0.00	63,991.62	-63,991.62	0.00
	58000 Totals	**41,902,592.00**	**1,711,246.00**	**43,613,838.00**	**14,005,046.97**	**29,608,791.03**	**32.11**

	5002 Totals	**44,201,781.00**	**1,742,221.00**	**45,944,002.00**	**14,206,603.69**	**31,737,398.31**	**30.92**
	50000 Totals	**44,201,781.00**	**1,742,221.00**	**45,944,002.00**	**14,206,603.69**	**31,737,398.31**	**30.92**

60000 Other Financing Sources
0001 No Department

61000 Transfers		**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
61100 Transfers In		13,789,329.00	230,000.00	14,019,329.00	14,019,329.00	0.00	100.00
	61000 Totals	**13,789,329.00**	**230,000.00**	**14,019,329.00**	**14,019,329.00**	**0.00**	**100.00**
	0001 Totals	**13,789,329.00**	**230,000.00**	**14,019,329.00**	**14,019,329.00**	**0.00**	**100.00**
	60000 Totals	**13,789,329.00**	**230,000.00**	**14,019,329.00**	**14,019,329.00**	**0.00**	**100.00**

30500 Gross Receipts Tax Proceeds Project

10000 Assets
0001 No Department

10100 Cash Assets		**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
10103 Investments		0.00	0.00	0.00	32,209,599.77	-32,209,599.77	0.00
	10100 Totals	**0.00**	**0.00**	**0.00**	**32,209,599.77**	**-32,209,599.77**	**0.00**
12000 Receivables		**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
12001 Receivables		0.00	0.00	0.00	264,665.24	-264,665.24	0.00
	12000 Totals	**0.00**	**0.00**	**0.00**	**264,665.24**	**-264,665.24**	**0.00**
	0001 Totals	**0.00**	**0.00**	**0.00**	**32,474,265.01**	**-32,474,265.01**	**0.00**
	10000 Totals	**0.00**	**0.00**	**0.00**	**32,474,265.01**	**-32,474,265.01**	**0.00**

20000 Liabilities
0001 No Department

21000 Payables		**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
21001 Payables		0.00	0.00	0.00	32,474,265.01	-32,474,265.01	0.00
	21000 Totals	**0.00**	**0.00**	**0.00**	**32,474,265.01**	**-32,474,265.01**	**0.00**
	0001 Totals	**0.00**	**0.00**	**0.00**	**32,474,265.01**	**-32,474,265.01**	**0.00**
	20000 Totals	**0.00**	**0.00**	**0.00**	**32,474,265.01**	**-32,474,265.01**	**0.00**

40000 Revenues
0001 No Department

46000 Miscellaneous Revenues		**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
46030 Interest Income		0.00	0.00	0.00	229,267.03	-229,267.03	0.00
46200 Bond Proceeds		0.00	30,540,000.00	30,540,000.00	32,342,017.10	-1,802,017.10	105.90
46900 Miscellaneous - Other		0.00	1,802,017.00	1,802,017.00	0.00	1,802,017.00	0.00
	46000 Totals	**0.00**	**32,342,017.00**	**32,342,017.00**	**32,571,284.13**	**-229,267.13**	**100.71**
	0001 Totals	**0.00**	**32,342,017.00**	**32,342,017.00**	**32,571,284.13**	**-229,267.13**	**100.71**
	40000 Totals	**0.00**	**32,342,017.00**	**32,342,017.00**	**32,571,284.13**	**-229,267.13**	**100.71**

50000 Expenditures
2002 General Administration

57000 Operating Costs		**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
57999 Other Operating Costs		0.00	341,018.00	341,018.00	331,112.45	9,905.55	97.10
	57000 Totals	**0.00**	**341,018.00**	**341,018.00**	**331,112.45**	**9,905.55**	**97.10**
58000 Capital Purchases		**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
58010 Buildings & Structures		0.00	15,804,216.00	15,804,216.00	0.00	15,804,216.00	0.00
58090 Roadways/Bridges		0.00	16,195,784.00	16,195,784.00	0.00	16,195,784.00	0.00
	58000 Totals	**0.00**	**32,000,000.00**	**32,000,000.00**	**0.00**	**32,000,000.00**	**0.00**
	2002 Totals	**0.00**	**32,341,018.00**	**32,341,018.00**	**331,112.45**	**32,009,905.55**	**1.02**
	50000 Totals	**0.00**	**32,341,018.00**	**32,341,018.00**	**331,112.45**	**32,009,905.55**	**1.02**

60000 Other Financing Sources
0001 No Department

61000 Transfers		**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
61200 Transfers Out		0.00	-999.00	-999.00	-999.00	0.00	-100.00
	61000 Totals	**0.00**	**-999.00**	**-999.00**	**-999.00**	**0.00**	**0.00**
	0001 Totals	**0.00**	**-999.00**	**-999.00**	**-999.00**	**0.00**	**0.00**
	60000 Totals	**0.00**	**-999.00**	**-999.00**	**-999.00**	**0.00**	**0.00**

39900 Other Capital Projects

10000 Assets

10100 Cash Assets		Original	Adjustments	Adjusted	Year-to-Date	Balance	% Realized
10101 Unrestricted Cash		21,427,063.00	0.00	21,427,063.00	21,427,063.00	0.00	100.00
	10100 Totals	**21,427,063.00**	**0.00**	**21,427,063.00**	**21,427,063.00**	**0.00**	**100.00**
	Totals	**21,427,063.00**	**0.00**	**21,427,063.00**	**21,427,063.00**	**0.00**	**100.00**

0001 No Department

10100 Cash Assets		Original	Adjustments	Adjusted	Year-to-Date	Balance	% Realized
10103 Investments		47,344,832.00	0.00	47,344,832.00	68,902,745.46	-21,557,913.46	145.53
	10100 Totals	**47,344,832.00**	**0.00**	**47,344,832.00**	**68,902,745.46**	**-21,557,913.46**	**145.53**
12000 Receivables		**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
12001 Receivables		0.00	0.00	0.00	1,500,374.46	-1,500,374.46	0.00
	12000 Totals	**0.00**	**0.00**	**0.00**	**1,500,374.46**	**-1,500,374.46**	**0.00**
	0001 Totals	**47,344,832.00**	**0.00**	**47,344,832.00**	**70,403,119.92**	**-23,058,287.92**	**148.70**
	10000 Totals	**68,771,895.00**	**0.00**	**68,771,895.00**	**91,830,182.92**	**-23,058,287.92**	**133.53**

20000 Liabilities

0001 No Department

21000 Payables		Original	Adjustments	Adjusted	Year-to-Date	Balance	% Realized
21001 Payables		0.00	0.00	0.00	23,065,999.19	-23,065,999.19	0.00
	21000 Totals	**0.00**	**0.00**	**0.00**	**23,065,999.19**	**-23,065,999.19**	**0.00**
	0001 Totals	**0.00**	**0.00**	**0.00**	**23,065,999.19**	**-23,065,999.19**	**0.00**
	20000 Totals	**0.00**	**0.00**	**0.00**	**23,065,999.19**	**-23,065,999.19**	**0.00**

40000 Revenues

0001 No Department

44000 Charges for Services		Original	Adjustments	Adjusted	Year-to-Date	Balance	% Realized
44190 Rental Fees		200,000.00	-21,588.00	178,412.00	167,167.75	11,244.25	93.70
44270 Impact Fees		3,381,679.00	3,761,563.00	7,143,242.00	6,988,959.38	154,282.62	97.84
44990 Other Charges for Services		3,400,000.00	0.00	3,400,000.00	3,500,267.40	-100,267.40	102.95
	44000 Totals	**6,981,679.00**	**3,739,975.00**	**10,721,654.00**	**10,656,394.53**	**65,259.47**	**99.39**
46000 Miscellaneous Revenues		**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
46030 Interest Income		135,000.00	11,955.00	146,955.00	3,089,272.66	-2,942,317.66	2,102.19
46040 Investment Income		160,000.00	0.00	160,000.00	1,321,319.15	-1,161,319.15	825.82
46300 Loan Proceeds		15,150,000.00	0.00	15,150,000.00	1,679,174.29	13,470,825.71	11.08
46900 Miscellaneous - Other		50,000.00	192,683.00	242,683.00	259,202.00	-16,519.00	106.81
	46000 Totals	**15,495,000.00**	**204,638.00**	**15,699,638.00**	**6,348,968.10**	**9,350,669.90**	**40.44**
47000 Intergovernmental Grants (Distributions)		**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
47699 Federal - Other		1,744,602.00	0.00	1,744,602.00	0.00	1,744,602.00	0.00
	47000 Totals	**1,744,602.00**	**0.00**	**1,744,602.00**	**0.00**	**1,744,602.00**	**0.00**
	0001 Totals	**24,221,281.00**	**3,944,613.00**	**28,165,894.00**	**17,005,362.63**	**11,160,531.37**	**60.38**
	40000 Totals	**24,221,281.00**	**3,944,613.00**	**28,165,894.00**	**17,005,362.63**	**11,160,531.37**	**60.38**

50000 Expenditures

2002 General Administration

54000 Purchased Property Services		Original	Adjustments	Adjusted	Year-to-Date	Balance	% Realized
54010 Maintenance & Repairs - Building/Structure		3,663,539.00	-211,245.00	3,452,294.00	2,271,993.62	1,180,300.38	65.81
54999 Other Maintenance		142,742.00	-68,013.00	74,729.00	64,008.70	10,720.30	85.65
	54000 Totals	**3,806,281.00**	**-279,258.00**	**3,527,023.00**	**2,336,002.32**	**1,191,020.68**	**66.23**
55000 Contractual Services		**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
55999 Contract - Other Services		0.00	261,694.00	261,694.00	55,711.87	205,982.13	21.29
	55000 Totals	**0.00**	**261,694.00**	**261,694.00**	**55,711.87**	**205,982.13**	**21.29**
56000 Supplies		**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
56010 Software		87,202.00	-3,755.00	83,447.00	78,696.22	4,750.78	94.31
56040 Supplies - Furniture/Fixtures/Equipment (Non-Capital)		0.00	270,826.00	270,826.00	0.00	270,826.00	0.00
56999 Supplies - Other		154,000.00	-154,000.00	0.00	118,395.36	-118,395.36	0.00
	56000 Totals	**241,202.00**	**113,071.00**	**354,273.00**	**197,091.58**	**157,181.42**	**55.63**
57000 Operating Costs		**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**

57999 Other Operating Costs		251,451.00	112,847.00	364,298.00	209,668.79	154,629.21	57.55
	57000 Totals	**251,451.00**	**112,847.00**	**364,298.00**	**209,668.79**	**154,629.21**	**57.55**
58000 Capital Purchases		**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
58010 Buildings & Structures		5,631,977.00	5,080,000.00	10,711,977.00	2,975,738.98	7,736,238.02	27.78
58020 Equipment & Machinery		161,212.00	-161,212.00	0.00	0.00	0.00	0.00
58040 Infrastructure		91,276,982.00	-310,550.00	90,966,432.00	13,664,945.59	77,301,486.41	15.02
58050 Land Acquisition		278,283.00	48,856.00	327,139.00	175,097.50	152,041.50	53.52
58080 Vehicles		7,530,295.00	567,437.00	8,097,732.00	3,447,035.17	4,650,696.83	42.57
58090 Roadways/Bridges		203,202.00	420,700.00	623,902.00	343,785.47	280,116.53	55.10
58999 Other Capital Purchases		592,596.00	153,013.00	745,609.00	229,005.32	516,603.68	30.71
	58000 Totals	**105,674,547.00**	**5,798,244.00**	**111,472,791.00**	**20,835,608.03**	**90,637,182.97**	**18.69**
	2002 Totals	**109,973,481.00**	**6,006,598.00**	**115,980,079.00**	**23,634,082.59**	**92,345,996.41**	**20.38**
	50000 Totals	**109,973,481.00**	**6,006,598.00**	**115,980,079.00**	**23,634,082.59**	**92,345,996.41**	**20.38**

60000 Other Financing Sources
0001 No Department

61000 Transfers		**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
61100 Transfers In		30,829,070.00	5,290,000.00	36,119,070.00	36,119,070.00	0.00	100.00
61200 Transfers Out		-2,039,581.00	0.00	-2,039,581.00	-2,039,581.00	0.00	-100.00
	61000 Totals	**28,789,489.00**	**5,290,000.00**	**34,079,489.00**	**34,079,489.00**	**0.00**	**100.00**
	0001 Totals	**28,789,489.00**	**5,290,000.00**	**34,079,489.00**	**34,079,489.00**	**0.00**	**100.00**
	60000 Totals	**28,789,489.00**	**5,290,000.00**	**34,079,489.00**	**34,079,489.00**	**0.00**	**100.00**

40100 General Obligation Bond Debt Service

10000 Assets

10100 Cash Assets		**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
10101 Unrestricted Cash		9,254,119.00	0.00	9,254,119.00	9,254,119.00	0.00	100.00
	10100 Totals	**9,254,119.00**	**0.00**	**9,254,119.00**	**9,254,119.00**	**0.00**	**100.00**
	Totals	**9,254,119.00**	**0.00**	**9,254,119.00**	**9,254,119.00**	**0.00**	**100.00**

0001 No Department

10100 Cash Assets		**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
10103 Investments		0.00	0.00	0.00	71.44	-71.44	0.00
	10100 Totals	**0.00**	**0.00**	**0.00**	**71.44**	**-71.44**	**0.00**
12000 Receivables		**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
12001 Receivables		0.00	0.00	0.00	384.46	-384.46	0.00
	12000 Totals	**0.00**	**0.00**	**0.00**	**384.46**	**-384.46**	**0.00**
	0001 Totals	**0.00**	**0.00**	**0.00**	**455.90**	**-455.90**	**0.00**
	10000 Totals	**9,254,119.00**	**0.00**	**9,254,119.00**	**9,254,574.90**	**-455.90**	**100.00**

20000 Liabilities
0001 No Department

21000 Payables		**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
21001 Payables		0.00	0.00	0.00	456.62	-456.62	0.00
	21000 Totals	**0.00**	**0.00**	**0.00**	**456.62**	**-456.62**	**0.00**
	0001 Totals	**0.00**	**0.00**	**0.00**	**456.62**	**-456.62**	**0.00**
	20000 Totals	**0.00**	**0.00**	**0.00**	**456.62**	**-456.62**	**0.00**

40000 Revenues
0001 No Department

41000 Taxes Local Effort		**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
41500 Property Tax - Current		8,500,000.00	0.00	8,500,000.00	9,555,073.05	-1,055,073.05	112.41
41510 Property Tax - Prior Year		0.00	0.00	0.00	121,356.11	-121,356.11	0.00
	41000 Totals	**8,500,000.00**	**0.00**	**8,500,000.00**	**9,676,429.16**	**-1,176,429.16**	**113.84**
46000 Miscellaneous Revenues		**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
46030 Interest Income		0.00	0.00	0.00	335,020.20	-335,020.20	0.00
	46000 Totals	**0.00**	**0.00**	**0.00**	**335,020.20**	**-335,020.20**	**0.00**
	0001 Totals	**8,500,000.00**	**0.00**	**8,500,000.00**	**10,011,449.36**	**-1,511,449.16**	**117.78**

	40000 Totals	**8,500,000.00**	**0.00**	**8,500,000.00**	**10,011,449.36**	**-1,511,449.36**	**117.78**

50000 Expenditures
2004 Finance/Budget/Accounting

59000 Debt Service		**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
59010 Debt Service - Principal Payments		4,320,000.00	0.00	4,320,000.00	4,320,000.00	0.00	100.00
59020 Debt Service - Interest Payments		999,700.00	417,778.00	1,417,478.00	1,417,477.77	0.23	100.00
	59000 Totals	**5,319,700.00**	**417,778.00**	**5,737,478.00**	**5,737,477.77**	**0.23**	**100.00**
	2004 Totals	**5,319,700.00**	**417,778.00**	**5,737,478.00**	**5,737,477.77**	**0.23**	**100.00**
	50000 Totals	**5,319,700.00**	**417,778.00**	**5,737,478.00**	**5,737,477.77**	**0.23**	**100.00**

60000 Other Financing Sources
0001 No Department

61000 Transfers		**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
61100 Transfers In		0.00	637,150.00	637,150.00	637,150.00	0.00	100.00
	61000 Totals	**0.00**	**637,150.00**	**637,150.00**	**637,150.00**	**0.00**	**100.00**
	0001 Totals	**0.00**	**637,150.00**	**637,150.00**	**637,150.00**	**0.00**	**100.00**
	60000 Totals	**0.00**	**637,150.00**	**637,150.00**	**637,150.00**	**0.00**	**100.00**

40200 GRT Revenue Bond Debt Service

10000 Assets

10100 Cash Assets		**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
10101 Unrestricted Cash		1,208,717.00	0.00	1,208,717.00	1,208,717.00	0.00	100.00
	10100 Totals	**1,208,717.00**	**0.00**	**1,208,717.00**	**1,208,717.00**	**0.00**	**100.00**
	Totals	**1,208,717.00**	**0.00**	**1,208,717.00**	**1,208,717.00**	**0.00**	**100.00**
	10000 Totals	**1,208,717.00**	**0.00**	**1,208,717.00**	**1,208,717.00**	**0.00**	**100.00**

20000 Liabilities
0001 No Department

21000 Payables		**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
21001 Payables		0.00	0.00	0.00	0.51	-0.51	0.00
	21000 Totals	**0.00**	**0.00**	**0.00**	**0.51**	**-0.51**	**0.00**
	0001 Totals	**0.00**	**0.00**	**0.00**	**0.51**	**-0.51**	**0.00**
	20000 Totals	**0.00**	**0.00**	**0.00**	**0.51**	**-0.51**	**0.00**

40000 Revenues
0001 No Department

46000 Miscellaneous Revenues		**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
46030 Interest Income		10,000.00	0.00	10,000.00	108,248.03	-98,248.03	1,082.48
	46000 Totals	**10,000.00**	**0.00**	**10,000.00**	**108,248.03**	**-98,248.03**	**1,082.48**
	0001 Totals	**10,000.00**	**0.00**	**10,000.00**	**108,248.03**	**-98,248.03**	**1,082.48**
	40000 Totals	**10,000.00**	**0.00**	**10,000.00**	**108,248.03**	**-98,248.03**	**1,082.48**

50000 Expenditures
2004 Finance/Budget/Accounting

59000 Debt Service		**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
59010 Debt Service - Principal Payments		3,240,000.00	0.00	3,240,000.00	3,240,000.00	0.00	100.00
59020 Debt Service - Interest Payments		256,853.00	0.00	256,853.00	256,852.00	1.00	100.00
	59000 Totals	**3,496,853.00**	**0.00**	**3,496,853.00**	**3,496,852.00**	**1.00**	**100.00**
	2004 Totals	**3,496,853.00**	**0.00**	**3,496,853.00**	**3,496,852.00**	**1.00**	**100.00**
	50000 Totals	**3,496,853.00**	**0.00**	**3,496,853.00**	**3,496,852.00**	**1.00**	**100.00**

60000 Other Financing Sources
0001 No Department

61000 Transfers		**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
61100 Transfers In		2,278,136.00	321,449.00	2,599,585.00	2,434,149.53	165,435.47	93.64
	61000 Totals	**2,278,136.00**	**321,449.00**	**2,599,585.00**	**2,434,149.53**	**165,435.47**	**93.64**
	0001 Totals	**2,278,136.00**	**321,449.00**	**2,599,585.00**	**2,434,149.53**	**165,435.47**	**93.64**
	60000 Totals	**2,278,136.00**	**321,449.00**	**2,599,585.00**	**2,434,149.53**	**165,435.47**	**93.64**

40300 Other Revenue Bond Debt Service

10000 Assets

10100 Cash Assets		Original	Adjustments	Adjusted	Year-to-Date	Balance	% Realized
10101 Unrestricted Cash		4,575,938.00	0.00	4,575,938.00	4,575,938.00	0.00	100.00
	10100 Totals	**4,575,938.00**	**0.00**	**4,575,938.00**	**4,575,938.00**	**0.00**	**100.00**
	Totals	**4,575,938.00**	**0.00**	**4,575,938.00**	**4,575,938.00**	**0.00**	**100.00**

0001 No Department

10100 Cash Assets		Original	Adjustments	Adjusted	Year-to-Date	Balance	% Realized
10103 Investments		823,662.00	0.00	823,662.00	864,320.83	-40,658.83	104.94
	10100 Totals	**823,662.00**	**0.00**	**823,662.00**	**864,320.83**	**-40,658.83**	**104.94**
12000 Receivables		**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
12001 Receivables		0.00	0.00	0.00	2,175.56	-2,175.56	0.00
	12000 Totals	**0.00**	**0.00**	**0.00**	**2,175.56**	**-2,175.56**	**0.00**
	0001 Totals	**823,662.00**	**0.00**	**823,662.00**	**866,496.39**	**-42,834.39**	**105.20**
	10000 Totals	**5,399,600.00**	**0.00**	**5,399,600.00**	**5,442,434.39**	**-42,834.39**	**100.79**

20000 Liabilities
0001 No Department

21000 Payables		Original	Adjustments	Adjusted	Year-to-Date	Balance	% Realized
21001 Payables		0.00	0.00	0.00	42,834.53	-42,834.53	0.00
	21000 Totals	**0.00**	**0.00**	**0.00**	**42,834.53**	**-42,834.53**	**0.00**
	0001 Totals	**0.00**	**0.00**	**0.00**	**42,834.53**	**-42,834.53**	**0.00**
	20000 Totals	**0.00**	**0.00**	**0.00**	**42,834.53**	**-42,834.53**	**0.00**

40000 Revenues
0001 No Department

46000 Miscellaneous Revenues		Original	Adjustments	Adjusted	Year-to-Date	Balance	% Realized
46030 Interest Income		200,000.00	0.00	200,000.00	356,170.28	-156,170.28	178.09
	46000 Totals	**200,000.00**	**0.00**	**200,000.00**	**356,170.28**	**-156,170.28**	**178.09**
	0001 Totals	**200,000.00**	**0.00**	**200,000.00**	**356,170.28**	**-156,170.28**	**178.09**
	40000 Totals	**200,000.00**	**0.00**	**200,000.00**	**356,170.28**	**-156,170.28**	**178.09**

50000 Expenditures
2004 Finance/Budget/Accounting

59000 Debt Service		Original	Adjustments	Adjusted	Year-to-Date	Balance	% Realized
59010 Debt Service - Principal Payments		5,020,000.00	0.00	5,020,000.00	0.00	5,020,000.00	0.00
59020 Debt Service - Interest Payments		1,779,050.00	0.00	1,779,050.00	6,802,166.03	-5,023,116.03	382.35
	59000 Totals	**6,799,050.00**	**0.00**	**6,799,050.00**	**6,802,166.03**	**-3,116.03**	**100.05**
	2004 Totals	**6,799,050.00**	**0.00**	**6,799,050.00**	**6,802,166.03**	**-3,116.03**	**100.05**
	50000 Totals	**6,799,050.00**	**0.00**	**6,799,050.00**	**6,802,166.03**	**-3,116.03**	**100.05**

60000 Other Financing Sources
0001 No Department

61000 Transfers		Original	Adjustments	Adjusted	Year-to-Date	Balance	% Realized
61100 Transfers In		6,368,969.00	0.00	6,368,969.00	6,368,969.00	0.00	100.00
	61000 Totals	**6,368,969.00**	**0.00**	**6,368,969.00**	**6,368,969.00**	**0.00**	**100.00**
	0001 Totals	**6,368,969.00**	**0.00**	**6,368,969.00**	**6,368,969.00**	**0.00**	**100.00**
	60000 Totals	**6,368,969.00**	**0.00**	**6,368,969.00**	**6,368,969.00**	**0.00**	**100.00**

40400 NMFA Loan Debt Service

10000 Assets

10100 Cash Assets		Original	Adjustments	Adjusted	Year-to-Date	Balance	% Realized
10101 Unrestricted Cash		349,336.00	0.00	349,336.00	349,336.00	0.00	100.00
	10100 Totals	**349,336.00**	**0.00**	**349,336.00**	**349,336.00**	**0.00**	**100.00**
	Totals	**349,336.00**	**0.00**	**349,336.00**	**349,336.00**	**0.00**	**100.00**

0001 No Department

10100 Cash Assets		Original	Adjustments	Adjusted	Year-to-Date	Balance	% Realized
10103 Investments		701,354.00	0.00	701,354.00	355,856.80	345,497.20	50.74
	10100 Totals	**701,354.00**	**0.00**	**701,354.00**	**355,856.80**	**345,497.20**	**50.74**
12000 Receivables		**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**

12001 Receivables		0.00	0.00	0.00	395,913.37	-395,913.37	0.00
	12000 Totals	**0.00**	**0.00**	**0.00**	**395,913.37**	**-395,913.37**	**0.00**
	0001 Totals	**701,354.00**	**0.00**	**701,354.00**	**751,770.17**	**-50,416.17**	**107.19**
	10000 Totals	**1,050,690.00**	**0.00**	**1,050,690.00**	**1,101,106.17**	**-50,416.17**	**104.80**

20000 Liabilities
0001 No Department

21000 Payables		**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
21001 Payables		0.00	0.00	0.00	50,415.89	-50,415.89	0.00
	21000 Totals	**0.00**	**0.00**	**0.00**	**50,415.89**	**-50,415.89**	**0.00**
	0001 Totals	**0.00**	**0.00**	**0.00**	**50,415.89**	**-50,415.89**	**0.00**
	20000 Totals	**0.00**	**0.00**	**0.00**	**50,415.89**	**-50,415.89**	**0.00**

40000 Revenues
0001 No Department

46000 Miscellaneous Revenues		**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
46030 Interest Income		60,000.00	0.00	60,000.00	110,449.36	-50,449.36	184.08
	46000 Totals	**60,000.00**	**0.00**	**60,000.00**	**110,449.36**	**-50,449.36**	**184.08**
	0001 Totals	**60,000.00**	**0.00**	**60,000.00**	**110,449.36**	**-50,449.36**	**184.08**
	40000 Totals	**60,000.00**	**0.00**	**60,000.00**	**110,449.36**	**-50,449.36**	**184.08**

50000 Expenditures
2004 Finance/Budget/Accounting

59000 Debt Service		**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
59010 Debt Service - Principal Payments		3,310,146.00	0.00	3,310,146.00	3,310,146.00	0.00	100.00
59020 Debt Service - Interest Payments		1,198,842.00	0.00	1,198,842.00	1,198,841.17	0.83	100.00
	59000 Totals	**4,508,988.00**	**0.00**	**4,508,988.00**	**4,508,987.17**	**0.83**	**100.00**
	2004 Totals	**4,508,988.00**	**0.00**	**4,508,988.00**	**4,508,987.17**	**0.83**	**100.00**
	50000 Totals	**4,508,988.00**	**0.00**	**4,508,988.00**	**4,508,987.17**	**0.83**	**100.00**

60000 Other Financing Sources
0001 No Department

61000 Transfers		**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
61100 Transfers In		4,430,302.00	0.00	4,430,302.00	4,430,302.00	0.00	100.00
61200 Transfers Out		0.00	-348,150.00	-348,150.00	-348,150.00	0.00	-100.00
	61000 Totals	**4,430,302.00**	**-348,150.00**	**4,082,152.00**	**4,082,152.00**	**0.00**	**100.00**
	0001 Totals	**4,430,302.00**	**-348,150.00**	**4,082,152.00**	**4,082,152.00**	**0.00**	**100.00**
	60000 Totals	**4,430,302.00**	**-348,150.00**	**4,082,152.00**	**4,082,152.00**	**0.00**	**100.00**

50100 Water Enterprise

10000 Assets

10100 Cash Assets		**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
10101 Unrestricted Cash		138.00	0.00	138.00	138.00	0.00	100.00
	10100 Totals	**138.00**	**0.00**	**138.00**	**138.00**	**0.00**	**100.00**
	Totals	**138.00**	**0.00**	**138.00**	**138.00**	**0.00**	**100.00**

0001 No Department

10100 Cash Assets		**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
10103 Investments		28,977,826.00	0.00	28,977,826.00	29,199,669.93	-221,843.93	100.77
	10100 Totals	**28,977,826.00**	**0.00**	**28,977,826.00**	**29,199,669.93**	**-221,843.93**	**100.77**

12000 Receivables		**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
12001 Receivables		0.00	0.00	0.00	1,772,632.83	-1,772,632.83	0.00
	12000 Totals	**0.00**	**0.00**	**0.00**	**1,772,632.83**	**-1,772,632.83**	**0.00**
	0001 Totals	**28,977,826.00**	**0.00**	**28,977,826.00**	**30,972,302.76**	**-1,994,476.76**	**106.88**
	10000 Totals	**28,977,964.00**	**0.00**	**28,977,964.00**	**30,972,440.76**	**-1,994,476.76**	**106.88**

20000 Liabilities
0001 No Department

21000 Payables		**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
21001 Payables		0.00	0.00	0.00	1,994,477.08	-1,994,477.08	0.00
	21000 Totals	**0.00**	**0.00**	**0.00**	**1,994,477.08**	**-1,994,477.08**	**0.00**

0001 Totals	**0.00**	**0.00**	**0.00**	**1,994,477.08**	**-1,994,477.08**	**0.00**
20000 Totals	**0.00**	**0.00**	**0.00**	**1,994,477.08**	**-1,994,477.08**	**0.00**

40000 Revenues
0001 No Department

44000 Charges for Services	**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
44010 Administrative Fees	0.00	0.00	0.00	117,315.00	-117,315.00	0.00
44220 Water Use Fees	29,679,909.00	303,441.00	29,983,350.00	29,704,832.48	278,517.52	99.07
44230 Utility Service Fees	24,317,174.00	430,152.00	24,747,326.00	25,487,501.78	-740,175.78	102.99
44240 Utility Connection Fees	830,050.00	357,806.00	1,187,856.00	1,454,743.99	-266,887.99	122.47
44250 Utility Re-Connection Fees	140,000.00	-51,722.00	88,278.00	126,271.55	-37,993.55	143.04
44990 Other Charges for Services	141,100.00	0.00	141,100.00	166,404.51	-25,304.51	117.93
44000 Totals	**55,108,233.00**	**1,039,677.00**	**56,147,910.00**	**57,057,069.31**	**-909,159.31**	**101.62**

46000 Miscellaneous Revenues	**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
46030 Interest Income	129,000.00	500,000.00	629,000.00	902,261.38	-273,261.38	143.44
46040 Investment Income	0.00	0.00	0.00	789,455.75	-789,455.75	0.00
46900 Miscellaneous - Other	385,000.00	0.00	385,000.00	295,031.16	89,968.84	76.63
46000 Totals	**514,000.00**	**500,000.00**	**1,014,000.00**	**1,986,748.29**	**-972,748.29**	**195.93**
0001 Totals	**55,622,233.00**	**1,539,677.00**	**57,161,910.00**	**59,043,817.60**	**-1,881,907.60**	**103.29**
40000 Totals	**55,622,233.00**	**1,539,677.00**	**57,161,910.00**	**59,043,817.60**	**-1,881,907.60**	**103.29**

50000 Expenditures
6003 Water Utility/Authority

51000 Salary & Wages (FTE required)	**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
51020 Salaries - Full-Time Positions	1,659,695.00	0.00	1,659,695.00	1,442,134.79	217,560.21	86.89
51050 Salaries - Temporary Positions	4,000.00	0.00	4,000.00	3,075.44	924.56	76.89
51060 Salaries - Overtime	12,100.00	3,049.00	15,149.00	6,959.25	8,189.75	45.94
51080 Salaries - Additional Compensation	81,444.00	0.00	81,444.00	520.00	80,924.00	0.64
51900 Salaries - Other Wages	20,000.00	0.00	20,000.00	52,482.87	-32,482.87	262.41
51000 Totals	**1,777,239.00**	**3,049.00**	**1,780,288.00**	**1,505,172.35**	**275,115.65**	**84.55**

52000 Employee Benefits	**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
52011 FICA - Medicare	23,954.00	0.00	23,954.00	20,946.48	3,007.52	87.44
52020 Retirement	341,297.00	0.00	341,297.00	296,678.46	44,618.54	86.93
52021 Retiree Health Care	33,444.00	0.00	33,444.00	29,114.88	4,329.12	87.06
52030 Health and Medical Premiums	269,281.00	0.00	269,281.00	201,923.36	67,357.64	74.99
52040 Life Insurance Premiums	1,845.00	0.00	1,845.00	1,764.42	80.58	95.63
52050 Dental Insurance Premiums	16,532.00	0.00	16,532.00	14,268.65	2,263.35	86.31
52070 Disability Insurance Premiums	349.00	0.00	349.00	216.05	132.95	61.91
52120 Workers' Compensation (Self Insured)	1,690.00	0.00	1,690.00	1,674.24	15.76	99.07
52000 Totals	**688,392.00**	**0.00**	**688,392.00**	**566,586.54**	**121,805.46**	**82.31**

53000 Travel Costs	**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
53030 Travel - Employees	700.00	0.00	700.00	0.00	700.00	0.00
53050 Transportation Costs	2,000.00	0.00	2,000.00	0.00	2,000.00	0.00
53000 Totals	**2,700.00**	**0.00**	**2,700.00**	**0.00**	**2,700.00**	**0.00**

54000 Purchased Property Services	**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
54010 Maintenance & Repairs - Building/Structure	34,256.00	0.00	34,256.00	31,194.57	3,061.43	91.06
54030 Maintenance & Repairs - Grounds/Roadways	9,591,685.00	645,538.00	10,237,223.00	6,209,665.94	4,027,557.06	60.66
54040 Maintenance & Repairs - Vehicles	389,082.00	86,590.00	475,672.00	301,656.97	174,015.03	63.42
54050 Maintenance & Repair - Furniture/Fixtures/Equipment	1,493.00	-500.00	993.00	783.22	209.78	78.87
54000 Totals	**10,016,516.00**	**731,628.00**	**10,748,144.00**	**6,543,300.70**	**4,204,843.30**	**60.88**

55000 Contractual Services	**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
55010 Contract - Audit	52,166.00	0.00	52,166.00	49,212.18	2,953.82	94.34
55030 Contract - Professional Services	3,031,711.00	-7,423.00	3,024,288.00	976,905.93	2,047,382.07	32.30
55999 Contract - Other Services	1,576,643.00	-6,040.00	1,570,603.00	984,934.91	585,668.09	62.71
55000 Totals	**4,660,520.00**	**-13,463.00**	**4,647,057.00**	**2,011,053.02**	**2,636,003.98**	**43.28**

56000 Supplies	**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**

56010 Software		1,207,018.00	172,000.00	1,379,018.00	930,074.43	448,943.57	67.44
56020 Supplies - General Office		25,215.00	-2,000.00	23,215.00	10,120.71	13,094.29	43.60
56030 Supplies - Field Supplies		2,059,384.00	0.00	2,059,384.00	1,240,701.10	818,682.90	60.25
56040 Supplies - Furniture/Fixtures/Equipment (Non-Capital)		3,202,995.00	1,737,209.00	4,940,204.00	4,273,685.86	666,518.14	86.51
56050 Supplies - Janitorial/Maintenance		4,000.00	0.00	4,000.00	924.00	3,076.00	23.10
56110 Supplies - Uniforms/Linen		6,206.00	150.00	6,356.00	2,053.08	4,302.92	32.30
56120 Supplies - Vehicle Fuel		161,850.00	16,401.00	178,251.00	124,504.91	53,746.09	69.85
	56000 Totals	**6,666,668.00**	**1,923,760.00**	**8,590,428.00**	**6,582,064.09**	**2,008,363.91**	**76.62**
57000 Operating Costs		**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
57020 Claims/Judgments/Settlements		50,000.00	0.00	50,000.00	16,665.64	33,334.36	33.33
57050 Employee Training		17,214.00	-3,534.00	13,680.00	5,897.45	7,782.55	43.11
57070 Insurance - General Liability/Property		326,497.00	10,082.00	336,579.00	326,307.29	10,271.71	96.95
57080 Postage		295,643.00	10,000.00	305,643.00	280,582.89	25,060.11	91.80
57090 Printing/Publishing/Advertising		142,288.00	15,349.00	157,637.00	114,942.55	42,694.45	72.92
57130 Rent of Equipment/Machinery		300,504.00	0.00	300,504.00	190,708.33	109,795.67	63.46
57150 Subscriptions & Dues		17,763.00	-349.00	17,414.00	9,512.61	7,901.39	54.63
57160 Telecommunications		262,994.00	882.00	263,876.00	211,315.56	52,560.44	80.08
57170 Utilities - Electricity		4,554,985.00	-13,142.00	4,541,843.00	2,890,359.42	1,651,483.58	63.64
57171 Utilities - Natural Gas		41,836.00	-10,288.00	31,548.00	16,318.34	15,229.66	51.73
57173 Utilities - Water		17,000.00	40,000.00	57,000.00	42,069.90	14,930.10	73.81
57999 Other Operating Costs		12,663,606.00	833,871.00	13,497,477.00	13,477,345.01	20,131.99	99.85
	57000 Totals	**18,690,330.00**	**882,871.00**	**19,573,201.00**	**17,582,024.99**	**1,991,176.01**	**89.83**
58000 Capital Purchases		**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
58020 Equipment & Machinery		1,127,650.00	26,565.00	1,154,215.00	16,406.48	1,137,808.52	1.42
	58000 Totals	**1,127,650.00**	**26,565.00**	**1,154,215.00**	**16,406.48**	**1,137,808.52**	**1.42**
	6003 Totals	**43,630,015.00**	**3,554,410.00**	**47,184,425.00**	**34,806,608.17**	**12,377,816.83**	**73.77**
	50000 Totals	**43,630,015.00**	**3,554,410.00**	**47,184,425.00**	**34,806,608.17**	**12,377,816.83**	**73.77**

60000 Other Financing Sources
0001 No Department

61000 Transfers		**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
61200 Transfers Out		-27,794,470.00	0.00	-27,794,470.00	-27,794,470.00	0.00	-100.00
	61000 Totals	**-27,794,470.00**	**0.00**	**-27,794,470.00**	**-27,794,470.00**	**0.00**	**0.00**
	0001 Totals	**-27,794,470.00**	**0.00**	**-27,794,470.00**	**-27,794,470.00**	**0.00**	**0.00**
	60000 Totals	**-27,794,470.00**	**0.00**	**-27,794,470.00**	**-27,794,470.00**	**0.00**	**0.00**

51300 Convention/Events Center

10000 Assets

10100 Cash Assets		**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
10101 Unrestricted Cash		2,259,093.00	0.00	2,259,093.00	2,259,093.00	0.00	100.00
	10100 Totals	**2,259,093.00**	**0.00**	**2,259,093.00**	**2,259,093.00**	**0.00**	**100.00**
	Totals	**2,259,093.00**	**0.00**	**2,259,093.00**	**2,259,093.00**	**0.00**	**100.00**

0001 No Department

10100 Cash Assets		**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
10103 Investments		873,829.00	0.00	873,829.00	1,965,156.38	-1,091,327.38	224.89
	10100 Totals	**873,829.00**	**0.00**	**873,829.00**	**1,965,156.38**	**-1,091,327.38**	**224.89**
12000 Receivables		**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
12001 Receivables		0.00	0.00	0.00	16,372.21	-16,372.21	0.00
	12000 Totals	**0.00**	**0.00**	**0.00**	**16,372.21**	**-16,372.21**	**0.00**
	0001 Totals	**873,829.00**	**0.00**	**873,829.00**	**1,981,528.59**	**-1,107,699.59**	**226.76**
	10000 Totals	**3,132,922.00**	**0.00**	**3,132,922.00**	**4,240,621.59**	**-1,107,699.59**	**135.36**

20000 Liabilities
0001 No Department

21000 Payables		**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
21001 Payables		0.00	0.00	0.00	1,107,699.77	-1,107,699.77	0.00

	21000 Totals	**0.00**	**0.00**	**0.00**	**1,107,699.77**	**-1,107,699.77**	**0.00**
	0001 Totals	**0.00**	**0.00**	**0.00**	**1,107,699.77**	**-1,107,699.77**	**0.00**
	20000 Totals	**0.00**	**0.00**	**0.00**	**1,107,699.77**	**-1,107,699.77**	**0.00**

40000 Revenues
0001 No Department

44000 Charges for Services		**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
44280 Enterprise Fund Revenue		644,116.00	406,500.00	1,050,616.00	838,344.63	212,271.37	79.80
	44000 Totals	**644,116.00**	**406,500.00**	**1,050,616.00**	**838,344.63**	**212,271.37**	**79.80**
46000 Miscellaneous Revenues		**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
46030 Interest Income		0.00	0.00	0.00	113,160.32	-113,160.32	0.00
46040 Investment Income		0.00	0.00	0.00	40,147.83	-40,147.83	0.00
46060 Reimbursements/Refunds		20,000.00	0.00	20,000.00	42,947.00	-22,947.00	214.74
	46000 Totals	**20,000.00**	**0.00**	**20,000.00**	**196,255.15**	**-176,255.15**	**981.28**
	0001 Totals	**664,116.00**	**406,500.00**	**1,070,616.00**	**1,034,599.78**	**36,016.22**	**96.64**
	40000 Totals	**664,116.00**	**406,500.00**	**1,070,616.00**	**1,034,599.78**	**36,016.22**	**96.64**

50000 Expenditures
2002 General Administration

57000 Operating Costs		**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
57999 Other Operating Costs		4,504,973.00	86,050.00	4,591,023.00	1,987,842.46	2,603,180.54	43.30
	57000 Totals	**4,504,973.00**	**86,050.00**	**4,591,023.00**	**1,987,842.46**	**2,603,180.54**	**43.30**
	2002 Totals	**4,504,973.00**	**86,050.00**	**4,591,023.00**	**1,987,842.46**	**2,603,180.54**	**43.30**
	50000 Totals	**4,504,973.00**	**86,050.00**	**4,591,023.00**	**1,987,842.46**	**2,603,180.54**	**43.30**

60000 Other Financing Sources
0001 No Department

61000 Transfers		**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
61100 Transfers In		1,328,463.00	0.00	1,328,463.00	1,328,463.00	0.00	100.00
61200 Transfers Out		-470,528.00	-320,450.00	-790,978.00	-625,542.53	-165,435.47	-79.08
	61000 Totals	**857,935.00**	**-320,450.00**	**537,485.00**	**702,920.47**	**-165,435.47**	**130.78**
	0001 Totals	**857,935.00**	**-320,450.00**	**537,485.00**	**702,920.47**	**-165,435.47**	**130.78**
	60000 Totals	**857,935.00**	**-320,450.00**	**537,485.00**	**702,920.47**	**-165,435.47**	**130.78**

69900 Other Internal Service

10000 Assets

10100 Cash Assets		**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
10101 Unrestricted Cash		3,359,662.00	0.00	3,359,662.00	3,359,662.00	0.00	100.00
	10100 Totals	**3,359,662.00**	**0.00**	**3,359,662.00**	**3,359,662.00**	**0.00**	**100.00**
	Totals	**3,359,662.00**	**0.00**	**3,359,662.00**	**3,359,662.00**	**0.00**	**100.00**

0001 No Department

10100 Cash Assets		**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
10103 Investments		3,525,664.00	0.00	3,525,664.00	5,807,739.14	-2,282,075.14	164.73
	10100 Totals	**3,525,664.00**	**0.00**	**3,525,664.00**	**5,807,739.14**	**-2,282,075.14**	**164.73**
12000 Receivables		**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
12001 Receivables		0.00	0.00	0.00	47,206.71	-47,206.71	0.00
	12000 Totals	**0.00**	**0.00**	**0.00**	**47,206.71**	**-47,206.71**	**0.00**
	0001 Totals	**3,525,664.00**	**0.00**	**3,525,664.00**	**5,854,945.85**	**-2,329,281.85**	**166.07**
	10000 Totals	**6,885,326.00**	**0.00**	**6,885,326.00**	**9,214,607.85**	**-2,329,281.85**	**133.83**

20000 Liabilities
0001 No Department

21000 Payables		**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
21001 Payables		0.00	0.00	0.00	2,329,281.86	-2,329,281.86	0.00
	21000 Totals	**0.00**	**0.00**	**0.00**	**2,329,281.86**	**-2,329,281.86**	**0.00**
	0001 Totals	**0.00**	**0.00**	**0.00**	**2,329,281.86**	**-2,329,281.86**	**0.00**
	20000 Totals	**0.00**	**0.00**	**0.00**	**2,329,281.86**	**-2,329,281.86**	**0.00**

40000 Revenues
0001 No Department

44000 Charges for Services		Original	Adjustments	Adjusted	Year-to-Date	Balance	% Realized
44990 Other Charges for Services		9,756,263.00	0.00	9,756,263.00	9,836,415.67	-80,152.67	100.82
	44000 Totals	**9,756,263.00**	**0.00**	**9,756,263.00**	**9,836,415.67**	**-80,152.67**	**100.82**
46000 Miscellaneous Revenues		**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
46030 Interest Income		130,000.00	0.00	130,000.00	288,734.79	-158,734.79	222.10
46040 Investment Income		130,000.00	0.00	130,000.00	127,556.12	2,443.88	98.12
46900 Miscellaneous - Other		300,000.00	0.00	300,000.00	848,210.25	-548,210.25	282.74
	46000 Totals	**560,000.00**	**0.00**	**560,000.00**	**1,264,501.16**	**-704,501.16**	**225.80**
	0001 Totals	**10,316,263.00**	**0.00**	**10,316,263.00**	**11,100,916.83**	**-784,653.83**	**107.61**
	40000 Totals	**10,316,263.00**	**0.00**	**10,316,263.00**	**11,100,916.83**	**-784,653.83**	**107.61**

50000 Expenditures
2015 Internal Services

55000 Contractual Services		Original	Adjustments	Adjusted	Year-to-Date	Balance	% Realized
55030 Contract - Professional Services		66,000.00	0.00	66,000.00	66,000.00	0.00	100.00
	55000 Totals	**66,000.00**	**0.00**	**66,000.00**	**66,000.00**	**0.00**	**100.00**
57000 Operating Costs		**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
57020 Claims/Judgments/Settlements		10,150,000.00	140,000.00	10,290,000.00	8,461,706.72	1,828,293.28	82.23
57999 Other Operating Costs		1,374,000.00	95,000.00	1,469,000.00	1,179,147.15	289,852.85	80.27
	57000 Totals	**11,524,000.00**	**235,000.00**	**11,759,000.00**	**9,640,853.87**	**2,118,146.13**	**81.99**
	2015 Totals	**11,590,000.00**	**235,000.00**	**11,825,000.00**	**9,706,853.87**	**2,118,146.13**	**82.09**
	50000 Totals	**11,590,000.00**	**235,000.00**	**11,825,000.00**	**9,706,853.87**	**2,118,146.13**	**82.09**

60000 Other Financing Sources
0001 No Department

61000 Transfers		Original	Adjustments	Adjusted	Year-to-Date	Balance	% Realized
61100 Transfers In		1,378,025.00	0.00	1,378,025.00	1,378,025.00	0.00	100.00
	61000 Totals	**1,378,025.00**	**0.00**	**1,378,025.00**	**1,378,025.00**	**0.00**	**100.00**
	0001 Totals	**1,378,025.00**	**0.00**	**1,378,025.00**	**1,378,025.00**	**0.00**	**100.00**
	60000 Totals	**1,378,025.00**	**0.00**	**1,378,025.00**	**1,378,025.00**	**0.00**	**100.00**

79900 Other Trust & Agency

10000 Assets

10100 Cash Assets		Original	Adjustments	Adjusted	Year-to-Date	Balance	% Realized
10101 Unrestricted Cash		673,670.00	0.00	673,670.00	673,670.00	0.00	100.00
	10100 Totals	**673,670.00**	**0.00**	**673,670.00**	**673,670.00**	**0.00**	**100.00**
	Totals	**673,670.00**	**0.00**	**673,670.00**	**673,670.00**	**0.00**	**100.00**

0001 No Department

10100 Cash Assets		Original	Adjustments	Adjusted	Year-to-Date	Balance	% Realized
10103 Investments		2,512,018.00	0.00	2,512,018.00	2,662,780.63	-150,762.63	106.00
	10100 Totals	**2,512,018.00**	**0.00**	**2,512,018.00**	**2,662,780.63**	**-150,762.63**	**106.00**
12000 Receivables		**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
12001 Receivables		0.00	0.00	0.00	27,961.60	-27,961.60	0.00
	12000 Totals	**0.00**	**0.00**	**0.00**	**27,961.60**	**-27,961.60**	**0.00**
	0001 Totals	**2,512,018.00**	**0.00**	**2,512,018.00**	**2,690,742.23**	**-178,724.23**	**107.11**
	10000 Totals	**3,185,688.00**	**0.00**	**3,185,688.00**	**3,364,412.23**	**-178,724.23**	**105.61**

20000 Liabilities
0001 No Department

21000 Payables		Original	Adjustments	Adjusted	Year-to-Date	Balance	% Realized
21001 Payables		0.00	0.00	0.00	178,724.53	-178,724.53	0.00
	21000 Totals	**0.00**	**0.00**	**0.00**	**178,724.53**	**-178,724.53**	**0.00**
	0001 Totals	**0.00**	**0.00**	**0.00**	**178,724.53**	**-178,724.53**	**0.00**
	20000 Totals	**0.00**	**0.00**	**0.00**	**178,724.53**	**-178,724.53**	**0.00**

40000 Revenues
0001 No Department

46000 Miscellaneous Revenues		Original	Adjustments	Adjusted	Year-to-Date	Balance	% Realized
46030 Interest Income		0.00	0.00	0.00	104,050.98	-104,050.98	0.00

46040 Investment Income		0.00	0.00	0.00	71,992.16	-71,992.16	0.00
	46000 Totals	**0.00**	**0.00**	**0.00**	**176,043.14**	**-176,043.14**	**0.00**
	0001 Totals	**0.00**	**0.00**	**0.00**	**176,043.14**	**-176,043.14**	**0.00**
	40000 Totals	**0.00**	**0.00**	**0.00**	**176,043.14**	**-176,043.14**	**0.00**

50000 Expenditures
2009 Municipal Treasurer

57000 Operating Costs		**Original**	**Adjustments**	**Adjusted**	**Year-to-Date**	**Balance**	**% Realized**
57999 Other Operating Costs		3,050,000.00	0.00	3,050,000.00	600,000.00	2,450,000.00	19.67
	57000 Totals	**3,050,000.00**	**0.00**	**3,050,000.00**	**600,000.00**	**2,450,000.00**	**19.67**
	2009 Totals	**3,050,000.00**	**0.00**	**3,050,000.00**	**600,000.00**	**2,450,000.00**	**19.67**
	50000 Totals	**3,050,000.00**	**0.00**	**3,050,000.00**	**600,000.00**	**2,450,000.00**	**19.67**

ALL FUNDS	**Original**	**Adjustments**	**Adjusted**	**YTD**	**Balance**	**% Realized**
10000 Assets	**279,275,714.83**	**251,620.25**	**279,527,335.08**	**383,194,482.23**	**-103,667,147.15**	**137.09**
20000 Liabilities	**0.00**	**0.00**	**0.00**	**106,269,653.02**	**-106,269,653.02**	**0.00**
40000 Revenues	**244,934,852.00**	**72,578,633.00**	**317,513,485.00**	**305,815,540.39**	**11,697,944.61**	**96.32**
50000 Expenditures	**387,102,355.00**	**70,576,068.00**	**457,678,423.00**	**226,963,722.59**	**230,714,700.41**	**49.59**
60000 Other Financing Sources	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**
47000 Intergovernmental Grants (Distributions)	**0.00**	**22,602.00**	**22,602.00**	**22,602.00**	**0.00**	**100.00**
	0.00	**100,837.00**	**100,837.00**	**137,725.36**	**-36,888.36**	**136.58**

State of New Mexico Local Government Budget Management System (LGBMS)
Report Recap - Rio Rancho (City) - FY2025 Q4
Printed from LGBMS on 2025-07-23 10:47:39

Fund	Cash	Investments	Revenues	Transfers	Expenditures	Adjustments	Balance	Reserve	Adjusted Balance
11000 General Operating Fund	9,811,281.00	48,031,451.64	123,905,761.64	-39,379,679.00	88,396,583.35	-5,787,969.07	48,184,262.86	7,366,381.95	40,817,880.91
20100 Corrections	108,673.00	0.00	366,494.78	84,875.00	451,847.00	0.46	108,196.24	0.00	108,196.24
20200 Environmental	409,803.00	156,819.46	111,295.89	348,150.00	24,704.82	-156,819.66	844,543.87	0.00	844,543.87
20600 Emergency Medical Services	4,396.00	0.00	100,567.07	0.00	96,033.22	0.02	8,929.87	0.00	8,929.87
20700 E-911 Fund	0.00	0.00	332,514.43	0.00	344,930.23	12,415.80	0.00	0.00	0.00
20900 Fire Protection	466,053.00	1,611.30	1,011,339.72	0.00	932,300.70	-1,525.91	545,177.41	0.00	545,177.41
20910 FY25-100%- Firefighter Recruitment Fund (Year 1)	0.00	0.00	228,593.80	0.00	225,000.00	0.00	3,593.80	0.00	3,593.80
21100 Law Enforcement Protection	117,397.00	0.00	321,113.64	0.00	315,170.18	0.40	123,340.86	0.00	123,340.86
21210 Laws of FY22 LERR (YEAR 2)	2,872.00	0.00	0.00	0.00	2,872.00	0.00	0.00	0.00	0.00
21220 Laws of 2023-Recruitment-LER	43,992.00	0.00	0.00	0.00	43,992.00	0.00	0.00	0.00	0.00
21221 Law of FY24 Recruitment-LER-(YEAR 2)	0.00	0.00	565,435.29	0.00	565,435.29	0.00	0.00	0.00	0.00
21300 DPS- Law Enforcement Retention	0.00	0.00	104,432.03	0.00	92,711.75	0.00	11,720.28	0.00	11,720.28
21400 Lodgers' Tax	9,963.00	84,195.91	559,430.56	-242,000.00	397,395.58	217,730.97	231,924.86	0.00	231,924.86
21600 Municipal Street	343,870.00	179,399.45	616,988.33	0.00	420,167.54	-9,890.05	710,200.19	0.00	710,200.19
21700 Recreation	269,098.00	171,483.09	216,008.73	0.00	247,938.50	-8,489.74	400,161.58	0.00	400,161.58
21800 Intergovernmental Grants	0.00	0.00	2,004,565.37	0.00	1,924,318.22	-80,247.15	0.00	0.00	0.00
21900 Senior Citizens	34,772.00	0.00	3,914.44	0.00	13,016.02	0.08	25,670.50	0.00	25,670.50
22300 DWI Fund	0.00	264,758.01	13,108.29	0.00	0.00	-13,108.29	264,758.01	0.00	264,758.01
23300 Municipal Higher Education Facilities GRT	182.00	15,635,833.26	6,483,930.27	0.00	8,292,654.51	-854,912.23	12,972,378.79	0.00	12,972,378.79
26000 American Rescue Plan Act	1,680,722.00	10,851,299.26	643,232.21	0.00	768,164.92	-1,080,889.51	11,326,199.04	0.00	11,326,199.04
27000 LG Abatement Opioid Fund	0.00	3,170,522.90	375,851.48	0.00	0.00	-179,510.96	3,366,863.42	0.00	3,366,863.42
28000 Cannabis Regulation Act	752,473.00	261,365.82	320,315.28	-1,058,720.00	8,641.17	-261,365.64	5,427.29	0.00	5,427.29
29900 Other Special Revenue	5,410,294.00	28,871,015.98	6,786,515.32	4,977,809.00	8,226,056.73	-3,764,902.95	34,054,674.62	0.00	34,054,674.62

30100 Bond Proceeds Project	1,684,673.00	16,136,191.13	17,532,025.95	-637,150.00	4,710,204.29	-13,417,963.77	16,587,572.02	0.00	16,587,572.02
30300 State Legislative Appropriation Project	0.00	0.00	3,880,827.77	0.00	4,667,600.37	786,772.60	0.00	0.00	0.00
30400 Road/Street Projects	6,368,987.00	20,465,377.63	7,917,368.99	14,019,329.00	14,206,603.69	-5,467,618.48	29,096,840.45	0.00	29,096,840.45
30500 Gross Receipts Tax Proceeds Project	0.00	32,209,599.77	32,307,617.88	-999.00	331,112.45	-32,209,599.77	31,975,506.43	0.00	31,975,506.43
39900 Other Capital Projects	21,427,063.00	68,902,745.46	17,005,362.63	34,079,489.00	23,634,082.59	-21,565,624.73	96,214,952.77	0.00	96,214,952.77
40100 General Obligation Bond Debt Service	9,254,119.00	71.44	10,011,449.36	637,150.00	5,737,477.77	-72.16	14,165,239.87	0.00	14,165,239.87
40200 GRT Revenue Bond Debt Service	1,208,717.00	0.00	108,248.03	2,434,149.53	3,496,852.00	-0.51	254,262.05	0.00	254,262.05
40300 Other Revenue Bond Debt Service	4,575,938.00	864,320.83	356,170.28	6,368,969.00	6,802,166.03	-40,658.97	5,322,573.11	0.00	5,322,573.11
40400 NMFA Loan Debt Service	349,336.00	355,856.80	110,449.36	4,082,152.00	4,508,987.17	345,497.48	734,304.47	0.00	734,304.47
50100 Water Enterprise	138.00	29,199,669.93	59,043,817.60	-27,794,470.00	34,806,608.17	-221,844.25	25,420,703.11	0.00	25,420,703.11
51300 Convention/Events Center	2,259,093.00	1,965,156.38	1,034,599.78	702,920.47	1,987,842.46	-1,091,327.56	2,882,599.61	0.00	2,882,599.61
69900 Other Internal Service	3,359,662.00	5,807,739.14	11,100,916.83	1,378,025.00	9,706,853.87	-2,282,075.15	9,657,413.95	0.00	9,657,413.95
79900 Other Trust & Agency	673,670.00	2,662,780.63	176,043.14	0.00	600,000.00	-150,762.93	2,761,730.84	0.00	2,761,730.84
Totals	**70,627,237.00**	**286,249,265.22**	**305,656,306.17**	**0.00**	**226,986,324.59**	**-87,284,761.63**	**348,261,722.17**	**7,366,381.95**	**340,895,340.22**

CITY OF RIO RANCHO
RESOLUTION

RESOLUTION NO. 84 **ENACTMENT NO. 25-081**

RESOLUTION APPROVING THE FOURTH QUARTER REPORT TO THE NEW MEXICO DEPARTMENT OF FINANCE AND ADMINISTRATION FOR THE FISCAL YEAR ENDING JUNE 30, 2025

WHEREAS: the New Mexico Department of Finance and Administration (DFA) establishes requirements for local public bodies as part of its oversight function; and

WHEREAS: local public bodies are required to submit quarterly reports to DFA; and

WHEREAS: the fourth quarter report provides cash basis information on revenues, expenses, and cash balances by fund as of June 30, 2025; and

WHEREAS: DFA requires that the fourth quarterly report of each fiscal year is approved by resolution of the Governing Body and submitted as part of the City's final budget submission for the following fiscal year.

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

The Governing Body approves the fourth quarterly report to the New Mexico Department of Finance and Administration for the fiscal year ending June 30, 2025.

ADOPTED THIS 14TH DAY OF AUGUST, 2025.

Greggory D. Hull, Mayor

ATTEST:

Noel C. Davis, City Clerk
(SEAL)

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: R85

AGENDA DATE:
August 14, 2025

DEPARTMENT:
Fire and Rescue

SUBJECT:
R85, Resolution Authorizing a Budget Adjustment to the Fire Protection Fund (250)

BACKGROUND AND ANALYSIS:
The flooring at Fire Station 1, located at 2810 Southern Blvd., has become worn, and is in need of replacement throughout the dayroom, kitchen, hallway and bunk rooms.

A budget adjustment is needed to move the required funds from the building improvements line item to the building repair and maintenance line item from two projects that are complete.

Project Number FR 2559 for the Fire Station 4 Storage Replacement: $19,100 will be reallocated because previously contemplated large storage units less than $5,000 per unit were not purchased. Project Number FR 2560 for Headquarters Renovations: $10,404 are being reallocated because the project cost was less than anticipated.

IMPACT:
The budget adjustment will transfer the necessary funds to the correct account line to complete the purchase and installation of replacement flooring.

ALTERNATIVES:
Approve the Resolution.

Do not approve the Resolution.

DEPARTMENT RECOMMENDATION:
Staff recommends approval of the Resolution

ATTACHMENT: Resolution R85
ATTACHMENT: R85-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 seeks to reallocate existing project funding in the building improvement account to the building repair and maintenance account for Fire Station 1 flooring replacement; and

WHEREAS: a budget adjustment is necessary to properly classify the expenditure as building repair.

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
250-0000-422.50-35 Building Repair	FR2639	$29,212	$29,504		$58,716
250-0000-422-7011 Building Improvement	See Note*	$394,693		$29,504	$365,189
Total Uses		$423,905	$29,504	$29,504	$423,905

*FR2559: ($19,100)
FR2560: ($10,404)

ADOPTED THIS _____DAY OF _____, 2025.

_____
Greggory D. Hull, Mayor

ATTEST:

_____
Noel C. Davis, City Clerk
(SEAL)

CITY OF RIO RANCHO
RESOLUTION

RESOLUTION NO. 85 **ENACTMENT NO. 25-082**

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

WHEREAS: the Fire and Rescue Department seeks to reallocate existing project funding in the building improvement account to the building repair and maintenance account for Fire Station 1 flooring replacement; and

WHEREAS: a budget adjustment is necessary to properly classify the expenditure as building repair.

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
250-0000-422.50-35 Building Repair	FR2639	$29,212	$29,504		$58,716
250-0000-422-7011 Building Improvement	See Note*	$394,693		$29,504	$365,189
Total Uses		$423,905	$29,504	$29,504	$423,905

*FR2559: ($19,100)
FR2560: ($10,404)

ADOPTED THIS 14TH DAY OF AUGUST, 2025.

Greggory D. Hull, Mayor

ATTEST:

Noel C. Davis, City Clerk
(SEAL)

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: D43

AGENDA DATE:
August 14, 2025

DEPARTMENT:
Administration

SUBJECT:
D43, Appointment of Michaela Thompson to the Arts Commission

BACKGROUND AND ANALYSIS:
The commission works to enhance and promote the arts within Rio Rancho. Commission members must have knowledge and experience in an art-related discipline.

Thompson resides in City Council District 5, previously served on the commission and has a photography background.

If appointed, Thompson will serve a term expiring August 14, 2028.

IMPACT:
The appointment will fill a vacancy on the Arts Commission caused by term expiration.

ALTERNATIVES:
Approve the appointment.

Do not approve the appointment.

DEPARTMENT RECOMMENDATION:
Mayor Hull recommends the appointment of Michaela Thompson to the Arts Commission.

ATTACHMENT: M. Thompson Resume

MICHAELA **THOMPSON**

[redacted]

Creative and bi-lingual professional skilled in providing exceptional leadership working with cross-functional team members. Possesses a successful track record by developing positive relationships with vendors, labs, and clients. Hires, trains, and directs staff members to develop design concepts into art layouts and prepare layouts for printing and publishing with critical deadlines. Recognized for consistently infusing an artistic spark while overseeing projects, campaigns, planning/coordinating workflow processes.

Leadership	Project Management	MAC/PC Proficient	Creative	Collaborations
Time Management	Presentation Skills	Client Relationships	Multi-Tasking	Communications
Graphic Design Skills	Strategic Planning	Problem Solving	Detail-oriented	Organized

TECHNICAL SKILLS

German to English/English to German Translation | Microsoft Office | Microsoft Project | Adobe Photoshop CC
Adobe Lightroom CC | Adobe InDesign CC | Pixifi

CAREER HISTORY

Walmart | #3517 **2025 – Present**
Sales Floor Associate

Walmart | #3732 **2024 – 2025**
Online Digital Shopper

Legacy Portraits Design | Remote **2019 – 2024**
Creative Director / Senior Art Director

- Supervises project management, photographers, marketing, and sales teams to develop creative and effective advertising.
- Organizes and creates designs, publications, communications, and creative materials to ensure smooth department transitions.
- Hires, trains, and directs staff members to develop design concepts into art layouts and prepare layouts for printing and publishing.
- Leads team meetings to ensure the visions and timelines are met.
- Develops strong, positive relationships with vendors, labs, and clients.
- Communicates updates effectively and consistently on a regular basis with the owner.

Prostudio7 | Clarksville, TN **2018 – 2019**
Photographer

- Arranged objects, scenes, lighting, and background to adhere to specifications; produced extraordinary results and delivered to client within allotted timeframe.
- Operated specialized equipment; saved time and money producing visually appealing results.
- Traveled to on-site locations to complete assignments; arrived on time, set up equipment/space, engaged clients to take images, edited shots within 24 hours, and delivered within expected timeline.
- Performed administrative duties including answering phones, scheduling appointments, maintaining client database, and responding to various correspondences – lauded by management for outstanding services.

Cliq Portrait Studio | Clarksville, TN **2017 – 2018**
Lead Photographer

- Supervised photographers and marketing associates; provided performance feedback and mentored to excel on-the-job performances.
- Ordered supplies/products, ensuring adequate inventory to complete projected assignments.
- Maintained client database; updated with new contact info/client POC.
- Designed albums as well as galleries for client's homes.

Michaela Thompson Photography | Fort Campbell, TN **2014 – 2017**
Photographer

- Provided professional and ethical photography services to clients; captured lifetime memories through images, including prints, digital files, and other formats, and met delivery deadlines.
- Applied multiple editing techniques, including style and tools, print formats, and software systems, to deliver high-quality images to clients.
- Engaged potential clients to determine clear-cut understanding of project; earned 5-star satisfaction rating.
- Earned repeat and referral business from provided services.
- Managed marketing and advertisement to promote services; kept accurate records of expenses.

Nah und Gut | Freihung, Germany **2013 – 2014**
Assistant Manager

- Keyholder to store and safe; opened and closed store/office, utilized various operating/computer systems, and monitored surroundings, ensuring a safe and secure environment.
- Trained new employees; coached and mentored staff on business analysis, merchandising, inventory, and customer service; optimized internal operations.
- Interacted with vendors; negotiated supplies and services, verified invoice information, updated accounts into accounts payable system, and reconciled accounts when necessary.
- Supervised store clerks; balanced workload and assessed completed work.
- Followed procedures for cash transactions/bank deposits per shift; accurately recorded information.

K+H Software GmbH | Munich, Germany **2012 – 2013**
Sales and Marketing Assistant

- Organized events; secured venue, worked with caterers/vendors, ordered necessary awards/gifts, and selected and scheduled emcees/speakers.
- Conducted research for sales team; engaged in value-added discussions to enhance internal sales; established excellent working relationships.
- Procured client incentives and disseminated within allotted timeframe; confirmed delivery.
- Handled administrative/clerical tasks; answered and directed phone calls, scheduled appointments, arranged hotels and flights, ordered office supplies, monitored equipment, maintained and updated client database, and responded to various correspondences.

Diagnostic Clinic Munich | Munich, Germany **2011 – 2012**
VIP Patient Coordinator and Receptionist

- Scheduled international VIP patients for physicians; completed intake procedures, chaperoned procedures, fulfilled physician requests, and reviewed paperwork to ensure completed report signatures.
- Translated spoken and written statements to English; conveyed original meaning and tone.
- Maintained patient database; ensured accuracy of information and updated with changes when necessary.

EDUCATION & COURSES

Bachelor's in Business Administration – University of the People, online *Projected Graduation: October 2025*

Courses/Classes: The Strategy of Content Marketing | Brand Management: Aligning Business, Brand and Behavior | Global Marketing: Building Iconic Brands | Successful Negotiation: Essential Strategies and Skills | Communicating With & Engaging Remote Workers in Today's World | Leadership & Development: Expanding Your Emotional Intelligence | How Influence Affects Teams & Companies | Relationship Building - A Critical Component to Workplace Success | Leadership, Communication, & Body Language | Office Assistant

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: R86

AGENDA DATE:
August 14, 2025

DEPARTMENT:
Administration

SUBJECT:
R86, Resolution Authorizing a Budget Adjustment to the Federal Grants Fund (259) - Financial Services Department

BACKGROUND AND ANALYSIS:
The United States Treasury Department made federal funds available to the State under the Emergency Rental Assistance 2 ("ERAP2") Program (Assistance Listing Number ("ALN") 21.023).

The City entered into an agreement with the New Mexico Department of Finance and Administration on May 16, 2025, to receive and distribute funding.

The City submitted a reimbursement request related to the Felician Villa senor housing project located at 1301/1325 Stephanie Road SE.

A budget adjustment is necessary to recognize grant funds and reimburse expenses incurred by CC Housing, Inc, related to constructing the Felician Villa senior housing project that has units available/designated for low-income individuals.

IMPACT:
Agreement obligations will be fulfilled.

ALTERNATIVES:
Approve the Resolution.

Do not approve the Resolution.

DEPARTMENT RECOMMENDATION:
Staff recommends approval of the Resolution.

ATTACHMENT: Resolution R86
ATTACHMENT: Executed Award
ATTACHMENT: R86-Signed

CITY OF RIO RANCHO
RESOLUTION

RESOLUTION NO. **ENACTMENT NO.**

RESOLUTION AUTHORIZING A BUDGET ADJUSTMENT TO THE FEDERAL GRANTS FUND (259)

WHEREAS: the United States Treasury Department made federal funds available to the State under the Emergency Rental Assistance 2 ("ERAP2") Program (Assistance Listing Number ("ALN") 21.023); and

WHEREAS: the City entered into an agreement with the New Mexico Department of Finance and Administration on May 16, 2025, to receive and distribute funding; and

WHEREAS: the City submitted a reimbursement request related to the Felician Villa senor housing project; and

WHEREAS: a budget adjustment is necessary to recognize grant funds and reimburse expenses incurred by CC Housing, Inc, related to constructing the Felician Villa senior housing project that has units available/designated for low-income individuals.

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

That authorization is given for the following budget adjustment:

State Appropriations Capital Fund (315)

Account	Project No.	Revised Budget	Increase	Decrease	Adjusted Budget
259-0000-331.20-00 Federal Grants	AD2690	$505,351	$800,000		$1,305,351
Total Sources		$505,351	$800,000		$1,305,351

Account	Project No.	Revised Budget	Increase	Decrease	Adjusted Budget
259-0000-410.40-40 Program Expenditures / Program Activities	AD2690	$0	$800,000		$800,000
Total Uses		$0	$800,000		$800,000

ADOPTED THIS _____DAY OF _____, 2025.

Greggory D. Hull, Mayor

ATTEST:

Noel C. Davis, City Clerk
(SEAL)

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STATE OF NEW MEXICO AGREEMENT
FOR
SUBAWARD OF CORONAVIRUS STATE AND LOCAL FISCAL RECOVERY FUND

COVER PAGE

State Agency Department of Finance and Administration	**Agreement Number**
Subrecipient Name City of Rio Rancho **Subrecipient Unique Entity Identifier (UEI)** KREVN80JSKX1	**Subaward Period of Performance** Start Date *03/01/2025* End Date *8/30/2025*
Subaward Amount $ 800,000.00 (This amount reflects the amount of federal funds obligated by this action and the current financial obligation)	**Subaward Budget Period** State Date *03/01/2025* End Date *9/30/2025*
Indirect Cost Rate 0%.	
Subaward Project Description (Purpose) Grant of Emergency Rental Assistance 2 ("ERA2") to the City of Rio Rancho for the purpose of complete and full performance of the Scope of Work attached to this Subrecipient Agreement as **"Exhibit B."**	
Exhibits included within this Agreement: 1. Exhibit A, Federal Award Information 2. Exhibit B, Scope of Work and Budget 3. Exhibit C, Federal Provisions 4. Exhibit D, Assurances of Compliance with Civil Rights Requirements 5. Exhibit E, Davis-Bacon Act Requirements (If Applicable) 6. Exhibit F, Quarterly Reports 7. Exhibit G, ERAP 2 Project Requirements	
Contact Information Pass-Through Entity (State): Agency Name: Local Government Division of Department of Finance and Administration Representative: Erica Cummings Address: 407 Galisteo Street Address: Room 202 City, State Zip: Santa Fe, NM 87501 Email: erica.cummings@dfa.nm.gov	Subrecipient: Name: City of Rio Rancho Representative: Matt B. Geisel Title: City Manager Address: 3200 Civic Center NE, Rio Rancho, NM 87144 Email: mgeisel@rrnm.gov

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FEDERAL AWARD IDENTIFICATION

In accordance with the Code of Federal Regulations (CFR), 2 C.F.R. Part 200.332 requires that the following information be provided to any Subrecipient of a federal award:

Federal Awarding Office	United States Department of the Treasury
Grant Program	Emergency Rental Assistance Program 2
Assistance Listing Number	21.023
Federal Award Identification Number	
Federal Award Date	June 1, 2021
Award End Date	September 30, 2025
Research and Development Award?	No
Federal Statutory Authority	3201(a) of the American Rescue Plan Act of 2021, Pub. L. No. 117-2 (March 11, 2021), codified as 15 USC 9058d (15 U.S.C. 9058 (d))
Total Amount in Federal Award (this is not the amount in the grant agreement)	$122,728,936.70

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SUBRECIPIENT AGREEMENT BETWEEN
THE NEW MEXICO DEPARTMENT OF FINANCE AND ADMINISTRATION
AND
City of Rio Rancho

THIS SUBRECIPIENT AGREEMENT ("**Agreement**") is hereby made and entered into this 16th day of May 2025, by and between the New Mexico Department of Finance and Administration ("**DFA**" or "**STATE**"), and City of Rio Rancho, a municipal corporation organized under the laws of the State of New Mexico ("**SUBRECIPIENT**") (individually "**Party**" and collectively "**Parties**").

WHEREAS**,** the U.S. Department of Treasury ("**Treasury**" or "**GRANTOR**") has made federal funds available to the STATE under the Emergency Rental Assistance 2 ("**ERAP2**") Program (Assistance Listing Number ("**ALN**") 21.023);

WHEREAS, recipients under the ERA 2 Program are the eligible entities identified in the American Rescue Plan Act of 2021 that receive a ERAP 2 award. Subrecipients under the ERAP 2 Program are entities that receive a subaward from a recipient to carry out the purposes (program or project) of the ERAP 2 award on behalf of the recipient;

WHEREAS, recipients are accountable to Treasury for oversight of their subrecipients, including ensuring their subrecipients comply with the ERAP 2 statute, ERAP 2 Award Terms and Conditions, Treasury's Interim Final Rule, and reporting requirements, as applicable; and

WHEREAS, this Agreement addresses the flow of ERAP 2 funds from the Treasury above to the STATE who will then provide the same referenced subaward funds to the SUBRECIPIENT, as legally allowed by the relevant law and regulations, for any approved scope of work as further discussed in Section 2 of this agreement;

NOW THEREFORE, the Parties do mutually agree to the following terms and conditions of this Agreement:

1. **Definitions**

   a. **"Agreement Funds**" means the funds that have been appropriated, designated, encumbered, or otherwise made available for payment by the State under this Agreement.

   b. "**Agreement**" means this agreement, including all attached Exhibits, all documents incorporated by reference, all referenced statutes, rules and cited authorities, and any future modifications thereto.

   c. "**Award**" means an award by a Recipient to a Subrecipient funded in whole or in part by a Federal Award. The terms and conditions of the Federal Award flow down to the Award unless the terms and conditions of the Federal Award specifically indicate otherwise.

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d. "**Breach of Agreement**" means the failure of a Party to perform any of its obligations in accordance with this Agreement, in whole or in part or in a timely or satisfactory manner. The institution of proceedings under any bankruptcy, insolvency, reorganization or similar law, by or against State, or the appointment of a receiver or similar officer for State or any of its property, which is not vacated or fully stayed within 30 days after the institution of such proceeding, shall also constitute a breach.

e. "**Budget**" means the amount stated in Section 2 of this Agreement and the funds available for the Work described in Exhibit B.

f. "**Business Day**" means any day in which the State is open and conducting business, but shall not include Saturday, Sunday or any day on which the State observes one of the legal public holidays.

g. "**Direct Costs**" means costs that can be identified specifically as costs of implementing the ERAP 2 program objectives, such as contract support, materials, and supplies for a project, or other costs that can be directly assigned to such activities relatively easily with a high degree of accuracy, and may include typical costs charged directly to a Federal award such as the compensation of employees who work on that award, their related fringe benefit costs, the costs of materials and other items of expense incurred for the Federal award.

h. "**Effective Date**" means the date on which this Agreement is approved and signed by the New Mexico agency, as shown on the Signature for this Agreement.

i. "**Exhibits**" means the exhibits and attachments included with this Agreement as shown on the Cover Page for this Agreement.

j. "**Federal Award**" means an award of Federal financial assistance or a cost-reimbursement Agreement, under the Federal Acquisition Regulations or by a formula or block grant, by a Federal Awarding Agency to the Recipient. "Federal Award" also means an agreement setting forth the terms and conditions of the Federal Award. The term does not include payments to an Agreement or payments to an individual that is a beneficiary of a Federal program.

k. "**Federal Awarding Agency**" means a Federal agency providing a Federal Award to a Recipient. The US Department of the Treasury is the Federal Awarding Agency for the Federal Award, which is the subject of this Agreement.

l. "**Goods**" means any movable material acquired, produced, or delivered by State as set forth in this Agreement and shall include any movable material acquired, produced, or delivered by the State in connection with the Services.

m. "**Grant Funds**" means the funds that have been appropriated, designated, encumbered, or otherwise made available for payment by the State under this Agreement.

n. "**Incident**" means any accidental or deliberate event that results in or constitutes an imminent threat of the unauthorized access, loss, disclosure, modification, disruption, or

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destruction of any communications or information resources of the State, which are included as part of the Work. Incidents include, without limitation, (i) successful attempts to gain unauthorized access to a State system or State Records regardless of where such information is located; (ii) unwanted disruption or denial of service; (iii) the unauthorized use of a State system for the processing or storage of data; or (iv) changes to State system hardware, firmware, or software characteristics without the State's knowledge, instruction, or consent.

o. **"Indian"** means any person who is a member of any federally recognized tribe and possesses a valid certificate of Indian Blood certified and issued by a federal and/or tribal government agency.

p. "**Indirect Costs**" means general overhead costs of an organization where a portion of such costs are allocable to the ERAP 2 award such as the cost of facilities or administrative functions, including but not limited to, general expenses such as printer paper, paper towels, rent for office space, and utilities.

q. "**Initial Term**" means the time period defined in this Agreement.

r. "**IPRA**" means the Inspection of Public Records Act, a New Mexico state law that provides the public and media access to public information. The law requires open access to almost all public records in state and local government, with few exceptions.

s. "**Matching Funds**" means the funds provided the State as a match required to receive the Grant Funds.

t. "**Party**" means the State or STATE, and "Parties" means both the State and Subrecipient.

u. "**PCI**" means payment card information including any data related to credit card holders' names, credit card numbers, or other credit card information as may be protected by state or federal law.

v. "**PHI**" means any protected health information, including, without limitation any information whether oral or recorded in any form or medium: **(i)** that relates to the past, present, or future physical or mental condition of an individual; the provision of health care to an individual; or the past, present, or future payment for the provision of health care to an individual; and **(ii)** that identifies the individual or with respect to which there is a reasonable basis to believe the information can be used to identify the individual. PHI includes, but is not limited to, any information defined as Individually Identifiable Health Information by the federal Health Insurance Portability and Accountability Act.

w. "**PII**" means personally identifiable information including, without limitation, any information maintained by the State about an individual that can be used to distinguish or trace an individual's identity, such as name, social security number, date and place of birth, mother's maiden name, or biometric records; and any other information that is linked or linkable to an individual, such as medical, educational, financial, and employment information.

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x. "**Services**" means the services to be performed by Subrecipient as set forth in this Agreement and shall include any services to be rendered by Subrecipient in connection with the Goods.

y. **STATE**" means the State agency shown on the Signature and Cover Page of this Agreement, for the purposes of this Federal Award.

z. "**State Confidential Information**" means any and all State Records not subject to disclosure under IPRA. State Confidential Information shall include, but is not limited to, PII, PHI, PCI, Tax Information, CJI, and State personnel records not subject to disclosure under IPRA. State Confidential Information shall not include information or data concerning individuals that is not deemed confidential but nevertheless belongs to the State, which has been communicated, furnished, or disclosed by the State to Subrecipient which (i) is subject to disclosure pursuant to IPRA; (ii) is already known to Subrecipient without restrictions at the time of its disclosure to Subrecipient; (iii) is or subsequently becomes publicly available without breach of any obligation owed by Subrecipient to the State; (iv) is disclosed to Subrecipient, without confidentiality obligations, by a third party who has the right to disclose such information; or (v) was independently developed without reliance on any State Confidential Information.

aa. "**State Fiscal Year**" means a 12-month period beginning on July 1 of each calendar year and ending on June 30 of the following calendar year. If a single calendar year follows the term, then it means the State Fiscal Year ending in that calendar year.

bb. "**State Records**" means any and all State data, information, and records, regardless of physical form, including, but not limited to, information subject to disclosure under IPRA.

cc. "**Subcontractor**" means third parties, if any, engaged by Subrecipients to aid in performance of the Work.

dd. "**Targeted Population"** means Households Earning up to 60% of area media income.

ee. **"Tribal Entity"** means "any Indian Tribe, tribal organization, Indian-controlled organization serving Indians, Native Hawaiian organization, or Alaska Native entity.

ff. "**Tax Information**" means federal and State of New Mexico tax information including, without limitation, federal and State tax returns, return information, and such other tax-related information as may be protected by federal and State law and regulation. Tax Information includes, but is not limited to all information defined as federal tax information in Internal Revenue Service Publication 1075.

gg. "**Uniform Guidance**" means the Office of Management and Budget Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards.

hh. "**Work Product**" means the tangible and intangible results of the Work, whether finished or unfinished, including drafts. Work Product includes, but is not limited to, documents,

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text, software (including source code), research, reports, proposals, specifications, plans, notes, studies, data, images, photographs, negatives, pictures, drawings, designs, models, surveys, maps, materials, ideas, concepts, know-how, information, and any other results of the Work. "Work Product" does not include any material that was developed prior to the Effective Date that is used, without modification, in the performance of the Work. "Work Product" does not include any material developed in the performance of legal services that is subject to attorney-client privilege.

ii. "**Work**" means the Goods delivered and Services performed pursuant to this Agreement.

jj. Any other term used in this Agreement that is defined in an Exhibit shall be construed and interpreted as defined in that Exhibit.

2. **Scope of Work**

The GRANTOR has provided funds, through its ERAP 2 Program, to the STATE who is then sub awarding this same funding to the SUBRECIPIENT in accordance with this Agreement. Information related to the federal award is attached as **"Exhibit A."** The SUBRECIPIENT shall perform the services and tasks described in the Scope of Work attached as **"Exhibit B."** SUBRECIPIENT'S full and timely performance of Exhibit B shall include strict compliance with all applicable federal, state, or local laws, regulations, and administrative policies, including, but not limited to, the references above as well as the following:

(a) SUBRECIPIENT will comply with the Code of Federal Regulations (C.F.R.).

(b) SUBRECIPIENT will comply with 2 C.F.R. Part 200 - Uniform Administrative Requirements, Cost Principles and Audit Requirements for Federal Awards as well as any specific federal departmental grant requirement in other sections of the C.F.R.

(c) SUBRECIPIENT will adhere to both the Federal Procurement Laws contained in 2 C.F.R. Part 200.318 to 200.326 as well as the State Procurement Laws for Political Subdivisions contained in the New Mexico Procurement Code.

(d) SUBRECIPIENT will adhere to the requirements of the GRANTOR'S ERAP 2 Program.

(e) SUBRECIPIENT will adhere to the Scope of Work and Budget in Exhibit B.

(f) SUBRECIPIENT will comply with Universal Identifier and System for Award Management (SAM), 2 C.F.R. Part 25 where applicable.

(g) SUBRECIPIENT will incorporate, where applicable, the contractual provision requirements outlined in 2 C.F.R. Part 200.326 which is further discussed in Section 7 of this Agreement.

(h) SUBRECIPIENT will comply, when applicable, with any applicable National Policy Requirements for federal grants which is further discussed in Section 7 of this Agreement.

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(i) SUBRECIPIENT will not pay any contractor who is listed by the federal government as debarred and/or suspended which is further discussed in Section 7 of this agreement. SUBRECIPIENT agrees to alert the STATE immediately if a contractor working for the SUBRECIPIENT becomes debarred or suspended.

(j) SUBRECIPIENT acknowledges and agrees that the STATE is a "recipient" of ERAP 2 funds as such term is used in the ERAP 2 regulations, and SUBRECIPIENT shall provide, upon the reasonable request of the STATE, financial and performance reports sufficient to demonstrate SUBRECIPIENT'S compliance with ERAP 2 and as otherwise necessary for STATE to satisfy the subrecipient monitoring and management requirements of 2 C.F.R. Part 200.331 to 200.333.

Pursuant to information submitted to the STATE for inclusion in the GRANTOR'S ERAP 2 Program, the SUBRECIPIENT shall perform the following tasks:

Properly procure and complete the project substantially as described in Exhibit B, Scope of Work and Budget. Any and all expenses associated with the project are the sole responsibility of the SUBRECIPIENT. SUBRECIPIET shall be the owner of any property purchased hereunder. . The SUBRECIPIENT shall have the sole responsibility to maintain possession of the said property, maintain the property, repair the property when needed and maintain any applicable insurance amounts. Any future costs related to these requirements herein remain the sole responsibility of the SUBRECIPIENT. The SUBRECIPIENT agrees to notify the STATE in writing, and request the preferred method of disposition for any property or equipment purchased with federal funds if said property or equipment is no longer of use to the SUBRECIPIENT. In addition, if an annual inventory is requested by the STATE then the SUBRECIPIENT will provide prompt access to all inventory records.

3. **Term of Agreement**

The terms of this Agreement shall become effective upon execution by the DFA and shall continue for a period of five (5) years after closeout of the ERAP 2 program. All funds must be obligated by the SUBRECIPIENT by August 30, 2025, and all funds must be expended and reimbursement requested through an invoice submitted by the SUBRECIPIENT to the STATE by September 30, 2025.

4. **Payment Terms of Grant Funding**

a. The total Budget available for performance of the Scope of Work attached as Exhibit B—Scope of Work and identified in Section 2 above is:

$800,000.00
(Eight hundred thousand)

b. Taxes

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Subaward, budget amount in (4)(a) above includes applicable New Mexico tax, including but not limited to the New Mexico Gross Receipts and Compensating Tax at N.M.S.A. (1978) § 7-9-1 *et seq*. ("NMGRT"). The SUBRECIPIENT is subject to and shall be liable for payment of all applicable New Mexico taxes, at the prevailing rate, for all work performed under Exhibit B—Scope of Work. The SUBRECIPIENT is solely responsible for the payment of all applicable New Mexico taxes.

c. Payment Procedures

The STATE shall pay the SUBRECIPIENT in accordance with steps (1) – (5) below.

(1) SUBRECIPIENT shall initiate payment requests by submitting an invoice to the STATE, in accordance with Exhibit B and in a form and manner approved by the STATE. SUBRECIPIENT shall clearly segregate, on each invoice, the applicable New Mexico tax, and Direct Costs. Submission of an invoice certifies that to the best of the SUBRECIPIENT'S knowledge and belief, the invoice is true, complete, and accurate, and the expenditures, disbursements and cash receipts are for the purposes and objectives set forth in Exhibit B-Scope of Work and the terms and conditions of the Federal award.

(2) No federal funds shall be used by the SUBRECIPIENT for indirect costs. SUBRECIPIENT shall charge NO costs as indirect costs. SUBRECIPIENT understands and agrees that no funds shall be used for indirect costs.

(3) If the STATE determines that the amount of any invoice is not correct, then SUBRECIPIENT shall make all changes necessary to correct that invoice prior to payment of that invoice by the STATE.

(4) Upon review and approval of SUBRECIPIENT'S invoice by the STATE, the STATE shall pay each invoice within forty-five (45) days.

(5) The acceptance of an invoice by the STATE shall not constitute acceptance of any Work performed or deliverables provided under this Agreement. Reimbursement of funds, under this Agreement, is contingent upon the SUBRECIPIENT complying with all of the requirements for allowable uses for funds under the ERAP 2 Program and providing sufficient documentation to the STATE as reasonably determined by the STATE. The SUBRECIPIENT is responsible for payment to its vendors unless otherwise specifically approved by the STATE.

d. Financial Documentation

(1) The SUBRECIPIENT will provide copies of all related financial to the STATE with the first quarterly report, supplying sufficient documentation to meet the reporting requirements of the ERAP 2 Program.

(2) Any questioned costs which may occur at any point in this process (including the five (5) year period after grant closeout by the federal GRANTOR) will be the sole responsibility of the SUBRECIPIENT with respect to any activity covered by this Agreement.

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(3) If this Agreement extends beyond the current fiscal year and notwithstanding anything to the contrary and when applicable, both parties acknowledge and agree that pursuant to the applicable state law, this agreement is subject to an annual appropriation dependency requirement to the effect that the renewal of this agreement is contingent upon the appropriation of funds by either party to fulfill any future payment requirements of this agreement. If either party fails to appropriate sufficient monies to provide for any future payment requirements under this agreement, this agreement shall terminate on the last day of the last fiscal year for which funds were appropriated.

5. **Reporting, Monitoring, and Review**

a. Requirements

The SUBRECIPIENT is required to participate in monitoring and review activities necessary to assess the work performed under the Subaward and determine whether the Subrecipient has timely achieved the Scope of Work stated in Exhibit B to this Subaward. The ongoing monitoring of the SUBRECIPIENT will reflect its assessed risk and include monitoring, identification of deficiencies, and follow-up to ensure appropriate remediation.

b. Risk Assessment

The risk assessment may include factors such as prior experience in managing Federal funds, previous audits, personnel, and policies or procedures for award execution and oversight

c. Monitoring

Monitoring and review activities will be detailed in a Monitoring Plan based on the STATE'S risk assessment of the SUBRECIPIENT and will be provided to the SUBRECIPIENT. The Monitoring Plan may include, but not be limited to, the SUBRECIPIENT'S technical progress compared to the intended milestones and deliverables; the SUBRECIPIENT'S actual expenditures compared to the approved budget, review of SUBRECIPIENT'S reimbursement requests including detailed backup documentation, or other subject matter specified by the STATE.

d. Performance and Final Status

SUBRECIPIENT shall submit all financial, performance and other reports to the STATE no later than forty-five (45) calendar days after the end of the Initial Term if no Extension Terms are exercised, or the final Extension Term exercised by the STATE, containing an evaluation and review of SUBRECIPIENT's performance and the final status of SUBRECIPIENT's obligations hereunder.

e. Violations Reporting

SUBRECIPIENT shall disclose, in a timely manner, in writing to the State and the Federal Awarding Agency, all violations of federal or State criminal law involving fraud, bribery, or

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gratuity violations potentially affecting the Federal Award. The STATE or the Federal Awarding Agency may impose any penalties for noncompliance allowed under 2 C.F.R. Part 180 and 31 U.S.C. 3321, which may include, without limitation, suspension or debarment.

f. Inspection

SUBRECIPIENT shall permit the STATE, the federal government, and any other duly authorized agent of a governmental agency to audit, inspect, examine, excerpt, copy and transcribe SUBRECIPIENT Records during the Record Retention Period. SUBRECIPIENT shall make SUBRECIPIENT Records available during normal business hours at SUBRECIPIENT's office or place of business, or at other mutually agreed upon times or locations, upon no fewer than two Business Days' notice from the STATE, unless the STATE determines that a shorter period of notice, or no notice, is necessary to protect the interests of the STATE.

g. Final Audit Report

SUBRECIPIENT shall promptly submit to the STATE a copy of any final audit report of an audit performed on SUBRECIPIENT's records that relates to or affects this Agreement or the Work, whether the audit is conducted by SUBRECIPIENT or a third party. Additionally, if SUBRECIPIENT is required to perform a single audit under 2 C.F.R. Part 200.501, *et seq*., then SUBRECIPIENT shall submit a copy of the results of that audit to the STATE within the same timelines as the submission to the federal government.

6. **Amendments and Assignments**

If there is a need to review and/or revise this Agreement, the requesting party shall submit a written amendment to the other Party, with the understanding that no amendment to this Agreement shall be valid unless it is agreed and signed by both Parties. This Agreement shall not be assignable by either Party without written consent of the other, except for Assignment resulting from merger, consolidation, or reorganization of the assigning Party.

7. **Records, Audits, and Other Grant Compliance Issues**

It is understood that this Agreement may be utilized as part of the American Rescue Plan Act (ERAP 2 Program – ALN 21.027) and therefore both parties agree to maintain accounts and records, including personnel, property, and financial records, adequately to identify and account for all costs pertaining to this agreement and to ensure full compliance with the requirements of the above program. The SUBRECIPIENT will comply with all applicable federal law, regulations, executive orders, grant policies, procedures, and directives. Even though federal funding may be available, the Federal Government is not a party to this Agreement and is not subject to any obligations or liabilities to the STATE, SUBRECIPIENT, or any other party pertaining to any matter resulting from the agreement.

a. Work Product Information

(1) The SUBRECIPIENT may receive from the STATE work product information that the STATE utilizes. The SUBRECIPIENT assumes sole responsibility for verification of the

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accuracy of all information and for legal compliance with all rules and instructions required herein. The SUBRECIPIENT further acknowledges that the STATE makes and assumes no representations or warranties with regard to the work product information. Work product information may include, but is not limited to, procurement policies, procurement forms, contractor insurance requirements, various standard contracts, specific grant program forms or other relevant documents.

(2) With respect to the SUBRECIPIENT'S use of any work product transmitted by or originally created by the STATE, the SUBRECIPIENT acknowledges it is the SUBRECIPIENT'S decision to act accordingly. The SUBRECIPIENT has the option to either adopt such product as the SUBRECIPIENT'S own or the SUBRECIPIENT may utilize the following other options available to the SUBRECIPIENT:

i. Modify the STATE'S work product appropriate to the SUBRECIPIENT'S own needs;

ii. Create and adopt the SUBRECIPIENT'S own work product separate from the STATE'S work products;

iii. Adopt a work product created by other State or Federal agencies when applicable to the SUBRECIPIENT'S needs; or

(3) If the SUBRECIPIENT utilizes any of the STATE'S work products in any way then the SUBRECIPIENT acknowledges that the STATE makes no representations or warranties with regard to the same.

b. Audit

For audit purposes, all records will be made available by both parties to any authorized representative of either party and said records will be maintained and retained for five (5) years after closeout of the grant program. If any confidential information is obtained during the course of this agreement, both parties agree not to release that information without the approval of the other party unless instructed otherwise by court order, grantor, auditor, public information request or as required by law.

c. Records

The Parties agree that all records related to the this Agreement shall be made available to either Party at no additional charge for such information. The SUBRECIPIENT also agrees to provide the STATE, the Government Accountability Office (GAO), the Treasury's Office of Inspector General (OIG), Pandemic Relief Accountability Committee (PRAC), or any of their authorized representatives access to any books, documents, papers, and records of the SUBRECIPIENT which are directly pertinent to this agreement for the purposes of making audits, examinations, excerpts, and transcriptions. The SUBRECIPIENT agrees to permit any of the foregoing parties to reproduce by any means whatsoever or to copy excerpts and transcriptions as reasonably needed at no additional charge.

In compliance with grantor and national policy requirements, including the above referenced

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federal grant requirements, both parties agree to adhere to the following regulations, where applicable:

(a) Federally Required Contractual Provisions:

(1) **Administrative, Contractual or Legal Remedies** are required in all contracts in excess of the simplified acquisition threshold amount that are funded with federal funds and are addressed in various sections of this Agreement;

(2) **Termination Provision** requires all contracts in excess of $10,000 to contain a provision for termination of the contract for cause or convenience and this provision is addressed in Section 12 of this Agreement;

(3) For all contracts that meet the definition of "federally assisted construction contract" in 41 CFR Part 60-1.3, **Equal Employment Opportunity**, including Executive Order 11246 which was further amended by Executive Order 11375, which requires equal opportunity for all persons, without regard to race, color, religion, sex or national origin, employed or seeking employment with government contractors or with contractors performing under federally assisted construction contracts (See Exhibit C);

(4) For all applicable contracts in excess of $100,000 that involve the employment of mechanics or laborers, **Contract Work Hours and Safety Standards Act** which prohibits certain unsanitary, hazardous or dangerous working conditions and requires that wages of every mechanic and laborer to be on the basis of a standard work week of forty hours with any work in excess of forty hours per week to be compensated at a rate of not less than one and one-half times the basic rate of pay (See Exhibit C);

(5) For all contracts that meet the definition of "funding agreement" under 37 C.F.R. Part 401.2(a) and involve a contract with a small business firm or nonprofit organization regarding the assignment or performance of experimental, developmental or research work must comply with the **Rights to Inventions Made Under a Contract or Agreement** contained in 37 C.F.R. Part 401 (See Exhibit C);

(6) All contracts, subcontracts and sub-grants in excess of $150,000 must contain a provision which requires compliance with all applicable standards, orders or regulations issued pursuant to the **Clean Air Act** and the **Federal Water Pollution Control Act** (See Exhibit C);

(7) **Debarment and Suspension (Executive Orders 12549 and 12689 and 2 CFR Part 180)** which prohibit the contracting with any party listed on the "System for Award Management" (SAM), formerly identified as the "Excluded Parties List System" (EPLS.gov), which identifies all parties that have active exclusions (i.e., suspensions, debarments) imposed by a federal agency (See Exhibit C);

(8) **Byrd Anti-Lobbying Prohibition (31 U.S.C. 1352)** prohibits the use of federal funds to pay any person or organization for influencing or attempting in influence anyone with any federal contract, grant or other award covered by 31 U.S.C. 1352 and also requires that Contractors that apply or bid for an award exceeding $100,000 where federal funds

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are used must file the required certification stating that the parties will not and have not used federal funds to pay any person or organization for influencing or attempting to influence anyone with any federal contract, grant, or other award covered by 31 U.S.C. 1352 (See Exhibit C);

(9) For all construction contracts in excess of $2,000 and required by federal grant regulations, the **Davis Bacon Act** which requires payments of wages for laborers and mechanics at a rate not less than the minimum wages specified in a wage determination made by the Secretary of Labor and said wage payments will be made at least weekly (See Exhibit E);

(10) **Prohibition on Certain Telecommunications and Video Surveillance Services or Equipment** wherein 2 C.F.R. Part 200.216 prohibits use of federal grant or loan funds to procure or obtain equipment, services, or systems that uses covered telecommunications equipment or services as a substantial or essential component of any system. As described in Public Law 115-232, section 889, covered telecommunications equipment is telecommunications equipment produced by Huawei Technology Company, or Dahua Technology Company (or any subsidiary or affiliate of such entities);

(11) **Domestic Preferences for Procurements** for when federal funds are utilized, and where appropriate and to the extent consistent with other laws and regulations, 2 C.F.R. Part 200.322 allows a federal award to provide a preference for the purchase, acquisition, or use of goods, products, or materials produced in the United States (including but not limited to iron, aluminum, steel, cement, and other manufactured products); and,

(12) **Procurement of Recovered Materials** as required by 2 C.F.R. Part 200.323 which requires procurements in excess of $10,000 to contain the highest percentage of recovered materials practicable while consistent with maintaining a satisfactory level of competition.

(b) National Policy Requirements:

(1) **Civil Rights Act of 1964**, including Title VI, which states that no person shall on the grounds of race, color or national origin shall be excluded from participation in, be refused the benefits of, or be otherwise subjected to discrimination under any program or activity receiving federal financial assistance;

(2) **Age Discrimination Act of 1975** which prohibits discrimination based on age in programs or activities receiving federal financial assistance;

(3) **Americans with Disabilities Act of 1990**, with respect to building construction or alteration, prohibits discrimination based on a disability defined as a physical or mental impairment that substantially limits a major life activity;

(4) **Section 504 of the Rehabilitation Act of 1973,** if specifically required by the federal agency, which prohibits the exclusion of an otherwise qualified individual because of a

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disability in programs receiving federal financial assistance including program accessibility, accessible new construction and alterations, reasonable accommodations and effective communication with hearing and visually disabled (this requirement may vary with each federal agency);

(5) For all construction or repair contracts, **Copeland "Anti-Kickback" Act** which requires all contracts and sub-grants for construction or repair to contain a provision that prohibits a contractor or sub-contractor from inducing, by any means, any person employed in the construction, completion or repairs of public work to give up any part of the compensation to which he is otherwise entitled;

(6) **Energy Policy and Conservation Act** which require the contractors to comply with the mandatory standards and policies relating to energy efficiency which are contained in the state energy conservation plan;

(7) **Reporting Provision** requires that all contracts should include a requirement that the SUBRECIPIENT assist the STATE, when applicable, with any awarding agency requirements and regulations pertaining to reporting;

(8) **Record Retention Provision** requires that any contract executed must include a provision that all required records will be maintained by the contractor/firm for a minimum period of three years after the STATE formally closes out each federal program (STATE and SUBRECIPIENT grant managers should verify the three-year record retention period with each respective grant agency to ensure that a longer period is not required);

(9) **2013 National Defense Authorization Act (41 United States Code (U.S.C.) 4712, Pilot Program for Enhancement of Recipient and Subrecipient Employee Whistleblower Protection)** subjects any subawards and contracts over the federal simplified acquisition threshold to the provisions of the above act regarding rights and remedies for employee whistleblower protections;

(10) **National Flood Insurance Act of 1968 and Flood Disaster Protection Act of 1973** which require recipients of federal grants that are acquiring, constructing or repairing property in a special flood hazard area, and with an estimated cost in excess of $10,000, to purchase flood insurance;

(11) **Wild and Scenic Rivers Act of 1968** which protects components or potential components of the national wild and scenic rivers system;

(12) **Resource Conservation and Recovery Act** which requires proper handling and disposal of solid waste;

(13) **Toxic Substance Control Act** which places restrictions on chemicals that pose unreasonable risks, such as surfaces that could be covered with lead-based paint;

(14) **Federal Agency Seal(s), Logos, Crests, or Reproductions of Flags or Likeness of Federal Agency Officials** are prohibited from being utilized without specific federal

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agency pre-approval;

(15) **False Claims Act and 32 U.S.C. Chapter 38 (Administrative Remedies)** which prohibits the submission of false or fraudulent claims for payment to the federal government identifying administrative remedies for false claims and statements made which the CONTRACTOR herein acknowledges; and,

In compliance with Section 7(a)(7) above, the SUBRECIPIENT agrees to verify that all contractors or subcontractors employed are not parties listed as active exclusions (i.e., suspensions, debarments) on the "System for Award Management" (SAM) for parties debarred, suspended or otherwise excluded from contracting on any projects involving federal funds. SUBRECIPIENT agrees to require the contractor to provide immediate notice, but in no case later than three (3) business days, after being notified that the contractor, or any subcontractor, has been added to the SAM or otherwise been debarred from contracting on projects involving federal funds.

In no event shall the SUBRECIPIENT allow any contractor to utilize a subcontractor at any time during the duration of this agreement who has been debarred from contracting on any projects involving federal funds. If the contractor is prohibited in any way from contracting on any projects involving federal funds at any time during the duration of this agreement, then both the SUBRECIPIENT and STATE must be notified. STATE may, at its sole discretion, immediately implement the termination provisions discussed in Section 12 if the SUBRECIPIENT decides to continue with the project using a "debarred" or "active exclusion" contractor or subcontractor.

8. **Liability and Indemnity**

a. Liability

This Agreement is intended for the benefit of the STATE and the SUBRECIPIENT and does not confer any rights upon any other third parties. All rights by and between the STATE and the SUBRECIPIENT are limited to the actions outlined in the applicable local, state and federal laws, regulations and policies.

b. Indemnity

The SUBRECIPIENT, to the extent permitted by law, will indemnify, defend, and hold harmless the STATE, including the STATE'S employees and agents, from and against any and all claims or liabilities arising from the fault of the SUBRECIPIENT, its employees or agents in carrying out the SUB RECIPIENT'S duties and obligations under the terms of this agreement. The STATE will indemnify, defend, and hold harmless the SUBRECIPIENT, including the SUBRECIPIENT'S employees and agents, from and against any and all claims or liabilities arising from the fault of the STATE, its employees or agents in carrying out the STATE'S duties and obligations under this Agreement. Notwithstanding the forgoing, in no event shall SUBRECIPIENT be liable for, and shall not indemnify, defend or hold harmless STATE for, any loss or liability resulting from the gross negligence or willful misconduct of STATE. This section survives termination of this Agreement. In the event that either party takes any action to enforce this mutual indemnity provision, prevailing party shall be entitled to recover reasonable attorney's fees and costs arising as a result thereof.

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9. **Insurance**

SUBRECIPIENT shall obtain and maintain, and ensure that each Subcontractor shall obtain and maintain, insurance as specified in this section at all times during the term of this Agreement. All insurance policies required by this Agreement that are not provided through self-insurance shall be issued by insurance companies as approved by the STATE.

A. Workers' Compensation

Workers' compensation insurance as required by state statute, and employers' liability insurance covering all SUBRECIPIENT or Subcontractor employees acting within the course and scope of their employment.

B. General Liability

Commercial general liability insurance covering premises operations, fire damage, independent contractors, products and completed operations, blanket contractual liability, personal injury, and advertising liability with minimum limits as follows:

i. $1,000,000 each occurrence;

ii. $1,000,000 general aggregate;

iii. $1,000,000 products and completed operations aggregate; and

iv. $50,000 any one fire.

C. Automobile Liability

Automobile liability insurance covering any auto (including owned, hired and non-owned autos) with a minimum limit of $1,000,000 each accident combined single limit.

D. Cyber/Network Security and Privacy Liability

Liability insurance covering civil, regulatory, and statutory damages, contractual damages, data breach management exposure, and any loss of income or extra expense as a result of actual or alleged breach, violation, or infringement of right to privacy, consumer data protection law, confidentiality or other legal protection for personal information, as well as State Confidential Information with minimum limits as follows:

i. $1,000,000 each occurrence; and
ii. $2,000,000 general aggregate.

E. Professional Liability Insurance

Professional liability insurance covering any damages caused by an error, omission or any negligent act with minimum limits as follows:

i. $1,000,000 each occurrence; and

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ii. $1,000,000 general aggregate.

F. Crime Insurance

Crime insurance including employee dishonesty coverage with minimum limits as follows:

i. $1,000,000 each occurrence; and
ii. $1,000,000 general aggregate.

G. Additional Insured

The STATE shall be named as additional insured on all commercial general liability policies (leases and construction Agreements require additional insured coverage for completed operations) required of SUBRECIPIENT and Subcontractors. This means the certificate of insurance shall explicitly state: "The State of New Mexico is an additional insured."

H. Primacy of Coverage

Coverage required of SUBRECIPIENT and each Subcontractor shall be primary and noncontributory over any insurance or self-insurance program carried by SUBRECIPIENT or the STATE.

I. Cancellation

All commercial insurance policies shall include provisions preventing cancellation or non-renewal, except for cancellation based on non-payment of premiums, without at least 30 days prior notice to SUBRECIPIENT.

J. Subrogation Waiver

All commercial insurance policies secured or maintained by SUBRECIPIENT or its Subcontractors in relation to this Agreement shall include clauses stating that each carrier shall waive all rights of recovery under subrogation or otherwise against SUBRECIPIENT or the STATE, its agencies, institutions, organizations, officers, agents, employees, and volunteers.

K. Certificates

For each commercial insurance plan provided by SUBRECIPIENT under this Agreement, SUBRECIPIENT shall provide to the STATE certificates evidencing SUBRECIPIENT's insurance coverage required in this Agreement within seven (7) Business Days following the Effective Date. SUBRECIPIENT shall provide to the STATE certificates evidencing Subcontractor insurance coverage required under this Agreement within seven Business Days following the Effective Date, except that, if SUBRECIPIENT's Subcontractor is not in effect as of the Effective Date, SUBRECIPIENT shall provide to the STATE certificates showing Subcontractor insurance coverage required under this Agreement within seven Business Days following SUBRECIPIENT's execution of the Subcontractor. No later than fifteen (15)

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days before the expiration date of SUBRECIPIENT's or any Subcontractor's coverage, SUBRECIPIENT shall deliver to the STATE certificates of insurance evidencing renewals of coverage. At any other time during the term of this Agreement, upon request by the STATE, SUBRECIPIENT shall, within seven (7) Business Days following the request by the STATE, supply to the STATE evidence satisfactory to the STATE of compliance with the provisions of this section.

10. **Breach**

In the event of a Breach of Agreement, the aggrieved Party shall give written notice of Breach of Agreement to the other Party. If the notified Party does not cure the breach, at its sole expense, within thirty (30) days after the delivery of written notice, the Party may exercise any of the remedies as described in §11 for that Party. Notwithstanding any provision of this Agreement to the contrary, the STATE, in its discretion, need not provide notice or a cure period and may immediately terminate this Agreement in whole or in part or institute any other remedy in this Agreement in order to protect the public interest of the STATE.

11. **Remedies**

a. STATE's Remedies

If SUBRECIPIENT is in breach under any provision of this Agreement and fails to cure such breach, the STATE, following the notice and cure period set forth in §10, shall have all of the remedies listed in this section and set forth in this Agreement or at law. The STATE may exercise any or all remedies available to it, in its discretion, concurrently or consecutively.

i. Termination for Breach

In the event of SUBRECIPIENT's uncured breach, the STATE may terminate this entire Agreement or any part of this Agreement . Additionally, if SUBRECIPIENT fails to comply with any terms of the Federal Award, then the STATE may, in its discretion or at the direction of a Federal Awarding Agency, terminate this entire Agreement or any part of this Agreement. SUBRECIPIENT shall continue performance of this Agreement to the extent not terminated, if any.

1. Obligations and Rights

To the extent specified in any termination notice, SUBRECIPIENT shall not incur further obligations or render further performance past the effective date of such notice, and shall terminate outstanding orders and Subcontractors with third parties. However, SUBRECIPIENT shall complete and deliver to the STATE all Work not cancelled by the termination notice, and may incur obligations as necessary to do so within this Agreement's terms. At the request of the STATE, SUBRECIPIENT shall assign to the STATE all of SUBRECIPIENT's rights, title, and interest in and to such terminated orders or Subcontractors. Upon termination, SUBRECIPIENT shall take timely, reasonable and necessary action to protect and preserve property in the possession of SUBRECIPIENT but in which the STATE has an interest. At the STATE's request, SUBRECIPIENT shall return

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materials owned by the STATE in SUBRECIPIENT's possession at the time of any termination. SUBRECIPIENT shall deliver all completed Work Product and all Work Product that was in the process of completion to the STATE at the STATE's request.

2. Payments

Notwithstanding anything to the contrary, the STATE shall only pay SUBRECIPIENT for accepted Work received as of the date of termination. If, after termination by the STATE, the STATE agrees that SUBRECIPIENT was not in breach or that SUBRECIPIENT's action or inaction was excusable.

3. Damages and Withholding

Notwithstanding any other remedial action by the STATE, SUBRECIPIENT shall remain liable to the STATE for any damages sustained by the STATE in connection with any breach by SUBRECIPIENT, and the STATE may withhold payment to SUBRECIPIENT for the purpose of mitigating the STATE's damages until such time as the exact amount of damages due to the STATE from SUBRECIPIENT is determined. The STATE may withhold any amount that may be due SUBRECIPIENT as the STATE deems necessary to protect the STATE against loss including, without limitation, loss as a result of outstanding liens and excess costs incurred by the STATE in procuring from third parties replacement Work as cover.

ii. Remedies Not Involving Termination

The STATE, in its discretion, may exercise one or more of the following additional remedies:

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1. Suspend Performance

Suspend SUBRECIPIENT's performance with respect to all or any portion of the Work pending corrective action as specified by the STATE without entitling SUBRECIPIENT to an adjustment in price or cost or an adjustment in the performance schedule. SUBRECIPIENT shall promptly cease performing Work and incurring costs in accordance with the STATE's directive, and the STATE shall not be liable for costs incurred by SUBRECIPIENT after the suspension of performance.

2. Withhold Payment

Withhold payment to SUBRECIPIENT until SUBRECIPIENT corrects its Work.

3. Deny Payment

Deny payment for Work not performed, or that due to SUBRECIPIENT's actions or inactions, cannot be performed or if they were performed are reasonably of no value to the state; provided, that any denial of payment shall be equal to the value of the obligations not performed.

4. Removal

Demand immediate removal of any of SUBRECIPIENT's employees, agents, or Subcontractors from the Work whom the STATE deems incompetent, careless, insubordinate, unsuitable, or otherwise unacceptable or whose continued relation to this Agreement is deemed by the STATE to be contrary to the public interest or the STATE's best interest.

5. Intellectual Property

If any Work infringes, or if the STATE in its sole discretion determines that any Work is likely to infringe, a patent, copyright, trademark, trade secret or other intellectual property right, SUBRECIPIENT shall, as approved by the STATE (i) secure that right to use such Work for the STATE and SUBRECIPIENT; (ii) replace the Work with noninfringing Work or modify the Work so that it becomes noninfringing; or, (iii) remove any infringing Work and refund the amount paid for such Work to the STATE.

b. SUBRECIPIENT's Remedies

If the STATE is in breach of any provision of this Agreement and does not cure such breach, SUBRECIPIENT, following the notice and cure period in §10 and the dispute resolution process in §12, shall have all remedies available at law and equity.

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12. **Termination of Agreement and Dispute Resolution**

While both Parties agree to negotiate all contractual disputes in good faith, the STATE reserves the right to terminate this Agreement at any time upon written notice of termination or if the SUBRECIPIENT has failed to comply with the terms of this Agreement, the grant itself or any applicable law and regulation. All questioned costs are the sole responsibility of the SUBRECIPIENT.

If the parties are unable to independently and satisfactorily resolve any disagreement, then both parties agree that any contractual disagreement will be resolved under the jurisdiction of the State of New Mexico. In the event that court action is necessary then the parties agree that whoever prevails in the litigation is entitled to reasonable attorney's fees and costs as fixed by the Court.

13. **Conflicts of Interest**

a. Actual Conflicts of Interest

SUBRECIPIENT shall not engage in any business or activities, or maintain any relationships, that conflict in any way with the full performance of the obligations of SUBRECIPIENT under this Agreement. Such a conflict of interest would arise when a SUBRECIPIENT or Subcontractor's employee, officer or agent were to offer or provide any tangible personal benefit to an employee of the STATE, or any member of his or her immediate family or his or her partner, related to the award of, entry into or management or oversight of this Agreement.

b. Apparent Conflicts of Interest

SUBRECIPIENT acknowledges that, with respect to this Agreement, even the appearance of a conflict of interest shall be harmful to the STATE's interests. Absent the STATE's prior written approval, SUBRECIPIENT shall refrain from any practices, activities or relationships that reasonably appear to be in conflict with the full performance of SUBRECIPIENT's obligations under this Agreement.

c. Disclosure to the State.

If a conflict or the appearance of a conflict arises, or if SUBRECIPIENT is uncertain whether a conflict or the appearance of a conflict has arisen, SUBRECIPIENT shall submit to the STATE a disclosure statement setting forth the relevant details for the STATE's consideration. Failure to promptly submit a disclosure statement or to follow the STATE's direction in regard to the actual or apparent conflict constitutes a breach of this Agreement.

14. **Notices and Representatives**

Each individual identified as a Principal Representative on the Cover Page for this Agreement shall be the principal representative of the designating Party. All notices required or permitted to be given under this Agreement shall be in writing, and shall be delivered:

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a. by hand with receipt required;

b. by certified or registered mail to such Party's principal representative at the address set forth below; or

c. as an email with read receipt requested to the principal representative at the email address, if any, set forth on the Cover Page for this Agreement.

If a Party delivers a notice to another through email and the email is undeliverable, then, unless the Party has been provided with an alternate email contact, the Party delivering the notice shall deliver the notice by hand with receipt required or by certified or registered mail to such Party's principal representative at the address set forth on the Cover Page for this Agreement. Either Party may change its principal representative or principal representative contact information or may designate specific other individuals to receive certain types of notices in addition to or in lieu of a principal representative, by notice submitted in accordance with this section without a formal amendment to this Agreement. Unless otherwise provided in this Agreement, notices shall be effective upon delivery of the written notice.

15. **Rights in Work Product and Other Information**

a. Work Product

i. Copyrights

To the extent that the Work Product (or any portion of the Work Product) would not be considered works made for hire under applicable law, SUBRECIPIENT hereby assigns to the STATE, the entire right, title, and interest in and to copyrights in all Work Product and all works based upon, derived from, or incorporating the Work Product; all copyright applications, registrations, extensions, or renewals relating to all Work Product and all works based upon, derived from, or incorporating the Work Product; and all moral rights or similar rights with respect to the Work Product throughout the world. To the extent that SUBRECIPIENT cannot make any of the assignments required by this section, SUBRECIPIENT hereby grants to the STATE a perpetual, irrevocable, royalty-free license to use, modify, copy, publish, display, perform, transfer, distribute, sell, and create derivative works of the Work Product and all works based upon, derived from, or incorporating the Work Product by all means and methods and in any format now known or invented in the future. The STATE may assign and license its rights under this license.

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ii. Patents

In addition, SUBRECIPIENT grants to the STATE (and to recipients of Work Product distributed by or on behalf of the STATE) a perpetual, worldwide, no-charge, royalty-free, irrevocable patent license to make, have made, use, distribute, sell, offer for sale, import, transfer, and otherwise utilize, operate, modify and propagate the contents of the Work Product. Such license applies only to those patent claims licensable by SUBRECIPIENT that are necessarily infringed by the Work Product alone, or by the combination of the Work Product with anything else used by the STATE.

iii. Assignments and Assistance

Whether or not SUBRECIPIENT is under Agreement with the STATE at the time, SUBRECIPIENT shall execute applications, assignments, and other documents, and shall render all other reasonable assistance requested by the STATE, to enable the STATE to secure patents, copyrights, licenses and other intellectual property rights related to the Work Product. The Parties intend the Work Product to be works made for hire. SUBRECIPIENT assigns to the STATE and its successors and assigns, the entire right, title, and interest in and to all causes of action, either in law or in equity, for past, present, or future infringement of intellectual property rights related to the Work Product and all works based on, derived from, or incorporating the Work Product.

b. Exclusive Property of the STATE

Except to the extent specifically provided elsewhere in this Agreement, any pre-existing STATE Records, STATE software, research, reports, studies, photographs, negatives or other documents, drawings, models, materials, data and information shall be the exclusive property of the STATE (collectively, "STATE Materials"). SUBRECIPIENT shall not use, willingly allow, cause or permit Work Product or STATE Materials to be used for any purpose other than the performance of SUBRECIPIENT's obligations in this Agreement without the prior written consent of the STATE. Upon termination of this Agreement for any reason, SUBRECIPIENT shall provide all Work Product and STATE Materials to the STATE in a form and manner as directed by the STATE.

c. Exclusive Property of SUBRECIPIENT

SUBRECIPIENT retains the exclusive rights, title, and ownership to any and all pre-existing materials owned or licensed to SUBRECIPIENT including, but not limited to, all pre-existing software, licensed products, associated source code, machine code, text images, audio and/or video, and third-party materials, delivered by SUBRECIPIENT under this Agreement, whether incorporated in a Deliverable or necessary to use a Deliverable (collectively, "SUBRECIPIENT Property"). SUBRECIPIENT Property shall be licensed to the STATE as set forth in this Agreement or a STATE approved license agreement: (i) entered into as exhibits to this Agreement, (ii) obtained by the STATE from the applicable third-party vendor, or (iii) in the case of open source software, the license terms set forth in the applicable open source license agreement.

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16. **General Provisions**

a. Assignment

SUBRECIPIENT's rights and obligations under this Agreement are personal and may not be transferred or assigned without the prior, written consent of the STATE. Any attempt at assignment or transfer without such consent shall be void. Any assignment or transfer of SUBRECIPIENT's rights and obligations shall be subject to the provisions of this Agreement.

b. Subcontractors

SUBRECIPIENT shall not enter into any subgrant or Subcontract in connection with its obligations under this Agreement without the prior, written approval of the STATE. SUBRECIPIENT shall submit to the STATE a copy of each such subgrant or Subcontract upon request by the STATE. All subgrants and Subcontracts entered into by SUBRECIPIENT in connection with this Agreement shall comply with all applicable federal and state laws and regulations, shall provide that they are governed by the laws of the State of New Mexico, and shall be subject to all provisions of this Agreement. If the entity with whom SUBRECIPIENT enters into a Subcontract or subgrant would also be considered a SUBRECIPIENT, then the Subcontract or subgrant entered into by SUBRECIPIENT shall also contain provisions permitting both SUBRECIPIENT and the STATE to perform all monitoring of that Subcontract in accordance with the Uniform Guidance.

c. Binding Effect

Except as otherwise provided, all provisions of this Agreement, including the benefits and burdens, shall extend to and be binding upon the Parties' respective successors and assigns.

d. Authority

Each Party represents and warrants to the other that the execution and delivery of this Agreement and the performance of such Party's obligations have been duly authorized.

e. Captions and References

The captions and headings in this Agreement are for convenience of reference only, and shall not be used to interpret, define, or limit its provisions. All references in this Agreement to sections (whether spelled out or using the § symbol), subsections, exhibits or other attachments, are references to sections, subsections, exhibits or other attachments contained herein or incorporated as a part hereof, unless otherwise noted.

f. Counterparts

This Agreement may be executed in multiple, identical, original counterparts, each of which shall be deemed to be an original, but all of which, taken together, shall constitute one and the same agreement.

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g. Entire Understanding

This Agreement represents the complete integration of all understandings between the Parties related to the Work, and all prior representations and understandings related to the Work, oral or written, are merged into this Agreement. Prior or contemporaneous additions, deletions, or other changes to this Agreement shall not have any force or effect whatsoever, unless embodied herein.

h. Digital Signatures

If any signatory signs this agreement using a digital signature in accordance with the STATE Grant and Purchase Order Policies regarding the use of digital signatures issued under the State Fiscal Rules, then any agreement or consent to use digital signatures within the electronic system through which that signatory signed shall be incorporated into this Agreement by reference.

i. Modification

Except as otherwise provided in this Agreement, any modification to this Agreement shall only be effective if agreed to in a formal amendment to this Agreement, properly executed and approved in accordance with applicable New Mexico law and State Fiscal Rules. Modifications permitted under this Agreement, other than Agreement amendments, shall conform to the policies issued by the STATE.

j. Statutes, Regulations, Fiscal Rules, and Other Authority

Any reference in this Agreement to a statute, regulation, fiscal policy or other authority shall be interpreted to refer to such authority then current, as may have been changed or amended since the Effective Date of this Agreement.

k. External Terms and Conditions

Notwithstanding anything to the contrary herein, the STATE shall not be subject to any provision included in any terms, conditions, or agreements appearing on SUBRECIPIENT's or a Subcontractor's website or any provision incorporated into any click-through or online agreements related to the Work unless that provision is specifically referenced in this Agreement.

l. Severability

The invalidity or unenforceability of any provision of this Agreement shall not affect the validity or enforceability of any other provision of this Agreement, which shall remain in full force and effect, provided that the Parties can continue to perform their obligations under this Agreement in accordance with the intent of this Agreement.

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m. Survival of Certain Agreement Terms

Any provision of this Agreement that imposes an obligation on a Party after termination or expiration of this Agreement shall survive the termination or expiration of this Agreement and shall be enforceable by the other Party.

n. Third Party Beneficiaries

Except for the Parties' respective successors and assigns described in this Agreement, this Agreement does not and is not intended to confer any rights or remedies upon any person or entity other than the Parties. Enforcement of this Agreement and all rights and obligations hereunder are reserved solely to the Parties. Any services or benefits which third parties receive as a result of this Agreement are incidental to this Agreement, and do not create any rights for such third parties.

o. Waiver

A Party's failure or delay in exercising any right, power, or privilege under this Agreement, whether explicit or by lack of enforcement, shall not operate as a waiver, nor shall any single or partial exercise of any right, power, or privilege preclude any other or further exercise of such right, power, or privilege.

p. Standard and Manner of Performance

SUBRECIPIENT shall perform its obligations under this Agreement in accordance with the highest standards of care, skill and diligence in SUBRECIPIENT's industry, trade, or profession.

q. Licenses, Permits, and Other Authorizations

SUBRECIPIENT shall secure, prior to the Effective Date, and maintain at all times during the term of this Agreement, at its sole expense, all licenses, certifications, permits, and other authorizations required to perform its obligations under this Agreement, and shall ensure that all employees, agents and Subcontractors secure and maintain at all times during the term of their employment, agency or Subcontractor, all license, certifications, permits and other authorizations required to perform their obligations in relation to this Agreement.

r. Compliance with State and Federal Law, Regulations, and Executive Orders

SUBRECIPIENT shall comply with all State and Federal law, regulations, executive orders, State and Federal Awarding Agency policies, procedures, directives, and reporting requirements at all times during the term of this Grant.

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17. **Severability, Entire Agreement and Captions**

This Agreement shall be governed by and construed in accordance with the laws of the State New Mexico. If any provision of this Agreement is held invalid, void, or unenforceable under any law or regulation or by a court of competent jurisdiction, such provision will be deemed amended in a manner which renders it valid, or if it cannot be so amended, it will be deemed to be deleted. Such amendment or deletion will not affect the validity of any other provision of this Agreement. This Agreement, any ERAP 2 Grant Program documentation, any attached documents, and any referenced documents represent the entire agreement between the STATE and the SUBRECIPIENT and supersede all prior negotiations, representations or agreements, either written or oral. In the event of a conflict between this Agreement and other documents, the terms of this Agreement shall control.

18. Publicity,

A. Any Publicity regarding the subject matter of this agreement must not be released without prior written approval from the DFA. For purposes of this agreement, "Publicity" means notices, informational pamphlets, press releases, email response, research, reports, signs, and similar public notices prepared by or for the Subrecipient or jointly with others. Notwithstanding the foregoing, all documents are subject to public records requests and if this Agreement is requested, it will be provided pursuant to the applicable public records laws without prior written approval from the DFA.

B. The Subrecipient shall not issue, without consent of the DFA, any press release, or make any public announcement with respect to this agreement. In the performance of responsibilities under this agreement, the Subrecipient agrees to obtain approval of DFA in advance with respect to all Public Relations, all communications with media, or all communications with any other member of the public with respect to this agreement, except to acknowledge that an agreement does exist. For purposes of this agreement, "Public Relations" includes community relations and means those activities dedicated to maintaining the image of the DFA or maintaining or promoting understanding and favorable relations with the community or public at large or any segment of the public.

C. For violations of either 18(A) or 18(B), as determined solely by the DFA, the DFA reserves the right to terminate this agreement.

Each paragraph of this Agreement has been supplied with a caption to serve only as a guide to the contents. The caption does not control the meaning of any paragraph or in any way determine its interpretation.

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IN WITNESS WHEREOF, the Parties do hereby execute this Agreement as of the date of signature by the STATE below. **THIS AGREEMENT** has been approved by:

SUBRECIPIENT NAME: City of Rio Rancho

Signed by:
2F43875F2A7B48B...

Matt B. Geisel, City Manager — 6/25/2025 Date

NEW MEXICO DEPARTMENT OF DEPARTMENT OF FINANCE AND ADMINISTRATION:

DocuSigned by:
6EB4D958A89A432...

Wayne Propst, Cabinet Secretary — 5/27/2025 Date

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EXHIBIT A

FEDERAL AWARD INFORMATION

In accordance with the Code of Federal Regulations (CFR), 2 CFR Section 200.332 requires that the following information be provided to any Subrecipient of a federal award:

Federal Award Identification: Emergency Rental Assistance 2 Program
Subrecipient Name: **City of Rio Rancho**

Subrecipient Unique Identification (ID) Number: KREVN82JSKX1

Subaward Period of Performance (Start and End Date): Effective Date of this Agreement and August 30, 2025.

Amount of Federal Funds Obligated to Subrecipient: **$800,000.00**

Federal Budget Category	Budget Allocation (Maximum)
Felician Villa Project	$800,000.00
Total Program Budget	$800,000.00
Administrative Expenses	$0.00
Total Amount of Federal Funds Obligated to Subrecipient	**$800,000.00**

Federal Award Project Description (in accordance with Federal Funding Accountability and Transparency Act (FFATA): Coronavirus State and Local Fiscal Recovery Fund

Name of Federal Awarding Agency: U.S. Department of the Treasury

Name of Pass-Through Entity and Contact Information:

Department of Finance and Administration
407 Galisteo Street
Santa Fe, NM 87501
(505) 827-4985

Assistance Listing Number (ALN): 21.023

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EXHIBIT B

SCOPE OF WORK AND BUDGET

SUBRECIPIENT will use ERAP 2 funds to provide full performance of all tasks listed in section *I. Deliverables*, below. ERAP 2 funds will be requested monthly according to the Request for Payment procedures specified in this Agreement and section *II. Invoice Submission,* below. All funds shall be obligated and expended by SUBRECIPIENT in accordance with this Agreement. The period of performance to execute work and/or incur costs against the $ 800,000.00 subaward funding for this project begins on the Date of execution of this Agreement and ends on *September 30, 2025*. SUBRECIPIENT shall use Budget funds for the timely and full performance of the deliverables listed and described in section *I. Deliverables*, below.

I. Deliverables

Deliverable	Description of Deliverable
1. Felician Villa/Felician Villa II Apartment Complex Construction Project ("Project") ,	Total Project Budget Allocation (Maximum): $800,000.00 SUBRECIPIENT will perform the following: 1. Construct a 132-unit complex senior new construction development at 1301 Stephanie Rd SE and 1325 Stephanie Rd SE ("Project Site"); 2. Project will include one hundred and eight (108) units with one bedroom, twenty (24) units with two bedrooms, and zero (0) units with three bedrooms; 3. Pay for Direct Construction; 4. Complete a Low-income Housing Tax Credit apartment complex with no less than eight (8) units for households earning up to 50% or less of area median income; and 5. Partner with CC Housing, Inc., Felician Villa CIC, LLLP, Felician Villa II CIC, LLLP and the New Mexico Department of Finance and Administration in the construction of the Project. 6. Seek partnerships in a manner that is consistent with 2 CFR 200 and that will ensure timely completion of the Project. 7. Use of and alignment with one or more of the following Low-Income Housing Tax Credit (Treasury), HOME Investment Partnerships Program (U.S. Department of Housing and Urban Development (HUD), HOME-ARP Program (HUD), Housing Trust Fund Program (HUD), Public Housing Capital Fund (HUD), Indian Housing Block Grant Program (HUD), Section 202 Supportive Housing for the Elderly (HUD), Section 811 Supportive Housing for Persons with Disabilities (HUD) Farm Labor Housing Direct Loans and Grants (U.S. Department of Agriculture (USDA)), Multifamily Preservation and Revitalization Program (USDA) and ARPA ERAP 2 funds to complete the Project;

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	8. Ensure the Project meets all applicable requirements with respect to resident income restrictions, the Affordability Period and related covenant requirements for assisted units, resident protections, and housing quality standards; 9. Ensure all ERAP 2-Assisted Units of the Project complies with all applicable affordability requirements by executing and authorizing the recording against the Property and the Project of the Land Use Restriction Agreement attached as Exhibit G ("LURA"); 10. Ensure Project meets applicable property standards and will ensure that all of the Property, Project Site, and the Project are maintained in compliance with federal, state, and local code requirements for the term of the LURA and the Affordability Period.
2. Monthly Reporting	SUBRECIPIENT shall provide a monthly detailed report within ten (10) days of the end of the month describing in detail the following: (i) Breakdown of cost performance to budget allocation by the budget categories as listed in section IV below; (ii) Clearly identify and distinguish funds received under this Agreement from other funds applied to the Project; and (iii) Any other information deemed relevant by the STATE.

II. Invoice Submission

1. SUBRECIPIENT shall submit, or caused to be submitted, an Invoice for payment on the first of every month by the end of business. If the first of the month falls on a holiday or weekend, then SUBRECIPIENT shall submit an invoice on the next regular business day.
2. If SUBRECIPIENT fails to submit an Invoice on the first of the month or in accordance with step 1 above, then SUBRECIPIENT shall wait to submit an Invoice until the first of the month following the month missed by SUBRECIPIENT.

III. Breakdown of Project Costs

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Schedule A-1: Sources of Funds

Project Name: Felician Villa Perm Loan Rate is: LOI Date: 5/23/2024

Financing Sources	Source of Funds (e.g., lender)	Program (e.g., HOME, AHP)	Construction Amount	Permanent Amount	Interest Rate	Payment Amount	Payment Frequency	Term Amort. Yrs.	Term Loan Yrs.
Permanent Loan	RMCRC			3,210,000	6.47%	224,695	ANNUAL	40	17
Construction Loan	Wells Fargo		11,357,477		8.46%	#NUM!	ANNUAL		2
Third Source	NM MFA	HOME	900,000	1,000,000	0.00%		ANNUAL	80	40
Fourth Source	NM MFA	Coronavirus Fiscal Recovery	2,800,000	2,800,000	9.00%				
Fifth Source	NM MFA	NHTF	360,000	400,000	3.00%				
Sixth Source	CC Housing	AHP	750,000	750,000	9.00%				
Seventh Source	NMDFA	DFA/ERAP 2	550,000	550,000					
Deferred Developer Fee			1,783,161	170,409					
		Subtotal:	18,500,638	8,880,409					
First Other Equity	Land Donation		543,204	543,204					
2nd Other Equity									
Tax Credit Proceeds			1,068,914	10,689,143					
		Total:	20,112,756	20,112,756					

Note: Total of Permanent Amount Column MUST Equal Total Development Cost in Schedule A.

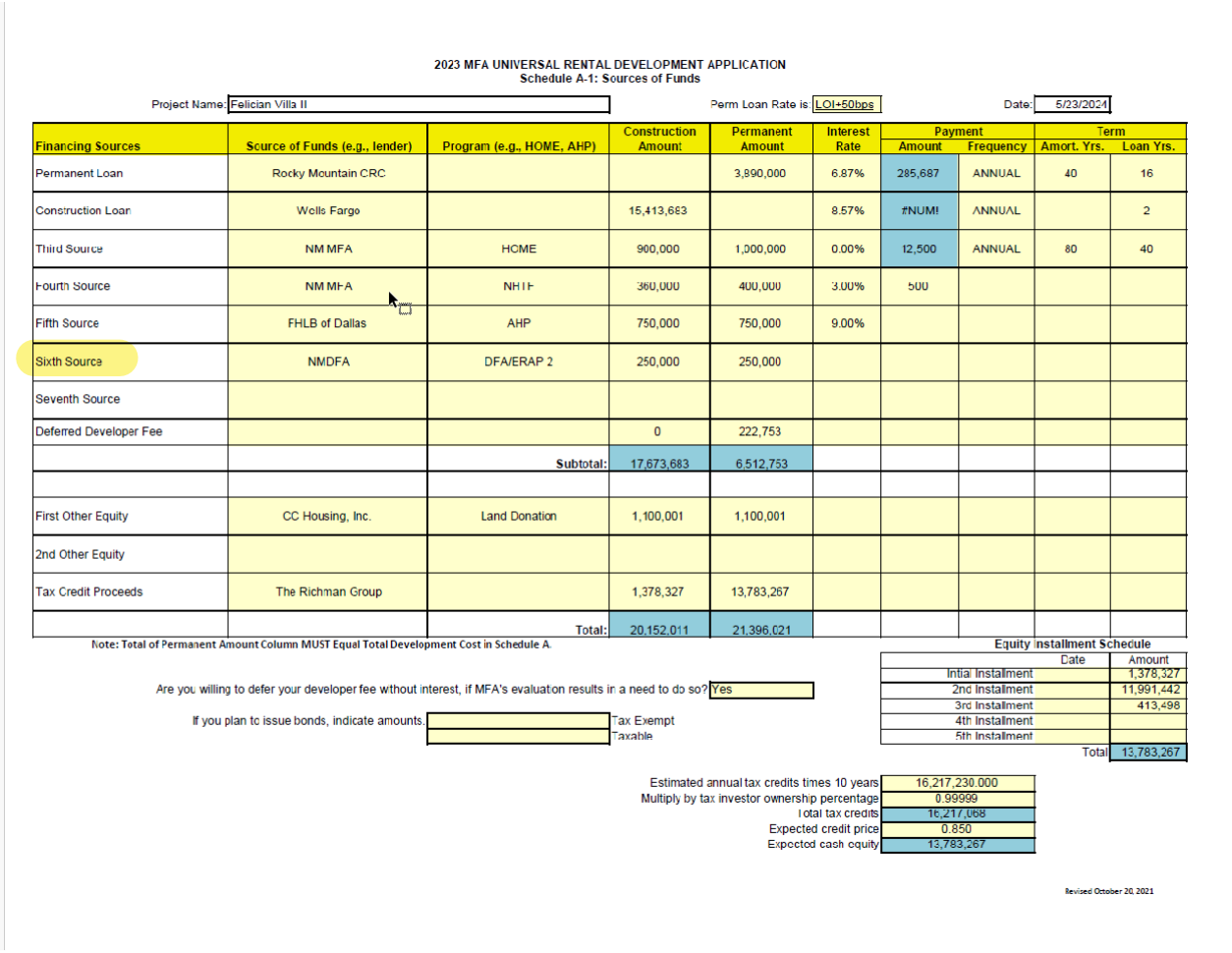
Check Schedule A TDC - it must equal total permanent sources

Are you willing to defer your developer fee without interest, if MFA's evaluation results in a need to do so? Yes

If you plan to issue bonds, indicate amounts: Tax Exempt / Taxable

Equity Installment Schedule

	Date	Amount
Intial Installment	10/1/2023	1,068,914
2nd Installment	10/1/2024	1,068,914
3rd Installment	7/1/2025	8,230,640
4th Installment	12/1/2025	320,674
5th Installment		
Total		10,689,142



2023 MFA UNIVERSAL RENTAL DEVELOPMENT APPLICATION
Schedule A-1: Sources of Funds

Project Name: Felician Villa II Perm Loan Rate is: LOI+50bps Date: 5/23/2024

Financing Sources	Source of Funds (e.g., lender)	Program (e.g., HOME, AHP)	Construction Amount	Permanent Amount	Interest Rate	Payment Amount	Payment Frequency	Term Amort. Yrs.	Term Loan Yrs.
Permanent Loan	Rocky Mountain CRC			3,890,000	6.87%	285,687	ANNUAL	40	16
Construction Loan	Wells Fargo		15,413,683		8.57%	#NUM!	ANNUAL		2
Third Source	NM MFA	HOME	900,000	1,000,000	0.00%	12,500	ANNUAL	80	40
Fourth Source	NM MFA	NHTF	360,000	400,000	3.00%	500			
Fifth Source	FHLB of Dallas	AHP	750,000	750,000	9.00%				
Sixth Source	NMDFA	DFA/ERAP 2	250,000	250,000					
Seventh Source									
Deferred Developer Fee			0	222,753					
		Subtotal:	17,673,683	6,512,753					
First Other Equity	CC Housing, Inc.	Land Donation	1,100,001	1,100,001					
2nd Other Equity									
Tax Credit Proceeds	The Richman Group		1,378,327	13,783,267					
		Total:	20,152,011	21,396,021					

Note: Total of Permanent Amount Column MUST Equal Total Development Cost in Schedule A.

Are you willing to defer your developer fee without interest, if MFA's evaluation results in a need to do so? Yes

If you plan to issue bonds, indicate amounts. Tax Exempt / Taxable

Equity Installment Schedule

	Date	Amount
Intial Installment		1,378,327
2nd Installment		11,991,442
3rd Installment		413,498
4th Installment		
5th Installment		
Total		13,783,267

Estimated annual tax credits times 10 years	16,217,230.000
Multiply by tax investor ownership percentage	0.99999
Total tax credits	16,217,068
Expected credit price	0.850
Expected cash equity	13,783,267

Revised October 20, 2021

IV. Budget

Federal Budget Category	Budget Allocation (Maximum)
Affordable Housing Project	$800,000.00
Total Program Budget	$800,000.00
Administrative Expenses	0.00
Total Subaward Amount	$800,000.00

V. Significant Changes to Scope of Work

The SUBRECIPIENT is required to notify and seek written approval of the STATE in advance of any proposed material changes to the this Subaward (i.e., significant changes to the statement of project objectives or the schedule of technical milestones and deliverables). Such changes may require the STATE to re-evaluate the eligibility of the work under this Subaward.

(End of Scope of Work)

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EXHIBIT C

FEDERAL PROVISIONS

1. APPLICABILITY OF PROVISIONS.

1.1. The Grant to which these Federal Provisions are attached has been funded, in whole or in part, with an Award of Federal funds. In the event of a conflict between the provisions of these Federal Provisions, the Special Provisions, the body of the Grant, or any attachments or exhibits incorporated into and made a part of the Grant, the provisions of these Federal Provisions shall control.

1.2. The State of New Mexico is accountable to Treasury for oversight of their subrecipients, including ensuring their subrecipients comply with the ERAP 2 statute, ERAP 2 Award Terms and Conditions, Treasury's Final Rule, and reporting requirements, as applicable.

1.3. Additionally, any subrecipient that issues a subaward to another entity (2nd tier subrecipient), must hold the 2nd tier subrecipient accountable to these provisions and adhere to reporting requirements.

1.4. These Federal Provisions are subject to the Award as defined in §2 of these Federal Provisions, as may be revised pursuant to ongoing guidance from the relevant Federal or State of New Mexico agency or institutions of higher education.

2. DEFINITIONS.

2.1. For the purposes of these Federal Provisions, the following terms shall have the meanings ascribed to them below.

2.1.1. "Award" means an award of Federal financial assistance, and the Grant setting forth the terms and conditions of that financial assistance, that a non-Federal Entity receives or administers.

2.1.2. "Entity" means:

2.1.2.1. a Non-Federal Entity;

2.1.2.2. a foreign public entity;

2.1.2.3. a foreign organization;

2.1.2.4. a non-profit organization;

2.1.2.5. a domestic for-profit organization (for 2 CFR parts 25 and 170 only);

2.1.2.6. a foreign non-profit organization (only for 2 CFR part 170) only);

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2.1.2.7. a Federal agency, but only as a Subrecipient under an Award or Subaward to a non-Federal entity (or 2 CFR 200.1); or

2.1.2.8. a foreign for-profit organization (for 2 CFR part 170 only).

2.1.3. "Executive" means an officer, managing partner or any other employee in a management position.

2.1.4. "Federal Awarding Agency" means a Federal agency providing a Federal Award to a Recipient as described in 2 CFR 200.1

2.1.5. "Grant" means the Grant to which these Federal Provisions are attached.

2.1.6. "Grantee" means the state identified as such in the Grant to which these Federal Provisions are attached.

2.1.7. "Non-Federal Entity means a State, local government, Indian tribe, institution of higher education, or nonprofit organization that carries out a Federal Award as a Recipient or a Subrecipient.

2.1.8. "Nonprofit Organization" means any corporation, trust, association, cooperative, or other organization, not including IHEs, that:

2.1.8.1. Is operated primarily for scientific, educational, service, charitable, or similar purposes in the public interest;

2.1.8.2. Is not organized primarily for profit; and

2.1.8.3. Uses net proceeds to maintain, improve, or expand the operations of the organization.

2.1.9. "OMB" means the Executive Office of the President, Office of Management and Budget.

2.1.10. "Pass-through Entity" means a non-Federal Entity that provides a Subaward to a Subrecipient to carry out part of a Federal program.

2.1.11. "Prime Recipient" means the New Mexico State agency or institution of higher education identified as the Grantor in the Grant to which these Federal Provisions are attached.

2.1.12. "Subaward" means an award by a Prime Recipient to a Subrecipient funded in whole or in part by a Federal Award. The terms and conditions of the Federal Award flow down to the Subaward unless the terms and conditions of the Federal Award specifically indicate otherwise in accordance with 2 CFR 200.101. The term does not include payments to a Contractor or payments to an individual that is a beneficiary of a Federal program.

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2.1.13. "Subrecipient" or "Subgrantee" means a non-Federal Entity (or a Federal agency under an Award or Subaward to a non-Federal Entity) receiving Federal funds through a Prime Recipient to support the performance of the Federal project or program for which the Federal funds were awarded. A Subrecipient is subject to the terms and conditions of the Federal Award to the Prime Recipient, including program compliance requirements. The term does not include an individual who is a beneficiary of a federal program.

2.1.14. "System for Award Management (SAM)" means the Federal repository into which an Entity must enter the information required under the Transparency Act, which may be found at http://www.sam.gov. "Total Compensation" means the cash and noncash dollar value earned by an Executive during the Prime Recipient's or Subrecipient's preceding fiscal year (see 48 CFR 52.204-10, as prescribed in 48 CFR 4.1403(a)) and includes the following:

2.1.14.1. Salary and bonus;

2.1.14.2. Awards of stock, stock options, and stock appreciation rights, using the dollar amount recognized for financial statement reporting purposes with respect to the fiscal year in accordance with the Statement of Financial Accounting Standards No. 123 (Revised 2005) (FAS 123R), Shared Based Payments;

2.1.14.3. Earnings for services under non-equity incentive plans, not including group life, health, hospitalization or medical reimbursement plans that do not discriminate in favor of Executives and are available generally to all salaried employees;

2.1.14.4. Change in present value of defined benefit and actuarial pension plans;

2.1.14.5. Above-market earnings on deferred compensation which is not tax-qualified;

2.1.14.6. Other compensation, if the aggregate value of all such other compensation (e.g., severance, termination payments, value of life insurance paid on behalf of the employee, perquisites or property) for the Executive exceeds $10,000.

2.1.15. "Transparency Act" means the Federal Funding Accountability and Transparency Act of 2006 (Public Law 109-282), as amended by §6202 of Public Law 110-252.

2.1.16. "Uniform Guidance" means the Office of Management and Budget Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards. The terms and conditions of the Uniform Guidance flow down to Awards to Subrecipients unless the Uniform Guidance or the terms and conditions of the Federal Award specifically indicate otherwise.

2.1.17. "Unique Entity ID Number" means the twelve-character alphanumeric ID assigned to an entity by SAM.gov to uniquely identify a business entity. Information on UEIs can be found at: sam.gov/content/duns-uei

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3. COMPLIANCE.

3.1. Subrecipient shall comply with all applicable provisions of the Transparency Act and the regulations issued pursuant thereto, all applicable provisions of the Uniform Guidance, and all applicable Federal Laws and regulations required by this Federal Award. Any revisions to such provisions or regulations shall automatically become a part of these Federal Provisions, without the necessity of either party executing any further instrument. The State of New Mexico, at its discretion, may provide written notification to Subrecipient of such revisions, but such notice shall not be a condition precedent to the effectiveness of such revisions.

4. SYSTEM FOR AWARD MANAGEMENT (SAM) AND UNIQUE ENTITY IDENTIFIER (UEI) REQUIREMENTS.

4.1. SAM. Subrecipient shall maintain the currency of its information in SAM until the Subrecipient submits the final financial report required under the Award or receives final payment, whichever is later. Subrecipient shall review and update SAM information at least annually after the initial registration, and more frequently if required by changes in its information.

4.2. UEI. Subrecipient shall provide its UEI number to its State, and shall update Subrecipient's information in SAM at least annually after the initial registration, and more frequently if required by changes in Subrecipient's information.

5. TOTAL COMPENSATION.

5.1. Subrecipient shall include Total Compensation in SAM for each of its five most highly compensated Executives for the preceding fiscal year if:

5.1.1. The total Federal funding authorized to date under the Award is $30,000 or more; and

5.1.2. In the preceding fiscal year, Subrecipient received:

5.1.2.1. 80% or more of its annual gross revenues from Federal procurement Agreements and Subcontractors and/or Federal financial assistance Awards or Subawards subject to the Transparency Act; and

5.1.2.2. $30,000,000 or more in annual gross revenues from Federal procurement Agreements and Subcontractors and/or Federal financial assistance Awards or Subawards subject to the Transparency Act; and

5.1.2.3. 5.1.2.3 The public does not have access to information about the compensation of such Executives through periodic reports filed under section 13(a) or 15(d) of the Securities Exchange Act of 1934 (15 U.S.C. 78m(a), 78o(d) or § 6104 of the Internal Revenue Code of 1986.

6. REPORTING.

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6.1. Subrecipient shall report data elements to SAM and to the State as required in this Exhibit. No direct payment shall be made to Subrecipient for providing any reports required under these Federal Provisions and the cost of producing such reports shall be included in the Grant price. The reporting requirements in this Exhibit are based on guidance from the OMB, and as such are subject to change at any time by OMB. Any such changes shall be automatically incorporated into this Grant and shall become part of Subrecipient's obligations under this Grant.

7. EFFECTIVE DATE AND DOLLAR THRESHOLD FOR FEDERAL REPORTING.

7.1. Reporting requirements in §8 below apply to new Awards as of October 1, 2010, if the initial award is $30,000 or more. If the initial Award is below $30,000 but subsequent Award modifications result in a total Award of $30,000 or more, the Award is subject to the reporting requirements as of the date the Award exceeds $30,000. If the initial Award is $30,000 or more, but funding is subsequently de-obligated such that the total award amount falls below $30,000, the Award shall continue to be subject to the reporting requirements. If the total award is below $30,000 no reporting required; if more than $30,000 and less than $50,000 then FFATA reporting is required; and, $50,000 and above ERAP 2 reporting is required.

7.2. The procurement standards in §9 below are applicable to new Awards made by the State as of December 26, 2015. The standards set forth in §11 below are applicable to audits of fiscal years beginning on or after December 26, 2014.

8. SUBRECIPIENT REPORTING REQUIREMENTS.

8.1. Subrecipient shall report as set forth below.

8.1.1. Subrecipient shall use the ERAP 2 Subrecipient Quarterly Report Workbook as referenced in Exhibit F to report to the State Agency within ten (10) days following each quarter ended September, December, March and June.

PROCUREMENT STANDARDS.

8.2. Procurement Procedures. A Subrecipient shall use its own documented procurement procedures which reflect applicable State, local, and Tribal laws and applicable regulations, provided that the procurements conform to applicable Federal law and the standards identified in the Uniform Guidance, including without limitation, 2 CFR 200.318 through 200.327 thereof.

8.3. Domestic preference for procurements (2 CFR 200.322). As appropriate and to the extent consistent with law, the non-Federal entity should, to the greatest extent practicable under a Federal award, provide a preference for the purchase, acquisition, or use of goods, products, or materials produced in the United States (including but not limited to iron, aluminum, steel, cement, and other manufactured products). The requirements of this section must be included in all subawards including all Agreements and purchase orders for work or products under this award.

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8.4. Procurement of Recovered Materials. If a Subrecipient is a State Agency or an agency of a political subdivision of the State, its Contractors must comply with section 6002 of the Solid Waste Disposal Act, as amended by the Resource Conservation and Recovery Act. The requirements of Section 6002 include procuring only items designated in guidelines of the Environmental Protection Agency (EPA) at 40 CFR part 247, that contain the highest percentage of recovered materials practicable, consistent with maintaining a satisfactory level of competition, where the purchase price of the item exceeds $10,000 or the value of the quantity acquired during the preceding fiscal year exceeded $10,000; procuring solid waste management services in a manner that maximizes energy and resource recovery; and establishing an affirmative procurement program for procurement of recovered materials identified in the EPA guidelines.

9. ACCESS TO RECORDS.

9.1. A Subrecipient shall permit Prime Recipient and its auditors to have access to Subrecipient's records and financial statements as necessary for Recipient to meet the requirements of 2 CFR 200.332 (Requirements for pass-through entities), 2 CFR 200.300 (Statutory and national policy requirements) through 2 CFR 200.309 (Period of performance), and Subpart F-Audit Requirements of the Uniform Guidance.

10. SINGLE AUDIT REQUIREMENTS.

10.1. If a Subrecipient expends $750,000 or more in Federal Awards during the Subrecipient's fiscal year, the Subrecipient shall procure or arrange for a single or program-specific audit conducted for that year in accordance with the provisions of Subpart F-Audit Requirements of the Uniform Guidance, issued pursuant to the Single Audit Act Amendments of 1996, (31 U.S.C. 7501-7507). 2 CFR 200.501.

10.1.1. Election. A Subrecipient shall have a single audit conducted in accordance with Uniform Guidance 2 CFR 200.514 (Scope of audit), except when it elects to have a program-specific audit conducted in accordance with 2 CFR 200.507 (Program-specific audits). The Subrecipient may elect to have a program-specific audit if Subrecipient expends Federal Awards under only one Federal program (excluding research and development) and the Federal program's statutes, regulations, or the terms and conditions of the Federal award do not require a financial statement audit of Prime Recipient. A program-specific audit may not be elected for research and development unless all of the Federal Awards expended were received from Recipient and Recipient approves in advance a program-specific audit.

10.1.2. Exemption. If a Subrecipient expends less than $750,000 in Federal Awards during its fiscal year, the Subrecipient shall be exempt from Federal audit requirements for that year, except as noted in 2 CFR 200.503 (Relation to other audit requirements), but records shall be available for review or audit by appropriate officials of the Federal agency, the State, and the Government Accountability Office.

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10.1.3. Subrecipient Compliance Responsibility. A Subrecipient shall procure or otherwise arrange for the audit required by Subpart F of the Uniform Guidance and ensure it is properly performed and submitted when due in accordance with the Uniform Guidance. Subrecipient shall prepare appropriate financial statements, including the schedule of expenditures of Federal awards in accordance with 2 CFR 200.510 (Financial statements) and provide the auditor with access to personnel, accounts, books, records, supporting documentation, and other information as needed for the auditor to perform the audit required by Uniform Guidance Subpart F-Audit Requirements.

11. GRANT PROVISIONS FOR SUBRECIPIENT AGREEMENTS.

11.1. In addition to other provisions required by the Federal Awarding Agency or the State, Subrecipients shall comply with the following provisions. Subrecipients shall include all of the following applicable provisions in all Subcontractors entered into by it pursuant to this Grant.

11.1.1. [Applicable to federally assisted construction Agreements.] **Equal Employment Opportunity**. Except as otherwise provided under 41 CFR Part 60, all Agreements that meet the definition of "federally assisted construction Agreement" in 41 CFR Part 60-1.3 shall include the equal opportunity clause provided under 41 CFR 60-1.4(b), in accordance with Executive Order 11246, "Equal Employment Opportunity" (30 FR 12319, 12935, 3 CFR Part, 1964-1965 Comp., p. 339), as amended by Executive Order 11375, "Amending Executive Order 11246 Relating to Equal Employment Opportunity," and implementing regulations at 41 CFR part 60, Office of Federal Agreement Compliance Programs, Equal Employment Opportunity, Department of Labor.

11.1.2. [Applicable to on-site employees working on government-funded construction, alteration and repair projects.] **Davis-Bacon Act**. Davis-Bacon Act, as amended (40 U.S.C. 3141-3148). See Exhibit E.

11.1.3. **Rights to Inventions Made Under a grant or agreement**. If the Federal Award meets the definition of "funding agreement" under 37 CFR 401.2 (a) and the Prime Recipient or Subrecipient wishes to enter into an Agreement with a small business firm or nonprofit organization regarding the substitution of parties, assignment or performance of experimental, developmental, or research work under that "funding agreement," the Prime Recipient or Subrecipient must comply with the requirements of 37 CFR Part 401, "Rights to Inventions Made by Nonprofit Organizations and Small Business Firms Under Government Grants, Agreements and Cooperative Agreements," and any implementing regulations issued by the Federal Awarding Agency.

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11.1.4. **Clean Air Act** (42 U.S.C. 7401-7671q.) and the **Federal Water Pollution Control Act** (33 U.S.C. 1251-1387), as amended. Agreements and subgrants of amounts in excess of $150,000 must contain a provision that requires the non-Federal awardees to agree to comply with all applicable standards, orders or regulations issued pursuant to the Clean Air Act (42 U.S.C. 7401-7671q) and the Federal Water Pollution Control Act as amended (33 U.S.C. 1251-1387). Violations must be reported to the Federal Awarding Agency and the Regional Office of the Environmental Protection Agency (EPA).

11.1.5. **Debarment and Suspension** (Executive Orders 12549 and 12689). A Agreement award (see 2 CFR 180.220) must not be made to parties listed on the government wide exclusions in SAM, in accordance with the OMB guidelines at 2 CFR 180 that implement Executive Orders 12549 (3 CFR part 1986 Comp., p. 189) and 12689 (3 CFR part 1989 Comp., p. 235), "Debarment and Suspension." SAM Exclusions contains the names of parties debarred, suspended, or otherwise excluded by agencies, as well as parties declared ineligible under statutory or regulatory authority other than Executive Order 12549.

11.1.6. **Byrd Anti-Lobbying Amendment** (31 U.S.C. 1352). Contractors that apply or bid for an award exceeding $100,000 must file the required certification. Each tier certifies to the tier above that it will not and has not used Federal appropriated funds to pay any person or organization for influencing or attempting to influence an officer or employee of any agency, a member of Congress, officer or employee of Congress, or an employee of a member of Congress in connection with obtaining any Federal Agreement, grant or any other award covered by 31 U.S.C. 1352. Each tier must also disclose any lobbying with non-Federal funds that takes place in connection with obtaining any Federal award. Such disclosures are forwarded from tier to tier up to the non-Federal award.

11.1.7. **Never Agreement with the enemy** (2 CFR 200.215). Federal awarding agencies and recipients are subject to the regulations implementing "Never Agreement with the enemy" in 2 CFR part 183. The regulations in 2 CFR part 183 affect covered Agreements, grants and cooperative agreements that are expected to exceed $50,000 within the period of performance, are performed outside the United States and its territories, and are in support of a contingency operation in which members of the Armed Forces are actively engaged in hostilities.

11.1.8. **Prohibition on certain telecommunications and video surveillance services or equipment** (2 CFR 200.216). The State is prohibited from obligating or expending loan or grant funds on certain telecommunications and video surveillance services or equipment pursuant to 2 CFR 200.216.

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11.1.9. **Title VI of the Civil Rights Act**. The Subgrantee, Contractor, Subcontractor, transferee, and assignee shall comply with Title VI of the Civil Rights Act of 1964, which prohibits recipients of federal financial assistance from excluding from a program or activity, denying benefits of, or otherwise discriminating against a person on the basis of race, color, or national origin (42 U.S.C. § 2000d et seq.), as implemented by the Department of Treasury's Title VI regulations, 31 CFR Part 22, which are herein incorporated by reference and made a part of this Agreement (or agreement). Title VI also includes protection to persons with "Limited English Proficiency" in any program or activity receiving federal financial assistance, 42 U.S. C. § 2000d et seq., as implemented by the Department of the Treasury's Title VI regulations, 31 CRF Part 22, and herein incorporated by reference and made part of this Agreement or agreement.

12. CERTIFICATIONS.

12.1. Subrecipient Certification. Subrecipient shall sign a "State of New Mexico Agreement with Recipient of Federal Recovery Funds" Certification Form in Exhibit E and submit to State Agency with signed grant agreement.

12.2. Unless prohibited by Federal statutes or regulations, the State may require Subrecipient to submit certifications and representations required by Federal statutes or regulations on an annual basis. 2 CFR 200.208. Submission may be required more frequently if Subrecipient fails to meet a requirement of the Federal award. Subrecipient shall certify in writing to the State at the end of the Award that the project or activity was completed or the level of effort was expended. 2 CFR 200.201(3). If the required level of activity or effort was not carried out, the amount of the Award must be adjusted.

13. EXEMPTIONS.

13.1. These Federal Provisions do not apply to an individual who receives an Award as a natural person, unrelated to any business or non-profit organization he or she may own or operate in his or her name.

13.2. A Subrecipient with gross income from all sources of less than $300,000 in the previous tax year is exempt from the requirements to report Subawards and the Total Compensation of its most highly compensated Executives.

EVENT OF DEFAULT AND TERMINATION.

13.3. Failure to comply with these Federal Provisions shall constitute an event of default under the Grant and the State of New Mexico may terminate the Grant upon 30 days prior written notice if the default remains uncured five calendar days following the termination of the 30-day notice period. This remedy will be in addition to any other remedy available to the State of New Mexico under the Grant, at law or in equity.

13.4. Termination (2 CFR 200.340). The Federal Award may be terminated in whole or in part as follows:

13.4.1. By the Federal Awarding Agency or Pass-through Entity, if a Non-Federal Entity fails to comply with the terms and conditions of a Federal Award;

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13.4.2. By the Federal awarding agency or Pass-through Entity, to the greatest extent authorized by law, if an award no longer effectuates the program goals or agency priorities;

13.4.3. By the Federal awarding agency or Pass-through Entity with the consent of the Non-Federal Entity, in which case the two parties must agree upon the termination conditions, including the effective date and, in the case of partial termination, the portion to be terminated;

13.4.4. By the Non-Federal Entity upon sending to the Federal Awarding Agency or Pass-through Entity written notification setting forth the reasons for such termination, the effective date, and, in the case of partial termination, the portion to be terminated. However, if the Federal Awarding Agency or Pass-through Entity determines in the case of partial termination that the reduced or modified portion of the Federal Award or Subaward will not accomplish the purposes for which the Federal Award was made, the Federal Awarding Agency or Pass-through Entity may terminate the Federal Award in its entirety; or

13.4.5. By the Federal Awarding Agency or Pass-through Entity pursuant to termination provisions included in the Federal Award.

CONTRACT PROVISIONS FOR NON-FEDERAL ENTITY CONTRACTS
UNDER FEDERAL AWARDS

Equal Employment Opportunity. Except as otherwise provided under 41 CFR Part 60, all contracts that meet the definition of "federally assisted construction contract" in 41 CFR Part 60-1.3 must include the equal opportunity clause provided under 41 CFR 60-1.4(b), in accordance with Executive Order 11246, "Equal Employment Opportunity" (30 FR 12319, 12935, 3 CFR Part, 19641965 Comp., p. 339), as amended by Executive Order 11375, "Amending Executive Order 11246 Relating to Equal Employment Opportunity," and implementing regulations at 41 CFR part 60, "Office of Federal Contract Compliance Programs, Equal Employment Opportunity, Department of Labor."

Contract Work Hours and Safety Standards Act (40 U.S.C. 3701-3708). Where applicable, all contracts awarded by the non-Federal entity in excess of $100,000 that involve the employment of mechanics or laborers must include a provision for compliance with 40 U.S.C. 3702 and 3704, as supplemented by Department of Labor regulations (29 CFR Part 5). Under 40 U.S.C. 3702 of the Act, each contractor must be required to compute the wages of every mechanic and laborer on the basis of a standard work week of 40 hours. Work in excess of the standard work week is permissible provided that the worker is compensated at a rate of not less than one and a half times the basic rate of pay for all hours worked in excess of 40 hours in the work week. The requirements of 40 U.S.C. 3704 are applicable to construction work and provide that no laborer or mechanic must be required to work in surroundings or under working conditions which are unsanitary, hazardous or dangerous. These requirements do not apply to the purchases of supplies or materials or articles ordinarily available on the open market, or contracts for transportation or transmission of intelligence.

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Rights to Inventions Made Under a Contract or Agreement. If the Federal award meets the definition of "funding agreement" under 37 CFR section 401.2 (a) and the recipient or subrecipient wishes to enter into a contract with a small business firm or nonprofit organization regarding the substitution of parties, assignment or performance of experimental, developmental, or research work under that "funding agreement," the recipient or subrecipient must comply with the requirements of 37 CFR Part 401, "Rights to Inventions Made by Nonprofit Organizations and Small Business Firms Under Government Grants, Contracts and Cooperative Agreements," and any implementing regulations issued by the awarding agency.

Clean Air Act and the Federal Water Pollution Control Act. Contracts and subgrants of amounts in excess of $150,000 must contain a provision that requires the non-Federal award to agree to comply with all applicable standards, orders or regulations issued pursuant to the Clean Air Act (42 U.S.C. 74017671q) and the Federal Water Pollution Control Act as amended (33 U.S.C. 1251-1387). Violations must be reported to the Federal awarding agency and the Regional Office of the Environmental Protection Agency (EPA).

Debarment and Suspension (Executive Orders 12549 and 12689). A contract award (see 2 CFR 180.220) must not be made to parties listed on the governmentwide exclusions in the System for Award Management (SAM), in accordance with the OMB guidelines at 2 CFR 180 that implement Executive Orders 12549 (3 CFR part 1986 Comp., p. 189) and 12689 (3 CFR part 1989 Comp., p. 235), "Debarment and Suspension." SAM Exclusions contains the names of parties debarred, suspended, or otherwise excluded by agencies, as well as parties declared ineligible under statutory or regulatory authority other than Executive Order 12549.

Byrd Anti-Lobbying Amendment (31 U.S.C. 1352). Contractors that apply or bid for an award exceeding $100,000 must file the required certification. Each tier certifies to the tier above that it will not and has not used Federal appropriated funds to pay any person or organization for influencing or attempting to influence an officer or employee of any agency, a member of Congress, officer or employee of Congress, or an employee of a member of Congress in connection with obtaining any Federal contract, grant or any other award covered by 31 U.S.C. 1352. Each tier must also disclose any lobbying with non-Federal funds that takes place in connection with obtaining any Federal award. Such disclosures are forwarded from tier to tier up to the non-Federal award.

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EXHIBIT D

AGREEMENT WITH SUBRECIPIENT OF FEDERAL FUNDS

Section 3206 of the American Rescue Plan Act ("Act"), Pub. L. No. 117-2 (March 11, 2021), authorizes the Department of the Treasury (Treasury) to make payments to certain Subrecipients from the Coronavirus State and Local Fiscal Recovery Fund. The State of New Mexico has signed and certified a separate agreement with Treasury as a condition of receiving such payments from the Treasury. This Agreement is between your organization and the State and your organization is signing and certifying the same terms and conditions included in the State's separate agreement with Treasury, apply to your organization. Your organization is referred to as a Subrecipient.

As a condition of your organization receiving federal funds from the State, the authorized representative below hereby (i) certifies that your organization will carry out the activities listed in section 3206 of the Act and (ii) agrees to the terms attached hereto. Your organization also agrees to use the federal funds as specified in bills passed by the Legislature and signed by the Governor.

Under penalty of perjury, the undersigned official certifies that the authorized representative has read and understood the organization's obligations in the Assurances of Compliance and Civil Rights Requirements, that any information submitted in conjunction with this assurances document is accurate and complete, and that the organization is in compliance with the nondiscrimination requirements.

Subrecipient Organization Name: City of Rio Rancho

Subrecipient Organization Representative: Matt Geisel

Title: City Manager

Signature: Signed by: 2F43875F2A7B48B...

Date: 6/25/2025

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Agreement with Subrecipient of Federal Funds
Terms And Conditions

1. Use of Funds.

   a. Subrecipient understands and agrees that the funds reimbursed under this award may only be used in compliance with the ERAP 2 program and Treasury's regulations implementing that section and guidance.

   b. Subrecipient will determine prior to engaging in any project using this assistance that it has the institutional, managerial, and financial capability to ensure proper planning, management, and completion of such project.

2. Period of Performance. The period of performance for this subaward is shown on page one of this Agreement. Subrecipient may use funds to cover eligible costs incurred, as set forth in Treasury's implementing regulations, during this period of performance.

3. Reporting. Subrecipient agrees to comply with any reporting obligations established by Treasury as they relate to this award. Subrecipient also agrees to comply with any reporting requirements established by the Governor's Office and State Agency. The State will provide notice of such additional reporting requirements via Exhibit G – Reporting Modification Form.

4. Maintenance of and Access to Records
   a. Subrecipient shall maintain records and financial documents sufficient to evidence compliance with section 602(c), Treasury's regulations implementing that section, and guidance issued by Treasury regarding the foregoing.

   b. The Treasury Office of Inspector General and the Government Accountability Office, or their authorized representatives, shall have the right of access to records (electronic and otherwise) of Subrecipient in order to conduct audits or other investigations.

   c. Records shall be maintained by Subrecipient for a period of five (5) years after all funds have been expended or returned to Treasury, whichever is later.

5. Pre-award Costs. Pre-award costs, as defined in 2 C.F.R. § 200.458, may not be paid with funding from this award.

6. Administrative Costs. Subrecipient may NOT use funds provided under this award to pay for indirect costs.

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7. Cost Sharing. Cost sharing or matching funds are not required to be provided by Subrecipient.

8. Conflicts of Interest. The State of New Mexico understands and agrees it must maintain a conflict of interest policy consistent with 2 C.F.R. § 200.318(c) and that such conflict of interest policy is applicable to each activity funded under this award. Subrecipient and Contractors must disclose in writing to the Agency or the pass-through entity, as appropriate, any potential conflict of interest affecting the awarded funds in accordance with 2 C.F.R. § 200.112. The Agency shall disclose such conflict to Treasury.

9. Compliance with Applicable Law and Regulations.
   a. Subrecipient agrees to comply with the requirements of section 602 of the Act, regulations adopted by Treasury pursuant to section 602(f) of the Act, and guidance issued by Treasury regarding the foregoing. Subrecipient also agrees to comply with all other applicable federal statutes, regulations, and executive orders, and Subrecipient shall provide for such compliance by other parties in any agreements it enters into with other parties relating to this award.

   b. Federal regulations applicable to this award include, without limitation, the following:

      i. Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards, 2 C.F.R. Part 200, other than such provisions as Treasury may determine are inapplicable to this Award and subject to such exceptions as may be otherwise provided by Treasury. Subpart F – Audit Requirements of the Uniform Guidance, implementing the Single Audit Act, shall apply to this award.

      ii. Universal Identifier and System for Award Management (SAM), 2 C.F.R. Part 25, pursuant to which the award term set forth in Appendix A to 2 C.F.R. Part 25 is hereby incorporated by reference.

      iii. Reporting Subaward and Executive Compensation Information, 2 C.F.R. Part 170, pursuant to which the award term set forth in Appendix A to 2 C.F.R. Part 170 is hereby incorporated by reference.

      iv. OMB Guidelines to Agencies on Government wide Debarment and Suspension (Nonprocurement), 2 C.F.R. Part 180, including the requirement to include a term or condition in all lower tier covered transactions (Agreements and Subcontractors described in 2 C.F.R. Part 180, subpart B) that the award is subject to 2 C.F.R. Part 180 and Treasury's implementing regulation at 31 C.F.R. Part 19.

      v. Subrecipient Integrity and Performance Matters, pursuant to which the award term set forth in 2 C.F.R. Part 200, Appendix XII to Part 200 is hereby incorporated by reference.

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vi. Government wide Requirements for Drug-Free Workplace, 31 C.F.R. Part 20.

vii. New Restrictions on Lobbying, 31 C.F.R. Part 21.

viii. Uniform Relocation Assistance and Real Property Acquisitions Act of 1970 (42 U.S.C. §§ 4601-4655) and implementing regulations.

ix. Generally applicable federal environmental laws and regulations.

c. Statutes and regulations prohibiting discrimination applicable to this award include, without limitation, the following:

i. Title VI of the Civil Rights Act of 1964 (42 U.S.C. §§ 2000d et seq.) and Treasury's implementing regulations at 31 C.F.R. Part 22, which prohibit discrimination on the basis of race, color, or national origin under programs or activities receiving federal financial assistance;

ii. The Fair Housing Act, Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§ 3601 et seq.), which prohibits discrimination in housing on the basis of race, color, religion, national origin, sex, familial status, or disability;

iii. Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. § 794), which prohibits discrimination on the basis of disability under any program or activity receiving federal financial assistance;

iv. The Age Discrimination Act of 1975, as amended (42 U.S.C. §§ 6101 et seq.), and Treasury's implementing regulations at 31 C.F.R. Part 23, which prohibit discrimination on the basis of age in programs or activities receiving federal financial assistance; and

v. Title II of the Americans with Disabilities Act of 1990, as amended (42 U.S.C. §§ 12101 et seq.), which prohibits discrimination on the basis of disability under programs, activities, and services provided or made available by state and local governments or instrumentalities or agencies thereto.

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10. Remedial Actions. In the event of Subrecipient's noncompliance with section 602 of the Act, other applicable laws, Treasury's implementing regulations, guidance, or any reporting or other program requirements, Treasury may impose additional conditions on the receipt of a subsequent tranche of future award funds, if any, or take other available remedies as set forth in 2 C.F.R. § 200.339. In the case of a violation of section 602(c) of the Act regarding the use of funds, previous payments shall be subject to recoupment as provided in section 602(e) of the Act and any additional payments may be subject to withholding as provided in sections 602(b)(6)(A)(ii)(III) of the Act, as applicable.

11. Hatch Act. Subrecipient agrees to comply, as applicable, with requirements of the Hatch Act (5 U.S.C.§§ 1501-1508 and 7324-7328), which limit certain political activities of State or local government employees whose principal employment is in connection with an activity financed in whole or in part by this federal assistance.

12. False Statements. Subrecipient understands that making false statements or claims in connection with this award is a violation of federal law and may result in criminal, civil, or administrative sanctions, including fines, imprisonment, civil damages and penalties, debarment from participating in federal awards or Agreements, and/or any other remedy available by law.

13. Publications. Any publications produced with funds from this award must display the following language: "This project is being supported, in whole or in part, by federal award number SLFRF0126 awarded to the State of New Mexico by the U.S. Department of the Treasury."

14. Debts Owed the Federal Government.

    a. Any funds paid to the Subrecipient (1) in excess of the amount to which the Subrecipient is finally determined to be authorized to retain under the terms of this award; (2) that are determined by the Treasury Office of Inspector General to have been misused; or (3) that are determined by Treasury to be subject to a repayment obligation pursuant to sections 602(e) and 603(b)(2)(D) of the Act and have not been repaid by the Subrecipient shall constitute a debt to the federal government.

    b. Any debts determined to be owed to the federal government must be paid promptly by Subrecipient. A debt is delinquent if it has not been paid by the date specified in Treasury's initial written demand for payment, unless other satisfactory arrangements have been made or if the Subrecipient knowingly or improperly retains funds that are a debt as defined in paragraph 14(a). Treasury will take any actions available to it to collect such a debt.

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15. Disclaimer.
    a. The United States expressly disclaims any and all responsibility or liability to Subrecipient or third persons for the actions of Subrecipient or third persons resulting in death, bodily injury, property damages, or any other losses resulting in any way from the performance of this award or any other losses resulting in any way from the performance of this award or any Agreement, or Subcontractor under this award.

    b. The acceptance of this award by Subrecipient does not in any way establish an agency relationship between the United States and Subrecipient.

16. Protections for Whistleblowers.
    a. In accordance with 41 U.S.C. § 4712, Subrecipient may not discharge, demote, or otherwise discriminate against an employee in reprisal for disclosing to any of the list of persons or entities provided below, information that the employee reasonably believes is evidence of gross mismanagement of a federal Agreement or grant, a gross waste of federal funds, an abuse of authority relating to a federal Agreement or grant, a substantial and specific danger to public health or safety, or a violation of law, rule, or regulation related to a federal Agreement (including the competition for or negotiation of an Agreement) or grant.

    b. The list of persons and entities referenced in the paragraph above includes the following:
        i. A member of Congress or a representative of a committee of Congress;
        ii. An Inspector General;
        iii. The Government Accountability Office;
        iv. A Treasury employee responsible for Agreement or grant oversight or management;
        v. An authorized official of the Department of Justice or other law enforcement agency;
        vi. A court or grand jury; or
        vii. A management official or other employee of Subrecipient, Contractor, or Subcontractor who has the responsibility to investigate, discover, or address misconduct.

    c. Subrecipient shall inform its employees in writing of the rights and remedies provided under this section, in the predominant native language of the workforce.

17. Increasing Seat Belt Use in the United States. Pursuant to Executive Order 13043, 62 FR 19217 (Apr. 18, 1997), Subrecipient should encourage its Contractors to adopt and enforce on-the-job seat belt policies and programs for their employees when operating company-owned, rented or personally owned vehicles.

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10. Reducing Text Messaging While Driving. Pursuant to Executive Order 13513, 74 FR 51225 (Oct. 6, 2009), Subrecipient should encourage its employees, Subrecipients, and Contractors to adopt and enforce policies that ban text messaging while driving, and Subrecipient should establish workplace safety policies to decrease accidents caused by distracted drivers.

ASSURANCES OF COMPLIANCE WITH CIVIL RIGHTS REQUIREMENTS

As a condition of receipt of federal financial assistance from the Department of the Treasury, the Subrecipient provides the assurances stated herein. The federal financial assistance may include federal grants, loans and Agreements to provide assistance to the Subrecipient's beneficiaries, the use or rent of Federal land or property at below market value, Federal training, a loan of Federal personnel, subsidies, and other arrangements with the intention of providing assistance. Federal financial assistance does not encompass Agreements of guarantee or insurance, regulated programs, licenses, procurement Agreements by the Federal government at market value, or programs that provide direct benefits.

The assurances apply to all federal financial assistance from or funds made available through the Department of the Treasury, including any assistance that the Subrecipient may request in the future.

The Civil Rights Restoration Act of 1987 provides that the provisions of the assurances apply to all of the operations of the Subrecipient's program(s) and activity(ies), so long as any portion of the Subrecipient's program(s) or activity(ies) is federally assisted in the manner prescribed above.

1. Subrecipient ensures its current and future compliance with Title VI of the Civil Rights Act of 1964, as amended, which prohibits exclusion from participation, denial of the benefits of, or subjection to discrimination under programs and activities receiving federal financial assistance, of any person in the United States on the ground of race, color, or national origin (42 U.S.C. § 2000d *et seq.*), as implemented by the Department of the Treasury Title VI regulations at 31 CFR Part 22 and other pertinent executive orders such as Executive Order 13166, directives, circulars, policies, memoranda, and/or guidance documents.

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2. Subrecipient acknowledges that Executive Order 13166, "Improving Access to Services for Persons with Limited English Proficiency," seeks to improve access to federally assisted programs and activities for individuals who, because of national origin, have Limited English proficiency (LEP). Subrecipient understands that denying a person access to its programs, services, and activities because of LEP is a form of national origin discrimination prohibited under Title VI of the Civil Rights Act of 1964 and the Department of the Treasury's implementing regulations. Accordingly, Subrecipient shall initiate reasonable steps, or comply with the Department of the Treasury's directives, to ensure that LEP persons have meaningful access to its programs, services, and activities. Subrecipient understands and agrees that meaningful access may entail providing language assistance services, including oral interpretation and written translation where necessary, to ensure effective communication in the Subrecipient's programs, services, and activities.
3. Subrecipient agrees to consider the need for language services for LEP persons when Subrecipient develops applicable budgets and conducts programs, services, and activities. As a resource, the Department of the Treasury has published its LEP guidance at 70 FR 6067. For more information on taking reasonable steps to provide meaningful access for LEP persons, please visit http://www.lep.gov.

4. Subrecipient acknowledges and agrees that compliance with the assurances constitutes a condition of continued receipt of federal financial assistance and is binding upon Subrecipient and Subrecipient's successors, transferees, and assignees for the period in which such assistance is provided.
5. Subrecipient acknowledges and agrees that it must require any sub-grantees, contractors, subcontractors, successors, transferees, and assignees to comply with assurances 1-4 above, and agrees to incorporate the following language in every Agreement or agreement subject to Title VI and its regulations between the Subrecipient and the Subrecipient's sub-grantees, Contractors, Subcontractors, successors, transferees, and assignees:

   The sub-grantee, Contractor, Subcontractor, successor, transferee, and assignee shall comply with Title VI of the Civil Rights Act of 1964, which prohibits Subrecipients of federal financial assistance from excluding from a program or activity, denying benefits of, or otherwise discriminating against a person on the basis of race, color, or national origin (42 U.S.C. § 2000d et seq.), as implemented by the Department of the Treasury's Title VI regulations, 31 CFR Part 22, which are herein incorporated by reference and made a part of this Agreement (or agreement). Title VI also includes protection to persons with "Limited English Proficiency" in any program or activity receiving federal financial assistance, 42
   U.S.C. § 2000d et seq., as implemented by the Department of the Treasury's Title VI regulations, 31 CFR Part 22, and herein incorporated by reference and made a part of this Agreement or agreement.

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6. Subrecipient understands and agrees that if any real property or structure is provided or improved with the aid of federal financial assistance by the Department of the Treasury, this assurance obligates the Subrecipient, or in the case of a subsequent transfer, the transferee, for the period during which the real property or structure is used for a purpose for which the federal financial assistance is extended or for another purpose involving the provision of similar services or benefits. If any personal property is provided, this assurance obligates the Subrecipient for the period during which it retains ownership or possession of the property.
7. Subrecipient shall cooperate in any enforcement or compliance review activities by the Department of the Treasury of the aforementioned obligations. Enforcement may include investigation, arbitration, mediation, litigation, and monitoring of any settlement agreements that may result from these actions. The Subrecipient shall comply with information requests, on-site compliance reviews and reporting requirements.
8. Subrecipient shall maintain a complaint log and inform the Department of the Treasury of any complaints of discrimination on the grounds of race, color, or national origin, and limited English proficiency covered by Title VI of the Civil Rights Act of 1964 and implementing regulations and provide, upon request, a list of all such reviews or proceedings based on the complaint, pending or completed, including outcome. Subrecipient also must inform the Department of the Treasury if Subrecipient has received no complaints under Title VI.
9. Subrecipient must provide documentation of an administrative agency's or court's findings of non-compliance of Title VI and efforts to address the non-compliance, including any voluntary compliance or other agreements between the Subrecipient and the administrative agency that made the finding. If the Subrecipient settles a case or matter alleging such discrimination, the Subrecipient must provide documentation of the settlement. If Subrecipient has not been the subject of any court or administrative agency finding of discrimination, please so state.
10. If the Subrecipient makes sub-awards to other agencies or other entities, the Subrecipient is responsible for ensuring that sub-Subrecipients also comply with Title VI and other applicable authorities covered in this document State agencies that make sub-awards must have in place standard grant assurances and review procedures to demonstrate that that they are effectively monitoring the civil rights compliance of sub- Subrecipients.

The United States of America has the right to seek judicial enforcement of the terms of this assurances document and nothing in this document alters or limits the federal enforcement measures that the United States may take in order to address violations of this document or applicable federal law.

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EXHIBIT E

DAVIS-BACON ACT REQUIREMENTS
(IF APPLICABLE)

Overview

Section 1606 of the American Recovery and Reinvestment Act (ARRA) of 2009, Pub. L. No. 111-5, 123 Stat. 115 (Feb. 17, 2009) (the "Recovery Act"), requires grant award recipients, subrecipients, contractors, and subcontractors to comply with the wage requirements of the Davis-Bacon Act (40 U.S.C. 3141 *et seq*.) and related acts, stating:

Notwithstanding any other provision of law and in a manner consistent with other provisions in this Act, all laborers and mechanics employed by contractors and subcontractors on projects funded directly by or assisted in whole or in part by and through the Federal Government pursuant to this Act shall be paid wages at rates not less than those prevailing on projects of a character similar in the locality as determined by the Secretary of Labor in accordance with subchapter IV of chapter 31 of title 40, United States Code. With respect to the labor standards specified in this section, the Secretary of Labor shall have the authority and functions set forth in Reorganization Plan Numbered 14 of 1950 (64 Stat. 1267; 5 U.S.C. App.) and section 3145 of title 40, United States Code.

Scope of the Davis-Bacon Act The Davis-Bacon Act prevailing wage requirements apply to laborers and mechanics employed under contracts or subcontracts in excess of $2,000 for construction, alteration, or repair activities (including but not limited to painting and decorating) that are funded, in whole or in part, under BTOP grant awards. In general:

- Laborers and mechanics – Are workers whose duties are manual or physical in nature, including apprentices, trainees and helpers, but do not include workers whose duties are primarily managerial, administrative, executive, or clerical. See 29 C.F.R. section 5.2(m).

- The $2,000 threshold – Pertains to the amount of the prime construction contract, not to the amount of individual subcontracts. Accordingly, if the prime construction contract exceeds $2,000, all construction work on the project (including subcontracts) is covered by the Davis-Bacon Act. See 29 C.F.R. section 5.5(a)(6).

- Construction, alteration, or repair activities – Are those occurring at the "site of the work" that involve the alteration, remodeling, or installation of items fabricated off-site; painting and decorating; manufacturing or furnishing of materials, articles, supplies, or equipment on the site of the building or work; and, in certain cases, transportation between the site of the work and other points. See 29 C.F.R. section 5.2(j).

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- Site of the work – Is the physical place or places where the building or work called for in the contract will remain, and any other site where a significant portion of the building or work is constructed, provided that such site is established specifically for the performance of the contract or project, and includes job headquarters, tool yards, batch plants, borrow pits, etc., if they are dedicated exclusively, or nearly so, to performance of the contract or project, and are adjacent or virtually adjacent to the site of the work. The site of the work does not include permanent home offices, branch plant establishments, fabrication plants, tool yards, etc., of a contractor or subcontractor whose location and continued operation are determined wholly without regard to a particular Federal or Federally assisted contract or project. See 29 C.F.R. section 5.2(l).

- Application to Governmental Agencies - Governmental agencies, such as states or their political subdivisions, are not subject to the Davis Bacon Act requirements when construction work is being performed by their own employees on a "force account" basis. See 29 C.F.R. section 5.2(h).

Davis-Bacon Act prevailing wage requirements are likely to apply to construction and related activities undertaken in connection with Infrastructure Round 1 and Comprehensive Community Infrastructure (CCI) Round 2 projects. In many cases, Davis-Bacon Act prevailing wage requirements will also apply to activities under BTOP grants for Sustainable Broadband Adoption (SBA) and Public Computer Centers (PCC), when construction and related activities (including minor renovation of facilities) can be segregated from the other work contemplated by the grant. See 29 C.F.R. section 4.116; F.A.R. section 22.402(b).

Davis-Bacon Act Requirements

Required contract provisions (appearing at 29 C.F.R. section 5.5) and the applicable wage determination(s) for the activities contemplated by a construction project must be included in any contract or subcontract to which the Davis-Bacon Act applies providing, among other items, that:

- Laborers and mechanics must be paid the full amount of wages and bona fide fringe benefits (or cash equivalents thereof) at least once a week;

- No paycheck deductions or rebates are permitted, except as permitted under Department of Labor (DOL) regulations (29 C.F.R. sections 3.5-3.6);

- Wage and fringe benefit rates must be no less than those contained in DOL wage determination for the labor classification for the work actually performed.

The recipient is responsible for ensuring that the required contract provisions appear in all contracts and subcontracts entered into by recipients, subrecipients, contractors, and subcontractors for construction, alteration and repair activities covered by the Davis-Bacon Act and related acts. Applicable wage determinations included in the contract must be verified by the recipient within 10 days of the contract date.

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In cases where state wage rates (determined under state statutes often called "Mini-Davis-Bacon Acts") are higher than the Federal wage rates, the state wage rates take precedence and should be included in contracts in lieu of the lower, Federal wage rates. In cases of construction projects on tribal lands, the recipient should contact its assigned Federal Program Officer (FPO) for guidance on the interplay among the Davis-Bacon Act, state Mini-Davis-Bacon acts, and the Tribal Employment Rights Ordinance (TERO).

Contracts for amounts over $100,000 that are covered by the Davis-Bacon Act must include additional standard clauses (also appearing in 29 C.F.R. section 5.5) providing, among other things, that overtime for laborers and mechanics must be paid at a rate 1.5 times the basic rate of pay for time worked in excess of 40 hours per week.

In addition, the DOL Davis-Bacon poster (WH-1321) must be prominently posted at the site of the work. Refer to: (www.dol.gov/whd/regs/compliance/posters/fedprojc.pdf 1321).

Davis-Bacon Wage Rate Determinations

DOL conducts statewide surveys seeking payment data on wage and fringe benefit rates from construction contractors and other interested parties, such as labor unions. Wage determinations are issued by locality, typically on a county-by-county basis. Davis-Bacon Act wage determinations are published on DOL's Wage Determinations OnLine (WDOL) website accessible at: www.wdol.gov. The Davis-Bacon Act prevailing wages are determined by DOL based on wages paid to various classes of laborers and mechanics employed on specific types of construction projects in an area.

If DOL has not published a wage determination for work that is needed to complete a BTOP construction project, the recipient may seek a Conformance. The recipient must submit a Conformance request using Standard Form (SF) 1444. Please go to www.wdol.gov/library.aspx to obtain a copy of the form and instructions.

To complete the form, the recipient must describe the work to be done (identified with a classification that is used in the subject area in the construction industry) and propose a wage rate that bears a reasonable relationship to existing wage determinations. Typically, the rate must not be less than the wage determination for an unskilled laborer and, for a skilled craft, must be at least equal to the lowest wage determination for any other skilled craft.

Infrastructure and CCI recipients should submit the completed SF-1444 through Grants Online as an "Other Action Request." The SF1444 will be routed to the National Oceanic and Atmospheric Administration (NOAA) Grants Officer and transmitted to the DOL Wage and Hour Division for review and approval. The Wage and Hour Division has committed to act on Conformance requests within 30 days.

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SBA and PCC recipients should submit completed SF-1444 Conformance requests through the Post-Award Monitoring (PAM) System. To do so, the recipient should create a report package of the type "POR: PAM Other Request." After filling out and attaching the Request Template, recipient should attach the completed SF-1444 form using the "Add File" button. The SF-1444 will be routed to the National Institute of Standards and Technology (NIST) Grants Officer and transmitted to the DOL Wage and Hour Division for review and approval. The Wage and Hour Division has committed to act on Conformance requests within 30 days.

Recordkeeping and Monitoring Obligations

Recipients, subrecipients, contractors, and subcontractors must prepare weekly certified payroll documentation using Form WH347 (available at: www.dol.gov/whd/forms/wh347.pdf), properly completed for laborers and mechanics performing activities covered by the Davis-Bacon Act requirements of the Recovery Act. Subrecipients, contractors, and subcontractors must submit this information to the BTOP grant award recipient on a weekly basis within seven days of the regular payment date of the subrecipient's, contractor's or subcontractor's payroll period.

A recipient must review the weekly certified payroll documentation it receives from its subrecipients, contractors and subcontractors on an ongoing basis. See 29 C.F.R. sections 3.3-3.4. If a subrecipient receives the original payroll documents, the subrecipient should review these documents and forward the original documents to the recipient on a weekly basis within the time period described above.

The recipient must maintain in its files the original Davis-Bacon Act payroll records it prepares for itself, as well as those prepared by subrecipients, contractors, and subcontractors. The recipient is not required to submit any of the payroll documents to the BTOP Grants Office unless the assigned Grants Officer makes a request for such records. The payroll records must be maintained so as to be easily accessed by BTOP Grants Officers and by other duly authorized officials. The recipient must retain these records as provided in the Department of Commerce (DOC) Uniform Administrative Requirements for Grants and Cooperative Agreements, 15 C.F.R. section 14.53 or 24.42, as applicable, generally for the later of three years after closeout of the award, or until any litigation, claim, or audit is resolved.

Enforcement and Penalties

Violation of the requirements of Section 1606 of the Recovery Act and the Davis-Bacon Act and related acts is a serious offense. Compliance is subject to audit during OMB Circular A-133 audits (including program-specific audits) of BTOP grant recipients and subrecipients, as well as audits and investigations by the DOC Office of Inspector General, the Government Accountability Office (GAO), the DOL Wage and Hour Division, and other duly authorized officials. A violation of the Davis-Bacon Act wage requirements may lead NTIA to impose appropriate enforcement action in connection with a BTOP grant award, up to and including suspension or termination of the award. In addition, contracting parties are subject to payment of back wages, and suspension or debarment from future contracts for a period of up to three years. Monetary damages may also apply. Falsification of certified payroll records or the required kickback of wages may subject a violator to civil or criminal prosecution, the penalty for which may include fines and/or imprisonment.

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EXHIBIT F

ERAP 2 SUBRECIPIENT QUARTERLY REPORT

1. ERAP 2 SUBRECIPIENT QUARTERLY REPORT WORKBOOK

1.1 The ERAP 2 Subrecipient Quarterly Report Workbook must be submitted to the STATE by the SUBRECIEPIENT within ten (10) calendar days following each quarter ended September, December, March and June until the termination of this Agreement.

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EXHIBIT F

ERAP 2 SUBRECIPIENT PROJECT REQUIREMENTS

The construction of the affordable rental housing project must be for "very low-income families," whose incomes do not exceed 50 percent of the median family income for the area.

- The operation of the housing project must be for "very low-income families."
- The project must align with at least one of the following federal programs:
  - Low-Income Housing Tax Credit (Treasury)
  - HOME Investment Partnerships Program (U.S. Department of Housing and Urban Development (HUD)
  - HOME-ARP Program (HUD)
  - Housing Trust Fund Program (HUD)
  - Public Housing Capital Fund (HUD)
  - Indian Housing Block Grant Program (HUD)
  - Section 202 Supportive Housing for the Elderly (HUD)
  - Section 811 Supportive Housing for Persons with Disabilities (HUD)
  - Farm Labor Housing Direct Loans and Grants (U.S. Department of Agriculture (USDA));
  - Multifamily Preservation and Revitalization Program (USDA)

Additional Requirements:

The award funds used for affordable rental housing purposes will be subject to the applicable requirements set forth in the Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (Uniform Guidance), 2 CFR Part 200. Specifically, sub-grantees are required to comply with the applicable procurement standards set forth in 2 CFR §§ 200.317 through 200.327 when procuring goods and services for these eligible purposes, and the allowability of expenses related to affordable rental housing and eviction prevention purposes will be subject to the Cost Principles set forth in 2 CFR Part 200, Subpart E.

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"Very Low-Income Families."

- The household income of occupants of units funded through this is limited to the maximum income applicable to very low-income families, as such term is defined in section 3(b) of the United States Housing Act of 1937 (42 U.S.C. 1437a(b)); and

- Such income limitation is imposed through a covenant, land use restriction agreement (LURA), or other enforceable legal requirement for a period of at least 20 years.

CITY OF RIO RANCHO
RESOLUTION

RESOLUTION NO. 86 **ENACTMENT NO. 25-083**

RESOLUTION AUTHORIZING A BUDGET ADJUSTMENT TO THE FEDERAL GRANTS FUND (259)

WHEREAS: the United States Treasury Department made federal funds available to the State under the Emergency Rental Assistance 2 ("ERAP2") Program (Assistance Listing Number ("ALN") 21.023); and

WHEREAS: the City entered into an agreement with the New Mexico Department of Finance and Administration on May 16, 2025, to receive and distribute funding; and

WHEREAS: the City submitted a reimbursement request related to the Felician Villa senor housing project; and

WHEREAS: a budget adjustment is necessary to recognize grant funds and reimburse expenses incurred by CC Housing, Inc, related to constructing the Felician Villa senior housing project that has units available/designated for low-income individuals.

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

That authorization is given for the following budget adjustment:

State Appropriations Capital Fund (315)

Account	Project No.	Revised Budget	Increase	Decrease	Adjusted Budget
259-0000-331.20-00 Federal Grants	AD2690	$505,351	$800,000		$1,305,351
Total Sources		$505,351	$800,000		$1,305,351

Account	Project No.	Revised Budget	Increase	Decrease	Adjusted Budget
259-0000-410.40-40 Program Expenditures / Program Activities	AD2690	$0	$800,000		$800,000
Total Uses		$0	$800,000		$800,000

ADOPTED THIS 14TH DAY OF AUGUST, 2025.

Greggory D. Hull, Mayor

ATTEST:

Noel C. Davis, City Clerk
(SEAL)

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: R87

AGENDA DATE:
August 14, 2025

DEPARTMENT:
Fire and Rescue

SUBJECT:
R87, Resolution Authorizing a Budget Adjustment to the Federal Grants Fund (259) - Fire and Rescue Department

BACKGROUND AND ANALYSIS:
The Fire and Rescue Department, Emergency Management Division intends to purchase a new 2025 Ford Bronco with federal/state awarded grant funds.

A budget adjustment is needed to move the required Funds ($34,272) from the grant program activities account to the capital account for vehicles.

IMPACT:
The budget adjustment will correctly classify the necessary funds to the correct account line to complete the purchase of the vehicle.

ALTERNATIVES:

Approve the Resolution.

Do not approve the Resolution.

DEPARTMENT RECOMMENDATION:
Staff recommends approval of the Resolution.

ATTACHMENT: Resolution R87
ATTACHMENT: R87-Signed

CITY OF RIO RANCHO
RESOLUTION

RESOLUTION NO. 40 **ENACTMENT NO.**

RESOLUTION AUTHORIZING A BUDGET ADJUSTMENT TO THE FEDERAL GRANTS FUND (259)

WHEREAS: the Fire Rescue Department, Emergency Management Division intends to purchase a new 2025 Ford Bronco; and

WHEREAS: a budget adjustment is necessary to expend federal/state grant funds for the purpose stated above.

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

That authorization is given for the following budget adjustment:

Federal Grants Fund (259)

Account	Project No.	Revised Budget	Increase	Decrease	Adjusted Budget
259-0000-424.40-40 Program Activities	*See Note 1	$104,836		$34,271	$70,565
259-0000-424.70-15 Vehicles and Heavy Equip	*See Note 2	$2	$34,272		$34,274
259-0000-424.90-01 Unreserved Fund Balance	N/A	$2		$1	$1
Total Uses		$104,840	$34,272	$34,272	$104,840

Note 1 - Decrease
*FR1924 CRI: $2
*FR2337 FY23 CRI: $1,969
*FR2446 FR24 CRI: $16,050
*FR2550 FY24 CRI: $16,250

Note 2 - Increase
*FR1924 CRI: $2
*FR2337 FY23 CRI: $1,970
*FR2446 FR24 CRI: $16,050
*FR2550 FY24 CRI: $16,250

ADOPTED THIS _____DAY OF _____, 2025.

_____
Greggory D. Hull, Mayor

ATTEST:

Noel C. Davis, City Clerk
(SEAL)

CITY OF RIO RANCHO
RESOLUTION

RESOLUTION NO. 87 **ENACTMENT NO. 25-084**

RESOLUTION AUTHORIZING A BUDGET ADJUSTMENT TO THE FEDERAL GRANTS FUND (259)

WHEREAS: the Fire Rescue Department, Emergency Management Division intends to purchase a new 2025 Ford Bronco; and

WHEREAS: a budget adjustment is necessary to expend federal/state grant funds for the purpose stated above.

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

That authorization is given for the following budget adjustment:

Federal Grants Fund (259)

Account	Project No.	Revised Budget	Increase	Decrease	Adjusted Budget
259-0000-424.40-40 Program Activities	*See Note 1	$104,836		$34,271	$70,565
259-0000-424.70-15 Vehicles and Heavy Equip	*See Note 2	$2	$34,272		$34,274
259-0000-424.90-01 Unreserved Fund Balance	N/A	$2		$1	$1
Total Uses		$104,840	$34,272	$34,272	$104,840

Note 1 - Decrease
*FR1924 CRI: $2
*FR2337 FY23 CRI: $1,969
*FR2446 FR24 CRI: $16,050
*FR2550 FY24 CRI: $16,250

Note 2 - Increase
*FR1924 CRI: $2
*FR2337 FY23 CRI: $1,970
*FR2446 FR24 CRI: $16,050
*FR2550 FY24 CRI: $16,250

ADOPTED THIS 14TH DAY OF AUGUST, 2025.

Greggory D. Hull, Mayor

ATTEST:

Noel C. Davis, City Clerk
(SEAL)

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: R88

AGENDA DATE:
August 14, 2025

DEPARTMENT:
Financial Services

SUBJECT:
R88, Resolution Authorizing a Budget Adjustment to Increase the Series 2020 General Obligation Bond Debt Service Fund (403)

BACKGROUND AND ANALYSIS:
The June 9, 2020 issued Series 2020 General Obligation Bonds have a par value of $14,600,000 and a $2,135,891 premium.

The bonds were issued with an arbitrage yield of 1.301258 percent. Above this value the bonds are subject to paying an arbitrage rebate per Federal Internal Revenue Service regulations.

Due to the increase in interest rates after the bonds were issued, the unspent proceeds earned more than the arbitrage yield allows.

In order to rebate ($100,956) the U.S. Treasury for the excess earnings, a budget adjustment is needed.

IMPACT:
The Resolution will enable payment to the U.S. Treasury of the required arbitrage rebate.

ALTERNATIVES:
Approve the Resolution.

Do not approve the Resolution which will prevent the City from complying with the arbitrage rebate requirements.

DEPARTMENT RECOMMENDATION:
Staff recommends approval of the Resolution.

ATTACHMENT: Resolution R88
ATTACHMENT: R88-Signed

CITY OF RIO RANCHO
RESOLUTION

RESOLUTION NO. **ENACTMENT NO.**

RESOLUTION AUTHORIZING A BUDGET ADJUSTMENT TO INCREASE THE SERIES 2020 GENERAL OBLIGATION BOND DEBT SERVICE FUND (403)

WHEREAS: the City issued the Series 2020 General Obligation Bonds on June 9, 2020 with a par value of $14,600,000 and with a premium of $2,135,891; and

WHEREAS: the bonds have a stated arbitrage yield of 1.301258 percent; and

WHEREAS: the City invests its cash on hand according to the investment policies approved by the Governing Body; and

WHEREAS: the proceeds from issuance of the Series 2020 General Obligation Bonds have investment earnings in excess of the allowable arbitrage yield; and

WHEREAS: IRS regulations require excess earnings to be remitted to the U.S. Treasury as a rebate payment.

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

That authorization is given for the following budget adjustment:

Series 2020 General Obligation Bond Debt Service Fund (403)

Account	Project No.	Revised Budget	Increase	Decrease	Adjusted Budget
403-0000-470.90-01 Ending Fund Balance		$1,314,574		$100,956	$1,213,618
403-0000-470.65-40 Arbitrage Rebate		$0	$100,956		$100,956
Total Uses		$1,314,574	$100,956	$100,956	$1,314,574

ADOPTED THIS _____DAY OF _____, 2025.

_____
Greggory D. Hull, Mayor

ATTEST:

_____

Noel C. Davis, City Clerk
(SEAL)

CITY OF RIO RANCHO
RESOLUTION

RESOLUTION NO. 88 **ENACTMENT NO. 25-085**

RESOLUTION AUTHORIZING A BUDGET ADJUSTMENT TO INCREASE THE SERIES 2020 GENERAL OBLIGATION BOND DEBT SERVICE FUND (403)

WHEREAS: the City issued the Series 2020 General Obligation Bonds on June 9, 2020 with a par value of $14,600,000 and with a premium of $2,135,891; and

WHEREAS: the bonds have a stated arbitrage yield of 1.301258 percent; and

WHEREAS: the City invests its cash on hand according to the investment policies approved by the Governing Body; and

WHEREAS: the proceeds from issuance of the Series 2020 General Obligation Bonds have investment earnings in excess of the allowable arbitrage yield; and

WHEREAS: IRS regulations require excess earnings to be remitted to the U.S. Treasury as a rebate payment.

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

That authorization is given for the following budget adjustment:

Series 2020 General Obligation Bond Debt Service Fund (403)

Account	Project No.	Revised Budget	Increase	Decrease	Adjusted Budget
403-0000-470.90-01 Ending Fund Balance		$1,314,574		$100,956	$1,213,618
403-0000-470.65-40 Arbitrage Rebate		$0	$100,956		$100,956
Total Uses		$1,314,574	$100,956	$100,956	$1,314,574

ADOPTED THIS 14TH DAY OF AUGUST, 2025.

Greggory D. Hull, Mayor

ATTEST:

Noel C. Davis, City Clerk
(SEAL)

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: D44

AGENDA DATE:
August 14, 2025

DEPARTMENT:
Administration

SUBJECT:
D44, Appointment of District 3 City Councilor Robert Tyler to the New Mexico Municipal League's Board of Directors

BACKGROUND AND ANALYSIS:
The New Mexico Municipal League (NMML) is an association of incorporated municipalities organized for the purpose of including, but not limited to, solving mutual problems and making recommendations to the Executive, Legislative, and Judicial branches of the State of New Mexico and the Federal government; providing for the administration of a self-insurer's fund; promoting improvement and efficiency in municipal government and in the administration of municipal affairs; and fostering conferences and seminars on the management and conduct of municipal government.

Pursuant to NMML bylaws, a board of directors is established for the NMML that have general supervision of the affairs of the League, including, but not limited to, the establishment of standing committees; the approval of the League's annual budget; and the purchase, sale, and mortgaging of League property. The board of directors have the right to vote on all matters coming before the board, except as otherwise provided in the bylaws.

The NMML bylaws state that the composition of the board of directors will include; "one additional elected official selected by the municipal governing body, from every municipality with a population that exceeds 50,000 according to the most recent decennial census…" In relation to board term length, pursuant to the bylaws, the elected official, "…shall hold office at the pleasure of the governing body of that municipality."

Mayor Gregg Hull serves as President-elect of the NMML Board of Directors. A vacancy currently exists for a City of Rio Rancho board position based on population. The recently released update from the U.S. Census Bureau for Rio Rancho, which is reflective as of July 1, 2024, has the community population at 112,524.

Appointments to external commissions, committees, authorities, etc., shall be appointed by the Mayor with approval by a majority of Governing Body members, pursuant to Chapter 33 of the Rio Rancho Municipal Code.

IMPACT:
The City of Rio Rancho's vacant seat on the NMML Board of Directors will be filled.

ALTERNATIVES:

Approve the appointment.

Do not approve the appointment.

DEPARTMENT RECOMMENDATION:

Mayor Hull recommends the appointment of District 3 City Councilor Tyler to fill the City of Rio Rancho's New Mexico Municipal League Board of Directors seat.

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: D45

AGENDA DATE:
August 14, 2025

DEPARTMENT:
City Clerk

SUBJECT:
D45, Approval for The Neighborhood in Rio Rancho, (the "Applicant") for a Club (Non-Profit) Liquor License with On Premises Consumption and Patio Service Located at 900 Loma Colorado Blvd. NE, Rio Rancho, NM 87124

BACKGROUND AND ANALYSIS:
In accordance with 60-6B-4 NMSA, 1978 of the Liquor Control Act, the Director of Alcohol Beverage Control Division has granted this application conditional preliminary approval and has forwarded it to the Governing Body of Rio Rancho for public hearing and action.

IMPACT:
This application is for a Club (Non-Profit) Liquor License with on premises consumption and patio service located at 900 Loma Colorado Blvd. NE, Rio Rancho, NM 87124.

ALTERNATIVES:
If the Governing Body does not approve the issuance of the license, it shall notify the Alcohol Beverage Control Division setting forth the reasons for disapproval.

The Governing Body may disapprove the issuance of the license if:

1. The location is within an area where the sale of alcoholic beverages is prohibited by the laws of New Mexico;
2. The issuance is in violation of zoning (or other) ordinances of the City; or
3. The issuance is detrimental to the public health, safety or morals of the residents.

None of these conditions exist at the proposed site.

DEPARTMENT RECOMMENDATION:
Approve the application as presented by the NM Regulation and Licensing Department.

ATTACHMENT: The Neighborhood in RR Application

NMRLD
NEW MEXICO
REGULATION &
LICENSING DEPARTMENT

STATE OF NEW MEXICO
MICHELLE LUJAN GRISHAM, GOVERNOR
Clay Bailey, Superintendent
Phillip A. Sanchez, Director

June 17, 2025 USPS Certified Mail No.: 7021 2720 0001 2204 9935

7021 2720 0001 2204 9935

City of Rio Rancho
Attn: Noel C. Davis, City Clerk
3200 Civic Center Circle NE
Rio Rancho, NM 87144

Application Type/No.:	Club Liquor License | BLA-5010
Name of Applicant:	The Neighborhood in Rio Rancho
Doing Business As:	The Neighborhood in Rio Rancho Life Plan Community
Proposed Location:	900 Loma Colorado Blvd NE Rio Rancho, NM 87124

The Director of the Alcoholic Beverage Control Division (ABC) has reviewed the referenced Application and granted Preliminary Approval. It is being forwarded to you for Local Option District approval or disapproval of the Liquor License Application.

Notice of the Public Hearing required by the Liquor Control Act **shall be given by the governing body by publishing a notice** of the date, time, and place of the hearing **twice during the 30 days prior to the hearing** in a newspaper of general circulation within the territorial limits of the governing body. The first notice must be published at least thirty (30) days before the hearing. **Both publications must occur before a hearing can be conducted.** The notice shall include:

(A) Name and address of the Applicant/Licensee;
(B) The action proposed to be taken;
(C) The location of the licensed premises.

In addition, if the Local Option District has a website, **the Notice shall also be published on the website.**

While the law states that "within forty-five (45) days after receipt of a Notice from the Alcoholic Beverage Control, the governing body shall hold a Public Hearing in the question of whether the department should approve the proposed issuance or transfer," we recognize the potential for conflict between the requirement for publication of 30-day notice and the 45-day hearing requirement.

With that in mind, when a local governing body receives a liquor license application from ABC, that governing body has a couple of options:

1) Hold a hearing on the license application within the statutory time frame of forty-five (45) days, as required by the Liquor Control Act, and comply with all other statutory and regulatory procedures and notify ABC of your decision within thirty (30) days of the hearing;
2) Request from ABC an extension of time, past the forty-five (45) days, designating how much additional time will be needed to conduct the hearing in compliance with all statutory and

regulatory procedures. After the extension is granted and the hearing is held, notify ABC of your decision within thirty (30) days of the hearing;

ABC has no preference in the option you choose.

The governing body is required to send notice by certified mail to the Applicant of the date, time, and place of the Public Hearing. The governing body may designate a Hearing Officer to conduct the hearing. **A record shall be made** of the hearing.

Applicant is seeking a Club (Non-Profit) Liquor License with on-premise consumption and patio service.

Within thirty (30) days after the Public Hearing, the governing body shall notify ABC of their decision to approve or disapprove the issuance or transfer of the license by signing the enclosed original Page 1 of the Application. The original Page 1 of the Application must be returned together with the notices of publication. **If the Governing Body fails to either approve or disapprove the issuance or transfer of the license within thirty days after the Public Hearing, the Director may issue the license.**

If the Governing Body disapproves the issuance or transfer of the license, it shall notify ABC within thirty (30) days setting forth the reasons for the disapproval. A copy of the Minutes of the Public Hearing shall be submitted to ABC with the Notice of Disapproval (*Page 1 of the Application, noting disapproval*).

Respectfully,

Tammy Sandoval

Tammy Sandoval
Admin. Law Judge | Hearing Officer
Alcoholic Beverage Control Division
Phone: (505) 796-4165 | Email: Tammy.Sandoval@rld.nm.gov

Enclosures:

1. Original Application (*Page 1 must be signed and returned w/ LOD Approval Letter and Notices of Publication*)
2. Copy of the Zoning Statement

NMRLD
NEW MEXICO REGULATION & LICENSING DEPARTMENT

Alcoholic Beverage Control Division

Club Intake Application

Application Number: BLA-0000005010

NMRLD
NEW MEXICO REGULATION & LICENSING DEPARTMENT

Business Information

Business Information

Business Name: The Neighborhood In Rio Rancho
Type of Business: Alcohol
Business Structure: Corporation
FEIN: XX-XXX2853
State Tax ID Number: XX-XXXXX8-00-7
Business Email: msessler@retirement.org
Business Phone: 5037200330

Contact Person Information

Contact Person Name: Michael Sessler
Contact Person Phone: 5037200330
Contact Person Email: msessler@retirement.org

Business Mailing Address

Mailing Street: 10701 Montgomery Blvd. NE, Suite F
Mailing City: Albuquerque
Mailing State: NM
Mailing Zip Code: 87111
Mailing Country: US

Local Option District Use Only: Local Governing Body of _____ City, County, Village

Public Hearing held on _____ 20____ Please check one: ☐ Approved ☐ Disapproved

Signature of City/County Official: _____ Title: _____

Alcoholic Beverage Control Division Use Only: ☐ Approved ☐ Disapproved _____

Signed by Director: _____ Date: _____

NMRLD
NEW MEXICO REGULATION & LICENSING DEPARTMENT

Alcoholic Beverage Control Division

Club Intake Application

Application Number: BLA-0000005010

NMRLD
NEW MEXICO REGULATION & LICENSING DEPARTMENT

Premises Information

Premises DBA

Premises Doing Business As (DBA):The Neighborhood in Rio Rancho Life Plan Community

Proposed Premises Physical Address

Physical Street: 900 Loma Colorado Blvd NE
Physical City: Rio Rancho
Physical Zip Code: 87124
Physical State: New Mexico
Physical County: Sandoval
Local Option District: Rio Rancho
"Local Option District" means a county that has voted to approve the sale, serving or public consumption of alcoholic beverages, OR an incorporated municipality that falls within a county that has voted to approve the sale, serving or public consumption of alcoholic beverages, OR an incorporated municipality of over five thousand population that has independently voted to approve the sale, serving or public consumption of alcoholic beverages under the terms of the Liquor Control Act or any former act.

Ownership

The land and building which is proposed to be the licensed premises is: Owned by Applicant
The following information is required to ensure the issuance of a license to this location will not result in the violation of a county or municipal ordinance.

Zoning

Is the proposed premises location zoned? Yes
You will be required to upload "Copy of Zoning Statement" issued by the local municipality or county. If not applicable, you will be required to upload "Copy of Zoning Statement" or Letter from local government to indicate that there is no zoning for the proposed location.
Specify the zone for proposed premises location (example C-1).: SU

Distance from nearest School

Name of School: Rio Rancho Middle School
School Street: 1600 Loma Colorado Blvd NE
School City: Rio Rancho
School State: New Mexico
School Zip Code: 87144
School Country: United States
School Distance (in feet): More than 1000
Specify the shortest direct line distance from the nearest point of the proposed premises to the nearest point of the property line of the school.

Distance from nearest Church

Name of Church: Life.Church Rio Rancho
Church Street: 4401 Northern Blvd NE, Rio Rancho, NM 87124
Church City: Rio Rancho
Church State: New Mexico
Church Zip Code: 87124
Church Country: United States
Church Distance (in feet): More than 1000
Specify the shortest direct line distance from the nearest point of the proposed premises to the nearest point of the property line of the church.

NMRLD
NEW MEXICO REGULATION & LICENSING DEPARTMENT

Alcoholic Beverage Control Division

Club Intake Application

Application Number: BLA-0000005010

NMRLD
NEW MEXICO REGULATION & LICENSING DEPARTMENT

Premises Information 2

Please specify the appropriate option for the premises that you have specified in the application?

☑ A license has never been issued to the location of the proposed premises.
☐ A license was once issued to the location of the proposed premises but is no longer being operated at the location.
☐ Alcohol operations are currently being performed at the proposed premises by the applicant business.
☐ Alcohol operations are currently being performed at the proposed premises by a business other than the applicant business.

Questions

Has the applicant business ever had a liquor license denied, suspended, revoked, surrendered, or had any other form of discipline or disciplinary action by a licensing agency in another state or jurisdiction?	No
Has the structure and/or ownership disclosure for the applicant business changed since last reported to the department?	No
Does the applicant business own any (direct/indirect) interest in a liquor license?	No

NMRLD
NEW MEXICO REGULATION & LICENSING DEPARTMENT

Alcoholic Beverage Control Division

Club Intake Application

Application Number: BLA-0000005010

NMRLD
NEW MEXICO REGULATION & LICENSING DEPARTMENT

Payment

Fee Name	Fee Amount
Application Fee	200.00
Resident Agent Fee	50.00
Total Fee Amount:	**250.00**

Attestation/Oath

Under penalty of perjury, I hereby depose and state that I am the person identified in this application and the information given by me is true and complete to the best of my knowledge and belief. I understand that any information contained in this application may be investigated and any false or dishonest answer to any question in this application may be grounds for denial or revocation of my license.

Attestation Signature: Michael Sessler

Date: 01/23/2025

RioRancho
City of Vision

July 16, 2024

Lisa Y.W. Cosper
Sutin, Thayer, & Browne
6100 Uptown Blvd STE 400
Albuquerque, NM 87110

RE: Zoning Certification for 900 Loma Colorado Blvd NE, Rio Rancho, NM 87124

This zoning certification has been prepared in response to an inquiry submitted to the City of Rio Rancho by Lisa Y.W. Cosper of Sutin, Thayer, & Browne to establish permissiveness for pursual of a liquor license for the club located within The Neighborhood in Rio Rancho at the property of 900 Loma Colorado Blvd NE.

The subject property located at 900 Loma Colorado Blvd NE, Rio Rancho, NM 87124, is currently known by the legal description LCE, Tract 11A1 (see Attachment I). Pursuant to Rio Rancho Ordinance No. 7, Enactment No. 12-08, adopted by the Governing Body on February 22, 2012, the subject property is currently zoned SU: Special Use for Mixed Use District (see Attachment II). The property is located within the Loma Colorado Redevelopment Plan, approved April 27, 2005, and amended February 12, 2012, per Resolution No. 14, Enactment No. 12-014 (see Attachment III).

Per Rio Rancho Municipal Code R.O. 2003 Section 154.31, the MU-A: Mixed Use Activity Center District is used to permit mixed use development and infill consisting of integrated blends of land uses and networks of interconnected pedestrian-oriented streets and ways (see Attachment IV for permissive and conditional uses in MU-A Zoning). The abutting zoning districts to the north and east are zoned R-1: Single-Family Residential District, with SU: Special Use for Medium Density Single-Family Residential to the south, and SU: Special Use for Mixed Use to the west. Because the subject property is SU: Special Use, any changes to the site plan of the property requires a site plan approval by the Governing Body.

Regarding land usage, per Ordinance No. 7, Enactment No. 12-08 Section 1, "Development shall occur as specified in the Loma Colorado Redevelopment Plan." As such, the Loma Colorado Redevelopment Plan (Page 17, ii *Permissive Uses*) identifies restaurants, bars, and lounges as permissive uses in the MU Mixed Use area. Additionally, R.O. 2003 Section 154.31(F)(32) identifies restaurants, bars, lounges, coffee/tea rooms, and patio/al fresco dining facilities as permissive uses within the MU-A: Mixed Use Activity Center District. Applicants for liquor licensure shall follow the procedures laid forth in R.O. 2003 Chapter 112 *Alcoholic Beverages*.

As of July 15, 2024, our records do not indicate any open code enforcement or building code violations. For building records, please contact our Building Department at (505) 891-5006 or at permits@rrnm.gov.

If you have questions or require additional information please do not hesitate to contact me. I may be reached at 505-896-8361 or email tdvorak@rrnm.gov.

This information was researched and provided to you on July 16, 2024, by the undersigned, on behalf of the Development Services Department, per your request and as a public service. The above information is believed to be accurate and is based upon, or relates to the information you requested. The Development Services Department assumes no liability for errors and omissions. All information was obtained from public records, which may be inspected during regular business hours.

Respectfully,

Tim Dvorak

Tim Dvorak, Municipal Planner II
Development Services Department
3200 Civic Center Circle NE
Rio Rancho, NM 87144
(505) 896-8361
tdvorak@rrnm.gov

Attachments: I - Zoning/Location Map
II - Zoning Ordinance No. 7, Enactment No. 12-08
III – Loma Colorado Redevelopment Plan
IV - Rio Rancho Municipal Code 154.31, MU-A: Mixed Use Activity Center District Uses

900 LOMA COLORADO BLVD NE
LCE, TRACT 11A1
ZONING CERTIFICATION



RioRancho
City of Vision

0 70 140 280 420 560
Feet

LCE, Tract 11A1
Roads
Zoning
R-1
SU

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

Map Created by Tim Dvorak on 7/15/2024

900 LOMA COLORADO BLVD NE
LCE, TRACT 11A1
ZONING CERTIFICATION



Rio Rancho
City of Vision

0 70 140 280 420 560 Feet

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

Map Created by Tim Dvorak on 7/15/2024

LCE, Tract 11A1
Roads
Zoning
R-1
SU

154.31 MU-A: MIXED USE ACTIVITY CENTER DISTRICT.

(A) *Purpose.* The Mixed Use Activity Center District permits new mixed use development and infill consisting of integrated blends of land uses and networks of interconnected pedestrian-oriented streets and ways.

(B) *Application for rezoning.* Applications for rezoning to a Mixed Use Activity Zone should follow the site plan requirements of the Special Use Zone and comply with the policies of the comprehensive plan.

(C) *Intent.*

(1) Encourage a greater intensity of development in order to attract the people and commerce necessary to create a vibrant and diverse urban center.

(2) Encourage a blending of residential, civic, commercial and office uses in close proximity to each other with active commercial and retail uses along arterial and collector street frontages, and encourage residential uses above the ground floor or behind a commercial building that fronts the street.

(3) Encourage a mixture of service and employment uses so that residents will have the opportunity to work as well as shop and play within walking distance from their houses.

(4) Encourage planning, design and detailing that reflects the needs of pedestrians, establishes multimodal circulation opportunities, and creates memorable civic spaces.

(D) *Considerations for approval.*

(1) Plans should reflect the intent of the comprehensive plan.

(2) Plans should comply with the intent and requirements of a mix of land uses set forth herein and not be used for a single land use.

(3) The total area of the district must be a minimum of two acres, but may be smaller with an approved conditional use permit.

(4) Plans must include residential and nonresidential uses within or in close proximity to the district with shared access and adequate pedestrian linkages.

(5) Plans may also include civic or community building, public utility and/or public spaces within the district.

(E) *Development review process.*

(1) Property zoned MU-A requires the approval of a master plan and development guidelines for the district prior to development or redevelopment of the land. An applicant wishing to develop property zoned MU-A

must submit a master plan and design and development guidelines for the mixed use development to the Director of Development Services for a preliminary review.

(2) DSD will provide potential applicants with a checklist of required items consistent with those for the Special Use Zone.

(3) Following preliminary review by DSD, the application will be subject to the review and approval of the Planning and Zoning Board.

(4) Upon approval, the master plan and accompanying documents will be used as the official guide for future development within the district.

(5) Site development within the district will require the submission of a site development permit application to DSD for approval. A site development plan will include items from a list provided by DSD and consistent with those for the Special Use Zone. The site development permit application will be evaluated based on compliance with the approved master plan and guidelines.

(F) *Permissive uses.*

(1) Permissive uses of the NC and O-1 Districts; provided, that all regulations of the district and use are met; and provided, that:

(a) No indoor or outdoor storage structure or yard shall be permitted;

(b) Park and ride and commercial parking facilities shall be treated as a conditional use;

(c) Stores for the sale of retail goods, products, and services shall be allowed up to 15,000 square feet;

(d) Churches and other places of worship, as well as any club, association, or fraternal meeting space, shall be allowed up to 5,000 square feet;

(2) Dwelling units above the ground floor;

(3) Multi-family residential;

(4) Live/work units;

(5) Home occupations;

(6) Hotel or motel; bed and breakfast;

(7) Family child care facility with a capacity of six or less;

(8) Restaurants, bars, and lounges with or without outdoor seating which exclude drive-in or drive-up uses;

(9) Live entertainment accessory to an eating or drinking establishment;

(10) Coffee shops and cafes;

(11) Auditoriums, bowling alleys, billiard or pool halls, dance halls, theaters and other indoor entertainment establishments;

(12) Bicycle sales, service, and repair shop;

(13) Personal service including health clubs and gyms;

(14) Community or conference center;

(15) Office uses;

(16) Banks and financial institutions;

(17) Beauty shop, barber shop, hair and nail salon;

(18) Club or association meeting space, provided there is no liquor license;

(19) Manager/caretaker residential uses within the structure;

(20) Incidental uses within a building or on a site owned in common with a primary office use for uses such as coffee or snack shop, restaurant, newsstand so long as it is not the primary use of the site;

(21) Institutions such as library, museum, schools, day care, senior transitional care facility, fire or police stations;

(22) Hospital and other health services;

(23) Medical supplies and services such as drug prescription and health care supplies, physical therapy office, shop for prosthetic or health aid devices, or medical or dental laboratory;

(24) Amateur radio antenna, up to 65 feet in height from grade;

(25) Public facilities;

(26) Park and ride facilities, and parking lots;

(27) Photocopy, photography studio, shipping and messenger service offices;

(28) Public utility structures and facilities;

(29) Radio or television studios that do not exceed height limits;

(30) Storage structure or yard for equipment; provided, that outdoor equipment is stored behind a six-foot solid wall, and the storage is ancillary to an office use and located in the back or rear yard.

(G) *Conditional uses (requiring permit).*

(1) Townhomes and row houses;

(2) Schools;

(3) Family child care with a capacity of seven or more;

(4) Stores for the sale of retail goods, products, and services greater than 15,000 square feet;

(5) Churches and other places of worship, as well as any club, association, or fraternal meeting space greater than 5,000 square feet;

(6) Farmer's markets;

(7) Tattoo and body piercing shops;

(8) Commercial parking lots and structures;

(9) Bus terminals and park and ride facilities.

(Ord. 18-20)

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: D46

AGENDA DATE:
August 14, 2025

DEPARTMENT:
City Clerk

SUBJECT:
D46, Approval for TenPins LLC, (the "Applicant") Located at 1416 Deborah Road SE, Rio Rancho, NM 87124 for Transfer of Ownership of Dispenser Liquor License NO. DIS-001014

BACKGROUND AND ANALYSIS:
In accordance with 60-6B-4 NMSA, 1978 of the Liquor Control Act, the Director of Alcohol Beverage Control Division has granted this application conditional preliminary approval and has forwarded it to the Governing Body of Rio Rancho for public hearing and action.

IMPACT:
This application is for Transfer of Ownership of Dispenser Liquor License NO. DIS-001014 for located at 1416 Deborah Road SE, Rio Rancho, NM 87124.

ALTERNATIVES:
If the Governing Body does not approve the issuance of the license, it shall notify the Alcohol Beverage Control Division setting forth the reasons for disapproval.

The Governing Body may disapprove the issuance of the license if:

1. The location is within an area where the sale of alcoholic beverages is prohibited by the laws of New Mexico;
2. The issuance is in violation of zoning (or other) ordinances of the City; or
3. The issuance is detrimental to the public health, safety or morals of the residents.

None of these conditions exist at the proposed site.

DEPARTMENT RECOMMENDATION:
Approve the application as presented by the NM Regulation and Licensing Department.

ATTACHMENT: Tenpins Application

NMRLD
NEW MEXICO
REGULATION &
LICENSING DEPARTMENT

STATE OF NEW MEXICO
MICHELLE LUJAN GRISHAM, GOVERNOR
Clay Bailey, Superintendent
Phillip A. Sanchez, Director

July 1, 2025
By Email to: ndavis@rrnm.gov AND USPS Certified Mail Receipt No.: 9171 9690 0935 0299 2451 65

City of Rio Rancho
Attn: Noel C. Davis, City Clerk
3200 Civic Center Circle NE
Rio Rancho, NM 87144

Lic. No. /Appl. No.:	DIS-001014 | Application # BLA-9003
Name of Applicant:	TENPINS, LLC
Doing Business as:	TEN PINS AND MORE
Proposed Location:	1416 DEBORAH RD. SE RIO RANCHO, NM 87124

The Director of the Alcoholic Beverage Control Division has reviewed the referenced Application and granted Preliminary Approval. It is being forwarded to you for Local Option District approval or disapproval of the Liquor License Application.

Notice of the Public Hearing required by the Liquor Control Act **shall be given by the governing body by publishing a notice** of the date, time, and place of the hearing **twice during the 30 days prior to the hearing** in a newspaper of general circulation within the territorial limits of the governing body. The first notice must be published at least thirty (30) days before the hearing. **Both publications must occur before a hearing can be conducted.** The notice shall include:

(A) Name and address of the Applicant/Licensee;
(B) The action proposed to be taken by the Alcohol & Gaming Division;
(C) The location of the licensed premises.

In addition, if the Local Option District has a website, **the Notice shall also be published on the website.**

While the law states that "within forty-five **(45)** days after receipt of a Notice from the Alcoholic Beverage Control Division, the governing body shall hold a Public Hearing in the question of whether the department should approve the proposed issuance or transfer", we recognize the potential for conflict between the requirement for publication of 30-day notice and the 45-day hearing requirement.

With that in mind, when a local governing body receives a liquor license application from ABC, that the governing body has a couple of options:

1) Hold a hearing on the license application within the statutory time frame of forty-five (45) days, as required by the Liquor Control Act, and comply with all other statutory and regulatory procedures and notify ABC of your decision within thirty (30) days of the hearing.

2) Request from ABC an extension of time, past the forty-five (45) days, designating how much additional time will be needed to conduct the hearing in compliance with all statutory and

regulatory procedures. After the extension is granted and the hearing is held, notify ABC of your decision within thirty (30) days of the hearing.

ABC has no preference in the option you choose.

The governing body is required to send notice by certified mail to the Applicant of the date, time and place of the Public Hearing. The governing body may designate a Hearing Officer to conduct the hearing. **A record shall be made of the hearing.**

THE APPLICANT IS SEEKING A TRANSFER OF OWNERSHIP ONLY OF DISPENSER LIQUOR LICENSE NO. DIS-001014.

Within thirty (30) days after the Public Hearing, the governing body shall notify the Alcoholic Beverage Control Division of their decision to approve or disapprove the issuance or transfer of the license by signing the enclosed original Page 1 of the Application. The original Page 1 of the Application must be returned together with the notices of publication. **If the Governing Body fails to either approve or disapprove the issuance or transfer of the license within thirty days after the Public Hearing, the Director may issue the license.**

If the Governing Body disapproves the issuance or transfer of the license, it shall notify ABC within thirty (30) days setting forth the reasons for the disapproval. A copy of the Minutes of the Public Hearing shall be submitted to ABC with the Notice of Disapproval (*Page 1 of the Application, noting disapproval*).

Respectfully,

*Tammy Sandoval*_____

Tammy Sandoval, Hearing Officer
Alcoholic Beverage Control Division
Phone: (505) 795-4165 | Email: tammy.sandoval@rld.nm.gov

Enclosures:

1. Original Application (*original Application page 1 must be signed by a city official, and returned w/a cover letter notifying ABC of LOD's decision and Notices of Publication*)
2. Copy of Zoning Letter

Alcoholic Beverage Control Division

Dispenser Intake Application

Application Number: BLA-0000009003

Business Information

Business Information

Business Name: Tenpins, LLC
Type of Business: Alcohol
Business Structure: Limited Liability Company
FEIN: XX-XXX4039
State Tax ID Number: XX-XXXXX7-00-0
Business Email: mike@etchholdings.com
Business Phone: 8176017348

Contact Person Information

Contact Person Name: Michael Fagan
Contact Person Phone: 8176017348
Contact Person Email: mike@etchholdings.com

Business Mailing Address

Mailing Street: 1209 MOUNTAIN ROAD PL NE STE N
Mailing City: ALBUQUERQUE
Mailing State: NM
Mailing Zip Code: 87110-7845
Mailing Country: US

Ownership Transfer Type

Specify the appropriate reason for filing this ownership transfer application?
☑ Applicant Business is buying/acquiring licenses from other business
☐ Applicant Business has a Change in Ownership
If there are new shareholders holding 10% or more ownership interest OR If stock is transferred among existing shareholders and there is a person/business who previously held less than 10% and is now holding 10% or more ownership interest, select "Applicant Business has a Change in Ownership."
Once you navigate to the next screen, you will not be able to change response of this question.

Local Option District Use Only: Local Governing Body of_____ City, County,Village

Public Hearing held on _____20_____ Please check one: ☐Approved ☐Disapproved

Signature of City/County Official: _____ Title: _____

Alcoholic Beverage Control Division Use Only: ☐Approved ☐Disapproved _____

Signed by Director: _____ Date: _____

Alcoholic Beverage Control Division

Dispenser Intake Application

Application Number: BLA-0000009003

Premises Information

License Information

Specify the type of transfer you are applying for?
☐ Transfer of Ownership and Location
☑ Transfer of Ownership

License Number: DIS-001014
License Type: Dispenser
License Expiration Date: 6/30/25
Current License Owner: STRIKE FORCE, LP
Current DBA Name: TEN PINS & MORE
Current Lessee: DREAM BOWLING, INC.
Dispenser Type: Inter-Local Dispenser

Current Premises Address

Physical Street: 1416 DEBORAH RD. SE
Physical City: Rio Rancho
Physical State: NM
Physical Zip Code: 87124
Physical County: Sandoval
Local Option District: Rio Rancho

Proposed DBA Name

Do you want to change the license DBA Name? No

Ownership

The land and building which is proposed to be the licensed premises is: Owned by Applicant
The following information is required to ensure the issuance of a license to this location will not result in the violation of a county or municipal ordinance.

Questions

Has the applicant business ever had a liquor license denied, suspended, revoked, surrendered, or had any other form of discipline or disciplinary action by a licensing agency in another state or jurisdiction?	No
Has the structure and/or ownership disclosure for the applicant business changed since last reported to the department?	No
Does the applicant business own any (direct/indirect) interest in a liquor license?	No

Alcoholic Beverage Control Division

Dispenser Intake Application

Application Number: BLA-0000009003

Payment

No records to display.

Attestation/Oath

Under penalty of perjury, I hereby depose and state that I am the person identified in this application and the information given by me is true and complete to the best of my knowledge and belief. I understand that any information contained in this application may be investigated and any false or dishonest answer to any question in this application may be grounds for denial or revocation of my license.

Attestation Signature: Michael Fagan Date: 04/04/2025

Development Services Department

November 6, 2024

Michael Fagan
905 Shadywood St
South Lake, TX 76092

RE: Zoning Certification for 1416 Deborah Rd SE, Rio Rancho, NM 87124
Zoning Certification Application No. 24-165-00034

This zoning verification has been prepared in response to your inquiry regarding the above referenced Property, and confirms:

1. The subject property known by the legal description, Corrales South, Block F, Lot 18A, is located at 1416 Deborah Rd SE, Rio Rancho, NM, 87124. The property is currently zoned C-1: Retail Commercial for all permissive and conditional uses pursuant to Rio Rancho City Ordinance No. 81-015.

2. Pursuant to §154.24 C-1/Retail Commercial district (B)(31) Stores for the sale of retail goods and products and (27) Restaurants, bars, lounges, coffee/tea rooms, delicatessens, patio/al fresco dining facilities, are both permissive uses; ie. the sale of alcohol beverages is an allowed use.

3. There are no changes in the Designated Zoning Status currently contemplated. The property is following all applicable zoning and planning laws, including all applicable subdivision laws of the City of Rio Rancho. Our records do not indicate any current or pending zoning, building, or property maintenance violations.

If you have additional questions regarding the information provided, please do not hesitate to contact me at 505-896-8785 or via e-mail at lruizcarlos@rrnm.gov

This information was researched and provided to you on November 6, 2024 by the undersigned, on behalf of the Development Services Department, per your request and as a public service. The above information is believed to be accurate and is based upon, or relates to the information you requested. The Development Services Department assumes no liability for errors and omissions. All information was obtained from public records, which may be inspected during regular business hours.

Respectfully,

CITY OF RIO RANCHO, NEW MEXICO
A municipal corporation

Liz Ruiz Carlos
Liz Ruiz Carlos
Municipal Planner II

Attachment I Chapter 154.24 C-1 Retail Commercial District

CITY OF RIO RANCHO
COVER PAGE

Legislation Item:

AGENDA DATE:
August 14, 2025

DEPARTMENT:
Development Services

SUBJECT:
R47, Resolution Adopting the Chamisa Hills Master Plan

BACKGROUND AND ANALYSIS:

IMPACT:

ALTERNATIVES:

DEPARTMENT RECOMMENDATION:
This item was heard at the Governing Body meeting on May 8, 2025 and postponed to the August 14, 2025 meeting. Staff recommends that the item is postponed again to the September 11, 2025 meeting to allow sufficient time for staff to review the remaining, significant information that was requested by the Governing Body at the May 8 meeting from the applicant. The applicant originally had a deadline of July 11 to submit materials, which were ultimately submitted between July 11 and 28.

ATTACHMENT: Postponement Letter
ATTACHMENT: Summary of requested additional information
ATTACHMENT: Chamisa Hills Master Plan
ATTACHMENT: Current Zoning, Location
ATTACHMENT: Legal Notice
ATTACHMENT: May 17-18 2025 Comments
ATTACHMENT: July 2025 Comment
ATTACHMENT: 8.1-8.3 Comments
ATTACHMENT: 8.4-8.6 Comments
ATTACHMENT: 8.8 comments
ATTACHMENT: 8.11 Comment
ATTACHMENT: 8.13 Comment
ATTACHMENT: 8.14 Comment

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

July 28, 2025

RE: Chamisa Hills Master Plan, Zone Map Amendment
Case No. 24-400-00001, 24-100-00008

Dear Property Owner:

Pursuant to R.O. 2003 Section 150.03 and in accordance with NM State Statue Section 3-21-6, you are receiving this notice because your property is within 100 feet of a site where a land development decision is required by the City of Rio Rancho's Governing Body.

The Applicant, RR Mesa LLC, through its agent, Consensus Planning, Inc., requests approval of the Chamisa Hills Master Plan for the property legally described as Rambla at Calle Suenos, Tract 2, Chamisa Hills Country Club, Parcel 2, 3, and 5, Chamisa Hills Country Club West, Tract A, and Chamisa Hills Country Club North, Parcel 2.

Concurrent with this case is a Zone Map Amendment request from SU: Special Use for Planned Residential Development to OS: Open Space District, PR: Parks and Recreation District, MU-A: Mixed Use Activity Center District, NC: Neighborhood Commercial District, R-1: Single Family Residential District, R-2:Single Family Residential District, and R-3: Mixed Residential District.

These items were heard at the Governing Body meeting on May 8, 2025 and were postponed to the **August 14, 2025** meeting. The item will be on the agenda for August 14th and staff will be recommending that the item be postponed again to the **September 11, 2025** meeting.

On the second page of this letter is a location map of the project, with the proposed zoning designations as described in the Application.

If you would like to comment on this Application, you are encouraged to send in comments in writing to, planning@rrnm.gov or clerk@rrnm.gov.

This Governing Body meeting will be hybrid with options to participate both virtually or in person. Any person wishing to address the Governing Body related to the Application and its consideration must register with the City Clerk no later than fifteen (15) minutes prior to the scheduled start time of the meeting. The City highly encourages citizens to watch the meeting live on the City's website www.rrnm.gov or on Sparklight cable channel 56.

The Agenda for this hearing and related staff reports will be posted on the City's website, www.rrnm.gov/2303/Watch-and-Download-City-Meetings , a week before the hearing. You will find the full record for this Application, including all of the Applicant's submissions related to these requests, here.

For the **Governing Body meeting**, to participate virtually:
To join via computer: https://us06web.zoom.us/j/85302353741?pwd=bWp1QXliSGJoeHhJaGVOczF4MDN0UT09
Meeting ID: 853 0235 3741 Passcode: 789419
To 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. If I am not available, you can also contact someone via email at planning@rrnm.gov or by calling 505-891-5005.

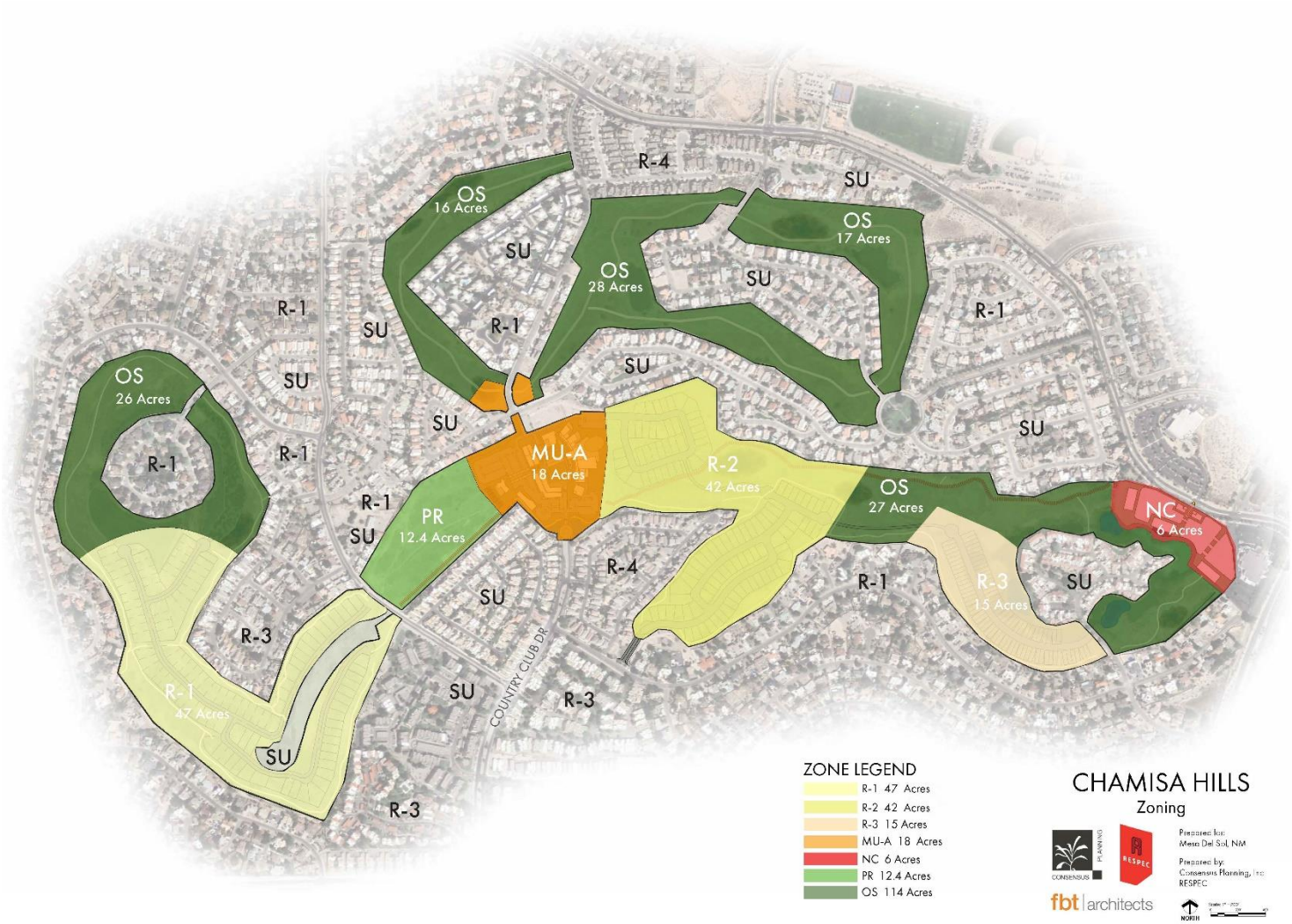
If you are an individual with a disability who is in need of a reader, amplifier, qualified sign language interpreter, or any form of auxiliary aid or service to attend or participate in the hearing or meeting, please contact the City Clerk, 505-891-5004, as soon as possible prior to the meeting. Please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



Summary of requested additional information for R47 and O14

- Update exhibits and acreage in the Master Plan, pursuant to Condition No. 6 of the Master Plan ABM, to reflects proposed amendments and resolve red-lines and staff comments.
- Update the park design to the City's Development Process Manual (DPM) standard. See staff comments in the ABMs.
- Confirmation of successful close-out compliance with NMED dewatering permit.
- The proposed ordinance requires a Landscape Development, Rehabilitation and Revegetation Plan, please provide a narrative and/or a scope of work for how you would approach/address this plan.
- The proposed ordinance requires a Pedestrian Access Management Plan, please provide a narrative for how you would approach/address this plan.
- Provide a property maintenance plan for now (current conditions) through development. Identify which City ordinances and standards that the maintenance will meet.
- Financial plan for the various HOAs to answer question re: solvency for upfront/one-time capital investment and the recurring operations and maintenance (O&M) costs. (Of particular note, is for the 65 acres of the Eastview Heights Open Space)
- React to the resident suggested amendments (e.g., open space and residential boundaries in the West Nine/Enclave, open space ownership and sustainability) as well as alternative zoning to the C-1 on High Resort (for example, NC or O-1).
- Include potential cul-de-sac on Calle Suenos (right-of-way footprint, operation and maintenance of emergency access gate), note that it would need to follow Fire standards and traffic calming process.
- For the potential PID, please clarify the boundaries and expand on the proposed uses of the PID funding. That is, what public infrastructure may be funded by the proposed PID.
- Conduct community outreach

CHAMISA HILLS MASTER PLAN



JANUARY 2025

PREPARED BY:

CONSENSUS PLANNING

RESPEC

fbt | architects

PREPARED FOR:

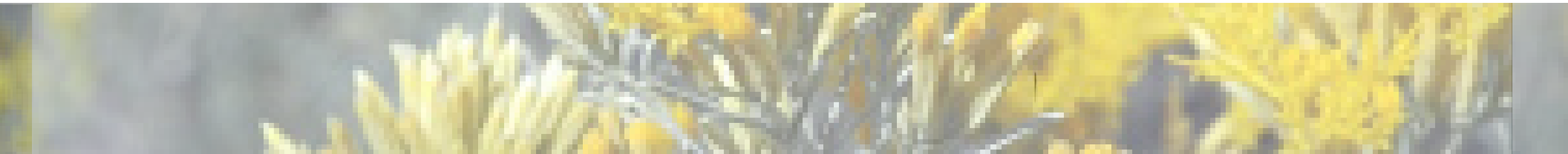
Mesa del Sol

SMART • SUSTAINABLE • SAFE









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EXECUTIVE SUMMARY

1

PURPOSE OF THE DOCUMENT

The purpose of this Master Plan and accompanying zoning is to provide "an environment within the layout of a defunct golf course to contribute to the natural amenities and to encourage preservation of open space while allowing for efficient arrangement of new development areas for housing and commercial land uses." The Master Plan covers approximately 281 acres. The Master Plan and proposed zoning allows for approximately 176 acres of residential uses in accordance with the City of Rio Rancho's R-3 and R-4 zones, which are designed to accommodate a range of new subdivisions to allow construction of single family detached homes and attached townhomes. Each of the residential tracts will include interior open space and open space buffers as shown on the Illustrative Master Plan. There is an 11-acre City Park identified to provide public recreational opportunities for the area. There are also four separate open space tracts that will be owned and maintained by the Master HOA. Finally, the plan includes a new 17-acre town center that will accommodate a mix of mixed-use, restaurants, and retail at the center of the Master Plan (Adjacent to the new City Park) and a smaller commercial/office center located off High Resort Boulevard.

This document also includes the following sections to ensure that the vision for the community is achieved and is done so to ensure protection of the public health safety and welfare of the City of Rio Rancho and its existing and future residents:

1. A landscape improvements plan that outlines the types and intent of the various open space areas with Chamisa Hills;
2. An overview of the engineering requirements to allow for the future development of the individual neighborhoods and non-residential development and identifies engineering steps needed for the successful redevelopment of the property;
3. An overview of the governance for the project ensuring that the interior open space and buffers, as well as the larger separate open space tracts are developed and maintained;
4. A zoning plan to implement the land use proposal; and
5. Design standards to ensure the quality of the built environment.

INTRODUCTION TO LOCATION

Chamisa Hills Master Plan (which is made up of lands associated with the former golf course, clubhouse, and associated amenities is located at 500 Country Club Drive SE in the central part of the City of Rio Rancho. The property contains approximately 281 acres and includes Tracts A & B of Chamisa Hills Country Club West and Parcels 2-6 of the Rio Rancho Golf Course. The overview map below shows the site location within the City of Rio Rancho. The site is generally located in the southern and central portion of the city, north of Southern Boulevard and west of NM Highway 528 (Figure 1).

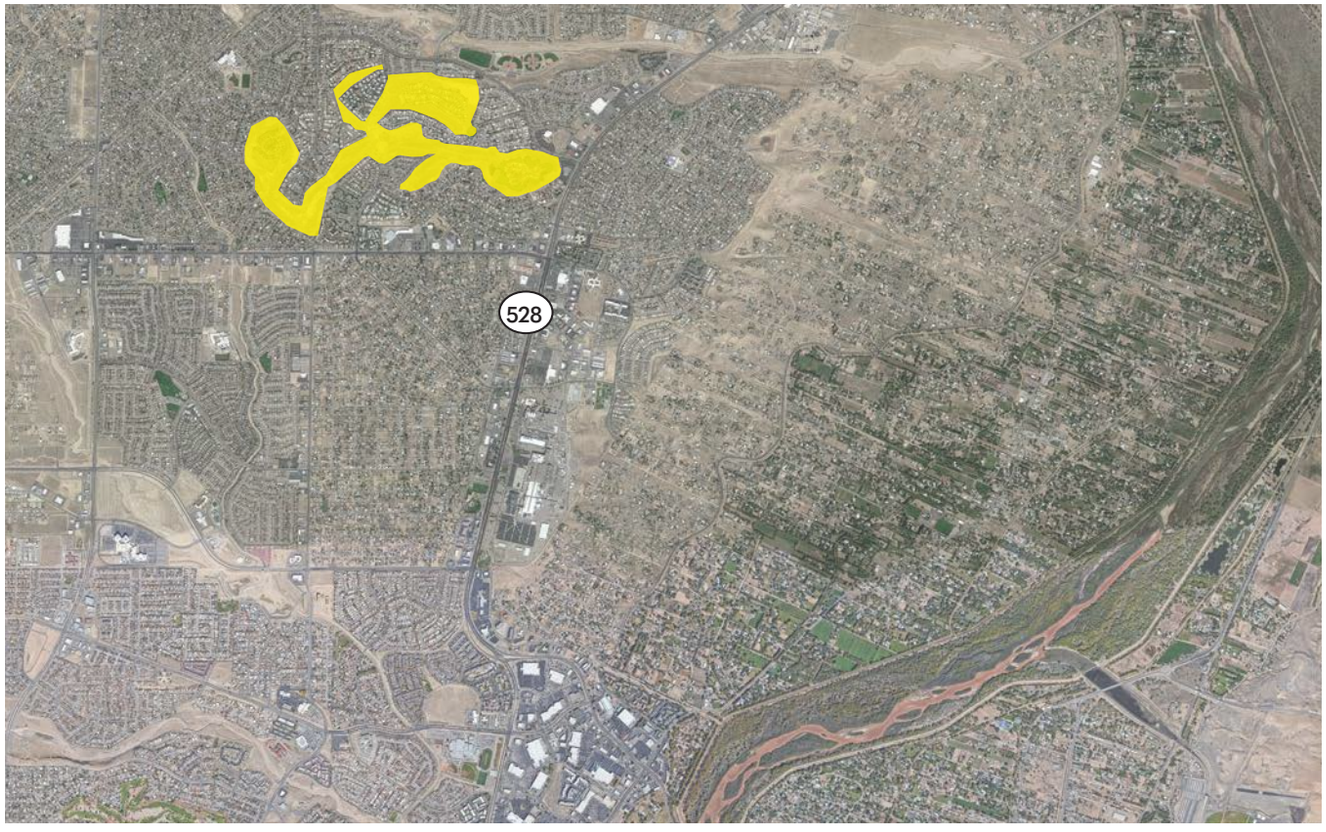
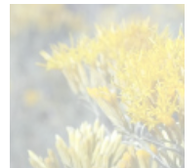


FIGURE 1: SITE LOCATION



HISTORY OF THE PROJECT

The golf course shut down the North Nine in 2013 and eventually closed entirely in 2016. The property has been vacant since then. The clubhouse was destroyed by arson fire in 2019. The rubble and remains of the clubhouse has been demolished and removed to a landfill, and the former clubhouse property has been graded to be consistent with the surrounding topography.

As a part of the closure of the golf course, the ownership has closed and dewatered the former irrigation lakes associated with the operation of the course. The ownership has, and continues to work with the New Mexico Environment Department to close out the permits associated with these lakes ensuring that there are no remaining environmental issues.

The property owner purchased the property after the golf course closed. During a prior effort with a previous owner, the City of Rio Rancho approved a Zone Map Amendment for the property on April 18, 2018 changing the zoning from Special Use for Golf Course to Special Use for Planned Residential Development (SU for PRD, see attached Ordinance No. 4, Enactment 18-06 in Appendix A). In accordance with the zone map amendment approval from the Governing Body [Ordinance No. 4 - Enactment No. 18-06], the prior submittal of a Master Plan application (originally received by the City of Rio Rancho in late March of 2020) vested the zoning districts approved by the Governing Body on April 18, 2018. While that master plan application was denied, the submittal vested the zoning in accordance with the ordinance.

MASTER PLAN RECOMMENDATIONS

The Master Plan is designed to accommodate the following implementation steps:

1. Re-zoning of the property with a combination of Mixed Use Activity Center (MU-A), Open Space (OS), Single Family Residential (R-4), Residential Townhomes & Residential Multi-Family (R-3) and Neighborhood Commercial (C-1);
2. Establish a framework for future governance of the property to ensure that the Master Plan is followed and that long term maintenance of common areas (within each neighborhood or commercial development) and other open space tracts in accordance with the landscape improvements plan;
3. Complete the release/closure of all NMED permits associated with the former golf course;
4. Dedication of the Neighborhood Park;
5. Address a portion of the City's housing needs within a variety of small/pocket neighborhoods within the former golf fairways;
6. And create a community gathering place at the La Joya de Rio Rancho town center with restaurants, residential, and retail in a walkable, plaza-oriented environment with controlled access.
7. The Rainbow Business Park will be governed by the rules and procedures of an Architectural Review Committee (ARC). The ARC will be established by the developer to be responsible for the enforcement of specific design standards as detailed in Section 6: Design Standards.

NEIGHBORHOOD ENGAGEMENT

Notably, the North Nine Neighborhood Association and The Islands at Rio Rancho have expressed their support through letters, highlighting our ongoing dialogue and the positive impact of our plans on their communities. Additionally, the West Nine Neighborhood Association has conveyed their support via email, further demonstrating the widespread approval of our

development initiatives in conjunction with the Stonehenge Neighborhood Association, who have confirmed our engagement and communication throughout the master plan development process. This collective support and affirmation of communication/ community engagement is a testament to the thorough and considerate planning we have undertaken, always keeping the community's best interests at the forefront.

In conjunction with maintaining active communication with the community, SSCAFCA (Southern Sandoval County Flood Control Authority, has confirmed our consistent communication and the diligence we have shown in developing a plan that truly benefits the community. Furthermore, the Rio Rancho Police Department has affirmed our collaborative efforts to ensure the safety and security of the area. These endorsements reflect our unwavering commitment to building a development that is not only beneficial but also deeply respectful of the community's values and needs.

Engaged Stakeholders:

1. North Nine Neighborhood Association: We express our gratitude to the North Nine Neighborhood Association for their enthusiastic support and valuable input throughout the planning process. Their dedication to the betterment of the community has been instrumental in shaping our vision for Chamisa Hills. See letter in the Appendix E

2. The Islands at Rio Rancho Association: We are thankful to The Islands Neighborhood Association for their unwavering support and meaningful engagement. Their insights into community dynamics and local priorities have been invaluable in guiding our planning efforts. See letter in the Appendix E

3. West Nine Neighborhood Association: We extend our appreciation to the West Nine Neighborhood Association for their active involvement and constructive contributions. We will continue to foster open communication and responsiveness as we work collaboratively with the West Nine Neighborhood Association.

4. Stonehenge of High Resort HOA: It has been a privilege working alongside members of the Stonehenge of High Resort HOA to address and acknowledge the perspectives of community members regarding the north and central parts of the property. We are committed to working alongside the community during the development process.

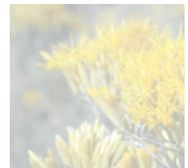
5. SEA (Sandoval Economic Alliance): Through many emails, meetings, and studies, the SEA has provided great insight into different development strategies and opportunities that would be helpful to stimulate additional growth while servicing public interest in the community and improving the quality of life. See letter in the Appendix E

6. SSCAFCA (Southern Sandoval County Arroyo Flood Control Authority): We acknowledge SSCAFCA and their invaluable expertise in ensuring responsible land use and environmental sustainability within the Chamisa Hills area. Their collaboration has been essential in addressing critical infrastructure and flood control considerations. See letter in the Appendix E

7. Rio Rancho Police Department: We commend the Rio Rancho Police Department for their proactive engagement and commitment to ensuring the safety and security of Chamisa Hills residents. Their partnership underscores our shared dedication to fostering a thriving and secure community. See letter in the Appendix E

8. New Mexico Environmental Department: We express our gratitude to the New Mexico Environmental Department for its guidance and regulatory oversight, which ensures that our master plan aligns with environmental conservation and compliance standards. Their expertise has been pivotal in integrating eco-friendly practices into our development strategies.

The enthusiastic support and collaborative spirit demonstrated by these stakeholders have been instrumental in shaping a master plan that reflects the aspirations and priorities of the Chamisa Hills community. As we move forward, we remain committed to continued engagement and partnership to realize our shared vision for a vibrant, inclusive, and sustainable community.





ILLUSTRATIVE MASTER PLAN

2

DISTINCT DEVELOPMENT AREAS

The Chamisa Hills Master Plan is made up of several distinct development areas. These areas roughly correspond and build upon the history of the property that included a 27-hole golf course and club house. The old golf course provides a linear open space corridor that went between and through residential neighborhoods with trails, fairways, and greens. The proposed residential neighborhoods invite new residents to discover a world where intimate neighborhoods beckon, accessible via charming residential streets, all adorned with lush green buffers that seamlessly merge with the surrounding landscape. Here, new Homeowner's Associations will take charge, ensuring the enhancement of buffer zones and trails for a community that thrives in harmony with nature. Each individual HOA will also be a member of the Master HOA that will ensure consistent development and maintenance of the open space of each individual neighborhood and the larger open spaces outside of the individual neighborhoods. The former north nine will be maintained as open space with maintenance responsibility of the Master HOA.

The plan includes two separate commercial areas that will serve the new residents, surrounding neighborhoods, and the City as a whole. The town center will provide higher density residential, mixed use buildings, restaurants, retail, and services. The new commercial adjacent to High Resort Boulevard will provide retail and office space to serve the community at large. The addition of both residential and commercial development areas within the old golf course footprint will allow the necessary economic support that will permit the construction and redevelopment of the open space areas and trails to complement the new development as well as the surrounding development. Since the closure of the golf course, the old fairways have come into a state of disrepair which has had a negative impact on the area, the surrounding homes/neighborhoods, and the City as a whole. Redevelopment of this land will bring economic vitality and new activity and energy to the area. The Master Plan will improve the quality of life for those existing neighborhoods while providing new housing and commercial opportunities.



NOTES:

1. All ponds in the North Nine and West Nine areas have been de-watered and closed.



EAST VIEW HEIGHTS OPEN SPACE

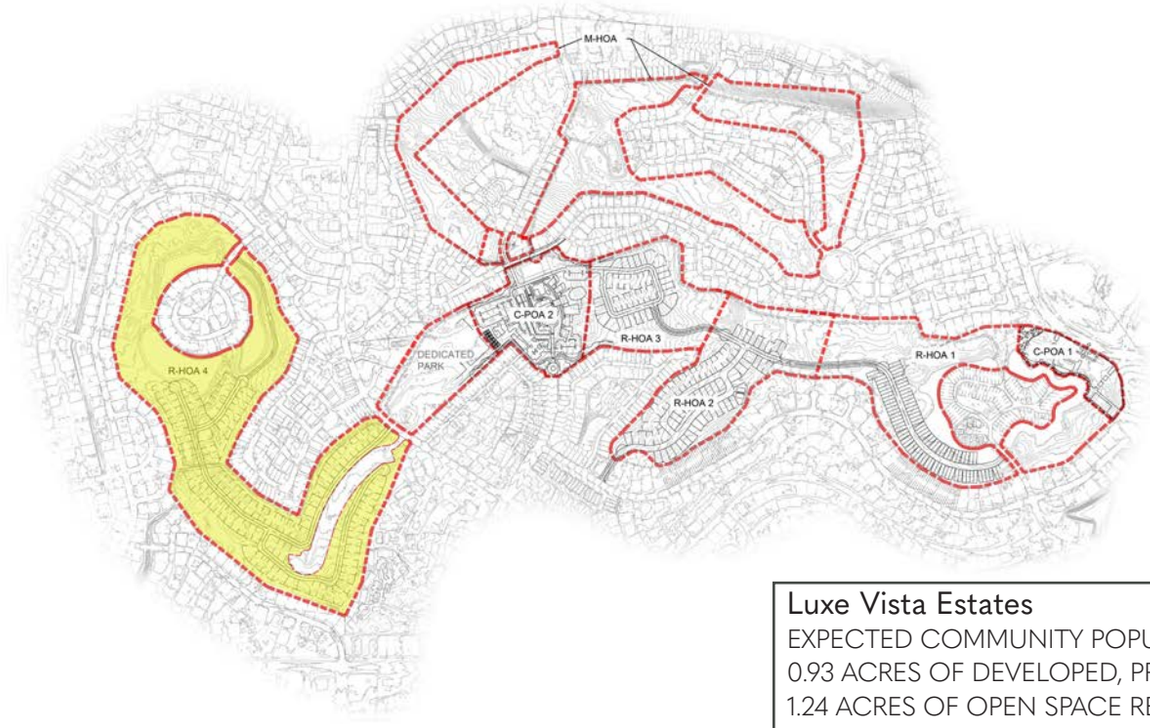
This area encompasses the old North Nine portion of the golf course and subsequent drainage improvements made at the time the former irrigation lakes were drained. The plan calls for this area to remain as a natural passive open space, providing a respite to the developed neighborhoods surrounding it. The plan is to provide a nature trail traversing throughout this natural passive open space. This trail will be a walking trail with crusher fines and trees planted along it. These larger areas of open space do not have new housing developments associated with them and will remain as natural open areas with limited improvements related to drainage.

The developer has consulted with the construction contractor to determined the anticipated construction cost of the trail and associated landscape improvements. The trail and improvements were estimated at $400,000.00. The developer has posted a financial guarantee to cover the anticipated construction of the trail and associated landscape improvements. The financial guarantee shall be a 5-year bond or through grants and investments. If funding is not secured from other monetary sources within the 5 years, the bond funding will be used as the primary funding source for the improvements, with the cost not exceeding $400,000.00. Future improvements will be determined by the receiving entity in coordination with the Chamisa Hills development.

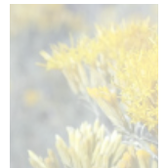
The open space was maintained by the developer and the maintenance responsibility has transfered to the Master Homeowner's Association during the duration of the bond, following the same schedule and practices that have been implemented as defined by the current landscaping/maintenance agreement. This includes addressing slopes, protection of native vegetation, and native seeding applied. No motorized vehicles will be permitted on the natural passive open space except for contracted maintenance vehicles actively maintaining the grounds.

LUXE VIEW ESTATES

Luxe Vista Estates is a haven of 110 single-family homes developed within the former West Nine area of the now abandoned golf course. With its primary gateway on Broadmoor Boulevard, this new neighborhood honors the essence of its surroundings, maintaining landscaped buffer zones, and trails per the original Settlement Agreement with the surrounding neighbors. The design includes emergency access to the north. This neighborhood surrounds an existing out parcel that is owned by a third party and is not a part of this Master Plan. Both properties are currently zoned R-4, which is designed to accommodate medium density residential. The buffer areas, between the new homes and the surrounding residential, will be owned, improved, and maintained by a Homeowner's Association. The buffer areas will be improved with landscape and trails. Envision a new residential neighborhood that respects the past while embracing the future, surrounded by new landscapes and pathways, beckoning residents to explore and connect.



Luxe Vista Estates
EXPECTED COMMUNITY POPULATION: 311
0.93 ACRES OF DEVELOPED, PRIVATE PARK LAND REQUIREMENT
1.24 ACRES OF OPEN SPACE REQUIREMENT





NUEVA ESPERANZA COMMUNITY

Venture further south and east into the Nueva Esperanza Community where a vibrant set of three unique neighborhoods. Here, 38 lots cater to senior housing, offering unparalleled connectivity to the La Joya de Rio Rancho town center, where an array of amenities awaits within walking distance. The Sierra Vista Residences (55+) senior housing area includes both vehicular and trail connections to the town center, providing excellent access to services and the surrounding street network.

Further east is Vida Moderna Residences (Modern Life) a new 70 family-oriented single-family, offering a new neighborhood separated from the adjacent homes by open spaces and trails. If approved, the developer will be responsible for redesigning the drainage improvements to work with the access into the neighborhood.

And further east is Nueva Esperanza new 84 townhome neighborhood, a symphony of contemporary living nestled along a double-loaded street, bridging the gap between surrounding single-family residences and The Islands townhome community. Accessed from the quiet Eastlake Drive, these townhomes offer a perfect balance of convenience and tranquility. The former lakes surrounding The Islands have been closed, dewatered, and are going through the NMED process to close the existing permits. The original use of lakes was an integral design element between the existing neighborhood and the new homes and new commercial (to the east).

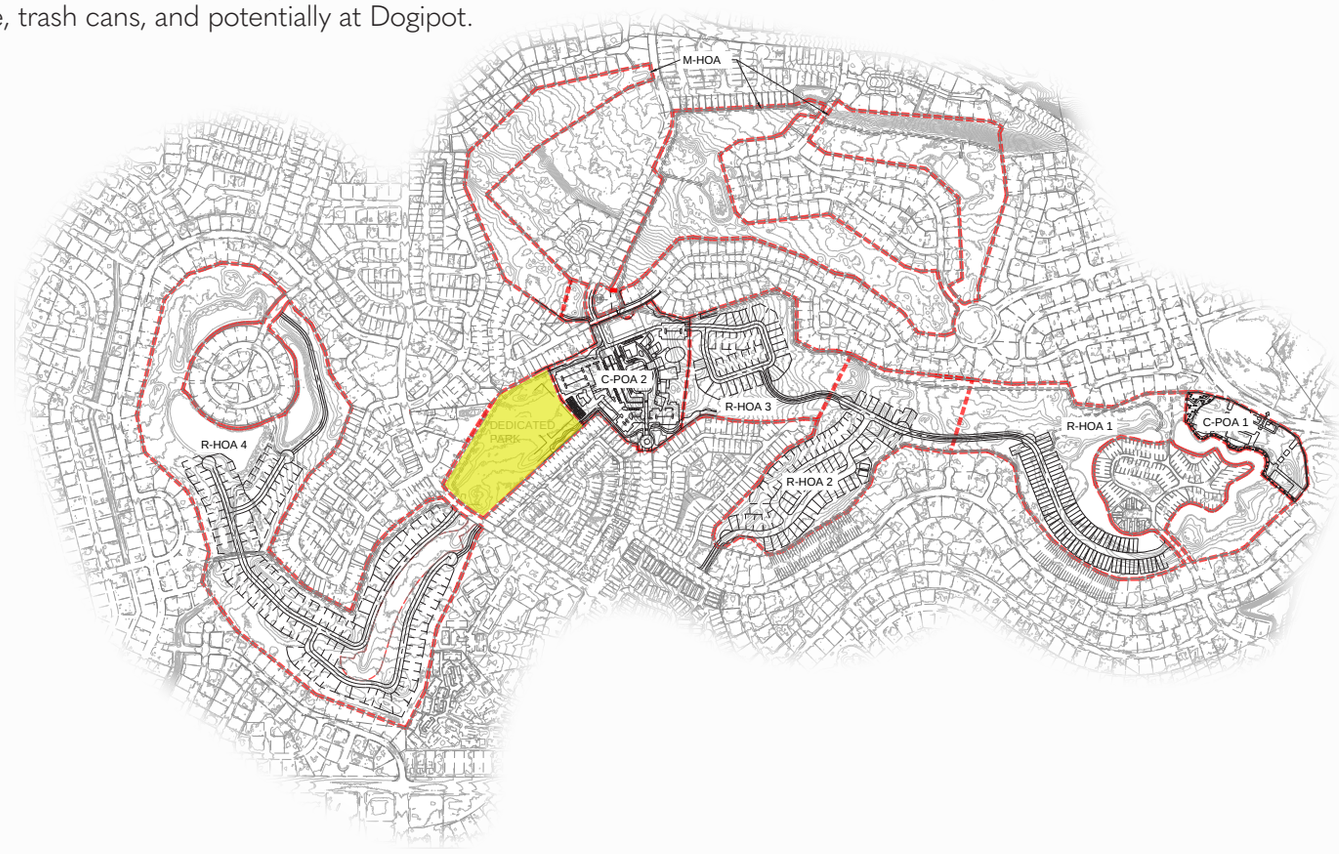
Vida Moderna Residence
EXPECTED COMMUNITY POPULATION: 198
0.59 ACRES OF DEVELOPED, PRIVATE PARK LAND REQUIREMENT
0.79 ACRES OF OPEN SPACE REQUIREMENT

Nueva Esperanza Residence
EXPECTED COMMUNITY POPULATION: 221
0.66 ACRES OF DEVELOPED, PRIVATE PARK LAND REQUIREMENT
0.88 ACRES OF OPEN SPACE REQUIREMENT

Sierra Vista Residence
EXPECTED COMMUNITY POPULATION: 108
0.32 ACRES OF DEVELOPED, PRIVATE PARK LAND REQUIREMENT
0.43 ACRES OF OPEN SPACE REQUIREMENT

DEDICATED PARK

The Chamisa Hills Dedicated Park will serve as a neighborhood park for Luxe Residence, Sierra Vista Residences, Vida Moderna Residence, Nueva Esperanza Residence. The park will be utilized to serve those visiting the La Joya De Rio Rancho town center and be an extension of the pedestrian environment and activities at the Town Center. The open lush grass space and interior trails with perimeter trees will embrace a community which co-exist with nature. The parks is estimated at 12.4 acres to include such as benches, picnic tables, shade structure, trash cans, and potentially at Dogipot.



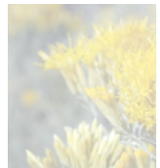
City of Rio Rancho Requirement
4 ACRES OF PARK LAND PER 1,000 RESIDENTS
3 ACRES OF OPEN SPACE PER 1,000 RESIDENTS

Calculation
AVERAGE HOUSEHOLD SIZE: 2.83
HOUSEHOLD SIZE * HOUSEHOLD UNITS

TOTAL UNITS: 296
TOTAL POPULATION: 837

TOTAL PARKLAND AREA: 2.5 ACRES REQUIRED
TOTAL PARKLAND AREA PROVIDED: 11 ACRES

TOTAL OPEN SPACE AREA: 3.4 ACRES REQUIRED
TOTAL OPEN SPACE AREA PROVIDED: 128.2 ACRES





CHAMISA HILLS BUSINESS PARK

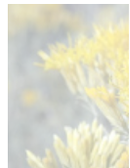
Located at the East portion of the Community, the Chamisa Hills Business Park will be a shared business complex for offices, medical office, services and others. This small scale business complex will be surrounded by nature, lakes and spectacular views of the Sandia Mountains. The complex will be connected to the surrounding landscape with views of nature and access points to adjacent active exterior public spaces. Successful, active outdoor public spaces have been shown to increase the property value of surrounding buildings, and can have substantial long-term effects on the users and community.

LA JOYA DE RIO RANCHO (THE JEWEL OF RIO RANCHO)

The La Joya de Rio town center is designed as a centrally located community gathering space that will serve as a walkable mix of restaurants, retail, and services for the entire community. The focus of this area is a new plaza surrounded by small restaurants, shops, and mixed-use buildings. A key feature will be outdoor dining areas taking advantage of the views of the Sandias across the open space and views to the new City Park. The vision is for La Joya de Rio Rancho to be the place for residents and visitors alike to gather, recreate, shop, with opportunities for unique dining and beverage choices. The center will be accessible by car, bicycles, and pedestrians via the extensive roadway and trail network. Adequate parking will be provided but located at the rear of the buildings and via on-street parking along the private roadway network around the plaza. A key feature of the design is to allow access from both the north and south but make it difficult and slow to get through the center. This design will discourage use of this area as through street.



LA JOYA DE RIO RANCHO (THE JEWEL OF RIO RANCHO)





Center looking North



Keyplan



Center looking South



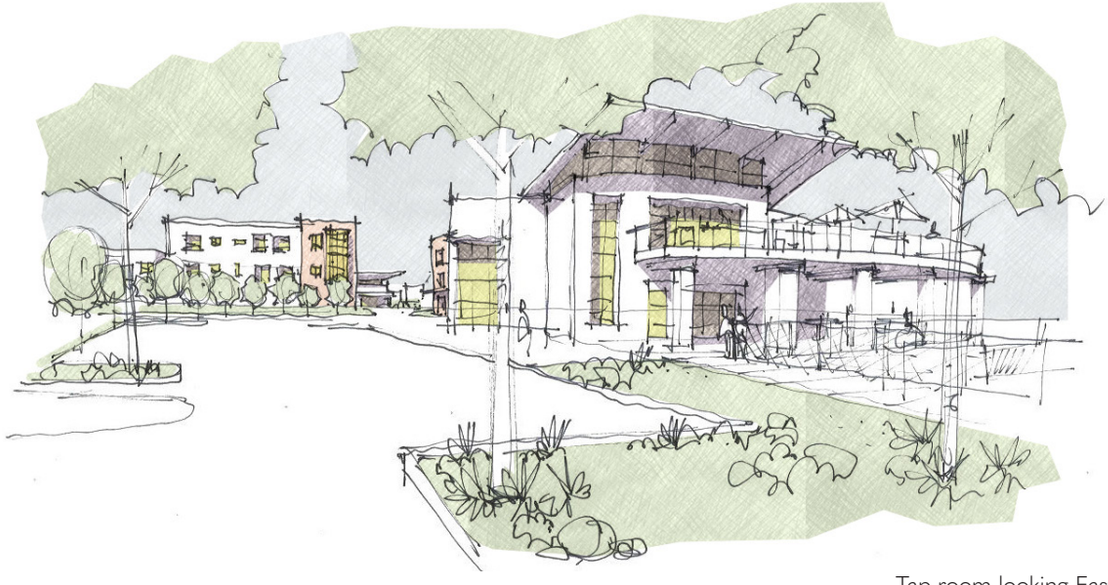
Keyplan



Center looking West



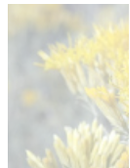
Keyplan



Tap room looking East



Keyplan





LANDSCAPE IMPROVEMENTS PLAN

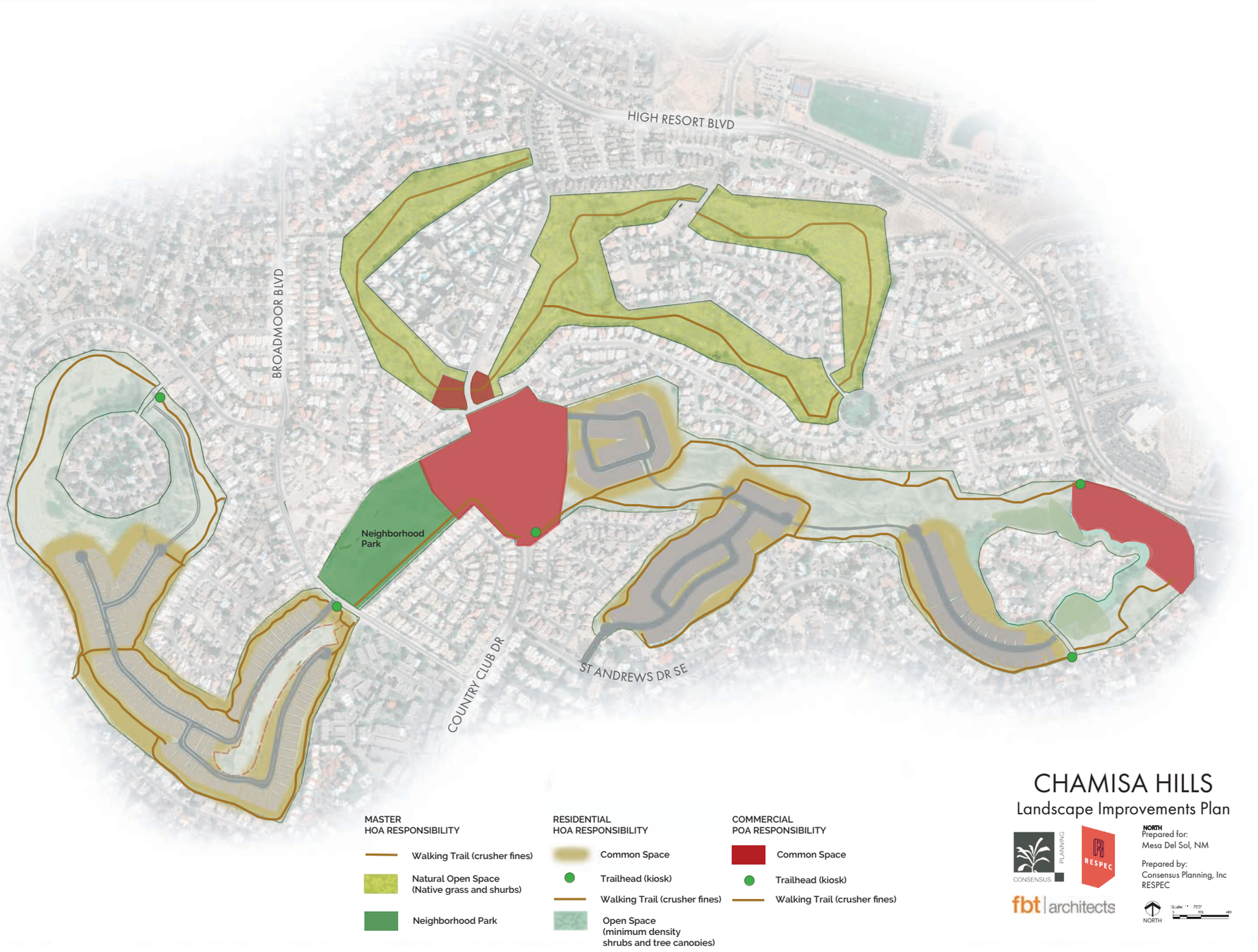
3

EXISTING CONDITIONS

The Chamisa Hills site represents a remarkable infill opportunity to create fantastic, new neighborhoods. Home of the original Rio Rancho Golf Course, the former fairways can accommodate several housing types with tremendous views to the Sandia Mountains and Rio Grande. The former golf course lands are surrounded by existing neighborhoods that have been negatively impacted by the course closure. Redevelopment of the former golf course lands will not only provide new housing, but will define future trails and open spaces that will provide amenities for the surrounding neighborhoods and the City as a whole.

Chamisa Hills is located in the heart of Rio Rancho offering the community ready access to services, commercial districts, and new housing that add value to the existing housing investments in the area.

As mentioned, the site for this project occupies the original location of the Club Rio Rancho Golf Course. The resulting landscape is an abandoned landscape made up of the original golf course including asphalt golf cart trails, graded bunkers, sand traps, drained ponds that still serve as stormwater detention areas for nearby neighborhoods, and matted turfgrass. There has been considerable effort to remove dead plant material throughout the site while the ponds have been drained and reclaimed so that they continue to be used for drainage purposes.



CHAMISA HILLS

Landscape Improvements Plan

CONSENSUS PLANNING

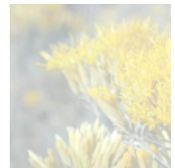
RESPEC

fbt | architects

NORTH

Prepared for:
Mesa Del Sol, NM

Prepared by:
Consensus Planning, Inc
RESPEC



PROPOSED OPEN SPACE IMPROVEMENTS

In the open space areas within East View Heights, Luxe Vista Estates, and Nueva Esperanza Community there will be a series of soft surface, walking trails that provide further connection between communities and the city. These soft surface trails will be surfaced with crusher fines and are suitable for running, walking, exercise, and dog walking activities. As a publicly accessible amenity, the trail provides recreation and wellness opportunities for the City of Rio Rancho, nearby existing neighborhoods and the newer communities in Chamisa Hills.

In addition to the soft surface walking trails, the emergency access roadway doubles as a multi-use trail during non-emergency times of the day to provide connectivity between the significant commercial and residential areas throughout the development.

Trailheads will be improved at all major intersections to guide visitors and residents alike through the open space (except for the East View Heights Open Space). A kiosk with an open space map will provide opportunities for visitors to orient themselves and neighborhood notices to be posted. A trash receptacle, dog waste stations, and a bench will be provided. A sustainable, xeric and colorful landscape will be installed at each of the trailheads to introduce the open spaces to the public.

The majority of the East View Heights open space will remain unimproved with the exception of native seeding. Fortunately, the rugged west mesa landscape has already begun to reclaim this man-made, recreation-focused landscape with native grasses and shrubs. The remnants of the golf course will be repopulated with native vegetation and typical habitats associated with the west mesa. The native vegetation for the soil and climate of the west mesa is made up of grasses, forbs, shrubs and an occasional one-seed juniper. The open spaces will be maintained by the master HOA to address weeds, dead and down plant materials, and invasive plant removals with ongoing maintenance done once per month for dust and weed mitigation.

RESIDENTIAL LANDSCAPE GUIDELINES

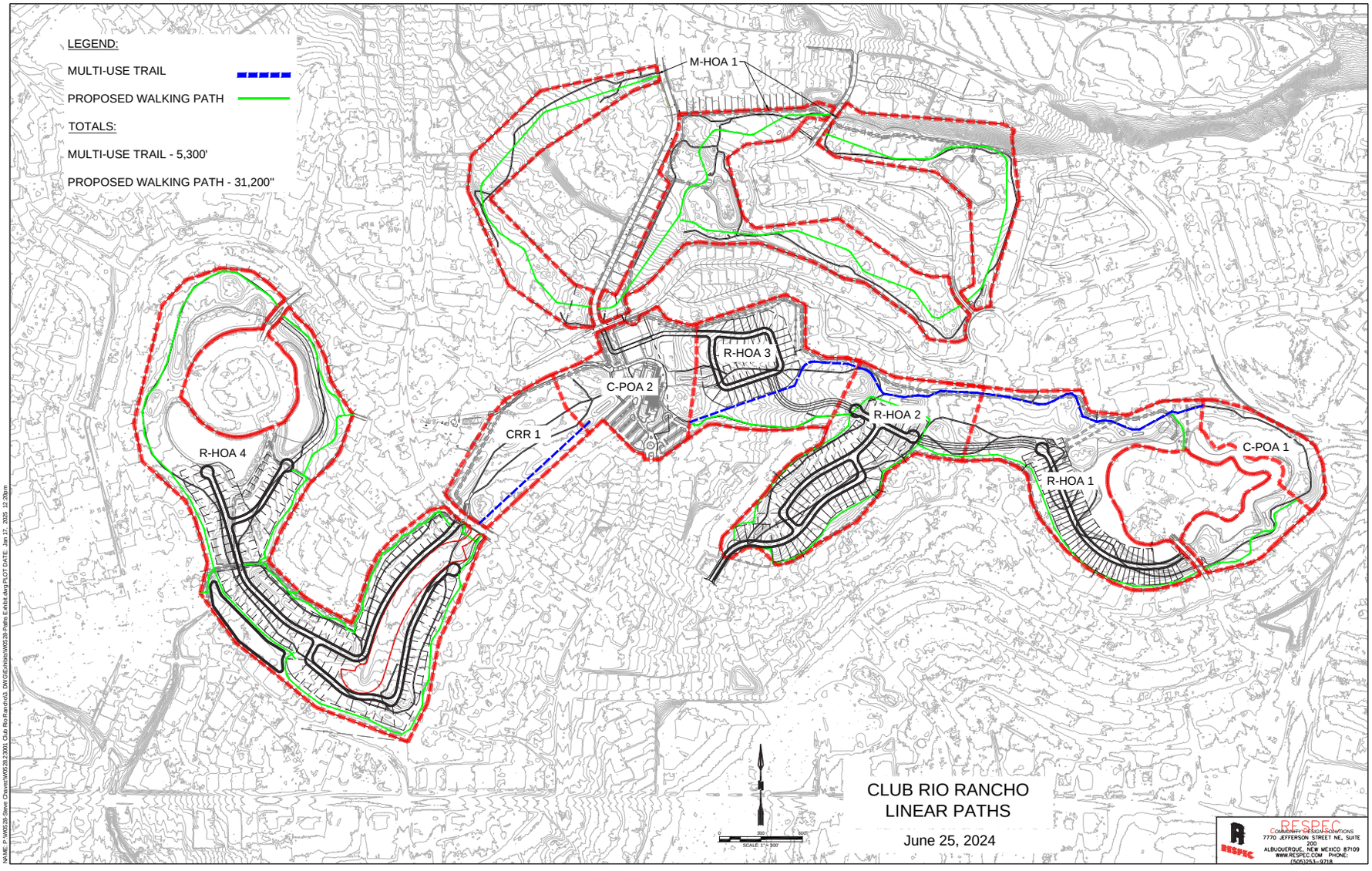
a. General Guidelines for Residential Developments

Stormwater detention areas shall be improved as landscape amenities and (exclusive of seeding and stabilization rock or organic mulching techniques) shall have minimum density of 50% vegetative cover that include shrubs and tree canopies.

A minimum landscape buffer of 25'-0" shall be improved in areas fronting open spaces and shall achieve a minimum density of 65% vegetative cover including shrub and tree canopies.

All areas between existing parcels and new (no matter the width) shall be improved with landscape to a density of 65% vegetative cover including shrub and tree canopies.

The soft crusher fines trails shall be provided and maintained by Residential HOA between the existing parcels and new to provide access for Chamisa Hills residents to the open space areas.


LEGEND:
MULTI-USE TRAIL
PROPOSED WALKING PATH
TOTALS:
MULTI-USE TRAIL - 5,300'
PROPOSED WALKING PATH - 31,200''
M-HOA 1
R-HOA 3
C-POA 2
CRR 1
R-HOA 2
C-POA 1
R-HOA 1
R-HOA 4
CLUB RIO RANCHO
LINEAR PATHS
June 25, 2024
RESPEC
7770 JEFFERSON STREET NE, SUITE 200
ALBUQUERQUE, NEW MEXICO 87109
WWW.RESPEC.COM PHONE: (505)253-9718

All efforts shall be taken to preserve existing native vegetation that stabilizes slopes, minimizes wind-blown sand and provides a seed bank for future soil stabilization. Efforts to save existing vegetation include limiting mass grading, identifying significant vegetated areas and protecting them from vehicular and pedestrian access.

Graded slopes that exceed 3:1 shall be (at a minimum) stabilized with angular rock mulch and native grass seeding.

At a minimum, all areas disturbed due to grading shall be stabilized in conformance to SWPPP regulations and follow native seeding standards below.

Green stormwater infrastructure (GSI) shall be utilized to capture stormwater, augment irrigation demand, and decrease requirements on downstream infrastructure. (Reference 2020 NMDOT NPDES Manual)

- GSI shall be applied utilizing a combined best management practice (BMP). GSI BMPs involve utilizing several GSI techniques to maximize infiltration and treat stormwater where it falls. For example, utilizing buffer and filter strips prior to a sedimentation pond and detention basin, or harvesting water in pocket parks and open space amenities, or utilizing curb cuts in roadways medians and depressed medians prior to a directing stormwater directly into a detention pond are several GSI BMP's. (Referencehttps://www.dot.nm.gov/wp-content/uploads/2021/10/NPDES-Manual-Rev3-2020.pdf)

b. Entrances and Community Signage

Entrances and Community branding areas shall include lit signage and branding iconography either part of, or independent from, perimeter walls. Landscape improvements associated with entrances and signage are aligned with City Ordinances.

c. Plant Material

Plant material shall be xeric, native, and naturalized plant material suitable for the climate and conditions of the West Mesa.

Under no circumstances shall plant material or seed from the New Mexico Noxious Weed Lists (updated, July 2020) be knowingly introduced on site.

Except in cases where stormwater harvesting is anticipated (in detention ponds or in GSI designed spaces), all plant material shall be adapted to arid conditions.

High water-use turfgrass (such as any combinations or singular use of either Kentucky bluegrass, perennial ryegrass or fescue) shall be limited to 20% of any front yard landscape.

Planting operations shall utilize a 3:1 ratio of soil amendment to existing planting soil in planting pits to augment soil biology and provide humus producing material for plant material. Planting operations shall also utilize 99% elemental sulfur at manufacturers recommended rates to counter excessive salts found in existing soils due to previous land uses.

All planting areas shall be mulched with a 4" depth of either rock or organic mulch with filter fabric.

d. Native Seeding

Successful seeding operations contribute to the quality of life for residents in Rio Rancho by stabilizing soils, controlling erosion and reducing wind-borne dust. Therefore, it is very important that seeding operations be successfully designed, specified and implemented.

Seeding design specifications shall utilize seeding mixes suitable to the soils and climate of the west mesa. (recommended website to begin research: https://www.arcgis.com/apps/mapviewer/index.html?url=https://services.arcgis.com/hOpd7wfnKm16p9D9/ArcGIS/rest/services/NMDOT_Reveg_Zones/FeatureServer/0&source=sd)

Seeding specifications shall include the seed mix with rates of PLS of all seed mixes and seeding rates per acre.

Surface roughening, land imprinting, and mulching is encouraged and will result in less erosion and better seed germination results. (reference: https://www.dot.nm.gov/wp-content/uploads/2021/10/NPDES-Manual-Rev3-2020.pdf)

Seeding operations shall include drill seeding and hydromulching with natural tackifiers and binders. Steep slope seeding may include hand broadcasting and hydromulching. Hydroseeding is not recommended. Crimping silage into seeded areas is not recommended unless native grass silage is specified.

Strict adherence to native grass seeding periods shall be observed to achieve the best germination results.

It is recommended that a temporary spray irrigation system be utilized in all seeded areas to achieve the optimum germination rates.

e. Irrigation Systems

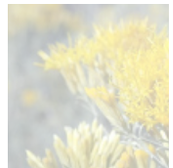
All containerized plant material shall be irrigated by an automatic underground irrigation system managed by the developers and homeowner associations of the different residential tracts.

Automatic irrigation controllers shall be 'smart', in that they shall monitor evaporation rates, and be capable of adjusting themselves to weather and seasonal conditions.

Irrigation systems shall be either buried bubblers or drip irrigation systems and shall adhere to the best practices of getting the right amount of water to the right plant at the right time.

All irrigation systems shall adhere to any all regulations for backflow protection.

Irrigation systems for the common areas shall be designed for non-potable water sources from the City of Rio Rancho.



f. Miscellaneous

Synthetic turf or plants are not allowed in front yard landscapes.

g. Streetscapes

Sidewalks shall be offset from the back of curbs a minimum of five feet to create a parkway strip that protects pedestrians from traffic and creates a planting strip for trees and shrubs.

Streets and drives are to be planted with street trees at 30'-0" on center with a minimum of one street tree per household. Street trees shall be selected from list of trees that are hardy to urban conditions such as excessive heat from paving, compacted and disturbed soil conditions, and are known to be less destructive to urban infrastructure such as sidewalks and water lines. If/when GSI features are combined with street tree plantings such plantings shall be adapted to be periodically inundated with stormwater.

Six shrubs, or perennials shall be planted per tree in streetscape conditions between and underneath street tree canopies.

All clear sight line provisions shall be observed in the design of streetscapes to preserve safety.

h. Pocket Parks

Pocket parks are defined as any area less than 1 acre providing a community gathering space for recreation and outdoor living. Pocket parks shall be designed and built by the homebuilder/developer for each neighborhood and shall be owned and maintained by the Homeowner's Association and Commerial Property Association.

Pocket parks shall be designed to accommodate the needs of the community, such as small sports practice fields for light recreational activity, playgrounds, dog parks, or walking trails that contribute to the overall wellness of the neighborhood.

Pocket parks may provide turf areas for gathering, picnicking, and active or passive recreation activities. A shade structure, with site furnishings (benches, tables and trash receptacle), plantings and accessible walk is the minimum improvement required at pocket parks.

i. Neighborhood Park

The Chamisa Hills Master Plan includes a large Neighborhood Park just west of the La Joya de Rio Rancho. This park is anticipated to be designed to include a large turf area with perimeter trees, a perimeter trail, benches and other typical park amenities. The preliminary construction cost for a 12.4 acres is estimated at $2,858,004.36.

The ultimate programming and design for the City Park shall be determined and agreed to by the Master Developer and the City Parks and Recreation Department. The details regarding the design, construction, final size of park and credits, maintenance, and conveyance to the City for long term ownership and maintenance shall be addressed in a Development Agreement. The Development Agreement shall be negotiated following the approval of the Master Plan.

PUBLIC PARK				
Total Open Space	5,391,19 12.4	sf acre		
	Size	Unit	Unit Price	Extension
Sod	499,119	sf	$2.00	$998,238.00
Sidewalk / hardscape	618	cy	$691.00	$427,038.00
Irrigation	12.4	acre	$41,865.19	$519,128.36
Trees	500	ea	$500.00	$250,000.00
Benches	24.0	ea	$3,000.00	$72,000.00
Picnic Tables	24	ea	$7,500.00	$180,000.00
Shade Structures	12.0	ea	$30,000.00	$360,000.00
Trash Can	24	ea	$2,000.00	$48,000.00
Dogipot	12.0	ea	$300.00	$3,600.00
Grand Total				$2,858,004.36





HOA & GOVERNANCE

4

The successful execution of the Chamisa Hills Master Plan necessitates careful attention to the implementation and construction of improvements within the common areas as identified within the Master Plan area. This section of the master plan provides a comprehensive strategy for governance, open space operations and maintenance (O&M) financing, as well as public infrastructure financing.

The Master Homeowners' Association (M-HOA) Tracts will undergo improvements by the Master Developer since they are not directly associated with a subdivision. M-HOA primarily duty shall manage the landscape enhancements identified for the entire Master Plan, and specifically East View Heights and Neighborhood Park. The Residential and Commercial Associations will require coordination and approval from the M-HOA. The improvements will be constructed by the associated Homeowner Association.

The Residential Homeowners Association (R-HOA) include Nueva Esperanza Residences, Vida Modnera Residence, Sierra Vista Residences, and Luxe View Estates. The Commerical Homeowners Association includes Chamisa Hills Business Park and La Joya de Rio Rancho.

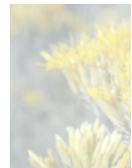
This document provides an overview of key aspects of the project, focusing on governance, open space O&M financing, and public infrastructure financing strategies.

GOVERNANCE NAMES

- Master Homeowner Association (M-HOA)
- Chamisa Hills Business Park (C-POA 1)
- La Joya de Rio Rancho (C-POA 2)
- Nueva Esperanza Residences (RHOA-1)
- Vida Moderna Residences (Modern Life) (RHOA-2)
- Sierra Vista Residences (55+) (RHOA-3)
- Luxe View Estates (RHOA-4)

HOA & GOVERNANCE PLAN





COMMON OPEN SPACE O&M FOR CHAMISA HILLS

a. Master HOA for Open Space

The Master Plan envisions the establishment of a single Master HOA responsible for managing East View Heights open space, Neighborhood Park, and coordinating the open space improvements for the Residential Home Owners Association and Commercial Property Owners Association. The existing open space within Luxe Vista is managed by maintained it's own Residential Home Owners Association and Nueva Esperanza Community will be managed and maintained by three separate Residential Home Owners Associations. The Town Center and Business Park will be managed and maintained through two separate Commercial Property Owners Associations.

To ensure equitable distribution of costs, each residence within the Master Plan area will be assessed a proportional share of annual expenses. Key points of this assessment model include:

- All open space areas designated as "Master HOA" will be dedicated to the Master HOA.
- Adjacent and encircled existing residents will be provided the opportunity to join the Master HOA, granting them legal access to the "private" open space. Those who choose not to join, as well as the general public, will not have access rights.

b. Residential Open Space

The Luxe Vista Estates and Nueva Esperanza Community contain residential open space and common areas that require O&M. Each development will have their distinct Residential Owners Association responsible for the O&M of specific common areas to include Nueva Esperanza Residences (RHOA-1), Vida Moderna Residences (RHOA-2), Sierra Vista Residences (RHOA-3), and Luxe View Estates (RHOA-4).

c. Commercial Common Areas

Common areas within the commercial zones, identified in the Zoning Map as MU-A (La Joya de Rancho) and C-1 (Chamisa Hills Business Park), will each have their distinct "Association" responsible for the O&M of specific common areas.

d. Neighborhood Park

The Master HOA oversees design, construction, and maintenance for the Neigborhood Park. In the event, the Neighborhood Park is dedicated to another enitity, the responsibility for maintenance and amendity enhancement would also transfer to the new party.

INFRASTRUCTURE FINANCING STRATEGY

The Master Plan incorporates a robust infrastructure financing strategy, subject to approval by the City of Rio Rancho's Governing Body as part of the master plan approval process. Key elements of this strategy include:

a. Creation of a PID (Public Improvement District)

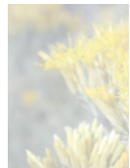
To secure the necessary funding for open space, connecting, and proportional offsite public infrastructure, a PID will be established. PID's requires a collective consensus from new and existing properity owners in the community. The PID will serve as a crucial financial instrument for the project's success. In the event a PID cannot be obtained a second funding mechanism will need to be sought after.

b. Sales Agreement Requirements

Superblock purchasers, as part of their sales agreements, will be obligated to assume responsibility for various aspects, including:

- All in-tract public horizontal infrastructure.
- All non-public infrastructure.
- Owners will assume responsibility for commercial private and public infrastructure, with the potential for reimbursement from PID revenue for public infrastructure.

In conclusion, the Chamisa Hills Master Plan outlines a comprehensive governance structure, open space O&M financing model, and infrastructure financing strategy that collectively underpin the successful development and management of the project. It reflects a commitment to equitable cost-sharing and robust financial planning to ensure the realization of the Master Plan's objectives.





ZONING

5

ZONING

In order to implement the Chamisa Hills Master Plan, a comprehensive zoning map amendment is proposed. The zoning will help facilitate the zoning for each parcel as established by the bulk plat (that will create the zoning and development parcels). It is understood that each development area will be refined by individual site plans and/or subdivision plats, the intent as expressed in this Master Plan will be adhered to.

The zoning proposed includes residential development such as R-4 for the detached single-family and multi-family housing types, R-3 for the townhouse communities. There is a Mixed Use Activity Center in the middle of the development to include a range of land uses which will allow the development of mixed-use buildings (non-residential uses on the ground floor) to help ensure an active, walkable community gathering place office, retail, and residential. The Commercial area is zoned C-1, to provide retail and office space.

Mixed Use Activity Center (MU-A)

- La Joya de Rio Rancho (The Jewel of Rio Rancho)

Retail Commercial (C-1):

- Chamisa Hills Business Park

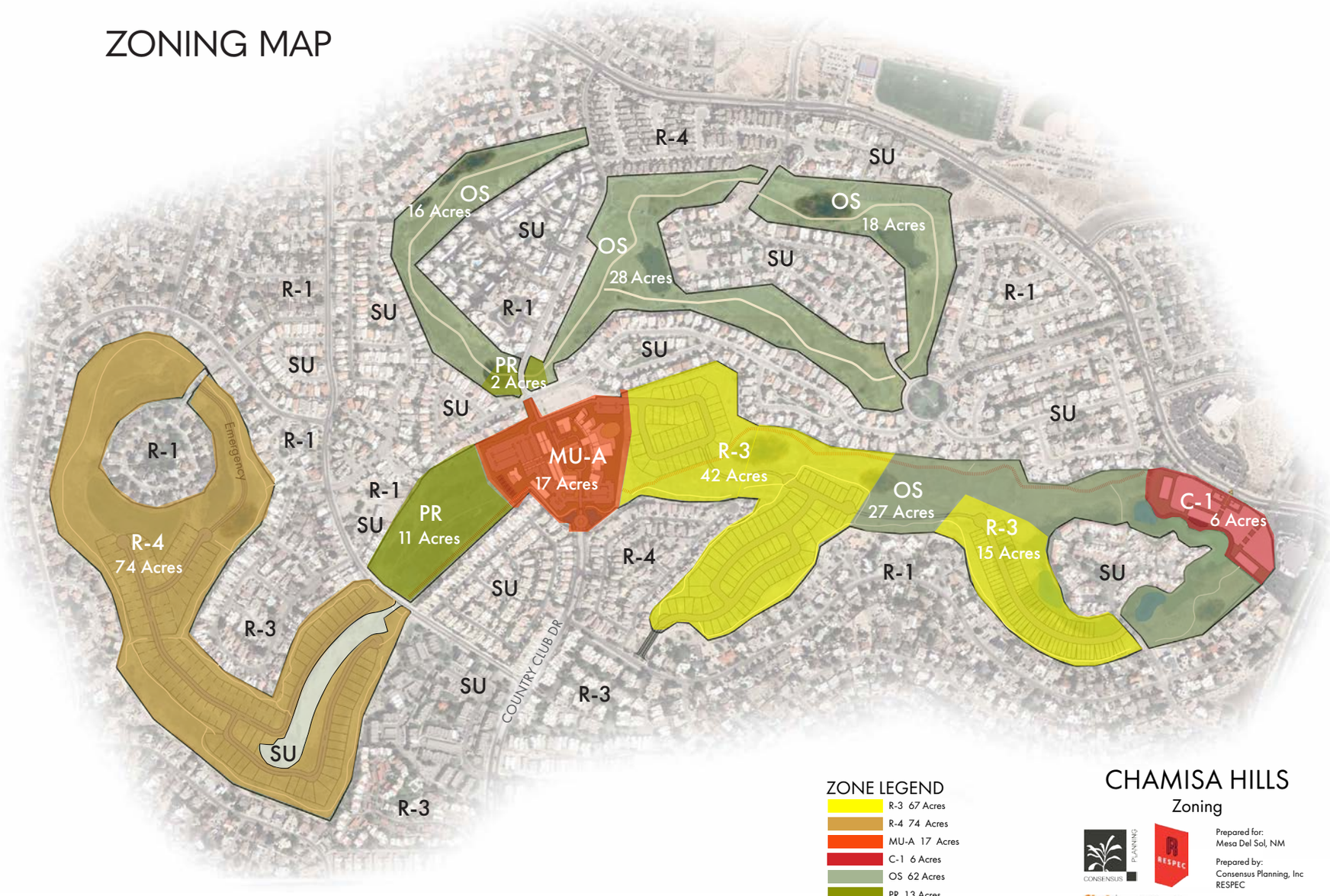
Single-Family and Multi-Family (R-3):

- Nueva Esperanza Residences
- Vida Moderna Residences
- Sierra Vista Residences (55+)

Single-Family (R-4):

- Luxe Vista Estates

ZONING MAP



ZONE LEGEND

- R-3 67 Acres
- R-4 74 Acres
- MU-A 17 Acres
- C-1 6 Acres
- OS 62 Acres
- PR 13 Acres

CHAMISA HILLS

Zoning

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Prepared for:
Mesa Del Sol, NM

Prepared by:
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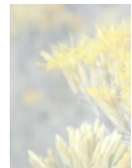

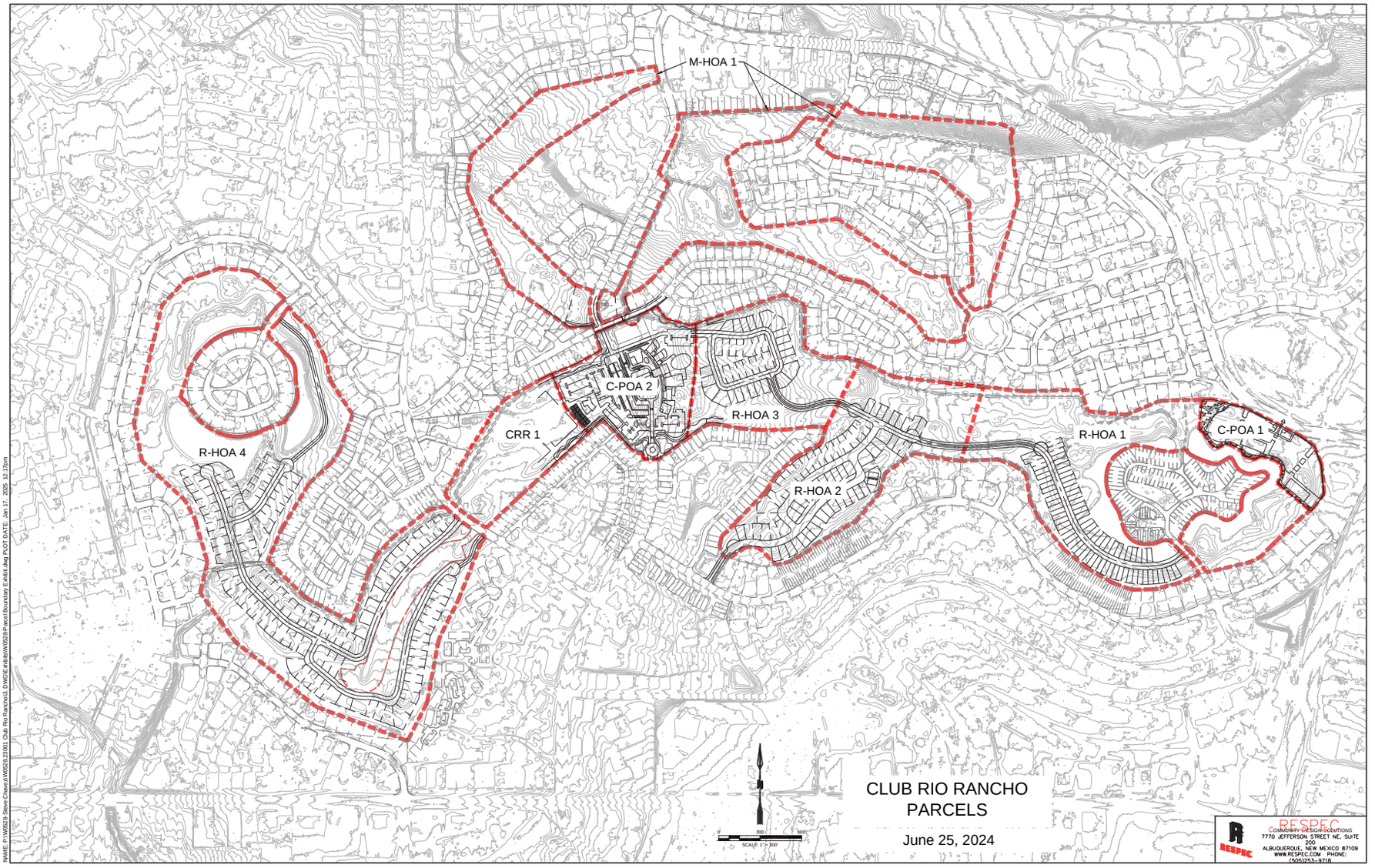
M-HOA 1
C-POA 2
R-HOA 3
CRR 1
R-HOA 4
R-HOA 2
R-HOA 1
C-POA 1
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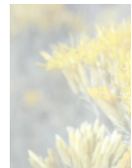


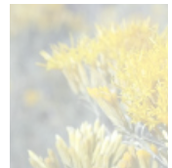


DESIGN STANDARDS

6







INTRODUCTION TO DESIGN STANDARDS

The intent of these Design Standards is to provide a framework for future architects, landscape architects, designers, and developers to help them understand the aesthetic and functional vision and goals for the property. The primary goal is to create a vibrant complex that responds to its surroundings, meets the needs of adjacent properties, improves environmental conditions, and complies with the City of Rio Rancho zoning codes & ordinances. These standards shall be used to facilitate the design of buildings, landscapes, and facilities that respect their surroundings, maintain and highlight views, and improve the natural and built environment. Each section begins with written guidance to encourage certain design features consistent with the Southwest contemporary vision and to discourage other features that may not be appropriate here. Photos, plans and renderings help to demonstrate these principles. The main purpose of the Guidelines are:

1. To provide an expression of desired features that should meet the Southwest contemporary architecture and aesthetic.
2. To aid City of Rio Rancho staff and committees during project reviews and provide a baseline for discussion of major design elements of proposed developments.
3. The Rainbow Business Park will be governed by the rules and procedures of an Architectural Reivew Committee (ARC). The ARC will be established by the developer to be responsible for the enforcement of specific design standards.

These are not meant to be unbreakable rules. Each project has its own unique elements that may make implementation of the Guidelines unfeasible. The Planning Board will work closely with a development's designers to apply these Guidelines in a thoughtful manner to achieve the long-range goal of creating cohesive environment in La Joya Commercial district.

LAND USE CONCEPT:

La Joya de Rio Rancho (The Jewel of Rio Rancho) is located in an C-1 Retail Commercial according to Rio Rancho. The purpose of the C-1 Retail Commercial is to provide for a wide array of moderate-intensity retail, commercial, institutional and moderate-density residential uses, with taller, multi-story buildings encouraged in Centers and Corridors. The purpose of this Design Standard is to create the necessary integration between the multiple building types and uses by establishing an architectural style, unified landscaping throughout, pedestrian linkages, lighting and signage standards, and compliance with the Rio Rancho Municiple Code. The proposed mixture of uses on the site is intended to appeal to surrounding areas, as well as provide some on-site amenities in support of the on-site residents and businesses. Key points about the development include:

1. This development proposes to provide a Community Center (including restaurant, banquet room and seminar rooms), two on site restaurants, a tap room, two mixed-use residential buildings, a fitness gym, duplex units and a public park. With amazing views of the Sandia Mountains and the local surroundings, the development will interact with the natural environment creating a true sense of connectivity and belonging. Key points of emphasis described within this site development plan are:
    a. Strong pedestrian linkages
    b. Unified architecture
    c. Open space areas
    d. Unified landscaping

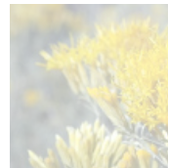
2. Future development shall be in accordance with the submitted design standards accompanying this site development plan for subdivision.

3. Building outlines, parking areas, sidewalk layouts, and landscape areas shown on individual tracts in any of the sheets accompanying this site development plan for subdivision are conceptual in nature. Actual layouts and areas on individual tracts may differ from those shown herein, but must meet the intent and guidelines of this site plan for subdivision.



LA JOYA DE RIO RANCHO (THE JEWEL OF RIO RANCHO)

A. COMMUNITY CENTER
B. RETAIL/LIVING
C. RETAIL/LIVING
D. RETAIL/RESTAURANT
E. FITNESS
F. RESTAURANT/ TAP ROOM
G. DUPLEX - 8 UNITS
PARKING SPOTS QUANTITY



SITE DESIGN

GENERAL SITE DESIGN:

1. A primary focus of the site design will be the creation of a pedestrian friendly environment that encourages pedestrian activity throughout the area.
2. All buildings shall be oriented to pedestrian movement and the public right-of-way except in cases where the development creates an interior pedestrian plaza. A number of pedestrian walkways shall be provided between the sidewalk adjacent to the roadway and building entries. Pedestrian walkways shall be paved. In addition, contrasting paving treatments shall be provided at crosswalks connecting parking areas and at walkways that cross streets.
3. Whenever possible, shared entries to commercial businesses are encouraged. The number of vehicular access points to parking lots shall be limited to the minimum necessary to provide adequate circulation.



4. Asphalt parking areas and paved surfaces shall follow the GSI BMP's as outlined in the NMOT NPDES manual in that combinations of GSI BMP's shall be utilized to capture and treat storm water close to the source. For example, parking shall be designed to direct water to parking islands with depressed medians and curb cuts, or alternatively, infiltration trenches shall be utilized to harvest storm water, augment irrigation to plant material before entering storm water detention or retention facilities.
5. Ensure appropriate bicycle and pedestrian access to the plan area and adjacent trails.

Recommended



Credit: FBT Architects

- Planting beds protect trees and create pleasant site amenity.

Not Recommended



Credit: Google Maps - Rio Rancho

- Lack of sidewalks puts pedrestrians in peril.

Recommended



Credit: Groundworks Studio

- Different paving materials help to distinguish driving surfaces from pedestrian pathways and enhance the attractiveness of the walkways.

Not Recommended



Credit: Google Maps - Rio Rancho

- Sidewalks unpaved or with compacted gravel are not ideal for wheelchair users.

PEDESTRIAN FEATURES

a. SITE FURNISHINGS:

To enhance the pedestrian experience throughout the site, amenities such as benches, shade structures, bicycle racks, pedestrian scale lighting, enhanced landscape areas, decorative paving, and other visual articulations shall be incorporated throughout the development. A cohesive palette of site furnishings will contribute to the visual continuity of the site.

b. SIDEWALKS:

Pedestrian walkways shall be installed along any street-facing facade with a pedestrian entrance to a building.

1. Sidewalks shall be a minimum width of six feet. When adjacent to parking areas minimum width is 8'-0"
2. The street side of the sidewalk shall be set back a minimum of six feet from the back of the curb.

c. ACCESSIBILITY:

Pedestrian circulation routes shall comply with the guidelines of the Americans with Disabilities Act.

d. PEDESTRIAN CONNECTIONS AT PARKING AREAS:

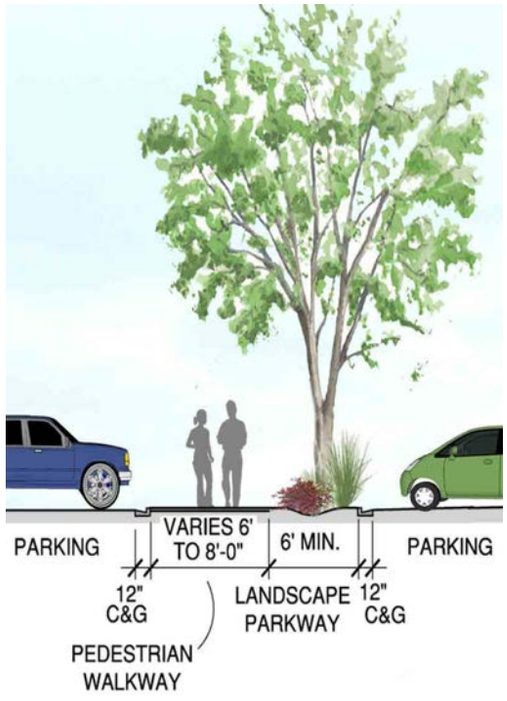
Safe, convenient access to and from the site and ease of mobility within the site shall be provided for pedestrians. Each tract within the site shall be pedestrian, bicycle, and handicap accessible within the tract and to adjacent streets.

1. Pedestrians shall have safe and accessible travel routes from parking areas to buildings.
2. Pedestrian walkways shall be paved. In addition, contrasting paving treatments shall be provided at crosswalks connecting parking areas and at walkways that cross streets.
3. Commercial pedestrian trail systems shall link up with the secondary 'soft' trail systems in the adjacent open spaces to facilitate connectivity from the new and existing communities.

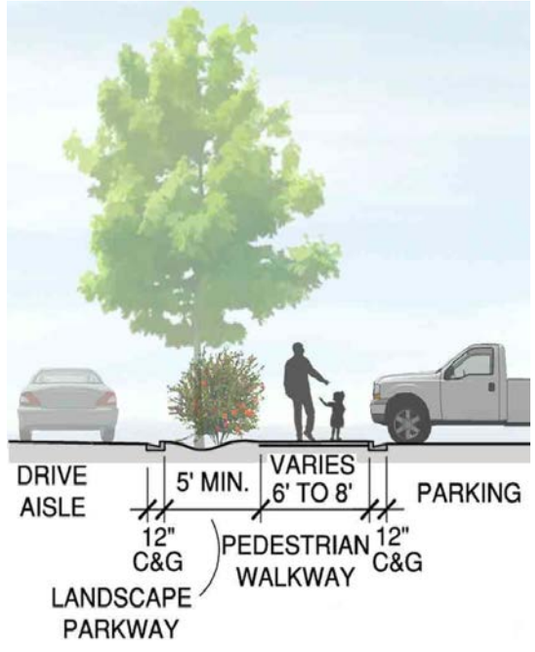
e. BICYCLE CONNECTIONS:

Each street designated in the La Joya de Rio Rancho District shall be provided with two bicycle lanes at the arterial streets and at least one bicycle lane at the local streets.

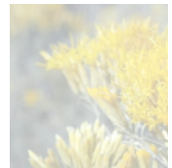
1. The bicycle lanes shall be 5′-0″ to 6′-5″ feet in width to ensure pedestrian and bicyclist safety (TBFP).
2. The lanes shall be paved. The bike lanes must have a line with a normal solid white line and a standard bike lane symbol marking. Lane markings should remain solid and not dotted at driveway crossing.
3. Bike lanes may be enhanced with a longitudinal marked buffer area for more separation distance. This treatment is appropriate for bike lanes on roadways with high motor vehicle traffic volumes and speed, adjacent to parking lanes, or a high volume of truck or oversized vehicle traffic.
4. Bike trails and bike lanes shall connect to the established overall open space multi-use trail system.



Pedestrian walkway at perimeter parking area
Source: FBT Architects



Pedestrian walkway at interior parking area
Source: FBT Architects



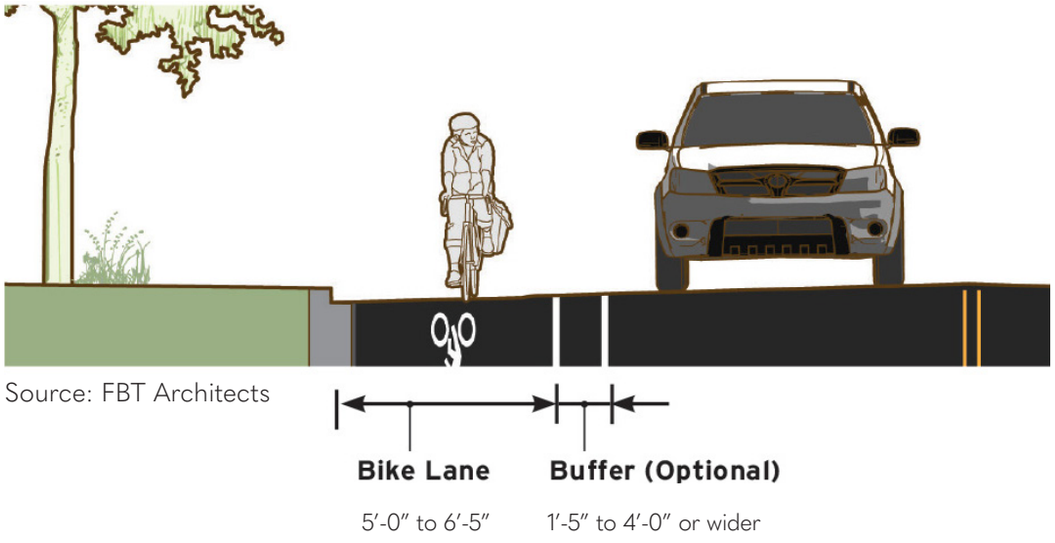
f. BICYCLE RACKS:

The tract shall provide bicycle racks for 3% of occupants, or as required by Code, whichever requires more.

g. TRANSIT:

Accessibility is a key component of encouraging mass transit ridership. The development must incentivize public transportation utilization. To encourage the use of public transportation, incentives may be offered to help reduce the cost to the user, including free or discounted bus, rail, or public transportation passes. Other incentives include employer-provided subsidies, reimbursements, partial payments, or pre-tax payroll reductions.

Such incentives have been shown to increase public transportation use, and use of active travel options such as walking and bicycling, particularly among college students. Bus stops should be located along the perimeter of the development to avoid traffic, reduce noise and to provide more safety to locals.



Source: FBT Architects

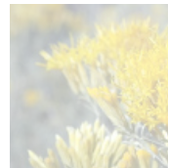
ART/SCULPTURE

The presence of art enriches New Mexico's communities and makes it more accessible to the public. At various locations throughout the site, art & sculpture will be used to highlight focal points, encourage pedestrian interaction, and serve as wayfinding elements.



Sculpture - Source: FBT Architects





CENTRAL PARK/PLAZA

The Central Park/Plaza located at the heart of La Joya shall provide an inviting, flexible space that creates opportunities for a variety of uses for the enjoyment of all users. The Plaza shall be composed of approximately one-third paved areas and two-thirds landscape areas.

a. PAVED AREAS:

1. Open gathering areas for large groups to attend formal events such as musical performances, farmers market and local gatherings.
2. Intimate gathering areas for smaller groups to participate in informal events such as outdoor meetings, lunch groups, and informal social events.
3. Benches, tables, and trash receptacles shall be strategically placed throughout the paved areas for the convenience and comfort of users. The site furnishings shall be coordinated with the furnishings palette for the balance of the project to ensure the visual and aesthetic continuity of the site.
4. Pedestrian scale lighting shall be provided for night events and for general safety. Light poles and fixtures shall be aesthetically appealing and shall be coordinated with the furnishings palette for the balance of the project.
5. Lighting shall comply with state and local Night Sky Act.
6. The paved areas shall be 'interwoven' with landscape areas to provide visual interest and separation/buffering between the various use zones.



La Joya de Rio Rancho Plaza looking West

b. LANDSCAPED AREAS:

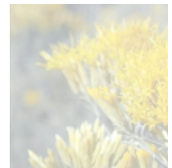
1. Internalized park spaces are suitable for large group gatherings and the extension of commercial enterprises. As such, larger nonprogrammed turf areas shall be designed to further the community use of commercial districts and maximize landscape flexibility. Active recreation is not to be encouraged in commercial landscaped zones, but rather passive recreation activities such as walking or light active recreational activities such as corn hole or bocce shall be accommodated.

2. Landscape shall be designed to create a sense of place in the high desert/west mesa of Central New Mexico. Plant material creating a sense of place include representative xeric and native plant material that both create beautiful buffers to land uses, accentuate signage and create shaded outdoor spaces.

3. Shade structures, and site furnishings for both public and private gatherings shall be provided in established landscape zones.



La Joya de Rio Rancho looking North



PARKING/STREETS

a. INTRODUCTION:

All developments in the zoning districts shall provide a sufficient number of parking spaces to accommodate the number of vehicles that is likely to be attracted to a specific development. The number of spaces should be provided according to the building type. See Rio Rancho Zoning Code Ordinance for the required number of spaces.

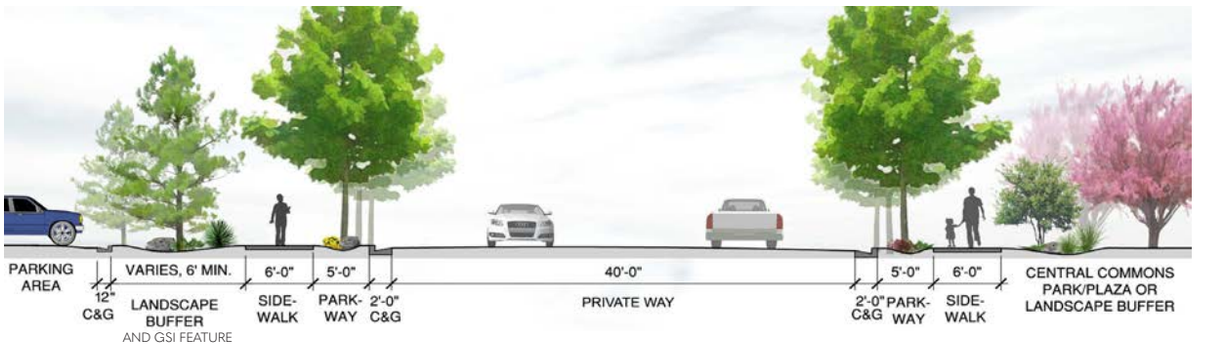
b. CLEAR LINES OF SIGHT:

Clear lines of sight shall be maintained at all exits of parking areas and street intersections.

c. OFF-STREET PARKING AREA LANDSCAPING:

Trees are required in and around off-street parking areas to provide shade and relieve the adverse visual impact of pavement and parked cars. Trees can also be parking lot features, including evergreen buffers, and/or flowering accents Quantity and distribution of trees shall be as follows:

1. A minimum of one tree per ten parking spaces shall be provided.
2. Tree planters within off-street parking areas shall be a minimum of 64 square feet per tree. tree planters in outdoor seating areas shall be 49 square feet minimum.
3. A minimum of 75 percent of the required parking area trees shall be deciduous canopy-type shade trees, capable of achieving a mature canopy diameter of at least 25 feet.
4. No parking space shall be more than fifty feet from a tree.
5. GSI BMPS shall be utilized for any parking lot over 50 parking spaces.



Primary private way - Typical section

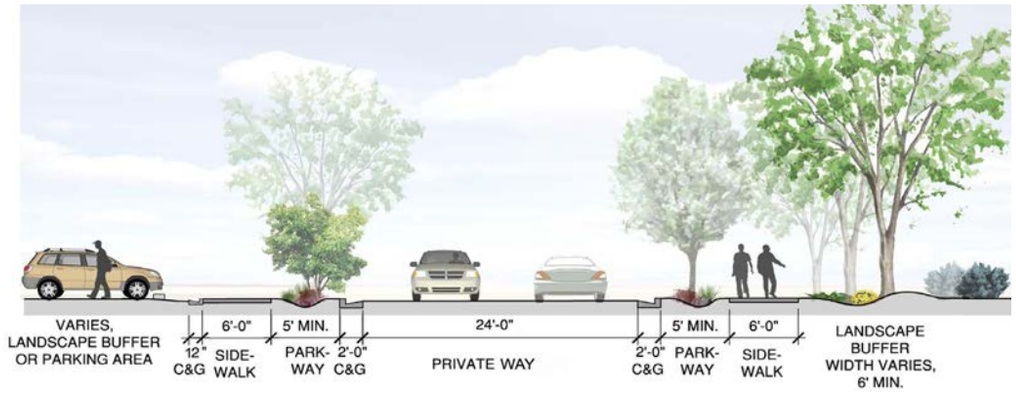
d. PRIVATE WAYS LANDSCAPING:

Sidewalks, and screening of parking and maintenance areas shall be provided along private ways within the site as follows:

1. Sidewalks shall be a minimum width of six feet and shall be provided on both sides of the private way.

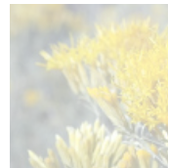
2. Parking and maintenance areas adjacent to private ways shall be screened with landscape, berming, or a combination thereof.

3. Appropriate landscaping shall be provided for visual relief along the frontage of the parcel. No less than 15% of the net lot area shall be landscaped, ground cover density at the frontage of the parcel shall be no less than 75% including tree canopies. Cool season grass shall be limited to a maximum of 1,000 square feet or 20% of the total lot area, whichever is less.
4. Cool season turf grasses include but are not limited to the following species: Poa pratensis (Kentucky bluegrass), Festuca spp. (fescues), and Lolium spp. (ryegrasses). Plant materials shall be limited to species that are not listed as high water use in the City of Rio Rancho[1] Plant Species list.



Secondary private way - Typical section

1. City of Rio Rancho High Water Use Plant Species plant list. https://www.rrnm.gov/2168/High-Water-Use-Plant-Species



e. LOW-EMISSION & FUEL EFFICIENT VEHICLE PARKING:

Each tract shall provide low-emission and fuel-efficient preferred parking spaces for 5% of total vehicle parking.

f. DRIVE ACCESS:

Drive access cuts to lots from internal streets to be determined during individual site design, 24' wide typical.

SIGNAGE

Signage shall enhance the overall attractive character of the complex as well as provide information and direction to visitors. A common design theme for signage in the plan area will enhance the overall image and create a cohesive environment. Providing adequate signage is critical to achieve successful wayfinding throughout the site. The signage standards are based on the Rio Rancho Code of Ordinance. The requirements should always meet the currently adopted edition of the Code of Ordinance.

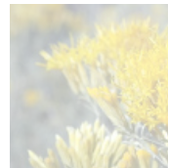
a. TYPES OF SIGNS ALLOWED ON A PRIVATE PROPERTY

Primary signs are considered permanent and identify an establishment or premises while the establishment is operative or the premises are occupied. Primary signs require a sign permit. The following are the different types of primary signs:

1. Wall signs.
2. Marquee.
3. Awning signs.
4. Projecting.
5. Hanging signs.
6. Freestanding signs (pedestal/pylon, monument).

The following are signs permitted by a public hearing process. Sign permits are required pursuant to approval of the applicable process.

1. Master sign plans.
2. Off-premises advertising signs.
3. Special exception signs.



b. GENERAL STANDARDS:

All signs constructed, erected, modified, or altered shall comply with the following standards:

(A) Exceptions. All signs constructed, erected, modified, or altered shall comply with the standards of this chapter, whether such signs do or do not require a sign permit, except for those items listed in this section. The following signs are not regulated by this chapter:

(1) Signs within a building or enclosed space within a development that are not visible from a public right-of-way.

(2) Any required public notice, sign, or warning installed by federal, state, or local governments.

(3) Logos and labels located on mechanical equipment, recycling bins, trash containers, and similar equipment, which are part of the equipment as manufactured and/or installed.

(4) Works of art that do not contain a commercial message.

(5) Holiday decorations that do not contain a commercial message.

(B) Location restrictions.

(1) No sign may be erected in a location that violates the building code, fire code, and other applicable city codes or ordinances.

(2) No sign is permitted within the clear sight triangle as established within Chapter 154.

(3) Only signs that have been placed by or authorized by the federal government, state government, or the city may be installed on public property. Any sign installed on public property, including rights-of-way, without prior authorization, will be removed by the city without notice and may be disposed of.

(4) No permanent sign may be erected on private property without the consent of the property owner or his/her authorized agent. Any sign installed on private property without authorization may be removed by the property owner without notice and may be disposed of.

(5) No sign may be erected in a manner that obstructs access to any ingress or egress, fire escapes, fire hydrants, fire department connections, or standpipes and similar fire safety connections.

(C) Audio components. Audio components are prohibited as part of any sign, except for the following:

(1) Drive-through sign. For drive-through signs, including signs in individual stalls at drive-in restaurants, the audio component is limited to communication between the customer and the restaurant staff taking orders.

(2) Signs owned and/or operated by a government agency.

(3) Permitted gas station pump video screens.

(D) Illumination. In addition to the standards below, all outdoor lighting shall comply with Chapter 159 and the State of New Mexico Night Sky Protection Act. In the case of a conflict, the more stringent requirement shall apply.

(1) Any sign illumination, including gooseneck reflectors, external illumination, and internal illumination, shall be designed, located, shielded, and directed to prevent the casting of glare or direct light upon roadways and surrounding properties, and prevent the distraction of motor vehicle operators or pedestrians in the public right-of-way.

(2) The sign face of internally illuminated signs shall function as a filter to diffuse illumination. The sign face shall cover all internal illumination components so that no exposed bulbs are visible.

(3) All external illumination of a sign shall concentrate the illumination upon the printed area of the sign face.

(4) The use of bare bulbs as external illumination is only permitted for marquee signs.

(5) No sign illumination may be combined with reflective materials, such as mirrors, polished metal, or highly glazed tiles, which would increase glare.

(6) The maximum allowable illumination measured at the property line is one lumen per square foot (one foot-candle), unless such signs are allowed to extend over the property line, where the maximum allowable illumination is measured at the back of curb or edge of pavement.

(7) For electronic message signs, the maximum brightness is limited to 5,000 nits when measured from the sign's face at its maximum brightness, during daylight hours, and 500 nits when measured from the sign's face at its maximum brightness between dusk and dawn, i.e., the time of day between sunset and sunrise. The sign shall have an ambient light meter and automatic or manual dimmer control that produces a distinct illumination change from a higher allowed illumination level to a lower allowed level for the time period between one-half hour before sunset and one-half hour after sunrise.

(E) Construction standards.

(1) Supports and braces shall either be designed as an integral part of the overall sign or obscured from public view to the extent feasible.

(2) All signs attached to a building shall be installed and maintained so that wall penetrations are watertight and the structure does not exceed allowable stresses of supporting materials.

(3) All signs shall be designed and constructed in compliance with the building code, electrical code, and all other applicable codes and ordinances.

(4) Glass comprising any part of a sign shall be safety glass.

(5) Conduits, raceways, and other components of a sign illumination system shall be designed as an integral part of the overall sign structure and obscured from public view to the extent technically feasible.

(F) Permitted materials for signs.

(1) Permanent sign structures shall be constructed of durable materials such as brick, wood or simulated wood, stone, concrete, metal, plastic, or high-density urethane (HDU) foam board or similar durable foam construction. Solid awnings and structural canopies shall be constructed of permanent building materials.

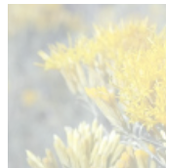
(2) Awning, canopy, blade, and wall signs may also be constructed of durable weather resistant material such as canvas, nylon, or vinyl-coated fabric.

(3) Wall, awning, canopy, and blade signs constructed of material shall be mounted within a frame so that they are held taut between all support posts.

(G) Required maintenance.

(1) All signs shall be kept in a safe and well-maintained condition and appearance, and shall be repainted or otherwise maintained by the property owner or business owner to prevent corrosion or deterioration caused by the weather, age, or any other condition.

(2) All signs shall be maintained to prevent any kind of safety hazard, including faulty or deteriorated sign structures, a fire hazard, or an electrical shock hazard.



(3) All unused sign hardware or wiring shall be removed.

(4) No sign frame may remain unfilled or allow any internal part or element of the sign structure to be visible.

(5) If a sign is maintained in an unsafe or unsecured condition, it shall be removed or the condition corrected. If the sign is not removed or the condition is not corrected within the required time period, the city may enforce this order through applicable enforcement procedures.

(6) The city may remove any sign that is creating an imminent danger of significant harm to persons or property summarily and without notice. The owner of such sign is responsible for all costs of removal. The method for collection of costs may include, but shall not be limited to, a lien pursuant to Sections 3-36-1 through 3-36-7 NMSA 1978.

(7) Where possible by the design of a sign structure, the owner of a permanent sign that becomes obsolete after the associated activity or use is discontinued or abandoned shall remove all sign copy from the sign structure and the panels shall be removed and replaced with a blank panel. This requirement is not satisfied by reversing (i.e., turning such copy so that it faces inward), painting over, covering with vinyl or other fabric, or other means of obfuscating such copy.

(8) Any activity that increases the sign area, sign height, or any sign dimension, or moves the location of a sign, requires a sign permit.

(9) The following maintenance activities are exempt from requiring a sign permit. All other maintenance and alterations to a sign require a permit.

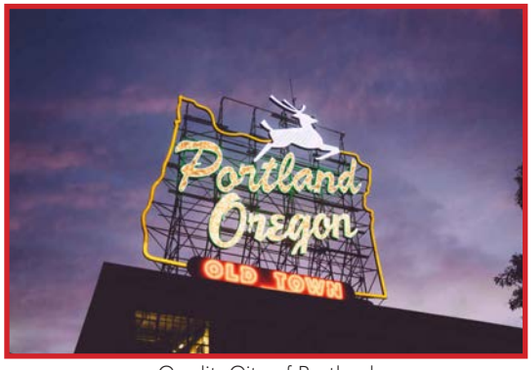
(a) Painting, cleaning, or other normal maintenance and repair of a sign. This does not include any structural changes or any changes in the electrical components of the sign, including the removal or replacement of electrical components.



Credit: FBT Architects

- Proportional sized sign according to the height of the building .
- Sign located at main building access.
- Sign with 3 colors maximum.

Recommended



Credit: City of Portland

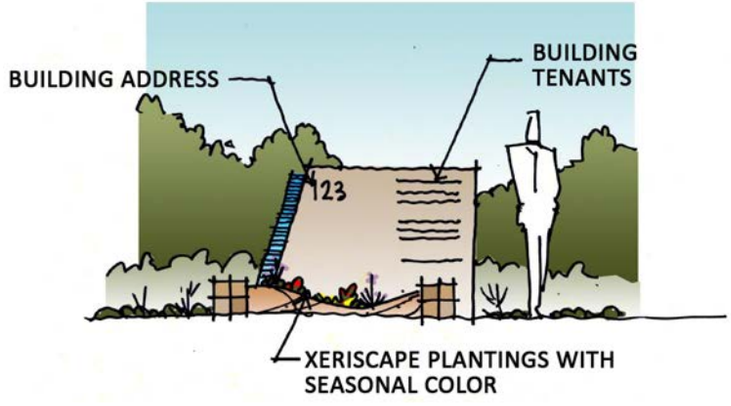
- Sign located above roof.
- Sign with more than 3 colors.
- Visible sign structure.

Not Recommended

c. PROHIBITED SIGNS

1. Abandoned signs as defined in the Sign Regulation Code[1] of Rio Rancho.
2. Animated signs; signs with visible moving, revolving or rotating parts, noise making, flashing or fluttering lights or other illuminating devices that have a changing brightness or intensity of color.
3. Billboards.
4. Signs that exceed two square feet in area on vehicles or trailers that are parked or located for the primary purpose of displaying the sign.
5. Signs with exposed incandescent, metal halide, or fluorescent light bulbs.
6. Roof signs.
7. All signs not expressly permitted under this chapter or exempt from regulation in accordance with the previous section are prohibited.

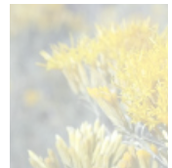
d. FREE STANDING SIGNAGE



1. Freestanding signs shall not exceed 26' in height.
2. All freestanding sign lighting shall be downward facing and shall not create glare on the street or adjacent property.

1 Sign Regulation Code of Rio Rancho

https://www.codepublishing.com/NM/RioRancho/html/RioRancho150/RioRancho156.html



e. RETAIL SIGNAGE.

1. At retail locations where multiple tenants occupy the same site, individual building mounted signs are appropriate in combination with a monument sign identifying the development and address.
2. Sign color, material, and placement shall be compatible with the building it identifies.
3. Signs that flash, blink, move, or have audible sound are not permitted. Portable or roof top signs are not permitted.
4. Building mounted sign lettering shall be individual channel letters. Illuminated plastic panel signs are not allowed with the exception of logos.



Retail signage



Retail signage

f. BUILDING MOUNTED SIGNAGE AT MULTIUSE

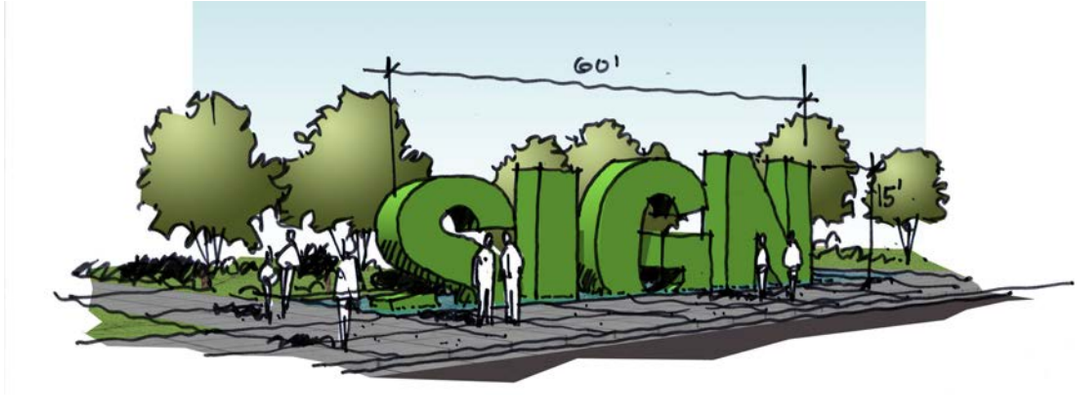
1. No more than one sign per facade. 2 signs maximum per building.
2. Sign area shall be as described in these design standards



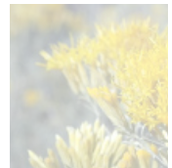
Mixed building signage

g. PROJECT IDENTIFICATION - SITE SIGNAGE

At select locations as indicated on the site plan, free standing monument signs will serve to identify the entire project. The purpose of these signs is to communicate to the public the intended name of the project. Sign lighting will be in accordance with all night sky ordinances.



Note: Maximum sign area shall be as described in these Design Standards



LIGHTING

A primary objective of these lighting guidelines is to preserve the "dark sky" while providing lighting that enhances the safety, security, and visual aesthetics of the area. Light fixtures and standards shall conform to state and local safety illumination standards.

a. STREET LIGHTING:

1. Lighting shall be located to enhance the safety of pedestrian and vehicular flows at key points along roadways. Light shall be concentrated at intersections and pedestrian crosswalks. The maximum height of street light fixtures shall be twenty five (25) feet measured from top to grade, unless otherwise required by the City and/or engineer.
2. Excessive light spillage on adjacent properties shall not be allowed. Light fixtures shall be recessed or shielded.
3. Cobra head fixtures shall not be used for street lighting. Lighting treatment within the development site shall be consistent to a standard full-cutoff shoebox fixture or of higher architectural quality conforming to all applicable night sky ordinances.
4. High efficiency/high brightness led lighting is required.

b. PARKING LOT AND BUILDING EXTERIOR LIGHTING:

Lighting shall be used to provide illumination for the security and safety of on-site areas such as parking, loading, service, common areas, and walkways. Such lighting should not conflict with proposed landscaping. Providing attractive lighting for building exteriors is an effective, yet subtle way to enhance the design of the structure.

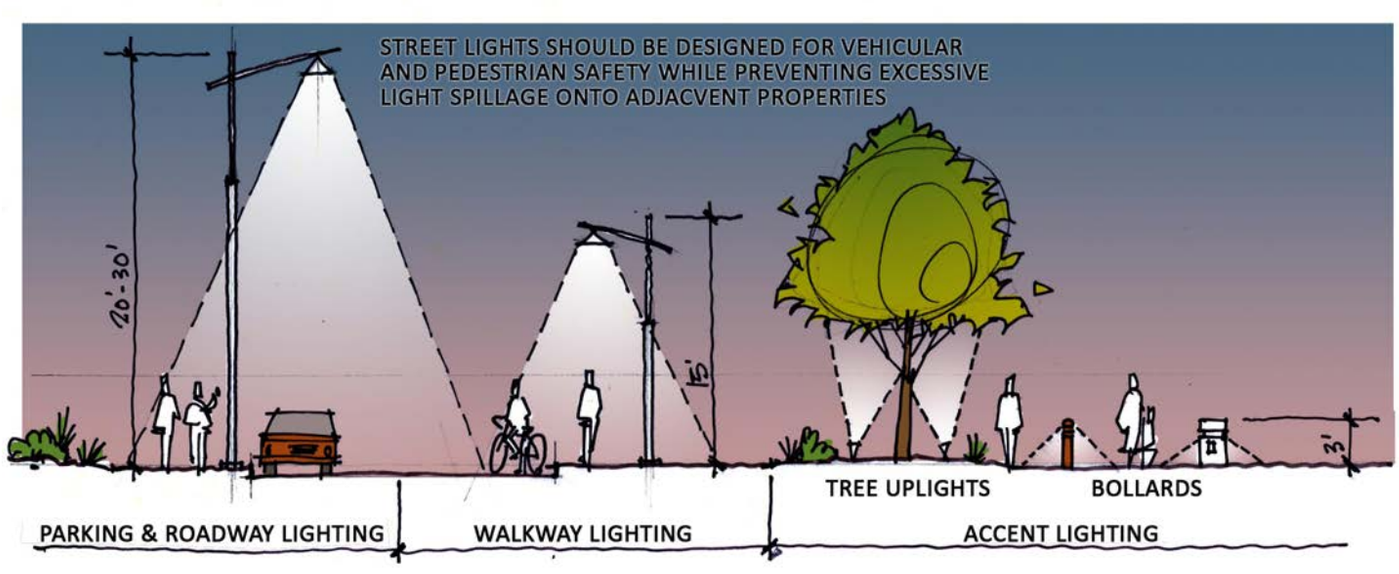
Parking lot and street lighting shall allow for the implementation of solar panels and dynamic lighting systems.

1. The design of the lighting fixtures shall be compatible with the architectural features of the main structures on-site.
2. Lighting fixtures shall be recessed or shielded to prevent light spread outside of the site boundary. The height of parking lot lights shall be twenty five (25) feet maximum.
3. Building entrances shall be well lit.
4. Fixtures shall use high efficiency/high brightness LEDs.

c. PEDESTRIAN LIGHTING:

Lighting shall be pedestrian oriented in districts with high pedestrian movement. Bollard or wall pocket lighting using high efficiency LEDs is required along sidewalks and other public areas.

1. Pedestrian lighting shall not exceed fifteen (15) feet in height.
2. Bollard material and design shall be compatible with the adjacent buildings. Bollards shall be no greater than three (3) feet in height. Shatter-proof coverings shall be provided for bollards and other types of low-level lighting.
3. Lighting may be used to accent certain landscape features. This type of lighting shall be of a low-level intensity and only illuminate the intended landscape feature.



Site Lighting

SUSTAINABILITY

1. Site selection - this site was previously developed and is not in an ecologically sensitive area such as a prime farm land, wetland or habitat.

2. The new development is large enough to support several land uses, enabling the Rio Rancho community to address multiple priorities. Smart growth and sustainable development approaches to mixed-use redevelopment provide benefits that extend beyond jobs, services and amenities. These collaborative efforts create walkable neighborhoods, convert renewable energy into power, provide access to public transportation, and strengthen quality of life for everyone.

3. New construction shall minimize light trespass from the buildings and site, reduce sky-glow to increase night sky access, improve nighttime visibility through glare reduction, and reduce development impact on nocturnal environments. To accomplish this, all site and building-mounted luminaires shall produce a maximum initial illuminance value no greater than 0.20 horizontal and vertical footcandles at the site boundary and no greater than 0.01 horizontal footcandles 15 feet beyond the site. No more than 5% of the total initial designed fixture lumens are emitted at an angle of 90 degrees or higher from nadir (straight down).

4. Civil engineers and landscape architects shall employ and utilize GSI BMP's in all grading, drainage, and landscape plans. Smart controllers capable of seasonal adjustments according to evaporation rates shall be utilized for all irrigation systems.

5. The proximity to green areas (park at West side of development) is an asset in helping improve mental health issues like depression, anxiety and stress. Making sure that all people have access to parks and outdoor programming is a critical way to increase these positive effects on health and quality of life of the community.

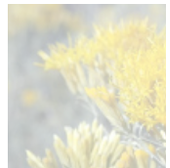
6. The development will encourage the use of public transportation, biking or carpooling, consequently reducing greenhouse gas emissions from personal vehicles.

7. Recycling programs must be incentived not only to the residents, but also to the local commercial activities.

8. Green initiatives must be expected from developers and builders. This simple act transforms the way buildings and communities are designed, built and managed in order to reduce their overall impact on human well-being and the environment.

9. New Mexico gets more sun than many other states in the US, meaning a photovoltaic system will produce more in New Mexico than it will in other parts of the country. A high-producing system combined with the state's net metering law means that there is potential for significant savings in New Mexico.

Source: FBT Architects



ENERGY GUIDELINES

1. Orient buildings consistent with energy conservation principles.
2. Encourage "green building" design, i.e. energy efficient windows and skylights, occupancy sensors, roof top gardens, active and passive solar systems, etc.
3. Use building materials from recycled or renewable sources.
4. Consider roof-top solar systems and ground source heat pumps (geo-thermal) to reduce fossil fuel use.
5. Provide shade trees in parking lots to reduce pavement heat gain and help keep vehicle interiors cool.
6. Use LED lights for exterior lighting to reduce use of electricity.
7. Place hedgerows or evergreen plantings to slow prevailing winter winds.
8. Incorporate electric charging stations in parking lots to promote the use of electric vehicles.

Recommended



Credit: FBT Architects

- Orient building to maximize the use of natural daylight in interior lighting and install roof-top solar panels to reduce the power use of building tenants.
- Trees in parking lots can reduce excess heat generated by large areas of paving and help to reduce stormwater runoff and pollution.
- In time, trees provide shade to cool pavement surface, reduce air temperature, and mitigate the heat island effect.

Recommended



Credit: FBT Architects

- Use a variety of window forms to increase use of natural light, such as transom windows, display windows, dormers, skylights, etc.
- Lighter colors should be adopted to reflect light.

ORGANIZATION OF BUILDINGS AND USES

The organization of buildings should meet the layout specified in this Guideline and also taking into consideration:

1. For large developments, establish a visual and functional focal point (e.g. town green, outdoor sculpture, water feature, landmark structure, park, etc.).
2. For property with more than one building on a site, develop a coherent architectural site plan with an organized composition (e.g. buildings clustered around a central space/focal point or configured in a linear pattern).
3. Arrange multiple buildings so that their primary orientation complements one another.
4. Locate uses that generate more pedestrian activity (e.g., restaurants, retail stores) at the street level and less active uses on upper floors.
5. Where nearby buildings establish a defined relationship to the street, new buildings should maintain the rhythm of building setbacks and front yard composition and foster a strong street edge.

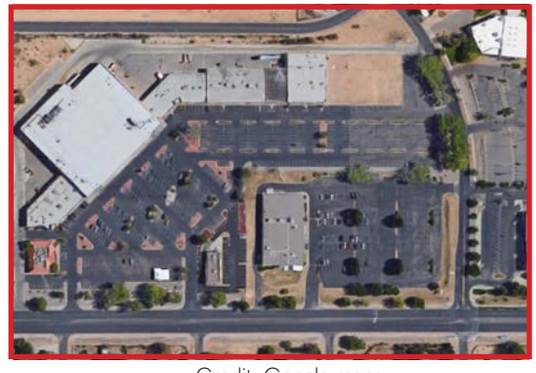
Recommended



La Joya - Credit: FBT Architects

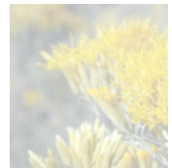
- Clustered, mixed use development concept, with commercial buildings sharing a common parking lot and a single curb cut.
- Sidewalks and few driveway crossings reduce vehicle conflicts with pedestrians and bicyclists. Internal paths connect uses within a site and with adjacent properties.

Not Recommended



Credit: Google maps

- Separate uses on one lot are isolated from each other by a large, formless parking lot.
- The site offers no pedestrian amenities for walking through the parking lot or to adjacent uses.



BUILDING COMPOSITION

1. Multi-story buildings are encouraged. Single story buildings should be articulated with design features discussed in these Guidelines. Multi-story buildings shall be limited in height to 32 feet.

2. Break large building volumes into smaller forms to lessen the total building mass. Step back and forth with smaller sub-masses. Use one-story projections with arcades or porches on two and three-story buildings, and address the pedestrian scale at the street level.

Recommended



Credit: FBT Architects

- Mixed building elements and materials help compose a distinctive architectural theme

Not Recommended



Credit: Google Maps

- Plain building front, minimal windows, and long blank wall offer no visual interest.
- Mechanical equipment on the roof is visible at street level.
- Single-story building and deep setback provides no sense of enclosure.

BUILDING MATERIALS

The combination of the Southwest traditional and a touch of contemporary materials, will create an interesting and modern aesthetic to the Chamisa Hills Community. The following elements should be considered:

1. Use traditional building materials that weather naturally, such as stone.
2. Aesthetically appealing finishes like stucco beautifully transform the building appearance, while also extending the building's life span and durability.
3. Use materials that have texture, pattern, or lend themselves to a high quality of detailing.
4. Use durable, eco-friendly materials whenever possible.
5. Mix building materials where appropriate to add visual interest to the exterior.
6. Avoid metallic and reflective materials; natural colors and earth tones are preferred.
7. Contemporary forms and materials are welcome as long as they reinterpret and echo the region's traditional design forms and materials.

Recommended



Credit: FBT Architects

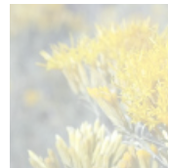
- Southwest Contemporary style
- Mix of materials and colors
- Durable materials

Not Recommended



Credit: Holzer-Kobler

- Homogeneous materials
- Lack of textures, patterns and colors
- Metallic and reflective materials



FACADE

The Southwest contemporary building should feature sleek, simple lines and a minimalist aesthetic, focusing on open and spacious environments. Maximizing natural light with large windows and glass doors, while unique materials like adobe and metal add character. Bold and dynamic color schemes that celebrate the natural beauty of the surrounding landscape are encouraged. The following elements should be considered:

1. Avoid unarticulated and monotonous facades that create blank walls. Incorporate materials, balconies, windows, etc. to prevent uninterrupted lengths of façade greater than 30 feet.
2. Vary the building footprint so there are pronounced changes in wall planes (5 feet or greater) so there are no straight walls longer than 75 feet facing a public street or parking area.
3. Create a variety of story heights along facades.
4. Provide clearly visible and identifiable entrances that are recessed or articulated with projected coverings. In mixed use buildings, distinguish entrances for upper floor residential or commercial uses through different facade treatments.
5. Windows should make up a minimum of 30% of the total area of the front facade. There should be a sufficient quantity of appropriately scaled windows and doors with a balanced spacing and rhythm. Retail storefronts should be modestly scaled, with vertically proportioned windows articulated with muntins. Windows and glass portions of doors should be clear, non-mirrored, and non-opaque glass.
6. When parking is located to the rear of a building, provide additional windows, lighting, and possibly an entrance to create a favorable impression of the uses within.
7. Use a variety of materials or patterns in the façade to add visual interest but limit the number to avoid visual overload.
8. Encourage shadow lines and patterns using architectural elements such as overhangs, projections, reveals, etc.
9. Strive for visual simplicity rather than complexity.

Recommended



Credit: FBT Architects

- Mix of materials and patterns
- Contemporary Southwestern design

Not Recommended



Photo: Matt Briney

- Pueblo style
- Spanish Revival
- Monotonous colors

Recommended



Credit: FBT Architects

- Access to daylight
- Mix of colors and materials

Not Recommended



Credit: Google maps - Rio Rancho

- Rigid elements and shapes
- Monotonous facade

ROOFS

To provide an expression of desired features that should meet the Southwest contemporary architecture and aesthetic, roofs should adhere to the following standards:

1. Alter roof forms and heights to break down large roof masses.
2. Overhangs and eaves should be incorporated.
3. Flat roofs with articulated parapets and architecture features that become an expression of the building façade are encouraged.
4. False gable-end shaped parapets, steep roof and mansard roofs are strongly discouraged and should be avoided.
5. Rooftop equipment should be concealed from ground view.
6. Use reflective materials to reduce the heat island effect.

Recommended



Credit: FBT Architects

- Southwest Contemporary style
- Canopy of photovoltaics
- Varied roof forms help to create a distinctive impression.
- Roof overhang provides safety from the elements and indicates building entrance.

Not Recommended



NMSU's Domenici Hall (Photo by Javier Gallegos/Kokopelli)

- Clay roof tiles
- Mansard roof
- Dutch gabled roof
- Gambrel roof

ACCESS MANAGEMENT

1. Combine curb cuts where feasible. New developments should generally have no more than one entrance and one exit per street.
2. For multiple building developments, one combined entrance/exit location is preferable at the main entrance to facilitate traffic movement. A landscaped traffic island is encouraged to separate in and out movements.
3. Reduce the number of conflict points between vehicles, between vehicles and pedestrians, and between vehicles and bicyclists to limit driver mistakes and possible collisions. For example, align driveways on opposite sides of the road and increase spacing between driveways where possible to increase driver reaction time.
4. Driveways too close to intersections can cause conflicts with traffic entering from side streets. Seek to preserve intersection capacity by locating access driveways away from intersections.

Recommended



Credit: Jaynes

- Traffic island with granite curbs and low-growth landscaping help to separate entering and exiting traffic while maintaining motorists' visibility.
- Trees in perimeter of parking lot provide autumn colors and summer shading as they mature.
- Single entrance serves multiple uses on adjoining lots, reducing the number of curb cuts.

Not Recommended



Credit: Google Maps

- Multiple curb cuts and broad openings present hazards to motorists.
- Minimal parking lot landscaping and parking in front of the building means pavement dominates the view of the property.
- Landscaping and curbing can help to channel traffic to defined driveway openings and limit conflicts with pedestrians and bicyclists.

DELIVERY AREAS

1. Vehicle access to delivery areas should be away from the primary face of buildings.
2. Locate loading areas away from primary visual corridors.
3. Shield loading docks and storage areas from view by separate structures matching the building's exterior or by opaque landscape buffers and fencing.
4. Provide walls, fences, or layered landscape buffer to muffle the noise impacts on nearby residential neighborhoods.

Recommended



Credit: FBT Architects

- Loading docks in the rear minimize noise from deliveries.
- Tree belt screens unsightly views from neighbors and absorbs sound.
- Consider proximity of residential uses and locate services to avoid noise.

Not Recommended



Credit: Google Maps

- Provide separation of trucks and cars to minimize conflicts.
- Inappropriate delivery location blocks traffic on a main thoroughfare.
- Orient service areas to not be visible from the public way.

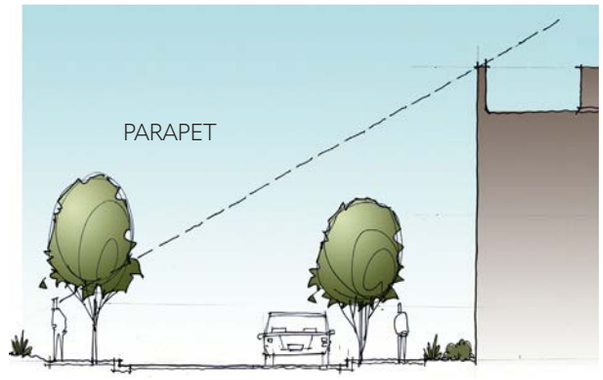
MISCELLANEOUS

a. ANTENNA AND TOWERS:

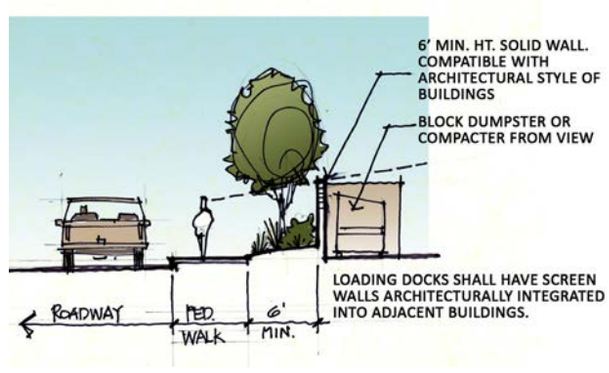
Freestanding cellular antenna and cell towers are prohibited. Antennas shall be integrated with buildings, light poles, existing utility structures and other public facilities.

b. MECHANICAL EQUIPMENT:

1. Mechanical equipment, including but not limited to cooling and heating systems, ventilation, antenna and other reception devices, shall be screened from street view through the use of parapets or other architectural elements of the same nature as the building's basic design, material, and color. The height of a screening element such as a parapet shall be uniform around the entire structure and shall be at least equal in height to the mechanical units being screened from view.
2. Mechanical equipment mounted on the ground shall be screened from street view with landscaping or fencing materials.
3. On-site utilities, including electrical, telephone, and communication wires and equipment shall be installed and maintained underground. Transformers, utility pads, cable TV, and telephone boxes shall be located out of view from public rights-of-ways or visually screened with vegetation, fences, or walls.



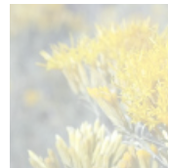
Mechanical Screening



Trash enclosure requirements

c. TRASH ENCLOSURE:

1. Trash enclosures shall utilize similar colors and materials to buildings. The design of the enclosure shall be compatible with the architectural theme of the site.
2. No refuse storage/collection areas will be allowed to be sited in close proximity to the front of a building. Refuse containers are to be sited so as to have at least 1 double loaded row of parking and associated drive isle between the lot and the primary building entrance/elevation. Refuse collection areas shall be enclosed within a six (6) to eight (8) foot tall masonry enclosure which is large enough to contain all refuse generated between collections.





ENGINEERING

7

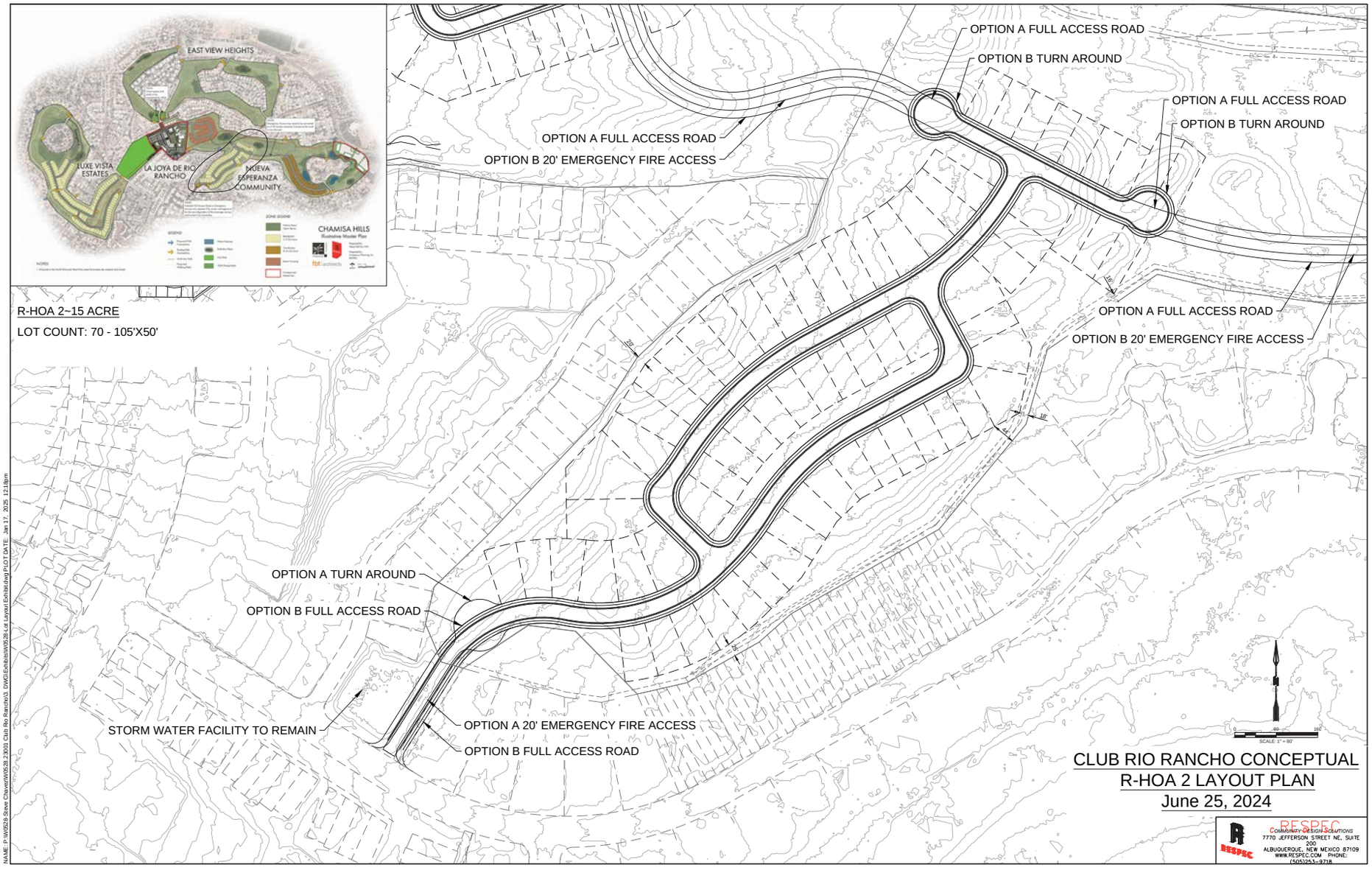
INFRASTRUCTURE

Roadways/Access

The project is served by existing surrounding roadways including: Country Club Drive – Currently a 2-lane divided roadway extending into the development from Southern Boulevard where it aligns with Sara Road at a signalized intersection. Country Club Drive is currently classified as a Minor Arterial from Southern Boulevard to Broadmoor Boulevard and as a Minor Collector from Broadmoor Boulevard north into the master plan area. Broadmoor Boulevard – Currently a 2-lane divided roadway extending from its roundabout style intersection with Country Club Drive north to a signalized intersection with High Resort Boulevard and continuing to Northern Boulevard and beyond. High Resort Boulevard – Currently a 4-lane divided roadway extending from a signalized intersection with Broadmoor Boulevard east to a signalized intersection with NM 528 (Pat D'Arco Highway).

Nueva Esperanza Community includes Residential Home Owners Associations (RHOA) 1-3. The R-HOA 1's main access will be from Eastlake Drive. This roadway has sufficient capacity for the limited number of lots taking access from this roadway.

R-HOA 2's main access is proposed to be from St. Andrews Drive. St. Andrews Drive has sufficient capacity to allow access to this residential community. This access does require that the applicant work with the City of Rio Rancho to acquire the land available for this access Right of Way. Tract B-1, Block 2 within Chamisa Greens Subdivision is owned by the City of Rio Rancho. This tract currently is used for detention ponding of storm water runoff from Chamisa Greens Subdivision as well as providing access to the old golf course acreage. The development proposes to reconfigure this area to allow for a standard local street to be constructed for access to this area of the development. The remaining portion of Tract B-1 would continue to serve the Chamisa Greens Subdivision with detention ponding. The development would need to work with the City of Rio Rancho to acquire this property, install improvements for access and dedicate the required Right of Way. Platting will be done in coordination with the City which will require review and an approval process. In the circumstance that the acquisition of this land is not possible then access would come from Pinnacle Drive and Eastlake Drive, utilizing an emergency fire lanes as internally access.



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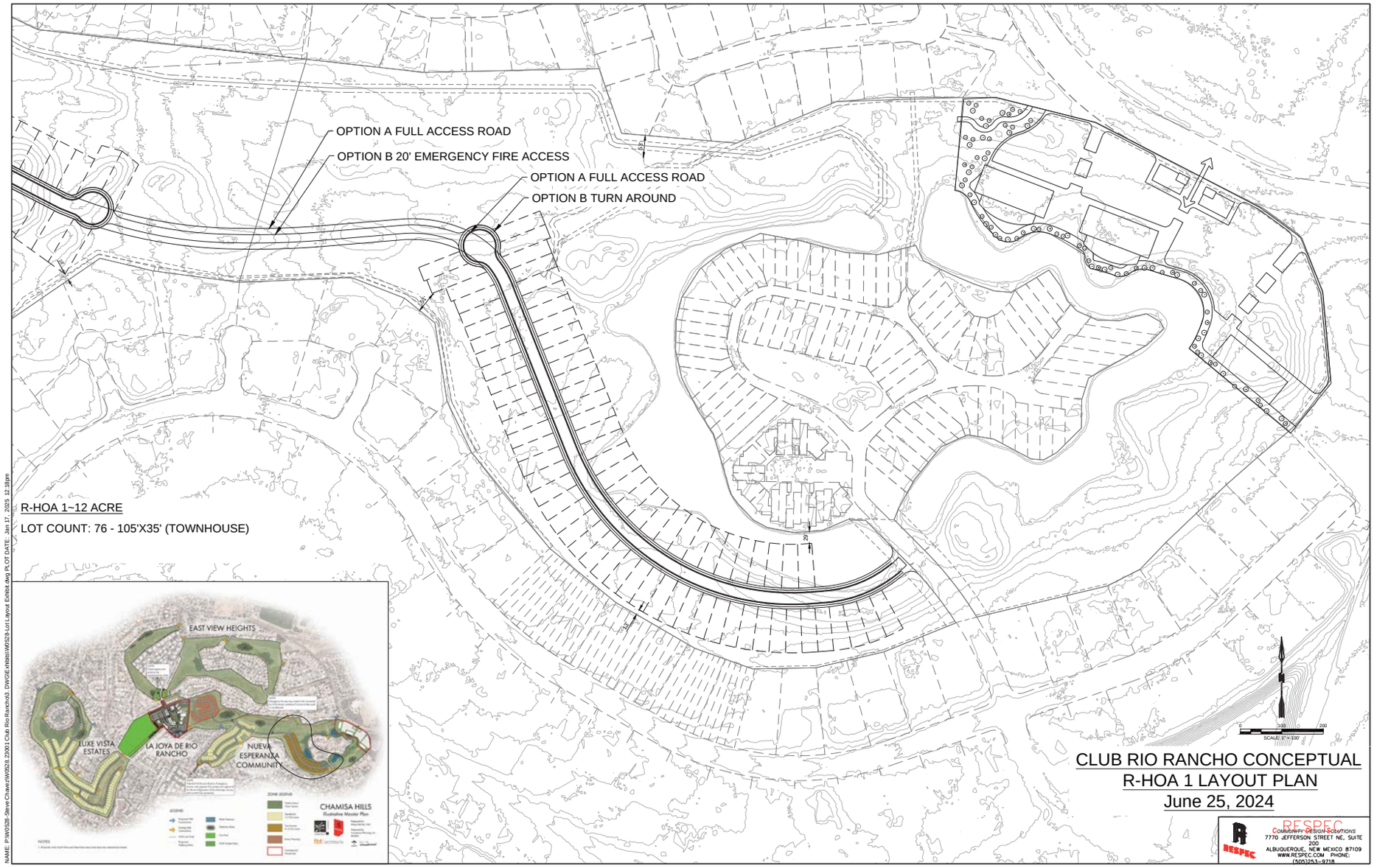
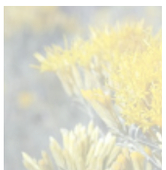
R-HOA 3's main access will be from an intersection aligned with Pinnacle Drive which has an intersection with High Resort Boulevard. Pinnacle Drive is currently contained within a 60' Right of Way and a street width of 43'. This roadway will be sufficient for anticipated traffic prior to development of the commercial area since no new residential development will access this street.

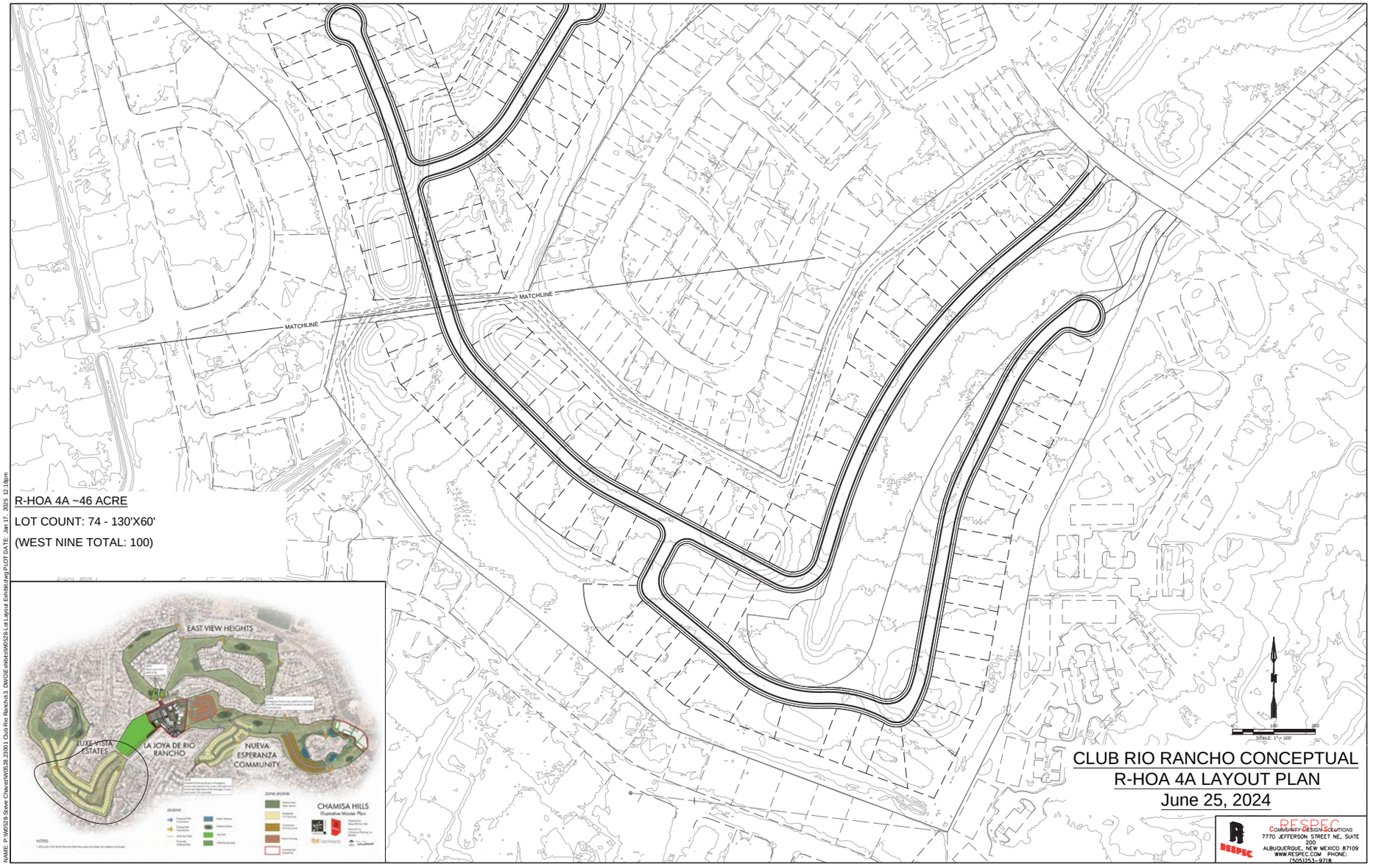
R-HOA 1, 2 and 3 will be joined by a 20' wide secondary access roadway sufficient for fire access to the development areas but not open to vehicle public use. This "fire access" will also serve as a pedestrian pathway as well.

The Luxe Vista Estates designated as R-HOA 4 will access directly to Broadmoor Boulevard. It is anticipated that the connection to Broadmoor Boulevard will include improvements to provide a full intersection including a left turn deceleration lane at this location. A traffic analysis should be performed prior to development to determine any other improvements that may be warranted by this development. A 20' wide secondary access roadway sufficient for fire access will be provided at the north end of this development. This access will not be open to public vehicular use and will also serve as a pedestrian pathway through the open space in this area.

Development within La Joya De Rio Rancho designated as C-POA 2 has been designed to allow traffic to travel north/south through this area, but it will be very slow and difficult to discourage use for cut through traffic. Specific measures to ensure that cut through traffic will include on-street parking, reduced speed limit, one way central plaza, pedestrian speed tables, etc. C-POA 2 will need to consider restriping of Pinnacle Drive to determine the need for left turn deceleration lanes at roadway intersections. All access will comply with Safety Association Manual (SAMM) spacing, and the Design Process Manual (DPM) Volume II Chapter II.3


OPTION A FULL ACCESS ROAD
OPTION B 20' EMERGENCY FIRE ACCESS
OPTION A FULL ACCESS ROAD
OPTION B TURN AROUND
R-HOA 1~12 ACRE
LOT COUNT: 76 - 105'X35' (TOWNHOUSE)
EAST VIEW HEIGHTS
LUXE VISTA ESTATES
LA JOYA DE RIO RANCHO
NUEVA ESPERANZA COMMUNITY
CHAMISA HILLS
CLUB RIO RANCHO CONCEPTUAL
R-HOA 1 LAYOUT PLAN
June 25, 2024
RESPEC
COMMUNITY DESIGN SOLUTIONS
7770 JEFFERSON STREET NE, SUITE 200
ALBUQUERQUE, NEW MEXICO 87109
WWW.RESPEC.COM PHONE: (505)253-9718




MATCHLINE
MATCHLINE
R-HOA 4A ~46 ACRE
LOT COUNT: 74 - 130'X60'
(WEST NINE TOTAL: 100)
EAST VIEW HEIGHTS
LUXE VISTA ESTATES
LA JOYA DE RIO RANCHO
NUEVA ESPERANZA COMMUNITY
CHAMISA HILLS
Illustrative Master Plan
CLUB RIO RANCHO CONCEPTUAL
R-HOA 4A LAYOUT PLAN
June 25, 2024
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COMMUNITY DESIGN SOLUTIONS
7770 JEFFERSON STREET NE, SUITE 200
ALBUQUERQUE, NEW MEXICO 87109
WWW.RESPEC.COM PHONE: (505)253-0718



R-HOA 4B~46 ACRE

LOT COUNT: 36- 130'X60'

(WEST NINE TOTAL: 100)

MATCHLINE

MATCHLINE

CLUB RIO RANCHO CONCEPTUAL
R-HOA 4B LAYOUT PLAN
June 25, 2024

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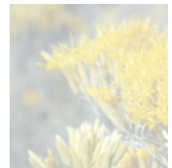
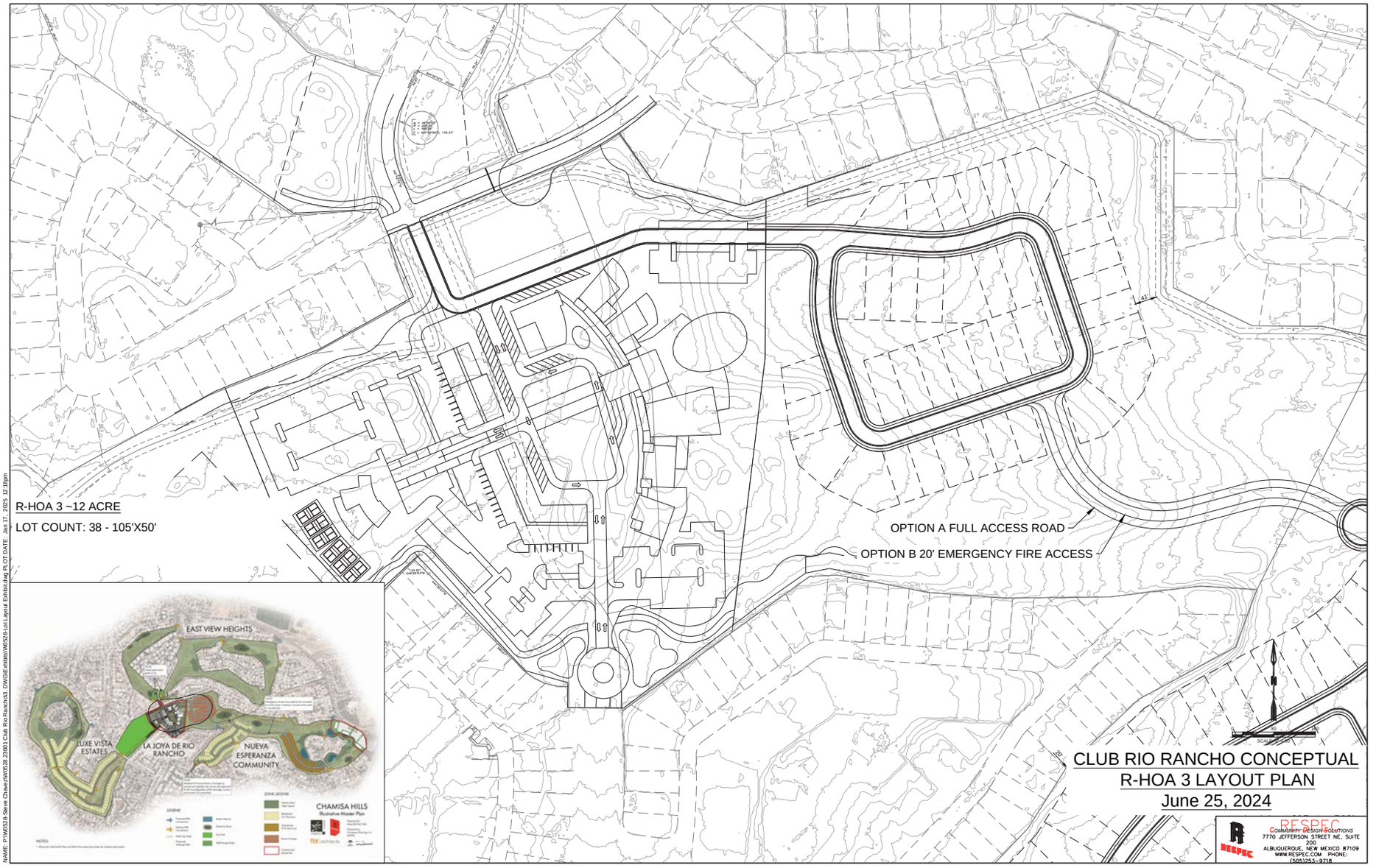
NAME: P:\WO\528-Steve Chavez\WO\528.23\001 Club Rio Rancho\3. DWG\Exhibits\WO528.Lot Layout Exhibit.dwg PLOT DATE: Jan 17, 2025 12:18pm




R-HOA 3 ~12 ACRE
LOT COUNT: 38 - 105'X50'
OPTION A FULL ACCESS ROAD
OPTION B 20' EMERGENCY FIRE ACCESS
EAST VIEW HEIGHTS
LUXE VISTA ESTATES
LA JOYA DE RIO RANCHO
NUEVA ESPERANZA COMMUNITY
CHAMISA HILLS
Illustrative Master Plan
CLUB RIO RANCHO CONCEPTUAL
R-HOA 3 LAYOUT PLAN
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DRAINAGE

Historic/Existing Conditions

The existing watershed including the former golf course area and some surrounding community areas, such as The Islands @ Rio Rancho, currently discharge to the existing ponds surrounding "The Islands @ Rio Rancho" community. These existing ponds are currently undergoing remediation efforts per agreements with the New Mexico Environmental Department (NMED). These ponds currently serve as retention ponds for storm water runoff. Downstream storm drainage systems were not designed to accommodate storm water runoff from this watershed.

Most of the Luxe Vista Estates development area currently discharges to the East Black Arroyo located in an established drainage easement located just south of Slice Court. The former ponds surrounding "The Enclave" community are subject to NMED coordination and a subsequent remediation agreement. The ponds continue to serve as retention ponds for the existing surrounding communities including "The Enclave".

The East View Heights area including the former golf course and the surrounding communities were developed over the past several decades. The existing drainage mitigation for the area is such that some of the surrounding communities storm water discharge drains to the old golf course acreage and some of the golf course acreage drains to the roadway and storm drain network through the surrounding communities.

The purposed neighborhood park area currently drains to the southwest and into a sidewalk culvert discharging into Broadmoor Boulevard. Any increase in runoff should be reduced to existing flow rates by detention ponding and released in the manner of the existing flows.

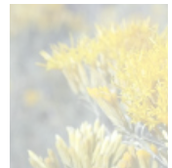
Proposed Conditions

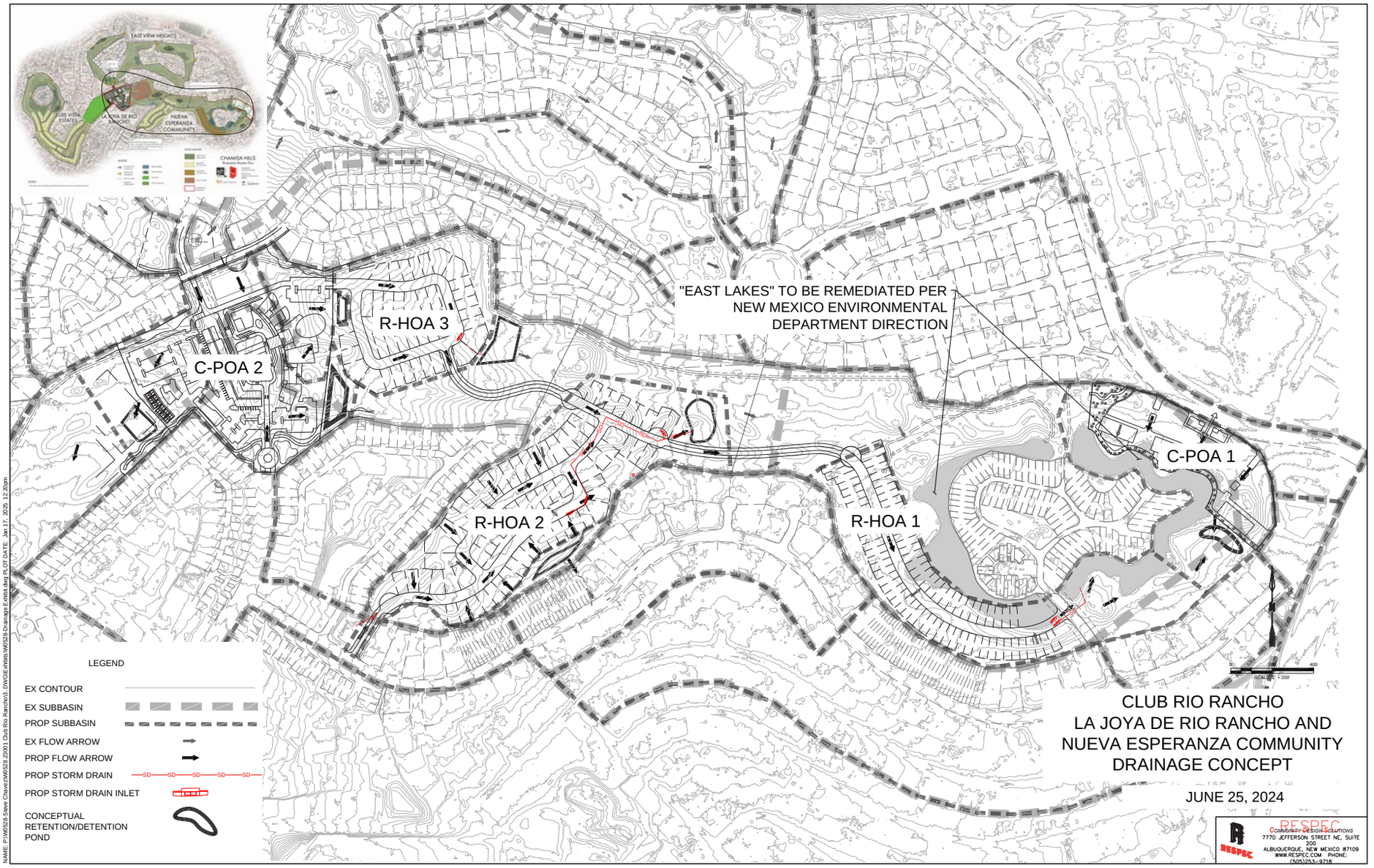
A detailed master drainage plan and final determination of the remediation and storm water mitigation for this entire watershed should be completed prior to development of any of these areas. The Chamisa Hills Business Park, Nueva Esperanza Community and at least a portion of the La Joya De Rio Rancho development storm water will continue to discharge into the existing ponds. Portions of the La Joya De Rio Rancho development area, such as the parking area and westerly areas may drain to separate ponding areas depending on final design. The use of detention/retention ponds for individual areas and the infrastructure required to convey storm water runoff to the ponds should be determined with the completion of the master drainage plan. Due to the lack of capacity in the NM 528 storm drain system downstream of this site, retention ponding is required. This is consistent with the retention ponding in place for the existing condition.

The East View Heights is to remain undeveloped and therefore existing storm water runoff conditions will remain unchanged. This area currently drains to the existing ponds, roadway networks and storm drainage systems and will continue to do so.

The Luxe Vista Estates (R-HOA 4) development will provide detention ponding to reduce the storm water runoff from the site such that it does not exceed the existing discharge rate. The site will continue to discharge to the East Black Arroyo at the existing discharge location. The East Black Arroyo is a Southern Sandoval County Arroyo Flood Control Authority (SSCAFCA) facility and coordination and approval will be required. This development area is also impacted by offsite flow from an existing neighborhood, Country Club Hills, located north of this development. A portion of this neighborhood currently discharges via surface flow and storm drain flow into this area. This offsite runoff will continue to be accommodated by this development.

The former ponds surrounding "The Enclave" community will continue to serve as retention ponds for the existing surrounding communities including "The Enclave". Some adjacent surrounding "open space" acreage also discharges storm water to these ponds and will continue to do so. No increase in storm water runoff into these ponds is anticipated.





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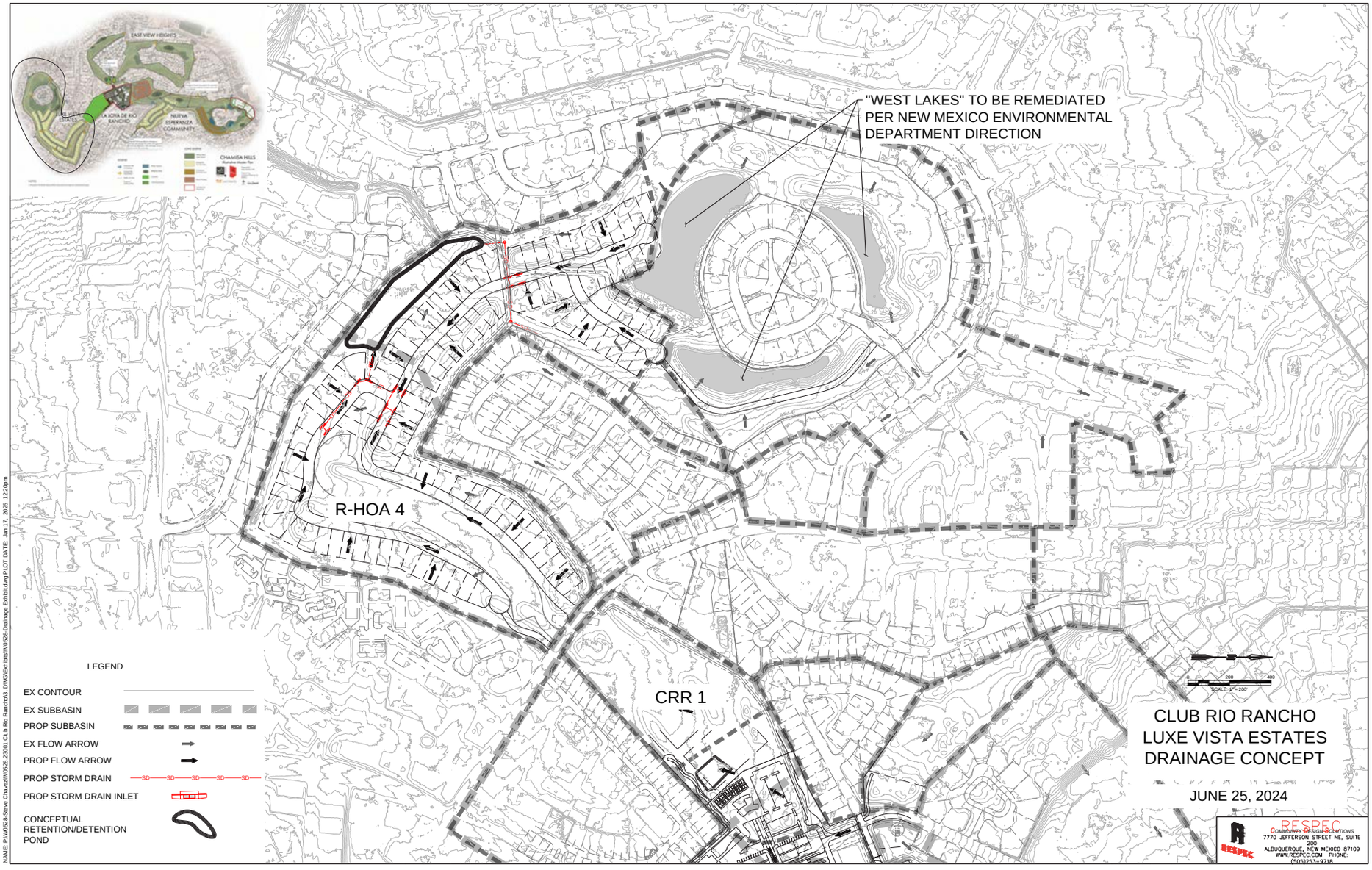
"WEST LAKES" TO BE REMEDIATED PER NEW MEXICO ENVIRONMENTAL DEPARTMENT DIRECTION
R-HOA 4
CRR 1
LEGEND
EX CONTOUR
EX SUBBASIN
PROP SUBBASIN
EX FLOW ARROW
PROP FLOW ARROW
PROP STORM DRAIN
PROP STORM DRAIN INLET
CONCEPTUAL RETENTION/DETENTION POND
CLUB RIO RANCHO
LUXE VISTA ESTATES
DRAINAGE CONCEPT
JUNE 25, 2024
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COMMUNITY DESIGN SOLUTIONS
7770 JEFFERSON STREET NE, SUITE 200
ALBUQUERQUE, NEW MEXICO 87109
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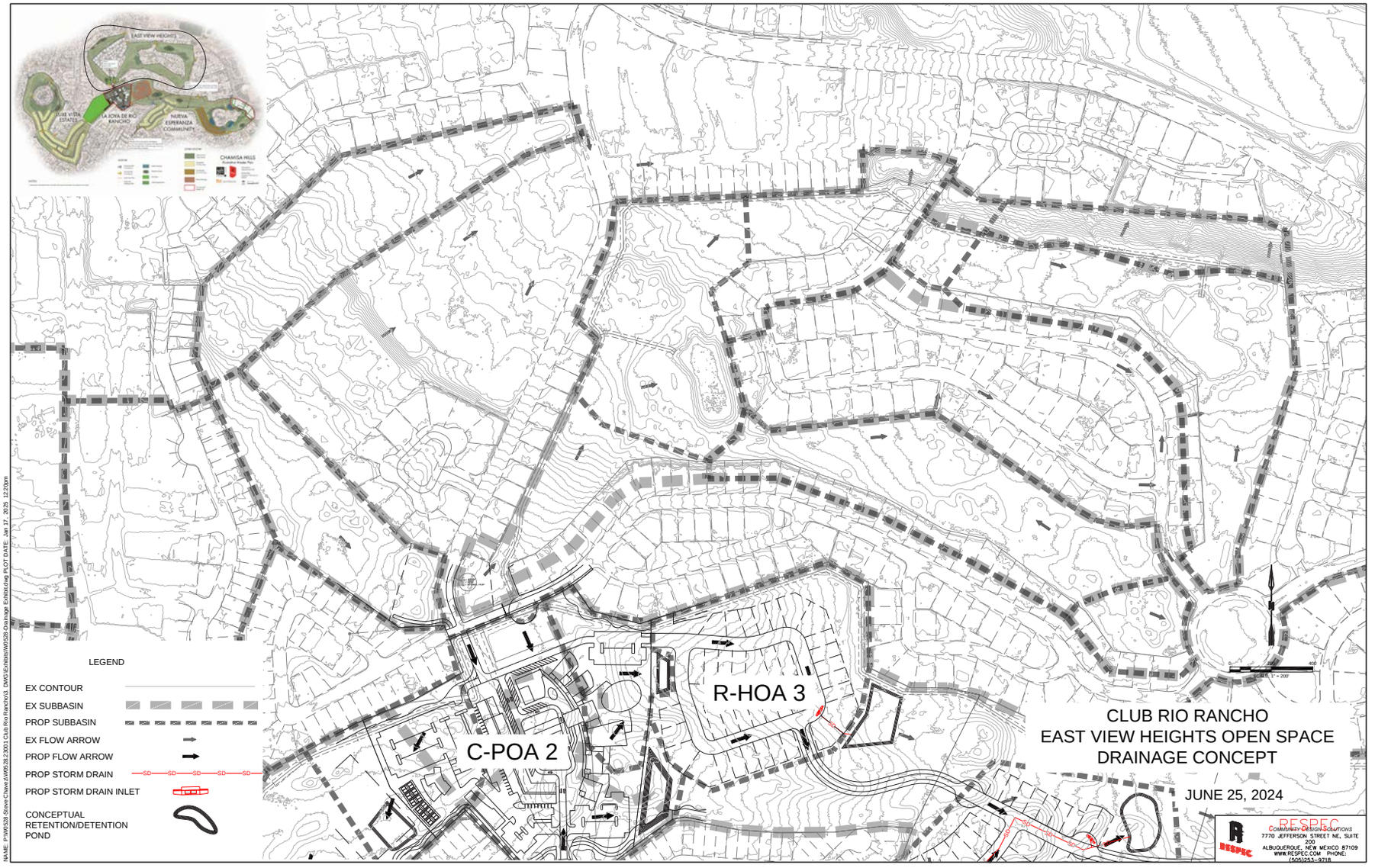

LEGEND
EX CONTOUR
EX SUBBASIN
PROP SUBBASIN
EX FLOW ARROW
PROP FLOW ARROW
PROP STORM DRAIN
PROP STORM DRAIN INLET
CONCEPTUAL RETENTION/DETENTION POND
C-POA 2
R-HOA 3
CLUB RIO RANCHO
EAST VIEW HEIGHTS OPEN SPACE
DRAINAGE CONCEPT
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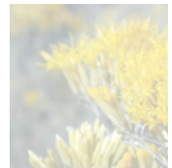
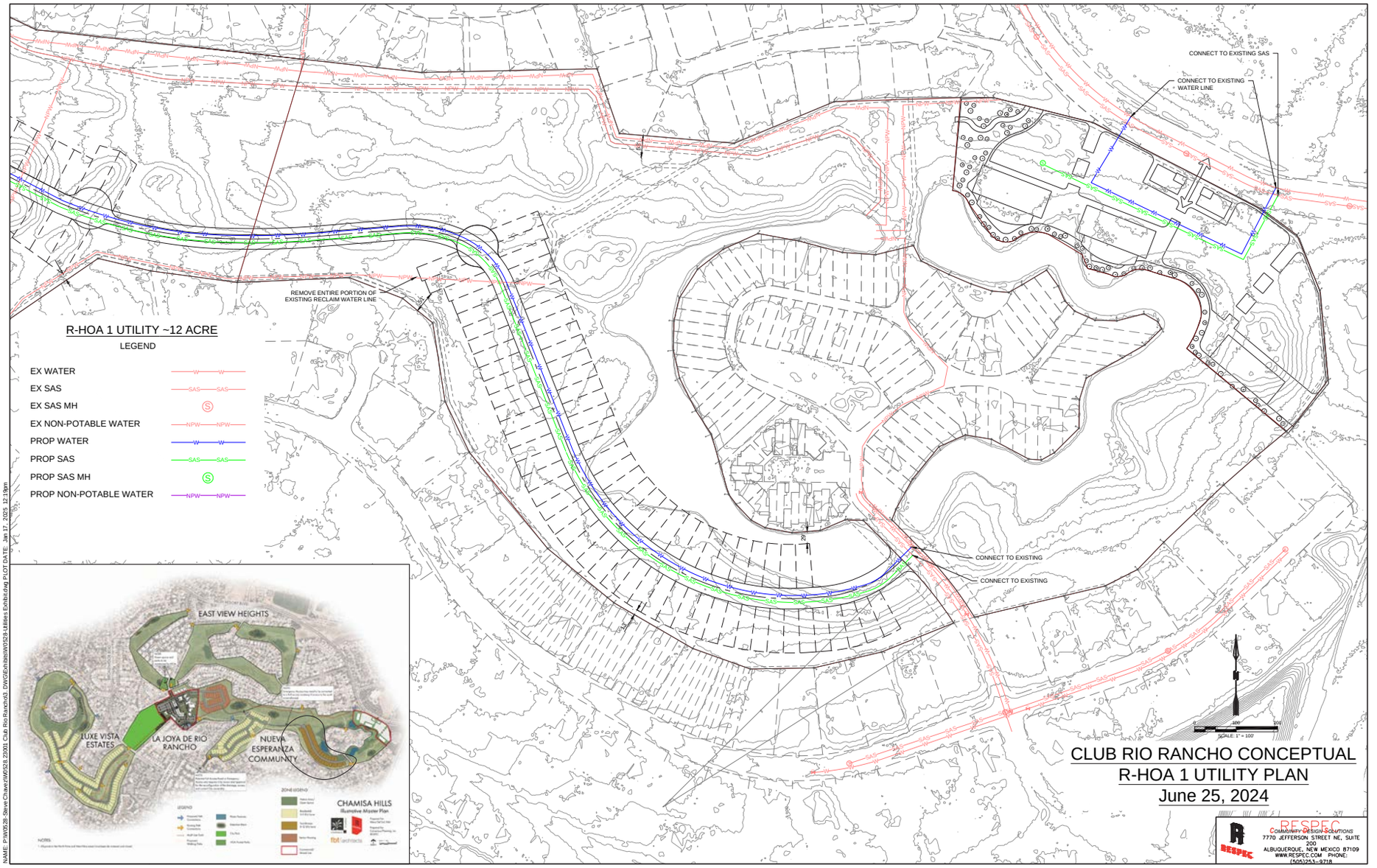
UTILITIES

Water, Sanitary Sewer and other "dry" utilities are available throughout the master planned area. An approved "water and sewer availability" will be required for each area of the development prior to subsequent approvals such as preliminary plats and site plans. The Nueva Esperanza Community separate utilities between RHOA 1-3. The R-HOA 1 can be served by a water line and a gravity sanitary sewer extension from Eastlake Drive. The R-HOA 2 can be served by a water line and a gravity sanitary sewer extension from R-HOA 1 west to R-HOA 2. A secondary water line connection can be made at St. Andrews Drive to provide redundancy in the system for both R-HOA 1 and R-HOA 2. R-HOA 3 can be served by a water line and a gravity sanitary sewer extension from R-HOA 2 to R-HOA 3. A secondary water line connection can be made at an existing 8" waterline located within the proposed C-POA 2 area.

The Luxe Vista Estate governed by R-HOA 4 can be served by a waterline connection at both Broadmoor Boulevard and West Island Drive, providing a looped system to serve this community. Sewer can be served by a gravity sewer system connection to an existing gravity line entering this community area from Slice Court.

The Chamisa Hills Business Park governed by C-POA 1 can be served by extending water and sewer service from the existing waterline and gravity sewer located with High Resort Boulevard. The La Joya De Rio Rancho governed by C-POA 2 can be served by the existing waterline located within this commercial development area. It can be served by the existing gravity sewer located in Country Club Boulevard or by extending the sanitary sewer to this area from R-HOA 3. All utilites are compliant with Design Process Manual (DPM) Volume II Chapter II.4 and City ordinance Title V.




CONNECT TO EXISTING SAS
CONNECT TO EXISTING WATER LINE
REMOVE ENTIRE PORTION OF EXISTING RECLAIM WATER LINE
R-HOA 1 UTILITY ~12 ACRE
LEGEND
EX WATER
EX SAS
EX SAS MH
EX NON-POTABLE WATER
PROP WATER
PROP SAS
PROP SAS MH
PROP NON-POTABLE WATER
CONNECT TO EXISTING
CONNECT TO EXISTING
EAST VIEW HEIGHTS
LUXE VISTA ESTATES
LA JOYA DE RIO RANCHO
NUEVA ESPERANZA COMMUNITY
CHAMISA HILLS
Illustrative Master Plan
SCALE: 1" = 100'
CLUB RIO RANCHO CONCEPTUAL
R-HOA 1 UTILITY PLAN
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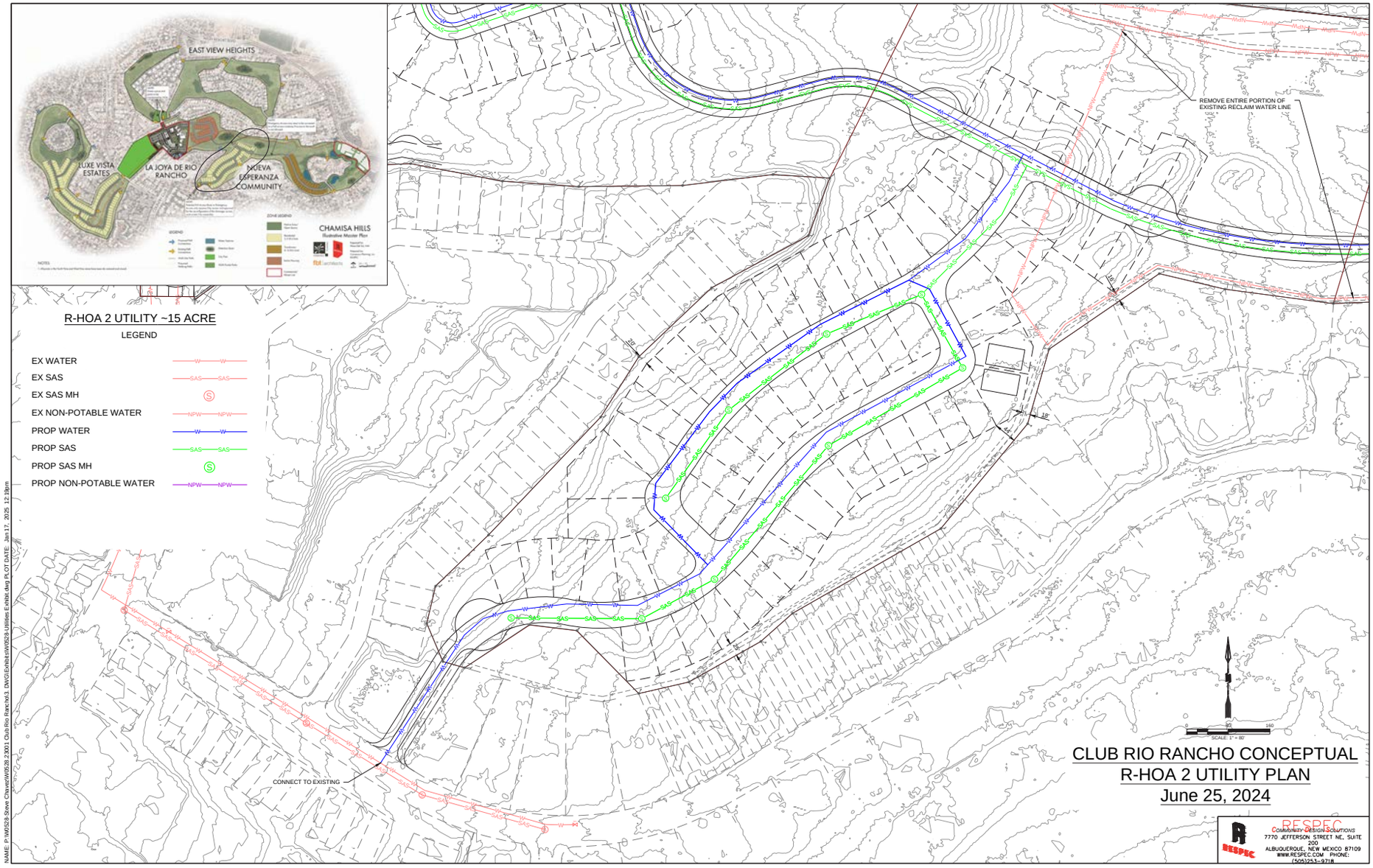
EAST VIEW HEIGHTS
LUXE VISTA ESTATES
LA JOYA DE RIO RANCHO
NUEVA ESPERANZA COMMUNITY
CHAMISA HILLS
Illustrative Master Plan
R-HOA 2 UTILITY ~15 ACRE
LEGEND
EX WATER
EX SAS
EX SAS MH
EX NON-POTABLE WATER
PROP WATER
PROP SAS
PROP SAS MH
PROP NON-POTABLE WATER
REMOVE ENTIRE PORTION OF EXISTING RECLAIM WATER LINE
CONNECT TO EXISTING
CLUB RIO RANCHO CONCEPTUAL
R-HOA 2 UTILITY PLAN
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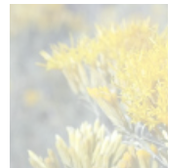

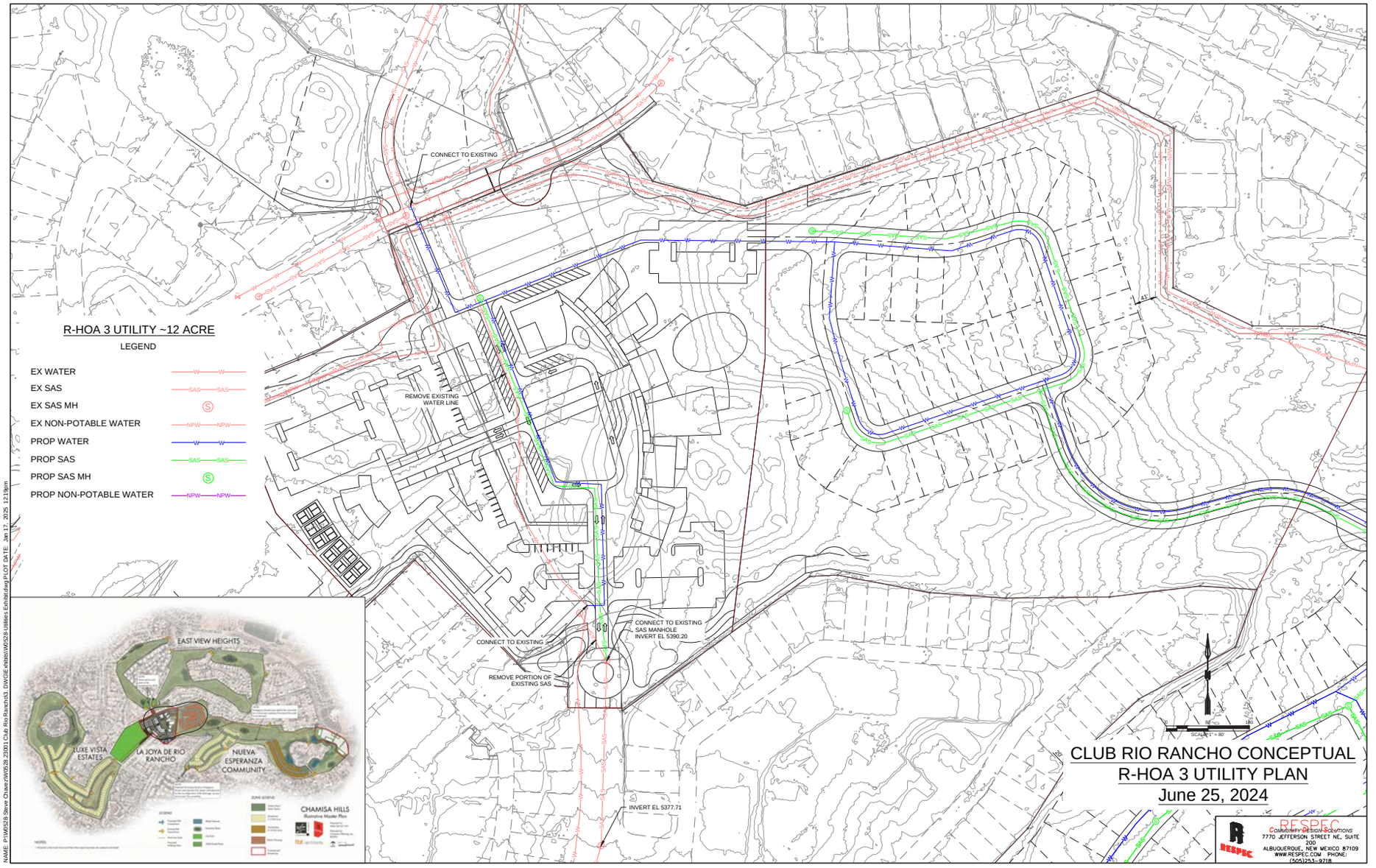
R-HOA 3 UTILITY ~12 ACRE
LEGEND
EX WATER
EX SAS
EX SAS MH
EX NON-POTABLE WATER
PROP WATER
PROP SAS
PROP SAS MH
PROP NON-POTABLE WATER
CONNECT TO EXISTING
REMOVE EXISTING WATER LINE
CONNECT TO EXISTING SAS MANHOLE INVERT EL 5390.20
CONNECT TO EXISTING
REMOVE PORTION OF EXISTING SAS
INVERT EL 5377.71
EAST VIEW HEIGHTS
LUXE VISTA ESTATES
LA JOYA DE RIO RANCHO
NUEVA ESPERANZA COMMUNITY
CHAMISA HILLS
CLUB RIO RANCHO CONCEPTUAL
R-HOA 3 UTILITY PLAN
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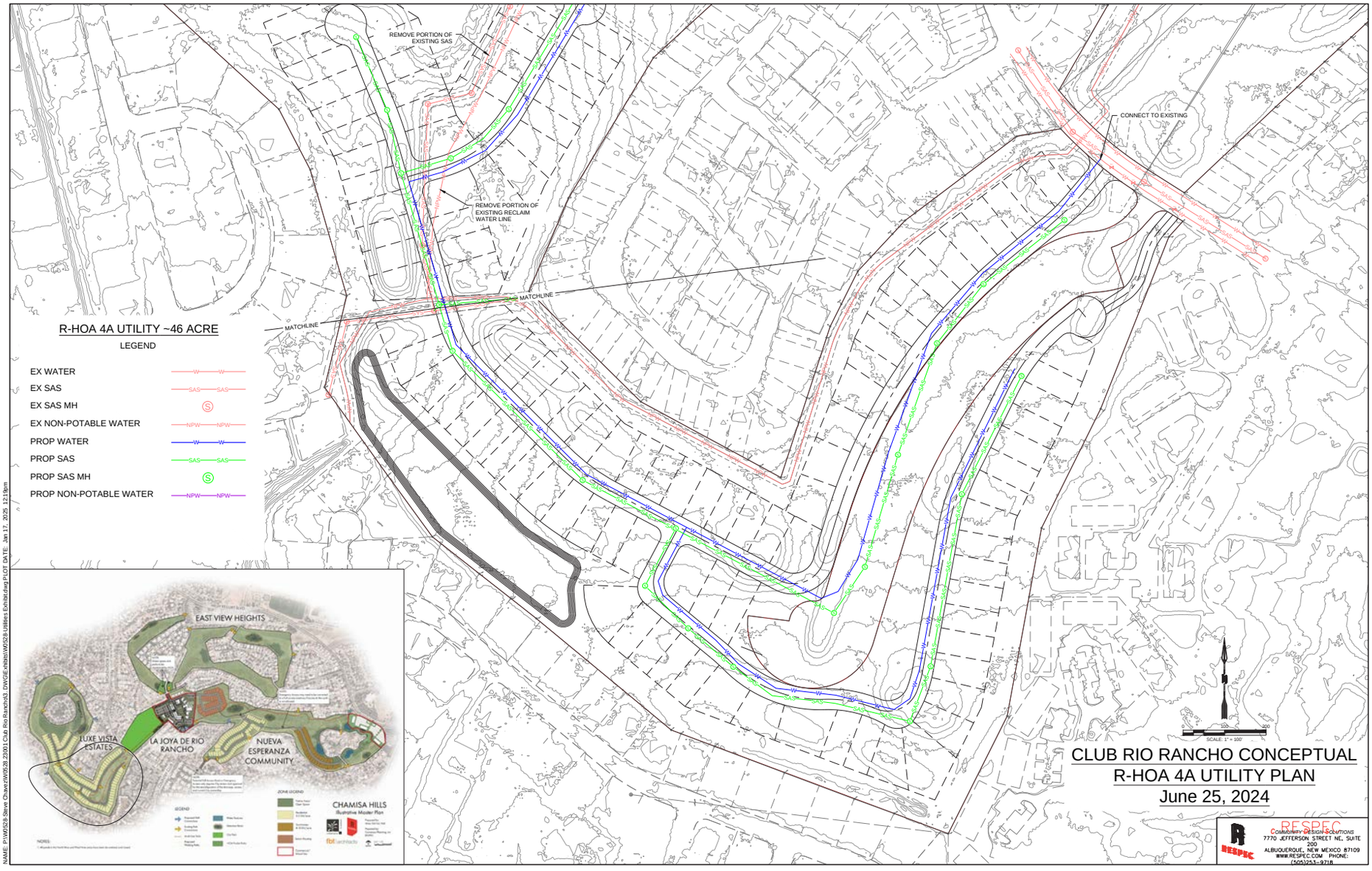
REMOVE PORTION OF EXISTING SAS
REMOVE PORTION OF EXISTING RECLAIM WATER LINE
CONNECT TO EXISTING
MATCHLINE
MATCHLINE
R-HOA 4A UTILITY ~46 ACRE
LEGEND
EX WATER
EX SAS
EX SAS MH
EX NON-POTABLE WATER
PROP WATER
PROP SAS
PROP SAS MH
PROP NON-POTABLE WATER
EAST VIEW HEIGHTS
LUXE VISTA ESTATES
LA JOYA DE RIO RANCHO
NUEVA ESPERANZA COMMUNITY
CHAMISA HILLS
Illustrative Master Plan
SCALE: 1" = 100'
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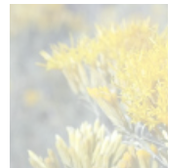



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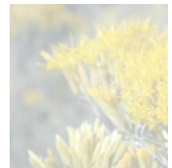



CONCLUSION & ACKNOWLEDGMENT

8

The golf course shut down the North Nine in 2013 and eventually closed entirely in 2016. The property has been vacant since then. The clubhouse was destroyed by arson fire in 2019. The former clubhouse property has been graded to be consistent with the surrounding topography.

As a part of the closure of the golf course, the ownership has closed and dewatered that former irrigation lakes associated with the operation of the course. The ownership has, and continues to work with the New Mexico Environment Department to close out the permits associated with these lakes ensuring that there are no remaining environmental issues.

City of Rio Rancho approved a Zone Map Amendment for the property on April 18, 2018 changing the zoning from Special Use for Golf Course to Special Use for Planned Residential Development (SU for PRD).

The plan includes two separate commercial areas that will serve the new residents, surrounding neighborhoods, and the City as a whole. The La Joya De Rio Rancho town center will provide higher density residential, mixed use buildings, restaurants, retail, and services. The Chamisa Hills Business Park, the new commercial adjacent to High Resort Boulevard will provide retail and office space to serve the community at large.

The plan provides various residential options, open space, and parks to complement the employment draw to the area. The Nueva Esperanza Community accommodates housing types for seniors, townhomes, and single-family houses. The Luxe View Estates provides single-family homes.

The Plan shall include land donation for a regional park, 2 smaller neighborhood parks, and extension open space within the East View Heights. Home Owner Associations are designed into the Master Plan for future and continuous operations and maintenance. There will be landscape improvements supplemented by enhanced access with walking trails connecting each subdivision.

We would like to acknowledge the surrounding neighborhood associations and residents for their comments and feedback. Specifically, North Nine Neighborhood Association, The Islands at Rio Rancho Association, West Nine Neighborhood Association, and Stonehenge of High Resort Home Owners Association. Additionally, recognize the public entities for their support and assistance including SEA (Sandoval Economic Alliance), Southern Sandoval County Arroyo Flood Control Authority (SSCAFCA), Rio Rancho Police Department, and New Mexico Environmental Department.





APPENDICES

9

94 APPENDIX A:
AWDT ANALYSIS

138 APPENDIX B:
CITY OF RIO RANCHO
ORDINANCE NO. 10
ENACTMENT NO. 02-007

152 APPENDIX C:
CITY OF RIO RANCHO
ENACTMENT NO. 18-06

162 APPENDIX D:
PUBLIC IMPROVEMENT
DISTRICT MEMO

172 APPENDIX E:
COMMUNITY SUPPORT
LETTERS

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APPENDIX A: AWDT ANALYSIS

November 24, 2023

David Serrano, P.E., Deputy Director
Development Services / Engineering
City of Rio Rancho
3200 Civic Center Circle NE
Rio Rancho, NM 87144

Re: [#2023023] – Club Rio Rancho – Rio Rancho, NM

David:

Transmitted herewith is an electronic copy for your review and approval of the FINAL Preliminary Traffic AWDT Analysis for the proposed Club Rio Rancho development in Rio Rancho, NM

City of Rio Rancho comments dated October 24, 2023 have been addressed. A few of my responses to the comments are as follows:

Trip Generation – Comment was that "Peak Hour of generator is higher so determine with CoRR what to use."
Response: A Traffic Impact Study (TIS) is a report that evaluates the effects of a proposed development on the surrounding transportation network. One of the main factors that determines the need and scope of a TIS is the number of trips generated by the development **during the peak hour of the adjacent street traffic**. This is because the peak hour of the adjacent roadway system represents the worst-case scenario for traffic congestion and delay, and therefore the most critical time to assess the impacts and mitigation measures of the development. By using the peak hour of the adjacent street traffic, the TIS can ensure that the proposed development will not adversely affect the safety and efficiency of the existing and future traffic conditions. The peak hour of generator may not coincide with the peak hour of adjacent street traffic. An extreme example of that concept would be a church use. A church use is likely to generate high volumes of traffic on Sunday mornings, Sunday evenings, and Wednesday evenings. It will generate its highest volumes when the adjacent street system is not normally fully loaded. When a church generates is maximum traffic, the volumes on the adjacent street system is not at maximum. Thus, the trip generation rate during the peak hour of adjacent street traffic should and almost always is used in Traffic Impact Studies.

Also regarding trip generation rates, some comments were made related to the use of average rates versus fitted curve equations. First of all, the trip generation rate calculations use the average trip generation rate for all daily trips. There are two reasons for this. First, daily trips are no really used in the Traffic Impact Study for calculating anything. All calculations for delay, LOS, and queuing are based on hourly volumes. Daily traffic volumes just provide a rough approximation for the overall project daily trip generation rate. The purpose of this study was to focus on the daily trips only. The AM and PM Peak Hour trip generation rates will be used in a future Traffic Impact Study, but are not essential for this analysis. Secondly, regarding daily trip rates for residential uses, there is often a fitted curve equation provided with a relatively high R^2 value. However, when viewing the trip generation curve based on the fitted curve equation, it is clear that the trip generation results based on the fitted curve equation results in values that are too high for small

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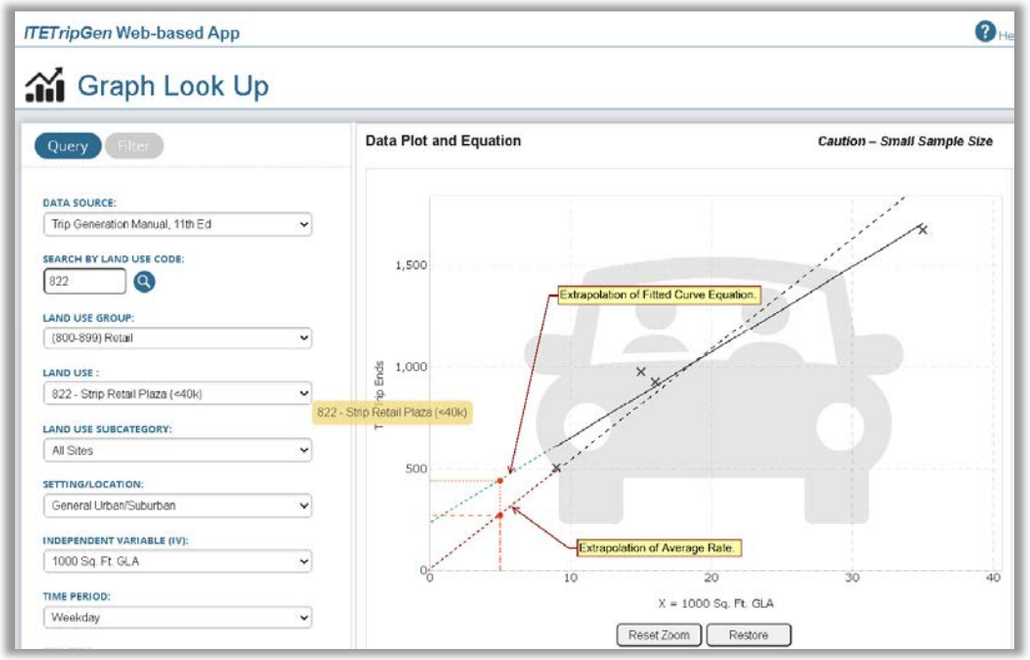
projects. As an example, the Retail Center has a proposed 5,000 s.f. Strip Retail Plaza <40K component. Below is the ITE Trip Generation Graph (11th Edition):



Note that as the fitted curve approaches zero square feet, it reports what seem to be excessively high trip generation rates so that if the building were only 100 square feet, it would still generated 250 trips per day. That rate seems highly improbable. Even though the R^2 value is 0.96, the average rate will provide a more reasonable trip generation value than the fitted curve equation.

There is time to work out the details of the AM and PM Peak Hour trip generation rates in the next few weeks while determining how to proceed from here. I think I heard you say that the City of Rio Rancho was not going to require a full Traffic Impact Study as a condition of Master Plan approval.

Finally, I submitted this analysis to Margaret Haynes at the New Mexico Department of Transportation District 3 office a few weeks ago, and I have attempted to follow up with her, but she has not yet responded to my attempts to contact her.

Thank you,

Terry O. Brown, P.E.

Cc: Travis Johnson, Traffic Engineer, City of Rio Rancho
Peter Prukop, Associated Engineer, City of Rio Rancho

Transmittal as noted

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July 15, 2024

David Serrano, P.E., Deputy Director
Development Services
City of Rio Rancho
3200 Civic Center Circle NE
Rio Rancho, NM 87144

Re: [#2023023] – Club Rio Rancho / Chamisa Hills (Broadmoor Blvd. / Country Club Dr.) Preliminary Analysis

Dear David:

This analysis aims to create a map depicting the additional daily traffic generated by the proposed Club Rio Rancho development on the adjacent transportation system by the proposed Club Rio Rancho / Chamisa Hills development located north of the intersection of Broadmoor Blvd. / Country Club Dr. Club Rio Rancho / Chamisa Hills is a proposed mixed-use development (residential, commercial, and office) that is located on the old Rio Rancho golf course. This document is not intended to serve as a Traffic Impact Study for the development Following is a conceptual plan for the project (also see Page A-2 in Appendxi):



Club Rio Rancho is proposed to be comprised of seven clusters of residential uses and two clusters of retail / office / residential uses (mostly retail). The clusters of residential uses have been designated a "Zones" for the purpose of this analysis. The following table defines each of the seven Zones and the two retail / office / residential areas:

Zone	No. Units		Description
A	0		Residential Units (Eliminated)
B	0		Residential Units (Eliminated)
C	0		Residential Units (Eliminated)
D	110		Residential Units (Reduced)
E	34		Residential Units
F	70		Residential Units
G	84		Residential Units
RETAIL 1	6,000 sq. ft.	Bldg. A	High Turnover Sit-Down Restaurant
RETAIL 1	6,000 sq. ft.	Bldg. A	High Turnover Sit-Down Restaurant
RETAIL 1	8,000 sq. ft.	Bldg. B	Strip Retail <40K
RETAIL 1	5,500 sq. ft.	Bldg. B	High Turnover Sit-Down Restaurant
RETAIL 1	5,500 sq. ft.	Bldg. B	Strip Retail <40K
RETAIL 1	36	Bldg. B	Multi-family Housing (Low-Rise)
RETAIL 1	3,000 sq. ft.	Bldg. C	High Turnover Sit-Down Restaurant
RETAIL 1	3,000 sq. ft.	Bldg. C	Strip Retail <40K
RETAIL 1	25	Bldg. C	Multi-family Housing (Low-Rise)
RETAIL 1	6,000 sq. ft.	Bldg. D	Strip Retail <40K
RETAIL 1	6,000 sq. ft.	Bldg. D	High Turnover Sit-Down Restaurant
RETAIL 1	8,000 sq. ft.	Bldg. E	Health / Fitness Club
RETAIL 1	8,000 sq. ft.	Bldg. F	High Turnover Sit-Down Restaurant
RETAIL 1	16	Bldg. G	Single-Family Detached Housing
RETAIL 2	72,000 sq. ft.	N/A	Small Office Building
RETAIL 2	6,000 sq. ft.	N/A	Strip Retail < 40K

NOTES: RETAIL 1 is also called La Joya de Rio Rancho (The Jewel of Rio Rancho).
RETAIL 2 is also called Enchanted Business Park.

A previous similar analysis showed residential development (single-family dwelling units) in Zones A, B, And C. Those proposed residential units have been eliminated from the project. Additionally, Zone D was reduced from a proposed 134 lots to 110 lots. Overall the number of residential trips generated by this project was reduced significantly. Retail commercial trips are unchanged.

A trip generation rate for the entire project (residential / commercial / office) was developed based on the Institute of Transportation Engineers' Trip Generation Handbook (11th Edition) and is attached to this letter of analysis in the Appendix on Pages A-5 through A-.29.

The new Club Rio Rancho daily trips were distributed onto the adjacent transportation system based on Mid-Region Council of Governments' Socioeconomic Data (2040 data set). The residential daily trips were distributed onto the adjacent transportation system proportional to the area-wide distribution of employment inversely proportional to the distance of the project from the employment subarea. The retail commercial and office trips were distributed onto the adjacent transportation system proportional to the distribution of population within a two-mile radius of the project. Trip Distribution results were then used to distribute the daily traffic onto the adjacent transportation system.

The following items are attached to this Letter of Analysis as Appendix pages:

- Page A-1: Vicinity Map
- Page A-2: Club Rio Rancho Master Plan
- Page A-3: Table of Uses for RETAIL 1 (La Joya de Rio Rancho)
- Page A-4: Table of Uses for RETAIL 2 (Enchanted Business Park)
- Page A-5: Trip Generation Summary Table
- Pages A-5 thru A-29: Trip Generation Worksheets for individual uses.
- Page A-30: DASZ Map for Distribution of retail commercial trips.
- Page A-31 thru A-33: Trip Distribution Table – Retail Commercial Trips

- Page A-35 thru A-36: Trip Distribution Table – Residential Trips
- Page A-37: Distribution of Daily Trips from Club Rio Rancho Table.
- Page A-38: Master Trip Generation Map (Daily Trips)

This Letter of Analysis serves to help the City of Rio Rancho assess whether a more extensive Traffic Impact Study will be necessary and to identify areas of concern for evaluation in future traffic studies. It is acknowledged that a full Traffic Impact Study will likely be required for this project and will be required at a future date when other planning / entitlement issues are resolved.

The Master Trip Generation Map and the Distribution of Daily Trips from Club Rio Rancho Table will provide the following information for evaluation:

1) Roadway Segment Number
2) Retail Daily Trips generated by Club Rio Rancho for each roadway segment.
3) Residential Daily Trips generated by Club Rio Rancho for each residential Zone and for each roadway segment.
4) Total Daily Trips generated by Club Rio Rancho for the total development for each roadway segment.
5) 2022 AWDT (Average Weekday Daily Traffic volumes) from the Mid-Region Council of Governments' Traffic Flow Map (2022).

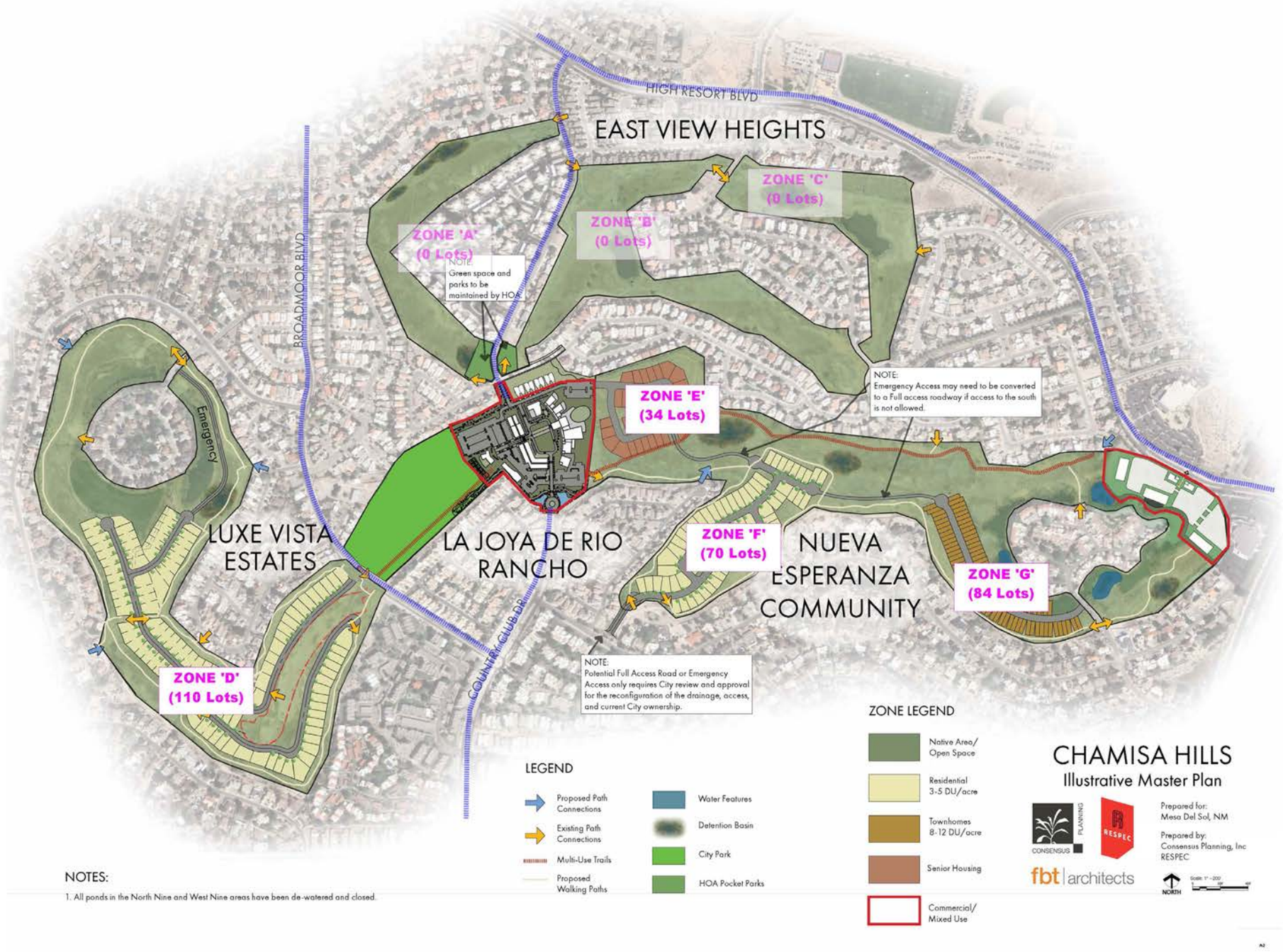
Please call me if you have questions or need additional information.

Best Regards,

Terry O. Brown, P.E.

Attachments as noted


Club
Rio
Rancho
High Resort Blvd.
Broadmoor Blvd.
Southern Blvd
Rio Rancho
NM 528
Lincoln Middle School
Vista Sandia Park
Rio Rancho Sports Complex


HIGH RESORT BLVD
EAST VIEW HEIGHTS
ZONE 'A'
(0 Lots)
NOTE
Green space and parks to be maintained by HOA
ZONE 'B'
(0 Lots)
ZONE 'C'
(0 Lots)
BROADMOOR BLVD
Emergency
ZONE 'E'
(34 Lots)
NOTE:
Emergency Access may need to be converted to a Full access roadway if access to the south is not allowed.
LUXE VISTA ESTATES
LA JOYA DE RIO RANCHO
ZONE 'F'
(70 Lots)
NUEVA ESPERANZA COMMUNITY
ZONE 'G'
(84 Lots)
COUNTRY CLUB DR
ZONE 'D'
(110 Lots)
NOTE:
Potential Full Access Road or Emergency Access only requires City review and approval for the reconfiguration of the drainage, access, and current City ownership.
LEGEND
Proposed Path Connections
Existing Path Connections
Multi-Use Trails
Proposed Walking Paths
Water Features
Detention Basin
City Park
HOA Pocket Parks
ZONE LEGEND
Native Area/ Open Space
Residential 3-5 DU/acre
Townhomes 8-12 DU/acre
Senior Housing
Commercial/ Mixed Use
CHAMISA HILLS
Illustrative Master Plan
CONSENSUS PLANNING
RESPEC
fbt | architects
Prepared for:
Mesa Del Sol, NM
Prepared by:
Consensus Planning, Inc
RESPEC
NORTH
NOTES:
1. All ponds in the North Nine and West Nine areas have been de-watered and closed.

Chamisa Hills Community

La Joya de Rio Rancho (The Jewel of Rio Rancho)

Club Rio Rancho

	GROSS SF	NET SF		PKG Factor	PKG Req'd.
Building A: Community Center	**40,000**				
Restaurant		6000		1/100	60
Banquet Room		6000		1/40	150
Seminar Rooms (2@4000)		8000		1/200	40
Building B: Retail/Living	**60,000**				
Restaurant		5500		1/100	55
Retail		5500		1/300	18
Living					
Efficiency		10	600	1.50	15
1 BR/1 BA		22	750	1.50	33
2BR/2BA		4	1,100	1.75	7
Building C: Retail/Living	**30,000**				
Restaurant		3000		1/100	30
Retail		3000		1/300	10
Living					
Efficiency		7	600	1.50	11
1 BR/1 BA		14	750	1.50	21
2BR/2BA		3	1,100	1.75	5
Building D: Retail/L… Restaurant	**10,000**				
Restaurant		6000		1/100	60
Retail		6000		1/300	20
Building E: Fitness	**6,000**	8000		1/200	40
Building F: Restaurant	**8,000**	8000		1/100	80
Building G: Duplex 8 x 2,000 SF	16,000				
Total:	**170,000**				
Parking Required					**655**
Parking Provided					
Garages					29
On-Street					66
Parking Lots					560
					655



DATE: August 15, 2023
OWNER: SC3 International, LLC.

Rio Rancho — Chamisa Hill Community

Design Concept

Scale: NTS

A-3 Page 01

fbt | architects

Enchanted Business Park



Enchanted Business Park

	GROSS SF
Building B: Office	
Office	24,000
Office	24,000
Office	24,000
Building C: Retail	
Retail	3,300
Retail	3,300
Total	78600
Parking Required	460
Parking Provided	
Garages	
On-Street	
Parking Lots	480

Site Data

Mixed Use Square Footage

Office buildings:	36,000 gsf each
Retail:	5,000 gsf each

Office/Retail Parking Requirements

Office:	1/300 sf = 360 spaces
Retail:	1/100 sf = 100 spaces
Total Required:	460 spaces
Total Provided:	480 spaces

Legend:

A Parking
B Office Building
C Retail

fbt | architects

DATE: August 15, 2023
OWNER: SC3 International, LLC.

Rio Rancho — Chamisa Hill Community

Design Concept

Scale: NTS

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Club Rio Rancho / Chamisa Hills - July 2024 Plan

Trip Generation Data (ITE Trip Generation Manual - 11th Edition)

COMMENT	ZONE	USE (ITE CODE) / DESCRIPTION		24 HR VOL GROSS	A. M. PEAK HR. ENTER	A. M. PEAK HR. EXIT	P. M. PEAK HR. ENTER	P. M. PEAK HR. EXIT
		Summary Sheet	Units					
North Nine	A	Single-Family Detached Housing (210)	0	-	-	-	-	-
North Nine	B	Single-Family Detached Housing (210)	0	-	-	-	-	-
North Nine	C	Single-Family Detached Housing (210)	0	-	-	-	-	-
West Nine	D	Single-Family Detached Housing (210)	0	-	-	-	-	-
Luxe Vista	D	Single-Family Detached Housing (210)	110	1,037	21	60	68	40
East Nine	E	Single-Family Detached Housing (210)	35	330	7	21	23	14
Nueva Esperanza	F	Single-Family Detached Housing (210)	75	707	15	42	48	28
Nueva Esperanza	G	Single-Family Detached Housing (210)	85	802	17	48	54	32
Building A	Retail Center	High Turnover (Sit-Down) Restaurant (932)	6.00	643	32	26	33	21
Building A	Retail Center	High Turnover (Sit-Down) Restaurant (932)	6.00	643	32	26	33	21
Building B	Retail Center	Strip Retail Plaza <40K - Linear (822)	8.00	436	11	8	26	26
Building B	Retail Center	High Turnover (Sit-Down) Restaurant (932)	5.50	590	29	24	30	19
Building B	Retail Center	Strip Retail Plaza <40K - Linear (822)	5.50	299	8	5	18	18
Building B	Retail Center	Multifamily Housing - Low-Rise - (220)	36	243	3	11	23	13
Building C	Retail Center	High Turnover (Sit-Down) Restaurant (932)	3.00	322	16	13	17	11
Building C	Retail Center	Strip Retail Plaza <40K - Linear (822)	3.00	163	4	3	10	10
Building C	Retail Center	Multifamily Housing - Low-Rise - (220)	25	169	2	8	20	12
Building D	Retail Center	Strip Retail Plaza <40K - Linear (822)	6.00	327	8	6	20	20
Building D	Retail Center	High Turnover (Sit-Down) Restaurant (932)	6.00	643	32	26	33	21
Building E	Retail Center	Health/Fitness Club (492)	8.00	-	5	5	26	20
Building F	Retail Center	High Turnover (Sit-Down) Restaurant (932)	8.00	858	42	34	44	28
Building G	Retail Center	Single-Family Detached Housing (210)	16	151	4	10	11	7
Enchanted		Small Office Building (712)	72.00	1,036	99	22	53	103
Enchanted		Shopping Center > 150K - Linear (820)	6.00	222	3	2	10	11
		Subtotal		**9,621**	**390**	**400**	**600**	**475**
Residential								
North Nine			0	0	0	0	0	0
West Nine			110	1,037	21	60	68	40
East Nine			195	1,839	39	111	125	74
Commercial Center			52	394	7	21	34	20
Retail (Center) - R1				5,487	228	205	344	247
Enchanted Retail - R2				1,258	102	24	63	114

Club Rio Rancho / Chamisa Hills - July 2024 Plan

Trip Generation Data (ITE Trip Generation Manual - 11th Edition)

USE (ITE CODE)		24 HOUR TWO-WAY VOLUME	A. M. PEAK HOUR		P. M. PEAK HOUR	
		GROSS	ENTER	EXIT	ENTER	EXIT
	Units					
Single-Family Detached Housing (210)	*0*	-	-	-	-	-
	Dwelling Units					

ITE Trip Generation Equations:

Average Vehicle Trip Ends on a Weekday (24 HOUR TWO-WAY VOLUME)

T = ***9.43*** **(X) +** ***0***

50% Enter, ***50%*** Exit

Average Vehicle Trip Ends on a Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7am and 9am (A.M. PEAK HOUR

Ln(T) = ***0.91*** **Ln(X) +** ***0.12***

26% Enter, ***74%*** Exit

Average Vehicle Trip Ends on a Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4pm and 6pm (P.M. PEAK HOUR

Ln(T) = ***0.94*** **Ln(X) +** ***0.27***

63% Enter, ***37%*** Exit

Comments:

North Nine

Based on ITE Trip Generation Manual - 11th Edition

Club Rio Rancho / Chamisa Hills - July 2024 Plan
Trip Generation Data (ITE Trip Generation Manual - 11th Edition)

USE (ITE CODE)		24 HOUR TWO-WAY VOLUME	A. M. PEAK HOUR		P. M. PEAK HOUR	
		GROSS	ENTER	EXIT	ENTER	EXIT
	Units					
Single-Family Detached Housing (210)	*0*	-	-	-	-	-
	Dwelling Units					

ITE Trip Generation Equations:

Average Vehicle Trip Ends on a Weekday (24 HOUR TWO-WAY VOLUME)

T = ***9.43*** **(X) +** ***0***

50% Enter, ***50%*** Exit

Average Vehicle Trip Ends on a Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7am and 9am (A.M. PEAK HOUR

Ln(T) = ***0.91*** **Ln(X) +** ***0.12***

26% Enter, ***74%*** Exit

Average Vehicle Trip Ends on a Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4pm and 6pm (P.M. PEAK HOUR

Ln(T) = ***0.94*** **Ln(X) +** ***0.27***

63% Enter, ***37%*** Exit

Comments:

North Nine

Based on ITE Trip Generation Manual - 11th Edition

Club Rio Rancho / Chamisa Hills - July 2024 Plan

Trip Generation Data (ITE Trip Generation Manual - 11th Edition)

USE (ITE CODE)		24 HOUR TWO-WAY VOLUME	A. M. PEAK HOUR		P. M. PEAK HOUR	
		GROSS	ENTER	EXIT	ENTER	EXIT
	Units					
Single-Family Detached Housing (210)	*0*	-	-	-	-	-
	Dwelling Units					

ITE Trip Generation Equations:

Average Vehicle Trip Ends on a Weekday (24 HOUR TWO-WAY VOLUME)

T = ***9.43*** **(X) +** ***0***

50% Enter, ***50%*** Exit

Average Vehicle Trip Ends on a Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7am and 9am (A.M. PEAK HOUR

Ln(T) = ***0.91*** **Ln(X) +** ***0.12***

26% Enter, ***74%*** Exit

Average Vehicle Trip Ends on a Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4pm and 6pm (P.M. PEAK HOUR

Ln(T) = ***0.94*** **Ln(X) +** ***0.27***

63% Enter, ***37%*** Exit

Comments:

North Nine

Based on ITE Trip Generation Manual - 11th Edition

Club Rio Rancho / Chamisa Hills - July 2024 Plan
Trip Generation Data (ITE Trip Generation Manual - 11th Edition)

USE (ITE CODE)	Units	24 HOUR TWO-WAY VOLUME	A. M. PEAK HOUR		P. M. PEAK HOUR	
		GROSS	ENTER	EXIT	ENTER	EXIT
Single-Family Detached Housing (210)	*0* Dwelling Units	-	-	-	-	-

ITE Trip Generation Equations:

Average Vehicle Trip Ends on a Weekday (24 HOUR TWO-WAY VOLUME)

T = ***9.43*** **(X) +** ***0***

50% Enter, ***50%*** Exit

Average Vehicle Trip Ends on a Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7am and 9am (A.M. PEAK HOUR

Ln(T) = ***0.91*** **Ln(X) +** ***0.12***

26% Enter, ***74%*** Exit

Average Vehicle Trip Ends on a Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4pm and 6pm (P.M. PEAK HOUR

Ln(T) = ***0.94*** **Ln(X) +** ***0.27***

63% Enter, ***37%*** Exit

Comments:

West Nine

Based on ITE Trip Generation Manual - 11th Edition

Club Rio Rancho / Chamisa Hills - July 2024 Plan

Trip Generation Data (ITE Trip Generation Manual - 11th Edition)

USE (ITE CODE)		24 HOUR TWO-WAY VOLUME	A. M. PEAK HOUR		P. M. PEAK HOUR	
		GROSS	ENTER	EXIT	ENTER	EXIT
	Units					
Single-Family Detached Housing (210)	*110*	1,037	21	60	68	40
	Dwelling Units					

ITE Trip Generation Equations:

Average Vehicle Trip Ends on a Weekday (24 HOUR TWO-WAY VOLUME)

T = ***9.43*** **(X) +** ***0***

50% Enter, ***50%*** Exit

Average Vehicle Trip Ends on a Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7am and 9am (A.M. PEAK HOUR

Ln(T) = ***0.91*** **Ln(X) +** ***0.12***

26% Enter, ***74%*** Exit

Average Vehicle Trip Ends on a Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4pm and 6pm (P.M. PEAK HOUR

Ln(T) = ***0.94*** **Ln(X) +** ***0.27***

63% Enter, ***37%*** Exit

Comments:

Luxe Vista

Based on ITE Trip Generation Manual - 11th Edition

Club Rio Rancho / Chamisa Hills - July 2024 Plan
Trip Generation Data (ITE Trip Generation Manual - 11th Edition)

USE (ITE CODE)		24 HOUR TWO-WAY VOLUME	A. M. PEAK HOUR		P. M. PEAK HOUR	
		GROSS	ENTER	EXIT	ENTER	EXIT
	Units					
Single-Family Detached Housing (210)	***35***	330	7	21	23	14
	Dwelling Units					

ITE Trip Generation Equations:

Average Vehicle Trip Ends on a Weekday (24 HOUR TWO-WAY VOLUME)

T = ***9.43*** **(X) +** ***0***
50% Enter, ***50%*** Exit

Average Vehicle Trip Ends on a Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7am and 9am (A.M. PEAK HOUR)

Ln(T) = ***0.91*** **Ln(X) +** ***0.12***
26% Enter, ***74%*** Exit

Average Vehicle Trip Ends on a Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4pm and 6pm (P.M. PEAK HOUR)

Ln(T) = ***0.94*** **Ln(X) +** ***0.27***
63% Enter, ***37%*** Exit

Comments:
East Nine

Based on ITE Trip Generation Manual - 11th Edition

Club Rio Rancho / Chamisa Hills - July 2024 Plan
Trip Generation Data (ITE Trip Generation Manual - 11th Edition)

USE (ITE CODE)		24 HOUR TWO-WAY VOLUME	A. M. PEAK HOUR		P. M. PEAK HOUR	
		GROSS	ENTER	EXIT	ENTER	EXIT
	Units					
Single-Family Detached Housing (210)	***75***	707	15	42	48	28
	Dwelling Units					

ITE Trip Generation Equations:

Average Vehicle Trip Ends on a Weekday (24 HOUR TWO-WAY VOLUME)

T = ***9.43*** **(X) +** ***0***

50% Enter, ***50%*** Exit

Average Vehicle Trip Ends on a Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7am and 9am (A.M. PEAK HOUR

Ln(T) = ***0.91*** **Ln(X) +** ***0.12***

26% Enter, ***74%*** Exit

Average Vehicle Trip Ends on a Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4pm and 6pm (P.M. PEAK HOUR

Ln(T) = ***0.94*** **Ln(X) +** ***0.27***

63% Enter, ***37%*** Exit

Comments:

Nueva Esperanza

Based on ITE Trip Generation Manual - 11th Edition

Club Rio Rancho / Chamisa Hills - July 2024 Plan
Trip Generation Data (ITE Trip Generation Manual - 11th Edition)

USE (ITE CODE)		24 HOUR TWO-WAY VOLUME	A. M. PEAK HOUR		P. M. PEAK HOUR	
		GROSS	ENTER	EXIT	ENTER	EXIT
	Units					
Single-Family Detached Housing (210)	***85***	802	17	48	54	32
	Dwelling Units					

ITE Trip Generation Equations:

Average Vehicle Trip Ends on a Weekday (24 HOUR TWO-WAY VOLUME)

T = ***9.43*** **(X) +** ***0***
50% Enter, ***50%*** Exit

Average Vehicle Trip Ends on a Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7am and 9am (A.M. PEAK HOUR)

Ln(T) = ***0.91*** **Ln(X) +** ***0.12***
26% Enter, ***74%*** Exit

Average Vehicle Trip Ends on a Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4pm and 6pm (P.M. PEAK HOUR)

Ln(T) = ***0.94*** **Ln(X) +** ***0.27***
63% Enter, ***37%*** Exit

Comments:
Nueva Esperanza

Based on ITE Trip Generation Manual - 11th Edition

Club Rio Rancho / Chamisa Hills - July 2024 Plan
Trip Generation Data (ITE Trip Generation Manual - 11th Edition)

USE (ITE CODE)		24 HOUR TWO-WAY VOLUME	A. M. PEAK HOUR		P. M. PEAK HOUR	
		GROSS	ENTER	EXIT	ENTER	EXIT
	Units					
High Turnover (Sit-Down) Restaurant (932)	***6.00***	643	32	26	33	21
	1,000 S.F.					

ITE Trip Generation Equations:

Average Vehicle Trip Ends on a Weekday (24 HOUR TWO-WAY VOLUME)

T = ***107.2*** **(X) +** ***0***
50% Enter, ***50%*** Exit

Average Vehicle Trip Ends on a Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7am and 9am (A.M. PEAK HOUR

T = ***9.57*** **(X) +** ***0***
55% Enter, ***45%*** Exit

Average Vehicle Trip Ends on a Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4pm and 6pm (P.M. PEAK HOUR

T = ***9.05*** **(X) +** ***0***
61% Enter, ***39%*** Exit

Comments:
Building A

Based on ITE Trip Generation Manual - 11th Edition

Club Rio Rancho / Chamisa Hills - July 2024 Plan
Trip Generation Data (ITE Trip Generation Manual - 11th Edition)

USE (ITE CODE)		24 HOUR TWO-WAY VOLUME	A. M. PEAK HOUR		P. M. PEAK HOUR	
		GROSS	ENTER	EXIT	ENTER	EXIT
	Units					
High Turnover (Sit-Down) Restaurant (932)	***6.00***	643	32	26	33	21
	1,000 S.F.					

ITE Trip Generation Equations:

Average Vehicle Trip Ends on a Weekday (24 HOUR TWO-WAY VOLUME)

T = ***107.2*** **(X) +** ***0***

50% Enter, ***50%*** Exit

Average Vehicle Trip Ends on a Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7am and 9am (A.M. PEAK HOUR

T = ***9.57*** **(X) +** ***0***

55% Enter, ***45%*** Exit

Average Vehicle Trip Ends on a Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4pm and 6pm (P.M. PEAK HOUR

T = ***9.05*** **(X) +** ***0***

61% Enter, ***39%*** Exit

Comments:

Building A

Based on ITE Trip Generation Manual - 11th Edition

Club Rio Rancho / Chamisa Hills - July 2024 Plan
Trip Generation Data (ITE Trip Generation Manual - 11th Edition)

USE (ITE CODE)		24 HOUR TWO-WAY VOLUME	A. M. PEAK HOUR		P. M. PEAK HOUR	
		GROSS	ENTER	EXIT	ENTER	EXIT
	Units					
Strip Retail Plaza <40K - Linear (822)	***8.00***	436	11	8	26	26
	1,000 S.F.					

ITE Trip Generation Equations:

Average Vehicle Trip Ends on a Weekday (24 HOUR TWO-WAY VOLUME)

T = ***54.45*** **(X) +** ***0***
50% Enter, ***50%*** Exit

Average Vehicle Trip Ends on a Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7am and 9am (A.M. PEAK HOUR

T = ***2.36*** **(X) +** ***0***
60% Enter, ***40%*** Exit

Average Vehicle Trip Ends on a Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4pm and 6pm (P.M. PEAK HOUR

T = ***6.59*** **(X) +** ***0***
50% Enter, ***50%*** Exit

Comments:
Building B

Based on ITE Trip Generation Manual - 11th Edition

Club Rio Rancho / Chamisa Hills - July 2024 Plan
Trip Generation Data (ITE Trip Generation Manual - 11th Edition)

USE (ITE CODE)	Units	24 HOUR TWO-WAY VOLUME	A. M. PEAK HOUR		P. M. PEAK HOUR	
		GROSS	ENTER	EXIT	ENTER	EXIT
High Turnover (Sit-Down) Restaurant (932)	*5.50* 1,000 S.F.	590	29	24	30	19

ITE Trip Generation Equations:

Average Vehicle Trip Ends on a Weekday (24 HOUR TWO-WAY VOLUME)

T = *107.2* (X) + *0*
50% Enter, *50%* Exit

Average Vehicle Trip Ends on a Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7am and 9am (A.M. PEAK HOUR

T = *9.57* (X) + *0*
55% Enter, *45%* Exit

Average Vehicle Trip Ends on a Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4pm and 6pm (P.M. PEAK HOUR

T = *9.05* (X) + *0*
61% Enter, *39%* Exit

Comments:
Building B

Based on ITE Trip Generation Manual - 11th Edition

Club Rio Rancho / Chamisa Hills - July 2024 Plan
Trip Generation Data (ITE Trip Generation Manual - 11th Edition)

USE (ITE CODE)		24 HOUR TWO-WAY VOLUME	A. M. PEAK HOUR		P. M. PEAK HOUR	
		GROSS	ENTER	EXIT	ENTER	EXIT
	Units					
Strip Retail Plaza <40K - Linear (822)	***5.50***	299	8	5	18	18
	1,000 S.F.					

ITE Trip Generation Equations:

Average Vehicle Trip Ends on a Weekday (24 HOUR TWO-WAY VOLUME)

T = ***54.45*** **(X) +** ***0***
50% Enter, ***50%*** Exit

Average Vehicle Trip Ends on a Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7am and 9am (A.M. PEAK HOUR

T = ***2.36*** **(X) +** ***0***
60% Enter, ***40%*** Exit

Average Vehicle Trip Ends on a Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4pm and 6pm (P.M. PEAK HOUR

T = ***6.59*** **(X) +** ***0***
50% Enter, ***50%*** Exit

Comments:
Building B

Based on ITE Trip Generation Manual - 11th Edition

Club Rio Rancho / Chamisa Hills - July 2024 Plan
Trip Generation Data (ITE Trip Generation Manual - 11th Edition)

USE (ITE CODE)		24 HOUR TWO-WAY VOLUME	A. M. PEAK HOUR		P. M. PEAK HOUR	
		GROSS	ENTER	EXIT	ENTER	EXIT
	Units					
Multifamily Housing - Low-Rise - (220)	***36.00***	243	3	11	23	13
	Dwelling Units					

ITE Trip Generation Equations:

Average Vehicle Trip Ends on a Weekday (24 HOUR TWO-WAY VOLUME)

T = ***6.74*** **(X) +** ***0***
50% Enter, ***50%*** Exit

Average Vehicle Trip Ends on a Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7am and 9am (A.M. PEAK HOUR

T = ***0.4*** **(X) +** ***0***
24% Enter, ***76%*** Exit

Average Vehicle Trip Ends on a Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4pm and 6pm (P.M. PEAK HOUR

T = ***0.43*** **(X) +** ***20.55***
63% Enter, ***37%*** Exit

Comments:
Building B

Based on ITE Trip Generation Manual - 11th Edition

Club Rio Rancho / Chamisa Hills - July 2024 Plan

Trip Generation Data (ITE Trip Generation Manual - 11th Edition)

USE (ITE CODE)		24 HOUR TWO-WAY VOLUME	A. M. PEAK HOUR		P. M. PEAK HOUR	
		GROSS	ENTER	EXIT	ENTER	EXIT
	Units					
High Turnover (Sit-Down) Restaurant (932)	*3.00*	322	16	13	17	11
	1,000 S.F.					

ITE Trip Generation Equations:

Average Vehicle Trip Ends on a Weekday (24 HOUR TWO-WAY VOLUME)

T = *107.2* (X) + *0*

50% Enter, *50%* Exit

Average Vehicle Trip Ends on a Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7am and 9am (A.M. PEAK HOUR

T = *9.57* (X) + *0*

55% Enter, *45%* Exit

Average Vehicle Trip Ends on a Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4pm and 6pm (P.M. PEAK HOUR

T = *9.05* (X) + *0*

61% Enter, *39%* Exit

Comments:

Building C

Based on ITE Trip Generation Manual - 11th Edition

Club Rio Rancho / Chamisa Hills - July 2024 Plan
Trip Generation Data (ITE Trip Generation Manual - 11th Edition)

USE (ITE CODE)		24 HOUR TWO-WAY VOLUME	A. M. PEAK HOUR		P. M. PEAK HOUR	
		GROSS	ENTER	EXIT	ENTER	EXIT
	Units					
Strip Retail Plaza <40K - Linear (822)	***3.00***	163	4	3	10	10
	1,000 S.F.					

ITE Trip Generation Equations:

Average Vehicle Trip Ends on a Weekday (24 HOUR TWO-WAY VOLUME)

T = ***54.45*** **(X) +** ***0***
50% Enter, ***50%*** Exit

Average Vehicle Trip Ends on a Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7am and 9am (A.M. PEAK HOUR

T = ***2.36*** **(X) +** ***0***
60% Enter, ***40%*** Exit

Average Vehicle Trip Ends on a Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4pm and 6pm (P.M. PEAK HOUR

T = ***6.59*** **(X) +** ***0***
50% Enter, ***50%*** Exit

Comments:
Building C

Based on ITE Trip Generation Manual - 11th Edition

Club Rio Rancho / Chamisa Hills - July 2024 Plan

Trip Generation Data (ITE Trip Generation Manual - 11th Edition)

USE (ITE CODE)		24 HOUR TWO-WAY VOLUME	A. M. PEAK HOUR		P. M. PEAK HOUR	
		GROSS	ENTER	EXIT	ENTER	EXIT
	Units					
Multifamily Housing - Low-Rise - (220)	***25***	169	2	8	20	12
	Dwelling Units					

ITE Trip Generation Equations:

Average Vehicle Trip Ends on a Weekday (24 HOUR TWO-WAY VOLUME)

T = ***6.74*** **(X) +** ***0***
50% Enter, ***50%*** Exit

Average Vehicle Trip Ends on a Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7am and 9am (A.M. PEAK HOUR

T = ***0.4*** **(X) +** ***0***
24% Enter, ***76%*** Exit

Average Vehicle Trip Ends on a Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4pm and 6pm (P.M. PEAK HOUR

T = ***0.43*** **(X) +** ***20.55***
63% Enter, ***37%*** Exit

Comments:

Building C

Based on ITE Trip Generation Manual - 11th Edition

Club Rio Rancho / Chamisa Hills - July 2024 Plan
Trip Generation Data (ITE Trip Generation Manual - 11th Edition)

USE (ITE CODE)		24 HOUR TWO-WAY VOLUME	A. M. PEAK HOUR		P. M. PEAK HOUR	
		GROSS	ENTER	EXIT	ENTER	EXIT
	Units					
Strip Retail Plaza <40K - Linear (822)	***6.00***	327	8	6	20	20
	1,000 S.F.					

ITE Trip Generation Equations:

Average Vehicle Trip Ends on a Weekday (24 HOUR TWO-WAY VOLUME)

T = ***54.45*** **(X) +** ***0***
50% Enter, ***50%*** Exit

Average Vehicle Trip Ends on a Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7am and 9am (A.M. PEAK HOUR

T = ***2.36*** **(X) +** ***0***
60% Enter, ***40%*** Exit

Average Vehicle Trip Ends on a Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4pm and 6pm (P.M. PEAK HOUR

T = ***6.59*** **(X) +** ***0***
50% Enter, ***50%*** Exit

Comments:
Building D

Based on ITE Trip Generation Manual - 11th Edition

Club Rio Rancho / Chamisa Hills - July 2024 Plan
Trip Generation Data (ITE Trip Generation Manual - 11th Edition)

USE (ITE CODE)		24 HOUR TWO-WAY VOLUME	A. M. PEAK HOUR		P. M. PEAK HOUR	
		GROSS	ENTER	EXIT	ENTER	EXIT
	Units					
High Turnover (Sit-Down) Restaurant (932)	***6.00***	643	32	26	33	21
	1,000 S.F.					

ITE Trip Generation Equations:

Average Vehicle Trip Ends on a Weekday (24 HOUR TWO-WAY VOLUME)

T = ***107.2*** **(X) +** ***0***
50% Enter, ***50%*** Exit

Average Vehicle Trip Ends on a Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7am and 9am (A.M. PEAK HOUR

T = ***9.57*** **(X) +** ***0***
55% Enter, ***45%*** Exit

Average Vehicle Trip Ends on a Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4pm and 6pm (P.M. PEAK HOUR

T = ***9.05*** **(X) +** ***0***
61% Enter, ***39%*** Exit

Comments:
Building D

Based on ITE Trip Generation Manual - 11th Edition

Club Rio Rancho / Chamisa Hills - July 2024 Plan

Trip Generation Data (ITE Trip Generation Manual - 11th Edition)

USE (ITE CODE)		24 HOUR TWO-WAY VOLUME	A. M. PEAK HOUR		P. M. PEAK HOUR	
		GROSS	ENTER	EXIT	ENTER	EXIT
	Units					
Health/Fitness Club (492)	***8.00***	-	5	5	26	20
	1,000 S.F.					

ITE Trip Generation Equations:

Average Vehicle Trip Ends on a Weekday (24 HOUR TWO-WAY VOLUME)

T = ***0*** **(X) +** ***0***
50% Enter, ***50%*** Exit

Average Vehicle Trip Ends on a Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7am and 9am (A.M. PEAK HOUR

T = ***1.31*** **(X) +** ***0***
51% Enter, ***49%*** Exit

Average Vehicle Trip Ends on a Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4pm and 6pm (P.M. PEAK HOUR

Ln(T) = ***0.67*** **Ln(X) +** ***2.44***
57% Enter, ***43%*** Exit

Comments:
Building E

Based on ITE Trip Generation Manual - 11th Edition

Club Rio Rancho / Chamisa Hills - July 2024 Plan

Trip Generation Data (ITE Trip Generation Manual - 11th Edition)

USE (ITE CODE)		24 HOUR TWO-WAY VOLUME	A. M. PEAK HOUR		P. M. PEAK HOUR	
		GROSS	ENTER	EXIT	ENTER	EXIT
	Units					
High Turnover (Sit-Down) Restaurant (932)	***8.00***	858	42	34	44	28
	1,000 S.F.					

ITE Trip Generation Equations:

Average Vehicle Trip Ends on a Weekday (24 HOUR TWO-WAY VOLUME)

T = ***107.2*** **(X) +** ***0***
50% Enter, ***50%*** Exit

Average Vehicle Trip Ends on a Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7am and 9am (A.M. PEAK HOUR

T = ***9.57*** **(X) +** ***0***
55% Enter, ***45%*** Exit

Average Vehicle Trip Ends on a Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4pm and 6pm (P.M. PEAK HOUR

T = ***9.05*** **(X) +** ***0***
61% Enter, ***39%*** Exit

Comments:
Building F

Based on ITE Trip Generation Manual - 11th Edition

Club Rio Rancho / Chamisa Hills - July 2024 Plan
Trip Generation Data (ITE Trip Generation Manual - 11th Edition)

USE (ITE CODE)		24 HOUR TWO-WAY VOLUME	A. M. PEAK HOUR		P. M. PEAK HOUR	
		GROSS	ENTER	EXIT	ENTER	EXIT
	Units					
Single-Family Detached Housing (210)	***16***	151	4	10	11	7
	Dwelling Units					

ITE Trip Generation Equations:

Average Vehicle Trip Ends on a Weekday (24 HOUR TWO-WAY VOLUME)

T = ***9.43*** **(X) +** ***0***

50% Enter, ***50%*** Exit

Average Vehicle Trip Ends on a Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7am and 9am (A.M. PEAK HOUR

Ln(T) = ***0.91*** **Ln(X) +** ***0.12***

26% Enter, ***74%*** Exit

Average Vehicle Trip Ends on a Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4pm and 6pm (P.M. PEAK HOUR

Ln(T) = ***0.94*** **Ln(X) +** ***0.27***

63% Enter, ***37%*** Exit

Comments:

Building G

Based on ITE Trip Generation Manual - 11th Edition

Club Rio Rancho / Chamisa Hills - July 2024 Plan

Trip Generation Data (ITE Trip Generation Manual - 11th Edition)

USE (ITE CODE)		24 HOUR TWO-WAY VOLUME	A.M. PEAK HOUR		P.M. PEAK HOUR	
		GROSS	ENTER	EXIT	ENTER	EXIT
	Units					
Small Office Building (712)	***72.00***	1,036	99	22	53	103
	1,000 S.F.					

ITE Trip Generation Equations:

Average Vehicle Trip Ends on a Weekday (24 HOUR TWO-WAY VOLUME)

T = ***14.39*** **(X) +** ***0***

50% Enter, ***50%*** Exit

Average Vehicle Trip Ends on a Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7am and 9am (A.M. PEAK HOUR

T = ***1.67*** **(X) +** ***0***

82% Enter, ***18%*** Exit

Average Vehicle Trip Ends on a Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4pm and 6pm (P.M. PEAK HOUR

T = ***2.16*** **(X) +** ***0***

34% Enter, ***66%*** Exit

Comments:

Enchanted

Based on ITE Trip Generation Manual - 11th Edition

Club Rio Rancho / Chamisa Hills - July 2024 Plan
Trip Generation Data (ITE Trip Generation Manual - 11th Edition)

USE (ITE CODE)		24 HOUR TWO-WAY VOLUME	A. M. PEAK HOUR		P. M. PEAK HOUR	
		GROSS	ENTER	EXIT	ENTER	EXIT
	Units					
Shopping Center > 150K - Linear (820)	***6.00***	222	3	2	10	11
	1,000 S.F.					

ITE Trip Generation Equations:

Average Vehicle Trip Ends on a Weekday (24 HOUR TWO-WAY VOLUME)

T = ***37.01*** **(X) +** ***0***

50% Enter, ***50%*** Exit

Average Vehicle Trip Ends on a Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7am and 9am (A.M. PEAK HOUR

T = ***0.84*** **(X) +** ***0***

62% Enter, ***38%*** Exit

Average Vehicle Trip Ends on a Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4pm and 6pm (P.M. PEAK HOUR

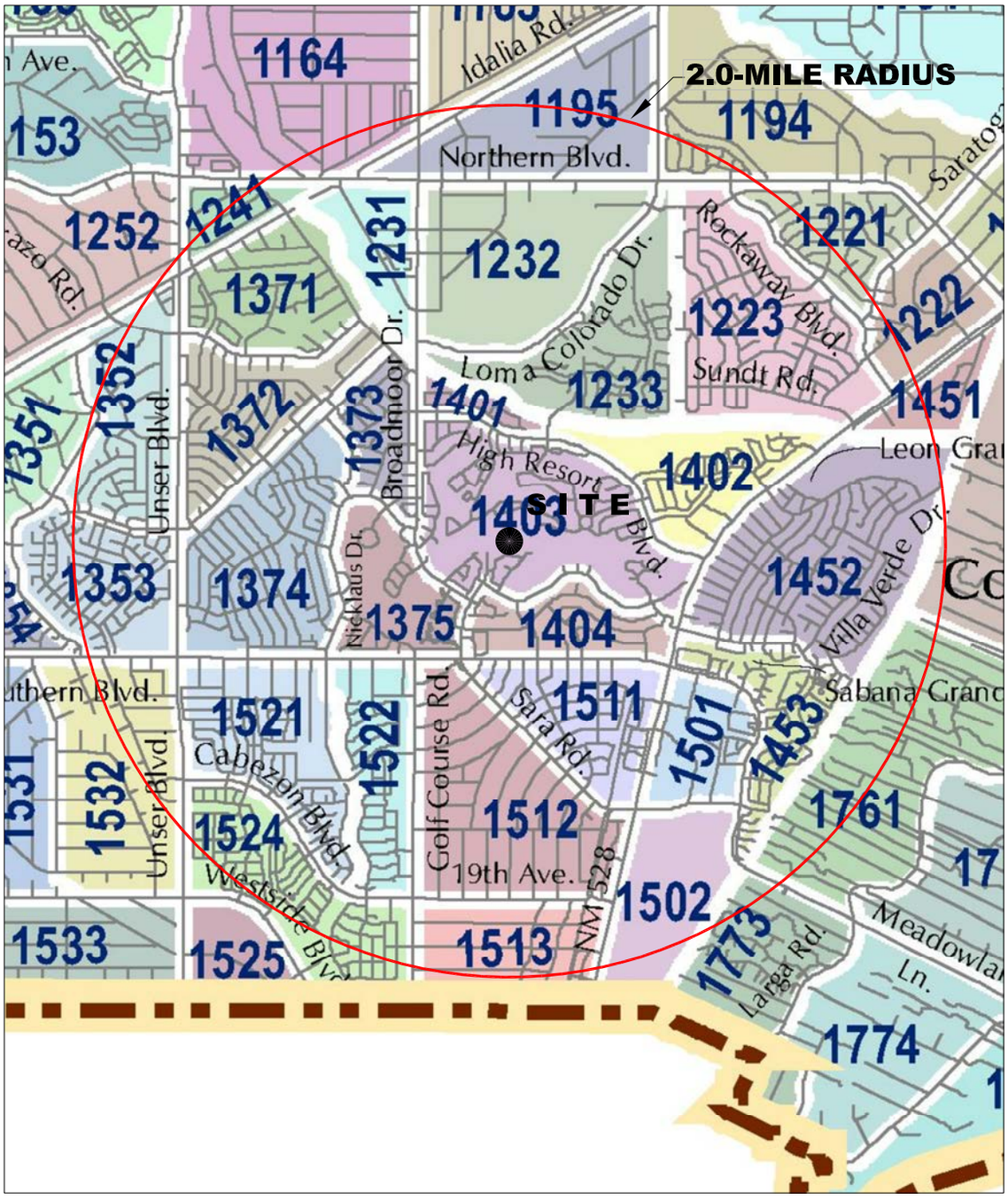
T = ***3.4*** **(X) +** ***0***

48% Enter, ***52%*** Exit

Comments:

Enchanted

Based on ITE Trip Generation Manual - 11th Edition



DATA ANALYSIS SUBZONE (DASZ) MAP

Club Rio Rancho (Broadmoor Blvd. / Country Club Dr.)

Trip Distribution Table

Club Rio Rancho (Broadmoor Blvd. / Country Club Dr.)

Data Analysis Subzone Population Data for determination of Local Trip Distribution for Proposed **Retail Commercial Trips**

2016 and 2040 Data Taken from Mid-Region Council of Governments'
2040 Socioeconomic Forecasts by Data Analysis Subzones for the Mid-Region of New Mexico

							(HW) High Resort West			(BN) Broadwmoor North			(528N) NM 528 North		
DASZ #	% Sub Area in Study	2016 Population	2040 Population	Interpolated Population for the Year	**Population in Study**	**Percent Population**	% Utilizing	% Population Utilizing	Population	% Utilizing	% Population Utilizing	Population	% Utilizing	% Population Utilizing	Population
		2016	**2040**	**2027**											
Boundary Specified on DASZ Map															
1194	10%	742	798	768	77	**0.17%**	0%	0.00%	0	0%	0.00%	0	0%	0.00%	0
1195	50%	0	256	117	59	**0.13%**	0%	0.00%	0	**90%**	0.12%	53	0%	0.00%	0
1221	20%	1401	1424	1,412	282	**0.64%**	0%	0.00%	0	0%	0.00%	0	**50%**	0.32%	141
1222	10%	421	441	430	43	**0.10%**	0%	0.00%	0	0%	0.00%	0	**100%**	0.10%	43
1223	100%	2747	2895	2,815	2,815	**6.39%**	0%	0.00%	0	0%	0.00%	0	**100%**	6.39%	2,815
1231	100%	100	166	130	130	**0.30%**	0%	0.00%	0	**100%**	0.30%	130	0%	0.00%	0
1232	100%	0	54	25	25	**0.06%**	0%	0.00%	0	**100%**	0.06%	25	0%	0.00%	0
1233	100%	2823	3260	3,023	3,023	**6.86%**	0%	0.00%	0	0%	0.00%	0	0%	0.00%	0
1241	60%	120	125	122	73	**0.17%**	0%	0.00%	0	**100%**	0.17%	73	0%	0.00%	0
1352	90%	1671	1863	1,759	1,583	**3.59%**	0%	0.00%	0	0%	0.00%	0	0%	0.00%	0
1353	90%	2195	2156	2,177	1,959	**4.45%**	0%	0.00%	0	0%	0.00%	0	0%	0.00%	0
1371	100%	1050	1444	1,231	1,231	**2.79%**	0%	0.00%	0	**100%**	2.79%	1,231	0%	0.00%	0
1372	100%	1758	1991	1,865	1,865	**4.23%**	0%	0.00%	0	**20%**	0.85%	373	0%	0.00%	0
1373	100%	1254	1389	1,316	1,316	**2.99%**	**100%**	2.99%	1,316	0%	0.00%	0	0%	0.00%	0
1374	100%	3253	3197	3,227	3,227	**7.32%**	0%	0.00%	0	0%	0.00%	0	0%	0.00%	0
1375	100%	1194	1939	1,535	1,535	**3.48%**	0%	0.00%	0	0%	0.00%	0	0%	0.00%	0
1401	100%	286	263	275	275	**0.62%**	0%	0.00%	0	**100%**	0.62%	275	0%	0.00%	0
1402	100%	1241	1315	1,275	1,275	**2.89%**	0%	0.00%	0	0%	0.00%	0	0%	0.00%	0
1403	100%	3206	3407	3,298	3,298	**7.49%**	**10%**	0.75%	330	**20%**	1.50%	660	**20%**	1.50%	660
1404	100%	989	1424	1,188	1,188	**2.70%**	0%	0.00%	0	0%	0.00%	0	0%	0.00%	0
1451	30%	0	0	0	0	**0.00%**	0%	0.00%	0	0%	0.00%	0	**100%**	0.00%	0
1452	100%	2983	3147	3,058	3,058	**6.94%**	0%	0.00%	0	0%	0.00%	0	**100%**	6.94%	3,058
1453	100%	2420	3208	2,781	2,781	**6.31%**	0%	0.00%	0	0%	0.00%	0	0%	0.00%	0
1501	100%	581	981	764	764	**1.73%**	0%	0.00%	0	0%	0.00%	0	0%	0.00%	0
1502	100%	0	36	17	17	**0.04%**	0%	0.00%	0	0%	0.00%	0	0%	0.00%	0
1511	100%	943	1158	1,042	1,042	**2.36%**	0%	0.00%	0	0%	0.00%	0	0%	0.00%	0
1512	100%	1984	2014	1,998	1,998	**4.53%**	0%	0.00%	0	0%	0.00%	0	0%	0.00%	0
1513	100%	968	984	975	975	**2.21%**	0%	0.00%	0	0%	0.00%	0	0%	0.00%	0
1521	100%	3308	3254	3,283	3,283	**7.45%**	0%	0.00%	0	0%	0.00%	0	0%	0.00%	0
1522	100%	1121	1624	1,352	1,352	**3.07%**	0%	0.00%	0	0%	0.00%	0	0%	0.00%	0
1524	90%	3397	3580	3,481	3,133	**7.11%**	0%	0.00%	0	0%	0.00%	0	0%	0.00%	0
1532	30%	413	438	424	127	**0.29%**	0%	0.00%	0	0%	0.00%	0	0%	0.00%	0
1761	20%	1133	1397	1,254	251	**0.57%**	0%	0.00%	0	0%	0.00%	0	0%	0.00%	0
				48,417	44,060	100.00%			**1,646**			**2,820**			**6,717**
									3.74%			6.40%			15.24%

Trip Distribution Table

Club Rio Rancho (Broadmoor Blvd. / Country Club Dr.)

Data Analysis Subzone Population Data for determination of Local Trip Distribution for Proposed **Retail Commercial T**

2016 and 2040 Data Taken from Mid-Region Council of Governments'
2040 Socioeconomic Forecasts by Data Analysis Subzones for the Mid-Region of New Mexico

							(SE) Southern Blvd. East			(528S) NM 528 South			(SW) Southern Blvd. West		
DASZ #	% Sub Area in Study	2016 Population	2040 Population	Interpolated Population for the Year	**Population in Study**	**Percent Population**	% Utilizing	% Population Utilizing	Population	% Utilizing	% Population Utilizing	Population	% Utilizing	% Population Utilizing	Population
		2016	**2040**	**2027**											
Boundary Specified on DASZ Map															
1194	10%	742	798	768	77	**0.17%**	0%	0.00%	0	0%	0.00%	0	0%	0.00%	0
1195	50%	0	256	117	59	**0.13%**	0%	0.00%	0	0%	0.00%	0	0%	0.00%	0
1221	20%	1401	1424	1,412	282	**0.64%**	0%	0.00%	0	0%	0.00%	0	0%	0.00%	0
1222	10%	421	441	430	43	**0.10%**	0%	0.00%	0	0%	0.00%	0	0%	0.00%	0
1223	100%	2747	2895	2,815	2,815	**6.39%**	0%	0.00%	0	0%	0.00%	0	0%	0.00%	0
1231	100%	100	166	130	130	**0.30%**	0%	0.00%	0	0%	0.00%	0	0%	0.00%	0
1232	100%	0	54	25	25	**0.06%**	0%	0.00%	0	0%	0.00%	0	0%	0.00%	0
1233	100%	2823	3260	3,023	3,023	**6.86%**	0%	0.00%	0	0%	0.00%	0	0%	0.00%	0
1241	60%	120	125	122	73	**0.17%**	0%	0.00%	0	0%	0.00%	0	0%	0.00%	0
1352	90%	1671	1863	1,759	1,583	**3.59%**	0%	0.00%	0	0%	0.00%	0	**100%**	3.59%	1,583
1353	90%	2195	2156	2,177	1,959	**4.45%**	0%	0.00%	0	0%	0.00%	0	**100%**	4.45%	1,959
1371	100%	1050	1444	1,231	1,231	**2.79%**	0%	0.00%	0	0%	0.00%	0	0%	0.00%	0
1372	100%	1758	1991	1,865	1,865	**4.23%**	0%	0.00%	0	0%	0.00%	0	**80%**	3.39%	1,492
1373	100%	1254	1389	1,316	1,316	**2.99%**	0%	0.00%	0	0%	0.00%	0	0%	0.00%	0
1374	100%	3253	3197	3,227	3,227	**7.32%**	0%	0.00%	0	0%	0.00%	0	**100%**	7.32%	3,227
1375	100%	1194	1939	1,535	1,535	**3.48%**	0%	0.00%	0	0%	0.00%	0	**100%**	3.48%	1,535
1401	100%	286	263	275	275	**0.62%**	0%	0.00%	0	0%	0.00%	0	0%	0.00%	0
1402	100%	1241	1315	1,275	1,275	**2.89%**	0%	0.00%	0	0%	0.00%	0	0%	0.00%	0
1403	100%	3206	3407	3,298	3,298	**7.49%**	**20%**	1.50%	660	0%	0.00%	0	**20%**	1.50%	660
1404	100%	989	1424	1,188	1,188	**2.70%**	**100%**	2.70%	1,188	0%	0.00%	0	0%	0.00%	0
1451	30%	0	0	0	0	**0.00%**	0%	0.00%	0	0%	0.00%	0	0%	0.00%	0
1452	100%	2983	3147	3,058	3,058	**6.94%**	0%	0.00%	0	0%	0.00%	0	0%	0.00%	0
1453	100%	2420	3208	2,781	2,781	**6.31%**	**100%**	6.31%	2,781	0%	0.00%	0	0%	0.00%	0
1501	100%	581	981	764	764	**1.73%**	**40%**	0.69%	306	**60%**	1.04%	458	0%	0.00%	0
1502	100%	0	36	17	17	**0.04%**	0%	0.00%	0	**100%**	0.04%	17	0%	0.00%	0
1511	100%	943	1158	1,042	1,042	**2.36%**	0%	0.00%	0	**100%**	2.36%	1,042	0%	0.00%	0
1512	100%	1984	2014	1,998	1,998	**4.53%**	0%	0.00%	0	**100%**	4.53%	1,998	0%	0.00%	0
1513	100%	968	984	975	975	**2.21%**	0%	0.00%	0	**100%**	2.21%	975	0%	0.00%	0
1521	100%	3308	3254	3,283	3,283	**7.45%**	0%	0.00%	0	0%	0.00%	0	**100%**	7.45%	3,283
1522	100%	1121	1624	1,352	1,352	**3.07%**	0%	0.00%	0	0%	0.00%	0	**100%**	3.07%	1,352
1524	90%	3397	3580	3,481	3,133	**7.11%**	0%	0.00%	0	0%	0.00%	0	**100%**	7.11%	3,133
1532	30%	413	438	424	127	**0.29%**	0%	0.00%	0	0%	0.00%	0	**100%**	0.29%	127
1761	20%	1133	1397	1,254	251	**0.57%**	**100%**	0.57%	251	0%	0.00%	0	0%	0.00%	0
				48,417	44,060	100.00%			**5,185**			**4,490**			**18,351**
									11.77%			10.19%			41.65%

Trip Distribution Table

Club Rio Rancho (Broadmoor Blvd. / Country Club Dr.)

Data Analysis Subzone Population Data for determination of Local Trip Distribution for Proposed **Retail Commercial 1**

2016 and 2040 Data Taken from Mid-Region Council of Governments'
2040 Socioeconomic Forecasts by Data Analysis Subzones for the Mid-Region of New Mexico

							(LVN) Loma Vista North			(RN) Ridgecrest Access		
DASZ #	% Sub Area in Study	2016 Population	2040 Population	Interpolated Population for the Year	**Population in Study**	**Percent Population**	% Utilizing	% Population Utilizing	Population	% Utilizing	% Population Utilizing	Population
		2016	**2040**	**2027**								
Boundary Specified on DASZ Map												
1194	10%	742	798	768	77	**0.17%**	**100%**	0.17%	77	0%	0.00%	0
1195	50%	0	256	117	59	**0.13%**	**10%**	0.01%	6	0%	0.00%	0
1221	20%	1401	1424	1,412	282	**0.64%**	**50%**	0.32%	141	0%	0.00%	0
1222	10%	421	441	430	43	**0.10%**	0%	0.00%	0	0%	0.00%	0
1223	100%	2747	2895	2,815	2,815	**6.39%**	0%	0.00%	0	0%	0.00%	0
1231	100%	100	166	130	130	**0.30%**	0%	0.00%	0	0%	0.00%	0
1232	100%	0	54	25	25	**0.06%**	0%	0.00%	0	0%	0.00%	0
1233	100%	2823	3260	3,023	3,023	**6.86%**	**100%**	6.86%	3,023	0%	0.00%	0
1241	60%	120	125	122	73	**0.17%**	0%	0.00%	0	0%	0.00%	0
1352	90%	1671	1863	1,759	1,583	**3.59%**	0%	0.00%	0	0%	0.00%	0
1353	90%	2195	2156	2,177	1,959	**4.45%**	0%	0.00%	0	0%	0.00%	0
1371	100%	1050	1444	1,231	1,231	**2.79%**	0%	0.00%	0	0%	0.00%	0
1372	100%	1758	1991	1,865	1,865	**4.23%**	0%	0.00%	0	0%	0.00%	0
1373	100%	1254	1389	1,316	1,316	**2.99%**	0%	0.00%	0	0%	0.00%	0
1374	100%	3253	3197	3,227	3,227	**7.32%**	0%	0.00%	0	0%	0.00%	0
1375	100%	1194	1939	1,535	1,535	**3.48%**	0%	0.00%	0	0%	0.00%	0
1401	100%	286	263	275	275	**0.62%**	0%	0.00%	0	0%	0.00%	0
1402	100%	1241	1315	1,275	1,275	**2.89%**	0%	0.00%	0	**100%**	2.89%	1,275
1403	100%	3206	3407	3,298	3,298	**7.49%**	**5%**	0.37%	165	**5%**	0.37%	165
1404	100%	989	1424	1,188	1,188	**2.70%**	0%	0.00%	0	0%	0.00%	0
1451	30%	0	0	0	0	**0.00%**	0%	0.00%	0	0%	0.00%	0
1452	100%	2983	3147	3,058	3,058	**6.94%**	0%	0.00%	0	0%	0.00%	0
1453	100%	2420	3208	2,781	2,781	**6.31%**	0%	0.00%	0	0%	0.00%	0
1501	100%	581	981	764	764	**1.73%**	0%	0.00%	0	0%	0.00%	0
1502	100%	0	36	17	17	**0.04%**	0%	0.00%	0	0%	0.00%	0
1511	100%	943	1158	1,042	1,042	**2.36%**	0%	0.00%	0	0%	0.00%	0
1512	100%	1984	2014	1,998	1,998	**4.53%**	0%	0.00%	0	0%	0.00%	0
1513	100%	968	984	975	975	**2.21%**	0%	0.00%	0	0%	0.00%	0
1521	100%	3308	3254	3,283	3,283	**7.45%**	0%	0.00%	0	0%	0.00%	0
1522	100%	1121	1624	1,352	1,352	**3.07%**	0%	0.00%	0	0%	0.00%	0
1524	90%	3397	3580	3,481	3,133	**7.11%**	0%	0.00%	0	0%	0.00%	0
1532	30%	413	438	424	127	**0.29%**	0%	0.00%	0	0%	0.00%	0
1761	20%	1133	1397	1,254	251	**0.57%**	0%	0.00%	0	0%	0.00%	0
				48,417	44,060	100.00%			**3,412**			**1,440**
									7.74%			3.27%

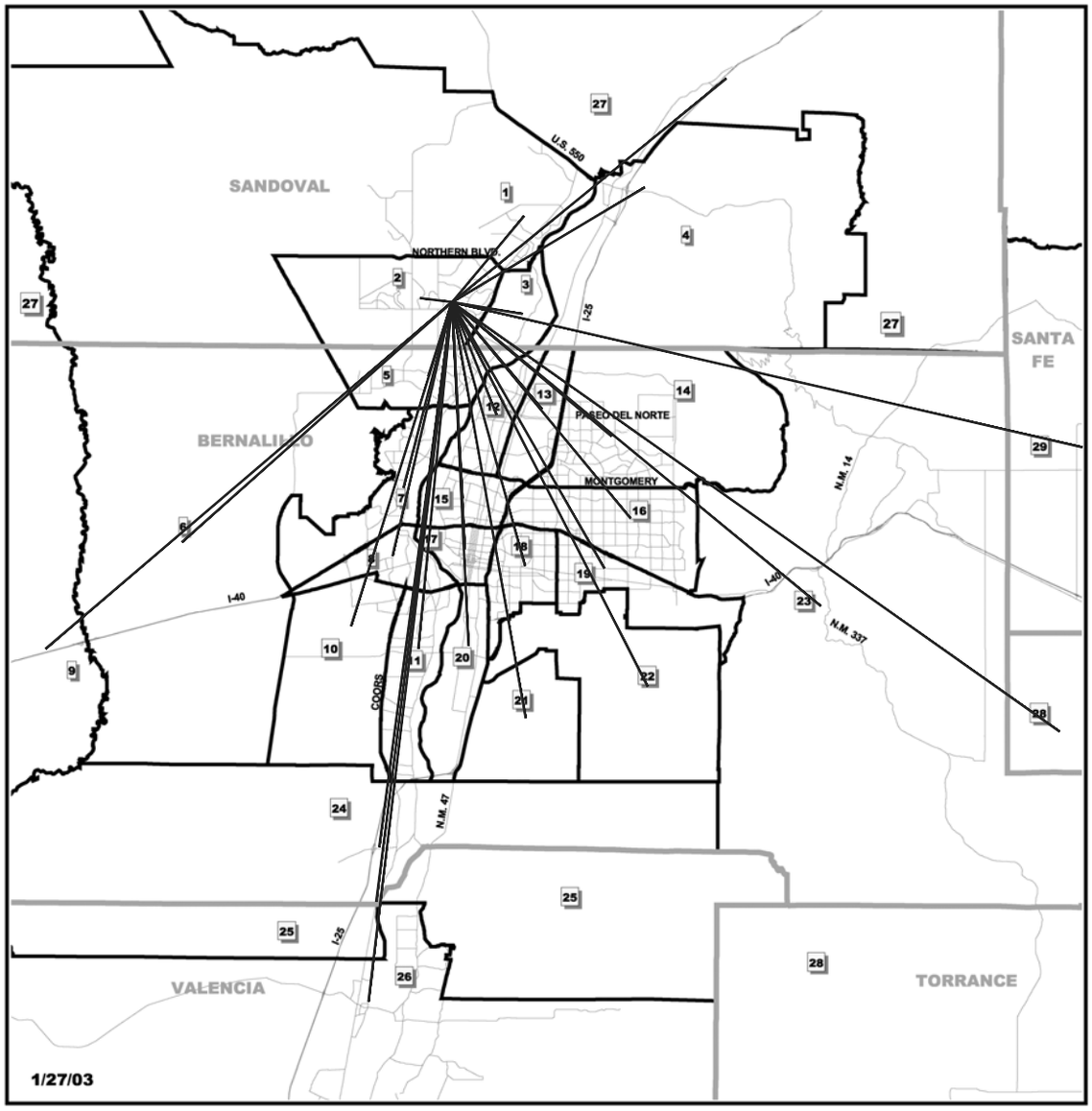


Figure 6

22 Subarea Identification Number

Subareas of the MRCOG Region

Mid-Region
Council of Governments
317 Commercial NE, Suite 104
Albuquerque, NM 87102
505-247-1750

Subarea boundaries extend to county boundary where full extent of subarea not shown except for Subarea 29 which only includes southern Santa Fe County.

Club Rio Rancho
(Broadmoor Blvd. / County Club Dr.)
Trip Distribution Subarea Map

Trip Distribution Table

Club Rio Rancho - (Broadmoor Blvd. / Country Club Dr.)

Sub Area Employment Data:
For determination of Trip Distribution for Proposed **Residential Development Trips**

2016 and 2040 Data Taken from Mid-Region Council of Governments' 2040 Data Set
Socioeconomic Forecasts by Data Analysis Subzones for the Mid-Region of New Mexico

									(HW) High Resort West			(BN) Broadwmoor North			(528N) NM 528 North		
Sub Area I.D.#	**% Sub Area in Study**	**2016 Employment**	**2040 Employment**	**Interpolated Employment for the Year**	Employment in Study	Dist. (Mi.)	**Employment / Distance**	**% Employment / Distance**	% Utilizing	% Employment / Dist. Utilizing	Employment	% Utilizing	% Employment / Dist. Utilizing	Employment	% Utilizing	% Employment / Dist. Utilizing	Employment
		2016	**2040**	**2027**													
1	100%	8,354	11,675	9,876	9,876	4.8	**2,058**	**3.68%**	0%	0.00%	0	50%	1.84%	1,029	50%	1.84%	1,029
2	100%	16,637	19,808	18,090	18,090	1.4	**12,922**	**23.12%**	5%	1.16%	646	20%	4.62%	2,584	20%	4.62%	2,584
3	100%	1,731	1,938	1,826	1,826	3	**609**	**1.09%**	0%	0.00%	0	0%	0.00%	0	20%	0.22%	122
4	100%	3,725	4,083	3,889	3,889	9.6	**405**	**0.72%**	0%	0.00%	0	0%	0.00%	0	100%	0.72%	405
5	100%	13,625	15,349	14,415	14,415	3.3	**4,368**	**7.82%**	0%	0.00%	0	0%	0.00%	0	0%	0.00%	0
6	100%	1,113	4,263	2,557	2,557	15.4	**166**	**0.30%**	0%	0.00%	0	0%	0.00%	0	0%	0.00%	0
7	100%	9,234	11,922	10,466	10,466	8.2	**1,276**	**2.28%**	0%	0.00%	0	0%	0.00%	0	0%	0.00%	0
8	100%	9,101	12,837	10,813	10,813	11.1	**974**	**1.74%**	0%	0.00%	0	0%	0.00%	0	0%	0.00%	0
9	100%	724	1,023	861	861	22.8	**38**	**0.07%**	0%	0.00%	0	0%	0.00%	0	0%	0.00%	0
10	100%	3,409	5,330	4,289	4,289	14.5	**296**	**0.53%**	0%	0.00%	0	0%	0.00%	0	0%	0.00%	0
11	100%	5,699	6,882	6,241	6,241	14.9	**419**	**0.75%**	0%	0.00%	0	0%	0.00%	0	0%	0.00%	0
12	100%	6,287	7,474	6,831	6,831	5.2	**1,314**	**2.35%**	0%	0.00%	0	0%	0.00%	0	0%	0.00%	0
13	100%	38,387	42,986	40,495	40,495	6	**6,749**	**12.08%**	0%	0.00%	0	0%	0.00%	0	0%	0.00%	0
14	100%	37,195	40,809	38,851	38,851	8.9	**4,365**	**7.81%**	0%	0.00%	0	0%	0.00%	0	0%	0.00%	0
15	100%	17,358	20,784	18,928	18,928	8.4	**2,253**	**4.03%**	0%	0.00%	0	0%	0.00%	0	0%	0.00%	0
16	100%	54,135	60,416	57,014	57,014	12	**4,751**	**8.50%**	0%	0.00%	0	0%	0.00%	0	0%	0.00%	0
17	100%	40,280	48,177	43,899	43,899	10.6	**4,141**	**7.41%**	0%	0.00%	0	0%	0.00%	0	0%	0.00%	0
18	100%	32,770	38,004	35,169	35,169	11.7	**3,006**	**5.38%**	0%	0.00%	0	0%	0.00%	0	0%	0.00%	0
19	100%	24,729	28,854	26,620	26,620	13.1	**2,032**	**3.64%**	0%	0.00%	0	0%	0.00%	0	0%	0.00%	0
20	100%	5,978	8,831	7,286	7,286	14.7	**496**	**0.89%**	0%	0.00%	0	0%	0.00%	0	0%	0.00%	0
21	100%	1,755	4,714	3,111	3,111	18	**173**	**0.31%**	0%	0.00%	0	0%	0.00%	0	0%	0.00%	0
22	100%	28,349	31,083	29,602	29,602	18.4	**1,609**	**2.88%**	0%	0.00%	0	0%	0.00%	0	0%	0.00%	0
23	100%	2,923	3,349	3,118	3,118	20.4	**153**	**0.27%**	0%	0.00%	0	0%	0.00%	0	0%	0.00%	0
24	100%	1,271	1,266	1,269	1,269	23.5	**54**	**0.10%**	0%	0.00%	0	0%	0.00%	0	0%	0.00%	0
25	100%	112	112	112	112	25.8	**4**	**0.01%**	0%	0.00%	0	0%	0.00%	0	0%	0.00%	0
26	100%	17,882	21,300	19,449	19,449	30.1	**646**	**1.16%**	0%	0.00%	0	0%	0.00%	0	0%	0.00%	0
27	100%	5,846	6,024	5,928	5,928	15.1	**393**	**0.70%**	0%	0.00%	0	0%	0.00%	0	100%	0.70%	393
28	100%	4,338	5,143	4,707	4,707	31.8	**148**	**0.26%**	0%	0.00%	0	0%	0.00%	0	0%	0.00%	0
29	100%	1,784	2,111	1,934	1,934	27.6	**70**	**0.13%**	0%	0.00%	0	0%	0.00%	0	0%	0.00%	0
		394,731	466,547	427,647	427,647		**55,887**	**100.00%**		1.16%	**646**		6.46%	**3,613**		8.11%	**4,532**
											1.16%			6.46%			8.11%

* - Subarea in which the site it located.

Trip Distribution Table

Club Rio Rancho - (Broadmoor Blvd. / Country Club Dr.)

Sub Area Employment Data:

For determination of Trip Distribution for Proposed **Residential Development Trips**

2016 and 2040 Data Taken from Mid-Region Council of Governments' 2040 Data Set
Socioeconomic Forecasts by Data Analysis Subzones for the Mid-Region of New Mexico

									(SE) Southern Blvd. East			(528S) NM 528 South			(SW) Southern Blvd. West		
Sub Area I.D.#	**% Sub Area in Study**	**2016 Employment**	**2040 Employment**	**Interpolated Employment for the Year**	Employment in Study	Dist. (Mi.)	**Employment / Distance**	**% Employment / Distance**	% Utilizing	% Employment / Dist. Utilizing	Employment	% Utilizing	% Employment / Dist. Utilizing	Employment	% Utilizing	% Employment / Dist. Utilizing	Employment
		2016	**2040**	**2027**													
1	100%	8,354	11,675	9,876	9,876	4.8	**2,058**	**3.68%**	0%	0.00%	0	0%	0.00%	0	0%	0.00%	0
2	100%	16,637	19,808	18,090	18,090	1.4	**12,922**	**23.12%**	5%	1.16%	646	25%	5.78%	3,230	25%	5.78%	3,230
3	100%	1,731	1,938	1,826	1,826	3	**609**	**1.09%**	40%	0.44%	243	40%	0.44%	243	0%	0.00%	0
4	100%	3,725	4,083	3,889	3,889	9.6	**405**	**0.72%**	0%	0.00%	0	0%	0.00%	0	0%	0.00%	0
5	100%	13,625	15,349	14,415	14,415	3.3	**4,368**	**7.82%**	0%	0.00%	0	40%	3.13%	1,747	60%	4.69%	2,621
6	100%	1,113	4,263	2,557	2,557	15.4	**166**	**0.30%**	0%	0.00%	0	40%	0.12%	66	60%	0.18%	100
7	100%	9,234	11,922	10,466	10,466	8.2	**1,276**	**2.28%**	0%	0.00%	0	40%	0.91%	511	60%	1.37%	766
8	100%	9,101	12,837	10,813	10,813	11.1	**974**	**1.74%**	0%	0.00%	0	40%	0.70%	390	60%	1.05%	585
9	100%	724	1,023	861	861	22.8	**38**	**0.07%**	0%	0.00%	0	40%	0.03%	15	60%	0.04%	23
10	100%	3,409	5,330	4,289	4,289	14.5	**296**	**0.53%**	0%	0.00%	0	40%	0.21%	118	60%	0.32%	177
11	100%	5,699	6,882	6,241	6,241	14.9	**419**	**0.75%**	0%	0.00%	0	40%	0.30%	168	60%	0.45%	251
12	100%	6,287	7,474	6,831	6,831	5.2	**1,314**	**2.35%**	0%	0.00%	0	100%	2.35%	1,314	0%	0.00%	0
13	100%	38,387	42,986	40,495	40,495	6	**6,749**	**12.08%**	0%	0.00%	0	100%	12.08%	6,749	0%	0.00%	0
14	100%	37,195	40,809	38,851	38,851	8.9	**4,365**	**7.81%**	0%	0.00%	0	100%	7.81%	4,365	0%	0.00%	0
15	100%	17,358	20,784	18,928	18,928	8.4	**2,253**	**4.03%**	0%	0.00%	0	100%	4.03%	2,253	0%	0.00%	0
16	100%	54,135	60,416	57,014	57,014	12	**4,751**	**8.50%**	0%	0.00%	0	100%	8.50%	4,751	0%	0.00%	0
17	100%	40,280	48,177	43,899	43,899	10.6	**4,141**	**7.41%**	0%	0.00%	0	100%	7.41%	4,141	0%	0.00%	0
18	100%	32,770	38,004	35,169	35,169	11.7	**3,006**	**5.38%**	0%	0.00%	0	100%	5.38%	3,006	0%	0.00%	0
19	100%	24,729	28,854	26,620	26,620	13.1	**2,032**	**3.64%**	0%	0.00%	0	100%	3.64%	2,032	0%	0.00%	0
20	100%	5,978	8,831	7,286	7,286	14.7	**496**	**0.89%**	0%	0.00%	0	100%	0.89%	496	0%	0.00%	0
21	100%	1,755	4,714	3,111	3,111	18	**173**	**0.31%**	0%	0.00%	0	100%	0.31%	173	0%	0.00%	0
22	100%	28,349	31,083	29,602	29,602	18.4	**1,609**	**2.88%**	0%	0.00%	0	100%	2.88%	1,609	0%	0.00%	0
23	100%	2,923	3,349	3,118	3,118	20.4	**153**	**0.27%**	0%	0.00%	0	100%	0.27%	153	0%	0.00%	0
24	100%	1,271	1,266	1,269	1,269	23.5	**54**	**0.10%**	0%	0.00%	0	100%	0.10%	54	0%	0.00%	0
25	100%	112	112	112	112	25.8	**4**	**0.01%**	0%	0.00%	0	100%	0.01%	4	0%	0.00%	0
26	100%	17,882	21,300	19,449	19,449	30.1	**646**	**1.16%**	0%	0.00%	0	100%	1.16%	646	0%	0.00%	0
27	100%	5,846	6,024	5,928	5,928	15.1	**393**	**0.70%**	0%	0.00%	0	0%	0.00%	0	0%	0.00%	0
28	100%	4,338	5,143	4,707	4,707	31.8	**148**	**0.26%**	0%	0.00%	0	100%	0.26%	148	0%	0.00%	0
29	100%	1,784	2,111	1,934	1,934	27.6	**70**	**0.13%**	0%	0.00%	0	100%	0.13%	70	0%	0.00%	0
		394,731	466,547	427,647	427,647		**55,887**	**100.00%**		1.59%	**890**		68.81%	**38,453**		13.87%	**7,753**
											1.59%			68.81%			13.87%

* - Subarea in which the site it located.

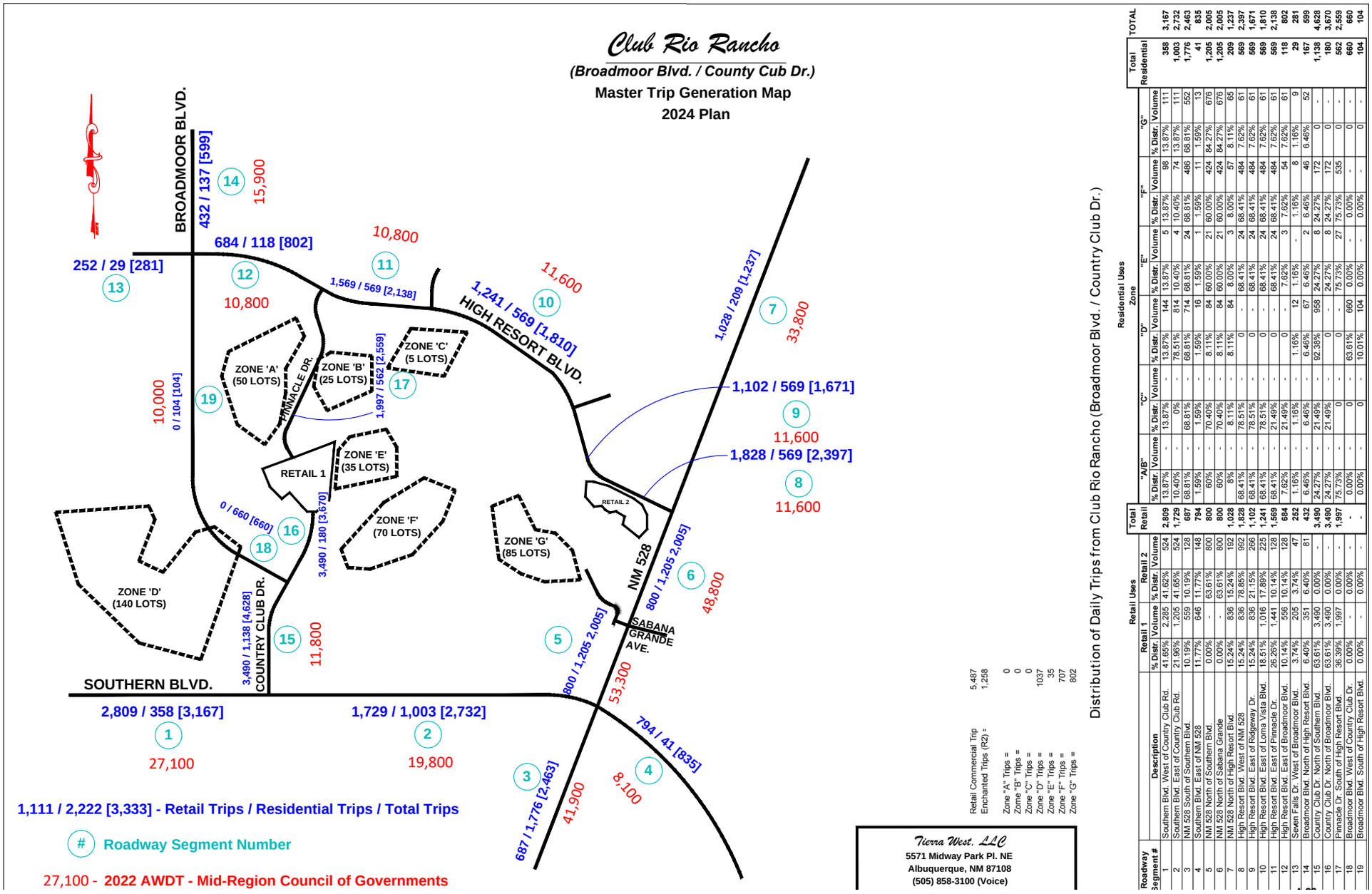
Distribution of Daily Trips from Club Rio Rancho (Broadmoor Blvd. / Country Club Dr.)

Retail Commercial Trips (R1) = 5,487
Enchanted Trips (R2) = 1,258

Zone "A" Trips = 0
Zome "B" Trips = 0
Zone "C" Trips = 0
Zone "D" Trips = 1037
Zone "E" Trips = 35
Zone "F" Trips = 707
Zone "G" Trips = 802

Roadway Segment Breakdown

		Retail Uses					Residential Uses													
		Retail 1		Retail 2		Total Retail	Zone "A/B"		Zone "C"		Zone "D"		Zone "E"		Zone "F"		Zone "G"		Total Residential	TOTAL
Roadway Segment #	Description	% Distr.	Volume	% Distr.	Volume		% Distr.	Volume	% Distr.	Volume	% Distr.	Volume	% Distr.	Volume	% Distr.	Volume	% Distr.	Volume		
1	Southern Blvd. West of Country Club Rd.	41.65%	2,285	41.62%	524	2,809	13.87%	-	13.87%	-	13.87%	144	13.87%	5	13.87%	98	13.87%	111	358	3,167
2	Southern Blvd. East of Country Club Rd.	21.96%	1,205	41.65%	524	1,729	10.40%	-	0%	-	78.51%	814	10.40%	4	10.40%	74	13.87%	111	1,003	2,732
3	NM 528 South of Southern Blvd.	10.19%	559	10.19%	128	687	68.81%	-	68.81%	-	68.81%	714	68.81%	24	68.81%	486	68.81%	552	1,776	2,463
4	Southern Blvd. East of NM 528	11.77%	646	11.77%	148	794	1.59%	-	1.59%	-	1.59%	16	1.59%	1	1.59%	11	1.59%	13	41	835
5	NM 528 North of Southern Blvd.	0.00%	-	63.61%	800	800	60%	-	70.40%	-	8.11%	84	60.00%	21	60.00%	424	84.27%	676	1,205	2,005
6	NM 528 North of Sabana Grande	0.00%	-	63.61%	800	800	60%	-	70.40%	-	8.11%	84	60.00%	21	60.00%	424	84.27%	676	1,205	2,005
7	NM 528 North of High Resort Blvd.	15.24%	836	15.24%	192	1,028	8%	-	8.11%	-	8.11%	84	8.00%	3	8.00%	57	8.11%	65	209	1,237
8	High Resort Blvd. West of NM 528	15.24%	836	78.85%	992	1,828	68.41%	-	78.51%	-	0	-	68.41%	24	68.41%	484	7.62%	61	569	2,397
9	High Resort Blvd. East of Ridgeway Dr.	15.24%	836	21.15%	266	1,102	68.41%	-	78.51%	-	0	-	68.41%	24	68.41%	484	7.62%	61	569	1,671
10	High Resort Blvd. East of Loma Vista Blvd.	18.51%	1,016	17.89%	225	1,241	68.41%	-	78.51%	-	0	-	68.41%	24	68.41%	484	7.62%	61	569	1,810
11	High Resort Blvd. East of Pinnacle Dr.	26.26%	1,441	10.14%	128	1,569	68.41%	-	21.49%	-	0	-	68.41%	24	68.41%	484	7.62%	61	569	2,138
12	High Resort Blvd. East of Broadmoor Blvd.	10.14%	556	10.14%	128	684	7.62%	-	21.49%	-	0	-	7.62%	3	7.62%	54	7.62%	61	118	802
13	Seven Falls Dr. West of Broadmoor Blvd.	3.74%	205	3.74%	47	252	1.16%	-	1.16%	-	1.16%	12	1.16%	-	1.16%	8	1.16%	9	29	281
14	Broadmoor Blvd. North of High Resort Blvd.	6.40%	351	6.40%	81	432	6.46%	-	6.46%	-	6.46%	67	6.46%	2	6.46%	46	6.46%	52	167	599
15	Country Club Dr. North of Southern Blvd.	63.61%	3,490	0.00%	-	3,490	24.27%	-	21.49%	-	92.38%	958	24.27%	8	24.27%	172	0	-	1,138	4,628
16	Country Club Dr. North of Broadmoor Blvd.	63.61%	3,490	0.00%	-	3,490	24.27%	-	21.49%	-	0	-	24.27%	8	24.27%	172	0	-	180	3,670
17	Pinnacle Dr. South of High Resort Blvd.	36.39%	1,997	0.00%	-	1,997	75.73%	-	0	-	0	-	75.73%	27	75.73%	535	0	-	562	2,559
18	Broadmoor Blvd. West of Country Club Dr.	0.00%	-	0.00%	-	-	0.00%	-	0	-	63.61%	660	0.00%	-	0.00%	-	0	-	660	660
19	Broadmoor Blvd. South of High Resort Blvd.	0.00%	-	0.00%	-	-	0.00%	-	0	-	10.01%	104	0.00%	-	0.00%	-	0	-	104	104



Distribution of Daily Trips from Club Rio Rancho (Broadmoor Blvd. / Country Club Dr.)

Retail Commercial Trip 5,487
Enchanted Trips (R2) = 1,258

Zone "A" Trips =	0	
Zone "B" Trips =	0	
Zone "C" Trips =	0	
Zone "D" Trips =	1037	
Zone "E" Trips =	35	
Zone "F" Trips =	707	
Zone "G" Trips =	802	

Tierra West, LLC
5571 Midway Park Pl. NE
Albuquerque, NM 87108
(505) 858-3100 (Voice)

Roadway Segment #	Description	Retail Uses: Retail 1 % Distr.	Retail 1 Volume	Retail 2 % Distr.	Retail 2 Volume	Total Retail	Residential Uses: Zone "A/B" % Distr.	"A/B" Volume	Zone "C" % Distr.	"C" Volume	Zone "D" % Distr.	"D" Volume	Zone "E" % Distr.	"E" Volume	Zone "F" % Distr.	"F" Volume	Zone "G" % Distr.	"G" Volume	Total Residential	TOTAL
1	Southern Blvd. West of Country Club Rd.	41.65%	2,285	41.62%	524	2,809	13.87%	-	13.87%	-	13.87%	144	13.87%	5	13.87%	98	13.87%	111	358	3,167
2	Southern Blvd. East of Country Club Rd.	21.96%	1,205	41.65%	524	1,729	10.40%	-	0%	-	78.51%	814	10.40%	4	10.40%	74	13.87%	111	1,003	2,732
3	NM 528 South of Southern Blvd.	10.19%	559	10.19%	128	687	68.81%	-	68.81%	-	68.81%	714	68.81%	24	68.81%	486	68.81%	552	1,776	2,463
4	Southern Blvd. East of NM 528	11.77%	646	11.77%	148	794	1.59%	-	1.59%	-	1.59%	16	1.59%	1	1.59%	11	1.59%	13	41	835
5	NM 528 North of Southern Blvd.	0.00%	-	63.61%	800	800	60%	-	70.40%	-	8.11%	84	60.00%	21	60.00%	424	84.27%	676	1,205	2,005
6	NM 528 North of Sabana Grande	0.00%	-	63.61%	800	800	60%	-	70.40%	-	8.11%	84	60.00%	21	60.00%	424	84.27%	676	1,205	2,005
7	NM 528 North of High Resort Blvd.	15.24%	836	15.24%	192	1,028	8%	-	8.11%	-	8.11%	84	8.00%	3	8.00%	57	8.11%	65	209	1,237
8	High Resort Blvd. West of NM 528	15.24%	836	78.85%	992	1,828	68.41%	-	78.51%	-	0	-	68.41%	24	68.41%	484	7.62%	61	569	2,397
9	High Resort Blvd. East of Ridgeway Dr.	15.24%	836	21.15%	266	1,102	68.41%	-	78.51%	-	0	-	68.41%	24	68.41%	484	7.62%	61	569	1,671
10	High Resort Blvd. East of Loma Vista Blvd.	18.51%	1,016	17.89%	225	1,241	68.41%	-	78.51%	-	0	-	68.41%	24	68.41%	484	7.62%	61	569	1,810
11	High Resort Blvd. East of Pinnacle Dr.	26.26%	1,441	10.14%	128	1,569	68.41%	-	21.49%	-	0	-	68.41%	24	68.41%	484	7.62%	61	569	2,138
12	High Resort Blvd. East of Broadmoor Blvd.	10.14%	556	10.14%	128	684	7.62%	-	21.49%	-	0	-	7.62%	3	7.62%	54	7.62%	61	118	802
13	Seven Falls Dr. West of Broadmoor Blvd.	3.74%	205	3.74%	47	252	1.16%	-	1.16%	-	1.16%	12	1.16%	-	1.16%	8	1.16%	9	29	281
14	Broadmoor Blvd. North of High Resort Blvd.	6.40%	351	6.40%	81	432	6.46%	-	6.46%	-	6.46%	67	6.46%	2	6.46%	46	6.46%	52	167	599
15	Country Club Dr. North of Southern Blvd.	63.61%	3,490	0.00%	-	3,490	24.27%	-	21.49%	-	92.38%	958	24.27%	8	24.27%	172	0	-	1,138	4,628
16	Country Club Dr. North of Broadmoor Blvd.	63.61%	3,490	0.00%	-	3,490	24.27%	-	21.49%	-	0	-	24.27%	8	24.27%	172	0	-	180	3,670
17	Pinnacle Dr. South of High Resort Blvd.	36.39%	1,997	0.00%	-	1,997	75.73%	-	0	-	0	-	75.73%	27	75.73%	535	0	-	562	2,559
18	Broadmoor Blvd. West of Country Club Dr.	0.00%	-	0.00%	-	-	0.00%	-	0	-	63.61%	660	0.00%	-	0.00%	-	0	-	660	660
19	Broadmoor Blvd. South of High Resort Blvd.	0.00%	-	0.00%	-	-	0.00%	-	0	-	10.01%	104	0.00%	-	0.00%	-	0	-	104	104



APPENDIX B:
CITY OF RIO RANCHO ORDINANCE NO. 10 ENACTMENT NO. 02-007

CITY OF RIO RANCHO

ORDINANCE NO. 10 **ENACTMENT NO. 02-007**

AMENDING ORDINANCE 87-1, (R.O. 1987) APPENDIX G; ZONE MAP AMENDMENTS AND THE ZONE MAP; TO AMEND THE ZONING DESIGNATION OF A TOTAL OF 6.1 ACRES ON THE PROPERTY KNOWN BY LEGAL DESCRIPTION AS (UNPLATTED) PORTIONS OF RIO RANCHO COUNTRY CLUB AND GOLF COURSE-GOLF C, PARCEL 4, CONSISTING OF 2.9 ACRES IN AREA A; AND PARCEL 1, CONSISTING OF 3.2 ACRES IN AREA B, FROM SU/NON-RESIDENTIAL TO SU/SINGLE FAMILY RESIDENTIAL

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

Section 1. **Land Use:** Detached single-family dwellings as per R-4 zoning district design guidelines

Section 2. **Lot Size:** Minimum lot size shall be as per R-4 zoning district.

Section 3. **Lot Width:** Minimum lot width at the street frontage is 32 feet.

Section 4. **Setbacks:** Setbacks shall be; Front 20-feet, 25-feet to garage; Rear 15-feet and side 5-feet

Section 5. **Height:** Maximum height of any structure shall not exceed 32-feet; except height be limited to one story in Area B.

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

Section 7. **Compiling Clause.** This Ordinance shall be incorporated in and compiled as part of the City Code of Rio Rancho, R.R.O. 1987.

Section 8. **Effective Date.** This Ordinance shall become effective ten days after adoption.

Adopted this 27th day of March 2002

Jim Owen

Jim Owen, Mayor

3/28/02

Date

ATTEST:

Tina Gonzales

Tina Gonzales, City Clerk

[SEAL]

CITY OF RIO RANCHO
GOVERNING BODY
AGENDA BRIEFING MEMORANDUM

Reference No: O-10

DEPARTMENT: City Development **AGENDA DATE:** March 27, 2002

SUBJECT: Zone Map Ordinance

PURPOSE: To change the current zoning designation from Unplatted SU-NR/Special Use Non-Residential (existing golf course property) to SU/Special Use for Single-Family Residential Development; varying lot sizes

LEGAL: Unplatted portions of Rio Rancho Country Club and Golf Course

APPLICANT: Chamisa Hills Golf and Country Club, LLC

AGENT: Jeff Mortensen & Associates

SYNOPSIS:

- The applicant is requesting to change the current zoning designation for a total of 6.1 (+-) acres of unplatted golf course property from SU-NR/Non-Residential to SU/Special Use for Single-Family Residential Development.
- All development requirements including but not limited to setback requirements shall be as per the R-4/Single-Family District unless otherwise stated in the zone map ordinance.
- On February 26, 2002, the Planning and Zoning Commission conducted a public hearing on this request. After discussion between the Commissioners, neighboring residents and staff, the Planning and Zoning Commission voted to recommend approval of the zone map amendment by a unanimous vote of 5-0.

I. FINDINGS OF FACT:

A. BACKGROUND INFORMATION:

The applicant, Chamisa Hills Golf and Country Club, LLC. is proposing to rezone several portions of the Rio Rancho Golf Course to SU/Special use for Single-family residential development. There are two areas being proposed for rezoning to allow for development of single-family residential lots; the combined acreage of the areas is approximately 6.1 acres.

Area A is located at Country Club Drive and Calle Suenos and is approximately 2.9 acres.

Area B is located off Broadmoor Drive, west of the properties that abut the Golf Course at Lakeview Circle and is approximately 3.2 acres.

The proposal is for single-family residential development. Although lot sizes will be formally determined via the subdivision process, the conceptual site plans provided indicate lot sizes that vary from a minimum lot size of 5000 square-feet, minimum lot width of 32 feet and lot depth a minimum of 100 feet to lots up to 8,400 square-feet. Staff recommends that development requirements including but not limited to setback requirements shall be as per the R-4/Single-Family District unless otherwise stated in the zone map ordinance.

As justification for the request, the applicant stated that according to P.G.A. standards, the existing golf course acreage exceeds the typical acreage utilized for a golf course. Approval of the zone change would allow for the subsequent subdivision of the property and would consequently, decrease the area of property that requires watering and maintenance. The owners intend to restore and improve existing golf course areas thereby improving the existing conditions of the Golf Course. The applicant has stated that the sale of the proposed residential lots will essentially improve the proforma of the project and make the project more viable. The applicant believes that the Golf Course is a valuable resource to the community and that the proposed rezoning of a small percentage of the total acreage is a tool to improve and maintain that resource.

B. LAND USE
Presently the land is vacant golf course. The neighboring land uses include single-family and multi-family residences in Areas A and B.

C. ZONING:
The subject property is zoned SU/Non-Residential.
Area A abutting property is zoned Su/Multi-Family Residential.
Area B abutting property is zoned R-3/Multi-Family Residential.

D. ACREAGE: Total acreage of all property proposed to be re-zoned is 6.1.

II. FINDINGS OF CONFORMANCE WITH CITY PLANS, POLICIES & REGUATIONS:

A. CONFORMANCE WITH THE CITY ZONING ORDINANCE
The City Zoning Ordinance requires that the City Planning and Zoning Commission review a request for a zone map amendment and make a recommendation to the Governing Body.
FINDING: The Planning and Zoning Commission has reviewed this application as required by Ordinance. This application fulfills the requirements of the ordinance.

The request for special use zoning is special because of the diverse dimensions of the property and the surrounding properties and, due to the overall unique location of the area. This request for SU/Single-Family Residential zoning would allow for development of single-family residential homes and is equal to the zoning designation of much of the surrounding residential properties.
FINDING: The SU Zoning designation is appropriate for this project.

RATIONALE FOR APPROVING THE APPLICATION
In deliberating whether to change a zoning designation, the Governing Body may consider various criteria in making their decision. Generally, the Governing Body should consider whether there is an overall benefit to the community in approving the zone change or whether the change would only benefit the property owner. In addition, the Governing Body should determine whether conditions of the area and surrounding area warrant the change in zoning. That is, is this application/use consistent with the surrounding area, does it grant a discriminatory benefit to the landowner, and/or does it harm neighboring properties or the community welfare. Also to be considered in deliberating the change in zoning designation is whether the request generally conforms to the Comprehensive Plan.

This application, if approved, would allow for a change in zoning designation of a relatively small percentage of the overall golf course property and would allow the property to be replatted into residential lots. Essentially, the proposed additional lots can be viewed as an extension of an existing subdivision. It is Staff's opinion from a zoning perspective, that approval of this request would not constitute spot zoning. The areas proposed to be rezoned are proposed to be developed as per the surrounding residential areas currently adjacent to or, surrounded by golf course property. Essentially, what is proposed is more of the same development, golf course and residential lots. The size of the required parcel for a golf course has changed. The rezoning of a small portion of the existing golf course property does not alter the overall use, development plan, or the existing character of the area. In fact, it appears the request would enhance the overall use of the land without harming surrounding properties. The applicant has indicated that the existing golf course is typically larger than needed for a golf course according to P.G.A. standards. The applicant adds that a reduction in size is warranted to allow for proper restoration, which includes resolving existing water and odor issues. When considering all the issues, it seems apparent that if the Golf Course property is restored, improved upon, and water issues and related nuisances are rectified or improved upon, there is an overall benefit to the community and to the existing residences.

It should be noted, since concern has been voiced about future potential requests, that any property owner may at any time make application to change the zoning designation of property. State statute and the City of Rio Rancho zoning ordinance permit such application. It is the Governing Body's charge to review each application and make a determination according to criteria noted above. Therefore, should the property owner of the golf course in the future make application to rezone other golf course areas other than those areas in process now, the Governing Body would review the application, review staff recommendations, review existing conditions, solicit citizen input, and consequently determine whether another approval is warranted or not.

D. NOTIFICATIONS

Certified letters, providing neighboring property owners notice of this hearing, were sent on March 5, 2002. In addition, courtesy notifications were sent out, providing neighboring property owners notice of the Planning and Zoning Commission hearing. A legal notice was published in the newspaper; publication date of March 11, 2002.

OTHER DEPARTMENTS' RECOMMENDATIONS:

Various City departments were provided the opportunity to review this application. Departments are made aware of the proposed project and they are given the opportunity to identify any issues that may need to be addressed via the zoning process. Most often, development requirements such as drainage, access points, and water availability are of a standard nature and addressed via the subdivision (platting) process. The actual layout of the proposed lots is also determined via the subdivision process. Departments that reviewed this request include the Utility Department, DPS Traffic Division, City Fire Inspector and Public Works/City Engineer Department. None of the reviewing Departments had unusual or unique requirements, restrictions, or comments that require consideration at this time.

REVIEWED BY:							
CITY ATTORNEY		FIRE	x	PARKS & REC.		SENIOR CTR.	
CITY CLERK		FINANCE		PERSONNEL		UTILITIES	x
CITY DEV	x	LIBRARY		PUBLIC WORKS	x	DPS TRAFFIC	x

PLANNING & ZONING COMMISSION RECOMMENDATION:

On February 26, 2002, the Planning and Zoning Commission voted to recommend APPROVAL of the zone map amendment by a unanimous vote of 5-0. (See Attachment)

DEPARTMENT RECOMMENDATION:

The Department of City Development recommends APPROVAL of the proposed zone map amendment. Staff recommends the Governing Body find that approval of the request should result in an overall benefit to the community and that the request conforms to the character of development of the immediate area and the Comprehensive Plan.

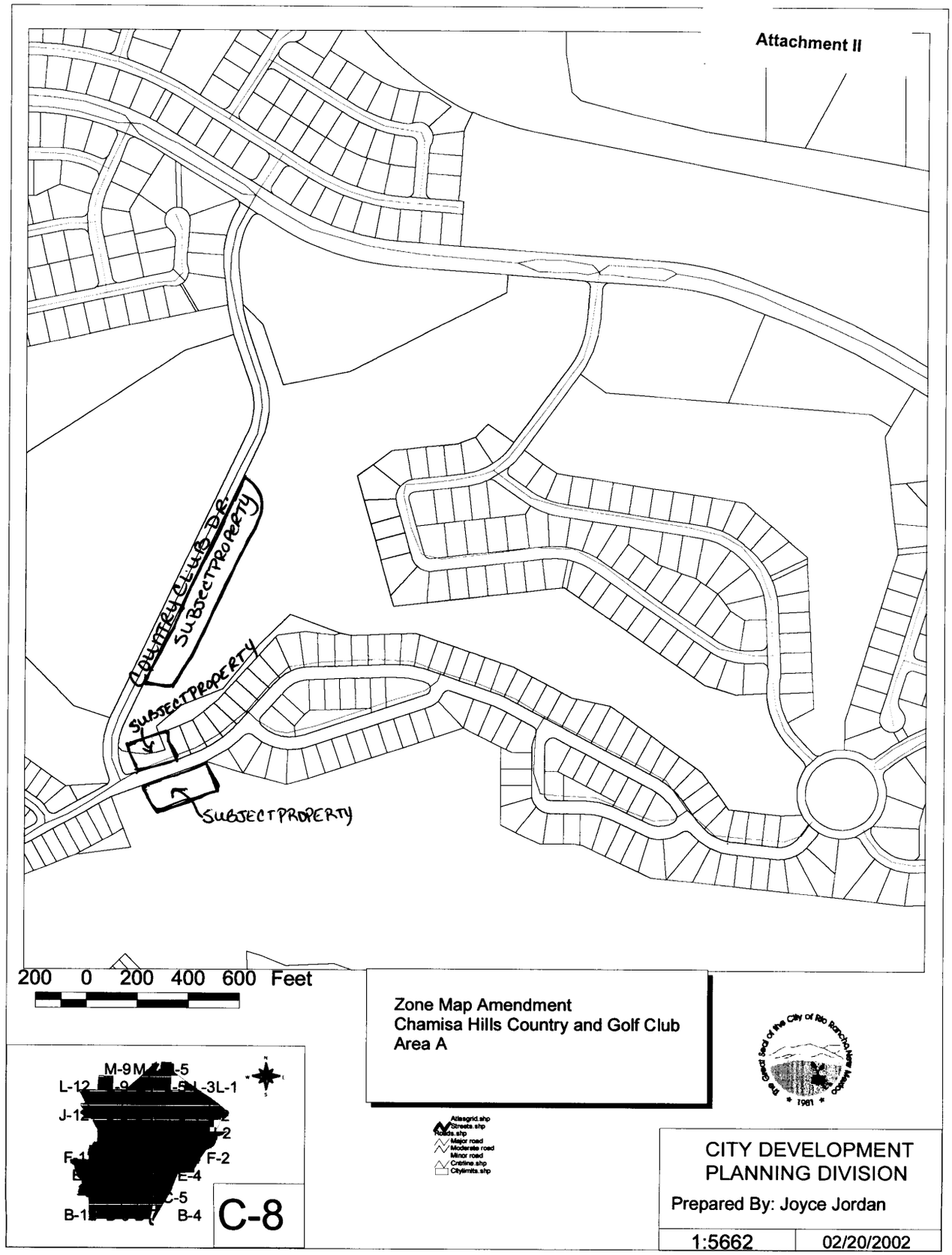
PREPARED BY: Joyce Jordan /dw **DATE:** 3/19/02

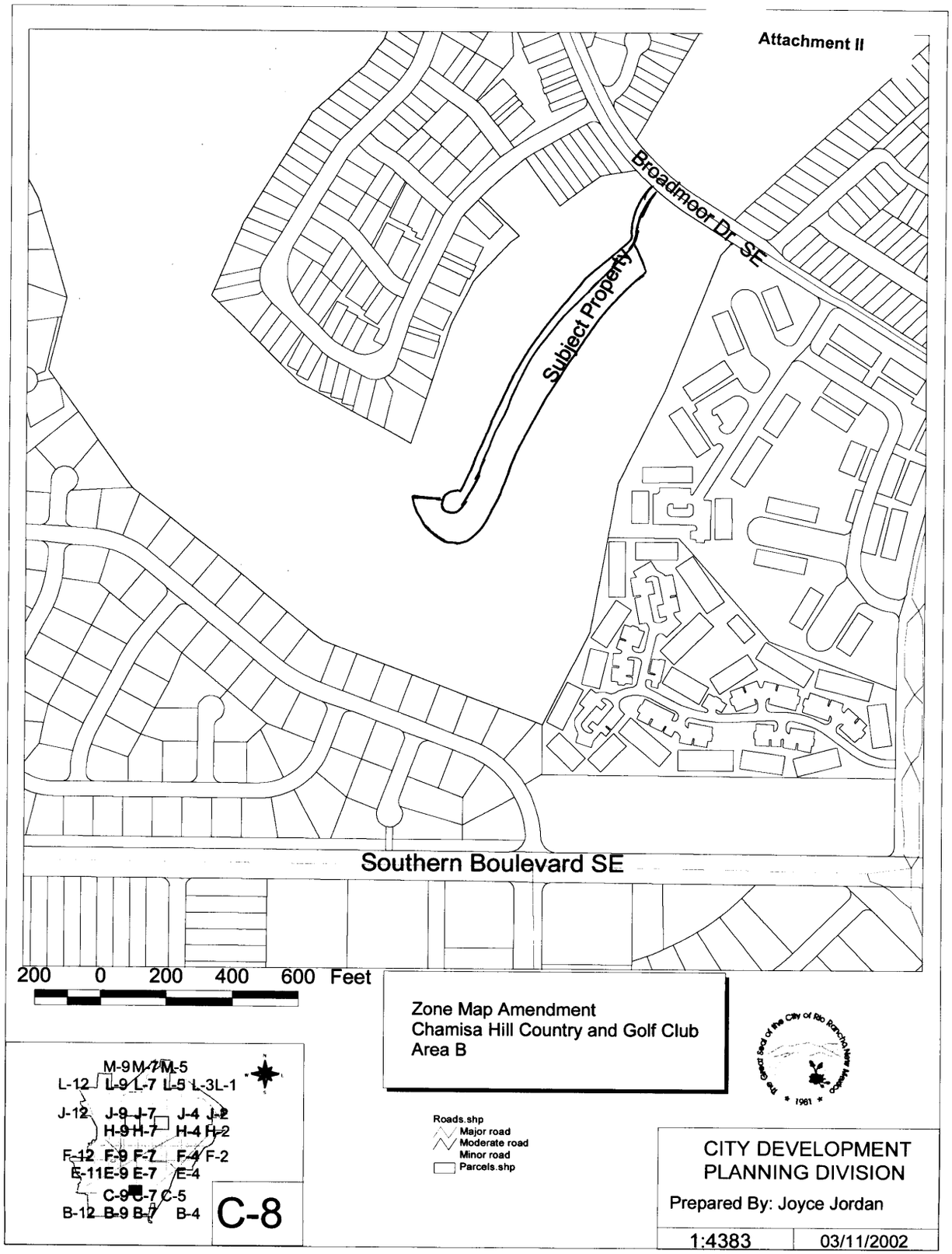
DEPARTMENT DIRECTOR: Art Casso /dw **DATE:** 3/19/02

CITY ADMINISTRATOR: James C. Jimenez **DATE:** 3/20/02

Attachment(s):

Attachment I: Proposed Ordinance
Attachment II: Location Map
Attachment III: Application
Attachment IV: Letter of intent
Attachment V: PZC Minutes, 2/26/02
Attachment VI: Site Plan


Attachment II
COUNTRY CLUB DR.
SUBJECT PROPERTY
SUBJECT PROPERTY
SUBJECT PROPERTY
200 0 200 400 600 Feet
M-9
L-12
L-1
J-1
F-2
E-4
C-5
B-1
B-4
C-8
Zone Map Amendment
Chamisa Hills Country and Golf Club
Area A
Atlasgrid.shp
Streets.shp
Roads.shp
Major road
Moderate road
Minor road
Cntrline.shp
Citylimits.shp
CITY DEVELOPMENT
PLANNING DIVISION
Prepared By: Joyce Jordan
1:5662
02/20/2002


Attachment II
Broadmoor Dr. SE
Subject Property
Southern Boulevard SE
200 0 200 400 600 Feet
Zone Map Amendment
Chamisa Hill Country and Golf Club
Area B
M-9 M-7 M-5
L-12 L-9 L-7 L-5 L-3 L-1
J-12 J-9 J-7 J-4 J-2
H-9 H-7 H-4 H-2
F-12 F-9 F-7 F-4 F-2
E-11 E-9 E-7 E-4
C-9 C-7 C-5
B-12 B-9 B-7 B-4
C-8
Roads.shp
Major road
Moderate road
Minor road
Parcels.shp
CITY DEVELOPMENT
PLANNING DIVISION
Prepared By: Joyce Jordan
1:4383
03/11/2002

2001.078.2

CITY OF RIO RANCHO

City Development Department
3900 Southern Blvd., Ste 103
Rio Rancho, NM 87124
(505) 891- 5005 ● Fax: (505) 896-8994

Attachment III

ZONE MAP AMENDMENT APPLICATION: 02-100-00002

Receipt No. _____
Scheduled P&Z Meeting _____
Fee _____ (See Reverse)
Total Acreage Of Request ~~7.8 AC~~ 6.1 AC

Applicant: Chamisa Hills Golf and Country Club, LLC (Contract Purchaser) Phone# 480-947-8800 Fax# (480) 947-8830

Mailing Address: 6916 E. 5th Avenue, Scottsdale, AZ 85251

Agent: Jeff Mortensen & Associates Phone# 345-4250 Fax# 345-4254

Mailing Address: 6010-B Midway Park Blvd NE, Albuquerque, NM 87109

Property Owner: Bay View Franchise Mortgage Acceptance Company Phone# 916-804-3900 Fax# _____

Legal Description Of Property: Portions of Rio Rancho Country Club & Golf Course

Unit: (Unplatted) Block _____ Lot _____

Present Zoning Designation: SU/NR

Zoning Designation Requested: SU/Single Family Residential

(C-1 ☐) (C-2 ☐) (M-1 ☐) (R-2 ☐) (R-3 ☐) (SU ☐) (O-1 ☐) (O-2 ☐) (CMU ☐)

If Special Use Designation: Indicate Use(s):

Single Family Residential Homes

Explanation Of Request (Use Reverse Side If Necessary)

Zone Map Amendment from SU/NR to SU/Single Family Residential to allow the Subsequent Subdivision platting and development of Surplus Golf Course (Continued back of sheet)

Signature J. Graeme Means Date 02/14/02

INSTRUCTIONS: The application should be submitted to the City Development Department at the Rio Rancho City Hall. Each application should be accompanied by twenty (20) copies of a development plan showing the location and the dimensions of the property, location, size, and height of proposed structures, signs, or use; design of pedestrian or vehicular circulation; design of parking, loading or traffic handling facilities and methods, and the proposed schedule for completion of the plan. If the applicant is other than the property owner, a letter from the property owner stating that he/she is aware of request of land use and that the applicant may act as his/her agent.

FOR OFFICE USE ONLY

Application Received By: _____

Date: _____ File No. _____

DIVERSIFIED PARTNERS

Nationwide Real Estate Services

February 13, 2002

Art Corsie
Department of City Development
City of Rio Rancho
3900 Southern Blvd
Rio Rancho, New Mexico 87174

Re: Chamisa Hills Country Club

Dear Mr.Corsie:

As the contract purchaser of the Rio Rancho Country Club property with authority to submit land use requests for the subject site, I hereby authorize Jeff Mortensen and Associates, Inc. to act as agent on behalf of Chamisa Hills Golf Country Club LLC for the purpose of submitting said land use requests.

If you should have any questions or comments concerning this information, or if we can be of further service to you at this time, please do not hesitate to call.

Sincerely,

Chamisa Hills Golf and Country Club, LLC

Walt Brown, Jr.
Managing Member

CITY OF RIO RANCHO
PLANNING & ZONING COMMISSION MINUTES
February 26, 2002

5. DISCUSSION AND DELIBERATION

B. ZONE MAP AMENDMENT: The applicant requests a recommendation, to the Governing Body, for approval of a zone map amendment to change the current zoning designation, SU/Condominium of 8.3775 acres (+-) for property known by legal description as High Resort, Parcel 2C and 8.1899 acres (+-) of unplatted SU/Non-Residential land to R-4/Single-Family Residential.
APPLICANT: CHAMISA HILLS GOLF AND COUNTRY CLUB, LLC AND CREST HOMES / AGENT: JEFF MORTENSEN AND ASSOCIATES

Prior to commencing with the applicant's presentation, Commissioner Heil stated that the item was specific to the zone change requests of portions of the golf course property. He added that any proposed trail and water issues would not be addressed at this time.

Chuck Cala, Jeff Mortensen & Associates addressed the Commission to request a favorable recommendation to the Governing for a zone map amendment of various areas of the golf course and an 8.3775 acre parcel depicted on sketch plats "A, B & D". Mr. Cala added that the applicant met with neighboring property owners surrounding the property in sketch plat "C", after which, the applicant's agreed to withdraw the request to rezone that area until such time as an agreement could be reached.

Mr. Cala added that the applicant's original request of Sketch Plat "D", to rezone 8.1889 acres to R-4/Single-Family is being amended to request the rezoning of 6.56 acres of unplatted SU/Non-Residential to R-4/Single-Family Residential and that approximately .62 acres be rezoned to R-1/Single-Family Residential along White Horse Drive SE.

Sketch Plat "A" would allow for the rezoning of a portion of golf course, Parcel 4 along Country Club Drive and property along Calle Suenos, a total of 2.9 acres from SU/Non-Residential to SU/Single Family residential. The rezoning would allow for design and construction of 15 lots along Country Club Drive and six (6) lots along Calle Suenos.

Sketch plat "B" would allow for the rezoning of a portion of golf course, Parcel 1, south of Broadmoor Drive. The rezoning would allow for the design and construction of a 26 lot subdivision. There was extensive discussion between the surrounding property owners, the applicant and the Commissioners, after which, there was consensus to request the homes be constructed as one-story dwellings.

Commissioner Heil informed the Commissioners, staff and the public that Item 5B and 5C would be discussed together, but would be voted on separately. He asked for a motion to open the items, which would allow discussion between all parties.

MOTION PZC022602-5B: COMMISSIONER BRIONES MOVED TO ACCEPT THE APPLICANT'S REQUEST, AS AMENDED, FOR A RECOMMENDATION TO THE GOVERNING BODY FOR APPROVAL TO CHANGE THE CURRENT ZONING DESIGNATION SU/CONDINUMUNS OF 8.3775 ACRES FOR PROPERTY KNOWN BY LEGAL DESCRIPTION AS HIGH RESORT, PARCEL 2C; 6.5671 ACRES (+-) OF UNPLATTED SU/NON-RESIDENTIAL LAND TO R-4/SINGLE FAMILY RESIDENTIAL AND APPROXIMATELY 27,425 SQUARE-FEET (.62 ACRES) OF UNPLATTED SU/NON-RESIDENTIAL LAND TO R-1/SINGLE-FAMILY RESIDENTIAL. APPLICANT: CHAMISA HILLS GOLF AND COUNTRY CLUB, LLC AND CREST HOMES/AGENT: JEFF MORTENSEN AND ASSOCIATES. SECONDED BY COMMISSIONER MOORS.

Walt Brown Jr., Chamisa Hills Golf & Country Club addressed the Commission to give a brief history of his family business and the chain of events leading to the request for a zone change on the golf course property. He informed the Commissioners that the revitalization of the golf course and clubhouse could not be accomplished unless some of the property was sold to bring revenue to offset the cost of reconstruction. Mr. Brown added that he would make every effort to work with the surrounding property owners, so that the project could be a favorable one.

CHAMISA HILLS MASTER PLAN

Commissioner Heil asked for comments or questions from the public.

The following residents/property owners voiced their opposition to the request for rezoning of golf course property. Some concerns mentioned are diminished property value, increased traffic, and height of structures. Some property owners feel that constructing homes on the golf course would result in an undue burden to the surrounding community.

Harolyn Ellison, 919-A Country Club Dr.
Richard Hermann, 620 Lakeview Circle
Ken Cameron, 634 Lakeview Circle
Howard E. Smith, 2933 Trevino Dr. SE
Veta F. Wright, 913-D Country Club Dr.
Richard Draper, 600 Lakeview Circle
Matt DeAverio, 4009 St. Andrews
Ray Abbott, 3772 Calle Suenos
Felicie Truscio, 77 Parkside Road
Mark Schneider, 308 Spyglass Pl. SE
Bill Craten, 917-C Country Club Dr. (Fairways)
June Ashburn, 3506 WhiteHorse

The following residents/property owners voiced their approval for the project.
Dan Buchly, President of Stone Hedge Home Owners Association
Lorna Fossenier, President of Country Club Women's Club Association
Dave Zerwas, 576 Eastlake Dr.
Charles C. Davis, 3113 Calle Suenos SE, President of High Resort Association
Roland Crane, 2935 Broadmoor Dr.
Dennis Santino, 3920 Bayhill Loop SE
Greg Cambell, 204 Inverness

AMENDMENT PZC022602-5B1: COMMISSIONER SMITH MOVED TO INCLUDE THE REQUIREMENT THAT ZONING CHANGES FOR SKETCH PLAT "D" ARE CONTINGENT ON PURCHASE OF THE GOLF COURSE. SECONDED BY COMMISSIONER THURGOOD.

AMENDMENT PZC022602-5B1 VOTE: MOTION APPROVED UNANIMOUSLY BY A VOTE OF 5-0.

MOTION PZC022602-5B VOTE AS AMENDED: MOTION APPROVED UNANIMOUSLY BY A VOTE OF 5-0.

C. ZONE MAP AMENDMENT: The applicant requests a recommendation, to the Governing Body, for approval of a zone map amendment to change the current zoning designation, for property known by legal description as Unplatted portions of Rio Rancho Country Club and Golf Course, a total of 7.8 acres from SU/Non-Residential to SU/Single-Family Residential.
APPLICANT: CHAMISA HILLS GOLF AND COUNTRY CLUB, LLC / AGENT: JEFF MORTENSEN AND ASSOCIATES

Commissioner Heil asked for a motion on the zone map amendment for Sketch Plat "A" and "B", a total of 6.1 acres. Sketch Plat "C" was removed from the original zone map request.

MOTION PZC022602- 5C: COMMISSIONER BRIONES MOVED TO APPROVE THE APPLICANT'S REQUEST FOR A RECOMMENDATION, TO THE GOVERNING BODY, FOR APPROVAL OF A ZONE MAP AMENDMENT TO CHANGE THE CURRENT ZONING DESIGNATION OF PROPERTY KNOWN BY LEGAL DESCRIPTION AS UNPLATTED PORTIONS OF RIO RANCHO COUNTRY CLUB AND GOLF COURSE, A TOTAL OF 6.8 ACRES FROM SU/NON-RESIDENTIAL TO SU/SINGLE-FAMILY RESIDENTIAL, EXCLUDING THE PLAT AREA "C". APPLICANT: CHAMISA HILLS GOLF AND COUNTRY CLUB, LLC/AGENT: JEFF MORTENSEN AND ASSOCIATES. SECONDED BY COMMISSIONER THURGOOD.

AMENDMENT PZC022602-5C1: COMMISSIONER BRIONES MOVED TO AMEND ITEM "C" AND RESTRICT PLAT "B", THE PROPOSED 26 LOT SUBDIVISION, TO BE RESTRICTED TO A SINGLE-STORY RESIDENCE. SECONDED BY COMMISSIONER THURGOOD.

AMENDMENT PZC022602-5C2: COMMISSIONER SMITH MOVED TO AMEND THE MOTION FOR APPROVAL OF THE ZONING CHANGES FOR PLATS "A" AND "B" CONTINGENT ON THE PURCHASE OF THE GOLF COURSE. SECONDED BY COMMISSIONER MOORS.

AMENDMENT PZC022602-5C2 VOTE: MOTION APPROVED UNANIMOUSLY BY A VOTE OF 5-0.

AMENDMENT PZC022602-5C1 VOTE: MOTION APPROVED UNANIMOUSLY BY A VOTE OF 5-0.

MOTION PZC022602-5C VOTE AS AMENDED: MOTION APPROVED UNANIMOUSLY BY A VOTE OF 5-0.

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APPENDIX C:
CITY OF RIO RANCHO ENACTMENT NO. 18-06

CITY OF RIO RANCHO
ORDINANCE

ORDINANCE NO. 4 **ENACTMENT NO. 18-06**

AN ORDINANCE OF THE CITY OF RIO RANCHO, NEW MEXICO AMENDING THE ZONING CLASSIFICATION AND OFFICIAL ZONING MAP FOR APPROXIMATELY 263 ACRES OF PROPERTY COMMONLY KNOWN AS THE 'GOLF COURSE' FROM SPECIAL USE FOR GOLF COURSE TO SPECIAL USE FOR PLANNED RESIDENTIAL DEVELOPMENT (SU for PRD); IDENTIFYING CONDITIONS FOR DEVELOPMENT; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

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

WHEREAS: in accordance with Rio Rancho Code of Ordinances (R.O. 2003) Section 150.07, an application to amend the zoning designation on the subject property has been submitted to the City of Rio Rancho, and assigned City Case No. 17-100-00012; and,

WHEREAS: the City of Rio Rancho Planning and Zoning Board held a duly noticed public hearing on November 14, 2017, which was postponed until January 9, 2018 and February 13, 2018, regarding the proposed changes to the Official Zoning Map and, following study and consideration, has made findings (where applicable) whether or not the criteria in R.O. 2003 Section 150.07 are satisfied, and made these recommendations to the Governing Body regarding adoption of the changes; and,

WHEREAS: the Governing Body received a report from the Planning and Zoning Board, and such report indicates the Planning and Zoning Board has studied and considered the proposed changes pursuant to R.O. 2003 Section 150.07, including specific findings related to the affected property, and the Board has further determined inclusion of all land known as the Rio Rancho Country Club (RRCC) to be included in this zone map amendment as necessary to provide for the most beneficial and effective redevelopment of the RRCC; and,

WHEREAS: in accordance with procedures set for in R.O. 2003 Section 150.07, and NMSA 1978 Section 3-21-6, a public hearing on the proposed zoning district and Official Zone Map changes hereinafter described was duly advertised and held by the Governing Body of the City of Rio Rancho on March 28, 2018, and the Governing Body heard interested parties and citizens for and against the proposed amendments; and,

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

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

Section 1. Rezoning of Property and Change in Land Use:

A. The City of Rio Rancho Comprehensive Plan, November 2010, Map L-2: Generalized Land Use (GLUM) Amended January 27, 2016, is hereby amended by changing the Land Use designation of portions of the land known as the "RRCC Golf Course" from "Park, Open Space, Drainage" to "Low/Medium Density Residential" and "Commercial" as graphically identified on Exhibit A.

B. The City of Rio Rancho Zoning Map is hereby amended by changing the zoning designation of the land identified graphically on Exhibit A from Special Use for Golf Course to Special Use for Planned Residential Development (SU-PRD). The SU for PRD provides flexibility in the planning and development of projects by allowing the combination of uses in accordance with an accompanying approved master plan.

C. The Planning and Zoning Board is authorized to make minor adjustments (under 2 acres or less) to the boundaries illustrated in Exhibit A, for the purpose of determining and assigning the actual boundary based on a surveyed or platted subdivision which will formalize the actual zoning boundary.

Section 2. **Land Uses and Zoning: SU-PRD** is providing an environment within the layout of a defunct golf course to contribute to the natural amenities and to encourage preservation of open space while allowing for efficient arrangement of land uses. Dedicated open space should be used, to the extent possible, to buffer existing residential from proposed residential developments. Additionally, open space areas are encouraged to be used as a means of pedestrian activity and connectivity. Existing and proposed residential developments are encouraged to have equal access to open space and recreational opportunities. Open space, park, and recreation requirements should be spread throughout a development and connected with multiuse trails. The properties identified on Exhibit A are the approximate boundaries for the land uses/zoning designations listed below:

A. Commercial: Approximately 6 acres of permissive and conditional commercial land uses, with development requirements as regulated in the City's C-1: Retail Commercial section of the code except as listed herein.

B. Single-Family Residential: Approximately 62 acres of permissive and conditional land uses (not including Chamisa Hills Country Club West, Tract B and other lands identified in Section 5B, below), lot width, size and development requirements as regulated in the City's R-2: Single-Family Residential section of the code except for any lot within 100 feet of an existing residential development, shall meet the following:

1. **Lot width:** Lot width shall be a minimum of the width of the abutting existing residential lot zoning requirement or R-2 whichever is greater.
2. **Building Height:** Structures on such lots shall not exceed 20 feet and one story.

C. Recreation and Open: Approximately 195 acres of permissive and conditional land uses, with development requirements as regulated in the City's PR: Parks and Recreation District section of the code, with exceptions and allowances as follows:

1. Additions to Permissive Uses**:** Golf Courses including incidental supporting uses and structures which shall include club houses, maintenance facilities, pools, tennis courts, providing these areas do not exceed 5% of the golf course use land/ground area; and,
2. Permissive uses identified and permitted in the City's OS: Open Space District.

Section 3. Development Standards and Design:

A. Access:

1. A Traffic Impact Analysis will be required for all new development.
2. Access via City property is not guaranteed and may require land acquisition, and additional platting or granting of easements and right-of-way.
3. Conversion of land uses as identified in this ordinance does not guarantee direct access off of Broadmoor Boulevard and development may require shared access with the property owners of CHCCW, Tract B, or other points of access to the established road network.

B. Buffers: There shall be an average of 35 foot wide buffer with a minimum of a 20 foot buffer between existing residential property lines and any new residential and non- residential development. The buffer shall be maintained by the new subdivisions and recorded as a public access easement for pedestrians and golf carts on the plat and the maintenance obligation of the buffer shall be in the Declaration of Covenants Conditions and Restrictions, which document must be recorded in the office of the Sandoval County Clerk as a condition of plat approval.

1. These buffers shall include:
   a. Low water usage "native" vegetative plantings including trees
   b. 8 foot asphalt trail for pedestrian and golf cart access
   c. Park benches
   d. Buffer trees

2. Exceptions to buffers:
   a. Development within non-residential areas shall be allowed to maintain existing parking within the required 20 foot buffer area.

C. Landscaping: A tree inventory will need to be conducted and submitted with the preliminary plat. Existing trees should be preserved and maintained wherever possible and any tree removal requires submittal and acceptance of a certified arborist report.

Section 4. Implementation and Process:

A. Prior to any development, with the exception of "redevelopment" or reconstruction of a golf course, or within 2 years of zoning approval, whichever comes first, a final master plan shall be submitted for Planning and Zoning Board approval, and shall include but not be limited to:

1. Application and fee.
2. Name of the proposed development, name or names of the developers, name of the owner, architect, landscape architect, surveyor, engineer and/or land planner.
3. Location map, showing the relationship of the proposed development to the existing and any proposed streets, and any other property owned by the land developer in that vicinity.
4. Survey of the parcel showing boundaries, total acreage, parcel numbers, legal description and all encumbrances such as easements, right-of-ways, etc. Maximum number of unit's in each area, i.e. north, east and west areas.
5. Site data including parcel size, current zoning and generalized land use designation, lands to be dedicated to public use, proposed easements, right-of-ways.
6. Existing site characteristics including general information on site conditions and characteristics including adjacent developments, major trees, existing utilities, swales, bodies of water, flood zoned, topography, soils types and areas of critical concern. Note any variances or conditional use permits that have been granted for this site.
7. Proposed plan illustrating streets, lots, and other features such as common areas, retention areas, parks, etc. Street layouts shall indicate the type of street and proposed right-of-ways. Lot layouts shall identify the proposed number of lots and proposed lot sizes.
8. The general layout of water, sewer and storm water systems including connections.
9. Proposed phasing, if any, with projected build-out date.
10. Development plans showing access and buffer areas (both external and internal) to the development and how pedestrian and other non-motoring travel will be safely integrated.
11. Tabulations of acreage devoted to each use and total gross acreage of the project.

12. Documentation as to the impact of the proposed development on the levels of service for roads, potable water, sanitary sewer, solid waste drainage, parks and any other services.
13. In addition to the above, the Planning and Zoning Board may require additional material such as plans, maps, studies and reports which may be needed in order to make the necessary findings and determinations that the project is in compliance with the applicable guidelines of the Comprehensive Plan and these guidelines.
14. Transportation plan, including layout of roads, bikeways, pedestrian ways and typical cross sections, and traffic circulation plan;
15. Utility service plan;
16. Landscaping plan;
17. Recreation concept plan, parks, trails and open spaces;
18. Any trails shall provide for connection to the City's existing trail network where possible and have a stabilized surface (asphalt preferable) a minimum of 8 feet in width to allow for golf carts, non-motorized vehicles and pedestrians to be on the trail together;
19. Substance of covenants, grants, easements, dedications, or major restrictions; and,
20. Alternate plans for open space and recreation areas if golf course redevelopment or reconstruction does not commence within 18 months of the date of this ordinance.

Any major or substantial change in the approved master plan, which affects the intent and character of the development, land use pattern, and location or dimensions of major streets shall be reviewed and approved by the Planning and Zoning Board. Minor changes which do not affect the intent or character of the development may be approved administratively.

B. Following approval of the Final Master Plan, the subdivision of land within the project boundary shall be subject to Rio Rancho Subdivision regulations.

C. Supplemental site plans for commercial development may be approved administratively through the building permit process.

Section 5. Other Requirements and Restrictions:

A. Notification fees:
   a. The fees and costs associated with legally required notification for Zone Map Amendments, Master plan approvals, site plans approvals and variances or conditional uses will be paid by the applicant before any approval becomes effective.

B. The following lands are not to be considered part of this ordinance:
   a. Rio Rancho Golf Course and Country Club, Lot 1.
   b. Chamisa Hills Country Club- West, Tract B.

C. The rate structure for reclaimed water Class 1B effluent that will be used for the watering of a golf course is authorized to be defined in development agreement.

D. All common open space as well as public and recreational facilities including a golf course, shall be specifically included in the development schedule and be constructed and fully improved by the developer at an equivalent or greater rate than the construction of residential structures. Failure to construct in accordance with this schedule as required by this section 5(D), will void any master plan approval and further developments will require amendments to this master plan, this ordinance or both.
   a. In order to maintain and operate this open space the land developer must establish and identify the owner, the association, or nonprofit corporation (or provide the maintenance agreement with a Land Conservation Easement entered into with a governmental agency, land trust, or nonprofit) prior to the sale of any lots.

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

Section 7. Effective Date:
This Ordinance shall take effect in ten (10) days after adoption.

ADOPTED THIS 18TH DAY OF APRIL, 2018.

Greggory D. Hull, Mayor

ATTEST:

Stephen J. Ruger, City Clerk
[SEAL]

EXHIBIT A

RIO RANCHO COUNTRY CLUB AND "GOLF COURSE" GENERALIZED LAND USE MAP (GLUM) and ZONING MAP DESIGNATIONS



*Northern Boundary line is created by a straight line at the northern most point of PHW, Blk 1, Lot 39 to the pond following the southern most pond south boundary and creating a straight line with southeastern boundary of CCH, Blk 1, Lot 38A.

** Northern Boundary line is created by a straight line from the western most point of CG, Blk 2, Lot 32 and the northern most point of Oak, Blk 7A, Lot 45.

CITY OF RIO RANCHO
ORDINANCE

ORDINANCE NO. 13 **ENACTMENT NO. 18-11**

AN ORDINANCE OF THE CITY OF RIO RANCHO, NEW MEXICO AMENDING THE ZONING CLASSIFICATION AND OFFICIAL ZONING MAP FOR PROPERTY DESCRIBED AS TRACT B, SUMMARY PLAT OF TRACT A AND B, CHAMISA HILLS COUNTRY CLUB - WEST, TO INCLUDE THE ENTIRE TRACT B AS HAVING A ZONING DESIGNATION OF SU: SPECIAL USE FOR SINGLE FAMILY RESIDENTIAL DISTRICT (SU/SINGLE FAMILY RESIDENTIAL) AS SET FORTH AND ADOPTED IN ORDINANCE NO. 10, ENACTMENT NO. 02-007; IDENTIFYING CONDITIONS OF DEVELOPMENT; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

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

WHEREAS: in accordance with Rio Rancho Code of Ordinances (R.O. 2003) Section 150.07, an application to amend the zoning designation on the subject property has been submitted by the City of Rio Rancho, and assigned City Case No. 18-100-00005; and,

WHEREAS: the City of Rio Rancho Planning and Zoning Board held a duly noticed public hearing on April 24, 2018, regarding the proposed changes to the Official Zoning Map and, following study and consideration, has made findings (where applicable) whether or not the criteria in R.O. 2003 Section 150.07 are satisfied, and made these recommendations to the Governing Body regarding adoption of the changes; and,

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

WHEREAS: a public hearing occurred, in accordance with procedures set for the in R.O. 2003 Section 150.07, and NMSA 1978 Section 3-21-6, on the proposed zoning district and Official Zone Map changes hereinafter described were duly advertised and held by the Governing Body of the City of Rio Rancho on May 23, 2018, and the Governing Body heard interested parties and citizens for and against the proposed amendments; and,

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

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

Section 1. Rezoning of Property and Change in Land Use:

A. The Official Zone Map is hereby amended by changing the zoning designation of approximately 1.7 acres from SU: Special Use/Non Residential District to SU: Special Use for Single Family Residential District, and verifying approximately 3.2 acres as having a zoning designation of SU: Special Use for Single Family Residential District (SU/Single Family Residential) on land legally described as:

Tract B (4.99 acres), as same is shown designated on the plat entitled "SUMMARY PLAT OF TRACTS A AND B, CHAMISA HILLS COUNTRY CLUB - WEST, RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO" approved by the Board of Commissioners on 13th day of November, 2002 and filed in the office of the County Clerk of Sandoval County in Book Number 15, Page Number 20 - 24.

B. The City of Rio Rancho Comprehensive Plan, November 2010, Map L-2: Generalized Land Use (GLUM) Amended January 27, 2016, is hereby amended by changing the Land Use designation of the land described in Section 1A, above, from "Park, Open Space, Drainage" to "Low/Medium Density Residential".

Section 2. Land Use, Conditions, Development Standards/Regulations and use of PROPERTY identified in Section 1, above:

The land described in Section 1 above shall be subject to the zoning requirements and development standards set forth in City Ordinance No. 10, Enactment No. 02-007, including but not limited to:

- Land Use: Detached single-family dwellings as per R-4 zoning district design guidelines;
- Lot Size: Minimum lot size shall be as per R-4 zoning district.
- Lot Width: Minimum lot width at the street frontage is 32 feet.
- Setbacks:
  - (a) Front – 20 feet; garage – 25 feet; side loaded garage – 15 feet,
  - (b) Rear – 15 feet; alley loaded garage – zero feet,
  - (c) Side – five feet; zero lot line setbacks area allowed on one side with a 10-foot setback on the opposite side,
  - (d) Corner side – 10 feet; and,
- Height: Maximum height of any structure shall be limited to one story and in no case exceed 32 feet.

Section 3. Severability Clause:

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

Section 4. Effective Date:

This Ordinance shall take effect in ten (10) days after adoption.

ADOPTED THIS 23RD DAY OF MAY, 2018.

Greggory D. Hull, Mayor

ATTEST:

Stephen J. Ruger, City Clerk
(S E A L)

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APPENDIX D:
PID MEMO UPDATE

Altura Real Estate, LLC

Kim D. Murphy, Principal
kim@altura-real-estate.com

Memo

October 11, 2023 **UPDATE- Dec. 20, 2023**

To: Jerome Gonzales, Project Lead, Club Rio Rancho
From: Kim Murphy. Principal
Cc: Harry Relkin, Relkin Law Firm

RE: Club Rio Rancho- Public Improvements District Feasibility Study

Background
The Public Improvement District Act, NMSA 1978, Section 5-11-1 et seq, as amended ("PID Act") provides for financing based on a levy imposed against real property within a district that may be apportioned according to direct or indirect benefits conferred upon affected real property. PID taxes, levies and charges may be pledged to pay debt service on bonds or notes issued by a PID. PID bonds/notes are not obligations of the State of New Mexico or the local government jurisdiction in which the PID is located, but are obligations solely of the PID issuing the debt.

The City of Rio Rancho adopted Public Improvement District Guidelines and Application Procedures (Chapter 2 Article 10) in October 2003 ("City's PID Policy"), which enacts policies and procedures for processing and approving applications for approval of PIDs within the City's boundaries.

The following is a statement of "general use" excerpted from City's PID Policy:

"PIDs should be used primarily in connection with the financing of infrastructure for development of residential projects, master planned communities or substantial commercial development and redevelopment. PIDs may also be used to provide an enhanced level of public infrastructure amenities and or municipal services. In order to avoid inefficient use of limited resources, unless otherwise agreed, PIDs will generally not be approved to finance less than $3 000 000. The City's approval of a PID shall be based on an applicant's demonstration that the PID will provide benefit to the end users of the PID-financed infrastructure or to the City which would not otherwise be available Such benefits may include, without limitation, additional amenities, services, increased quality of development or pricing benefits."

The City of Rio Rancho has approved the formation of the following PIDs:

- Cabezon PID (2004)
- Mariposa PID (2006)

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- Stonegate Communities PID (2013)
- Lomas Encantadas / Enchanted Hills PID (2016)
- Broadmoor Heights PID (2018)
- Tierra Del Oro PID (2019)
- Los Diamantes PID (2021)

Applications for the formation of PIDs require complex calculations of the cost of public infrastructure that benefit distinct classes of real property according to use, parcel acreage, lot size or width ("front foot") or other attributes. A special assessment or levy is imposed for each class of property that is proportional to the benefit created by the proposed infrastructure. However, under the City PID Policy, the total annual tax obligation is limited to no more than 1.99% of the sum of the ad valorem tax plus the PID special assessment divided by the anticipated market value of each class of real property.

Assignment
The client, RR Mesa LLC, has requested a "high level" preliminary determination of the feasibility of PID financing for its Club Rio Rancho project, comprising approximately 257 acres, based on the following land use summary:

	RESPEC/FBT	ARE[1]	
Single Family Residential	231	264	Dwelling Units
Townhome / Duplex Residential	130	138	Dwelling Units
Residential Total	361	402	Dwelling Units
Commercial Village / Center	154,300 Building Square Feet (Gross)[2]		
Business Park	78,600 Building Square Feet (Gross)		

[1] In ARE's opinion, the residential lot program seems deficient in smaller lots, which would potentially offer more affordable single family homes. Additionally, broadening the housing program in this manner will accelerate the overall pace of project absorption. Therefore, for the purpose of this analysis, both the unmodified RESPEC lot count and an ARE modified lot count incorporating 40-foot lots will be presented. The modified ARE lot count reduces the 60 front foot (FF) lots from 100 to 33 and adds 100 40FF lots. ARE also combined the 8 duplex lots in La Joya Commercial Center with the townhouse units, bring the total to 138. Overall, total residential lots increased from 361 to 402.

[2] The gross square feet proposed by FBT Architects, i.e. 170,300, has been revised for the purposes of this study by deleting duplex homes (8 units / 16,000 gross sf) from the Commercial Center and adding 8 dwelling units to the Townhome category (130+8= 138 units). Adjusted Commercial Center total is 154,300 gross sf.

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Study Approach
The Club Rio Rancho project is in the early stages of planning, and as such, many details of the development are still being considered and evaluated. The initial investigation focused on potential PID revenue from special assessments attributable to the various classes of property in the proposed project, and PID bond financing based on that annual PID revenue. This approach established an initial determination of feasibility since the amount of the PID levy is governed by market acceptability and the overall tax burden "cap" of 1.99% of market value.

This UPDATE revises the PID revenue estimates based on the most resent housing program segmentation and lot counts, as well as an analysis of funding support provided by the PID toward reducing estimated total project infrastructure costs provided by RESPEC (dated December 8, 2023).

Further, the study examined certain information and analysis set forth in the Los Diamantes PID Application from 2021, and where appropriate, certain study elements have been modified and incorporated to align with the Club Rio Rancho project.

Study Conclusions
An overview of the PID feasibility study for Club Rio Rancho:

- Total annual PID revenue - $625,000
- Total PID revenue available for debt service (exclusive of administrative costs, with 110% coverage) - $555,000
- 35-year tax-exempt bond at 4.6% - $8,750,000 principal amount
- Bond proceeds available for public infrastructure (exclusive of bond reserve fund and issuance costs) - $7,995,000
- PID funds for infrastructure per lot (402 total) - $19,888 (compares to Los Diamantes at $22,062)

Study Assumptions & Analysis
Residential Market. In Rio Rancho, and elsewhere in the Albuquerque Metro Area, single family development and home sales are the primary drivers for PID financing. Using Southwest MLS data, home sales at Los Diamantes by Pulte and DR Horton for the most recent 12-month period were examined. The results of this investigation indicate two major market segments:

- 40-foot lots with home prices averaging $388,800 ($400,000 rounded)
- 50-foot & 55-foot lots with home prices averaging $499,700 ($500,000 rounded)

Although not relevant to this study, we note that the 40-foot lots represent about 35% of the overall single family housing program set forth in the Los Diamantes PID Application and MLS sales data indicates that homes on 40-foot lots have an absorption rate 2.5 times that of 50 & 55-foot lots.

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While a number of 40-foot lots have been added to the program for the purposes of this study, i.e. 100 DUs representing 25% of the total, we believe that the Club Rio Rancho project will appeal more to the upper-end of the housing market.

Real Property Classification. As mentioned, PIDs impose special assessments or levies on various classes of real property which are proportional to the benefit created by public infrastructure. For the purposes of this study, the following real property classes were assumed:

- Single Family 40-foot Lots 100 Dwelling Units
- Single Family 50-foot Lots 104 Dwelling Units
- Single Family 55-foot Lots 27 Dwelling Units
- Single Family 60-foot Lots 33 Dwelling Units
- Townhome / Duplex 31-foot Lots 138 Dwelling Units
- Commercial Village 16 Acres 154,300 Gross Square Feet
- Business Park 14 Acres 78,600 Gross Square Feet

Special Assessments- Competitive Projects. The following is a listing of annual special assessments for several established PIDs in the Rio Rancho area, with formation date noted:

	30-35' Lots	40-45' Lots	50' Lots	55' Lots
Los Diamantes (2021)	NA	$1,113	$1,306	$1,401
Tierra del Oro (2019)	NA	$1.080	$1,320	$1,620
Volterra (2009)	$900	$1,177	$1,440	$1,687

Additionally, these other Albuquerque Metro PIDs provide additional "benchmarks":
Mesa del Sol (2008)

- Single Family $1,229 – 1,655 per Lot
- Townhome $1,200 per Lot
- Community Retail $352 per 1,000 Building Square Feet
- Office Area $440 per 1,000 Building Square Feet

Juan Tabo Hills Estates (2017)

- Single Family $1,900 – 2,360 per Lot

Inspiration (2020)

- Single Family $1,190 – 2,100 per Lot

Special Assessments- Club Rio Rancho. Based on a review of special assessments for competitive projects, as well as an analysis of the overall tax burden (ad valorem tax plus special assessment) for various classes of real property, the following reflects reasonable annual special assessment assumptions for the Club Rio Rancho project:

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	31' Lots	40' Lots	50' Lots	55' Lots	60' Lots
Single Family / TH / Duplex	$900	$1,200	$1,500	$1,650	$1,800

Commercial Village / Center	$551 per 1,000 Building Square Feet
Business Park	$445 per 1,000 Building Square Feet

Attachment "A" presents the calculation of total annual special assessment revenue for the project and the overall tax burden analysis. A key assumption of this analysis is the ratio of the sum of annual ad valorem taxes plus special assessment for each real property class divided by the anticipated market value of each class. Although the City PID Policy sets a maximum of 1.99% for this ratio, an analysis of Los Diamantes indicates a current range of 1.45% to 1.65%.

Conservatively, this study assumes a "target" of 1.50% for the overall tax burden ratio.

PID Financing. Also shown on **Attachment "A"**, the estimated annual special assessment revenue for the project is $625,000 (rounded). The amount available for debt service ("DS") is calculated as follows:

Annual PID Revenue	$625,000
Less PID Admin. Costs	$70,000 (-)
Less DS Coverage (10%)	$50,000 (-)
Net Amount for annual DS	$505,000

Assuming tax-exempt bond financing through the New Mexico Finance Authority, we anticipate the following terms:

Principal Amount	$8,750,000
Interest Rate	4.6%
Financing Term	35 Years

The assumed bond finance terms results in the following table of "sources and uses":

Sources of Funds	
• Bond Principal	$8,750,000
Total Sources of Funds	*$8,750,000*
Uses of Funds	
• Infrastructure Improvements	$7,995,000
• Debt Service Reserve	$555,000
• Capitalized Interest	$0
• Issuance Costs	$200,000
Total Uses of Funds	*$8,750,000*

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PID Funding Contribution to Total Costs. RESPEC has prepared a cost estimate for total project development costs ("Engineer's Opinion of Probable Costs") dated Dec. 8, 2023 (**Revised 12-19-23)**, including all onsite and offsite construction and "soft" costs, as follows: **$23,785,660.** Net of costs associated with the Commercial Center and Business Park ($602,527), total residential subdivision costs amount to **$23,183,133.** On a per lot basis, total residential subdivision costs (again, net of commercial areas) amount to $64,219 (assuming 361 lots) and $57,669 (assuming 402 lots).

ARE has analyzed total project infrastructure costs estimated by RESPEC to identify public infrastructure costs eligible for PID financing. Overall, about 60% of total project development costs, or **$14,173,199**, would be eligible for PID funding. Of this amount, $483,489 is associated with the Commercial Center and Business Park. On a per lot basis, PID eligible costs for the residential subdivision areas amount to $39,261 (assuming 361 lots) and $35,257 (assuming 402 lots).

However, as the foregoing revenue analysis indicates, actual estimated PID funding for public infrastructure amounts to **$7,995,000 or about 56% of PID eligible infrastructure costs.** Assuming this amount were applied to the residential subdivision areas only, the per lot contribution of PID financing would be $22,147 (assuming 361 lots) and $19,888 (assuming 402 lots).

Net per lot costs for residential subdivision areas, assuming PID contribution, amounts to $42,072 (assuming 361 lots) and $37,781 (assuming 402 lots).

Public Financing Comparison with Los Diamantes. Los Diamantes is a similar, relatively recent, residential development project near Club Rio Rancho, which was approved for both PID financing (2021) to fund on-site public improvements and TIDD financing (2020) to fund off-site public improvements. A comparison of the two projects follows on a total project cost basis (ignoring costs allocated to commercial areas).

	Los Diamantes	Club Rio Rancho
Total Residential Lots	578	361 - 402
Total Cost[3]	$48,268,058	$23,785,660
Total Cost / Lot	$83,509	$65,888 - $59,168
Total PID Funding / Lot	$22,062	$22,147 - $19,888
Total TIDD Funding / Lot	$21,728	$0
Net Cost / Lot	$39,719	$43,741 - $39,280

P.6

[3] Both projects have relative minor commercial areas, which will be ignored for the purposes of this comparison.

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Comparison Analysis. The cost analysis for Club Rio Rancho compares favorably with Los Diamantes, although Los Diamantes has considerably more off-site infrastructure costs ($18.5 million or 38% of total costs) than Club Rio Rancho ($2.4 million or 10% of total costs).

On a total project cost basis (not accounting for costs associated with commercial areas), off-site costs at Los Diamantes amount to approximately $32,007 per lot (578) and $6,648 per lot (361) for Club Rio Rancho. In-tract costs result by deducting off-site costs from total costs. As such, in-tract costs at Los Diamantes amount to $51,502 per lot (578) and $59,240 per lot (361) for Club Rio Rancho. In-tract cost estimates for Club Rio Rancho are about 15% higher than Los Diamantes over the 2020/21 to 2023 time period, which seems reasonable given the recent overall price escalation.

Conclusion. Based on the foregoing, we estimate that PID financing at Club Rio Rancho would cover about 34% of the total project infrastructure costs, which compares favorably with Los Diamantes. While an exhaustive project-to-project comparison is beyond the scope of this study, this percentage is likely competitive with similar projects in the northwest Metro Albuquerque area, including Rio Rancho.

However, additional pubic finance support from the City of Rio Rancho through GRIP or TIDD funding would improve the cost analysis. This would allow greater flexibility given the recent uncertain price and interest environment, especially if public off-site and/or amenity costs exceed current estimates.

Disclaimer: The estimate of annual PID revenue from special assessments and funds available for infrastructure through PID bond financing contained herein by Altura Real Estate LLC is believed to be reasonable when compared to existing PIDs in the Rio Rancho area, especially given the early stage of the Club Rio Rancho project.

However, the purpose of the study is to determine general PID feasibility only for the project, and therefore, is not adequate for a formal determination under the PID Act and City PID Policy. Results and conclusions are expected to change during the formal PID Application process when undertaken.

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Club Rio Rancho PID **Attachment "A"**
Proposed Property Classes; Special Levy & Total Tax Burden
December 15, 2023 UPDATE

Property Classes	Lot Width	# Lots / Acres	Annual Levy per Lot or BSF	Total Annual Levy	
Single Family	40' FF	100	$1,200	$120,000	
Single Family	50' FF	104	$1,500	$156,000	
Single Family	55' FF	27	$1,650	$44,550	
Single Family	60'FF	33	$1,800	$59,400	
Townhome/Duplex	31' FF	138	$900	$124,200	
La Joya Commercial Village		16 Ac	$551	$85,000	
Enchanted Business Park		14 Ac	$445	$35,000	
Total		402 / 30 Ac		$624,150	**Use $625,000 rounded**

Residential Property	Market Value *SWMLS*	Assessed Value *95%*	Taxable Value *33.33%*	Annual Property Tax *36.167*	Annual Special Levy	Special Levy / Property Tax	Total Annual Tax Burden	Annual Tax / Assessed Value
Single Family 40' FF	$400,000	$380,000	$126,654	$4,581	$1,200	26%	$5,781	1.52%
Single Family 50' FF	$500,000	$475,000	$158,318	$5,726	$1,500	26%	$7,226	1.52%
Single Family 55/60' FF	$500,000	$475,000	$158,318	$5,726	$1,650	29%	$7,376	1.55%
Townhome/Duplex 31' FF	$350,000	$332,500	$110,822	$4,008	$900	22%	$4,908	1.48%

Commercial Property	Acreage	Building GSF	Market Value / GSF	Market Value *FBT & ARE*	Taxable Value *33.33%*	Annual Property Tax *41.64*	Annual Special Levy	Special Levy / Property Tax	Total Annual Tax Burden	Annual Tax / Market Value
La Joya Commercial Village	16	154,300	$475	$73,292,500	$24,428,390	$1,017,198	$85,000	8.4%	$1,102,198	1.50%
Enchanted Business Park	14	78,600	$385	$30,261,000	$10,085,991	$419,981	$35,000	8.3%	$454,981	1.50%



APPENDIX E: COMMUNITY SUPPORT LETTERS

Southern Sandoval County Arroyo Flood Control Authority
1041 Commercial Drive SE • Rio Rancho, NM 87124
Ph (505) 892-RAIN (7246) • Fax (505) 892-7241

BOARD OF DIRECTORS
Ronald Abramshe
John Chaney
Cassandra D'Antonio
Bel Marquez
Michael Vidal

EXECUTIVE ENGINEER
Dave Gatterman, P.E.

August 1, 2024

SENT VIA ELECTRIONIC MAIL

Mr. Jerome Gonzales
5700 University Blvd.
Albuquerque, NM 87106

RE: Communication between SSCAFCA and Club Rio Rancho property developer

Dear Mr. Gonzales,

Per your request, I am providing a summary of communications that have occurred between SSCAFCA and the developer of Club Rio Rancho, also known as the Rio Rancho Golf Course (property).

Starting when the current owner, Mr. Steve Chavez (Developer), acquired the property in 2022 or early 2023, the Developer, his staff, and SSCAFCA have had extensive communications regarding the proposed development of the property and whether or not SSCAFCA would have a role in the future ownership and/or management of any of the property. The types of communication between the Developer and SSCAFCA include telephone communications between the Developer and SSCAFCA staff, in-person meetings between the Developer and SSCAFCA staff, and in-person meetings between the Developer and the SSCAFCA Board of Directors Quality of Life committee.

On March 3, 2023, after this series of communications, SSCAFCA issued a letter discussing SSCAFCA's involvement in the at the former Rio Rancho Golf Club property (attached). This is the only known formal communication from SSCAFCA to the Developer.

If you have any questions or need additional information, please feel free to reach out to me a dgatterman@sscafca.com or via telephone at 505-892-7246.

Sincerely,

David Gatterman

Digitally signed by David Gatterman
DN: C=US, E=dgatterman@sscafca.com, O=SSCAFCA, CN=David Gatterman
Date: 2024.08.01 08:43:21-06'00'

David Gatterman
Executive Engineer
SSCAFCA

ATTACHMMENT

Southern Sandoval County Arroyo Flood Control Authority

1041 Commercial Drive SE • Rio Rancho, NM 87124
Ph (505) 892-RAIN (7246) • Fax (505) 892-7241

BOARD OF DIRECTORS
Ronald Abramshe
John Chaney
Mark Conkling
Cassandra D'Antonio
James F. Fahey Jr.

EXECUTIVE ENGINEER
David Gatterman, P.E.

March 3, 2023

SEND VIA ELECTRONIC MAIL

Mr. Steve Chavez
C/O Mr. Jerome Gonzales
RR Mesa LLC
5700 University Blvd
Albuquerque, NM 87106

RE: SSCAFCA Involvement at the Former Rio Rancho Golf Club property

Dear Mr. Chavez,

Thank you for the opportunity to work with you and your staff with regard to the disposition of the former Rio Rancho Golf Club ("RRGC") property that you recently acquired. The Southern Sandoval County Arroyo Flood Control Authority ("SSCAFCA" or "Authority") has had internal discussions regarding the role that the Authority may or may not have at the RRGC as you proceed with your development plans for the property.

SSCAFCA is a quasi-municipal corporation and a political subdivision of the State created by the New Mexico State Legislature for the purposes of flood control within our jurisdictional area. The legislation that created SSCAFCA authorizes the agency to acquire, improve, equip, operate and maintain flood control systems to promote the health, safety, prosperity, security and general welfare of the inhabitants of the Authority. Our statutory authority is very broad within the limited scope of flood control.

Accordingly, the SSCAFCA Board of Directors develops and promulgates policies governing the scope of activities with regard to acquisition, operation and management of the flood control system. One of these policies, the Drainage Policy, identifies a minimum threshold of 500 cubic feet per second ("cfs") of stormwater generated during the 100-year storm event as a regional storm drainage facility that will be managed by SSCAFCA. However, stormwater facilities below the 500 cfs threshold may be considered for ownership and operation with the approval of the Authority's Board of Directors. Until a more detailed engineering analysis of the proposed drainage conditions at the former RRGC development is performed by your development design team, SSCAFCA's potential involvement at this time is undetermined.

The Board of Directors has also enacted a Quality-of-Life Master Plan. This plan expresses the desire of the Board to provide for the multi-use of SSCAFCA drainage facilities. It is the intent of the Board of Directors to encourage the multi-use of our drainage facilities for public outdoor recreation when those objectives also serve to fulfill the Authority's mandate. In some instances, these facilities coincide with the operation and maintenance of the drainage facility (e.g. access road for maintenance

doubles as a pedestrian trail) or may be constructed within a drainage facility that is operated by another entity (e.g. park operated by the City within an operational flood control system or facility). In either case, SSCAFCA's ownership of multi-use areas is generally connected to its flood control function.

At this time, we cannot define what the Authority's potential role might be in the proposed redevelopment of the RRGC property. Any potential future role must be consistent with the requirements of any applicable City ordinance and our Drainage Policy. The Authority recognizes that since the closure of this golf course in the mid-2010s, this site has been distressed and in need of rehabilitation and/or redevelopment. As development review proceeds through the City and until such time your engineer develops and submits a master drainage plan with a detailed grading and drainage design for review, it could be determined that within the constraints outlined above, SSCAFCA has a role in the operation and management of certain flood control systems and facilities and their associated properties.

If you have any further questions or would like to discuss further, please feel free to contact me at 505-892-7246.

Sincerely,



David Gatterman, PE
Executive Engineer
Southern Sandoval County Arroyo Flood Control Authority

SANDOVAL
ECONOMIC ALLIANCE

July 30, 2024

RE: Chamisa Hills Master Plan

To Whom It May Concern,

Since the early planning stages of the Chamisa Hills masterplan, RR Mesa LLC has met with Sandoval Economic Alliance (SEA) on several occasions to share their plans and seek feedback.

As a local economic development organization, SEA is always looking for opportunities to help grow our local economic base by assisting existing businesses to expand and to attract new opportunities to the community. We were happy to learn that part of the overall masterplan incorporated commercial real estate opportunities and we discussed the need for, and importance of, available commercial real estate for new job creation.

They also shared their plans to help improve the quality of life for the area. Quality of life is an important component of economic development providing community assets to encourage people to live, work, and stay in our community.

We appreciate RR Mesa LLC's outreach to SEA and for allowing us to learn more about their plans with the opportunity to provide feedback.

Sincerely,

Fred Shepherd
President & CEO
Sandoval Economic Alliance

William Glassman
President
North Nine Neighborhood Association

July 12, 2024

Steven Chavez
Managing Partner
MDS Investments

To Whom It May Concern,

The North Nine Neighborhood Association (NNNA) is a New Mexico non-profit corporation supporting the homeowners living alongside the North Nine Open Space. The NNNA takes great pride in having played a crucial role in the creation of Ordinance 4, City of Rio Rancho, adopted April 18, 2018, (Ordinance) and remains steadfast in our commitment to upholding its principles as they pertain to the North Nine Open Space. Our dedication to this cause is unwavering.

Over the past six (6) months, we have had the privilege of collaborating with Mr. Steven Chavez in our shared mission to find a mutually beneficial permanent solution for the North Nine Open Space as defined in the Ordinance. During this period, our numerous in-person meetings and consistent electronic communications with Mr. Chavez and his staff have been both productive and accommodating.

Though we have yet to identify a permanent solution for the North Nine Open Space, the NNNA is pleased with Mr. Chavez's five-year proposal to improve the open space, which includes a $400,000 bond set aside for this purpose. Additionally, Mr. Chavez has assured us in several meetings that he will never build residential or commercial properties on the North Nine Open Space. Improvements will commence upon the approval of his Master Plan. Based on Mr. Chavez's plans and assurances, the NNNA fully endorses his proposal for the North Nine Open Space. We are committed to continuing our collaboration with Mr. Chavez and his staff to find a permanent solution for the future.

Working with Mr. Chavez and his team has been a genuinely rewarding experience. Their professionalism and commitment have been exemplary, and we eagerly anticipate the continuation of this productive and harmonious relationship well into the future.

Sincerely,

William Glassman

William Glassman
President
North Nine Neighborhood Association

July 17, 2024

To Whom It May Concern:

Beginning in the fall of 2022, the Board of Directors for The Islands at Rio Rancho has participated in regular meetings with Mr. Chavez where he has shared the evolving Master Plan that represents his vision for the Club Rio Rancho property. During these meetings, Mr. Chavez solicited feedback from Board members and incorporated our feedback whenever possible. He has heard our concerns and responded honestly and openly. The Board has committed to keeping residents of The Islands updated on what is occurring on the old golf course. To keep that commitment, we're grateful to have had timely access to Mr. Chavez. He returns phone calls and emails very quickly and has been willing to communicate with Islands residents who have reached out to him directly.

Not surprisingly, we have been most interested in the proposed design for the property surrounding The Islands. While many details about the landscaping of the property surrounding The Islands remain to be finalized, the Board of Directors is supportive of the Master Plan as it impacts our community. We're confident that we will be consulted during the finalization of those details. We appreciate the approach to the commercial area north and east of The Islands, a single-story design with landscaping to ensure our view is not the back of the buildings and trash bins. We are enthusiastic about the design for the area of the former clubhouse and the type of businesses to be located there.

The destruction of the East Lakes that surrounded our community has been very difficult for our residents. Many of us purchased our homes on The Islands because of the lakes and wildlife that they attracted. Our residents are disgusted by the view out our backdoors that we've endured for the last seven years. We are alarmed by the activities that have occurred on the old golf course...trespassing, illegal encampments, etc.

We are ready to see progress and look forward to an accelerated approval process so that work can begin.

Thank you,

Jana Burdick, President

Todd Wilson, Vice President

Kathy Colley, Treasurer

Karen Beaton, Secretary

Sylvia Anderson, Board Member

RIO RANCHO POLICE

SERVING SINCE 1981

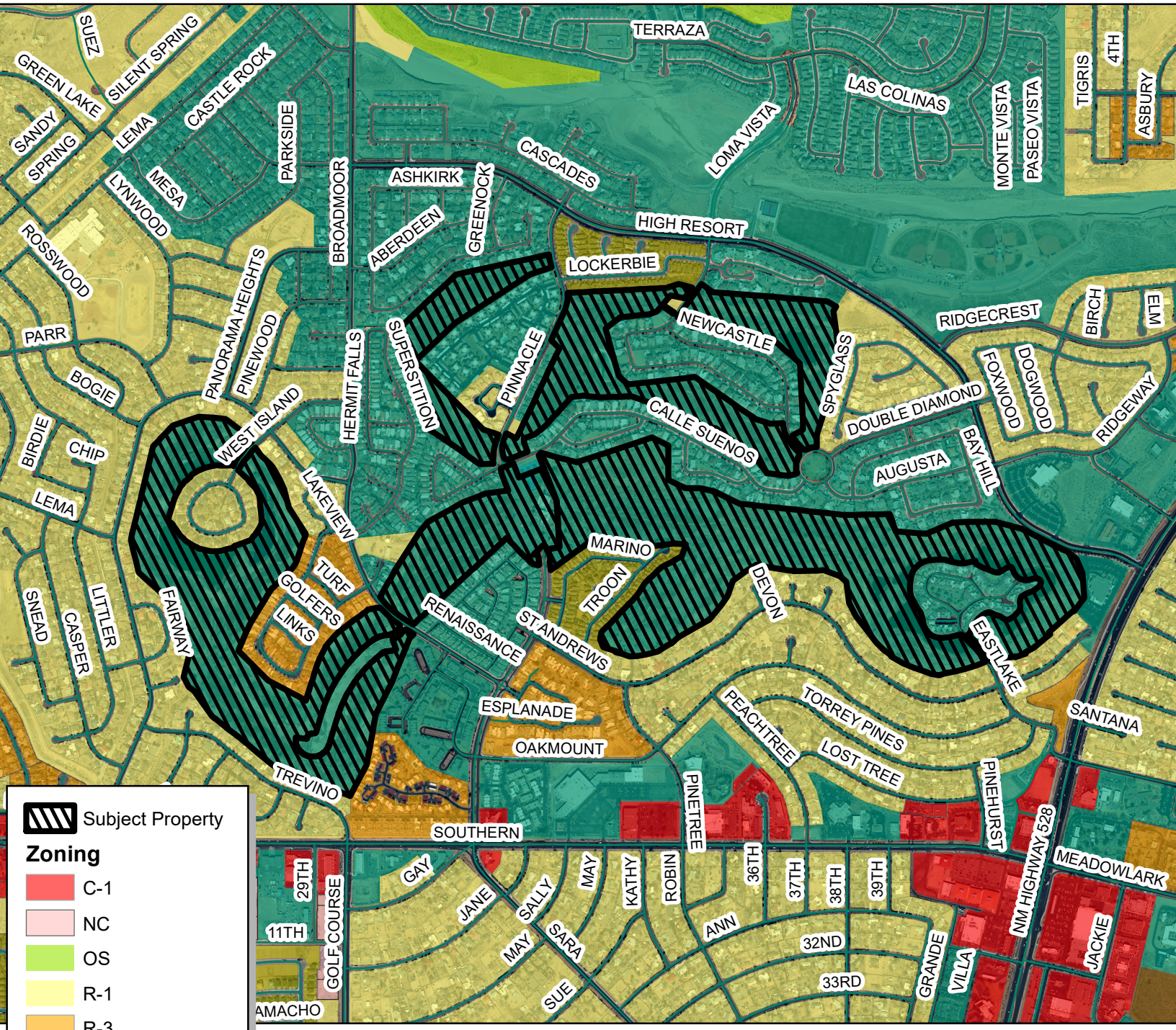
To whom it may concern,

This letter is to confirm the collaboration of RR MESA LLC with the Rio Rancho Police Department in resolving issues on their acquired property. In April of 2024 RR MESA LLC reached out to Rio Rancho Police Department to address trespassing at a newly acquired location (Club Rio Rancho) at 500 Country Club Dr. Se, Rio Rancho, NM 87124. Since this property was vacated a number of calls for service of trespassing were observed. After discussion of strategies, RR MESA LLC erected "No Trespassing" signs at every entry/exit point. This was to assist Rio Rancho Police Department enforce trespassing issues. Since the signage was placed, officers have responded to several calls at this location and were able to resolve the issues.

Respectfully,

Richard Koschade, Captain
Rio Rancho Police Department
500 Quantum Rd., Rio Rancho, NM 87124

CHAMISA HILLS



Subject Property

Zoning

- C-1
- NC
- OS
- R-1
- R-3
- R-4
- R-6
- SU

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 1,100 2,200 4,400
Feet

Map created by: Michelle Costilla 4/2/2025

CITY OF RIO RANCHO
PUBLIC HEARING NOTICE

The GOVERNING BODY of the
CITY of RIO RANCHO will consider the following matters at its regularly scheduled meeting at 6:00 p.m. on Thursday, August 14, 2025:

Site Plan
Case #25-160-00007

The applicant, Atrisco Solar II LLC, c/o Clenera, LLC, through their agent, Consensus Planning, Inc., is also requesting a site plan approval for a solar generation, storage and distribution system on the subject properties: Lands of Quail Ranch, Tracts 1-A, 2-C and 2-D.

Zone Map Amendment Request #25-100-00003
The applicant, Tampico Development, LLC, requests approval of a Zone Map Amendment to change the zoning of the two subject properties legally described as Unit 17, Block 87, Tract A and EDC, Tract B from SU-C1: Special Use for Retail Commercial to R-4: Single Family Residential. The subject properties comprise approximately 26.51 acres.

Master Plan Request #25-400-00004
The applicant, Tampico Development, LLC, requests approval of the Tampico Master
Plan at the location legally described as Unit 17, Block 87, Tract A and EDC, Tract B.

Master Plan Amendment Case #25-410-00004

The applicant, Atrisco Solar II LLC, c/o Clenera, LLC, through their agent, Consensus Planning,
Inc., is also requesting approval of an amendment to the Quail Ranch Master Plan. The proposed amendment is to amend the Master Plan Addendum to expand the area covered by the addendum to Lands of Quail
Ranch, Tracts 1-A, 2-C and 2-D, and update regulations and provisions for the installation of a solar generation, storage and
distribution system on the subject properties.

Specific Area Plan Amendment Request #25-410-00002
The applicant, Tampico Development, LLC, requests approval of amendments to the Tampico North Specific Area Plan and the La Barranca Specific Area Plan for the removal of the subject properties from the plans.

Zone Map Amendment Request #25-100-00005

The applicant, Cielo Bonito, LLC requests approval of a Zone Map Amendment of approximately 52.942 acres from TZ: Transitional Zoning to R-3: Mixed Residential, for the property legally described as, Unit 21, Block 22, Lots 7-26, 28-31 and 45-48, Block 23, Lots 3- 5, 7-10, 14-23, 28-32, 38, 42-64 and Block 24, Lots 41-49, 51-56, 58-66, 68-70.

Zone Map Amendment Case #25-100-00006

The applicant, Atrisco Solar II LLC, c/o Clenera, LLC, through their agent, Consensus Planning, Inc., requests approval of a Zone Map Amendment to extend the Renewable Energy Overlay Zone to the subject properties legally described as Lands of Quail Ranch, Tracts 1-A, 2-C and 2-D. The subject properties comprise approximately 2,836 acres.

Master Plan and Zone Map Amendment Case #24-400-00001 and #24-100-00008
The applicant, RR Mesa LLC, through their agent, Consensus Planning, Inc., requests approval of the Chamisa Hills Master Plan and a Zone Map Amendment for approximately 256 acres for a property legally described as, Rambla at Calle Suenos, Tract 2, Chamisa Hills Country Club, Parcel 2, 3, and 5, Chamisa Hills Country Club West, Tract A, and Chamisa Hills Country Club North, Parcel 2; from SU: Special Use for Planned Residential Development to OS: Open Space District, PR: Parks and Recreation District, MU- A: Mixed Use Activity Center District, NC: Neighborhood Commercial District, R-1: Single Family Residential District, R- 2:Single Family Residential
District, and R-3: Mixed Residential District.

These items were heard at the Governing Body meeting on May 8, 2025 and were postponed to the August 14, 2025 meeting. The item will be on the agenda for August 14 th and staff will be recommending that the item be postponed again to the September 11, 2025 meeting.

The meeting is scheduled for 6 pm in the Council Chambers at City Hall, 3200 Civic Center Circle 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: July 30, 2025

From:	Enclave HOA Rio Rancho
To:	Greggory Hull; Jeremy Lenentine; Deb Dapson; Bob Tyler; Paul Wymer; Karissa Culbreath; Nicole List; Matt Geisel; Clerk
Cc:	Brian Edwards; David Patterson; Jeanine P; Tom Wright; Jim & Jackie Meyer; Megan & Nick Johnson; Kaitlyn Baker; Enclave HOA Rio Rancho
Subject:	Enclave response to directives given to Mr. Chavez & Rio Rancho Mesa Development LLC
Date:	Saturday, May 17, 2025 10:50:00 AM
Attachments:	Letter to Chavez and RR Mesa LLC.docx

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

Some people who received this message don't often get email from enclave.hoa.rr@gmail.com. Learn why this is important

Dear Mr. Mayor, RR City Council members, RR City Manager, RR City Clerk,

In response to the directives given by the RR City Council and Mayor at the May 8, 2025 general meeting concerning the Chamisa Hills Preliminary Master Plan, the Enclave at Rio Rancho HOA has sent the enclosed letter certified to Mr. Chavez and the Rio Rancho Mesa Development LLC. The Enclave Board has attempted numerous time to engage with Mr. Chaves and his LLC with no response. We are hopeful that by the directive given to Mr. Chavez and his LLC concerning greater community involvement with all surrounding HOAs and in the fact that you have been notified of the contents of this letter and our desire to participate directly in the process of resolving discrepancies in the Chamisa Hills Preliminary Master Plan, this will create a line of communication for our HOA along with other HOAs surrounding the golf course.

The Enclave at Rio Rancho HOA Board requests that this letter to Mr. Chavez be entered into the record concerning the directives given by the RR City Council and Mayor in regards to the Chamisa Hills Development Plan and that the response at to the level of interaction by Mr. Chavez and his LLC with our HOA and all other HOAs also be placed in record in the scheduled August 14, 2025 General Council meeting to revisit the Chamisa Hills Preliminary Plan.

Kindest Regards,
The Enclave at Rio Rancho Board

The Enclave @ Rio Rancho HOA Incorporated

May 15, 2024

To:

Mr. Steven Chavez

RR Mesa Development LLC

Dear Sirs,

On May 8, 2025, at the end of the Rio Rancho general council meeting, your preliminary Chamisa Hills Master Plan was not approved with revisions requested. A list of items to be researched and developed were requested by the Rio Rancho mayor and council members to be later presented on August 14, 2025.

Among those items was an increase of community involvement between yourself, your LLC and neighborhoods surrounding the golf course. In your plan on pages 8 and 9, Engaged Stakeholders, only 4 of the many neighborhood HOAs and coalitions are mentioned. There are only two letters of support from HOAs in appendix E. During both the Rio Rancho Planning hearing and the Rio Rancho city council numerous comments were voiced concerning the lack of neighborhood participation in the development of your plan. The Enclave at Rio Rancho HOA is one of the ignored HOAs by your development.

The Enclave at Rio Rancho HOA, a not-for-profit corporation listed with the New Mexico Secretary of State, and its members are not listed in the

preliminary master plan and in fact have never been invited to a formal meeting with you, Mr. Chavez and the Rio Rancho Mesa Development LLC concerning this plan, its development, and allowed our concerns to be heard. The plans creation and implementation expressly the Luxe Vista Estates and the land surrounding the Enclave neighborhood directly affect the Enclave neighborhood. It minimalizes and ignores the Enclave Neighborhood even though there is great impact on our small 35 home neighborhood in that we are completely surrounded by your property. We are not at odds with the general concept, only with the implementation of this plan, that is the R HOA 4 110 home Luxe Vista Estates along with the property surrounding the Enclave Neighborhood, where it directly interfaces with our quality of life and the value of our property.

Therefore, the Enclave at Rio Rancho Board requests a formal meeting to discuss how the Chamisa Hills Master Plan and more importantly how the Luxe Vista Estates development will interface with the Enclave neighborhood.

Sincerely,

Brian Edwards President Bjedwards1410@gmail.com

David Patterson Vice President dpat427@gmail.com

Jeanine Patterson Secretary amazinghealthwithjeanine@gmail.com

Thomas Wright Treasurer T_alex_wright@att.net

Enclave HOA Enclave.hoa.rr@gmail.com

CC: Rio Rancho Mayor Greg Hull

Rio Rancho Council Members

From: Paul Wymer
To: Noel Davis
Subject: Fwd: Chamisa Hills Development
Date: Monday, May 19, 2025 10:10:51 AM

Another Chamisa Hills message for the record.

Rio Rancho

Paul Wymer
City Councilor District 4

City of Rio Rancho

O: 505-891-5004
C: 505-264-3754

RRNM.gov

Begin forwarded message:

From: David Sahd <david@davidsahd.com>
Date: May 18, 2025 at 12:41:14 PM MDT
To: Paul Wymer <pwymer@rrnm.gov>
Subject: Chamisa Hills Development

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

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

Deborah Fleming
3205 Calle Suenos SE

As a follow-up to my previous email in support of the Chamisa Hills Development project, I would like to respond to complaints that were voiced by opponents during and after the last City Council meeting.

First, complaints about a lack of information about the proposed project are unfounded. Information has been disseminated by USPS, neighborhood signs, and on the city website for months. Information regarding project details and opinions about it are readily available to anyone who cares to seek them.

I have received two anonymous letters from opponents of the project, but those claims seem specious to me.

Thank you,

Deborah Fleming

From: Greggory Hull
To: Noel Davis
Subject: FW: Chamisa Hills property
Date: Sunday, July 27, 2025 9:54:05 PM

Comment on Chamis Hills

From: Rebecca Geballe <rebecca.geballe@gmail.com>
Sent: Friday, July 25, 2025 8:08 AM
To: Greggory Hull <ghull@rrnm.gov>
Subject: Chamisa Hills property

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

You don't often get email from rebecca.geballe@gmail.com. Learn why this is important

Dear Mayor Hull,

I am a current resident in Rio Rancho and our property backs up to the Chamisa Hills property with the old golf course. I did join the last two city meetings regarding the proposed project, and while I think there are many concerns, it is clear that residents want something done with the space. We have enjoyed the wildlife of the open space, but recognize that is not what everyone enjoys. I had an idea regarding the land that may help make the area more palatable for the residents in the area. What if the current owner was willing to donate a parcel of the land to the city to make a Multigenerational Community Center, and the city made the center. This would be a way that the development could have a few less homes, but offer current residents something as well. I have recently been meeting a dear friend at the Domingo Baca Multigenerational facility, and it has been incredible talking with the families and seniors who frequent the facility. There is subsidized breakfast for everyone for one hour each weekday, which allows seniors on a fixed income to have food security and companionship. Both loneliness and malnutrition are problems that plague seniors frequently. They also offer amazing free exercise programs as well as ones that require an additional fee, and a gym for community members to use. There is a small annual fee ($20) to be a member of the center. Also the center offers summer camps for kids, which allows working parents to have a safe option for child care during the summer, and it provides jobs for teens and seasonal employees. This would also be a way to have Rio Rancho community members come to the area during the day time, but avoid having large crowds at night, keeping our community peaceful in the evenings. I feel like a Multigenerational center would provide so much value to our community for seniors, families (I have three kids), and Rio Rancho in general. Please consider this idea as you move forward. It may help those who live close to the property be more amenable to all the additional homes proposed and business area if there was also a community center in the plan that brought value to our community.
Thank you for your time and consideration,

Rebecca Geballe
3407 St Andrews Dr SE

From: Vincent Daczynski
To: Clerk
Subject: Chamisa Hills Master Plan-Zone Map Amendment
Date: Friday, August 1, 2025 5:24:54 AM

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

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

August 1, 2025

Zoning Governing Body
City of Rio Rancho
3200 Civic Center Circle
Rio Rancho, NM 87144

RE: Chamisa Hills Master Plan-Zone Map Amendment

The newly revised Zone Map Amendment with its proposed concentration of housing, restaurants, businesses and a multi-level apartment complex **is still an overbuild** for our community. **Pursuant to CHAPTER 154,**
PLANNING AND ZONING:

The requested **MU-A (Section 31, Mixed Use) allows** among others: multi story apartment houses and office buildings; movie theaters; hotels/motels; fire and police stations; schools; and multi-family residential.

And the requested **NC (Section 22, Neighborhood Commercial District) allows** among others: Restaurants, bars, lounges, coffee/tea rooms, delicatessens, patio/al fresco dining facilities; public schools K-12; shops and retail stores; public utilities/electric facilities; fire and police stations; churches; and undertaking establishments.

And **Section 51 allows NC zoned buildings up to 60 feet tall. And MU-A Mixed Use, up to 85 feet tall.**

Granted, all this is not on the table now, but approval of MU-A and NC zoning (which would be permanent) opens up those possibilities in the future.

Also, the owner plans to sell off parcels to builders who will have their own ideas about what to build, and under NC and Mixed-Use zoning they will have many choices, which may deviate widely from the Master Plan.

Although the Master Plan is a romanticized rendition, it is **not even a closet fit** with the design theme of our community. The plan is flawed with or without a cul de sac, or other adjustments to try to make it work; it doesn't fit our community. **Our neighborhood was not designed to accommodate a high-density residential and commercial complex**; the **Chamisa Hills Plan is not a compatible/viable retrofit.**

So, I respectfully ask, let's give it a little more time and have a Plan that is compatible with our single-family home community. Under the circumstances, that would mean: Keep it at low impact recreation, NO ADDED NC commercial and NO MU-A, Mixed Use, and any residential zoning to be limited to R-1 Single Family.

I know that you are under pressure to do something, but the modified Chamisa Hills Master Plan as it stands is not the solution. **We have waited this long for a right Plan. But this Plan is not the right Plan.**

We need a Master Plan that will be less profit-oriented, one that will balance financial needs with compatibility/benefits to the neighborhood.

Further, the Plan does not comply with the City of Rio Rancho's Vision, Mission Statement and Core Values: this Plan will not **"deliver high quality of life"** to the community; it will not **"maintain a safe and enjoyable living environment;"** and, it will not **"conserve, and sustain for future generations." Also, the community already has available a variety of local amenities.**

And the Plan does not meet the purpose of zoning as specified in Chapter 154 Planning and Zoning, which is: to provide adequate space for light and air; avoid population density; ensure fire and other safety measures; manage street congestion; control unsightly uses; facilitate public services and utilities; encourage appropriate land use; and, stabilize property values.

Therefore, the Chamisa Hills Master Plan-Zone Map Amendment should NOT be approved.

Sincerely and respectfully,

Vincent Daczynski
3448 Placita de Las Casas
(daczyn@yahoo.com)

From: Alison Grainger
To: Clerk
Subject: NO TO THE BUILDING!!!
Date: Friday, August 1, 2025 11:50:30 AM

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

You don't often get email from bowler82020@gmail.com. Learn why this is important

For attention of the Governing Body

I live off the old Chamisa Golf Course, which is being proposed as Vida Moderna.
I strongly object to the proposed building on these facts:-
1) We will lose our privacy and will be overlooked as the area is on an incline.
2) Traffic and pollution
3) Noise, dust and fumes
4) Impact on character and appearance of the area
5) Effect on trees and wildlife
6) Impact on the community and other services, eg. Schools, Doctors etc
7) Economic impact and sustainability.
8) Layout and density of the buildings
The fact that ALL these proposed zones are at a possibility of approval with no promise of being completed in the area, have been promised before.
We'll build Peter to pay for Paul have been promised and not come to fruition. How do we know the builder/owner will not do "a runner"?

There are lots of areas in Rio Rancho to build, why spoil what the residents paid a premium for and what never sufficed into a rebuilt golf course and leave as an open space.

Alison Grainger
3532 placita del suenos SE
Rio Rancho 87124

From: Linda Chase
To: Planning; Clerk; MICHELLE COSTILLA
Subject: Chamisa Hills Project
Date: Saturday, August 2, 2025 12:08:59 AM

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Some people who received this message don't often get email from seiana9959@gmail.com. Learn why this is important

RE: CHAMISA HILLS MASTER PLAN, ZONE MAP AMENDMENT

To the governing body, City of Rio Rancho, Planning and all involved:
Hello

My name is Linda Chase. I own and reside at 917 Country Club Drive, Apartment C, in the Fairways Condominium Complex. I am sending this email upon the receipt of a letter in the mail that is, once again, contacting residents within 100 feet of a Planned Residential Development on the old golf course.

As per my last email about this plan, I ***vehemently oppose*** the proposed residential development. The location around the proposed area is already cluttered with houses as it is, and traffic congestion is already very bad, especially during school days. Right now, with Broadmoor blocked off due to road work, traffic is minimal. But once it opens back up, traffic will once again be backed up, and residents trying to leave (or enter) The Greens (Condominiums), The Fairways, Entrada Point, Bank of America, the duplexes along the edge of Southern Blvd between Trevino and Country Club, and other side streets, including two major ones Trevino Dr and Nicklaus Dr, will be waiting for some time for a clearing in traffic or one considerate driver to allow them to exit. Broadmoor, Country Club, Trevino, and Nicklaus are all single lane roads that CANNOT handle an increase in traffic due to a new housing development.

There are also issues of weather run-off and drainage in the proposed location. The drainage systems are already basically at max capacity in this general area, and we do get flooding on the streets during days of heavy rains. The old golf course also gets hit with a lot of wind on windy days, blowing dust, dirt, and pollen. If houses are built there, it will most likely cause a wind tunnel effect of the wind on windy days, thus blowing even more dust, dirt, and possibly increasing the pressure and damage from the wind on the aging condominium buildings. There is also wildlife living in the golf course (mice, birds of prey, coyotes, rabbits, etc) that would be displaced if building a new residential community commenced, and those displaced wildlife, particularly the mice, will find their way to already existing homes to find shelter. Canadian Geese also land there to rest during their migration. I have also heard high school bands practice in the golf course, as well as track teams, football players, and cross country run the paths on the golf course, including through R-1. I have also seen families fly their kites, ride dirt bikes and ATVs, play with drones, and throw balls with their dogs out in the open field in the proposed R-1 area. Families within the R-1 area will not want to cross Broadmoor to go to the proposed open space to fly kites and drones, ride dirt bikes and ATVs, or play with their dogs.

Then there is property costs. If this planned residential community goes through, the current residents along the old golf course will have to deal with an increase in property taxes,

but property values of the "new homes" may not even be worth it due to the age of some of the surrounding communities, and semi lackluster property care. The Fairways was built in the 70's and The Greens was built in the 80's. A new community is not necessary or needed on the old golf course, as there are plenty of homes available for people to move into. The problem isn't housing availability; it's housing affordability. Building single family homes that cost a minimum of $350K around old buildings that cost as low as $89K (my unit) to up to $200K (ridiculously overpriced for small square footage buildings) is preposterous, and will be the main cause of the older communities to have the property tax hike. The fact that it also looks as though the open spaces are centered around WEALTHY houses, and the proposed community to be built is around POORER houses suggests favoritism based on income level/average home cost.

The fact that this is the fourth time this master plan for the proposed residential area on the old golf course is coming to the residents feels to me that the developer is hoping the residents around the planned area will give up the fight and allow this planned eyesore to be built. My unit's back door is directly facing the golf course, so I will have a direct line of sight of the eyesore. The current eye candy is the beautiful, unobstructed sunset, which is ***why*** I purchased my unit at the location it is. The old golf course is also a location where balloonists have landed their hot air balloons, both off season and during Balloon Fiesta, including in the proposed R-1 area that is behind where I live. A PARK throughout the entirety of the old golf course would be far more beneficial in that area than houses, particularly one with native Aspen Trees as an Aspen grove. More greenery in that area will also most likely decrease the temperatures in that area, as well as increase the oxygen and maybe even allow for more rain in the drought stricken areas.

There are far more available areas that have LESS housing and congestion that would benefit the developer more than the congested area of Country Club, Broadmoor, Trevino, and Nicklaus. There is a lot of undeveloped land beyond Rainbow Road that would benefit better if a new community is an "absolute must". Rio Rancho has grown extremely fast in the 25+ years I've lived here, but there seems to be very little regulation on community congestion. I find that more green spaces are needed in an area as congested as the one around the old golf course, and, in truth, I would rather my tax dollars go to keeping up a green space that I would frequent and have free access to than to another unnecessary housing community that I would probably be barred from.

I ask that the developer take a good, hard look at the fact that building a new community will be far more detrimental than beneficial to the already existing communities.

Sincerely,

Linda E. Chase
Resident of the Fairways Condominiums

From: Derrick Martinez
To: Planning; Clerk
Subject: RE: Formal Opposition to Chamisa Hills Master Plan Redevelopment
Date: Saturday, August 2, 2025 9:22:07 AM

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Some people who received this message don't often get email from martinezderrick613@gmail.com. Learn why this is important

Derrick Martinez
3525 Newcastle Dr SE
Rio Rancho, NM 87124
martinezderrick613@gmail.com
8/2/2025

City of Rio Rancho Planning and Zoning Division
3200 Civic Center Circle NE
Rio Rancho, NM 87144

RE: Formal Opposition to Chamisa Hills Master Plan Redevelopment

To Whom It May Concern,

I am writing to express my strong opposition to the proposed Chamisa Hills Master Plan redevelopment, which seeks to replace the former golf course with high-density residential housing. As a resident of Rio Rancho and resident of the community, I am deeply concerned about the long-term implications this plan poses to our city's environment, infrastructure, and quality of life.

The Chamisa Hills area was originally zoned as **SU: Special Use for Golf Course (as part of the Unit 17 master plan)**. The original intent was to preserve this space for recreational and open space purposes, and it was marketed and sold to homeowners under this representation. The proposed change to residential development represents a **major deviation from the original zoning and land use assumptions** that guided the design of this community.

Key Concerns and Reasons for Opposition:

1. Violation of Original Zoning Intent

The Chamisa Hills property has long been zoned under a **Special Use designation for recreational/golf course use**. The proposed Master Plan amendment would require rezoning to allow residential construction, thereby violating the community expectations and original land-use framework under the **Rio Rancho Comprehensive Plan**. Altering this zoning sets a dangerous precedent that zoning protections can be disregarded at the expense of community integrity.

2. Loss of Community Amenities

The golf course was not just a private amenity—it was a major feature that helped define the Chamisa Hills area. Rather than eliminating one of the only substantial green spaces in the area, the City should consider acquiring or supporting the restoration of this land for continued

recreational use, either as a municipal golf course or public open space which only part of the plan has at this time.

3. Overburdened Infrastructure
Rio Rancho's current infrastructure—including roads, schools, and emergency services—is already operating at capacity in many areas. The addition of hundreds of homes will:

- Increase traffic along Southern Blvd, Country Club Dr, and Golf Course Rd.
- Overcrowd schools in the Rio Rancho Public Schools district.
- Strain city services without guaranteed revenue to offset the increased demand.

4. Environmental and Water Resource Concerns
New residential development will exacerbate water usage in a region already suffering from long-term drought and aquifer stress. The Chamisa Hills area, with its mature trees and open space, also provides habitat and heat-mitigation benefits that should not be sacrificed for short-term housing gains.

5. Negative Impact on Property Values and Community Trust
Homeowners who purchased property near Chamisa Hills did so based on the existence of a golf course and surrounding open land. This development violates those expectations and could diminish property values while eroding public trust in city planning processes.

6. Inconsistent with the City's Stated Goals
The **City of Rio Rancho Comprehensive Plan** outlines a desire for sustainable growth, preservation of open space, and increased recreational amenities. Converting this land to housing runs counter to these stated goals and fails to deliver long-term public value.

In Closing

I urge the Planning and Zoning Commission and the Rio Rancho Governing Body to **reject the proposed Chamisa Hills Master Plan amendment** and instead consider avenues to **preserve or restore the property for public recreational use**, either through city investment or public-private partnership. We do not need more homes—we need lasting amenities that serve our current residents and improve our city's long-term livability.

Thank you for your consideration.

Sincerely,

Derrick J. Martinez
505-908-0255

From: Mike Hayes
To: Paul Wymer; Clerk
Subject: Chamisa Hills Master Plan
Date: Sunday, August 3, 2025 10:27:12 AM

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Some people who received this message don't often get email from mthayes1946@gmail.com. Learn why this is important

Hi Paul, I'm a resident of The Islands and would urge you to vote in favor of the subject plan. It is my understanding that the proposed development within the plan would not be approved as a result and would still be subject to all the protections for citizens under Rio Rancho law, as the development moves forward. My understanding is that these lake basins will not be groomed until the Plan is approved by Governing Body. I would think that grooming of these basins would in the best interest of all surrounding property owners. I think that all property owners should be advised by The Governing Body that their interests would be protected subsequent to approval of the Plan, so that we all can move forward. Otherwise, some other investor will take Steve Chavez's place and we'll start the whole process all over again for years to come. The only other alternative would be the purchase and development of the property by the city. I have lived in a community where this happened and became quite successful. Please be wise for everyone and not the few.

Yours truly,
Mike Hayes
554 Eastlake Drive
505 220-8377

From: MICHELLE COSTILLA
To: Clerk
Cc: Planning
Subject: FW: Request to Halt Chamisa Hills Master Plan Development Due to Legal and Civil Rights Concerns
Date: Monday, August 4, 2025 10:55:03 AM
Attachments: image005.png
image006.png
image007.png
image008.png

Good morning,

I received this public comment for the Chamisa Hills Master Plan to be added to the agenda for the August 14, 2025, Governing Body meeting.

Thank you,

Michelle Costilla
Municipal Planner II

Development Services | Planning and Zoning Division

O: 505.896.8362

mcostilla@RRNM.gov |

From: Roy Mendenhall <rjmendenhall83@gmail.com>
Sent: Friday, August 1, 2025 11:38 PM
To: MICHELLE COSTILLA <mcostilla@rrnm.gov>
Cc: mayor@rrnm.gov; councilor1@rrnm.gov; councilor2@rrnm.gov; councilor3@rrnm.gov; councilor4@rrnm.gov; councilor5@rrnm.gov; councilor6@rrnm.gov
Subject: Request to Halt Chamisa Hills Master Plan Development Due to Legal and Civil Rights Concerns

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You don't often get email from rjmendenhall83@gmail.com. Learn why this is important

To whom it may concern:

I am writing as a concerned resident of Rio Rancho to formally request that the City halt all development activities associated with the Chamisa Hills Master Plan until a full legal, environmental, and civil rights review can be conducted.

Based on the available information, it appears the plan may result in inequitable access to open spaces, disproportionately benefiting some neighborhoods while limiting access to others—

potentially in violation of both federal and state law. As a resident, I have the legal right to expect that city development decisions are made in a manner that is equitable, transparent, and consistent with the Rio Rancho Comprehensive Plan.

Specifically, I raise the following legal concerns:

1. **Equal Protection Violations** – If open space and recreational land are being concentrated in wealthier or less diverse areas, this may violate the Equal Protection Clause of the Fourteenth Amendment, particularly if there is a disparate impact on lower-income or minority residents.
2. **Title VI of the Civil Rights Act of 1964** – Any city planning effort that receives federal funding must not engage in practices—intentional or otherwise—that result in discrimination based on race, color, or national origin. Disparate impact is grounds for challenge, even in the absence of explicit discriminatory intent.
3. **Section 1983 (U.S. Code)** – A municipality that, under color of law, deprives individuals of civil rights (including equal access to public goods such as parks and green space) may be held liable under federal law.

I respectfully request that the Governing Body:

- Issue an immediate pause or moratorium on Chamisa Hills Master Plan implementation;
- Initiate a public Title VI and Equal Protection impact review;
- Release all demographic and planning documents related to this plan;
- Schedule a public hearing to receive resident input and address equity concerns.

The City of Rio Rancho has a duty to serve all residents fairly. If the Master Plan is contributing to a pattern of exclusion or limiting open space access based on geography or socioeconomic status, then this issue requires immediate and transparent resolution.

Thank you for your attention to this matter. I look forward to your response and to a public process that reflects the values of inclusion and fairness.

Sincerely,
Roy Mendenhall
917 Country Club Dr. SE C, Rio Rancho, NM 87124

rjmendenhall83@gmail.com
7075106731
Rio Rancho Resident

From: Barbara Garcia
To: Clerk
Subject: Re: Chamisa Hill Plan Case No. 24-400-00001, 24-100-00008
Date: Wednesday, August 6, 2025 2:21:42 PM
Attachments: image001.png
image002.png
image003.png

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My address is 919 F Country Club Dr. SE NM 87124

Thank you

On Wed, Aug 6, 2025 at 1:56 PM Clerk <Clerk@rrnm.gov> wrote:

> Hello,
>
> Thank you for your comment. Please provide your address so that I may include it in the agenda packet for next week's meeting.
>
> Thanks,
>
> **Noel C. Davis**
> *City Clerk*
>
> **City of Rio Rancho | Office of the City Clerk**
>
> **O:** 505.896-8708 **C:** 505.607.1388
>
> RRNM.gov |
>
> **From:** Barbara Garcia <iroshema2@gmail.com>
> **Sent:** Wednesday, August 6, 2025 8:54 AM
> **To:** Planning <Planning@rrnm.gov>; Clerk <Clerk@rrnm.gov>
> **Subject:** Chamisa Hill Plan Case No. 24-400-00001, 24-100-00008

Some people who received this message don't often get email from iroshema2@gmail.com. Learn why this is important

I have received a notice relating to this case number because my property is within 100 feet of a proposed zone change.

As a property owner I appreciate the notice and would like to state my concern.

I bought my property because of the location and the beautiful surrounding areas, this great community does not need more development, especially in an already developed community. This will be impactful to the community in many ways like increase traffic, property value depreciation, open space limitation and encroachment of an already establish community.

I have been loosing sleep and my afternoon walks have not been the same since I received this notice, worried about this zone change. One of the areas in question, pertaining to zone change is adjacent to my property within 100 feet, this is too close for comfort for anyone. I went out to my patio like I usually do every evening to see the sunset and walked out 100 feet from my property line to see what the impact would be and I realized that this new zone change will take away the views of sunsets and sunrises!

My properties location is adjacent to the open space that was once a golf course, were my husband and I take our walks. We do not have to drive to a park or walking trail because of the open space, if you agree to change the zoning this will all go away, not just for me for but for all the residents in this area. We do not want zoning changes for our community and would like to keep things as they are. There is plenty of real state in Rio Rancho for new developers to develop, why encroach on an already develop community! DO NOT VOTE YES ON THIS AMENDMENT!!!

Thank you,

Sincerely,

Gerardo and Barbara Garcia

August 5, 2025

Brian Babyak
Planning & Zoning Manager
City of Rio Rancho
3200 Civic Center Circle
Rio Rancho, NM 87144

RE: Chamisa Hills Master Plan-Zone Map Amendment

The newly revised Zone Map Amendment with its proposed concentration of housing, restaurants, businesses and a multi-level apartment complex **is still an overbuild** for our community. **Pursuant to CHAPTER 154, PLANNING AND ZONING:**

The requested **MU-A (Section 31, Mixed Use) allows** among others: multi-story apartment houses and office buildings; movie theaters; hotels/motels; fire and police stations; schools; and multi-family residential.

And the requested **NC (Section 22, Neighborhood Commercial District) allows** among others: Restaurants, bars, lounges, coffee/tea rooms, delicatessens, patio/al fresco dining facilities; public schools K-12; shops and retail stores; public utilities/electric facilities; fire and police stations; churches; and undertaking establishments.

And **Section 51 allows NC zoned buildings up to 60 feet tall. And MU-A Mixed Use, up to 85 feet tall.**

Granted, all this is not on the table now, but approval of MU-A and NC zoning (which would be permanent) opens up those possibilities in the future.

Also, the owner plans to sell off parcels to builders who will have their own ideas about what to build, and under NC and Mixed-Use zoning they will have many choices, which may deviate widely from the Master Plan.

Although the Master Plan is a romanticized rendition, it is **not even a close fit** with the design theme of our community. The plan is flawed with or without a cul-de-sac, or other adjustments to try to make it work; it doesn't fit our community. **Our neighborhood was not designed to accommodate a high-density residential and commercial complex**; the **Chamisa Hills Plan is not a compatible/viable retrofit.**

So, I respectfully ask, let's give it a little more time and have a Plan that is compatible with our single-family home community. Under the circumstances, that would mean: Keep it at low impact recreation, NO ADDED NC commercial and NO MU-A, Mixed Use, and any residential zoning to be limited to R-1 Single Family.

I know that you are under pressure to do something, but the modified Chamisa Hills Master Plan as it stands is not the solution. **We have waited this long for a right Plan. But this Plan is not that right Plan. We need a** Master Plan that will be less profit-oriented, one that will balance financial needs with compatibility/benefits to the neighborhood.

Further, the Plan does not comply with the City of Rio Rancho's Vision, Mission Statement and Core Values: this Plan will not **"deliver high quality of life"** to the community; it will not **"maintain a safe and enjoyable living environment;"** and, it will not **"conserve, and sustain for future generations." Also, the community already has available a variety of local amenities.**

And the Plan does not meet the purpose of zoning as specified in Chapter 154 Planning and Zoning, which is: to provide adequate space for light and air; avoid population density; ensure fire and other safety measures; manage street congestion; control unsightly uses; facilitate public services and utilities; encourage appropriate land use; and, stabilize property values.

Therefore, the Chamisa Hills Master Plan-Zone Map Amendment should NOT be approved.

Sincerely and respectfully,

Vincent Daczynski
3448 Placita de Las Casas. (daczyn@yahoo.com)

Amy Rincon-
Director of Development Services
City of Rio Rancho
3200 Civic Center Circle
Rio Rancho, NM 87144

David Serrano, Deputy Director,
Development Services
City of Rio Rancho
3200 Civic Center Circle
Rio Rancho, NM 87144

Brian Babyak
Planning & Zoning Manager
City of Rio Rancho
3200 Civic Center Circle
Rio Rancho, NM 87144

Mayor Gregg Hull
City of Rio Rancho
3200 Civic Center Circle
Rio Rancho, NM 87144

Matt Geisel
City Manager
City of Rio Rancho
3200 Civic Center Circle
Rio Rancho, NM 87144

Deb Dapson
District 1
City of Rio Rancho
3200 Civic Center Circle
Rio Rancho, NM 87144

Jeremy Lenetine
District 2
City of Rio Rancho
3200 Civic Center Circle
Rio Rancho, NM 87144

Josh Rubin-City Attorney
City of Rio Rancho
3200 Civic Center Circle
Rio Rancho, NM 87144

Paul Wymer Councilor
District 4
City of Rio Rancho
3200 Civic Center Circle
Rio Rancho, NM 87144

Karissa Culbreath
District 5
City of Rio Rancho
3200 Civic Center Circle
Rio Rancho, NM 87144

Nicole List
District 6
City of Rio Rancho
3200 Civic Center Circle
Rio Rancho, NM 87144

Robert Gabaldon
Planning and Zoning Board District 4,
City of Rio Rancho
3200 Civic Center Circle
Rio Rancho, NM 87144

Steven Etter
Parks and Recreation, District 4
City of Rio Rancho
3200 Civic Center Circle
Rio Rancho, NM 87144

Robert Radosevich
Keep Rio Rancho Beautiful, District 4.
City of Rio Rancho
3200 Civic Center Circle
Rio Rancho, NM 87144

Bob Tyler
District 3
City of Rio Rancho
3200 Civic Center Circle
Rio Rancho, NM 87144

From: BRIAN BABYAK
To: Noel Davis
Cc: AMY RINCON; Planning
Subject: FW: Case No. 24-400-00001, 24-100-00008, Chamisa HIlls Master Plan & Zone Map Ammendment
Date: Friday, August 8, 2025 4:13:27 PM
Attachments: image001.png
image002.png
image003.png

Good afternoon Noel,

Please see below letter for the Chamisa Hills items to add to the agenda packet.

Thank you,

Brian Babyak, AICP
Planning and Zoning Division Manager

City of Rio Rancho | Development Services/Planning & Zoning Division

O: 505-896-8756

RRNM.gov |

From: Steven Shaw <Ssquaredconsulting@outlook.com>
Sent: Friday, August 8, 2025 3:41 PM
To: Planning <Planning@rrnm.gov>
Subject: Case No. 24-400-00001, 24-100-00008, Chamisa HIlls Master Plan & Zone Map Ammendment

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Ms. Costilla,
My name is Steven Shaw, my wife Judy and I reside at 3756 Spyglass Loop SE in the Stonehenge Estates HOA since February of 2000. I am a past Board and Architectural Control Committee Member for our HOA and served on the Rio Rancho City Council as District #4 Councilor for the 2008-2012 term after having retired as Deputy Chief from Rio Rancho PD. I served as RRPD Representative on the City's Development Review Committee as a Sergeant, Lieutenant, Captain and Deputy Chief (period of 1993-2006). During my career with RRPD I attended courses at Northwestern University regarding Traffic Management for Engineering Assistants and Traffic Management of Land Development. As a member of the Development Review Committee, I was involved in several residential and commercial development master

plans, site plans, etc. I had input on traffic safety, clear sight triangle issues, signs signals and markings, and traffic calming measures for vehicular & pedestrian safety.

I have been following the planned redevelopment of the former Rio Rancho Country Club property for many years, seeing a variety of proposals from various developers. I have also heard the many complaints of my neighboring Stonehenge HOA residents and residents of neighboring communities surrounding the former golf course about dust, weeds and overall appearance of the former golf course property. I understand the frustrations of my neighbors and appreciate the patience of the developers as they attempt to address the concerns of the neighboring residents while attempting to bring forth a project that benefits the City of Rio Rancho, our neighborhoods.

The former Golf Course Club House area was a commercial use with access/egress to parking from both Country Club Drive to the South and Pinnacle to the North. Calle Suenos was open to through traffic during this time and I never noticed an unusual amount of through traffic using Calle Suenos to Double Diamond as a primary point of access or egress. It appeared to me that most people used Pinnacle for north access (I was employed by RRPD from 2000-2006 while living in Stonehenge/Estates HOA, I was heavily involved in traffic management and enforcement operations-majority of speeding complaints involved our own neighbors speeding down Calle Suenos).

If/when a cul de sac is considered by P&Z, I hope that those making such a decision consider the negative impact of this measure on residents in Stonehenge/Estates having to drive out to High Resort and back to the businesses located at the former RRG&CC Club House. This means of access would not be retail friendly to our residents.

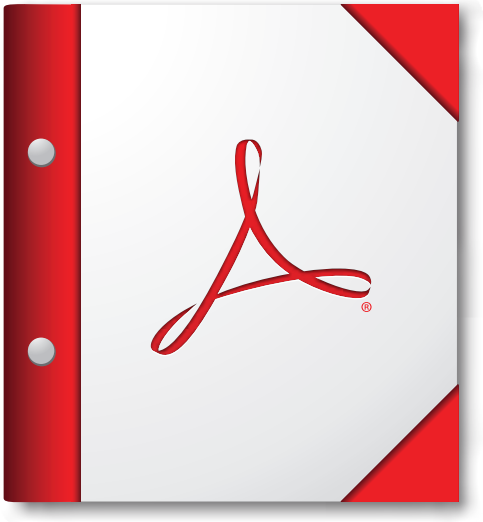
My wife and I wholeheartedly support the Master Plan being considered as presented by RR Mesa, LLC. We look forward to supporting the businesses that choose to be part of the development.

Please log us as **in favor** of the Chamisa Hills Master Plan & Zone Map Amendment.

Respectfully,
Steven "Steve" Shaw

Steven Shaw| Rocky Mountain Regional Sales Manager
Cell 505.263.6870 | Email Sshaw@firsttactical.com
Customer Service: 209.566.7821
Address 496 E. Whitmore Ave- Modesto, CA 95358

www.FirstTactical.com



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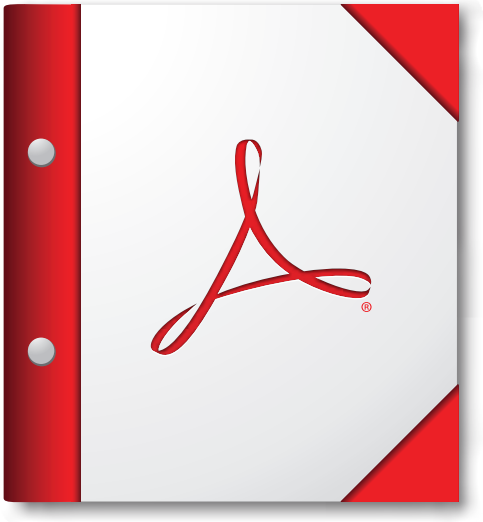

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DAVE ZERWAS

Retired

GENERAL CERTIFIED APPRAISER
NM LICENSE# 69G

June 10, 2025

City Councilor Paul Wymer
3200 Civic Circle NE
Rio Rancho, N.M. 87144

re: 162± acres rezoning

Dear Mr. Wymer:

The filing of a Master Plan by Mr. Chavez's Representative, is evident, and rightly so) shows that Mr. Chavez's interest ispredominate, however, the proposed Zoningis subject to the City's mandates
This being a large undeveloped area in the heart of the City represents an unique opportunity for the City's Governing Body to develope a Zoning Map and not catering to the wants of a Developer. In this case, Mr. Chavez has submitted a Master Plan that natureally represents the best return on his investment, however, Mr. Chavez knew what he was buying - no surprises!
Possible concerns of the City: 1. Zoning must provide reasonable "In & Out of entrances into main arteries streets/roads; 2. Housing and Apartments should be zoned in various areas to not create traffic problems.. 3. Consider an area for a 3 Par Golf Course. Surrounding Courses are all 18 hole courses with a minimum green fees of $50 +. A 3Par Course would have green fees lower than $50(probably $20. There are 13 communities in New Mexico (all much smaller) that have Golf Courses. A 3 Par Course and a driving range would need only 40 acres.
4. Provide commerical areas that would not create a traffic problem.
5. Provide Open Space areas
With 162± acres, these concerns can be designated for the benefit of both the City and the Developer.
Thank you for your attention and concerns.

Sincerely,

Dave Zerwas.

P. O. BOX 45746 *RIO RANCHO, NM 87174* *PHONE (505) 896-2834*

CITY OF RIO RANCHO
COVER PAGE

Legislation Item:

AGENDA DATE:
August 14, 2025

DEPARTMENT:
Development Services

SUBJECT:
O14,Ordinance of the City of Rio Rancho, New Mexico Amending the Zoning Classification and Official Zoning Map for the property Legally Described as, Rambla at Calle Suenos, Tract 2, Chamisa Hills Country Club, Parcel 2, 3, and 5, Chamisa Hills Country Club West, Tract A, and Chamisa Hills Country Club North, Parcel 2; from SU: Special Use for Planned Residential Development to OS: Open Space District, PR: Parks and Recreation District, MU- A: Mixed Use Activity Center District, NC: Neighborhood Commercial District, R-1: Single Family Residential District, R- 2:Single Family Residential District, and R-3: Mixed Residential District

BACKGROUND AND ANALYSIS:

IMPACT:

ALTERNATIVES:

DEPARTMENT RECOMMENDATION:
This item was heard at the Governing Body meeting on May 8, 2025 and postponed to the August 14, 2025 meeting. Staff recommends that the item is postponed again to the September 11, 2025 meeting to allow sufficient time for staff to review the remaining, significant information that was requested by the Governing Body at the May 8 meeting from the applicant. The applicant originally had a deadline of July 11 to submit materials, which were ultimately submitted between July 11 and 28.

ATTACHMENT: Postponement Letter
ATTACHMENT: Summary of requested additional information
ATTACHMENT: Current Zoning, Location
ATTACHMENT: Legal Notice
ATTACHMENT: May 2025 Comments
ATTACHMENT: July 2025 Comment
ATTACHMENT: 8.1-8.3 Comments
ATTACHMENT: 8.4-8.6 Comments
ATTACHMENT: 8.8 comments
ATTACHMENT: 8.11 Comment
ATTACHMENT: 8.13 Comment

ATTACHMENT: 8.14 Comment

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

July 28, 2025

RE: Chamisa Hills Master Plan, Zone Map Amendment
Case No. 24-400-00001, 24-100-00008

Dear Property Owner:

Pursuant to R.O. 2003 Section 150.03 and in accordance with NM State Statue Section 3-21-6, you are receiving this notice because your property is within 100 feet of a site where a land development decision is required by the City of Rio Rancho's Governing Body.

The Applicant, RR Mesa LLC, through its agent, Consensus Planning, Inc., requests approval of the Chamisa Hills Master Plan for the property legally described as Rambla at Calle Suenos, Tract 2, Chamisa Hills Country Club, Parcel 2, 3, and 5, Chamisa Hills Country Club West, Tract A, and Chamisa Hills Country Club North, Parcel 2.

Concurrent with this case is a Zone Map Amendment request from SU: Special Use for Planned Residential Development to OS: Open Space District, PR: Parks and Recreation District, MU-A: Mixed Use Activity Center District, NC: Neighborhood Commercial District, R-1: Single Family Residential District, R-2:Single Family Residential District, and R-3: Mixed Residential District.

These items were heard at the Governing Body meeting on May 8, 2025 and were postponed to the **August 14, 2025** meeting. The item will be on the agenda for August 14th and staff will be recommending that the item be postponed again to the **September 11, 2025** meeting.

On the second page of this letter is a location map of the project, with the proposed zoning designations as described in the Application.

If you would like to comment on this Application, you are encouraged to send in comments in writing to, planning@rrnm.gov or clerk@rrnm.gov.

This Governing Body meeting will be hybrid with options to participate both virtually or in person. Any person wishing to address the Governing Body related to the Application and its consideration must register with the City Clerk no later than fifteen (15) minutes prior to the scheduled start time of the meeting. The City highly encourages citizens to watch the meeting live on the City's website www.rrnm.gov or on Sparklight cable channel 56.

The Agenda for this hearing and related staff reports will be posted on the City's website, www.rrnm.gov/2303/Watch-and-Download-City-Meetings , a week before the hearing. You will find the full record for this Application, including all of the Applicant's submissions related to these requests, here.

For the **Governing Body meeting**, to participate virtually:
To join via computer: https://us06web.zoom.us/j/85302353741?pwd=bWp1QXliSGJoeHhJaGVOczF4MDN0UT09
Meeting ID: 853 0235 3741 Passcode: 789419
To 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. If I am not available, you can also contact someone via email at planning@rrnm.gov or by calling 505-891-5005.

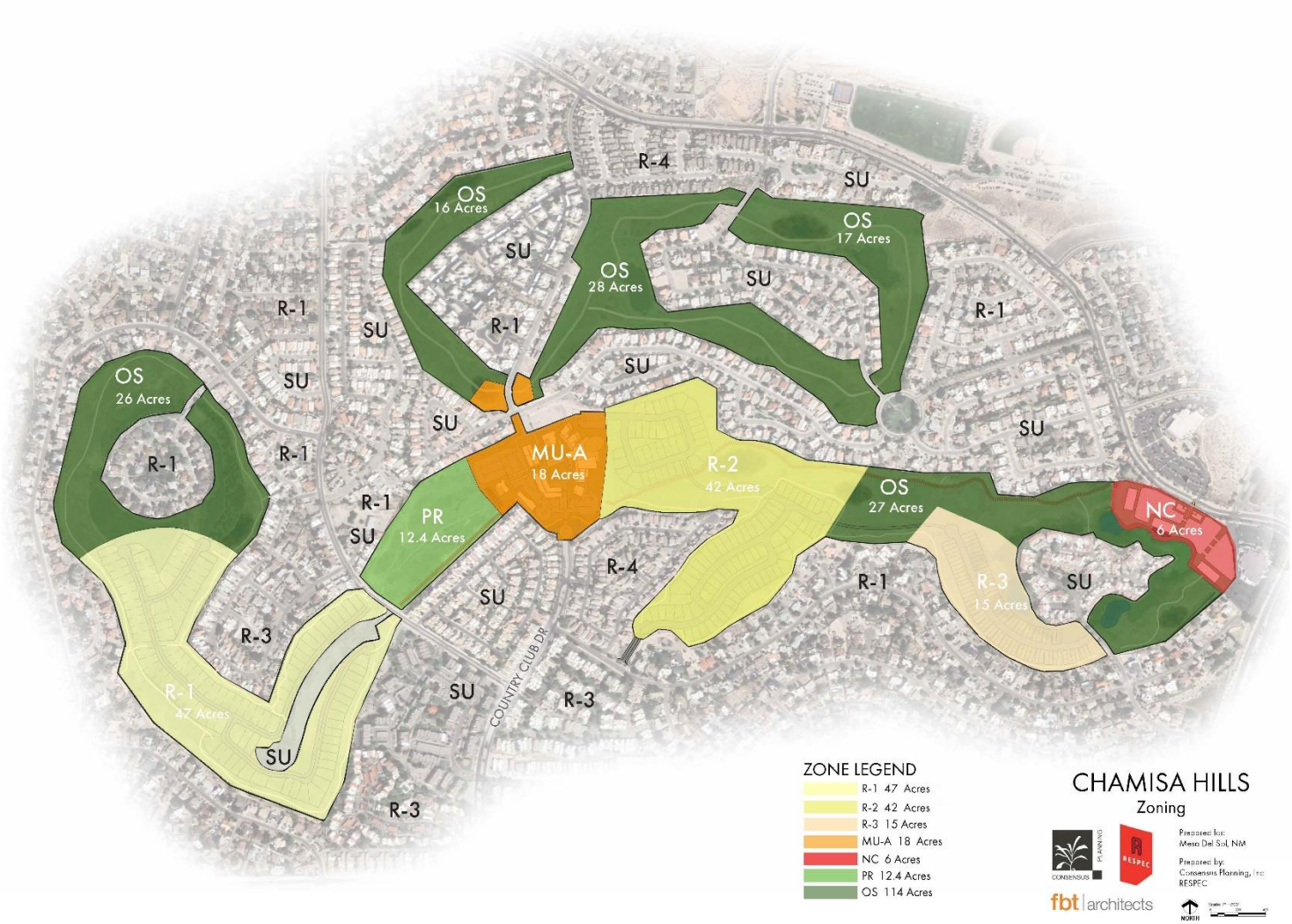
If you are an individual with a disability who is in need of a reader, amplifier, qualified sign language interpreter, or any form of auxiliary aid or service to attend or participate in the hearing or meeting, please contact the City Clerk, 505-891-5004, as soon as possible prior to the meeting. Please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

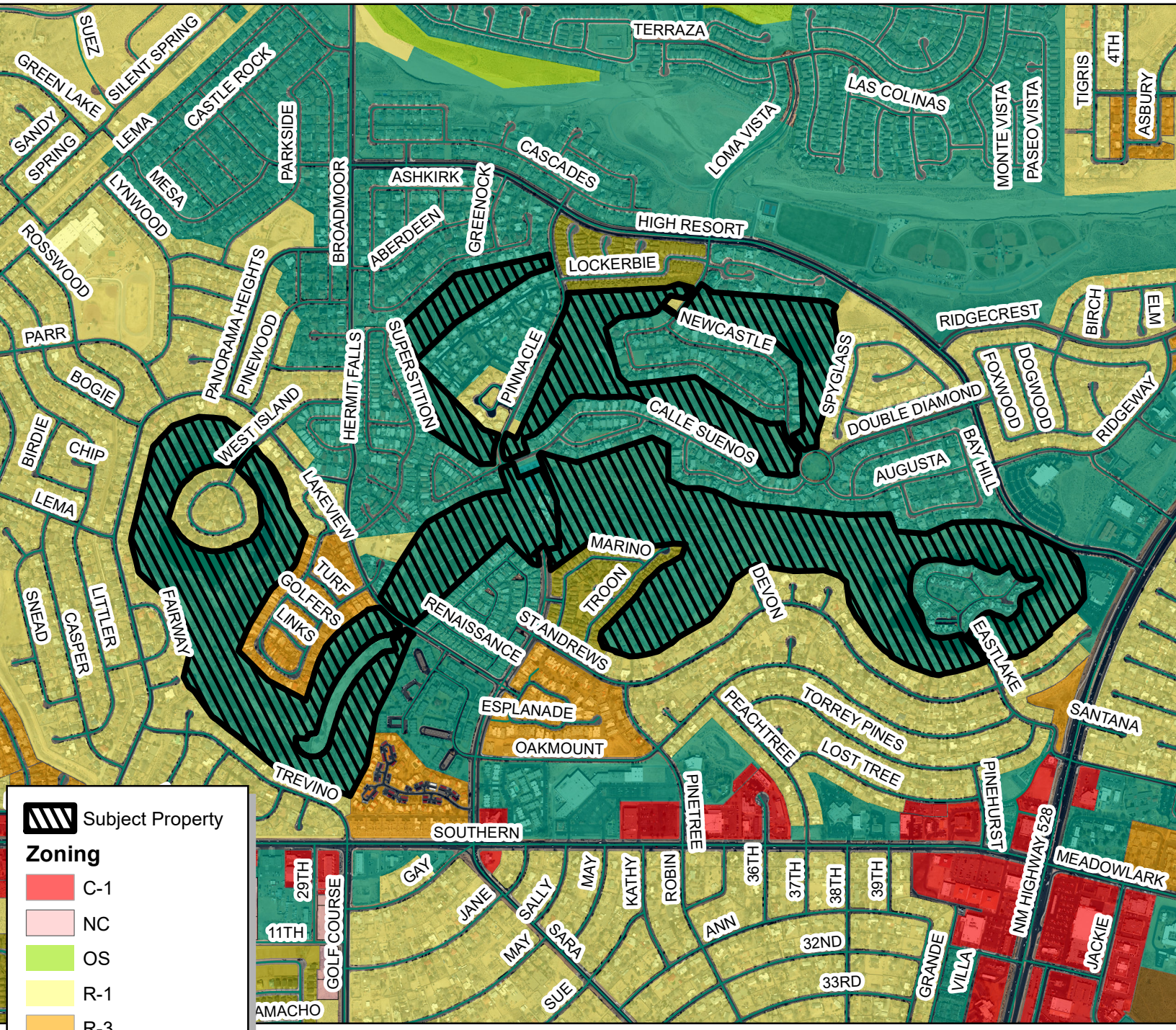
Development Services
Planning Division
3200 Civic Center Circle NE
Rio Rancho, NM 87144
Phone (505) 891-5005 ● Fax (505) 896-8994



Summary of requested additional information for R47 and O14

- Update exhibits and acreage in the Master Plan, pursuant to Condition No. 6 of the Master Plan ABM, to reflects proposed amendments and resolve red-lines and staff comments.
- Update the park design to the City's Development Process Manual (DPM) standard. See staff comments in the ABMs.
- Confirmation of successful close-out compliance with NMED dewatering permit.
- The proposed ordinance requires a Landscape Development, Rehabilitation and Revegetation Plan, please provide a narrative and/or a scope of work for how you would approach/address this plan.
- The proposed ordinance requires a Pedestrian Access Management Plan, please provide a narrative for how you would approach/address this plan.
- Provide a property maintenance plan for now (current conditions) through development. Identify which City ordinances and standards that the maintenance will meet.
- Financial plan for the various HOAs to answer question re: solvency for upfront/one-time capital investment and the recurring operations and maintenance (O&M) costs. (Of particular note, is for the 65 acres of the Eastview Heights Open Space)
- React to the resident suggested amendments (e.g., open space and residential boundaries in the West Nine/Enclave, open space ownership and sustainability) as well as alternative zoning to the C-1 on High Resort (for example, NC or O-1).
- Include potential cul-de-sac on Calle Suenos (right-of-way footprint, operation and maintenance of emergency access gate), note that it would need to follow Fire standards and traffic calming process.
- For the potential PID, please clarify the boundaries and expand on the proposed uses of the PID funding. That is, what public infrastructure may be funded by the proposed PID.
- Conduct community outreach

CHAMISA HILLS



Subject Property

Zoning

- C-1
- NC
- OS
- R-1
- R-3
- R-4
- R-6
- SU

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 1,100 2,200 4,400
Feet

Map created by: Michelle Costilla 4/2/2025

CITY OF RIO RANCHO
PUBLIC HEARING NOTICE

The GOVERNING BODY of the
CITY of RIO RANCHO will consider the following matters at its regularly scheduled meeting at 6:00 p.m. on Thursday, August 14, 2025:

Site Plan
Case #25-160-00007

The applicant, Atrisco Solar II LLC, c/o Clenera, LLC, through their agent, Consensus Planning, Inc., is also requesting a site plan approval for a solar generation, storage and distribution system on the subject properties: Lands of Quail Ranch, Tracts 1-A, 2-C and 2-D.

Zone Map Amendment Request #25-100-00003
The applicant, Tampico Development, LLC, requests approval of a Zone Map Amendment to change the zoning of the two subject properties legally described as Unit 17, Block 87, Tract A and EDC, Tract B from SU-C1: Special Use for Retail Commercial to R-4: Single Family Residential. The subject properties comprise approximately 26.51 acres.

Master Plan Request #25-400-00004
The applicant, Tampico Development, LLC, requests approval of the Tampico Master
Plan at the location legally described as Unit 17, Block 87, Tract A and EDC, Tract B.

Master Plan Amendment Case #25-410-00004

The applicant, Atrisco Solar II LLC, c/o Clenera, LLC, through their agent, Consensus Planning,
Inc., is also requesting approval of an amendment to the Quail Ranch Master Plan. The proposed amendment is to amend the Master Plan Addendum to expand the area covered by the addendum to Lands of Quail
Ranch, Tracts 1-A, 2-C and 2-D, and update regulations and provisions for the installation of a solar generation, storage and
distribution system on the subject properties.

Specific Area Plan Amendment Request #25-410-00002
The applicant, Tampico Development, LLC, requests approval of amendments to the Tampico North Specific Area Plan and the La Barranca Specific Area Plan for the removal of the subject properties from the plans.

Zone Map Amendment Request #25-100-00005

The applicant, Cielo Bonito, LLC requests approval of a Zone Map Amendment of approximately 52.942 acres from TZ: Transitional Zoning to R-3: Mixed Residential, for the property legally described as, Unit 21, Block 22, Lots 7-26, 28-31 and 45-48, Block 23, Lots 3- 5, 7-10, 14-23, 28-32, 38, 42-64 and Block 24, Lots 41-49, 51-56, 58-66, 68-70.

Zone Map Amendment Case #25-100-00006

The applicant, Atrisco Solar II LLC, c/o Clenera, LLC, through their agent, Consensus Planning, Inc., requests approval of a Zone Map Amendment to extend the Renewable Energy Overlay Zone to the subject properties legally described as Lands of Quail Ranch, Tracts 1-A, 2-C and 2-D. The subject properties comprise approximately 2,836 acres.

Master Plan and Zone Map Amendment Case #24-400-00001 and #24-100-00008
The applicant, RR Mesa LLC, through their agent, Consensus Planning, Inc., requests approval of the Chamisa Hills Master Plan and a Zone Map Amendment for approximately 256 acres for a property legally described as, Rambla at Calle Suenos, Tract 2, Chamisa Hills Country Club, Parcel 2, 3, and 5, Chamisa Hills Country Club West, Tract A, and Chamisa Hills Country Club North, Parcel 2; from SU: Special Use for Planned Residential Development to OS: Open Space District, PR: Parks and Recreation District, MU- A: Mixed Use Activity Center District, NC: Neighborhood Commercial District, R-1: Single Family Residential District, R- 2:Single Family Residential
District, and R-3: Mixed Residential District.

These items were heard at the Governing Body meeting on May 8, 2025 and were postponed to the August 14, 2025 meeting. The item will be on the agenda for August 14 th and staff will be recommending that the item be postponed again to the September 11, 2025 meeting.

The meeting is scheduled for 6 pm in the Council Chambers at City Hall, 3200 Civic Center Circle 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: July 30, 2025

From:	Enclave HOA Rio Rancho
To:	Greggory Hull; Jeremy Lenentine; Deb Dapson; Bob Tyler; Paul Wymer; Karissa Culbreath; Nicole List; Matt Geisel; Clerk
Cc:	Brian Edwards; David Patterson; Jeanine P; Tom Wright; Jim & Jackie Meyer; Megan & Nick Johnson; Kaitlyn Baker; Enclave HOA Rio Rancho
Subject:	Enclave response to directives given to Mr. Chavez & Rio Rancho Mesa Development LLC
Date:	Saturday, May 17, 2025 10:50:00 AM
Attachments:	Letter to Chavez and RR Mesa LLC.docx

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

Some people who received this message don't often get email from enclave.hoa.rr@gmail.com. Learn why this is important

Dear Mr. Mayor, RR City Council members, RR City Manager, RR City Clerk,

In response to the directives given by the RR City Council and Mayor at the May 8, 2025 general meeting concerning the Chamisa Hills Preliminary Master Plan, the Enclave at Rio Rancho HOA has sent the enclosed letter certified to Mr. Chavez and the Rio Rancho Mesa Development LLC. The Enclave Board has attempted numerous time to engage with Mr. Chaves and his LLC with no response. We are hopeful that by the directive given to Mr. Chavez and his LLC concerning greater community involvement with all surrounding HOAs and in the fact that you have been notified of the contents of this letter and our desire to participate directly in the process of resolving discrepancies in the Chamisa Hills Preliminary Master Plan, this will create a line of communication for our HOA along with other HOAs surrounding the golf course.

The Enclave at Rio Rancho HOA Board requests that this letter to Mr. Chavez be entered into the record concerning the directives given by the RR City Council and Mayor in regards to the Chamisa Hills Development Plan and that the response at to the level of interaction by Mr. Chavez and his LLC with our HOA and all other HOAs also be placed in record in the scheduled August 14, 2025 General Council meeting to revisit the Chamisa Hills Preliminary Plan.

Kindest Regards,
The Enclave at Rio Rancho Board

The Enclave @ Rio Rancho HOA Incorporated

May 15, 2024

To:

Mr. Steven Chavez

RR Mesa Development LLC

Dear Sirs,

On May 8, 2025, at the end of the Rio Rancho general council meeting, your preliminary Chamisa Hills Master Plan was not approved with revisions requested. A list of items to be researched and developed were requested by the Rio Rancho mayor and council members to be later presented on August 14, 2025.

Among those items was an increase of community involvement between yourself, your LLC and neighborhoods surrounding the golf course. In your plan on pages 8 and 9, Engaged Stakeholders, only 4 of the many neighborhood HOAs and coalitions are mentioned. There are only two letters of support from HOAs in appendix E. During both the Rio Rancho Planning hearing and the Rio Rancho city council numerous comments were voiced concerning the lack of neighborhood participation in the development of your plan. The Enclave at Rio Rancho HOA is one of the ignored HOAs by your development.

The Enclave at Rio Rancho HOA, a not-for-profit corporation listed with the New Mexico Secretary of State, and its members are not listed in the

preliminary master plan and in fact have never been invited to a formal meeting with you, Mr. Chavez and the Rio Rancho Mesa Development LLC concerning this plan, its development, and allowed our concerns to be heard. The plans creation and implementation expressly the Luxe Vista Estates and the land surrounding the Enclave neighborhood directly affect the Enclave neighborhood. It minimalizes and ignores the Enclave Neighborhood even though there is great impact on our small 35 home neighborhood in that we are completely surrounded by your property. We are not at odds with the general concept, only with the implementation of this plan, that is the R HOA 4 110 home Luxe Vista Estates along with the property surrounding the Enclave Neighborhood, where it directly interfaces with our quality of life and the value of our property.

Therefore, the Enclave at Rio Rancho Board requests a formal meeting to discuss how the Chamisa Hills Master Plan and more importantly how the Luxe Vista Estates development will interface with the Enclave neighborhood.

Sincerely,

Brian Edwards President Bjedwards1410@gmail.com

David Patterson Vice President dpat427@gmail.com

Jeanine Patterson Secretary amazinghealthwithjeanine@gmail.com

Thomas Wright Treasurer T_alex_wright@att.net

Enclave HOA Enclave.hoa.rr@gmail.com

CC: Rio Rancho Mayor Greg Hull

Rio Rancho Council Members

From: Paul Wymer
To: Noel Davis
Subject: Fwd: Chamisa Hills Development
Date: Monday, May 19, 2025 10:10:51 AM

Another Chamisa Hills message for the record.

Rio Rancho

Paul Wymer
City Councilor District 4

City of Rio Rancho

O: 505-891-5004
C: 505-264-3754

RRNM.gov

Begin forwarded message:

From: David Sahd <david@davidsahd.com>
Date: May 18, 2025 at 12:41:14 PM MDT
To: Paul Wymer <pwymer@rrnm.gov>
Subject: Chamisa Hills Development

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

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

Deborah Fleming
3205 Calle Suenos SE

As a follow-up to my previous email in support of the Chamisa Hills Development project, I would like to respond to complaints that were voiced by opponents during and after the last City Council meeting.

First, complaints about a lack of information about the proposed project are unfounded. Information has been disseminated by USPS, neighborhood signs, and on the city website for months. Information regarding project details and opinions about it are readily available to anyone who cares to seek them.

I have received two anonymous letters from opponents of the project, but those claims seem specious to me.

Thank you,

Deborah Fleming

From: Greggory Hull
To: Noel Davis
Subject: FW: Chamisa Hills property
Date: Sunday, July 27, 2025 9:54:05 PM

Comment on Chamis Hills

From: Rebecca Geballe <rebecca.geballe@gmail.com>
Sent: Friday, July 25, 2025 8:08 AM
To: Greggory Hull <ghull@rrnm.gov>
Subject: Chamisa Hills property

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

You don't often get email from rebecca.geballe@gmail.com. Learn why this is important

Dear Mayor Hull,

I am a current resident in Rio Rancho and our property backs up to the Chamisa Hills property with the old golf course. I did join the last two city meetings regarding the proposed project, and while I think there are many concerns, it is clear that residents want something done with the space. We have enjoyed the wildlife of the open space, but recognize that is not what everyone enjoys. I had an idea regarding the land that may help make the area more palatable for the residents in the area. What if the current owner was willing to donate a parcel of the land to the city to make a Multigenerational Community Center, and the city made the center. This would be a way that the development could have a few less homes, but offer current residents something as well. I have recently been meeting a dear friend at the Domingo Baca Multigenerational facility, and it has been incredible talking with the families and seniors who frequent the facility. There is subsidized breakfast for everyone for one hour each weekday, which allows seniors on a fixed income to have food security and companionship. Both loneliness and malnutrition are problems that plague seniors frequently. They also offer amazing free exercise programs as well as ones that require an additional fee, and a gym for community members to use. There is a small annual fee ($20) to be a member of the center. Also the center offers summer camps for kids, which allows working parents to have a safe option for child care during the summer, and it provides jobs for teens and seasonal employees. This would also be a way to have Rio Rancho community members come to the area during the day time, but avoid having large crowds at night, keeping our community peaceful in the evenings. I feel like a Multigenerational center would provide so much value to our community for seniors, families (I have three kids), and Rio Rancho in general. Please consider this idea as you move forward. It may help those who live close to the property be more amenable to all the additional homes proposed and business area if there was also a community center in the plan that brought value to our community.
Thank you for your time and consideration,

Rebecca Geballe
3407 St Andrews Dr SE

From: Vincent Daczynski
To: Clerk
Subject: Chamisa Hills Master Plan-Zone Map Amendment
Date: Friday, August 1, 2025 5:24:54 AM

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

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

August 1, 2025

Zoning Governing Body
City of Rio Rancho
3200 Civic Center Circle
Rio Rancho, NM 87144

RE: Chamisa Hills Master Plan-Zone Map Amendment

The newly revised Zone Map Amendment with its proposed concentration of housing, restaurants, businesses and a multi-level apartment complex **is still an overbuild** for our community. **Pursuant to CHAPTER 154,**
PLANNING AND ZONING:

The requested **MU-A (Section 31, Mixed Use) allows** among others: multi story apartment houses and office buildings; movie theaters; hotels/motels; fire and police stations; schools; and multi-family residential.

And the requested **NC (Section 22, Neighborhood Commercial District) allows** among others: Restaurants, bars, lounges, coffee/tea rooms, delicatessens, patio/al fresco dining facilities; public schools K-12; shops and retail stores; public utilities/electric facilities; fire and police stations; churches; and undertaking establishments.

And **Section 51 allows NC zoned buildings up to 60 feet tall. And MU-A Mixed Use, up to 85 feet tall.**

Granted, all this is not on the table now, but approval of MU-A and NC zoning (which would be permanent) opens up those possibilities in the future.

Also, the owner plans to sell off parcels to builders who will have their own ideas about what to build, and under NC and Mixed-Use zoning they will have many choices, which may deviate widely from the Master Plan.

Although the Master Plan is a romanticized rendition, it is **not even a closet fit** with the design theme of our community. The plan is flawed with or without a cul de sac, or other adjustments to try to make it work; it doesn't fit our community. **Our neighborhood was not designed to accommodate a high-density residential and commercial complex**; the **Chamisa Hills Plan is not a compatible/viable retrofit.**

So, I respectfully ask, let's give it a little more time and have a Plan that is compatible with our single-family home community. Under the circumstances, that would mean: Keep it at low impact recreation, NO ADDED NC commercial and NO MU-A, Mixed Use, and any residential zoning to be limited to R-1 Single Family.

I know that you are under pressure to do something, but the modified Chamisa Hills Master Plan as it stands is not the solution. **We have waited this long for a right Plan. But this Plan is not the right Plan.**

We need a Master Plan that will be less profit-oriented, one that will balance financial needs with compatibility/benefits to the neighborhood.

Further, the Plan does not comply with the City of Rio Rancho's Vision, Mission Statement and Core Values: this Plan will not **"deliver high quality of life"** to the community; it will not **"maintain a safe and enjoyable living environment;"** and, it will not **"conserve, and sustain for future generations." Also, the community already has available a variety of local amenities.**

And the Plan does not meet the purpose of zoning as specified in Chapter 154 Planning and Zoning, which is: to provide adequate space for light and air; avoid population density; ensure fire and other safety measures; manage street congestion; control unsightly uses; facilitate public services and utilities; encourage appropriate land use; and, stabilize property values.

Therefore, the Chamisa Hills Master Plan-Zone Map Amendment should NOT be approved.

Sincerely and respectfully,

Vincent Daczynski
3448 Placita de Las Casas
(daczyn@yahoo.com)

From: Alison Grainger
To: Clerk
Subject: NO TO THE BUILDING!!!
Date: Friday, August 1, 2025 11:50:30 AM

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

You don't often get email from bowler82020@gmail.com. Learn why this is important

For attention of the Governing Body

I live off the old Chamisa Golf Course, which is being proposed as Vida Moderna.
I strongly object to the proposed building on these facts:-
1) We will lose our privacy and will be overlooked as the area is on an incline.
2) Traffic and pollution
3) Noise, dust and fumes
4) Impact on character and appearance of the area
5) Effect on trees and wildlife
6) Impact on the community and other services, eg. Schools, Doctors etc
7) Economic impact and sustainability.
8) Layout and density of the buildings
The fact that ALL these proposed zones are at a possibility of approval with no promise of being completed in the area, have been promised before.
We'll build Peter to pay for Paul have been promised and not come to fruition. How do we know the builder/owner will not do "a runner"?

There are lots of areas in Rio Rancho to build, why spoil what the residents paid a premium for and what never sufficed into a rebuilt golf course and leave as an open space.

Alison Grainger
3532 placita del suenos SE
Rio Rancho 87124

From: Linda Chase
To: Planning; Clerk; MICHELLE COSTILLA
Subject: Chamisa Hills Project
Date: Saturday, August 2, 2025 12:08:59 AM

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Some people who received this message don't often get email from seiana9959@gmail.com. Learn why this is important

RE: CHAMISA HILLS MASTER PLAN, ZONE MAP AMENDMENT

To the governing body, City of Rio Rancho, Planning and all involved:
Hello

My name is Linda Chase. I own and reside at 917 Country Club Drive, Apartment C, in the Fairways Condominium Complex. I am sending this email upon the receipt of a letter in the mail that is, once again, contacting residents within 100 feet of a Planned Residential Development on the old golf course.

As per my last email about this plan, I ***vehemently oppose*** the proposed residential development. The location around the proposed area is already cluttered with houses as it is, and traffic congestion is already very bad, especially during school days. Right now, with Broadmoor blocked off due to road work, traffic is minimal. But once it opens back up, traffic will once again be backed up, and residents trying to leave (or enter) The Greens (Condominiums), The Fairways, Entrada Point, Bank of America, the duplexes along the edge of Southern Blvd between Trevino and Country Club, and other side streets, including two major ones Trevino Dr and Nicklaus Dr, will be waiting for some time for a clearing in traffic or one considerate driver to allow them to exit. Broadmoor, Country Club, Trevino, and Nicklaus are all single lane roads that CANNOT handle an increase in traffic due to a new housing development.

There are also issues of weather run-off and drainage in the proposed location. The drainage systems are already basically at max capacity in this general area, and we do get flooding on the streets during days of heavy rains. The old golf course also gets hit with a lot of wind on windy days, blowing dust, dirt, and pollen. If houses are built there, it will most likely cause a wind tunnel effect of the wind on windy days, thus blowing even more dust, dirt, and possibly increasing the pressure and damage from the wind on the aging condominium buildings. There is also wildlife living in the golf course (mice, birds of prey, coyotes, rabbits, etc) that would be displaced if building a new residential community commenced, and those displaced wildlife, particularly the mice, will find their way to already existing homes to find shelter. Canadian Geese also land there to rest during their migration. I have also heard high school bands practice in the golf course, as well as track teams, football players, and cross country run the paths on the golf course, including through R-1. I have also seen families fly their kites, ride dirt bikes and ATVs, play with drones, and throw balls with their dogs out in the open field in the proposed R-1 area. Families within the R-1 area will not want to cross Broadmoor to go to the proposed open space to fly kites and drones, ride dirt bikes and ATVs, or play with their dogs.

Then there is property costs. If this planned residential community goes through, the current residents along the old golf course will have to deal with an increase in property taxes,

but property values of the "new homes" may not even be worth it due to the age of some of the surrounding communities, and semi lackluster property care. The Fairways was built in the 70's and The Greens was built in the 80's. A new community is not necessary or needed on the old golf course, as there are plenty of homes available for people to move into. The problem isn't housing availability; it's housing affordability. Building single family homes that cost a minimum of $350K around old buildings that cost as low as $89K (my unit) to up to $200K (ridiculously overpriced for small square footage buildings) is preposterous, and will be the main cause of the older communities to have the property tax hike. The fact that it also looks as though the open spaces are centered around WEALTHY houses, and the proposed community to be built is around POORER houses suggests favoritism based on income level/average home cost.

The fact that this is the fourth time this master plan for the proposed residential area on the old golf course is coming to the residents feels to me that the developer is hoping the residents around the planned area will give up the fight and allow this planned eyesore to be built. My unit's back door is directly facing the golf course, so I will have a direct line of sight of the eyesore. The current eye candy is the beautiful, unobstructed sunset, which is ***why*** I purchased my unit at the location it is. The old golf course is also a location where balloonists have landed their hot air balloons, both off season and during Balloon Fiesta, including in the proposed R-1 area that is behind where I live. A PARK throughout the entirety of the old golf course would be far more beneficial in that area than houses, particularly one with native Aspen Trees as an Aspen grove. More greenery in that area will also most likely decrease the temperatures in that area, as well as increase the oxygen and maybe even allow for more rain in the drought stricken areas.

There are far more available areas that have LESS housing and congestion that would benefit the developer more than the congested area of Country Club, Broadmoor, Trevino, and Nicklaus. There is a lot of undeveloped land beyond Rainbow Road that would benefit better if a new community is an "absolute must". Rio Rancho has grown extremely fast in the 25+ years I've lived here, but there seems to be very little regulation on community congestion. I find that more green spaces are needed in an area as congested as the one around the old golf course, and, in truth, I would rather my tax dollars go to keeping up a green space that I would frequent and have free access to than to another unnecessary housing community that I would probably be barred from.

I ask that the developer take a good, hard look at the fact that building a new community will be far more detrimental than beneficial to the already existing communities.

Sincerely,

Linda E. Chase
Resident of the Fairways Condominiums

From: Derrick Martinez
To: Planning; Clerk
Subject: RE: Formal Opposition to Chamisa Hills Master Plan Redevelopment
Date: Saturday, August 2, 2025 9:22:07 AM

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

Some people who received this message don't often get email from martinezderrick613@gmail.com. Learn why this is important

Derrick Martinez
3525 Newcastle Dr SE
Rio Rancho, NM 87124
martinezderrick613@gmail.com
8/2/2025

City of Rio Rancho Planning and Zoning Division
3200 Civic Center Circle NE
Rio Rancho, NM 87144

RE: Formal Opposition to Chamisa Hills Master Plan Redevelopment

To Whom It May Concern,

I am writing to express my strong opposition to the proposed Chamisa Hills Master Plan redevelopment, which seeks to replace the former golf course with high-density residential housing. As a resident of Rio Rancho and resident of the community, I am deeply concerned about the long-term implications this plan poses to our city's environment, infrastructure, and quality of life.

The Chamisa Hills area was originally zoned as **SU: Special Use for Golf Course (as part of the Unit 17 master plan)**. The original intent was to preserve this space for recreational and open space purposes, and it was marketed and sold to homeowners under this representation. The proposed change to residential development represents a **major deviation from the original zoning and land use assumptions** that guided the design of this community.

Key Concerns and Reasons for Opposition:

1. Violation of Original Zoning Intent

The Chamisa Hills property has long been zoned under a **Special Use designation for recreational/golf course use**. The proposed Master Plan amendment would require rezoning to allow residential construction, thereby violating the community expectations and original land-use framework under the **Rio Rancho Comprehensive Plan**. Altering this zoning sets a dangerous precedent that zoning protections can be disregarded at the expense of community integrity.

2. Loss of Community Amenities

The golf course was not just a private amenity—it was a major feature that helped define the Chamisa Hills area. Rather than eliminating one of the only substantial green spaces in the area, the City should consider acquiring or supporting the restoration of this land for continued

recreational use, either as a municipal golf course or public open space which only part of the plan has at this time.

3. Overburdened Infrastructure
Rio Rancho's current infrastructure—including roads, schools, and emergency services—is already operating at capacity in many areas. The addition of hundreds of homes will:

- Increase traffic along Southern Blvd, Country Club Dr, and Golf Course Rd.
- Overcrowd schools in the Rio Rancho Public Schools district.
- Strain city services without guaranteed revenue to offset the increased demand.

4. Environmental and Water Resource Concerns
New residential development will exacerbate water usage in a region already suffering from long-term drought and aquifer stress. The Chamisa Hills area, with its mature trees and open space, also provides habitat and heat-mitigation benefits that should not be sacrificed for short-term housing gains.

5. Negative Impact on Property Values and Community Trust
Homeowners who purchased property near Chamisa Hills did so based on the existence of a golf course and surrounding open land. This development violates those expectations and could diminish property values while eroding public trust in city planning processes.

6. Inconsistent with the City's Stated Goals
The **City of Rio Rancho Comprehensive Plan** outlines a desire for sustainable growth, preservation of open space, and increased recreational amenities. Converting this land to housing runs counter to these stated goals and fails to deliver long-term public value.

In Closing

I urge the Planning and Zoning Commission and the Rio Rancho Governing Body to **reject the proposed Chamisa Hills Master Plan amendment** and instead consider avenues to **preserve or restore the property for public recreational use**, either through city investment or public-private partnership. We do not need more homes—we need lasting amenities that serve our current residents and improve our city's long-term livability.

Thank you for your consideration.

Sincerely,

Derrick J. Martinez
505-908-0255

From: Mike Hayes
To: Paul Wymer; Clerk
Subject: Chamisa Hills Master Plan
Date: Sunday, August 3, 2025 10:27:12 AM

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

Some people who received this message don't often get email from mthayes1946@gmail.com. Learn why this is important

Hi Paul, I'm a resident of The Islands and would urge you to vote in favor of the subject plan. It is my understanding that the proposed development within the plan would not be approved as a result and would still be subject to all the protections for citizens under Rio Rancho law, as the development moves forward. My understanding is that these lake basins will not be groomed until the Plan is approved by Governing Body. I would think that grooming of these basins would in the best interest of all surrounding property owners. I think that all property owners should be advised by The Governing Body that their interests would be protected subsequent to approval of the Plan, so that we all can move forward. Otherwise, some other investor will take Steve Chavez's place and we'll start the whole process all over again for years to come. The only other alternative would be the purchase and development of the property by the city. I have lived in a community where this happened and became quite successful. Please be wise for everyone and not the few.

Yours truly,
Mike Hayes
554 Eastlake Drive
505 220-8377

From: MICHELLE COSTILLA
To: Clerk
Cc: Planning
Subject: FW: Request to Halt Chamisa Hills Master Plan Development Due to Legal and Civil Rights Concerns
Date: Monday, August 4, 2025 10:55:03 AM
Attachments: image005.png
image006.png
image007.png
image008.png

Good morning,

I received this public comment for the Chamisa Hills Master Plan to be added to the agenda for the August 14, 2025, Governing Body meeting.

Thank you,

Michelle Costilla
Municipal Planner II

Development Services | Planning and Zoning Division

O: 505.896.8362

mcostilla@RRNM.gov |

From: Roy Mendenhall <rjmendenhall83@gmail.com>
Sent: Friday, August 1, 2025 11:38 PM
To: MICHELLE COSTILLA <mcostilla@rrnm.gov>
Cc: mayor@rrnm.gov; councilor1@rrnm.gov; councilor2@rrnm.gov; councilor3@rrnm.gov; councilor4@rrnm.gov; councilor5@rrnm.gov; councilor6@rrnm.gov
Subject: Request to Halt Chamisa Hills Master Plan Development Due to Legal and Civil Rights Concerns

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To whom it may concern:

I am writing as a concerned resident of Rio Rancho to formally request that the City halt all development activities associated with the Chamisa Hills Master Plan until a full legal, environmental, and civil rights review can be conducted.

Based on the available information, it appears the plan may result in inequitable access to open spaces, disproportionately benefiting some neighborhoods while limiting access to others—

potentially in violation of both federal and state law. As a resident, I have the legal right to expect that city development decisions are made in a manner that is equitable, transparent, and consistent with the Rio Rancho Comprehensive Plan.

Specifically, I raise the following legal concerns:

1. **Equal Protection Violations** – If open space and recreational land are being concentrated in wealthier or less diverse areas, this may violate the Equal Protection Clause of the Fourteenth Amendment, particularly if there is a disparate impact on lower-income or minority residents.
2. **Title VI of the Civil Rights Act of 1964** – Any city planning effort that receives federal funding must not engage in practices—intentional or otherwise—that result in discrimination based on race, color, or national origin. Disparate impact is grounds for challenge, even in the absence of explicit discriminatory intent.
3. **Section 1983 (U.S. Code)** – A municipality that, under color of law, deprives individuals of civil rights (including equal access to public goods such as parks and green space) may be held liable under federal law.

I respectfully request that the Governing Body:

- Issue an immediate pause or moratorium on Chamisa Hills Master Plan implementation;
- Initiate a public Title VI and Equal Protection impact review;
- Release all demographic and planning documents related to this plan;
- Schedule a public hearing to receive resident input and address equity concerns.

The City of Rio Rancho has a duty to serve all residents fairly. If the Master Plan is contributing to a pattern of exclusion or limiting open space access based on geography or socioeconomic status, then this issue requires immediate and transparent resolution.

Thank you for your attention to this matter. I look forward to your response and to a public process that reflects the values of inclusion and fairness.

Sincerely,
Roy Mendenhall
917 Country Club Dr. SE C, Rio Rancho, NM 87124

rjmendenhall83@gmail.com
7075106731
Rio Rancho Resident

From: Barbara Garcia
To: Clerk
Subject: Re: Chamisa Hill Plan Case No. 24-400-00001, 24-100-00008
Date: Wednesday, August 6, 2025 2:21:42 PM
Attachments: image001.png
image002.png
image003.png

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My address is 919 F Country Club Dr. SE NM 87124

Thank you

On Wed, Aug 6, 2025 at 1:56 PM Clerk <Clerk@rrnm.gov> wrote:

> Hello,
>
> Thank you for your comment. Please provide your address so that I may include it in the agenda packet for next week's meeting.
>
> Thanks,
>
> **Noel C. Davis**
> *City Clerk*
>
> **City of Rio Rancho | Office of the City Clerk**
>
> **O:** 505.896-8708 **C:** 505.607.1388
>
> RRNM.gov |
>
> **From:** Barbara Garcia <iroshema2@gmail.com>
> **Sent:** Wednesday, August 6, 2025 8:54 AM
> **To:** Planning <Planning@rrnm.gov>; Clerk <Clerk@rrnm.gov>
> **Subject:** Chamisa Hill Plan Case No. 24-400-00001, 24-100-00008

Some people who received this message don't often get email from iroshema2@gmail.com. Learn why this is important

I have received a notice relating to this case number because my property is within 100 feet of a proposed zone change.

As a property owner I appreciate the notice and would like to state my concern.

I bought my property because of the location and the beautiful surrounding areas, this great community does not need more development, especially in an already developed community. This will be impactful to the community in many ways like increase traffic, property value depreciation, open space limitation and encroachment of an already establish community.

I have been loosing sleep and my afternoon walks have not been the same since I received this notice, worried about this zone change. One of the areas in question, pertaining to zone change is adjacent to my property within 100 feet, this is too close for comfort for anyone. I went out to my patio like I usually do every evening to see the sunset and walked out 100 feet from my property line to see what the impact would be and I realized that this new zone change will take away the views of sunsets and sunrises!

My properties location is adjacent to the open space that was once a golf course, were my husband and I take our walks. We do not have to drive to a park or walking trail because of the open space, if you agree to change the zoning this will all go away, not just for me for but for all the residents in this area. We do not want zoning changes for our community and would like to keep things as they are. There is plenty of real state in Rio Rancho for new developers to develop, why encroach on an already develop community! DO NOT VOTE YES ON THIS AMENDMENT!!!

Thank you,

Sincerely,

Gerardo and Barbara Garcia

August 5, 2025

Brian Babyak
Planning & Zoning Manager
City of Rio Rancho
3200 Civic Center Circle
Rio Rancho, NM 87144

RE: Chamisa Hills Master Plan-Zone Map Amendment

The newly revised Zone Map Amendment with its proposed concentration of housing, restaurants, businesses and a multi-level apartment complex **is still an overbuild** for our community. **Pursuant to CHAPTER 154, PLANNING AND ZONING:**

The requested **MU-A (Section 31, Mixed Use) allows** among others: multi-story apartment houses and office buildings; movie theaters; hotels/motels; fire and police stations; schools; and multi-family residential.

And the requested **NC (Section 22, Neighborhood Commercial District) allows** among others: Restaurants, bars, lounges, coffee/tea rooms, delicatessens, patio/al fresco dining facilities; public schools K-12; shops and retail stores; public utilities/electric facilities; fire and police stations; churches; and undertaking establishments.

And **Section 51 allows NC zoned buildings up to 60 feet tall. And MU-A Mixed Use, up to 85 feet tall.**

Granted, all this is not on the table now, but approval of MU-A and NC zoning (which would be permanent) opens up those possibilities in the future.

Also, the owner plans to sell off parcels to builders who will have their own ideas about what to build, and under NC and Mixed-Use zoning they will have many choices, which may deviate widely from the Master Plan.

Although the Master Plan is a romanticized rendition, it is **not even a close fit** with the design theme of our community. The plan is flawed with or without a cul-de-sac, or other adjustments to try to make it work; it doesn't fit our community. **Our neighborhood was not designed to accommodate a high-density residential and commercial complex**; the **Chamisa Hills Plan is not a compatible/viable retrofit.**

So, I respectfully ask, let's give it a little more time and have a Plan that is compatible with our single-family home community. Under the circumstances, that would mean: Keep it at low impact recreation, NO ADDED NC commercial and NO MU-A, Mixed Use, and any residential zoning to be limited to R-1 Single Family.

I know that you are under pressure to do something, but the modified Chamisa Hills Master Plan as it stands is not the solution. **We have waited this long for a right Plan. But this Plan is not that right Plan. We need a** Master Plan that will be less profit-oriented, one that will balance financial needs with compatibility/benefits to the neighborhood.

Further, the Plan does not comply with the City of Rio Rancho's Vision, Mission Statement and Core Values: this Plan will not **"deliver high quality of life"** to the community; it will not **"maintain a safe and enjoyable living environment;"** and, it will not **"conserve, and sustain for future generations." Also, the community already has available a variety of local amenities.**

And the Plan does not meet the purpose of zoning as specified in Chapter 154 Planning and Zoning, which is: to provide adequate space for light and air; avoid population density; ensure fire and other safety measures; manage street congestion; control unsightly uses; facilitate public services and utilities; encourage appropriate land use; and, stabilize property values.

Therefore, the Chamisa Hills Master Plan-Zone Map Amendment should NOT be approved.

Sincerely and respectfully,

Vincent Daczynski
3448 Placita de Las Casas. (daczyn@yahoo.com)

Amy Rincon-
Director of Development Services
City of Rio Rancho
3200 Civic Center Circle
Rio Rancho, NM 87144

David Serrano, Deputy Director,
Development Services
City of Rio Rancho
3200 Civic Center Circle
Rio Rancho, NM 87144

Brian Babyak
Planning & Zoning Manager
City of Rio Rancho
3200 Civic Center Circle
Rio Rancho, NM 87144

Mayor Gregg Hull
City of Rio Rancho
3200 Civic Center Circle
Rio Rancho, NM 87144

Matt Geisel
City Manager
City of Rio Rancho
3200 Civic Center Circle
Rio Rancho, NM 87144

Deb Dapson
District 1
City of Rio Rancho
3200 Civic Center Circle
Rio Rancho, NM 87144

Jeremy Lenetine
District 2
City of Rio Rancho
3200 Civic Center Circle
Rio Rancho, NM 87144

Josh Rubin-City Attorney
City of Rio Rancho
3200 Civic Center Circle
Rio Rancho, NM 87144

Paul Wymer Councilor
District 4
City of Rio Rancho
3200 Civic Center Circle
Rio Rancho, NM 87144

Karissa Culbreath
District 5
City of Rio Rancho
3200 Civic Center Circle
Rio Rancho, NM 87144

Nicole List
District 6
City of Rio Rancho
3200 Civic Center Circle
Rio Rancho, NM 87144

Robert Gabaldon
Planning and Zoning Board District 4,
City of Rio Rancho
3200 Civic Center Circle
Rio Rancho, NM 87144

Steven Etter
Parks and Recreation, District 4
City of Rio Rancho
3200 Civic Center Circle
Rio Rancho, NM 87144

Robert Radosevich
Keep Rio Rancho Beautiful, District 4.
City of Rio Rancho
3200 Civic Center Circle
Rio Rancho, NM 87144

Bob Tyler
District 3
City of Rio Rancho
3200 Civic Center Circle
Rio Rancho, NM 87144

From: BRIAN BABYAK
To: Noel Davis
Cc: AMY RINCON; Planning
Subject: FW: Case No. 24-400-00001, 24-100-00008, Chamisa HIlls Master Plan & Zone Map Ammendment
Date: Friday, August 8, 2025 4:13:27 PM
Attachments: image001.png
image002.png
image003.png

Good afternoon Noel,

Please see below letter for the Chamisa Hills items to add to the agenda packet.

Thank you,

Brian Babyak, AICP
Planning and Zoning Division Manager

City of Rio Rancho | Development Services/Planning & Zoning Division

O: 505-896-8756

RRNM.gov |

From: Steven Shaw <Ssquaredconsulting@outlook.com>
Sent: Friday, August 8, 2025 3:41 PM
To: Planning <Planning@rrnm.gov>
Subject: Case No. 24-400-00001, 24-100-00008, Chamisa HIlls Master Plan & Zone Map Ammendment

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Ms. Costilla,
My name is Steven Shaw, my wife Judy and I reside at 3756 Spyglass Loop SE in the Stonehenge Estates HOA since February of 2000. I am a past Board and Architectural Control Committee Member for our HOA and served on the Rio Rancho City Council as District #4 Councilor for the 2008-2012 term after having retired as Deputy Chief from Rio Rancho PD. I served as RRPD Representative on the City's Development Review Committee as a Sergeant, Lieutenant, Captain and Deputy Chief (period of 1993-2006). During my career with RRPD I attended courses at Northwestern University regarding Traffic Management for Engineering Assistants and Traffic Management of Land Development. As a member of the Development Review Committee, I was involved in several residential and commercial development master

plans, site plans, etc. I had input on traffic safety, clear sight triangle issues, signs signals and markings, and traffic calming measures for vehicular & pedestrian safety.

I have been following the planned redevelopment of the former Rio Rancho Country Club property for many years, seeing a variety of proposals from various developers. I have also heard the many complaints of my neighboring Stonehenge HOA residents and residents of neighboring communities surrounding the former golf course about dust, weeds and overall appearance of the former golf course property. I understand the frustrations of my neighbors and appreciate the patience of the developers as they attempt to address the concerns of the neighboring residents while attempting to bring forth a project that benefits the City of Rio Rancho, our neighborhoods.

The former Golf Course Club House area was a commercial use with access/egress to parking from both Country Club Drive to the South and Pinnacle to the North. Calle Suenos was open to through traffic during this time and I never noticed an unusual amount of through traffic using Calle Suenos to Double Diamond as a primary point of access or egress. It appeared to me that most people used Pinnacle for north access (I was employed by RRPD from 2000-2006 while living in Stonehenge/Estates HOA, I was heavily involved in traffic management and enforcement operations-majority of speeding complaints involved our own neighbors speeding down Calle Suenos).

If/when a cul de sac is considered by P&Z, I hope that those making such a decision consider the negative impact of this measure on residents in Stonehenge/Estates having to drive out to High Resort and back to the businesses located at the former RRG&CC Club House. This means of access would not be retail friendly to our residents.

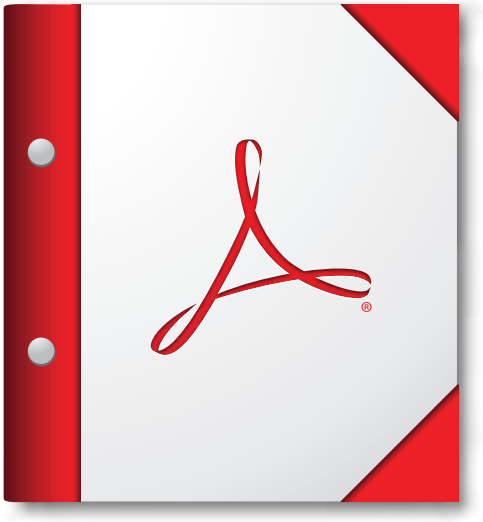
My wife and I wholeheartedly support the Master Plan being considered as presented by RR Mesa, LLC. We look forward to supporting the businesses that choose to be part of the development.

Please log us as **in favor** of the Chamisa Hills Master Plan & Zone Map Amendment.

Respectfully,
Steven "Steve" Shaw

Steven Shaw| Rocky Mountain Regional Sales Manager
Cell 505.263.6870 | Email Sshaw@firsttactical.com
Customer Service: 209.566.7821
Address 496 E. Whitmore Ave- Modesto, CA 95358

www.FirstTactical.com



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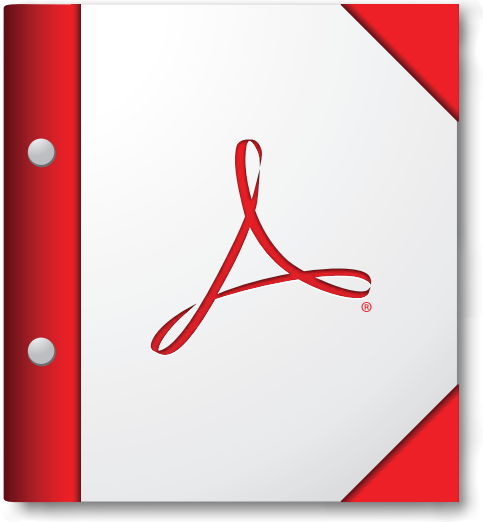

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DAVE ZERWAS

Retired

GENERAL CERTIFIED APPRAISER
NM LICENSE# 69G

June 10, 2025

City Councilor Paul Wymer
3200 Civic Circle NE
Rio Rancho, N.M. 87144

re: 162± acres rezoning

Dear Mr. Wymer:

The filing of a Master Plan by Mr. Chavez's Representative, is evident, and rightly so) shows that Mr. Chavez's interest ispredominate, however, the proposed Zoningis subject to the City's mandates
This being a large undeveloped area in the heart of the City represents an unique opportunity for the City's Governing Body to develope a Zoning Map and not catering to the wants of a Developer. In this case, Mr. Chavez has submitted a Master Plan that natureally represents the best return on his investment, however, Mr. Chavez knew what he was buying - no surprises!
Possible concerns of the City: 1. Zoning must provide reasonable "In & Out of entrances into main arteries streets/roads; 2. Housing and Apartments should be zoned in various areas to not create traffic problems.. 3. Consider an area for a 3 Par Golf Course. Surrounding Courses are all 18 hole courses with a minimum green fees of $50 +. A 3Par Course would have green fees lower than $50(probably $20. There are 13 communities in New Mexico (all much smaller) that have Golf Courses. A 3 Par Course and a driving range would need only 40 acres.
4. Provide commerical areas that would not create a traffic problem.
5. Provide Open Space areas
With 162± acres, these concerns can be designated for the benefit of both the City and the Developer.
Thank you for your attention and concerns.

Sincerely,

Dave Zerwas.

P. O. BOX 45746 *RIO RANCHO, NM 87174* *PHONE (505) 896-2834*

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: R80

AGENDA DATE:
August 14, 2025

DEPARTMENT:
Development Services

SUBJECT:
R80, Resolution Amending the Quail Ranch Master Plan Addendum

BACKGROUND AND ANALYSIS:
The applicant, Atrisco Solar II LLC, c/o Clenera, LLC, through their agent, Consensus Planning, Inc., requests approval of an amendment to the Quail Ranch Master Plan Addendum allowing for an expansion of the Renewable Energy Overlay District to the eastern portion of the Master Plan area. The Quail Ranch Master Plan was adopted June 25, 2003 under Resolution No. 40, Enactment No. 03-041 and amended under Resolution No. 28, Enactment No. 07-025, Resolution No. 61, Enactment No. 12-061 and Resolution No. 32, Enactment No. 22-032.

This Master Plan Amendment request was previously heard alongside Zone Map Amendment request #25-100-00006 by the Planning and Zoning Board on June 24, 2025, and the Planning and Zoning Board made a unanimous recommendation of approval to the Governing Body by a vote of 6 for and 0 against.

At the July 24, 2025 meeting, the Governing Body voted to postpone consideration of the item in order to address a notification issue (incorrect day of the week on the mailed notifications).

The presently adopted addendum provided for the implementation of the first two phases of the Renewable Energy Overlay District over the western portion of the Master Plan area, and was reviewed and evaluated by Partner Engineering and Science to industry best practices. Concurrent with this application is a request to allow for the expanded Renewable Energy Overlay District (case #25-100-00006).

The more significant proposed amendments to the addendum include: expanding the area covered by the addendum, providing for the possibility of on-site stand-alone water and wastewater, adding a provision for fence height flexibility with security walls, and removing the FAA approval. The increased fence height was included due to several requests and approved variances for height for safety purposes. The FAA approval was not applicable per letter received by the FAA for Phase 1. See attached "FINAL REDLINE" document for full red-line of the existing addendum.

No other parts of the Quail Ranch Master Plan are being amended. The request only includes the addendum, see attached. Development of this eastern portion for renewable energy requires site plan review and approval by Governing Body, being heard concurrently with this application.

REVIEW CRITERIA: The City's Comprehensive Plan states that "The City will rely on the development of Specific Area Plans and Master Plans for identifying a specific land use at the parcel-level. Specific Area Plans and Master Plans are a part of the Land Use Element and are

used as a statement of policy to guide land use decision making by the Governing Body."

The City's Comprehensive Plan further outlines the type of material expected to be included in a Specific Area Plan or Master Plan. Staff has used the list as the guiding policy on whether the amendments fit with Master Plans in general. Staff finds that the proposed amendment fits into the goals and elements of the City Comprehensive Plan and the amendment for an addendum to the Master Plan to allow for the Overlay District does not negatively affect or go against the long-term intent of the Quail Ranch Master Plan.

In their justification, the applicant states: "The 'Renewable Energy Overlay Zone' will be more advantageous to the community and is supported by the Rio Rancho Comprehensive Plan for the following reasons:
a. The request fulfills Goal. No 1 - "Infrastructure" by providing renewable energy that fosters a quality community and supports a strong economy that meets the needs of current and future residents.
b. The request will address Section 2.3.2 - "Conservation & the Natural Environment" by reserving a significant amount of land for the next 30+ years for a renewable energy use that requires no water infrastructure, will help improve air quality, and will directly impact long term water conservation efforts.
c. The request will address Section 4.2.3 - "Water Availability" by approving a land use that requires no water infrastructure until the City locates and secures additional long-term water sources for future residential development.
d. The request addresses one of the key issues in Section 4.2.13 - "Physical Environment" by providing for a renewable energy use that can meet the needs of the present without compromising the ability of future generations to meet their own needs.
e. As articulated in Section 8.2.8.1 - "Electricity and Natural Gas", the request fulfills the need for providing more alternative energy sources that are less expensive than conventional energy sources that have been decommissioned in the State of New Mexico like coal-fired power plants."

The Planning and Zoning Board recommends the Governing Body find that the proposed Master Plan Amendment for a Renewable Energy Overlay Addendum is consistent with the goals and elements of the Comprehensive Plan. The Board finds that the proposed amendment would enable an appropriate, interim use of the land that does not require the extension of utilities and services at this time and preserves the long-term vision for build out according to the Master Plan.

SITE ANALYSIS: The Quail Ranch Master Plan area is approximately 6,492 acres, annexed in 2003. The Master Plan, adopted in 2003, included Zoning and Land Use regulations. The proposed Renewable Energy Overlay District applies to the majority of the remaining portion of the Master Plan area east of the alignment for Paseo del Volcan that was not rezoned by the previous addendum. The site is currently vacant.

LAND USE: The Quail Ranch Master Plan identifies a mix of existing land uses and zoning districts on the subject property, including: Low, Medium, and High Density Residential, Mixed-Use Activity Center, Commercial, and Parks & Open Space. The proposed Master Plan Addendum will not be changing the underlying land use or zoning, but adds the Renewable Energy Overlay District for the eastern portion of the Master Plan area. The addendum permits renewable energy development as an interim land use, while preserving the existing zoning and land use.

GRADING AND DRAINAGE: A Drainage Plan will be required for site plan submittal with further Grading and Drainage Plans for Building Permit submittal. The Addendum states that clearing of natural vegetation will be limited and that the project will have minimal impervious surface impacts.

CIRCULATION: Current access consists of small dirt roads servicing the property. Roads will run through the site to provide access to the renewable energy equipment. An upgraded temporary

construction access has been identified and approved as part of the previous site plan review process.

PHASING AND FINANCING: If the site development under the addendum is to be phased, a phasing plan will be required for site development and is included as a condition.

DESIGN STANDARDS: Specific design standards are listed in the Addendum. Design standards and regulations include, but are not limited to: signage, height restrictions, lighting, setbacks, development and design standards, decommissioning and removal.

NOTIFICATIONS:
Notice of the application was sent via certified mail, return receipt requested to the property owners within 100 ft of the subject property 15 days prior to the hearing date. A legal notification was published in the Albuquerque Journal on July 30, 2025.

Reviewing Agency	**Application Received for Review**	**Comments**
DSD Planning & Zoning	X	Provided in this document.
DSD Engineering	X	Comments attached.
Rio Rancho Public Schools	X	No comments received.
Fire and Rescue	X	No comments received.
Police Department	X	No comments received.
SSCAFCA	X	Comments attached.
MRCOG	X	No comments received.
Parks, Recreation and Community Services	X	Comments attached.

IMPACT:

The Planning and Zoning Board recommends the Governing Body adopt the Resolution for the Master Plan Amendment request, subject to the findings and conditions set forth below:

GENERAL FINDINGS OF FACT:
1. R.O. 2003 Section 150.07 (C) requires Master Plan Amendment approval by the Governing Body;
2. The applicant has the authority to make an application to request an amendment to the Quail Ranch Master Plan.
3. The applicant and adjacent property owners received due process, as proper notice and an opportunity to present views was given.

SPECIFIC FINDINGS OF FACT AND CONDITIONS FOR APPROVAL:
1. The proposed amendment to the Quail Ranch Master Plan Addendum does not adversely affect the community character of the Master Plan Area.
2. The proposed addendum is consistent with the goals and elements of the Comprehensive Plan.
3. The proposed addendum adds Renewable Energy as a use in the eastern portion of the Quail Ranch Master Plan Area.
4. Any proposed phasing of the project shall be indicated during Site Plan review.

ALTERNATIVES:

1. The Governing Body may approve the Master Plan Amendment.
2. The Governing Body may deny the Master Plan Amendment.

3. The Governing Body may modify the Master Plan Amendment 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 Planning and Zoning Board recommends the Governing Body adopt the Resolution.

ATTACHMENT: Resolution R80
ATTACHMENT: Application
ATTACHMENT: Authorization
ATTACHMENT: Justification Letter
ATTACHMENT: Location & Zoning Map
ATTACHMENT: Exhibit A: Addendum
ATTACHMENT: Exhibit B: Map of Overlay Area
ATTACHMENT: Quail Ranch Addendum FINAL REDLINE
ATTACHMENT: Legal Notice
ATTACHMENT: R80-Signed

CITY OF RIO RANCHO
RESOLUTION

RESOLUTION NO. **ENACTMENT NO.**

RESOLUTION AMENDING THE QUAIL RANCH MASTER PLAN ADDENDUM ALLOWING FOR A RENEWABLE ENERGY OVERLAY DISTRICT

WHEREAS: the State of New Mexico has granted the City of Rio Rancho the power, authority, jurisdiction and duty to enforce and carry out the provisions of law relating to planning, platting, zoning, and the power to adopt, amend, extend and carry out a general municipal or master plan which may be referred to as the general or master plan, all pursuant to 3-19-1, NMSA, 1978; and

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

WHEREAS: the Governing Body of the City of Rio Rancho has adopted a Comprehensive Plan that addresses land use in master planned communities; and

WHEREAS: the Governing Body adopted the Quail Ranch Master Plan June 25, 2003 under Resolution No. 40, Enactment No. 03-041 and amended under Resolution No. 28, Enactment No. 07-025, Resolution No. 61, Enactment No. 12-061 and Resolution No. 32, Enactment No. 22-032; and

WHEREAS: the Planning and Zoning Board of the City of Rio Rancho reviewed the amendments to the Quail Ranch Master Plan at their meeting held on June 24, 2025, and following public hearing recommends approval of those amendments and modifications; and

WHEREAS: the Governing Body of the City of Rio Rancho has reviewed the proposed amendment (Case No. 25-410-00004) to the Quail Ranch Master Plan at their meeting held on August 14, 2025, and following public hearing and receipt of the Planning and Zoning Board's report and recommendation, has determined that the amended Plan is in conformance with the City of Rio Rancho Comprehensive Plan.

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

Section 1. The Governing Body hereby approves and adopts the amendment to the Quail Ranch Master Plan Addendum to allow for a Renewable Energy

Overlay District on a portion of Quail Ranch, as shown as Exhibit A to this Resolution.

Section 2. Effective Date: This Resolution shall take effect immediately upon adoption.

ADOPTED THIS _____DAY OF _____, 2025.

_____
Greggory D. Hull, Mayor

ATTEST:

_____
Noel C. Davis, City Clerk
(SEAL)

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

PLANNING & ZONING LAND USE APPLICATION

Please check appropriate box

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	**X Master Plan Amendment**	☐ Vacation of Plat/Street	☐ Master Sign Plan
☐ Residential Child Care Facility 6 or <	☐ Specific Area Plan Amendment	☐ Street Name Change	☐ Site Plan
☐ Sign Permit	☐ Text Amendment	☐ Subdivision Interpretation	☐ Special Exception
☐ Other		☐ Subdivision Variance	☐ Variance
			X 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: Atrisco Solar II LLC, c/o Clēnera, LLC		Phone: 208-639-3232
Address: PO Box 2576		E-Mail:
City: Boise	State: ID	Zip: 83701
Proprietary Interest: Lessee	List Owners: Ranch Joint Venture	
Deed or Ownership Verification Provided: (Initials)	Letter of Authorization Provided: (Initials)	

Agent Name: Consensus Planning, Inc		Phone:505-764-9801
Address: 302 8th Street NW		E-Mail: cp@consensusplanning.com
City: Albuquerque	State: NM	ZIP Code: 87102

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

Quail Ranch Master Plan (Addendum) Amendment and Zone Map Amendment to extend the Renewable Energy Overlay Zone on leased land to the east of Paseo Del Volcan.

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit :	Block(s):	Lot(s):
Existing Zoning: R-1, R-2, R-4, R-6, MU-A, M-1	Proposed Zoning: Renewable Energy Overlay (with preserved base zoning)	
No. of existing lots: 3	No. of proposed lots: none	Total area of site (acres) +/- 2, 836

ACKNOWLEDGEMENT

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

Print Name: James K. Strozier, FAICP	Applicant: Clēnera, LLC	Agent: Consensus Planning, Inc.
Signature:		Date: May 12, 2025

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

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

Ranch Joint Venture
100 Crescent Ct Suite 450
Dallas, TX 75201

June 5, 2025

City of Rio Rancho
Development Services
3900 Southern Boulevard, Ste 103
Rio Rancho, NM 87124

Re: Atrisco II Solar Project

To Whom it May Concern:

Ranch Joint Venture, the owner of Quail Ranch, hereby authorizes Concensus Planning to act as an agent and provide entitlement services for the purposes of amending the Quail Ranch Master Plan to include the provisions for the installation of a solar generation, storage, and distribution system. The property is legally described as all of Tract 1-A, all of Tract 2-D, and all of Tract 2-C as shown on the official plat of Lands at Quail Ranch recorded March 1, 2019 as Instrument No. 2019016035, records of Bernalillo County, New Mexico.

Sincerely,
RANCH JOINT VENTURE

Signature: W. D. Rogers

Printed Name: W L Rogers

Title: Manager

CONSENSUS PLANNING

Landscape Architecture
Urban Design
Planning Services

302 Eighth St. NW
Albuquerque, NM 87102

(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

May 21, 2025

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

Re: Amendment to the Quail Ranch Master Plan Addendum and Zone Map Amendment

Dear Chairman Radosevich:

The purpose of this letter is to request approval of two related applications. First is an amendment to the Quail Ranch Master Plan Addendum to increase the size of the "Renewable Energy Overlay District" to encompass the entire Ranch Boundary. The original overlay only covered the western portion of Quail Ranch and was approved in 2022. Second, is a request for approval of a Zone Map Amendment to expand the Renewable Energy Overly District to add the eastern portion of the Master Plan, thereby allowing interim renewable energy projects in that area.

BACKGROUND

Quail Ranch is a 6,492-acre property located on the West Mesa in Bernalillo County as referenced in Exhibit B and is annexed within the City of Rio Rancho. If approved, this Zone Map Amendment will allow for an "Overlay District" that will cover the remainder of Quail Ranch, approximately 2,838 acres, and is legally described as:

> *All of Tract 1-A, all of Tract 2-D, and all of Tract 2-C, all as shown on the official plat of Lands at Quail Ranch recorded on March 1, 2019, as Instrument No. 2019016035 (Book 28, Page 74; Book 18, Page 100; and Book 15, Page 75A) records of Bernalillo County, New Mexico.*

The Quail Ranch Master Plan area totals approximately 6,492 acres and was annexed in 2003. The Master Plan, also adopted in 2003, included Zoning and Land Use regulations. The Quail Ranch Master Plan identifies a mix of existing land uses and zoning districts on the subject property, including Low, Medium, and High Density Residential, Mixed-Use Activity Center, Commercial, and Parks & Open Space. The proposed expansion of the Master Plan Addendum will not change the underlying land use or zoning, but adds renewable energy uses as an interim set of allowable uses.

The Quail Ranch Master Plan Addendum and the "Renewable Energy Overlay District" were approved in 2022. This amendment refines the provisions and the definitions to be more consistent with industry "best practices "and knowledge gained from the approval

PRINCIPALS

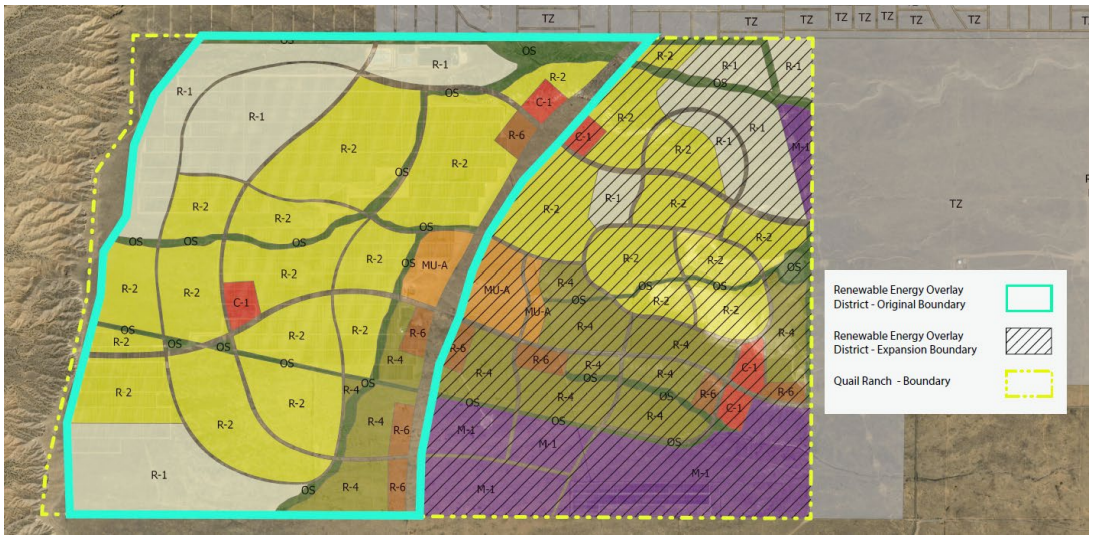
James K. Strozier, FAICP
Jacqueline Fishman, AICP

ASSOCIATES

Ken Romig, PLA, ASLA
Margaret Ambrosino, AICP

and construction of the first two phases of construction that included a small substation, battery storage, and a solar array.

This amendment to the Addendum is accompanied with the Zone Map Amendment and includes an exhibit that identifies the extent of the new overlay boundary. Prior to construction of additional renewable energy facilities, a site plan will be submitted for the installation of an approximate 400 kW renewable energy solar generation, storage, and distribution systems on the currently vacant, undeveloped land within the City of Rio Rancho without ceding the underlying entitlements.



Existing Overlay with the Expansion Area

NEW MEXICO ENERGY TRANSITION ACT

The New Mexico Energy Transition Act (ETA) sets a statewide renewable energy goal of 50 percent by 2030 for New Mexico investor-owned utilities and rural electric cooperatives and a goal of 80 percent by 2040, in addition to setting zero-carbon resources standards for investor-owned utilities by 2045 and rural electric cooperatives by 2050.

Providing more development opportunities for renewable energy investments that will help New Mexico reach the goals are outlined in the ETA. In addition, the ETA provides training for NM workers for the construction and development of jobs of renewable energy that are sustainable.

Solar panel innovation and efficiency has increased exponentially from 14% in 1960 to over 47% in 2020. The cost of solar panel installation has decreased over the past 12 years from $8.50 / watt to under $3.00 / watt making large-scale, commercial solar generation more economical.

Achieving the decarbonization goals of the ETA will require significant, but achievable acceleration of clean energy development projects.

REVIEW CRITERIA

In 2022, the City staff and the Planning and Zoning Board recommended approval of the Addendum and the Overlay zone based on the following:

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

2. The City's Comprehensive Plan further outlines the type of material expected to be included in a Specific Area Plan or Master Plan. This list provides the guiding policy on whether the amendments fit with Master Plans in general. Staff and the Planning and Zoning Board found that the proposed amendment fits into the goals and elements of the City's Comprehensive Plan and the amendment for an addendum to the Master Plan to allow for the Overlay District does not negatively affect or go against the long-term intent of the Quail Ranch Master Plan.

3. The 'Renewable Energy Overlay Zone' will be more advantageous to the community and is supported by the 2015 Rio Rancho Comprehensive Plan for the following reasons:
    a. The request fulfills Goal No. 1 – Infrastructure by providing renewable energy that fosters a quality community and supports a strong economy that meets the needs of current and future residents.
    b. The request will address Section 2.3.2 – Conservation & the Natural Environment by reserving a significant amount of land for the next 30+ years for a renewable energy use that requires no water infrastructure, will help improve air quality, and will directly impact long term water conservation efforts.
    c. The request will address Section 4.2.3 – Water Availability by approving a land use that requires no water infrastructure and the necessary supporting water infrastructure until the City locates and secures additional long-term water sources or future residential development.
    d. The request addresses one of the key issues in Section 4.2.13 Physical Environment by providing for a renewable energy use that can meet the needs of the present without compromising the ability of future generations to meet their own needs. The Quail Ranch Addendum will help provide a balance of economic development and environmental stewardship in the CORR.
    e. As articulated in Section 8.2.8.1 Electricity and Natural Gas, the request fulfills the need for providing more alternative energy sources that are less expensive than conventional energy sources that have been decommissioned in the State of New Mexico like coal-fired power plants."

This proposed amendment/expansion to the Addendum and the Renewable Energy Overlay is also consistent with the goals and elements of the Comprehensive Plan as articulated above. The proposed amendment will enable an appropriate interim use of the land that does not require the extension of utilities and services at this time and preserves the long-term vision for build out according to the underlying Master Plan.

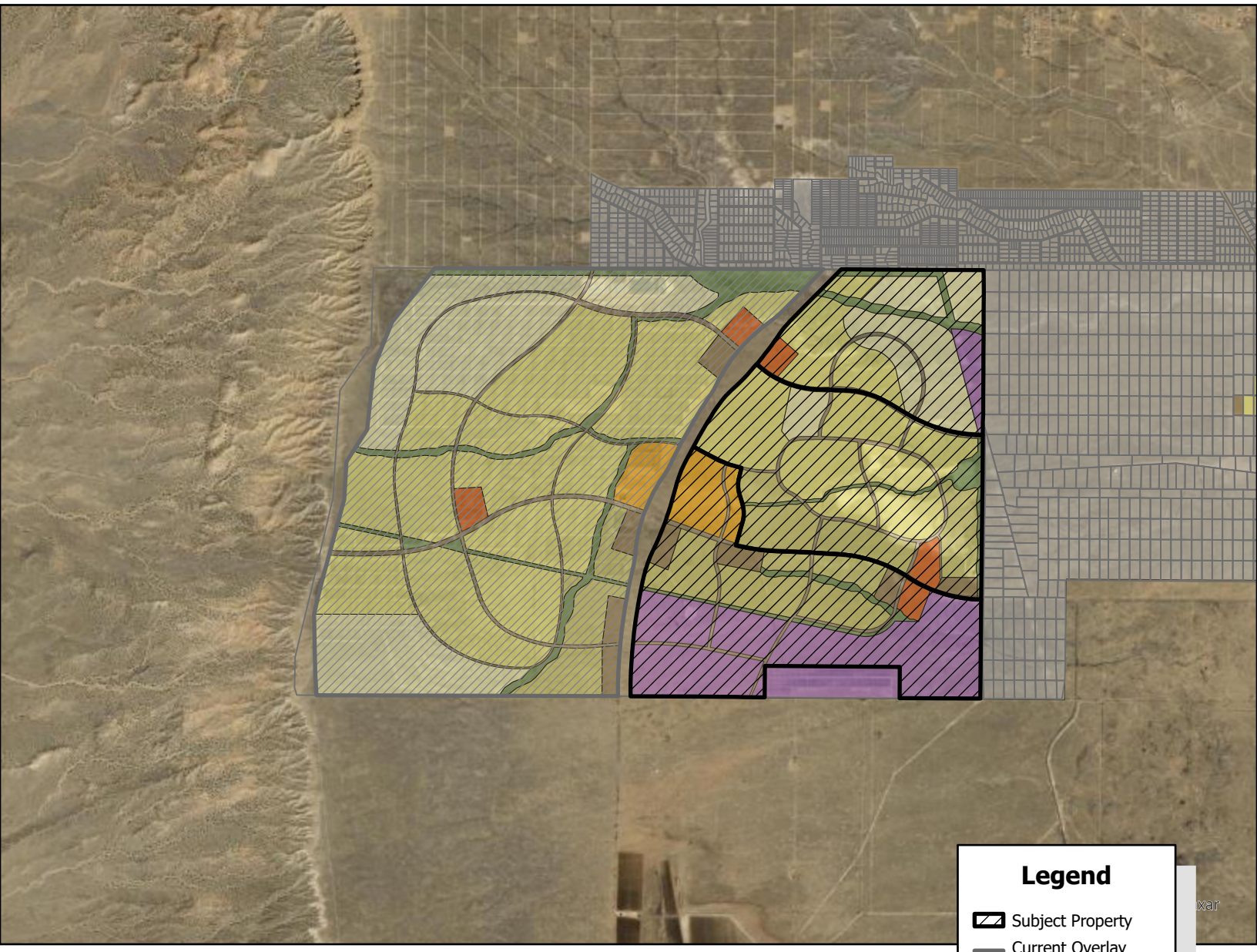
CONCLUSION

Based upon this letter, the previous Quail Ranch Master Plan Addendum (as amended), and exhibit indicating the proposed overlay, we respectfully request that the Rio Rancho Planning and Zoning Board recommend approval of this request for a Zone Map Amendment for the Renewable Energy Overlay District within the Quail Ranch Master Plan. Please feel free to contact me at (505) 764-9801 with any questions that you might have.

Sincerely,

James K. Strozier, FAICP
Principal

QUAIL RANCH RENEWABLE ENERGY OVERLAY DISTRICT EXTENSION



Rio Rancho City of Vision

GIS Moving Spatial Data Forward

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

Map courtesy of Ben Isaacs, 5/16/2025

QUAIL RANCH
A natural way of life

QUAIL RANCH
MASTER PLAN ADDENDUM



Amendment adopted by the
Governing Body on May XX, 2025







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EXECUTIVE SUMMARY

In June 2003, the City of Rio Rancho annexed 6,492 acres known as the mixed-use development for Quail Ranch (Exhibit A). In addition to annexing the Quail Ranch, the City adopted the Quail Ranch Master Plan to include the applicable Zoning and Land Use regulations. This Addendum modifies the Master Plan by allowing for a ***Renewable Energy Overlay District*** on a portion of the Quail Ranch for solar power generation, storage, and distribution without modifying the original content and intent of the approved Master Plan and underlying zoning districts. In 2022, the CoRR adopted an addendum to the Quail Ranch Master Plan to allow a Renewable Energy Overlay District over the west side of the Quail ranch; this document amends and restates the 2022 addendum to include the Renewable Energy Overlay District over the entirety of the Quail Ranch. This Addendum creates a stand-alone document that provides for an additional land use, while allowing the underlying land use and zoning to remain intact. At all times, whether a Solar PV is present or later removed, the existing development entitlements remain in place.

SECTION 1 - APPROVAL HISTORY

The overall Quail Ranch Master Plan was approved by the City of Rio Rancho in 2003 (the "**Master Plan**"). The Master Plan describes and analyzes physical and environmental conditions, long term infrastructure needs, and access issues influencing the property. The Master Plan established zoning, transportation, and an open space network to provide a framework to guide development.

In 2005, the City of Rio Rancho approved the Quail Ranch Specific Area Plan (SAP) for Phase One of Quail Ranch that encompasses +/- 1,025 acres of the southeast corner of the Ranch ("**Phase One**"). Phase One provided a master-planned village for the initial phase of development, east of the proposed Paseo Del Volcan alignment, within the ranch.

Both the overall Master Plan and Phase One are approved planning documents that will allow for the future development of Quail Ranch within the City of Rio Rancho.

SECTION 2 - PURPOSE

The Quail Ranch Master Plan Addendum (this "**Addendum**") was initiated by the property owners, Ranch Joint Venture ("**RJV**"), as a supplemental document to the approved Master Plan to allow for short-term, land uses for the property north of the Double Eagle Airport and on both sides of the proposed Paseo Del Volcan alignment. The right-of-way has been acquired by NMDOT for this portion of Paseo Del Volcan. The area identified for this Addendum constitutes approximately +/- 6,200 acres and is more particularly shown in Exhibit B (the "**Property**"). This Addendum is the result of consultation with RJV, Atrisco Solar, LLC ("**Atrisco**"), Atrisco Solar II LLC ("Atrisco II") and the CoRR staff. This Addendum defines the framework for new, renewable energy development and aims to allow for a utility-scale solar project and battery storage projects to be built, operated, and maintained on the Property.

SECTION 3 – DESCRIPTION OF PROJECT

The Atrisco projects are developing ground-mounted utility-scale solar photovoltaic systems with battery storage facilities of up to 700MW that will be connected to the PNM transmission system (the "**Projects**"). The property was selected because there are four PNM transmission lines that traverse or run adjacent to Quail Ranch. Interface with these existing lines shall be determined and approved through future negotiations with PNM or other interconnection utility.

Some highlights of the Project include:

The Projects will consist of photovoltaic solar panels ("**PV Panels**") on single-axis tracking racks. The PV Panels will convert sunlight into electricity. The singe-axis racking system will run in rows north to south and will slowly rotate east to west to follow the sun across the sky each day.

- The Projects will include the necessary wiring, inverters, transformers, and other equipment required to interconnect the Projects to the existing power lines at the sites.
- The Project may include an operations and maintenance building as well as storage facilities for spare parts ON Tract 1-A.
- The Projects may utilize permanent on-site stand-alone service water or wastewater infrastructure to accommodate restroom facilities as needed. No additional City infrastructure will be required.
- Any battery units installed on the Projects will be self-contained and located near the substation. The projects will follow best practices on energy storage setbacks to ensure batteries are operated safely.
- While major arterial roads are planned in the future, current access to the property consists of small dirt roads serving the cattle ranch and the utility easements in and around the Property.
- Gravel roads or dirt roads will run through the site to provide access to the equipment. An upgraded temporary construction access has been identified and approved as part of the site plan review process for Atrisco.
- Permanent access has been granted through a mutually agreed easement with RJV.
- Additional improvements may be required at the time of building permits.
- The Projects may be installed in phases. These Projects are intended to be flagship projects that not only spurs renewable energy for New Mexico but also commercial and industrial development in the largely undeveloped area to the west of Albuquerque. The name Atrisco was chosen as an homage to New Mexico's cultural heritage and history.
- The Projects will (i) have minimal impervious surface impacts, (ii) will be designed with the intention to maintain as much of the natural / existing vegetation during and after construction, and (iii) be operated and maintained by on-site operations and maintenance crews.
- The Project sites were previously included in a Class I Cultural Resource Report conducted in 1998 by Marron and Associates for the entire Quail Ranch area (previously known as "Black Ranch Subdivision").
- The vast majority of cultural resource sites identified in this report fall outside the project area to the west along the Rio Puerco escarpment within the tract owned by the City of Albuquerque Open Space Division. The report suggests that the interior portions of the study area are expected to have lower densities of sites and concentrations of cultural material than the landscapes around the exterior boundary of the Quail Ranch ("Black Ranch").
- The Projects are within the Albuquerque Basin Level IV Eco-region, which provides habitat for a variety of wildlife species. Except for the metropolitan areas, this eco-region is sparsely populated and consists mainly of large expanses of grassland/shrub-land devoted to grazing. SWCA's natural resources survey confirmed that the project area is primarily comprised of grazed habitats with the dominant vegetation consisting of prickly Russian thistle (Salsola tragus), tree cholla (Cylindropuntia imbricata), and James' galleta (Hilaria jamesii). The project area is beyond the known geographic and elevational range of any federally or state-listed species for Bernalillo

County. However, several wildlife species may occur in the vicinity of the project area and would not be impeded by the development of the solar facility and would be able to move throughout the general area surrounding the proposed solar facility . The project area does not contain vegetation, water bodies, and/ or landscape features known to support these species.

Subject to CFR Title 14 Part 77.9, the Project will require Atrisco to file a "Notice of Proposed Construction or Alteration" with the Federal Aviation Administration (FAA) prior to construction to ensure the project will not interfere with the safe and efficient use of navigable airspace(s).

SECTION 4 - DEFINITIONS

The definitions provided in this section shall only apply to the Property.

Array. Any number of solar photovoltaic panels connected to provide a single output.

Battery Energy Storage System. A system capable of utilizing batteries to store the electricity produced by the Solar Photovoltaic Array and release the electricity at a later time.

Gen-tie: (Generation Interconnect). A transmission line that connects the original source of electric power (Generation) to the transmission system.

Ground-Mounted System. A solar energy system that is directly installed on specialized racking systems, which are attached to an anchor in the ground.

Inverter. A device that converts the direct current (DC) electricity produced by a solar photo-voltaic system to usable alternating current (AC).

Kilowatt (kW). Equal to 1000 Watts.

Megawatt (MW). Equal to 1000 Kilowatts.

NERC. North American Electric Reliability Corporation (NERC). NERC defines the Bulk-Power System as the electricity power generation facilities combined with the high-voltage transmission system, which together create and transport electricity around North America. Electric Reliability Organization (ERO) refers to NERC's role as the independent entity that develops and enforces mandatory standards for the Reliable Operation and planning of the Bulk-Power System throughout North America, as called for in the Energy Policy Act of 2005. NERC was designated as the ERO by the Federal Energy Regulatory Commission on July 20, 2006.

Renewable Energy. Energy from sources that are not easily depleted such as moving water, biomass, geothermal, solar, wind, and energy from solid waste treatment plants.

Solar Access. The access of a solar energy system to direct sunlight.

Solar Energy. Radiant energy received from the sun that can be collected in the form of heat or light by a solar collector.

Solar Energy System. A solar energy system whose primary purpose is to harvest energy by transforming solar radiation into electrical energy.

Solar Photo-voltaic Array. Solar systems consisting of photo-voltaic cells, made with semi-conducting materials, that produce electricity in the form of Direct Current (DC), when they are exposed to sunlight. A typical photo-voltaic system consists of photo-voltaic panels that combine to form an array; other system components may include racks and hardware, wiring for electrical connections, power conditioning equipment, such as an transformers, inverters, and/or batteries.

Substation. Any electrical facility designed to convert electricity produced by a photo-voltaic array to a voltage for interconnection with transmission lines.

Transmission Line. Power lines greater than 46 kV through which electricity is transmitted in a power

system from a generating station or substation to the distribution points in the grid.

SECTION 5 - ZONING

This section proposes zoning regulations, which will apply to the ***Quail Ranch Renewable Energy Overlay District***. Where this Addendum is silent, the City of Rio Rancho Zoning Ordinances shall prevail.

QR-RE-OD (QUAIL RANCH RENEWABLE ENERGY OVERLAY DISTRICT)

(A) Purpose. This zoning district is suitable for property where the underlying zoning district needs to be maintained or for other reasons in which the appropriateness is partially or entirely dependent on the character of the site.

(1) A renewable energy overlay district is appropriately used:

(a) To not restrict uses otherwise permitted in an underlying zoning district;

(b) To establish requirements or conditions that are unique to renewable energy projects; and

(c) To establish requirements for height, setbacks, width, parking, landscaping, signage, or other provisions that are unique to this use of the Property.

(B) Allowable Uses. The following will be allowable uses for the Property:

(1) Solar Energy Systems and any other ancillary facilities in connection therewith;

(2) Public utilities (substations/switching stations/ generation), installations of PV Panels, and battery storage; and

(3) Incidental buildings and other supporting facilities needed for renewable utilities, storage, project operation, and maintenance.

(D) Signage

(1) Signs shall comply with NERC and any other national electric standards and at a minimum include the following. If there are conflicts between the City of Rio Rancho's codes, the national electric standards, or the NERC requirements, the more stringent shall apply:

(a) A visible "High Voltage" warning sign;

(b) Name(s) and phone number(s) for the electric utility provider;

(c) Name(s) and phone number(s) of the site operator; and

(d) Name(s) and phone number(s) in case of emergency.

(D) Height Restrictions

(1) No building structure shall exceed 30 feet in height from the finished grade as defined by the CoRR Zoning Code;

(2) No solar photovoltaic array structure shall exceed 30' in height from the finished grade; and

(3) Any applicable electric lines and poles shall comply with NERC requirements and any other national electric standards as required. If there are conflicts between the City of Rio Rancho's codes, the national electric standards, or the NERC requirements, the more stringent shall apply.

(E) Lighting

(1) Lighting shall be consistent with local, state, and federal law including any applicable NERC requirements. If there are conflicts between the City of Rio Rancho's codes and the NERC requirements, the more stringent shall apply; and

(2) Lighting of other parts of the installation, such as appurtenant structures, shall be limited to that required for safety and operational purposes, and shall be reasonably shielded. Where feasible, lighting of the Solar Energy System shall be directed downward and shall incorporate full cut-off fixtures to reduce light pollution.

(F) Fencing.

(1) Perimeter fencing will be installed around the boundary of the solar photovoltaic array in accordance with NERC and other national electric standards as required. If there are

conflicts between the City of Rio Rancho's codes, national electric standards, or the NERC requirements, the more stringent shall apply.

(2) Perimeter fencing may include higher security walls around portions of the solar and battery site.

(G) Setbacks

(1) From the Property boundary shall be 25 feet from the rear, front and side property lines, except for any interior property lines where no setback is required.

(2) From any right of way or easement shall be 25 feet.

(H) Site Plan Requirements. The Renewable Energy Zone District must have a site plan approved by the Governing Body. Approval of the site plan containing the following information must be obtained at the time of issuance of a building permit:

(1) Scale and north arrows;

(2) Lot boundaries and easements;

(3) Existing and proposed utilities;

(4) Existing and proposed rights-of-way;

(5) Proposed structures with uses, dimensions, and setbacks (prior to construction, the site plan may include conceptual building locations and sizes to be refined prior to building permit);

(6) Proposed ingress, egress, parking, and circulation;

(7) Landscaping and landscape buffers;

(8) Elevations;

(9) Adjacent property characteristics;

(10) Preliminary drainage plan;

(11) Identification of the proposed solar panel array ares;

(12) Identification of the proposed substation locations;

(13) ALTA/NSPS survey, signed and sealed by NM-licensed surveyor;

(14) Phasing plan;

(15) Submitted design documents should be signed and sealed by a NM licensed engineer;

(16) Buffer requirements, particularly those abutting residential uses, shall be further detailed, either through specification (typical screening scheme including plant materials, planting pattern, depth of buffer, and/or other screening options) or else by performance standard to be evaluated by the Board;

(17) Location and type of backup generators;

(18) Locations of temporary construction trailers, passenger and construction vehicle parking, material storage, fuel storage and containment, and required temporary fencing / security for same;

(19) Visual rendering(s) representation(s) of proposed facility for evaluation;

(20) Portions of the Overlay District indicate reserved commercial areas west of Paseo del Volcan and adjacent utility-scale solar development. These areas should be evaluated during development review to determine whether buffering may be required; and

(21) To the maximum extent practical, the existing native vegetation will remain in its natural state. Areas running vegetation clearance will be reseeded per SWPPP requirements. No landscaping is proposed for the site at this time. Within six months of development of any residential properties in Rio Rancho abutting the subject site, a 10-foot landscaping buffer and a 6-foot high solid wall or fence shall be constructed / established along the boundary adjacent to the residential development meeting the standards and definitions of the City of Rio Rancho zoning ordinance.

(I) Development and Design Standards

(1) All solar photovoltaic arrays, accessory equipment, and facilities shall comply with NERC requirements and any other national

electric standards. If there are conflicts between the City of Rio Rancho's codes, national electric standards, or the NERC requirements, the more stringent shall apply.

(a) The solar photovoltaic system site plan shall be reviewed and approved by the Fire Marshal;

(b) Upon request of the Fire Marshal, the owner or operator shall provide an emergency response plan; and

(c) Emergency access to the site will be provided in accordance with the Fire Marshal.

(2) Clearing of natural vegetation shall be limited to what is necessary for the construction, operation, and maintenance of the solar photovoltaic arrays.

(J) Decommissioning and Removal

(1) Decommissioning must occur in accordance with an approved decommissioning plan between Atrisco, Atrisco II, and Ranch Joint Ventures, or the current property owner. A copy of the final approved decommissioning plans shall be filed with the City of Rio Rancho's Development Services Department.

(2) Decommissioning must occur if the Project does not produce power for a consecutive 12-month period, except in the instance of a force majeure event in which the Projects are being repaired and/or restored.

(3) The decommissioning plan shall include provisions for removal and disconnection of the Solar Energy Systems from the electric grid and the restoration of the Property to as near as possible to its original condition prior to the installation of the Solar Energy System, and leave the Property in a good, clean condition.

(4) The disposal of all solid and hazardous waste shall be in accordance with local, state, and federal waste disposal regulations. Hazardous wastes may include wastes listed under the Environmental Protection Agency (EPA), F, K, P, U, or Characteristic Waste categories.

(K) Other

(1) The City of Rio Rancho 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% 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. If requested, notice of the proposed change shall be mailed to owners of adjacent property and to associations entitled to notice of the change. Substantial changes to an approved site plan must be approved by the Governing Body that do not meet the requirements to be considered a "minor change" as defined above.

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EXHIBIT A: 2022 RESOLUTION & ORDINANCE

CITY OF RIO RANCHO
RESOLUTION

RESOLUTION NO.32 **ENACTMENT NO.22-032**

RESOLUTION AMENDING THE QUAIL RANCH MASTER PLAN FOR AN ADDENDUM ALLOWING FOR A RENEWABLE ENERGY OVERLAY DISTRICT

WHEREAS: the State of New Mexico has granted the City of Rio Rancho the power, authority, jurisdiction and duty to enforce and carry out the provisions of law relating to planning, platting, zoning, and the power to adopt, amend, extend and carry out a general municipal or master plan which may be referred to as the general or master plan, all pursuant to 3-19-1, NMSA, 1978; and

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

WHEREAS: the Governing Body of the City of Rio Rancho has adopted a Comprehensive Plan that addresses land use in master planned communities; and

WHEREAS: the Governing Body adopted the Quail Ranch Master Plan June 25, 2003 under Resolution No. 40, Enactment No. 03-041 and amended under Resolution No. 28, Enactment No. 07-025, and Resolution No. 61, Enactment No. 12-061; and

WHEREAS: the Planning and Zoning Board of the City of Rio Rancho reviewed the amendments to the Quail Ranch Master Plan at their meeting held on May 10, 2022, and following public hearing recommends approval of those amendments and modifications; and

WHEREAS: the Governing Body of the City of Rio Rancho has reviewed the proposed amendment (Case No. 22-410-00003) to the Quail Ranch Master Plan at their meeting held on June 9, 2022, and following public hearing and receipt of the Planning and Zoning Board's report and recommendation, has determined that the amended Plan is in conformance with the City of Rio Rancho Comprehensive Plan.

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

Section 1. The Governing Body hereby approves and adopts the Quail Ranch Master Plan Addendum to allow for a Renewable Energy Overlay District on the western portion of Quail Ranch, as shown as Exhibit A to this Resolution.

QUAIL RANCH
A natural way of life

Section 2. This Resolution shall take effect immediately upon adoption.

ADOPTED THIS 9TH DAY OF JUNE, 2022.

Greggory D. Hull, Mayor

ATTEST:

Rebecca A. Martinez, City Clerk

(SEAL)

CITY OF RIO RANCHO
ORDINANCE

ORDINANCE NO.11 **ENACTMENT NO.22-11**

ORDINANCE OF THE CITY OF RIO RANCHO, NEW MEXICO CREATING AN OVERLAY ZONE FOR THE PROPERTY LEGALLY DESCRIBED AS LANDS OF QUAIL RANCH, TRACT 2A, IDENTIFYING CONDITIONS OF DEVELOPMENT; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE

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

WHEREAS: in accordance with Rio Rancho Code of Ordinances (R.O. 2003) Section 150.07, an application to amend the zoning ordinance on the subject property has been submitted by The City of Rio Rancho, and assigned City Case No. 22-100-00006; and

WHEREAS: the Governing Body adopted the Quail Ranch Master Plan June 25, 2003 under Resolution No. 40, Enactment No. 03-041 and amended under Resolution No. 28, Enactment No. 07-025, and Resolution No. 61, Enactment No. 12-061; and

WHEREAS: the Governing Body approved the amendment to the Quail Ranch Master Plan for an Addendum to allow for a Renewable Energy Overlay, June 9, 2022, under Resolution No. 22, Enactment No.22-023; and

WHEREAS: the City of Rio Rancho Planning and Zoning Board held a duly noticed public hearing on May 10, 2022, regarding the proposed changes to the Official Zoning Map and, following study and consideration, has made findings (where applicable) whether or not the criteria in R.O. 2003 Section 150.07 are satisfied, and made these recommendations to the Governing Body regarding adoption of the changes; and

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

WHEREAS: a public hearing occurred, in accordance with procedures set forth in R.O. 2003 Section 150.07, and NMSA 1978 Section 3-21-6, on the proposed Official Zone Map changes hereinafter described were duly advertised and held by the Governing Body of the City of Rio Rancho on June 9, 2022 and the Governing Body heard interested parties and citizens for and against the proposed amendments; and

WHEREAS: the proposed amendments to be adopted by this Ordinance comply with

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

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

Section 1. Overlay Zone. The Overlay Zone authorized under R.O. 2003 Section 154.41 shall apply as an overlay zone for solar power generation, storage, and distribution, as further set forth in section 2 below, and shall be denoted on the official zoning map as "OZ" in conjunction with the notation of the underlying zoning district for the following property:

Lands of Quail Ranch, Tract 2-A, filed in the office of the County Clerk of Sandoval County, New Mexico on March 1, 2019, Book 28, Pages 72-74.

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

A. The following will be allowable uses for the Property:
   1. Renewable Energy System and any other ancillary facilities in connection therewith;
   2. Public Utilities (substations, switching stations, generation), installation of PV Panels, and battery storage;
   3. Incidental buildings and other supporting facilities needed for renewable utilities, storage, project operation, and maintenance.

B. The property identified in Section 1, above, is subject to the development standards and regulations as listed in Resolution No. R22, Quail Ranch Master Plan Addendum, approved on June 9, 2022, (PZB case No. 22-410-00003), and any additional requirements as identified by staff.

C. Site Plan. A site plan will be reviewed and approved by Governing Body prior to issuance of any and all building permits for new construction. Site plan shall include requirements as listed in the Quail Ranch Master Plan Addendum.

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

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

ADOPTED THIS 9th DAY OF JUNE, 2022.

Greggory D. Hull, Mayor

ATTEST:

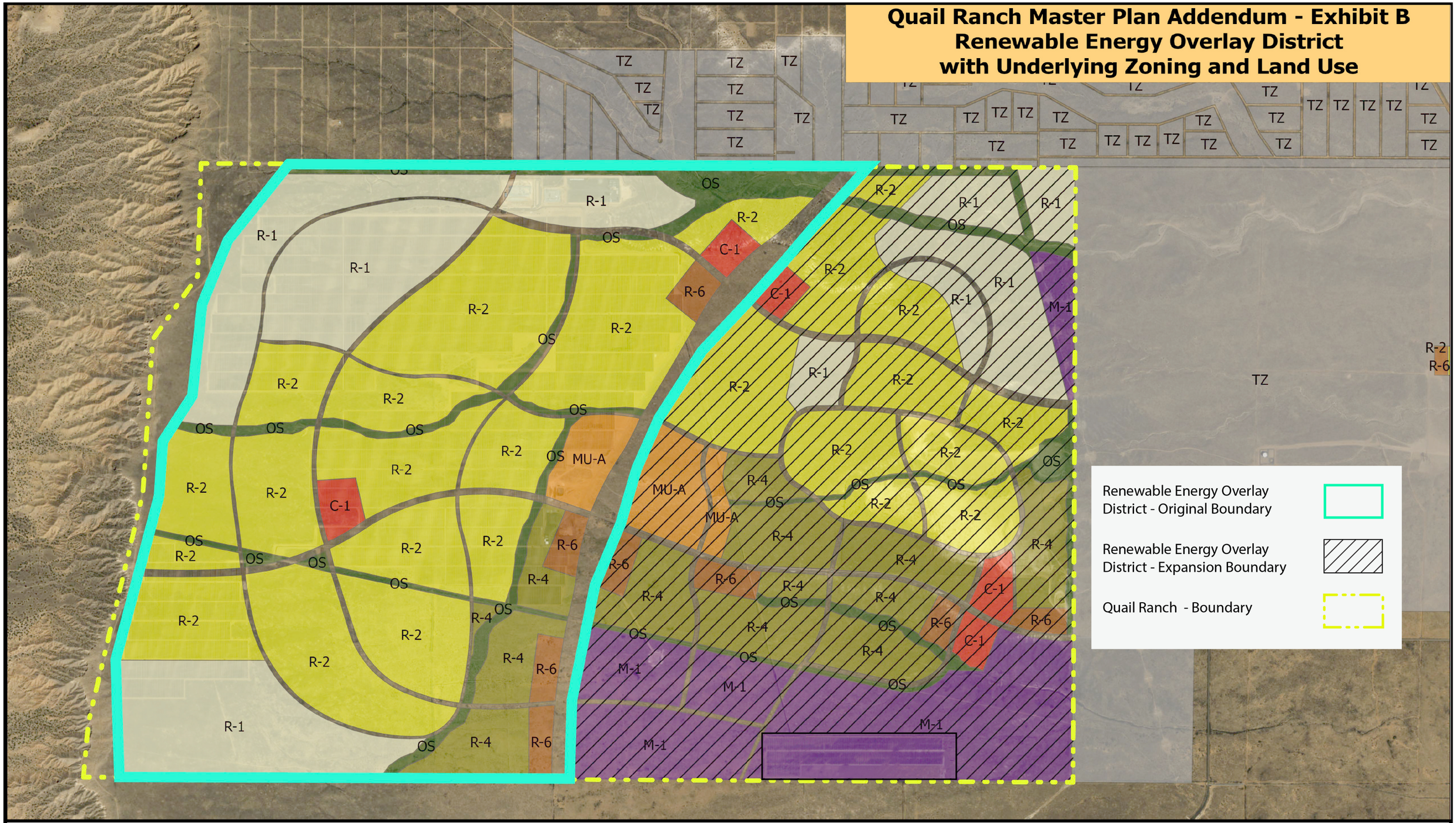
Rebecca A. Martinez, City Clerk

EXHIBIT B: RENEWABLE ENERGY OVERLAY DISTRICT & UNDERLYING ZONING

QUAIL RANCH
A natural way of life

INSERT Z-FOLD 11 X 17 MAP

Quail Ranch Master Plan Addendum - Exhibit B
Renewable Energy Overlay District
with Underlying Zoning and Land Use



CONSENSUS PLANNING

N

Quail Ranch Master Plan Addendum - Exhibit B
Renewable Energy Overlay District
with Underlying Zoning and Land Use

QUAIL RANCH
A natural way of life

QUAIL RANCH
A natural way of life

QUAIL RANCH
MASTER PLAN ADDENDUM



Adopted by the City of Rio Rancho
Governing Body on June 9, 2022
Amendment adopted by the
Governing Body on May XX, 2025







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EXECUTIVE SUMMARY

In June 2003, the City of Rio Rancho annexed 6,492 acres known as the mixed-use development for Quail Ranch (Exhibit A). In addition to annexing the Quail Ranch, the City adopted the Quail Ranch Master Plan to include the applicable Zoning and Land Use regulations. This Addendum modifies the Master Plan by allowing for a ***Renewable Energy Overlay District*** on a portion of the Quail Ranch for solar power generation, storage, and distribution without modifying the original content and intent of the approved Master Plan and underlying zoning districts. In 2022, the CoRR adopted an addendum to the Quail Ranch Master Plan to allow a Renewable Energy Overlay District over the west side of the Quail Ranch; this document amends and restates the 2022 addendum to include the Renewable Energy Overlay District over the entirety of Quail Ranch. This Addendum creates a stand-alone document that provides for an additional land use, while allowing the underlying land use and zoning to remain intact. At all times, whether a Solar PV is present or later removed, the existing development entitlements remain in place.

SECTION 1 - APPROVAL HISTORY

The overall Quail Ranch Master Plan was approved by the City of Rio Rancho in 2003 (the "**Master Plan**"). The Master Plan describes and analyzes physical and environmental conditions, long term infrastructure needs, and access issues influencing the property. The Master Plan established zoning, transportation, and an open space network to provide a framework to guide development.

In 2005, the City of Rio Rancho approved the Quail Ranch Specific Area Plan (SAP) for Phase One of Quail Ranch that encompasses +/- 1,025 acres of the southeast corner of the Ranch ("**Phase One**"). Phase One provided a master-planned village for the initial phase of development, east of the proposed Paseo Del Volcan alignment, within the ranch.

Both the overall Master Plan and Phase One are approved planning documents that will allow for the future development of Quail Ranch within the City of Rio Rancho.

SECTION 2 - PURPOSE

The ~~2021~~ Quail Ranch Master Plan Addendum (this "**Addendum**") was initiated by the property owners, Ranch Joint Venture ("**RJV**"), as a supplemental document to the approved Master Plan to allow for short-term, land uses for the property north of the Double Eagle Airport and ~~to the east west~~ on both sides of the proposed Paseo Del Volcan alignment. The right-of-way has been acquired by NMDOT for this portion of Paseo Del Volcan. The area identified for this Addendum constitutes approximately +/- ~~3,100~~ 6,200 acres and is more particularly shown in Exhibit B (the "**Property**"). This ~~original~~ Addendum is the result of consultation with RJV, Atrisco Solar, LLC ("**Atrisco**"), Atrisco Solar II LLC ("**Atrisco II**") and the ~~City of Rio Rancho~~ CoRR staff. This Addendum defines the framework for new, renewable energy development and aims to allow for a utility-scale solar project and battery storage projects to be built, operated, and maintained on the Property.

SECTION 3 – DESCRIPTION OF PROJECT

The Atrisco projects ~~is~~ are developing ~~a~~ ground-mounted utility-scale solar photovoltaic systems with ~~a~~ battery storage ~~facility~~ facilities of up to ~~400~~ 700 MW that will be connected to the PNM transmission system (the "**Projects**"). The property was selected because there are four PNM transmission lines that traverse or run adjacent to Quail Ranch. Interface with these existing lines shall be determined and approved through future negotiations with PNM or other interconnection utility.

Some highlights of the Project include:

The Projects will consist of photovoltaic solar panels ("**PV Panels**") on single-axis tracking racks. The PV Panels will convert sunlight into electricity. The singe-axis racking system will run in rows north to south and will slowly rotate east to west to follow the sun across the sky each day.

- The Projects will include the necessary wiring, inverters, transformers, and other equipment required to interconnect the Projects to the existing power lines at the sites.
- The Projects may include an operations and maintenance building as well as ~~a~~ storage ~~facility~~ facilities for spare parts on tract 1-A.
- The Projects may ~~not~~ utilize ~~require~~ permanent on-site stand-alone serviced water or wastewater infrastructure to accommodate restroom facilities as needed. No additional City infrastructure will be required.
- Any battery units installed on the Projects will be self-contained and located near ~~inverters~~ the substation. The projects will follow best practices on energy storage setbacks to ensure batteries are operated safely.
- While major arterial roads are planned in the future, current access to the property consists of small dirt roads serving the cattle ranch and the utility easements in and around the Property.
- Gravel roads or dirt roads will run through the site to provide access to the equipment. An upgraded temporary construction access ~~will be~~ has been identified and approved as part of the site plan review process ~~that will likely include grading and improving existing cattle roads~~ for Atrsisco.
- Permanent access ~~will be~~ has been granted through a mutually agreed easement with RJV.\
- Additional improvements may be required at the time of building permits.
- The Projects may be installed in phases. ~~This~~ These Projects ~~is~~ are intended to be ~~a~~ flagship projects that not only spurs renewable energy for New Mexico but also commercial and industrial development in the largely undeveloped area to the west of Albuquerque. The name Atrisco was chosen as an homage to New Mexico's cultural heritage and history.
- The Projects will (i) have minimal impervious surface impacts, (ii) will be designed with the intention to maintain as much of the natural / existing vegetation during and after construction, and (iii) be operated and maintained by ~~an off-site~~ on-site operations and maintenance crews.
- The Project sites ~~was~~ were previously included in a Class I Cultural Resource Report conducted in 1998 by Marron and Associates for the entire Quail Ranch area (previously known as "Black Ranch Subdivision").
- The vast majority of cultural resource sites identified in this report fall outside the project area to the west along the Rio Puerco escarpment within the tract owned by the City of Albuquerque Open Space Division. The report suggests that the interior portions of the study area are expected to have lower densities of sites and concentrations of cultural material than the landscapes around the exterior boundary of the Quail Ranch ("Black Ranch").
- The Projects ~~is~~ are within the Albuquerque Basin Level IV Ecoregion, which provides habitat for a variety of wildlife species. Except for the metropolitan areas, this ecoregion is sparsely populated and consists mainly of large expanses of grassland/shrubland devoted to grazing. SWCA's natural resources survey confirmed that the project area is primarily comprised of grazed habitats with the dominant vegetation consisting of prickly Russian thistle (Salsola tragus), tree cholla (Cylindropuntia imbricata), and James' galleta (Hilaria jamesii). The project area is beyond the known geographic and elevational range of any federally or state-listed species for Bernalillo

County. However, several wildlife species may occur in the vicinity of the project area and would not be impeded by the development of the solar facility and would be able to move throughout the general area surrounding the proposed solar facility . The project area does not contain vegetation, waterbodies, and/or landscape features known to support these species.

~~Subject to CFR Title 14 Part 77.9, the Project will require Atrisco to file a "Notice of Proposed Construction or Alteration" with the Federal Aviation Administration (FAA) prior to construction to ensure the project will not interfere with the safe and efficient use of navigable airspace(s).~~

SECTION 4 - DEFINITIONS

The definitions provided in this section shall only apply to the Property.

Array. Any number of solar photovoltaic panels connected to provide a single output.

~~**Battery Back-Up:** A battery system that stores electrical energy from a solar system, making the electricity available for future use.~~

Battery Energy Storage System. A system capable of utilizing batteries to store the electricity produced by the Solar Photovoltaic Array and release the electricity at a later time.

Gen-tie (Generation Interconnect): A transmission line that connects the original source of electric power (Generation) to the transmission system.

Ground-Mounted System. A solar energy system that is directly installed on specialized racking systems, which are attached to an anchor in the ground.

Inverter. A device that converts the direct current (DC) electricity produced by a solar photovoltaic system to usable alternating current (AC).

Kilowatt (kW). Equal to 1000 Watts.

Megawatt (MW). Equal to 1000 Kilowatts.

NERC. North American Electric Reliability Corporation (NERC). NERC defines the Bulk-Power System as the electricity power generation facilities combined with the high-voltage transmission system, which together create and transport electricity around North America. Electric Reliability Organization (ERO) refers to NERC's role as the independent entity that develops and enforces mandatory standards for the Reliable Operation and planning of the Bulk-Power System throughout North America, as called for in the Energy Policy Act of 2005. NERC was designated as the ERO by the Federal Energy Regulatory Commission on July 20, 2006.

Renewable Energy. Energy from sources that are not easily depleted such as moving water, biomass, geothermal, solar, wind, and energy from solid waste treatment plants.

Solar Access. The access of a solar energy system to direct sunlight.

Solar Energy. Radiant energy received from the sun that can be collected in the form of heat or light by a solar collector.

Solar Energy System. A solar energy system whose primary purpose is to harvest energy by transforming solar ~~energy~~ radiation into ~~another form of energy or transferring heat from a collector to another medium using mechanical, electrical, or chemical means~~ electrical energy.

Solar Photovoltaic Array. Solar systems consisting of photovoltaic cells, made with semi-conducting materials, that produce electricity in the form of Direct Current (DC), when they are exposed to sunlight. A typical photovoltaic system consists of photovoltaic panels that combine to form an array; other system components may include racks and hardware, wiring for electrical connections, power conditioning equipment, such as an transformers, inverters, and/or batteries.

Substation. Any electrical facility designed to convert electricity produced by a photovoltaic array to a voltage for interconnection with transmission lines.

Transmission Line. Power lines greater than 46 kV through which electricity is transmitted in a power

system from a generating station or substation to the distribution points in the grid.

SECTION 5 - ZONING

This section proposes zoning regulations, which will apply to the ***Quail Ranch Renewable Energy Overlay District***. Where this Addendum is silent, the City of Rio Rancho Zoning Ordinances shall prevail.

QR-RE-OD (QUAIL RANCH RENEWABLE ENERGY OVERLAY DISTRICT)

(A) Purpose. This zoning district is suitable for property where the underlying zoning district needs to be maintained or for other reasons in which the appropriateness is partially or entirely dependent on the character of the site.

(1) A renewable energy overlay district is appropriately used:

(a) To not restrict uses otherwise permitted in an underlying zoning district;

(b) To establish requirements or conditions that are unique to renewable energy projects; and

(c) To establish requirements for height, setbacks, width, parking, landscaping, signage, or other provisions that are unique to this use of the Property.

(B) Allowable Uses. The following will be allowable uses for the Property:

(1) Solar Energy Systems and any other ancillary facilities in connection therewith;

(2) Public utilities (substations/switching stations/ generation), installations of PV Panels, and battery storage; and

(3) Incidental buildings and other supporting facilities needed for renewable utilities, storage, project operation, and maintenance.

(D) Signage

(1) Signs shall comply with NERC and any other national electric standards and at a minimum include the following. If there are conflicts between the City of Rio Rancho's codes, the national electric standards, or the NERC requirements, the more stringent shall apply:

(a) A visible "High Voltage" warning sign;

(b) Name(s) and phone number(s) for the electric utility provider;

(c) Name(s) and phone number(s) of the site operator; and

(d) Name(s) and phone number(s) in case of emergency.

(D) Height Restrictions

(1) No building structure shall exceed ~~26 feet~~ 30' in height from the finished grade as defined by the CoRR Zoning Code;

(2) No solar photovoltaic array structure shall exceed 30' in height from the finished grade; and

(3) Any applicable electric lines and poles shall comply with NERC requirements and any other national electric standards as required. If there are conflicts between the City of Rio Rancho's codes, the national electric standards, or the NERC requirements, the more stringent shall apply.

(E) Lighting

(1) Lighting shall be consistent with local, state, and federal law including any applicable NERC requirements. If there are conflicts between the City of Rio Rancho's codes and the NERC requirements, the more stringent shall apply; and

(2) Lighting of other parts of the installation, such as appurtenant structures, shall be limited to that required for safety and operational purposes, and shall be reasonably shielded. Where feasible, lighting of the Solar Energy System shall be directed downward and shall incorporate full cut-off fixtures to reduce light pollution.

(F) Fencing.

(1) Perimeter fencing will be installed around the boundary of the solar photovoltaic array in accordance with NERC and other national electric standards as required. If there are

conflicts between the City of Rio Rancho's codes, national electric standards, or the NERC requirements, the more stringent shall apply.

(2) Perimeter fencing may include higher security walls around portions of the solar and battery storage site.

(G) Setbacks

(1) From the Property boundary shall be 25 feet from the rear, front and side property lines, except for any interior property lines where no setback is required.

(2) From any right of way or easement shall be 25 feet.

(H) Site Plan Requirements. The Renewable Energy Zone District must have a site plan approved by the Governing Body. Approval of the site plan containing the following information must be obtained at the time of issuance of a building permit:

(1) Scale and north arrows;

(2) Lot boundaries and easements;

(3) Existing and proposed utilities;

(4) Existing and proposed rights-of-way;

(5) Proposed structures with uses, dimensions, and setbacks (prior to construction, the site plan may include conceptual building locations and sizes to be refined prior to building permit);

(6) Proposed ingress, egress, parking, and circulation;

(7) Landscaping and landscape buffers;

(8) Elevations;

(9) Adjacent property characteristics;

(10) Preliminary drainage plan;

(11) Identification of the proposed solar panel array areas;

(12) Identification of the proposed substation locations;

(13) ALTA/NSPS survey, signed and sealed by NM-licensed surveyor;

(14) Phasing plan;

(15) Submitted design documents should be signed and sealed by a NM licensed engineer;

(16) Buffer requirements, particularly those abutting residential uses, shall be further detailed, either through specification (typical screening scheme including plant materials, planting pattern, depth of buffer, and/or other screening options) or else by performance standard to be evaluated by the Board;

(17) ~~Proximity to the Double Eagle Airport will require FAA approval;~~

(18) (17)Location and type of backup generators;

(19) (18) Locations of temporary construction trailers, passenger and construction vehicle parking, material storage, fuel storage and containment, and required temporary fencing / security for same;

(20) (19) Visual rendering(s) representation(s) of proposed facility for evaluation;

(21) (20) Portions of the Overlay District indicate reserved commercial areas west of Paseo del Volcan and adjacent utility-scale solar development. These areas should be evaluated during development review to determine whether buffering may be required; and

(22) (21) To the maximum extent practical, the existing native vegetation will remain in its natural state. Areas running vegetation clearance will be reseeded per SWPPP requirements. No landscaping is proposed for the site at this time. Within six months of development of any residential properties in Rio Rancho abutting the subject site, a 10-foot landscaping buffer and a 6-foot high solid wall or fence shall be constructed / established along the boundary adjacent to the residential development meeting the standards and definitions of the City of Rio Rancho zoning ordinance.

(I) Development and Design Standards

(1) All solar photovoltaic arrays, accessory equipment, and facilities shall comply with NERC requirements and any other national electric standards. If there are conflicts between the City of Rio Rancho's codes, national electric standards, or the NERC requirements, the more stringent shall apply.

(a) The solar photovoltaic system site plan shall be reviewed and approved by the Fire Marshal;

(b) Upon request of the Fire Marshal, the owner or operator shall provide an emergency response plan; and

(c) Emergency access to the site will be provided in accordance with the Fire Marshal.

(2) Clearing of natural vegetation shall be limited to what is necessary for the construction, operation, and maintenance of the solar photovoltaic arrays.

(J) Decommissioning and Removal

(1) Decommissioning must occur in accordance with an approved decommissioning plan between Atrisco, Atrisco II, and Ranch Joint Ventures, or the current property owner. A copy of the final approved decommissioning plans shall be filed with the City of Rio Rancho's Development Services Department.

(2) Decommissioning must occur if the Project does not produce power for a consecutive 12-month period, except in the instance of a force majeure event in which the Projects is are being repaired and/or restored.

(3) The decommissioning plan shall include provisions for removal and disconnecting disconnection of to the Solar Energy Systems from the electric grid and the restoration of the Property to as near as possible to its original condition prior to the installation of the Solar Energy System, and leave the Property in a good, clean condition.

(4) The disposal of all solid and hazardous waste shall be in accordance with local, state, and federal waste disposal regulations. Hazardous wastes may include wastes listed under the Environmental Protection Agency (EPA), F, K, P, U, or Characteristic Waste categories.

(K) Other

(1) The City of Rio Rancho 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% 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. If requested, notice of the proposed change shall be mailed to owners of adjacent property and to associations entitled to notice of the change. Substantial changes to an approved site plan must be approved by the Governing Body that do not meet the requirements to be considered a "minor change" as defined above.

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EXHIBIT A: 2022 RESOLUTION & ORDINANCE

CITY OF RIO RANCHO
RESOLUTION

RESOLUTION NO.32 **ENACTMENT NO.22-032**

RESOLUTION AMENDING THE QUAIL RANCH MASTER PLAN FOR AN ADDENDUM ALLOWING FOR A RENEWABLE ENERGY OVERLAY DISTRICT

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QUAIL RANCH
A natural way of life

Section 2. This Resolution shall take effect immediately upon adoption.

ADOPTED THIS 9TH DAY OF JUNE, 2022.

Greggory D. Hull, Mayor

ATTEST:

Rebecca A. Martinez, City Clerk

(SEAL)

CITY OF RIO RANCHO
ORDINANCE

ORDINANCE NO.11 **ENACTMENT NO.22-11**

ORDINANCE OF THE CITY OF RIO RANCHO, NEW MEXICO CREATING AN OVERLAY ZONE FOR THE PROPERTY LEGALLY DESCRIBED AS LANDS OF QUAIL RANCH, TRACT 2A, IDENTIFYING CONDITIONS OF DEVELOPMENT; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE

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

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WHEREAS: the proposed amendments to be adopted by this Ordinance comply with

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

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

Section 1. Overlay Zone. The Overlay Zone authorized under R.O. 2003 Section 154.41 shall apply as an overlay zone for solar power generation, storage, and distribution, as further set forth in section 2 below, and shall be denoted on the official zoning map as "OZ" in conjunction with the notation of the underlying zoning district for the following property:

Lands of Quail Ranch, Tract 2-A, filed in the office of the County Clerk of Sandoval County, New Mexico on March 1, 2019, Book 28, Pages 72-74.

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

A. The following will be allowable uses for the Property:
   1. Renewable Energy System and any other ancillary facilities in connection therewith;
   2. Public Utilities (substations, switching stations, generation), installation of PV Panels, and battery storage;
   3. Incidental buildings and other supporting facilities needed for renewable utilities, storage, project operation, and maintenance.

B. The property identified in Section 1, above, is subject to the development standards and regulations as listed in Resolution No. R22, Quail Ranch Master Plan Addendum, approved on June 9, 2022, (PZB case No. 22-410-00003), and any additional requirements as identified by staff.

C. Site Plan. A site plan will be reviewed and approved by Governing Body prior to issuance of any and all building permits for new construction. Site plan shall include requirements as listed in the Quail Ranch Master Plan Addendum.

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

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

ADOPTED THIS 9th DAY OF JUNE, 2022.

Greggory D. Hull, Mayor

ATTEST:

Rebecca A. Martinez, City Clerk

EXHIBIT B: RENEWABLE ENERGY OVERLAY DISTRICT & UNDERLYING ZONING

QUAIL RANCH
A natural way of life

INSERT Z-FOLD 11 X 17 MAP

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

July 28, 2025

RE: Zone Map Amendment, Master Plan Amendment and Site Plan; Case No. 25-100-00006, 25-410-00004 and 25-160-00010
Quail Ranch – LQR, Tracts 1-A, 2-C and 2-D

Dear Property Owner:

You are receiving this certified notice because your property is located within 100 ft of a site where a land development decision is required by the Governing Body.

The applicant, Atrisco Solar II LLC, c/o Clēnera, LLC, through their agent, Consensus Planning, Inc., requests approval of a Zone Map Amendment to extend the Renewable Energy Overlay Zone to the subject properties legally described as Lands of Quail Ranch, Tracts 1-A, 2-C and 2-D. The subject properties comprise approximately 2,836 acres.

The applicant is also requesting approval of an amendment to the Quail Ranch Master Plan. The proposed amendment is to include provisions for the installation of a solar generation, storage and distribution system on the subject properties.

Lastly, the applicant is also requesting a site plan approval for the proposed solar generation, storage and distribution system on the subject properties.

The **Governing Body** will consider the request and decide their approval on **Thursday, August 14, 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 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/85180741871?pwd=T3BlSHVpWkp6d3dDRmlHd3k2VzYvUT09.
Meeting ID: 851 8074 1871 Passcode: **026819** Join via phone: 1-253-215-8782 US

Please contact me via e-mail me at bisaacs@rrnm.gov or call me at 505-891-5035, 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,

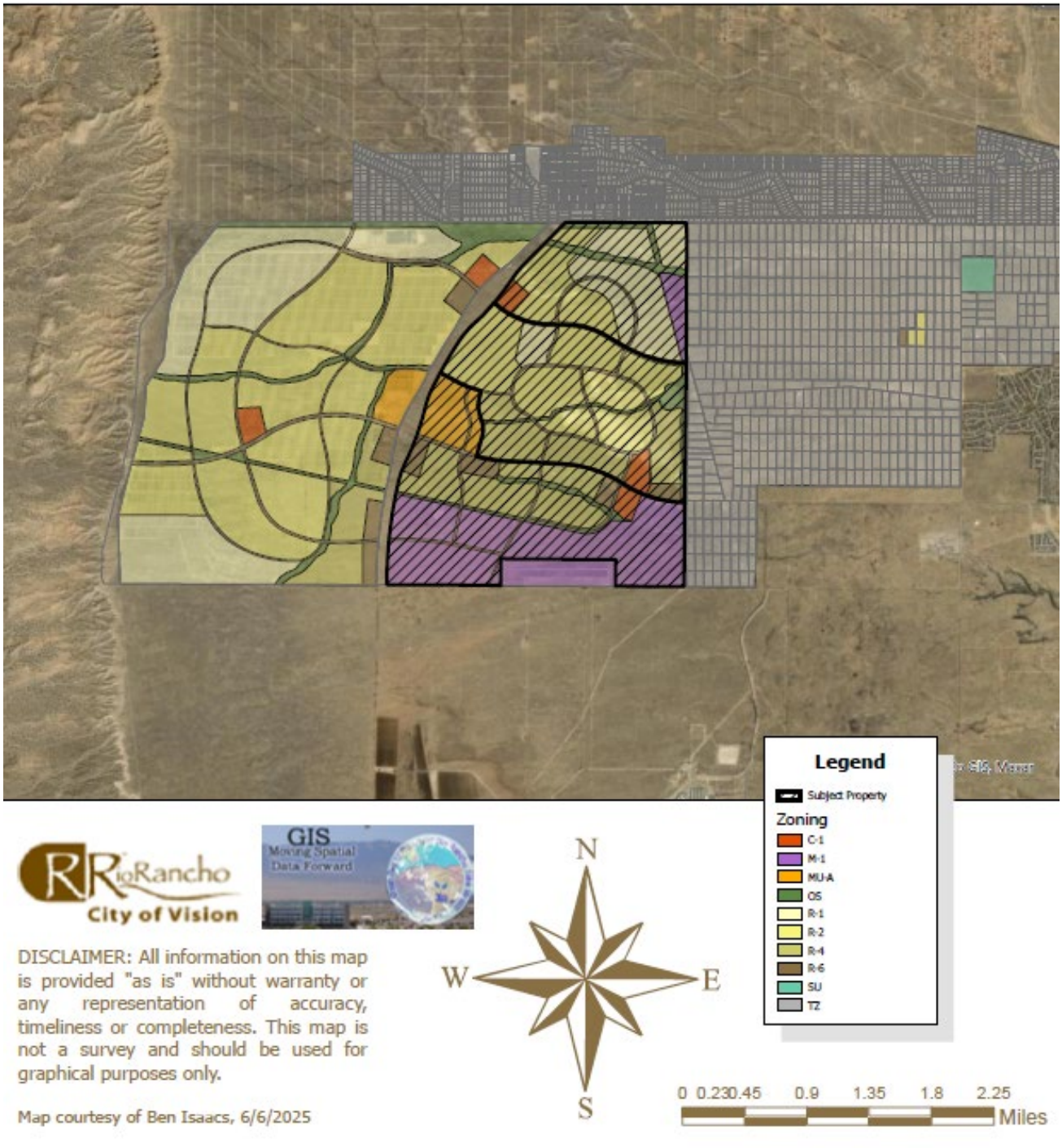


Ben Isaacs
Municipal Planner I
Development Services Department
City of Rio Rancho

The City of Rio Rancho

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

QUAIL RANCH RENEWABLE ENERGY OVERLAY DISTRICT EXTENSION



GIS
Moving Spatial Data Forward

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

Map courtesy of Ben Isaacs, 6/6/2025

CITY OF RIO RANCHO
PUBLIC HEARING NOTICE

The GOVERNING BODY of the
CITY of RIO RANCHO will consider the following matters at its regularly scheduled meeting at 6:00 p.m. on Thursday, August 14, 2025:

Site Plan Case #25-160-00007

The applicant, Atrisco Solar II LLC, c/o Clenera, LLC, through their agent, Consensus Planning, Inc., is also requesting a site plan approval for a solar generation, storage and distribution system on the subject properties: Lands of Quail Ranch, Tracts 1-A, 2-C and 2-D.

Zone Map Amendment Request #25-100-00003

The applicant, Tampico Development, LLC, requests approval of a Zone Map Amendment to change the zoning of the two subject properties legally described as Unit 17, Block 87, Tract A and EDC, Tract B from SU-C1: Special Use for Retail Commercial to R-4: Single Family Residential. The subject properties comprise approximately 26.51 acres.

Master Plan Request $25-400-00004

The applicant, Tampico Development, LLC, requests approval of the Tampico Master
Plan at the location legally described as Unit 17, Block 87, Tract A and EDC, Tract B.

Master Plan Amendment Case #25-410-00004

The applicant, Atrisco Solar II LLC, c/o Clenera, LLC, through their agent, Consensus Planning,
Inc., is also requesting approval of an amendment to the Quail Ranch Master Plan. The proposed amendment is to amend the Master Plan Addendum to expand the area covered by the addendum to Lands of Quail
Ranch, Tracts 1-A, 2-C and 2-D, and update regulations and provisions for the installation of a solar generation, storage and
distribution system on the subject properties.

Specific Area Plan Amendment Request #25-410-00002

The applicant, Tampico Development, LLC, requests approval of amendments to the Tampico North Specific Area Plan and the La Barranca Specific Area Plan for the removal of the subject properties from the plans.

Zone Map Amendment Request #25-100-00005

The applicant, Cielo Bonito, LLC requests approval of a Zone Map Amendment of approximately 52.942 acres from TZ: Transitional Zoning to R-3: Mixed Residential, for the property legally described as, Unit 21, Block 22, Lots 7-26, 28-31 and 45-48, Block 23, Lots 3- 5, 7-10, 14-23, 28-32, 38, 42-64 and Block 24, Lots 41-49, 51-56, 58-66, 68-70.

Zone Map Amendment Case #25-100-00006

The applicant, Atrisco Solar II LLC, c/o Clenera, LLC, through their agent, Consensus Planning, Inc., requests approval of a Zone Map Amendment to extend the Renewable Energy Overlay Zone to the subject properties legally described as Lands of Quail Ranch, Tracts 1-A, 2-C and 2-D. The subject properties comprise approximately 2,836 acres.

Master Plan and Zone Map Amendment Case #24-400-00001 and #24-100-00008

The applicant, RR Mesa LLC, through their agent, Consensus Planning, Inc., requests approval of the Chamisa Hills Master Plan and a Zone Map Amendment for approximately 256 acres for a property legally described as, Rambla at Calle Suenos, Tract 2, Chamisa Hills Country Club, Parcel 2, 3, and 5, Chamisa Hills Country Club West, Tract A, and Chamisa Hills Country Club North, Parcel 2; from SU: Special Use for Planned Residential Development to OS: Open Space District, PR: Parks and Recreation District, MU- A: Mixed Use Activity Center District, NC: Neighborhood Commercial District, R-1: Single Family Residential District, R- 2:Single Family Residential
District, and R-3: Mixed Residential District.

These items were heard at the Governing Body meeting on May 8, 2025 and were postponed to the August 14, 2025 meeting. The item will be on the agenda for August 14 th and staff will be recommending that the item be postponed again to the September 11, 2025 meeting.

The meeting is scheduled for 6 pm in the Council Chambers at City Hall, 3200 Civic Center Circle 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: July 30, 2025

CITY OF RIO RANCHO
RESOLUTION

RESOLUTION NO. 80 **ENACTMENT NO. 25-086**

RESOLUTION AMENDING THE QUAIL RANCH MASTER PLAN ADDENDUM ALLOWING FOR A RENEWABLE ENERGY OVERLAY DISTRICT

WHEREAS: the State of New Mexico has granted the City of Rio Rancho the power, authority, jurisdiction and duty to enforce and carry out the provisions of law relating to planning, platting, zoning, and the power to adopt, amend, extend and carry out a general municipal or master plan which may be referred to as the general or master plan, all pursuant to 3-19-1, NMSA, 1978; and

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

WHEREAS: the Governing Body of the City of Rio Rancho has adopted a Comprehensive Plan that addresses land use in master planned communities; and

WHEREAS: the Governing Body adopted the Quail Ranch Master Plan June 25, 2003 under Resolution No. 40, Enactment No. 03-041 and amended under Resolution No. 28, Enactment No. 07-025, Resolution No. 61, Enactment No. 12-061 and Resolution No. 32, Enactment No. 22-032; and

WHEREAS: the Planning and Zoning Board of the City of Rio Rancho reviewed the amendments to the Quail Ranch Master Plan at their meeting held on June 24, 2025, and following public hearing recommends approval of those amendments and modifications; and

WHEREAS: the Governing Body of the City of Rio Rancho has reviewed the proposed amendment (Case No. 25-410-00004) to the Quail Ranch Master Plan at their meeting held on August 14, 2025, and following public hearing and receipt of the Planning and Zoning Board's report and recommendation, has determined that the amended Plan is in conformance with the City of Rio Rancho Comprehensive Plan.

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

Section 1. The Governing Body hereby approves and adopts the amendment to the Quail Ranch Master Plan Addendum to allow for a Renewable Energy

Overlay District on a portion of Quail Ranch, as shown as Exhibit A to this Resolution.

Section 2. Effective Date: This Resolution shall take effect immediately upon adoption.

ADOPTED THIS 14TH DAY OF AUGUST, 2025.

Greggory D. Hull, Mayor

ATTEST:

Noel C. Davis, City Clerk
(SEAL)

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: O19

AGENDA DATE:
August 14, 2025

DEPARTMENT:
Development Services

SUBJECT:
O19, Ordinance of the City of Rio Rancho, New Mexico Expanding an Overlay Zone for the Property Legally Described as Lands of Quail Ranch, Tracts 1-A, 2-C and 2-D, Identifying Conditions of Development, Providing for Severability and an Effective Date

BACKGROUND AND ANALYSIS:
The applicant, Atrisco Solar II LLC, c/o Clenera, LLC, through their agent, Consensus Planning, Inc., requests approval of a Zone Map Amendment for the property legally described as Lands of Quail Ranch, Tracts 1-A, 2-C and 2-D, to expand the existing Renewable Energy Overlay District. The subject property consists of approximately 2,836 acres and is zoned with a mix of zoning districts.

This Zone Map Amendment request was previously heard alongside Master Plan Amendment request #25-410-00004 by the Planning and Zoning Board on June 24, 2025, and the Planning and Zoning Board made a unanimous recommendation of approval to the Governing Body by a vote of 6 for and 0 against.

At the July 24, 2025 meeting, the Governing Body voted to postpone consideration of the item in order to address a notification issue (incorrect day of the week on the mailed notifications).

The Quail Ranch Master Plan was adopted June 25, 2003 under Resolution No. 40, Enactment No. 03-041 and amended under Resolution No. 28, Enactment No. 07-025, Resolution No. 61, Enactment No. 12-061 and Resolution No. 32, Enactment No. 22-032. Concurrent with this application is a request for an amendment to the Quail Ranch Master Plan Addendum to allow for the expanded Renewable Energy Overlay District (case #25-410-00004).

The Renewable Energy Overlay District was originally implemented with the adoption of Ordinance No. 11, Enactment No. 22-11. This Overlay Zone District pertained only to the subject property legally described as Lands of Quail Ranch, Tract 2-A, which constitutes approximately the western half of the Quail Ranch Master Plan area. The Overlay Zone conditions and development regulations are subject to the standards and regulations under the Quail Ranch Master Plan Addendum. This request is to expand the Overlay Zone to include most of the properties in the Quail Ranch Master Plan area east of Paseo del Volcan.

REVIEW CRITERIA:
Rio Rancho Code of Ordinances (R.O. 2003) § 150.07(A) states, "Proposed amendments shall be submitted to the Governing Body through the Planning and Zoning Board."

The Zone Map Amendment application was submitted to the Development Services Department

and received on May 21, 2025, for review by the Governing Body through the Planning and Zoning Board.

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

R.O. 2003 § 150.07(D)(1) states: “A proposed zone change must be found to be consistent with the health, safety, morals, and general welfare of the City.”

The applicant states: "Providing more development opportunities for renewable energy investments... will help New Mexico reach the goals outlined in the New Mexico Energy Transition Act (ETA). In addition, the ETA provides training for NM workers for the construction and development of jobs of renewable energy that are sustainable. Solar panel innovation and efficiency has increased exponentially from 14% in 1960 to over 47% in 2020. The cost of solar panel installation has decreased over the past 12 years from $8.50/watt to under $3.00/watt, making large-scale, commercial solar generation more economical."

The applicant then states: "The proposed amendment will enable an appropriate interim use of the land that does not require the extension of utilities and services at this time and preserves the long-term vision for build out according to the underlying Master Plan."

The Planning and Zoning Board recommends the Governing Body find that the proposed Zone Map Amendment for the Renewable Energy Overlay District is consistent with the health, safety, morals, and general welfare of the City by enabling an interim use of the land that does not require the extension of utilities and services at this time but preserves the long term vision for build out according to the Master Plan.

R.O. 2003 § 150.07(D)(2) states: "Stability of land use and zoning is desirable; therefore, the applicant must provide a sound justification for the change. The burden is on the applicant to show why the change should be made, not on the City to show why the change should not be made."

As included from the applicant's statement above, the proposed zone change would allow for "...an appropriate interim use of the land that... preserves the long-term vision for build out according to the underlying Master Plan."

The Planning and Zoning Board recommends the Governing Body find that the proposed Zone Map Amendment will not alter the underlying zoning, preserving the long term vision for the area as identified in the Master Plan.

R.O. 2003 § 150.07(D)(3) states: A proposed change shall generally be consistent with adopted elements of the Comprehensive Plan or other City master plans and amendments thereto including privately developed area plans which have been adopted by the City.

In their justification, the applicant states: "The 'Renewable Energy Overlay Zone' will be more advantageous to the community and is supported by the Rio Rancho Comprehensive Plan for the following reasons:
a. The request fulfills Goal. No 1 - "Infrastructure" by providing renewable energy that fosters a quality community and supports a strong economy that meets the needs of current and future residents.
b. The request will address Section 2.3.2 - "Conservation & the Natural Environment" by reserving a significant amount of land for the next 30+ years for a renewable energy use that requires no water infrastructure, will help improve air quality, and will directly impact long term water conservation efforts.

c. The request will address Section 4.2.3 - "Water Availability" by approving a land use that requires no water infrastructure until the City locates and secures additional long-term water sources for future residential development.
d. The request addresses one of the key issues in Section 4.2.13 - "Physical Environment" by providing for a renewable energy use that can meet the needs of the present without compromising the ability of future generations to meet their own needs.
e. As articulated in Section 8.2.8.1 - "Electricity and Natural Gas", the request fulfills the need for providing more alternative energy sources that are less expensive than conventional energy sources that have been decommissioned in the State of New Mexico like coal-fired power plants."

The Planning and Zoning Board recommends the Governing Body may find that the proposed Zoning Overlay District is consistent with the goals and elements of the Comprehensive Plan if the amendment is recommended for approval. Staff recommends the Board finds that the Overlay in allowing for a larger solar renewable energy area will accomplish goals and elements under Infrastructure, Conservation, and Public Facilities.

R.O. 2003 § 150.07(D)(4) states: The applicant must demonstrate that the existing zoning is inappropriate because:
(a) There was an error, mistake or is necessary to correct an injustice that occurred when the existing zone map pattern was created, including the placement of an R-1 or transitional zone on an antiquated plat filed before the City's incorporation and adoption of its own zoning code or on land annexed by the City; or
(b) Changed neighborhood or community conditions justify the change; or
(c) A different use category is more advantageous to the community, as articulated in the Comprehensive Plan or other City master plan, even though (D)(1) or (2) does not apply. Applicant's reliance on this provision requires proof that (i) there is a public need for a change of the kind in question, and (ii) that need will be best served by changing the classification of the particular piece of property in question as compared with other available property.

The applicant states in their justification letters that a renewable energy utility is a more advantageous use of land in the short term than developing per the plan.

The Planning and Zoning Board recommends the Governing Body find that the proposed use of a renewable energy utility is a more advantageous use of land in the current time frame than developing per the Master Plan's residential build out in the eastern portion of the Master Plan area.

R.O. 2003 § 150.07(E) states: "The cost of land or other economic considerations pertaining to the applicant shall not be the determining factor for a change of zone."

The Planning and Zoning Board recommends the Governing Body find that the cost of land or other economic considerations were not the determining factor for this request.

R.O. 2003 § 150.07(F) states: "Location on a collector or major street is not in itself sufficient justification of apartment, office, or commercial zoning."

The Planning and Zoning Board recommends the Governing Body find that the location on the Paseo del Volcan right-of-way is not part of the justification and the right-of-way is not developed at this time.

R.O. 2003 § 150.07(G) states: "A zone change request which would give a zone different from surrounding zoning to one small area, especially when only one premises is involved, is generally called a "spot zone." Such a change of zone may be approved only when:
(1) The change will clearly facilitate realization of the comprehensive plan and any applicable adopted sector development plan or area development plan; or

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

The Planning and Zoning Board recommends the Governing Body find that the proposed zone change is not a spot zone due to the scale of the proposed overlay.

NOTIFICATIONS:
Adjacent property owners were notified of this hearing by mail. A legal notice was published in the July 30, 2025 edition of the Albuquerque Journal notifying of the Governing Body meeting. All legal notification requirements for this project have been met.

IMPACT:

The Planning and Zoning Board recommends the Governing Body approves the Zone Map Amendment, subject to the findings and conditions set forth below:

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

Specific Findings of Fact and Conditions for Approval:
The applicant has submitted an application and narrative which demonstrates that the change in zoning designation meets the requirements of Rio Rancho Code of Ordinances (R.O. 2003) §150.07(D) Amendments, including:
1. The proposed zone change would be consistent with the health, safety, morals, and general welfare of the City by allowing for an interim land use that does not conflict with the underlying zoning.
2. The applicant has provided sound justification, in a narrative dated May 21, 2025, that the proposed zone map amendment would provide stability of zoning.
3. The proposed zone map amendment is consistent with the goals and elements of the City Comprehensive Plan. The renewable energy use is consistent with the Quail Ranch Master Plan, pending approval of the addendum amendment, case #25-410-00004.
4. The cost of the land or other economic considerations does not appear to be the justification for the proposed zone map amendment.
6. The zone map amendment request is not based on the location of the subject property by a collector road.
7. The requested zone map amendment does not create a spot zone due to the large scale of the overlay and the underlying land use remaining in place.
8. On-site water and wastewater will be evaluated and final approval will occur during the building permit phase.

ALTERNATIVES:

1. The Governing Body may approve the Zone Map Amendment.
2. The Governing Body may deny the Zone Map Amendment.
3. The Governing Body may modify the Zone Map Amendment 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 Planning and Zoning Board recommends the Governing Body adopt the Ordinance.

ATTACHMENT: Ordinance O19
ATTACHMENT: Application
ATTACHMENT: Letter of Authorization
ATTACHMENT: Justification Letter
ATTACHMENT: Location & Zoning Map
ATTACHMENT: Location of Proposed Overlay Zone
ATTACHMENT: Legal Notice
ATTACHMENT: O19-Signed

CITY OF RIO RANCHO
ORDINANCE

ORDINANCE NO. **ENACTMENT NO.**

ORDINANCE OF THE CITY OF RIO RANCHO, NEW MEXICO CREATING A ZONE MAP OVERLAY ZONE FOR THE PROPERTY LEGALLY DESCRIBED AS LANDS OF QUAIL RANCH, TRACTS 1-A, 2-C AND 2-D, IDENTIFYING CONDITIONS OF DEVELOPMENT; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE

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

WHEREAS: in accordance with Rio Rancho Code of Ordinances (R.O. 2003) Section 150.07, an application to amend the zoning ordinance on the subject property has been submitted by The City of Rio Rancho, and assigned City Case No. 25-100-00006; and

WHEREAS: the Governing Body adopted the Quail Ranch Master Plan June 25, 2003 under Resolution No. 40, Enactment No. 03-041 and amended under Resolution No. 28, Enactment No. 07-025, Resolution No. 61, Enactment No. 12-061 and Resolution No. 32, Enactment No. 22-032; and

WHEREAS: the Governing Body approved the amendment to the Quail Ranch Master Plan Addendum on August 14, 2025, under Resolution No. __, Enactment No.___; and

WHEREAS: the City of Rio Rancho Planning and Zoning Board held a duly noticed public hearing on June 24, 2025, regarding the proposed changes to the Official Zoning Map and, following study and consideration, has made findings (where applicable) whether or not the criteria in R.O. 2003 Section 150.07 are satisfied, and made these recommendations to the Governing Body regarding adoption of the changes; and

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

WHEREAS: a public hearing occurred, in accordance with procedures set forth in R.O. 2003 Section 150.07, and NMSA 1978 Section 3-21-6, on the proposed Official Zone Map changes hereinafter described were duly advertised and held by the Governing Body of the City of Rio Rancho on August 14, 2025 and the Governing Body heard interested parties and citizens for and against the proposed amendments; and

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

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

Section 1. Overlay Zone. The Overlay Zone authorized under R.O. 2003 Section 154.41 shall apply as an overlay zone for solar power generation, storage, and distribution, as further set forth in section 2 below, and shall be denoted on the official zoning map as "OZ" in conjunction with the notation of the underlying zoning district for the following property:

Lands of Quail Ranch, Tract 1-A, 2-C and 2-D, as shown on the plat entitled "Bulk Land Subdivision Tracts 2-A, 2-B, 2-C, 2-D, and 1-A LANDS OF QUAIL RANCH (Being a Replat of Tract 1 and 2, Lands of Quail Ranch) within The Town of Alameda Grant in Projected Sections 1 Thru 5 and 8 Thru 17 Township 11 North, Range 1 East New Mexico Principal Meridian City of Rio Rancho Bernalillo County, New Mexico", filed in the office of the County Clerk of Bernalillo County, New Mexico on March 1, 2019, Book 28, Pages 72-74.

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

A. The following will be allowable uses for the Property:
    1. Solar Renewable Energy System and any other ancillary facilities in connection therewith;
    2. Public Utilities (substations, switching stations, generation), installation of PV Panels, and battery storage;
    3. Incidental buildings and other supporting facilities needed for renewable utilities, storage, project operation, and maintenance.

B. The property identified in Section 1, above, is subject to the development standards and regulations as listed in Resolution No. __, Quail Ranch Master Plan Addendum, approved on August 14, 2025, (PZB case No. 25-410-00004), and any additional requirements as identified by staff.

C. Site Plan. A site plan will be reviewed and approved by Governing Body prior to issuance of any and all building permits for new construction. Site plan shall include requirements as listed in the Quail Ranch Master Plan Addendum.

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

Ordinance or the regulation so challenged.

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

ADOPTED THIS _____DAY OF _____, 2025.

_____
Greggory D. Hull, Mayor

ATTEST:

_____
Noel C. Davis, City Clerk
(SEAL)

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

PLANNING & ZONING LAND USE APPLICATION

Please check appropriate box

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	**X Master Plan Amendment**	☐ Vacation of Plat/Street	☐ Master Sign Plan
☐ Residential Child Care Facility 6 or <	☐ Specific Area Plan Amendment	☐ Street Name Change	☐ Site Plan
☐ Sign Permit	☐ Text Amendment	☐ Subdivision Interpretation	☐ Special Exception
☐ Other		☐ Subdivision Variance	☐ Variance
			X 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: Atrisco Solar II LLC, c/o Clēnera, LLC		Phone: 208-639-3232
Address: PO Box 2576		E-Mail:
City: Boise	State: ID	Zip: 83701
Proprietary Interest: Lessee	List Owners: Ranch Joint Venture	
Deed or Ownership Verification Provided: (Initials)	Letter of Authorization Provided: (Initials)	

Agent Name: Consensus Planning, Inc		Phone:505-764-9801
Address: 302 8th Street NW		E-Mail: cp@consensusplanning.com
City: Albuquerque	State: NM	ZIP Code: 87102

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

Quail Ranch Master Plan (Addendum) Amendment and Zone Map Amendment to extend the Renewable Energy Overlay Zone on leased land to the east of Paseo Del Volcan.

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit :	Block(s):	Lot(s):
Existing Zoning: R-1, R-2, R-4, R-6, MU-A, M-1	Proposed Zoning: Renewable Energy Overlay (with preserved base zoning)	
No. of existing lots: 3	No. of proposed lots: none	Total area of site (acres) +/- 2, 836

ACKNOWLEDGEMENT

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

Print Name: James K. Strozier, FAICP	Applicant: Clēnera, LLC	Agent: Consensus Planning, Inc.
Signature:		Date: May 12, 2025

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

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

Ranch Joint Venture
100 Crescent Ct Suite 450
Dallas, TX 75201

June 5, 2025

City of Rio Rancho
Development Services
3900 Southern Boulevard, Ste 103
Rio Rancho, NM 87124

Re: Atrisco II Solar Project

To Whom it May Concern:

Ranch Joint Venture, the owner of Quail Ranch, hereby authorizes Concensus Planning to act as an agent and provide entitlement services for the purposes of amending the Quail Ranch Master Plan to include the provisions for the installation of a solar generation, storage, and distribution system. The property is legally described as all of Tract 1-A, all of Tract 2-D, and all of Tract 2-C as shown on the official plat of Lands at Quail Ranch recorded March 1, 2019 as Instrument No. 2019016035, records of Bernalillo County, New Mexico.

Sincerely,
RANCH JOINT VENTURE

Signature: W. D. Rogers

Printed Name: W L Rogers

Title: Manager

CONSENSUS PLANNING

Landscape Architecture
Urban Design
Planning Services

302 Eighth St. NW
Albuquerque, NM 87102

(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

May 21, 2025

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

Re: Amendment to the Quail Ranch Master Plan Addendum and Zone Map Amendment

Dear Chairman Radosevich:

The purpose of this letter is to request approval of two related applications. First is an amendment to the Quail Ranch Master Plan Addendum to increase the size of the "Renewable Energy Overlay District" to encompass the entire Ranch Boundary. The original overlay only covered the western portion of Quail Ranch and was approved in 2022. Second, is a request for approval of a Zone Map Amendment to expand the Renewable Energy Overly District to add the eastern portion of the Master Plan, thereby allowing interim renewable energy projects in that area.

BACKGROUND

Quail Ranch is a 6,492-acre property located on the West Mesa in Bernalillo County as referenced in Exhibit B and is annexed within the City of Rio Rancho. If approved, this Zone Map Amendment will allow for an "Overlay District" that will cover the remainder of Quail Ranch, approximately 2,838 acres, and is legally described as:

> *All of Tract 1-A, all of Tract 2-D, and all of Tract 2-C, all as shown on the official plat of Lands at Quail Ranch recorded on March 1, 2019, as Instrument No. 2019016035 (Book 28, Page 74; Book 18, Page 100; and Book 15, Page 75A) records of Bernalillo County, New Mexico.*

The Quail Ranch Master Plan area totals approximately 6,492 acres and was annexed in 2003. The Master Plan, also adopted in 2003, included Zoning and Land Use regulations. The Quail Ranch Master Plan identifies a mix of existing land uses and zoning districts on the subject property, including Low, Medium, and High Density Residential, Mixed-Use Activity Center, Commercial, and Parks & Open Space. The proposed expansion of the Master Plan Addendum will not change the underlying land use or zoning, but adds renewable energy uses as an interim set of allowable uses.

The Quail Ranch Master Plan Addendum and the "Renewable Energy Overlay District" were approved in 2022. This amendment refines the provisions and the definitions to be more consistent with industry "best practices "and knowledge gained from the approval

PRINCIPALS

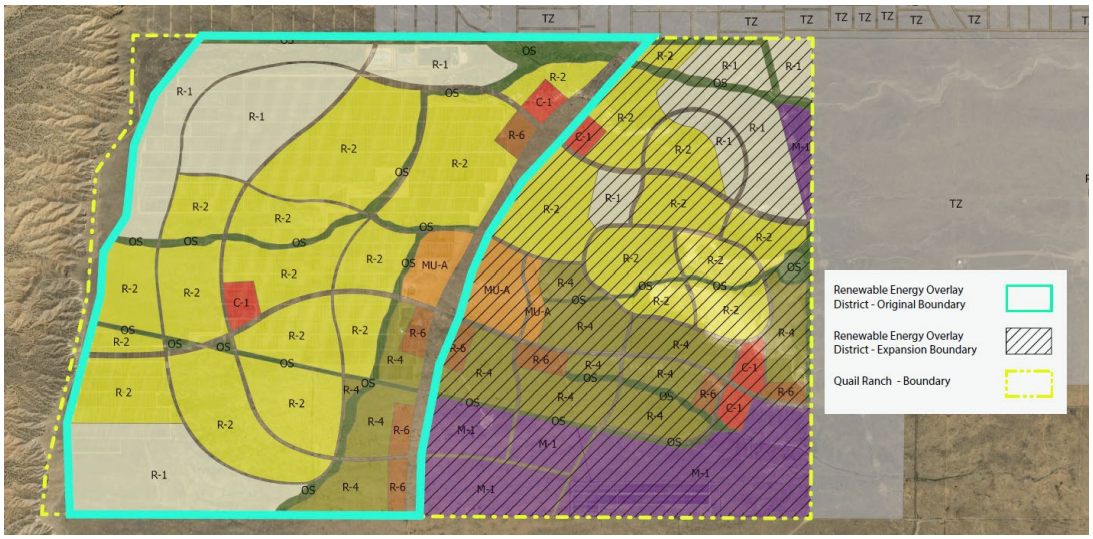
James K. Strozier, FAICP
Jacqueline Fishman, AICP

ASSOCIATES

Ken Romig, PLA, ASLA
Margaret Ambrosino, AICP

and construction of the first two phases of construction that included a small substation, battery storage, and a solar array.

This amendment to the Addendum is accompanied with the Zone Map Amendment and includes an exhibit that identifies the extent of the new overlay boundary. Prior to construction of additional renewable energy facilities, a site plan will be submitted for the installation of an approximate 400 kW renewable energy solar generation, storage, and distribution systems on the currently vacant, undeveloped land within the City of Rio Rancho without ceding the underlying entitlements.



Existing Overlay with the Expansion Area

NEW MEXICO ENERGY TRANSITION ACT

The New Mexico Energy Transition Act (ETA) sets a statewide renewable energy goal of 50 percent by 2030 for New Mexico investor-owned utilities and rural electric cooperatives and a goal of 80 percent by 2040, in addition to setting zero-carbon resources standards for investor-owned utilities by 2045 and rural electric cooperatives by 2050.

Providing more development opportunities for renewable energy investments that will help New Mexico reach the goals are outlined in the ETA. In addition, the ETA provides training for NM workers for the construction and development of jobs of renewable energy that are sustainable.

Solar panel innovation and efficiency has increased exponentially from 14% in 1960 to over 47% in 2020. The cost of solar panel installation has decreased over the past 12 years from $8.50 / watt to under $3.00 / watt making large-scale, commercial solar generation more economical.

Achieving the decarbonization goals of the ETA will require significant, but achievable acceleration of clean energy development projects.

REVIEW CRITERIA

In 2022, the City staff and the Planning and Zoning Board recommended approval of the Addendum and the Overlay zone based on the following:

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

2. The City's Comprehensive Plan further outlines the type of material expected to be included in a Specific Area Plan or Master Plan. This list provides the guiding policy on whether the amendments fit with Master Plans in general. Staff and the Planning and Zoning Board found that the proposed amendment fits into the goals and elements of the City's Comprehensive Plan and the amendment for an addendum to the Master Plan to allow for the Overlay District does not negatively affect or go against the long-term intent of the Quail Ranch Master Plan.

3. The 'Renewable Energy Overlay Zone' will be more advantageous to the community and is supported by the 2015 Rio Rancho Comprehensive Plan for the following reasons:
    a. The request fulfills Goal No. 1 – Infrastructure by providing renewable energy that fosters a quality community and supports a strong economy that meets the needs of current and future residents.
    b. The request will address Section 2.3.2 – Conservation & the Natural Environment by reserving a significant amount of land for the next 30+ years for a renewable energy use that requires no water infrastructure, will help improve air quality, and will directly impact long term water conservation efforts.
    c. The request will address Section 4.2.3 – Water Availability by approving a land use that requires no water infrastructure and the necessary supporting water infrastructure until the City locates and secures additional long-term water sources or future residential development.
    d. The request addresses one of the key issues in Section 4.2.13 Physical Environment by providing for a renewable energy use that can meet the needs of the present without compromising the ability of future generations to meet their own needs. The Quail Ranch Addendum will help provide a balance of economic development and environmental stewardship in the CORR.
    e. As articulated in Section 8.2.8.1 Electricity and Natural Gas, the request fulfills the need for providing more alternative energy sources that are less expensive than conventional energy sources that have been decommissioned in the State of New Mexico like coal-fired power plants."

This proposed amendment/expansion to the Addendum and the Renewable Energy Overlay is also consistent with the goals and elements of the Comprehensive Plan as articulated above. The proposed amendment will enable an appropriate interim use of the land that does not require the extension of utilities and services at this time and preserves the long-term vision for build out according to the underlying Master Plan.

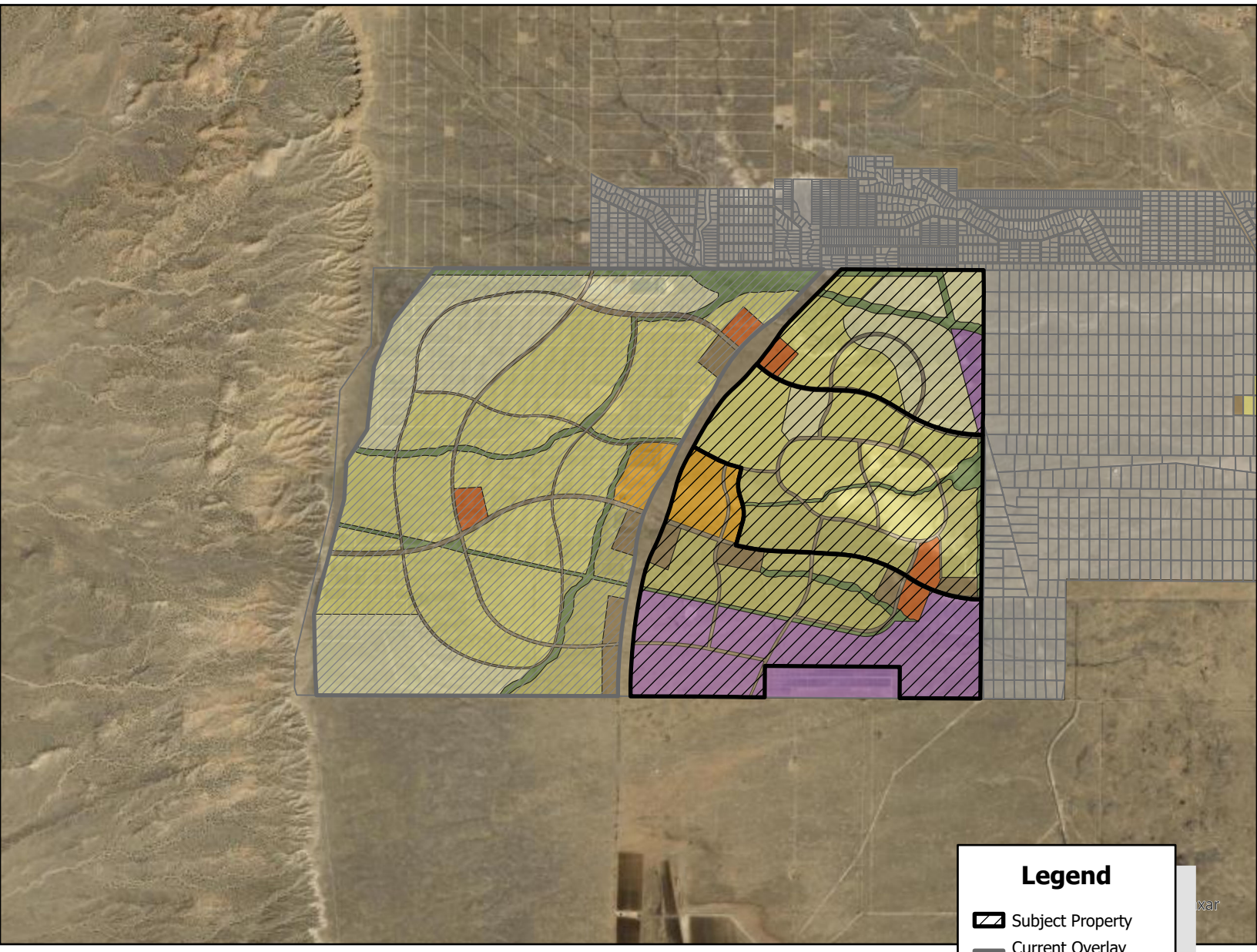
CONCLUSION

Based upon this letter, the previous Quail Ranch Master Plan Addendum (as amended), and exhibit indicating the proposed overlay, we respectfully request that the Rio Rancho Planning and Zoning Board recommend approval of this request for a Zone Map Amendment for the Renewable Energy Overlay District within the Quail Ranch Master Plan. Please feel free to contact me at (505) 764-9801 with any questions that you might have.

Sincerely,

James K. Strozier, FAICP
Principal

QUAIL RANCH RENEWABLE ENERGY OVERLAY DISTRICT EXTENSION



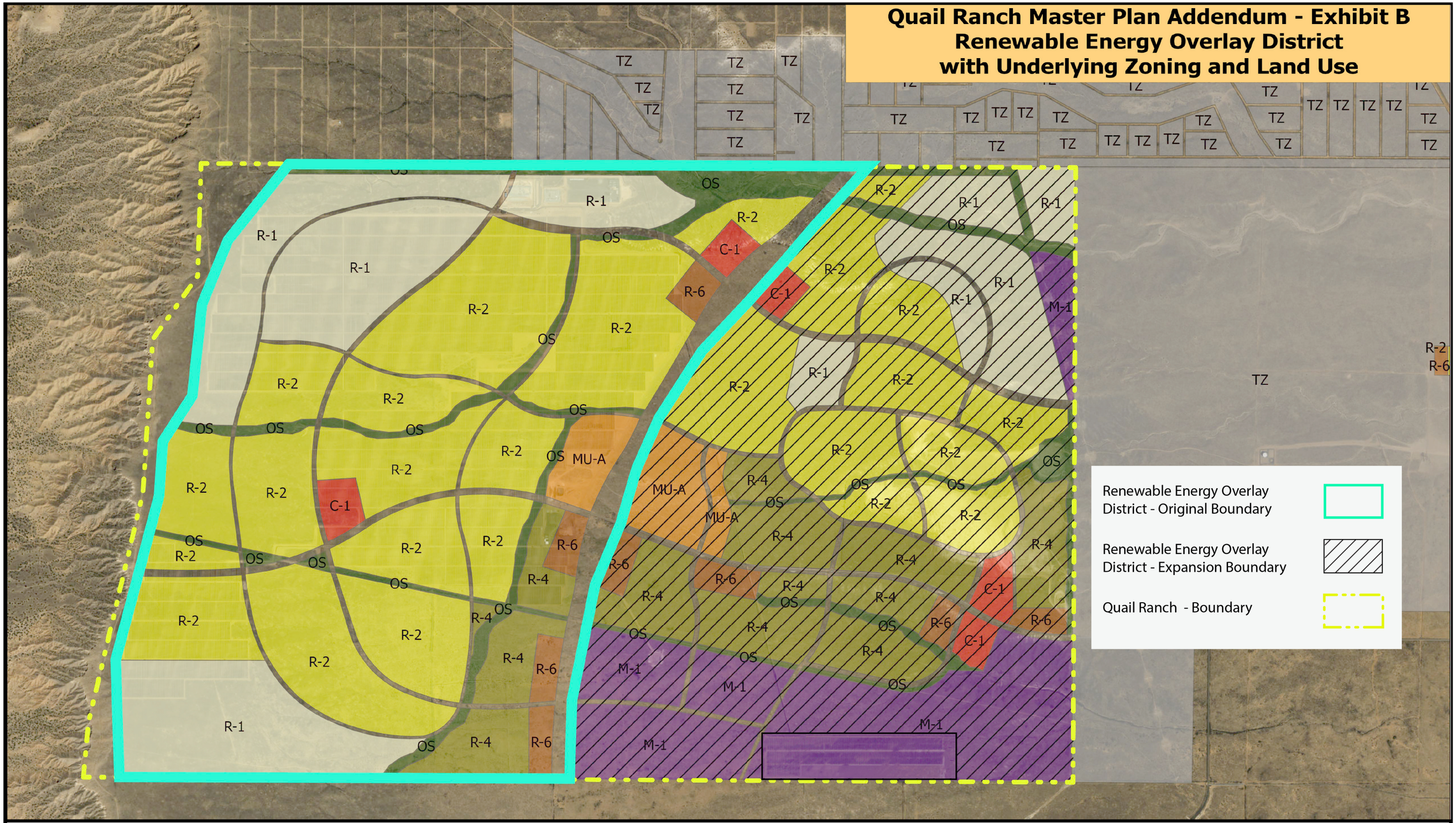
Rio Rancho City of Vision

GIS Moving Spatial Data Forward

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

Map courtesy of Ben Isaacs, 5/16/2025

Quail Ranch Master Plan Addendum - Exhibit B
Renewable Energy Overlay District
with Underlying Zoning and Land Use



CONSENSUS PLANNING

N

Quail Ranch Master Plan Addendum - Exhibit B
Renewable Energy Overlay District
with Underlying Zoning and Land Use

QUAIL RANCH
A natural way of life

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

July 28, 2025

RE: Zone Map Amendment, Master Plan Amendment and Site Plan; Case No. 25-100-00006, 25-410-00004 and 25-160-00010
Quail Ranch – LQR, Tracts 1-A, 2-C and 2-D

Dear Property Owner:

You are receiving this certified notice because your property is located within 100 ft of a site where a land development decision is required by the Governing Body.

The applicant, Atrisco Solar II LLC, c/o Clēnera, LLC, through their agent, Consensus Planning, Inc., requests approval of a Zone Map Amendment to extend the Renewable Energy Overlay Zone to the subject properties legally described as Lands of Quail Ranch, Tracts 1-A, 2-C and 2-D. The subject properties comprise approximately 2,836 acres.

The applicant is also requesting approval of an amendment to the Quail Ranch Master Plan. The proposed amendment is to include provisions for the installation of a solar generation, storage and distribution system on the subject properties.

Lastly, the applicant is also requesting a site plan approval for the proposed solar generation, storage and distribution system on the subject properties.

The **Governing Body** will consider the request and decide their approval on **Thursday, August 14, 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 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/85180741871?pwd=T3BlSHVpWkp6d3dDRmlHd3k2VzYvUT09.
Meeting ID: 851 8074 1871 Passcode: **026819** Join via phone: 1-253-215-8782 US

Please contact me via e-mail me at bisaacs@rrnm.gov or call me at 505-891-5035, 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,

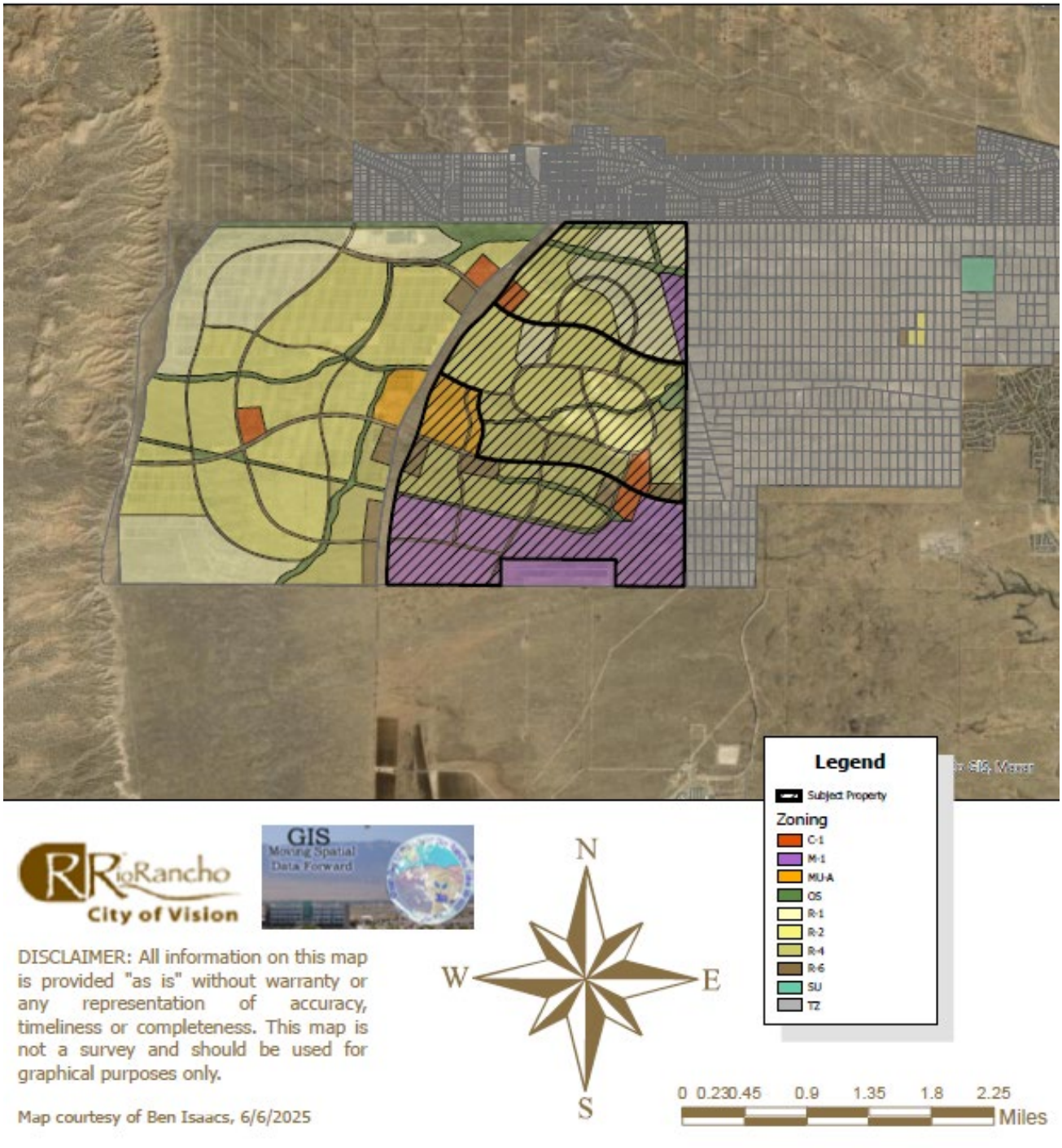


Ben Isaacs
Municipal Planner I
Development Services Department
City of Rio Rancho

The City of Rio Rancho

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

QUAIL RANCH RENEWABLE ENERGY OVERLAY DISTRICT EXTENSION



GIS
Moving Spatial Data Forward

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

Map courtesy of Ben Isaacs, 6/6/2025

CITY OF RIO RANCHO
PUBLIC HEARING NOTICE

The GOVERNING BODY of the
CITY of RIO RANCHO will consider the following matters at its regularly scheduled meeting at 6:00 p.m. on Thursday, August 14, 2025:

Site Plan Case #25-160-00007

The applicant, Atrisco Solar II LLC, c/o Clenera, LLC, through their agent, Consensus Planning, Inc., is also requesting a site plan approval for a solar generation, storage and distribution system on the subject properties: Lands of Quail Ranch, Tracts 1-A, 2-C and 2-D.

Zone Map Amendment Request #25-100-00003

The applicant, Tampico Development, LLC, requests approval of a Zone Map Amendment to change the zoning of the two subject properties legally described as Unit 17, Block 87, Tract A and EDC, Tract B from SU-C1: Special Use for Retail Commercial to R-4: Single Family Residential. The subject properties comprise approximately 26.51 acres.

Master Plan Request $25-400-00004

The applicant, Tampico Development, LLC, requests approval of the Tampico Master
Plan at the location legally described as Unit 17, Block 87, Tract A and EDC, Tract B.

Master Plan Amendment Case #25-410-00004

The applicant, Atrisco Solar II LLC, c/o Clenera, LLC, through their agent, Consensus Planning,
Inc., is also requesting approval of an amendment to the Quail Ranch Master Plan. The proposed amendment is to amend the Master Plan Addendum to expand the area covered by the addendum to Lands of Quail
Ranch, Tracts 1-A, 2-C and 2-D, and update regulations and provisions for the installation of a solar generation, storage and
distribution system on the subject properties.

Specific Area Plan Amendment Request #25-410-00002

The applicant, Tampico Development, LLC, requests approval of amendments to the Tampico North Specific Area Plan and the La Barranca Specific Area Plan for the removal of the subject properties from the plans.

Zone Map Amendment Request #25-100-00005

The applicant, Cielo Bonito, LLC requests approval of a Zone Map Amendment of approximately 52.942 acres from TZ: Transitional Zoning to R-3: Mixed Residential, for the property legally described as, Unit 21, Block 22, Lots 7-26, 28-31 and 45-48, Block 23, Lots 3- 5, 7-10, 14-23, 28-32, 38, 42-64 and Block 24, Lots 41-49, 51-56, 58-66, 68-70.

Zone Map Amendment Case #25-100-00006

The applicant, Atrisco Solar II LLC, c/o Clenera, LLC, through their agent, Consensus Planning, Inc., requests approval of a Zone Map Amendment to extend the Renewable Energy Overlay Zone to the subject properties legally described as Lands of Quail Ranch, Tracts 1-A, 2-C and 2-D. The subject properties comprise approximately 2,836 acres.

Master Plan and Zone Map Amendment Case #24-400-00001 and #24-100-00008

The applicant, RR Mesa LLC, through their agent, Consensus Planning, Inc., requests approval of the Chamisa Hills Master Plan and a Zone Map Amendment for approximately 256 acres for a property legally described as, Rambla at Calle Suenos, Tract 2, Chamisa Hills Country Club, Parcel 2, 3, and 5, Chamisa Hills Country Club West, Tract A, and Chamisa Hills Country Club North, Parcel 2; from SU: Special Use for Planned Residential Development to OS: Open Space District, PR: Parks and Recreation District, MU- A: Mixed Use Activity Center District, NC: Neighborhood Commercial District, R-1: Single Family Residential District, R- 2:Single Family Residential
District, and R-3: Mixed Residential District.

These items were heard at the Governing Body meeting on May 8, 2025 and were postponed to the August 14, 2025 meeting. The item will be on the agenda for August 14 th and staff will be recommending that the item be postponed again to the September 11, 2025 meeting.

The meeting is scheduled for 6 pm in the Council Chambers at City Hall, 3200 Civic Center Circle 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: July 30, 2025

CITY OF RIO RANCHO
ORDINANCE

ORDINANCE NO. 19 **ENACTMENT NO. 25-16**

ORDINANCE OF THE CITY OF RIO RANCHO, NEW MEXICO CREATING A ZONE MAP OVERLAY ZONE FOR THE PROPERTY LEGALLY DESCRIBED AS LANDS OF QUAIL RANCH, TRACTS 1-A, 2-C AND 2-D, IDENTIFYING CONDITIONS OF DEVELOPMENT; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE

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

WHEREAS: in accordance with Rio Rancho Code of Ordinances (R.O. 2003) Section 150.07, an application to amend the zoning ordinance on the subject property has been submitted by The City of Rio Rancho, and assigned City Case No. 25-100-00006; and

WHEREAS: the Governing Body adopted the Quail Ranch Master Plan June 25, 2003 under Resolution No. 40, Enactment No. 03-041 and amended under Resolution No. 28, Enactment No. 07-025, Resolution No. 61, Enactment No. 12-061 and Resolution No. 32, Enactment No. 22-032; and

WHEREAS: the Governing Body approved the amendment to the Quail Ranch Master Plan Addendum on August 14, 2025, under Resolution No. 80, Enactment No. 25-086; and

WHEREAS: the City of Rio Rancho Planning and Zoning Board held a duly noticed public hearing on June 24, 2025, regarding the proposed changes to the Official Zoning Map and, following study and consideration, has made findings (where applicable) whether or not the criteria in R.O. 2003 Section 150.07 are satisfied, and made these recommendations to the Governing Body regarding adoption of the changes; and

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

WHEREAS: a public hearing occurred, in accordance with procedures set forth in R.O. 2003 Section 150.07, and NMSA 1978 Section 3-21-6, on the proposed Official Zone Map changes hereinafter described were duly advertised and held by the Governing Body of the City of Rio Rancho on August 14, 2025 and the Governing Body heard interested parties and citizens for and against the proposed amendments; and

WHEREAS: the proposed amendments to be adopted by this Ordinance comply with

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

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

Section 1. Overlay Zone. The Overlay Zone authorized under R.O. 2003 Section 154.41 shall apply as an overlay zone for solar power generation, storage, and distribution, as further set forth in section 2 below, and shall be denoted on the official zoning map as "OZ" in conjunction with the notation of the underlying zoning district for the following property:

Lands of Quail Ranch, Tract 1-A, 2-C and 2-D, as shown on the plat entitled "Bulk Land Subdivision Tracts 2-A, 2-B, 2-C, 2-D, and 1-A LANDS OF QUAIL RANCH (Being a Replat of Tract 1 and 2, Lands of Quail Ranch) within The Town of Alameda Grant in Projected Sections 1 Thru 5 and 8 Thru 17 Township 11 North, Range 1 East New Mexico Principal Meridian City of Rio Rancho Bernalillo County, New Mexico", filed in the office of the County Clerk of Bernalillo County, New Mexico on March 1, 2019, Book 28, Pages 72-74.

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

A. The following will be allowable uses for the Property:
   1. Solar Renewable Energy System and any other ancillary facilities in connection therewith;
   2. Public Utilities (substations, switching stations, generation), installation of PV Panels, and battery storage;
   3. Incidental buildings and other supporting facilities needed for renewable utilities, storage, project operation, and maintenance.

B. The property identified in Section 1, above, is subject to the development standards and regulations as listed in Resolution No. __, Quail Ranch Master Plan Addendum, approved on August 14, 2025, (PZB case No. 25-410-00004), and any additional requirements as identified by staff.

C. Site Plan. A site plan will be reviewed and approved by Governing Body prior to issuance of any and all building permits for new construction. Site plan shall include requirements as listed in the Quail Ranch Master Plan Addendum.

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

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

ADOPTED THIS 14TH DAY OF AUGUST, 2025.

Greggory D. Hull, Mayor

ATTEST:

Noel C. Davis, City Clerk
(SEAL)

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: D40

AGENDA DATE:
August 14, 2025

DEPARTMENT:
Development Services

SUBJECT:
D40, Site Plan Approval for the Expansion and Installation of a Solar Generation, Storage and Distribution System on the Properties Legally Described as Lands of Quail Ranch, Tracts 1-A, 2-C and 2-D

BACKGROUND AND ANALYSIS:
The subject properties are legally described as Lands of Quail Ranch, Tracts 1-A, 2-C and 2-D and consist of approximately 2,836 acres. The properties are zoned with a mix of zoning districts per Ordinance no. 26, Enactment no. 12-26.

This Site Plan is being heard concurrently alongside a Master Plan Amendment (case 25-410-00004) to the Quail Ranch Master Plan Addendum and a Zone Map Amendment (case 25-100-00006) request to expand the Quail Ranch Overlay Zone. These requests seek to allow for the implementation of the proposed solar project expansion. Approval of the Site Plan is contingent upon approval of the Master Plan and Zone Map Amendments by the Governing Body.

At the July 24, 2025 meeting, the Governing Body voted to postpone consideration of the item in order to address a notification issue (incorrect day of the week on the mailed notifications).

The Quail Ranch Master Plan was adopted on June 25, 2003 under Resolution no. 40, Enactment No. 03-041 and amended under Resolution no.
28, Enactment No. 07-025, Resolution no. 61, Enactment no.12-061, and Resolution No. 32, Enactment no. 22-032. Ordinance No. 11, Enactment No. 22-11 established an Overlay Zone to allow for solar power generation, storage and generation on the properties in Quail Ranch, west of Paseo del Volcan.

The proposed use is permissive under Section 2(A) of the proposed Zoning Ordinance. Section 2(B) of the proposed Zoning Ordinance states that the property is subject to all development standards and regulations as listed in the Quail Ranch Master Plan Addendum, being heard concurrently. Section 2(C) states that a Site Plan shall be reviewed and approved by the Governing Body prior to issuance of any building permits and the requirements for the review of the Site Plan are those listed in the Master Plan Addendum.

REVIEW CRITERIA:

The Quail Ranch Master Plan Addendum, Section 5(H) lists the following for Site Plan requirements:

1. Scale and north arrows; criteria is satisfied.

2. Lot boundaries and easements; criteria is satisfied.
3. Existing and proposed utilities; this project does not require municipal utilities, at a later date there may be a request for a private well and septic; criteria is satisfied.
4. Existing and proposed rights-of-way; criteria is satisfied.
5. Proposed structures with uses, dimensions and setbacks (prior to construction, the site plan may include conceptual building locations and sizes to be refined prior to building permit); Site Plan indicates approximate locations of proposed structures and location of arrays with project access road. Plan includes substation, operation and maintenance building and battery energy storage system with parking area. Plan is more conceptual in nature per Master Plan Addendum and the sizes of buildings and location of fencing will need to be finalized as a condition of approval. Setbacks are indicated as 25' per Site Plan; criteria is satisfied.
6. Proposed ingress, egress, parking and circulation; Site Plan indicates location of access road, but internal circulation is to be determined at a later time and is listed as a condition of approval. A parking lot is indicated in close proximity to the operations and maintenance building, substation and battery energy storage system; criteria may be satisfied.
7. Landscaping and landscape buffers; existing vegetation will remain with no landscaping proposed and buffers are to be established per Site Plan criteria #21, following any adjacent residential development; criteria is satisfied.
8. Elevations; applicant has provided elevations of solar panels and fencing. Elevations of operation and maintenance building provided, but will be specified further at building permit and included as a condition of approval. Applicant has confirmed conformance of structure height to meet Master Plan Addendum restrictions; criteria may be satisfied.
9. Adjacent property characteristics; adjacent tracts and properties detailed; criteria is satisfied.
10. Preliminary drainage plan; applicant has submitted preliminary drainage plan in the general site notes; criteria is satisfied.
11. Identification of the proposed solar panel array areas; criteria is satisfied.
12. Identification of the proposed substation location; criteria is satisfied.
13. ALTA/NSPS survey, signed and sealed by NM-licensed surveyor; required as a condition of approval; criteria may be satisfied.
14. Phasing plan; not applicable, as the project will be constructed in a single phase; criteria is satisfied.
15. Submitted design documents should be signed and sealed by a NM-licensed engineer; design documents shall be signed and sealed when they are complete and not in draft or conceptual; this requirement has been listed as a condition of approval; criteria may be satisfied.
16. Buffer requirements, particularly those abutting residential uses, shall be further detailed, either through specification (typical screening scheme including plant materials, planting pattern, depth of buffer, and/or other screening options) or else by performance standard to be evaluated by the Board; per criteria #21, a 10' landscaping buffer and a 6' high solid wall or fence shell be constructed along the boundary adjacent to any residential development meeting the standards and definitions of the City of Rio Rancho Zoning Ordinance. Setbacks are identified as 25' per Site Plan, and no landscaping is proposed other than native vegetation; criteria is satisfied.
17. Location and type of backup generators; this project will not have backup generators; criteria is satisfied.
18. Locations of temporary construction trailers, passenger and construction vehicle parking, material storage, fuel storage and containment, and required temporary fencing/security for same; as a condition of approval, location of these items will be determined at the time of building permit in coordination with City staff; criteria may be satisfied.
19. Visual rendering(s)/representation(s) of proposed facility for evaluation; applicant has provided representations of panels and operation and maintenance building; as a condition of approval, elevations and renderings/representations of substations and associated structures will be required at building permit; criteria may be satisfied.
20. Portions of the Overlay District indicate reserved commercial areas west of Paseo del Volcan and adjacent utility-scale solar development. These areas should be evaluated during development review to determine whether buffering may be required; these areas are reserved on the Site Plan

and access to the site has been planned in coordination with proposed Paseo del Volcan right-of-way; criteria is satisfied.
21. To the maximum extent practical, the existing native vegetation will remain in its natural state. No landscaping is proposed for the site at this time. Within six months of development of any residential properties in Rio Rancho abutting the subject site, a 10-foot landscaping buffer and a 6-foot high solid wall or fence shall be constructed / established along the boundary adjacent to the residential development meeting the standards and definitions of the City of Rio Rancho Zoning Ordinance; Site Plan is in conformance with this condition and plans on leaving native vegetation; criteria is satisfied.

NOTIFICATIONS:
Adjacent property owners were notified of this hearing by mail 15 days prior to the hearing date. A notice sign was posted on the property on or prior to August 5, 2025. A legal notice was published in the July 30, 2025 edition of the Albuquerque Journal notifying of the Governing Body meeting. All legal notification requirements for this project have been met.

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

GENERAL FINDINGS:
1. R.O. 2003 154.43 (3) requires site plan approval by the Governing Body.
2. The property owner 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. Approval of this Site Plan is pending adoption of the Quail Ranch Overlay Zone being heard concurrently, to allow for solar power generation, storage, and generation.
2. The Quail Ranch Overlay Zone requires that a site plan be reviewed and approved by the Governing Body.
3. The site plan conforms to the conditions of development and requirements set forth in the Quail Ranch Master Plan Addendum, being heard concurrently.
4. Development of the site will conform to all City Ordinances, standards and specifications, and the Quail Ranch Master Plan Addendum, including the following conditions:
a. Elevations of structures and substations will be finalized with building permit.
b. Internal circulation around the solar array will be finalized with building permit.
c. ALTA/NSPS survey, signed and sealed by NM licensed surveyor shall submitted as part of building permit review.
d. Submitted design documents shall be signed and sealed by a NM licensed engineer for building permit review.
e. Locations of temporary construction trailers, passenger and construction vehicle parking, material storage, fuel storage and containment, and required temporary fencing /security shall included during building permit submittal and review.
f. Proposed conceptual building locations and sizes to be refined prior to and as part of building permit submittal and review.
4. 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.
5. 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 and diligently pursued to completion without cessation of thirty days.

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:

Staff recommends the Governing Body approve the Site Plan.

ATTACHMENT: Application
ATTACHMENT: Location & Zoning Map
ATTACHMENT: Site Plan
ATTACHMENT: Building Elevation
ATTACHMENT: Reviewer Comments
ATTACHMENT: Legal Notices

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: Atrisco Solar II LLC		Phone: (208) 639-3232
Address: 999 W. Main Street, Suite 800		E-Mail: Brittany.weber@clenera.com
City: Boise	State: ID	Zip: 83701
Proprietary Interest: Lessee	List Owners: Ranch Joint Venture	
Deed or Ownership Verification Provided: (Initials)	Letter of Authorization Provided: (Initials)	
Agent Name: Consensus Planning, Inc.		Phone: (505) 764-9801
Address: 302 8th Street NW		E-Mail: cp@consensusplanning.com
City: Albuquerque	State: NM	ZIP Code: 87102

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

Site Plan for a new green energy project on the eastern portion of Quail Ranch consistent with the recently expanded overlay zone.

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit : Lands of Quail Ranch (LQR)	Block(s):	Lot(s): All of Tract 1-A, all of Tract 2-D, and that part of Tract 2-C lying north of the mid-line of the existing 100 foot PNM easement.
Existing Zoning: Quail Ranch Master Plan w/Overlay	Proposed Zoning: No Change	
No. of existing lots: 3	No. of proposed lots: No Change	Total area of site (acres) 1,489.43

ACKNOWLEDGEMENT

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

Print Name: James K. Strozier, FAICP	Applicant: Atrisco Solar II LLC	Agent: Consensus Planning, Inc.
Signature:		Date: June 23, 2025

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

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

Form revised June 2014

Docusign Envelope ID: 869DA56C-0BF0-46C5-9E48-2023EFBAC78A

Atrisco Solar II LLC

May 9, 2025

City of Rio Rancho
Development Services
3900 Southern Boulevard, Ste. 103
Rio Rancho, NM 87124

RE: Atrisco Solar II Array Project

To Whom It May Concern:

Atrisco Solar II LLC hereby authorizes Consensus Planning to act as agent and provide entitlement services for the purposes of amending the Atrisco Solar II Master Plan to include provisions for the installation of a solar generation, storage and distribution system. The property is legally described as that certain real property in the City of Rio Rancho, Bernalillo County, New Mexico, containing approximately 2,838 acres of land and more particularly described as: All of Tract 1-A, all of Tract 2-D, and all of Tract 2-C, all as shown on the official plat of Lands at Quail Ranch recorded on March 1, 2019 as Instrument No. 2019016035 (Book 28, Page 74; Book 18, Page 100; and Book 15, Page 75A), records of Bernalillo County, New Mexico.

Sincerely,

Atrisco Solar II LLC
By: CRE-Atrisco II New Mexico LLC, its Sole Member
By: Clenera DevCo, LLC, its Sole Member
By: Clenera Holdings, LLC, its Sole Member

By: Signed by: Jared McKee F3EFEE523C7D4E6...
Name: Jared McKee
Title: Chief Commercial Officer

CONSENSUS PLANNING

Landscape Architecture
Urban Design
Planning Services

302 Eighth St. NW
Albuquerque, NM 87102

(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

July 2, 2025

Mr. Greg Hull, Mayor
City of Rio Rancho
3200 Civic Center Circle NE
Rio Rancho, NM 87144

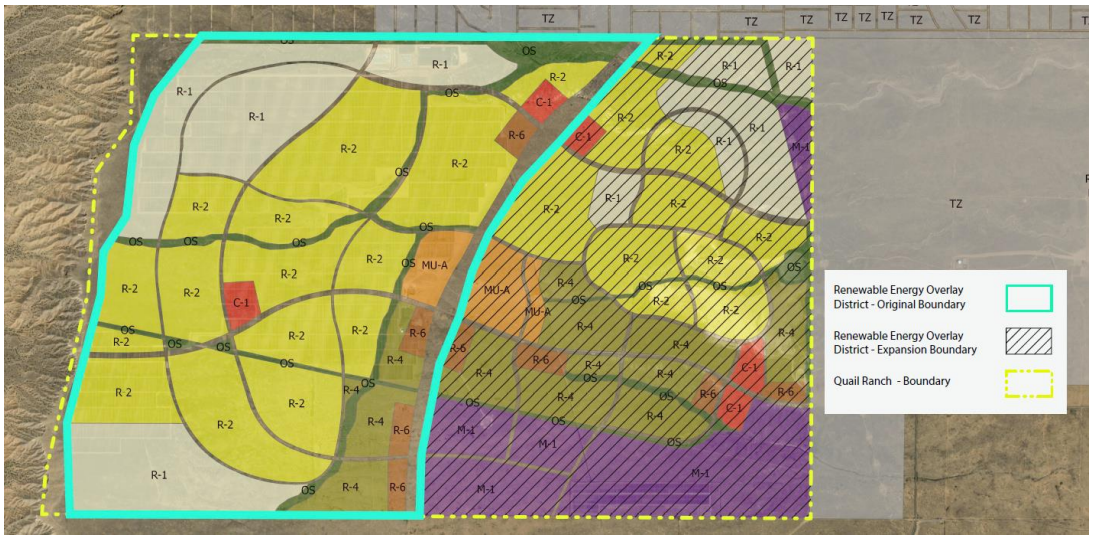
Re: Atrisco Solar II Site Plan

Dear Mayor Hull:

The purpose of this letter is to request approval of a Site Plan for the next phase of Clenera's Green Energy project at Quail Ranch. This Site Plan is being submitted in parallel with two applications that have been recommended for approval by City staff and the Planning and Zoning Board. This Site Plan implements the following amendments:

First is an amendment to the Quail Ranch Master Plan Addendum to increase the size of the "Renewable Energy Overlay District" to encompass the entire Ranch Boundary. The original overlay only covered the western portion of Quail Ranch and was approved in 2022. Second, is a request for approval of a Zone Map Amendment to expand the Renewable Energy Overly District to add the eastern portion of the Master Plan, thereby allowing interim renewable energy projects in that area.

The Quail Ranch Master Plan area totals approximately 6,492 acres and was annexed in 2003. The Master Plan, also adopted in 2003, included Zoning and Land Use regulations. The Quail Ranch Master Plan identifies a mix of existing land uses and zoning districts on the subject property, including Low, Medium, and High Density Residential, Mixed-Use Activity Center, Commercial, and Parks & Open Space. The proposed expansion of the Master Plan Addendum will not change the underlying land use or zoning, but adds renewable energy uses as an interim set of allowable uses. The attached Site Plan adds a new 300 MW solar array and battery energy facility (BESS) to plan area.



Existing Overlay with the Expansion Area

PRINCIPALS

James K. Strozier, FAICP
Jacqueline Fishman, AICP

ASSOCIATES

Ken Romig, PLA, ASLA
Margaret Ambrosino, AICP

CONCLUSION

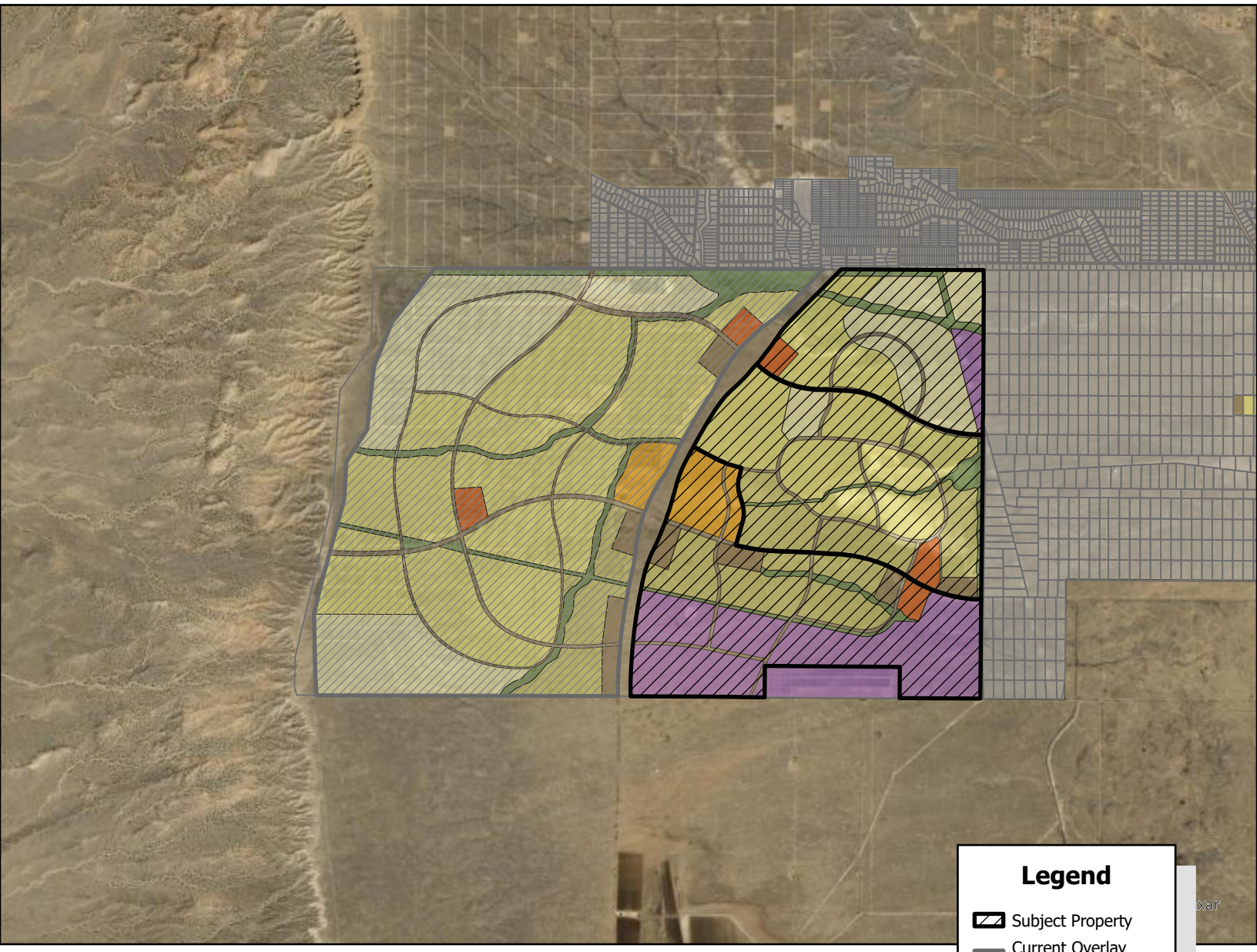
Based upon this letter, the attached Site Plan, and the complementary Master Plan Addendum and Zoning Map Amendment, we respectfully request that the Rio Rancho Governing Body approve the Site Plan.

Please feel free to contact me at (505) 764-9801 with any questions that you might have.

Sincerely,

James K. Strozier, FAICP
Principal

QUAIL RANCH RENEWABLE ENERGY OVERLAY DISTRICT EXTENSION



Rio Rancho City of Vision

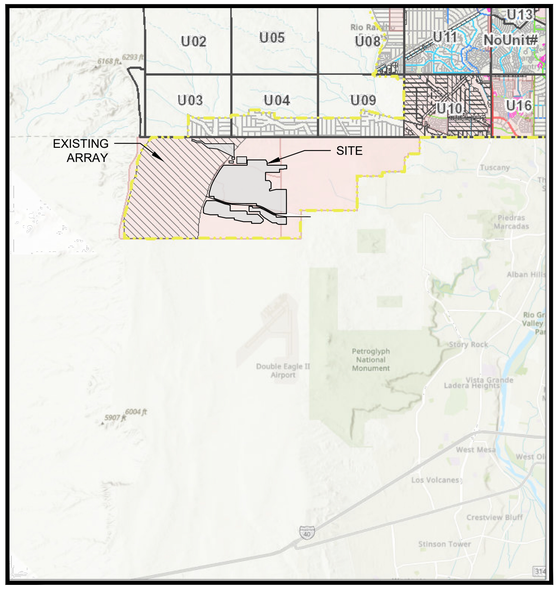
GIS Moving Spatial Data Forward

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

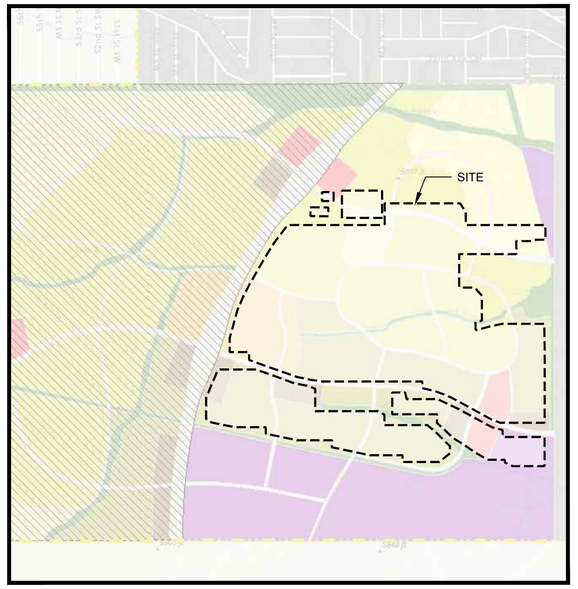
Map courtesy of Ben Isaacs, 5/16/2025

ATRISCO SOLAR II
SITE DEVELOPMENT PLAN

9999 PASEO DEL VOLCAN NW
RIO RANCHO, NM 87121



VICINITY MAP



ZONING MAP

PROJECT PARCEL TABLE	
UPC	100506635531510101, 100506520536520101, 100406444546010101
LEGAL DESCRIPTION	TRACTS (1-A, 2-C, 2-D) LANDS OF QUAIL RANCH (BEING A REPLAT OF TRACTS 1 AND 2, LANDS OF QUAIL RANCH)
OWNER OF RECORD	RANCH JOINT VENTURE ATTN: W L ROGERS
PROJECT AREA	1,489.43 AC

SITE DATA TABLE	
APPROXIMATE POWER CAPACITY	300 MW
ZONING JURISDICTION	CITY OF RIO RANCHO, NM
ZONING	QR-TRE-OD (QUAIL RANCH RENEWABLE ENERGY OVERLAY DISTRICT)
CURRENT LAND USE	VACANT
PROPOSED LAND USE	RENEWABLE ENERGY OVERLAY DISTRICT
SETBACKS	FRONT/SIDE/REAR: 25' PER THE SITE PLAN ROW & EASEMENTS: 25' PER THE SITE PLAN
NO. OF ADJACENT PARCELS	38

SHEET INDEX

SHEET NO.	TITLE
1	COVER SHEET
2	SITE PLAN
3	SITE DETAILS

Prepared for:
Clēnera AN ENLIGHT COMPANY
999W. Main St.,
Suite 900
Boise, ID 83702

Prepared by:
CONSENSUS PLANNING
Consensus Planning, Inc.
302 Eighth Street NW
Albuquerque, NM 87102

RIO RANCHO ESTATES

ANNEXATION BOUNDARY

SECTION 33

SECTION 34

SOUTHWEST PORTION OF UNIT 4

SECTION 35

VEST PORTION OF UNIT 3

SOUTHEAST PORTION OF UNIT 3

50th STREET S.W.

40th STREET S.W.

PASEO DEL VOLCAN

30th STREET S.W.

SOUTHEAST PORTION OF UNIT 4

SANDOVAL COUNTY

BERNALILLO COUNTY

±60.04 AC

±3.33 AC

±27.20 AC

PROPERTY LINE (TYP.)

2 SERVICE CO. OF NEW MEXICO
MENT per document filed
R/W 143, Folio 477

EXISTING OVERHEAD POWER LINES (TYP.)

100-YR FLOODPLAIN BOUNDARY

PNM SWITCH YARD

EXISTING 200' PUBLIC SERVICE CO. OF NEW MEXICO RIGHT OF WAY EASEMENT per document filed May 13, 1966 Volume R/W 144, Folio 477

PROPERTY LINE (TYP.)

GEN-TIE AREA

TRACT 2-D

SUBSTATION

PARKING

BATTERY ENERGY STORAGE SYSTEM

OPERATIONS AND MAINTENANCE BUILDING

PASEO DEL VOLCAN
Variable width ROW

RANCH JOINT VENTURE ANNEXATION PLAT

UNPLATTED PARADISE WEST

PROPERTY LINE (TYP.)

TRACT 1-A

TRACT 2-A

3376.3598 acres

WD 83-7329
WD 76-28234
WD 4750
WD 77-3808
WD 77-2705
WD 0988/551
WD 6414-A
WD D 936/785
WD 79-5882
WD 84-8922
WD 5242
WD 75-6180

PROJECT ACCESS ROAD

TRACT 2-C

±22.15 AC

EXISTING 100' PUBLIC SERVICE CO. OF NEW MEXICO RIGHT OF WAY EASEMENT per document filed April 2, 1965 Volume R/W 143, Folio 326

TRACT 2-B

PNM SOLAR FACILITY

SOUTH BOUNDARY TOWN OF ALAMEDA GRANT

TRACT N-1

PROPERTY LINE (TYP.)

TRACT N-1

TRACT A-1

TRACT L-1

TRACT L-1

Scale: 1" =800'

NORTH 400 0 800 1600

GENERAL SITE NOTES

1. The purpose of this plan is for a Site Plan application for review and approval by the City of Rio Rancho to construct a solar electric power plant. The location of proposed improvements, including but not limited to: fencing, solar array racking, inverters, panels, battery energy storage facilities, overhead transmission poles and lines, etc, shown is approximate and may be subject to modification due to site conditions, additional permitting requirements (DOT, NMED, USACE, etc.), equipment specifications, and/or other constraints. Any revisions will be submitted for staff approval prior to construction to verify compliance with zoning requests and conditions as approved. Proximity to the Double Eagle Airport will require FAA review and approval.
2. The source of the topographic data shown on this plan is LiDAR-derived, DEM - USGS/USACE/ MRCOG 2010 Regional LiDAR Project delineated on 10-04-2011 by Bohannan-Huston, Inc. The topographic lines represent 10' intervals.
3. The flood zones shown on this plan were delineated on 02-01-2013 by Federal Emergency Management Agency, FEMA.
4. The project property contains special flood hazard areas subject to inundation by the 1% annual chance flood (100 year event) per FEMA FIRM Map Panel No(s). 35001C0080H, effective on 08/16/2012; 35001C0085H, effective on 08/16/2012; and 35001C0090H, effective on 08/16/2012.
5. All right-of-ways are public unless otherwise noted.
6. The project will comply with all applicable federal, state and local requirements for erosion and sediment control.
7. Driveways will be designed and permitted, as needed, according to all applicable NMDOT requirements.
8. The project area will be cleared and grubbed, and minor grading will occur around equipment as needed to divert surface water, but site will retain pre-development drainage patterns where feasible (i.e., no mass grading).
9. Internal roads and temporary laydown areas are not shown and will be determined in the final design. During construction, gravel may be placed in high traffic or poorly draining areas to improve access. Soil conditions and final equipment location will determine if any permanent gravel access aisles will be required.
10. All proposed improvements will be fenced with a minimum 6' tall chain link fence with 1' of barbed wire, and a maximum of 16 foot concrete block (CMU) wall (substation and BESS) will be designed and installed by fence and wall contractor. The access gates will be locked. Emergency gate access will be provided according to an approved emergency response plan approved by the Fire Marshal. Final fence location to be determined. Fences placed in drainage features will be designed to not interfere with historic and developed stormwater flows.
11. The project shall have no permanent lighting except for the minimum lighting required by the interconnection utility at the point of interconnection.
12. The project may desire to provide onsite water or sewage disposal for operation crews on Tract 1-A. No additional infrastructure will be required. During construction, portable toilets will be rented to accommodate the temporary workers, and the rental company will service them regularly and dispose of waste offsite.
13. Free standing solar panels or solar arrays will not exceed 30' in height.
14. Solar panels are approximately 3.8' x 8.5'.
15. To the maximum extent practical, the existing native vegetation will remain. No landscaping is proposed for the site at this time. Within six months of development of any residential properties in Rio Rancho abutting subject site, a 10-foot landscaping buffer and a 6-foot high solid wall or fence shall be constructed / established along the boundary adjacent to the residential development meeting the standards and definitions of the City of Rio Rancho zoning ordinance.
16. In accordance with AMAFCA's Drainage Policy, a drainage easement may be required as determined during the grading and drainage permitting process.
17. Any drainage improvements will comply with applicable drainage master plans.
18. Stormwater drainage and water quality discharge will adhere to the City of Rio Rancho's current Design Process Manual (DPM) and will be addressed during the grading and drainage permitting process.

LEGEND

- PROPERTY LINE
- 25' PERIMETER, R.O.W., AND EASEMENT SETBACK
- EXISTING EASEMENT
- EXISTING OVERHEAD POWER LINE
- FEMA 100-YR FLOODPLAIN
- PROPOSED SOLAR ARRAY AREA
- PROPOSED SUBSTATION
- GEN-TIE AREA

ATRISCO SOLAR II

9999 PASEO DEL VOLCAN NW
RIO RANCHO, NM 87121

SITE DETAILS

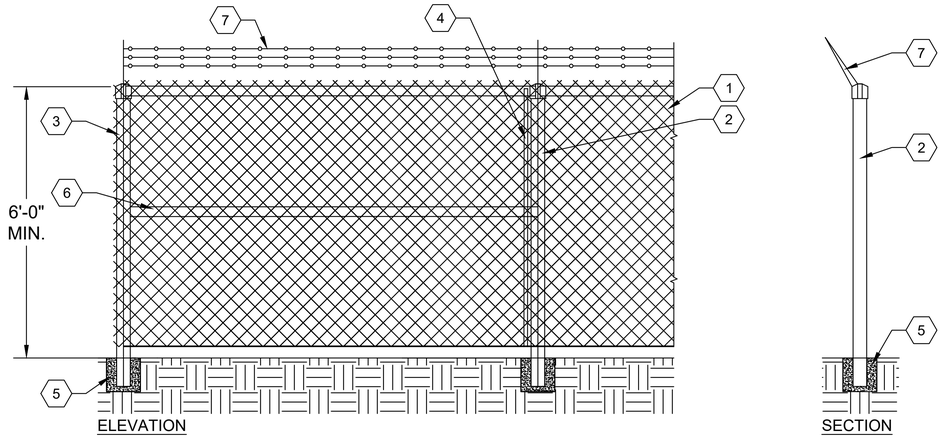
Prepared for:
Clēnera AN ENLIGHT COMPANY
999 W. Main St., Suite 900 Boise, ID 83702

Prepared by:
Consensus Planning, Inc.
302 Eighth Street NW
Albuquerque, NM 87102

JULY 2, 2025

KEY NOTES:

1. CHAIN LINK FABRIC.
2. LINE POSTS
3. CORNER AND GATE POSTS
4. PULL BAR
5. FOUNDATION
6. BRACE BAR
7. BARBED WIRE

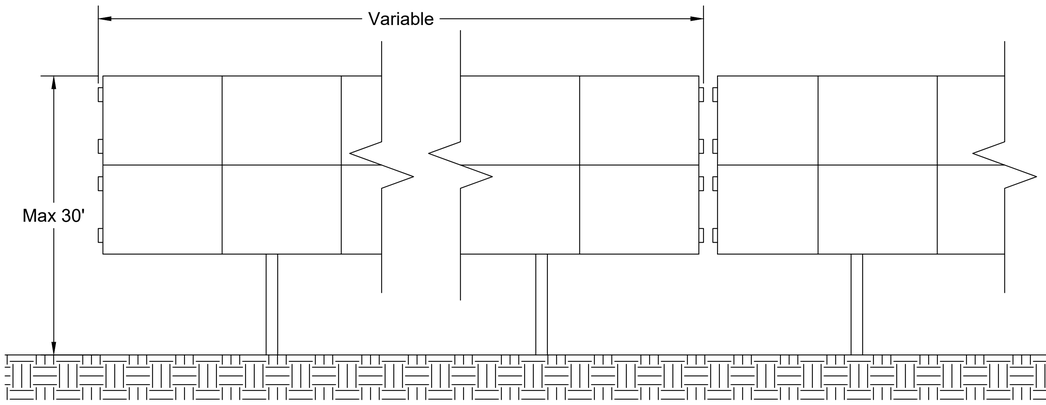


ELEVATION

SECTION

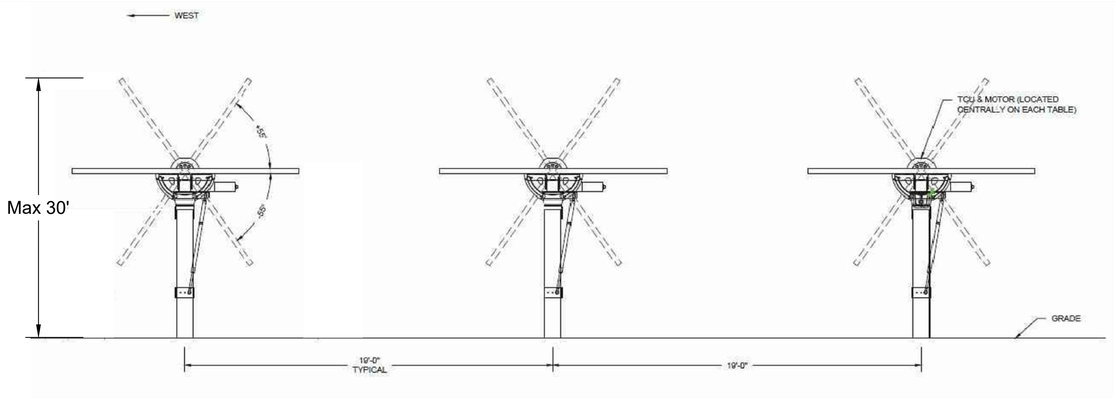
TYPICAL CHAINLINK FENCE DETAIL

N.T.S.



TYPICAL RACK FRONT ELEVATION

N.T.S.



NOTES:

1. DIMENSIONS WILL VARY ACCORDING TO FINAL SITE DESIGN.

TYPICAL TRACKER SECTION DETAIL

N.T.S.

ATRISCO SOLAR II

9999 PASEO DEL VOLCAN NW
RIO RANCHO, NM 87121

SITE DETAILS

Prepared for:
Clēnera AN ENLIGHT COMPANY
999 W. Main St., Suite 900 Boise, ID 83702

Prepared by:
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Consensus Planning, Inc.
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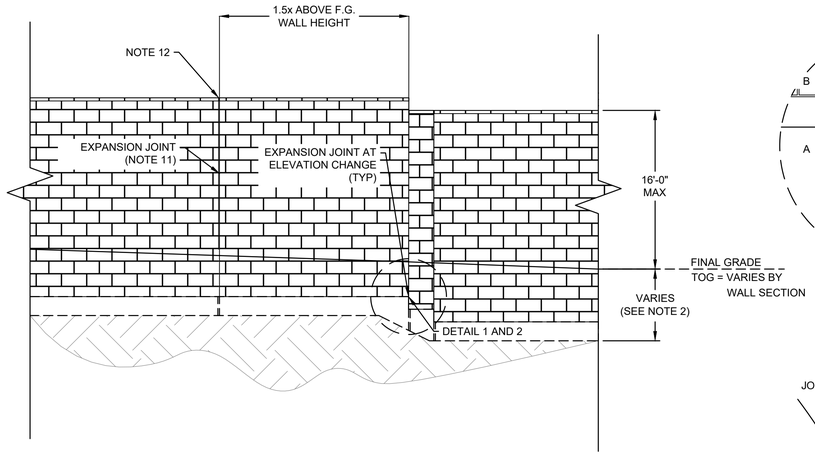
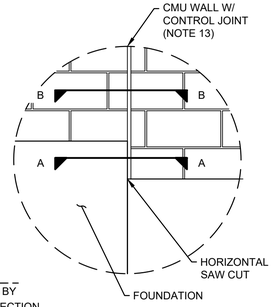
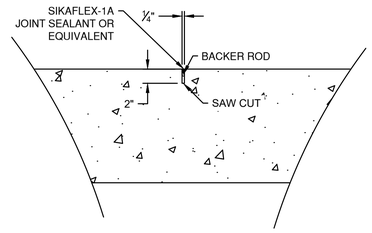
Albuquerque, NM 87102



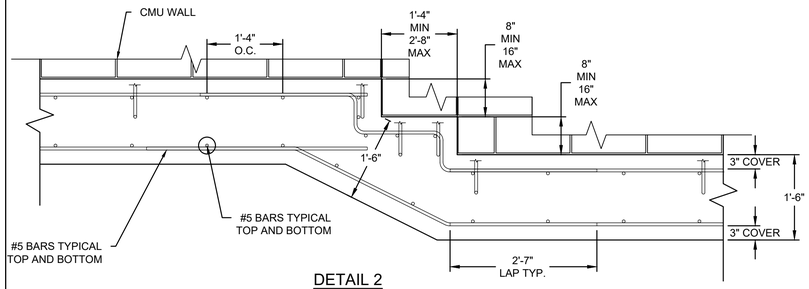
TYPICAL WALL ELEVATION
(NO SCALE)



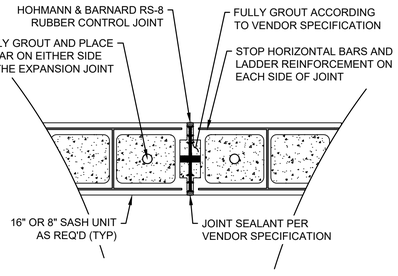
DETAIL 1
TYPICAL WALL JOINT
(NO SCALE)



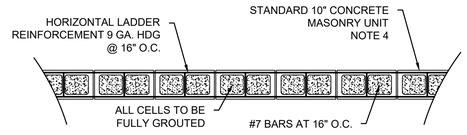
SECTION A
SAW CUT CONTROL JOINT
(NO SCALE)



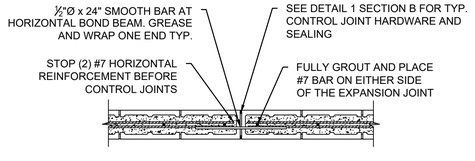
DETAIL 2
CMU WALL FOOTING STEP DOWN
SECTION VIEW
NO SCALE



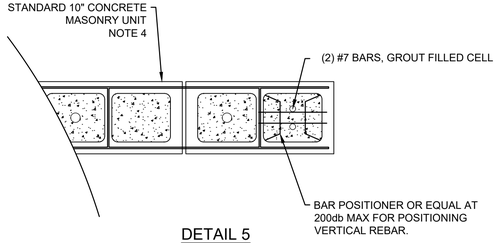
SECTION B
TYPICAL CMU CONTROL JOINT
(NO SCALE)



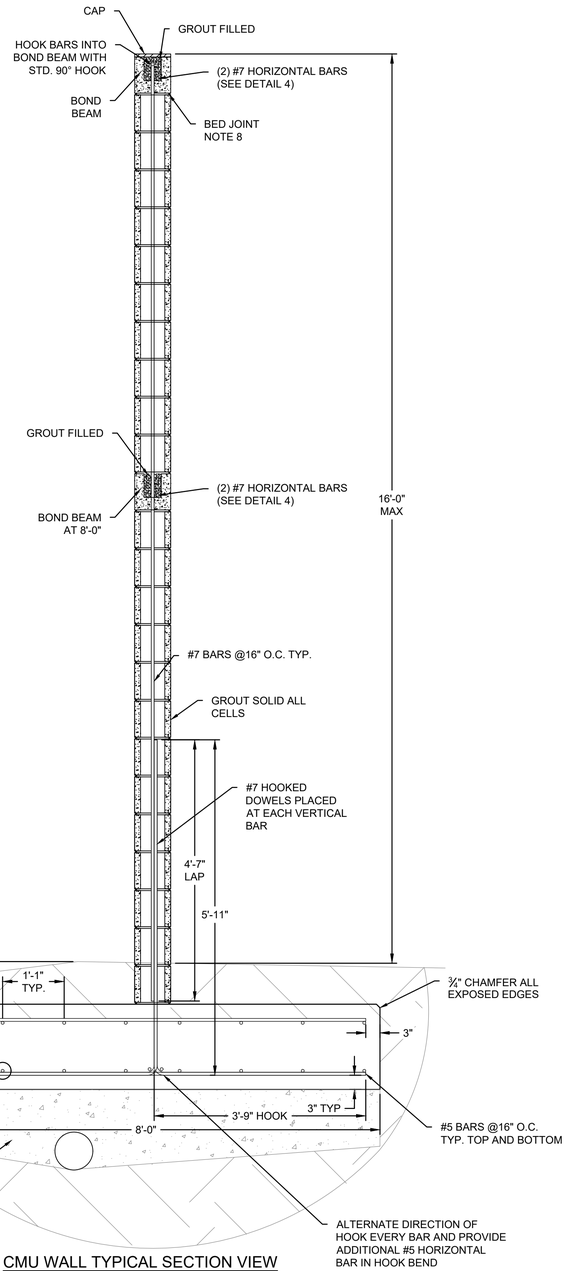
DETAIL 3
TYPICAL CMU WALL PLAN VIEW
NO SCALE



DETAIL 4
BOND BEAM PLAN VIEW
NO SCALE



DETAIL 5
TYPICAL CMU WALL END
(NO SCALE)



CMU WALL TYPICAL SECTION VIEW
NO SCALE

REFERENCE DRAWINGS
SEE DWG. C05-01 - FENCE PLAN



AERIAL VIEW
N.T.S.



TRACKER SECTION VIEW
N.T.S.

GENERAL COMMENTS

- THIS SOLAR PANEL VISUAL IS PROVIDED AS AN EXAMPLE TO DEMONSTRATE THE TYPE OF PROJECT THAT IS BEING DEVELOPED FOR THE ATRISCO SOLAR II PROJECT.
- THIS SOLAR PANEL VISUAL IS NOT INTENDED TO REFLECT THE FINAL VEGETATION AND DRAINAGE CHARACTERISTICS THAT MAY BE REQUIRED FOR THE ATRISCO SOLAR II PROJECT.
- AS PROVIDED FOR THE SITE PLAN, THE NATURAL VEGETATION WILL REMAIN "TO THE MAXIMUM EXTENT PRACTICAL".

ATRISCO SOLAR II

9999 PASEO DEL VOLCAN BLVD NW
RIO RANCHO, NM 87121

SOLAR PANEL VISUAL RENDERINGS

Prepared for:

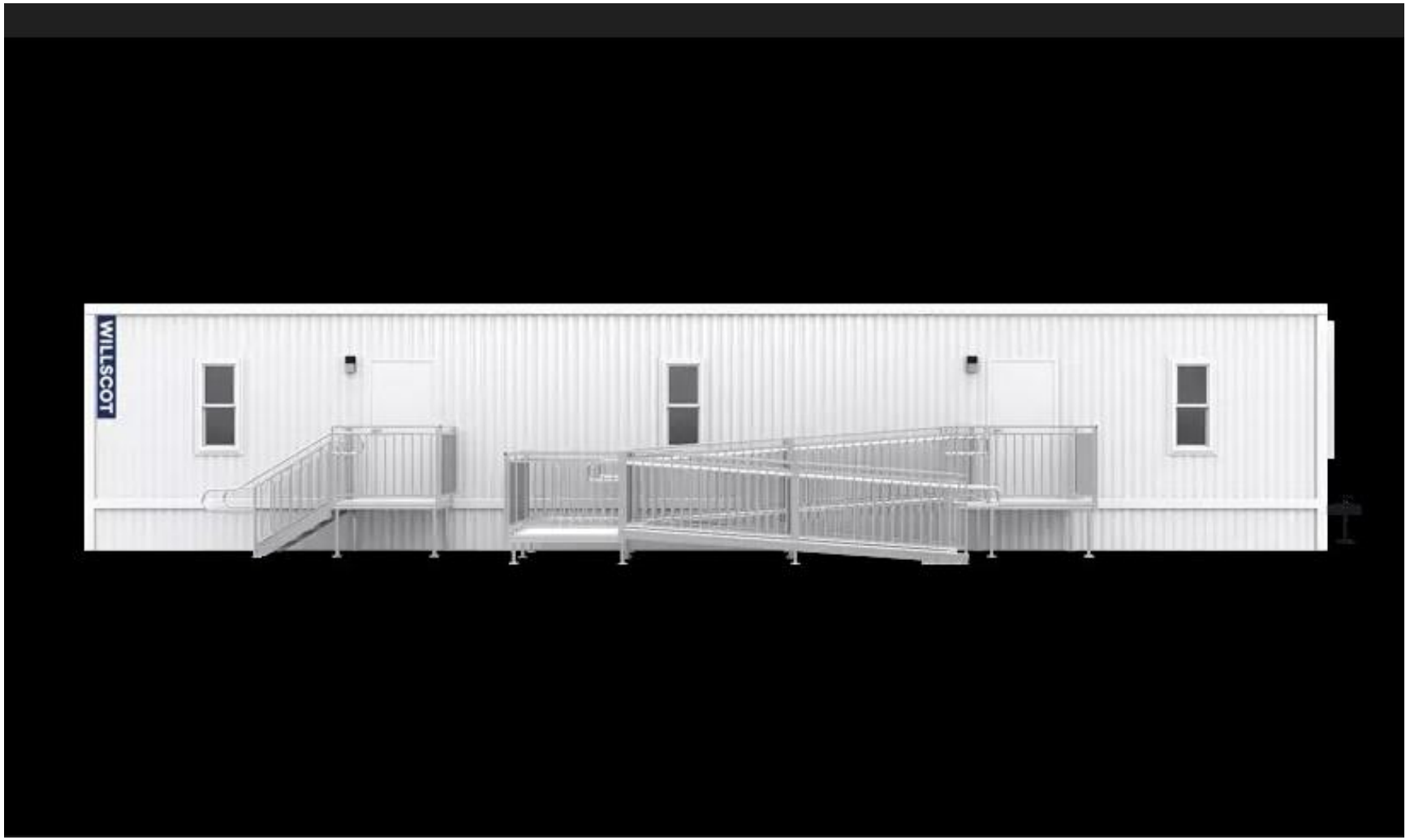
Clēnera
AN ENLIGHT COMPANY
999 W. Main St., Suite 800
Boise, ID 83702

Prepared by:

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

July 2, 2025

O&M Building Elevation



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

July 11, 2025

TO: Jim Strozier (Consensus Planning)
302 8th St NW
Albuquerque, NM 87102

RE: Atrisco Solar II Site Plan (25-160-00010)

The following memo contains the comments and feedback received regarding the Site Plan application.

Engineering Division:

- **Contact:**
  Peter Prukop
  Associate Engineer
  (505) 891-5038
  pprukop@rrnm.gov

Fire and Rescue:

- IFC 2021, IFC 2021 Appendix D, NFPA 855 and IFC 2021 Chapter 12 shall be followed for Fire and Life Safety requirements.
- A Fire 1 Plan shall be submitted to the Fire Marshal's Office for review and approval before the full plan set is submitted for permitting.
- A Fire 2 Plan shall be submitted with the full plan set.
- Separate fire alarm and fire sprinkler deferred submittals shall be submitted for permits if those systems are required or in place.

NMDOT

- Coordinate with NMDOT District 3 Assistant Traffic Engineer to discuss this development's potential impacts to NM 423 (Paseo del Norte) and any improvement or permitting requirements.
- **Contact:**
  Margaret Haynes
  Assistant Traffic Engineer
  (505) 288-2086
  margaret.haynes@dot.nm.gov

Planning and Zoning Division:

- Elevations of structures and substations shall be finalized with building permit.
- Internal circulation around the solar array shall be finalized with building permit.
- ALTA/NSPS survey, signed and sealed by NM-licensed surveyor shall be submitted as part of building permit review.
- Submitted design documents shall be signed and sealed by a NM-licensed engineer for building permit review.
- Proposed conceptual building locations and sizes to be refined prior to and as part of building permit submittal and review.

PNM:

- The closest power to serve the control house is roughly three miles away in any direction; there seems to be some potential terrain issues but PNM won't know the extent of it until further inspection.
- Easements will be required.
- **Contacts:**
  Michael Moyer
  Director, Distribution Engineering…
  (505) 241-3697
  michael.moyer@pnm.com

  Ken Maestas
  Land Use and Permitting
  (505) 241-4436
  ken.maestas@pnm.com

If you have any additional questions or concerns, please feel free to contact me or the contacts listed under each department.

Respectfully,
Ben Isaacs



Municipal Planner I
Development Services Department
City of Rio Rancho
(505) 891-5035 | bisaacs@rrnm.gov

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

July 28, 2025

RE: Zone Map Amendment, Master Plan Amendment and Site Plan; Case No. 25-100-00006, 25-410-00004 and 25-160-00010
Quail Ranch – LQR, Tracts 1-A, 2-C and 2-D

Dear Property Owner:

You are receiving this certified notice because your property is located within 100 ft of a site where a land development decision is required by the Governing Body.

The applicant, Atrisco Solar II LLC, c/o Clēnera, LLC, through their agent, Consensus Planning, Inc., requests approval of a Zone Map Amendment to extend the Renewable Energy Overlay Zone to the subject properties legally described as Lands of Quail Ranch, Tracts 1-A, 2-C and 2-D. The subject properties comprise approximately 2,836 acres.

The applicant is also requesting approval of an amendment to the Quail Ranch Master Plan. The proposed amendment is to include provisions for the installation of a solar generation, storage and distribution system on the subject properties.

Lastly, the applicant is also requesting a site plan approval for the proposed solar generation, storage and distribution system on the subject properties.

The **Governing Body** will consider the request and decide their approval on **Thursday, August 14, 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 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/85180741871?pwd=T3BlSHVpWkp6d3dDRmlHd3k2VzYvUT09.
Meeting ID: 851 8074 1871 Passcode: **026819** Join via phone: 1-253-215-8782 US

Please contact me via e-mail me at bisaacs@rrnm.gov or call me at 505-891-5035, 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,

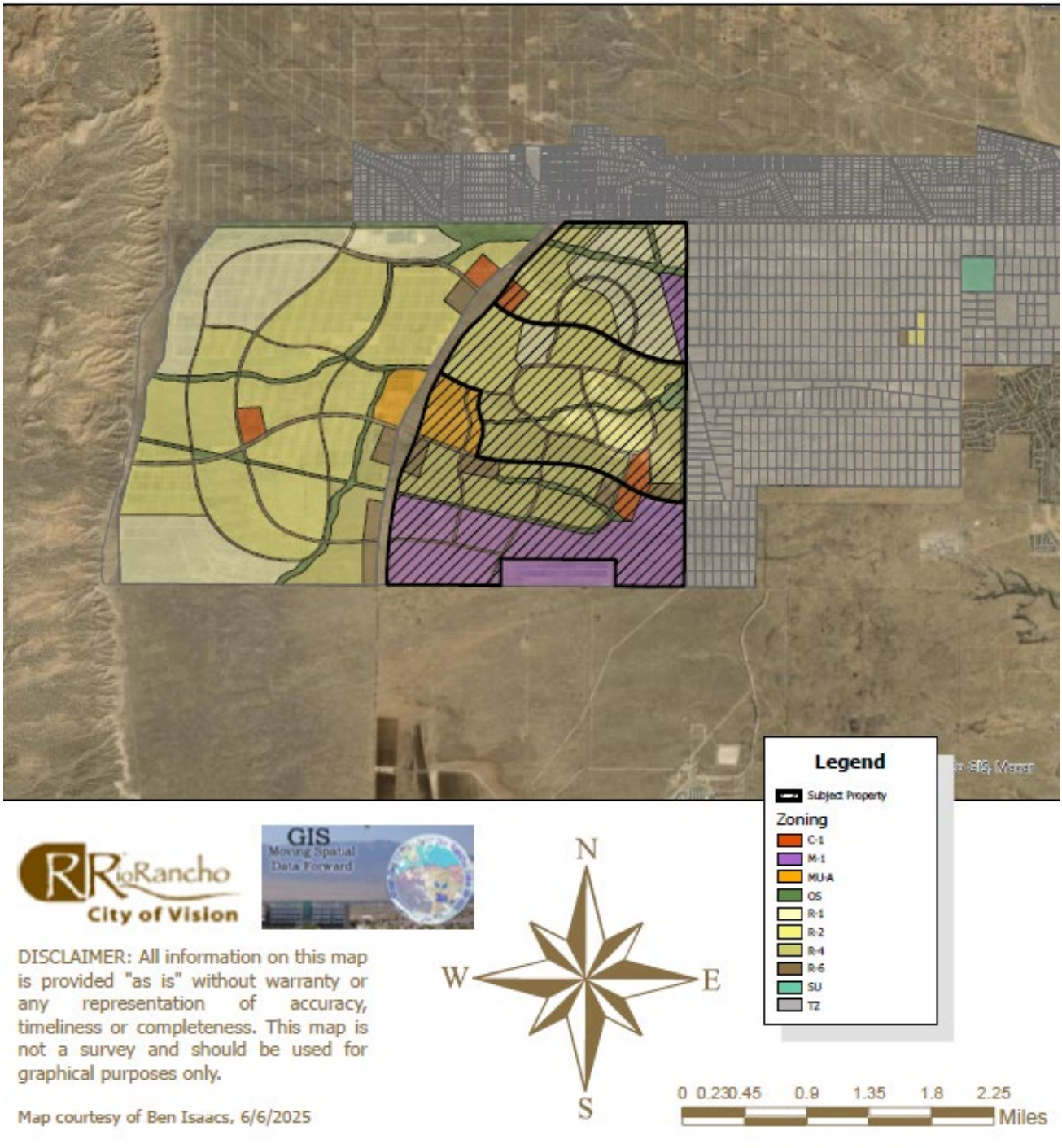


Ben Isaacs
Municipal Planner I
Development Services Department
City of Rio Rancho

The City of Rio Rancho

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

QUAIL RANCH RENEWABLE ENERGY OVERLAY DISTRICT EXTENSION



GIS
Moving Spatial Data Forward

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

Map courtesy of Ben Isaacs, 6/6/2025

CITY OF RIO RANCHO
PUBLIC HEARING NOTICE

The GOVERNING BODY of the
CITY of RIO RANCHO will consider the following matters at its regularly scheduled meeting at 6:00 p.m. on Thursday, August 14, 2025:

Site Plan Case #25-160-00007

The applicant, Atrisco Solar II LLC, c/o Clenera, LLC, through their agent, Consensus Planning, Inc., is also requesting a site plan approval for a solar generation, storage and distribution system on the subject properties: Lands of Quail Ranch, Tracts 1-A, 2-C and 2-D.

Zone Map Amendment Request #25-100-00003

The applicant, Tampico Development, LLC, requests approval of a Zone Map Amendment to change the zoning of the two subject properties legally described as Unit 17, Block 87, Tract A and EDC, Tract B from SU-C1: Special Use for Retail Commercial to R-4: Single Family Residential. The subject properties comprise approximately 26.51 acres.

Master Plan Request $25-400-00004

The applicant, Tampico Development, LLC, requests approval of the Tampico Master
Plan at the location legally described as Unit 17, Block 87, Tract A and EDC, Tract B.

Master Plan Amendment Case #25-410-00004

The applicant, Atrisco Solar II LLC, c/o Clenera, LLC, through their agent, Consensus Planning,
Inc., is also requesting approval of an amendment to the Quail Ranch Master Plan. The proposed amendment is to amend the Master Plan Addendum to expand the area covered by the addendum to Lands of Quail
Ranch, Tracts 1-A, 2-C and 2-D, and update regulations and provisions for the installation of a solar generation, storage and
distribution system on the subject properties.

Specific Area Plan Amendment Request #25-410-00002

The applicant, Tampico Development, LLC, requests approval of amendments to the Tampico North Specific Area Plan and the La Barranca Specific Area Plan for the removal of the subject properties from the plans.

Zone Map Amendment Request #25-100-00005

The applicant, Cielo Bonito, LLC requests approval of a Zone Map Amendment of approximately 52.942 acres from TZ: Transitional Zoning to R-3: Mixed Residential, for the property legally described as, Unit 21, Block 22, Lots 7-26, 28-31 and 45-48, Block 23, Lots 3- 5, 7-10, 14-23, 28-32, 38, 42-64 and Block 24, Lots 41-49, 51-56, 58-66, 68-70.

Zone Map Amendment Case #25-100-00006

The applicant, Atrisco Solar II LLC, c/o Clenera, LLC, through their agent, Consensus Planning, Inc., requests approval of a Zone Map Amendment to extend the Renewable Energy Overlay Zone to the subject properties legally described as Lands of Quail Ranch, Tracts 1-A, 2-C and 2-D. The subject properties comprise approximately 2,836 acres.

Master Plan and Zone Map Amendment Case #24-400-00001 and #24-100-00008

The applicant, RR Mesa LLC, through their agent, Consensus Planning, Inc., requests approval of the Chamisa Hills Master Plan and a Zone Map Amendment for approximately 256 acres for a property legally described as, Rambla at Calle Suenos, Tract 2, Chamisa Hills Country Club, Parcel 2, 3, and 5, Chamisa Hills Country Club West, Tract A, and Chamisa Hills Country Club North, Parcel 2; from SU: Special Use for Planned Residential Development to OS: Open Space District, PR: Parks and Recreation District, MU- A: Mixed Use Activity Center District, NC: Neighborhood Commercial District, R-1: Single Family Residential District, R- 2:Single Family Residential
District, and R-3: Mixed Residential District.

These items were heard at the Governing Body meeting on May 8, 2025 and were postponed to the August 14, 2025 meeting. The item will be on the agenda for August 14 th and staff will be recommending that the item be postponed again to the September 11, 2025 meeting.

The meeting is scheduled for 6 pm in the Council Chambers at City Hall, 3200 Civic Center Circle 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: July 30, 2025

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: O21

AGENDA DATE:
August 14, 2025

DEPARTMENT:
Development Services

SUBJECT:
O21, Ordinance of the City of Rio Rancho, New Mexico, Amending the Zoning Classification Property Legally Described as Unit 21, Block 22, Lots 7-26, 28-31, and 45-48; Block 23, Lots 3-5, 7-10, 14-23, 28-32, 38, and 42-64 ; and Block 24, Lots 41-49, 51-56, 58-66, and 68-70 from TZ: Transitional Zoning to R-3: Mixed Residential District

BACKGROUND AND ANALYSIS:
The applicant, Cielo Bonito, LLC requests approval of a Zone Map Amendment for the property legally described as Unit 21, Block 22, Lots 7-26, 28-31, and 45-48; Block 23, Lots 3-5, 7-10, 14-23, 28-32, 38, and 42-64; and Block 24, Lots 41-49, 51-56, 58-66, and 68-70. The request is to amend the zoning from TZ: Transitional Zoning to R-3: Mixed Residential.

The subject properties are located northwest of the intersection of Lookover Dr NE and Shiloh Rd NE, both of which are residential roads (see attached location map) and consists of approximately 52.942 acres.

The subject property is currently zoned TZ: Transitional Zoning and are located within the Paseo Gateway West Specific Area Plan. Adjacent properties to the north are zoned TZ: Transitional Zoning and NC: Neighborhood Commercial, TZ: Transitional Zoning and O-1: Office to the east, TZ: Transitional Zoning, R-3: Mixed Residential, and NC: Neighborhood Commercial to the south, while lots to the west are zoned TZ: Transitional Zoning, R-4: Single Family Residential and SU: Special Use for the Northern Meadows neighborhood.

The applicant originally submitted a Master Plan for this area, but has since withdrawn the Cielo Bonito Master Plan application due to lack of 100% ownership or owner authorization. In an attempt to add clarity to the Director's flexibility with Master Plan ownership, language stating 75% ownership was included in the draft Development Process Manual (DPM) update. That inclusion lead to comments about the percentage and internal feedback questioning the appropriateness of the private land owners changing the Land Use on a property not under their ownership or ownership authorization. There has also been requests to lower that threshold below the proposed 75%. The DPM update will take additional time for adoption, and the 75% ownership may be removed and reset back to a default of 100% ownership or authorization for all land use applications to avoid future requests by property owners to change Land Uses on neighboring properties.

Master Plans are Level 4 sub-area plans often prepared in the private sector for properties in single ownership or control and submitted to the City for approval. These plans generally address the components of the Comprehensive Plan, but are specific to a defined area within the City, at least 20 acres but usually more than 100 acres. The request is for an area comprising over 50 acres, and

therefore staff requested the submittal of a complete Master Plan. Since the applicant lacks 100% ownership, in lieu of the Master Plan, a Conceptual Design document was submitted. The Conceptual Design document includes a conceptual drainage plan, conceptual utility plan and a circulation and transportation plan similar to a Master Plan, but in this application the documents are only a reference exhibit. The Conceptual Design document also contains information pertaining to the possible phasing. The Conceptual Design Plan is not enforceable and any information provided in the document is subject to change without review, oversight or approval from the City.

The Conceptual Design document proposed the development of a 2.8-acre community park to be completed in phase 3. Without the adoption of a formal Master Plan, the timing, size, and features of the proposed park cannot be guaranteed and there may be challenges in the future to achieving this community amenity. The Conceptual Design presents a total of 5 potential phases with an emphasis on connectivity to the existing neighborhoods and walking paths. Due to the provided ownership and outparcels in the zoning request for the area covered by this Conceptual Design, achieving the connectivity and accessibility throughout the Master Plan area is not guaranteed.

Absent 100% ownership, authorization letters from hold out land owners for inclusion in the Master Plan could be submitted, or a Master Plan that excludes the hold out lots, yet has a cohesive connection between properties, could be submitted.

The Planning and Zoning Board reviewed this item at their June 24, 2025 meeting and recommended the Governing Body adopt the Ordinance by a vote of five (5) For and one (1) Against. However, following the June 24 meeting, staff discovered a notification error for this hearing and the item was scheduled to be re-heard by the Planning and Zoning Board in order to follow State Statute requirements.

The item was scheduled to be heard at the July 22, 2025 Planning and Zoning Board, prior to this item being heard by the Governing Body on July 24, 2025. During the review prior to the July 22, 2025 meeting, staff identified additional administrative errors and a missing Authorization letter from the Agent. The specific errors and items missing which staff found during the internal review for the second hearing include:
1) One missing Property Owner Authorization Letter.
2) Two expiring Owner Authorization letters.
3) Discrepancies in the list of included lots; three lots not included in the request were added to the notices (Block 22 Lot 27, Block 23 Lot 6, and Block 24 Lot 67); and three lots that were originally included in the request but were not in the notices (Block 24 Lots 41-43).

Staff contacted the Applicant to inform them of the second postponement and to discuss the discrepancies found. Staff proposed new hearing dates and the Applicant was instructed to submit the updated items prior to July 23 to ensure that the case would be heard at the August 12, 2025 Planning and Zoning Board Meeting and then the August 14, 2025 Governing Body meeting.

The Applicant submitted updated authorization letters and a revised lot list which added five new lots to the project (Unit 21, Block 23, Lot 19 and Block 24, Lots 51-54). With the addition of the lots, the total acreage of the project has increased from 50.442 to 52.942 acres.

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

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

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

(1) A proposed zone change must be found to be consistent with the health, safety, morals, and general welfare of the city. The applicant states: "As previously mentioned, this project is governed by the Paseo Gateway West Specific Area Plan which identifies this project area as best developed as medium-density residential. This zone map amendment request to change from TZ to R-3 is consistent with the health, safety, morals, and general welfare of the City."

The Planning and Zoning Board recommends the Governing Body find the proposed R-3: Mixed Residential zoning may be consistent with the health, safety, morals, and general welfare of the City as it helps implement the Paseo Gateway West Specific Plan and the applicant has provided a potential lot layout and plans for a future subdivision in the attached "Cielo Bonito Conceptual Design" document. The Paseo Gateway West Specific Area Plan designates the subject property as "Medium Density Residential", which allows for R-3 zoning, and the provided supplemental document from the applicant may promote the potential for development that is consistent with the health, safety, morals and welfare of the City.

The Planning and Zoning Board recommends the Governing Body acknowledges that the supplemental "Conceptual Design" document is not an enforceable document and there is no guarantee that the future lot layout will be detached single-family homes. There is a potential that the development may decide to have a different layout or pursue other permissible uses such as attached townhomes or request a Conditional Use Permit for a hospital, or multi-family development. The "Conceptual Design" attachment may provide an option for what the design of a future subdivision could look like, but without a Master Plan adopted by resolution for guidance all the options of an R-3 zoning are available, this includes R-3 detached, attached and multi-family.

(2) Stability of land use and zoning is desirable; therefore, the applicant must provide a sound justification for the change. The burden is on the applicant to show why the change should be made, not on the city to show why the change should not be made.

The applicant states: "A zone change from TZ to R-3 is consistent with the area density as outlined in the Paseo Gateway West Area Plan as well as the existing land use for adjacent parcels. Additionally, Section 7.4 Land Consolidation, of the Paseo Gateway West Area Plan asserts, 'The City will encourage private developers to assemble parcels so they may be replatted to meet City standards with the construction of adequate infrastructure. Incentives may include a streamlined permitting process. Higher density residential rezoning will be delayed until assembly of at least 5 acres occurs.' Given all these factors, this project supports the stability of land use and zoning."

The Planning & Zoning Board recommends the Governing Body find that the applicant provided justification for stability of the land use and zoning as the request will enable stable and consistent R-3: Mixed Residential across the subject properties. The applicant's supplemental "Conceptual Design" document displays one option for how the detached single-family zoning option of the R-3 would have stability of land use and zoning.

The Planning & Zoning Board recommends the Governing Body finds that the supplemental "Conceptual Design" document may not be able to be fully achieved until additional properties in the area are re-zoned to R-3. The presence of outparcels throughout the proposed area may present future development challenges

(3) A proposed change shall generally be consistent with adopted elements of the Comprehensive Plan or other City master plans and amendments thereto including privately developed area plans which have been adopted by the City. The applicant states "This zoning designation request is

consistent with the adopted elements of the Paseo Gateway West Area plan as well as the goals as outlined in the Comprehensive Plan. See question 4. for further elaboration."

The Planning & Zoning Board recommends the Governing Body find that the zone change may be consistent with adopted elements of the Comprehensive Plan. Planning and Zoning Board recommends the Governing Body find that the proposed zone change promotes and furthers goals and policies of the Population and Housing Element of the City Comprehensive Plan, including those listed by the applicant, as well as Goal PH-3: Promote a variety of housing types to meet the needs of all members of the community.

The Planning & Zoning Board recommends the Governing Body finds that the request does not meet Policy L-1: Encourage the master planning of developments that establish a community character that considers circulation, landscaping, open space, storm drainage, utilities, and building location and design in the master plan. The applicant has included the "Conceptual Design" document to provide a vision for development of future subdivisions in this area; however, this document will not be formally adopted and the proposed request for re-zoning is surrounded by out-parcels and may impede the ability to build out per the Conceptual Design.

The Planning & Zoning Board recommends the Governing Body find that the zone change also meets the Goals and Objectives of the Paseo Gateway West Specific Area Plan, in that it maintains the desired residential land-use for the subject properties. Furthermore, the zoning is complementary to that of existing development in the area (i.e., the R-3 Cielo Azul Subdivision to the south)

(4) The applicant must demonstrate that the existing zoning is inappropriate because:
(a) there was an error, mistake or is necessary to correct an injustice that occurred when the existing zone map pattern was created, including the placement of a R-1 or transitional zone on an antiquated plat filed before the City’s incorporation and adoption of its own Zoning Code or on land annexed by the City, or
(b) changed neighborhood or community conditions justify the change, or
(c) a different use category is more advantageous to the community, as articulated in the Comprehensive Plan or other City master plan, even though (1) or (2) above do not apply.
Applicant’s reliance on this provision requires proof that (a) there is a public need for a change of the kind in question, and (b) that need will be best served by changing the classification of the particular piece of property in question as compared with other available property.

The applicant states in their justification letter: "The parcels are designated as TZ, Transitional Zone on an antiquated plat. Given these attributes, the zoning designation should be corrected to align with the goals and policies of the Paseo Gateway West Area plan and the Rio Rancho Comprehensive Plan (RRCP). This change to R-3 zoning is not only supported, as previously mentioned by the Paseo Gateway West Area Plan but is also would support key elements of the Vision in the RRCP which includes 'As Rio Rancho grows, the development of higher intensity nodes with high-density residential land uses will be necessary to create transit opportunities, walkable neighborhoods, and complete streets (landscaped medians and sidewalk buffers, transit and bicycle lanes etc.). To the extent practical, community facilities such as schools and parks should be part of a development node and surrounded by residential neighborhoods.” Given the proximity to the Cielo Azul Elementary School, this zone change would contribute to the development node surrounding the school."

The Planning & Zoning Board recommends the Governing Body find that the proposed zoning may be found to be more advantageous for the community as it may facilitate residential development on lots that already in close proximity to an existing R-3 neighborhood. Staff recommend the Governing Body finds that the potential residential development enabled by the re-zoning may be advantageous to the community, given the "Conceptual Design" document; however, without the

subdivisions' layout, utilities, and circulation formally adopted, staff cannot guarantee the re-zoning and subsequent development will be more advantageous. Staff also cannot guarantee that this layout and design is achieved due to the presence of outparcels incorporated in the design which are not part of this Zone Map Amendment request.

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

The applicant states: "We attest that the cost of land or other economic considerations are a determining factor in the zone change request."

The Planning & Zoning Board recommends the Governing Body find that the cost of land or other economic considerations pertaining to the applicant is not considered a determining factor in the change in zoning designation.

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

Per the applicant- Not applicable.

The Planning & Zoning Board recommends the Governing Body find that the criterion is not applicable.

(G) A zone change request which would give a zone different from surrounding zoning to one small area, especially when only one premise is involved, is generally called a “spot zone.” Such a change of zone may be approved only when:
(1) the change will clearly facilitate realization of the Comprehensive Plan and any applicable adopted sector development plan or area development plan; or
(2) the area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones: because the site is not suitable for the uses allowed in any adjacent zone due to topography, traffic, or special adverse land uses nearby; or because the nature of structures already on the premises makes the site unsuitable for the uses allowed in any adjacent zone.

The applicant responded with "This zone change request is not a spot zone as it aligns with the land use in the Paseo Gateway West Area Plan and would be consistent with development that has already occurred in the area."

The Planning & Zoning Board recommends the Governing Body find that the request is not a spot zone, in that the zoning facilities the Paseo Gateway West Area Plan Land Use Map. Staff recommends the Governing Body find that without a concurrent or adopted Master Plan for development, that staff is unable to evaluate if development would be wholly consistent with development occurring in the area.

NOTIFICATIONS: Letters were sent to property owners within 100 feet of the subject property. A notice sign was erected on the subject property on August 5, 2025 by the applicant, as required by ordinance prior to the Planning and Zoning Board, and a legal notice was published in the Albuquerque Journal on July 30, 2025.

INTERDEPARTMENTAL/INTERAGENCY REVIEW:

Reviewing Agency Received Application for Review Comments

DSD Planning and Zoning	Comments attached
DSD Engineering	Comments attached

Rio Rancho Public Schools	No comments provided
Fire and Rescue	Comments attached
Police Department	No comments provided
SSCAFCA	Comments attached
MRCOG	Comments attached
Parks, Recreation, and Community Services	Comments attached

IMPACT:

The Planning and Zoning Board recommends the Governing Body adopt the Zoning Ordinance, subject to the following findings below:

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

SPECIFIC FINDINGS OF FACT: The applicant has submitted an application and narrative which demonstrates that the change in zoning designation meets the requirements of the Rio Rancho Code of Ordinances (R.O. 2003) §150.07(D) Amendments, including:
1. The proposed zone change may be consistent with the health, safety, morals, and general welfare of the City by promoting implementation of the Paseo Gateway West Master Plan and the conceptual design and layout of the area may allow for development that is consistent with the health, safety, morals and welfare of the City.
2. The applicant may have provided sound justification, in a narrative dated April 21, 2025, for the proposed zone change, and the Zone Map Amendment may provide stability of zoning along with possible compatibility with surrounding zoning and future uses.
3. The proposed zone map amendment would be consistent with intent of the adopted elements of the Comprehensive Plan and Paseo Gateway West Specific Area Plan.
4. The applicant has demonstrated that the R-3 Mixed Residential zoning designation may be a more advantageous zoning for the site as opposed to the current TZ: Transitional zoning designation.
5. The cost of the land or other economic considerations does not appear to be a justification for the proposed zone map amendment.
6. The proposed zoning does not result in a spot zone.

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

SPECIFIC FINDINGS OF FACT FOR DENIAL:
1. The proposed zone map amendment does not meet the requirements of Rio Rancho Code of Ordinances (R.O. 2003) §150.07(D) Amendments.
2. The proposed zone map amendment would not be consistent with intent of the adopted elements of the Comprehensive Plan, it is not part of an approved Master Plan.

ALTERNATIVES:

The Governing Body may:
1. Approve of the request.
2. Deny the request.
3. Deny the request due to the absence of a Master Plan and incomplete ownership.
4. Modify the request and recommend approve such modifications.
5. Postpone final action on the request and continue the public hearing to request additional information or consider testimony provided at the public hearing.

DEPARTMENT RECOMMENDATION:

The Planning and Zoning Board has previously recommended that the Governing Body recommend approval of the zone map change.

ATTACHMENT: Ordinance O21
ATTACHMENT: Application and Authorization
ATTACHMENT: Cielo Bonito Conceptual Design
ATTACHMENT: Cielo Bonito Map
ATTACHMENT: R-3 Zoning
ATTACHMENT: Layout overlayed on location map
ATTACHMENT: Lot List
ATTACHMENT: Staff Comments
ATTACHMENT: Legal Notice
ATTACHMENT: O21- FAILED

CITY OF RIO RANCHO
ORDINANCE

ORDINANCE NO. **ENACTMENT NO.**

ORDINANCE OF THE CITY OF RIO RANCHO, NEW MEXICO AMENDING THE ZONING CLASSIFICATION AND OFFICIAL ZONING MAP FOR APPROXIMATELY 50.442 ACRES OF THE PROPERTY LEGALLY DESCRIBED AS UNIT 21, BLOCK 22, LOTS 7-26, 28-31, AND 45-48; BLOCK 23, LOTS 3-5, 7-10, 14-23, 28-32, 38, AND 42-64; AND BLOCK 24, LOTS 41-49, 51-56, 58-66, AND 68-70 FROM TZ: TRANSITIONAL ZONING TO R-3 MIXED RESIDENTIAL; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE

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

WHEREAS: in accordance with Rio Rancho Code of Ordinances (R.O. 2003) Section 150.07, an application to amend the zoning ordinance on the subject property has been submitted by The City of Rio Rancho, and assigned City Case No. 25-100-00005; and

WHEREAS: the Paseo Gateway West Specific Area Plan was adopted on December 10, 2008 under Resolution No. 104, Enactment No. 08-098, and amended on February 24, 2020 under Resolution No. 19, Enactment No. 10-020; and

WHEREAS: the City of Rio Rancho Planning and Zoning Board held a duly noticed public hearing on August 12, 2025, regarding the proposed changes to the Official Zoning Map and, following study and consideration, has made findings (where applicable) whether or not the criteria in R.O. 2003 Section 150.07 are satisfied, and made these recommendations to the Governing Body regarding adoption of the changes; and

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

WHEREAS: a public hearing occurred, in accordance with procedures set forth in R.O. 2003 Section 150.07, and NMSA 1978 Section 3-21-6, on the proposed zoning district and Official Zone Map changes hereinafter described were duly advertised and held by the Governing Body of the City of Rio Rancho on August 14, 2025 and the Governing Body heard interested parties and citizens for and against the proposed amendments; and

WHEREAS: the proposed amendments to be adopted by this Ordinance comply with the statutory and regulatory requirements of the aforesaid Code of

Ordinances and Statutes, and upon specific findings related to the subject property and determining the proposed amendment is consistent with the policies and criteria set forth in R.O. 2003 Section 150.07 (D) through (G), the Governing Body finds the amendments promote the health, safety, morals, and general welfare of the City;

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

Section 1. Rezoning of Property and Change in Land Use.

A. The Official Zone Map is hereby amended by assigning a zoning designation on approximately 52.942 acres from TZ: Transitional Zoning to R-3: Mixed Residential on the property legally described as:

Unit 21, Block 22, Lots 7-26, 28-31, and 45-48; Block 23, Lots 3-5, 7-10, 14-23, 28-32, 38 and 42-64; and Block 24, Lots 41-49, 51-56, 58-66, and 68-70, as shown on the plat entitled: "BLOCKS 1 THRU 36 COMMERCIAL TRACTS A,B,C, & D MULTIPLE TRACTS AA & BB UNIT TWENTY-ONE RIO RANCHO ESTATES SANDOVAL COUNTY NEW MEXICO SECTIONS 26,27,34, & 35 T 13 N, R 2 E, N.M.P.M." filed in the office of the County Clerk of Sandoval County, New Mexico on November 4, 1969 (RRE Book 2, Page 8).

Section 2. Land Use, Conditions, Development Standards/Regulations and use of PROPERTY: The property identified in Section 1, above, is subject to all requirements of the R-3: Mixed Residential Zoning District set forth in R.O. 2003 Section 154.24 (as of the effective date of this ordinance or as subsequently amended).

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

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

ADOPTED THIS _____DAY OF _____, 2025.

_____

Greggory D. Hull, Mayor

ATTEST:

_____

Noel C. Davis, City Clerk

(SEAL)

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

PLANNING & ZONING LAND USE APPLICATION

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

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

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

APPLICANT/AGENT INFORMATION

Applicant Name: Cielo Bonito, LLC		Phone: 505.898.6622
Address: PO Box 9043		E-Mail:
City: Albuquerque	State: NM	Zip: 87119
Proprietary Interest: contract purchaser	List Owners: see exhibit A	
Deed or Ownership Verification Provided: (Initials)		Letter of Authorization Provided: (Initials) VS
Agent Name: Cielo Bonito, LLC		Phone: 505.898.6622
Address: PO Box 9043		E-Mail:
City: Albuquerque	State: NM	ZIP Code: 87119

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

Zone Map Amendment to change zoning code from TZ to R-3

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit : See exhibit A	Block(s):	Lot(s):
Existing Zoning:	Proposed Zoning:	
No. of existing lots: 96	No. of proposed lots:	Total area of site (acres) 50

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: Nicosha Schedlbauer	Applicant:	Agent: Cielo Bonito, LLC
Signature:		Date:

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

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

Via Emailed PDF to:

April 21, 2025

City of Rio Rancho
Development Services Department, Ste. 130
Rio Rancho, NM 87144

RE: Zone Map Amendment

To Whom It May Concern:

Cielo Bonito Development, LLC is developing a project which consists of 50.442+/- acres of vacant land, currently comprised of 95+/- platted parcels, with the intention of creating a residential subdivision, located with the City of Rio Rancho and Sandoval County, New Mexico. Please reference Exhibit "A" for the individual legal descriptions of the parcels included in this request for a Zone Map Amendment.

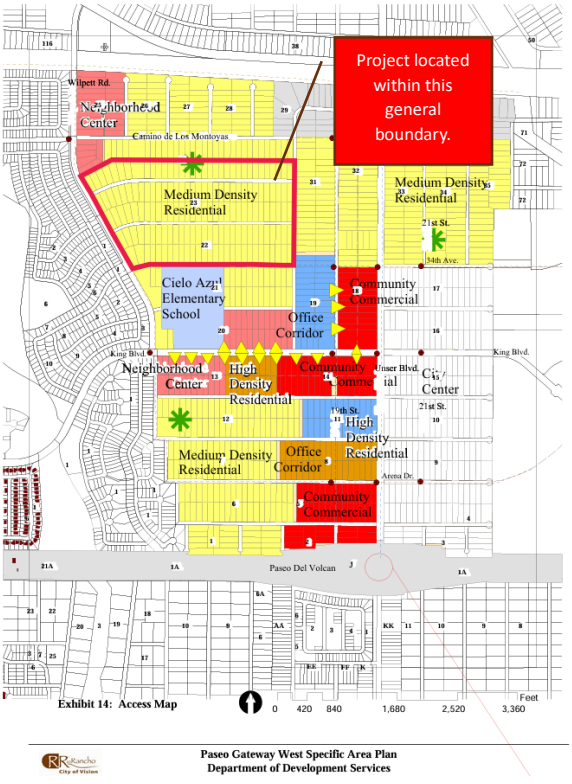
These parcels are a part of the Paseo Gateway West Specific Area Plan, approved December 2008, amended February 2010.

Cielo Bonito Development, LLC would like to request that these parcels have the zoning designation changed from TZ-Transitional Zoning to the R-3 zoning designation.

The City Zoning Ordinance Section 150.07 (A) requires that an applicant file a request for a zone map amendment through the City Planning & Zoning Board when a change in zoning designation is sought. Pursuant to the criteria provided by the City Zoning Code Chapter 150, Ordinance #O-22, Enactment 09-23 (Sections D-G), a request for change in zoning designation must address the following policies for change:

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

   As previously mentioned, this project is governed by the Paseo Gateway West Specific Area Plan which identifies this project area as best developed as medium density residential. This zone map amendment request to change the current zoning designation from TZ to R-3 is consistent with the health, safety, morals, and general welfare of the City.



CIELO BONITO DEVELOPMENT, LLC
P.O. Box 9043 • Albuquerque, NM 87119
505.898.6622 • Fax 505.898.2781
e-mail | mail@scmpartners.com

2. Stability of land use and zoning is desirable; therefore, the applicant must provide a sound justification for the change. The burden is on the applicant to show why the change should be made, not on the City to show why the change should not be made.

A zone change from TZ to R-3 is consistent with the area density as outlined in the Paseo Gateway West Area Plan as well as the existing land use for adjacent parcels. Additionally, Section 7.4 Land Consolidation, of the Paseo Gateway West Area Plan asserts, "The City will encourage private developers to assemble parcels so they may be replatted to meet City standards with the construction of adequate infrastructure. Incentives may include a streamlined permitting process. Higher density residential rezoning will be delayed until assembly of at least 5 acres occurs." Given all these factors, this project supports the stability of land use and zoning.

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

This zoning designation request is consistent with the adopted elements of the Paseo Gateway West Area plan as well as the goals as outlined in the Comprehensive Plan. See question 4. for further elaboration.

4. The applicant must demonstrate that the existing zoning is inappropriate because:
a) there was an error, mistake or is necessary to correct an injustice that occurred when the existing zone map pattern was created, including the placement of a R-1 or transitional zone on an antiquated plat filed before the City's incorporation and adoption of its own Zoning Code or on land annexed by the City, or
b) changed neighborhood or community conditions justify the change, or
c) a different use category is more advantageous to the community, as articulated in the Comprehensive Plan or other City master plan, even though (1) or (2) above do not apply. Applicant's reliance on this provision requires proof that (a) there is a public need for a change of the kind in question, and (b) that need will be best served by changing the classification of the particular piece of property in question as compared with other available property.

The parcels are designated as TZ, Transitional Zone on an antiquated plat. Given these attributes, the zoning designation should be corrected to align with the goals and policies of the Paseo Gateway West Area plan and the Rio Rancho Comprehensive Plan (RRCP). This change to R-3 zoning is not only supported, as previously mentioned by the Paseo Gateway West Area Plan but is also would support key elements of the Vision in the RRCP which includes "As Rio Rancho grows, the development of higher intensity nodes with high-density residential land uses will be necessary to create transit opportunities, walkable neighborhoods, and complete streets (landscaped medians and sidewalk buffers, transit and bicycle lanes etc.)."We feel that this zone change corrects antiquated platting and supports a key element in the RRCP by creating a high intensity node which supports a walkable neighborhood and complete streets.

CIELO BONITO DEVELOPMENT, LLC
P.O. Box 9043 • Albuquerque, NM 87119
505.898.6622 • Fax 505.898.2781
e-mail | mail@scmpartners.com

The request to change the zoning from TZ to R-3 is also supported by RRCP, 1.2 Urban Design Criteria which states "Rio Rancho has been and continues to be a rural to suburban community. However, as the City continues to grow and as land becomes more valuable, it will be necessary to increase residential densities in order to provide efficient services and affordable housing. Additionally, increasing residential densities is necessary for transit services to become successful. The following design criteria came out of the Vision 2020 ICP workshops." 1.1.2 Medium Density Residential also states "To the extent practical, community facilities such as schools and parks should be part of a development node and surrounded by residential neighborhoods." Given the proximity to the Cielo Azul Elementary School, this zone change would contribute to the development node surrounding the school.

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

We attest that the cost of land or other economic considerations are a determining factor in the zone change request.

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

Not applicable.

(G) A zone change request which would give a zone different from surrounding zoning to one small area, especially when only one premise is involved, is generally called a "spot zone." Such a change of zone may be approved only when:

1. the change will clearly facilitate realization of the Comprehensive Plan and any applicable adopted sector development plan or area development plan; or

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

This zone change request is not a spot zone as it aligns with the land use in the Paseo Gateway West Area Plan and would be consistent with development that has already occurred in the area.

CIELO BONITO DEVELOPMENT, LLC
P.O. Box 9043 • Albuquerque, NM 87119
505.898.6622 • Fax 505.898.2781
e-mail | mail@scmpartners.com

Exhibit “A”

Owner	Subdivision	Unit	Blk	Lots	Total Area (acres)
Red Roan	Rio Rancho Estates	21	22	9-23, 28, 30, 31, 45-48	22.042
	Rio Rancho Estates	21	23	42-47, 50-64	
GP Bungalow	Rio Rancho Estates	21	22	7-8	1
Higgins	Rio Rancho Estates	21	22	24-25	1
Little IRA & Nucito	Rio Rancho Estates	21	22	26, 29	6.38
	Rio Rancho Estates	21	23	9, 28-29, 38	
	Rio Rancho Estates	21	24	42-44, 55, 68, 70	
Creel	Rio Rancho Estates	21	23	48-49	1
Wiltshire	Rio Rancho Estates	21	23	3-5, 7-8, 10, 14-18, 20-23, 32	15.02
	Rio Rancho Estates	21	24	41, 45-46, 48, 56, 60-62, 65-66, 69	
Rahime	Rio Rancho Estates	21	23	30-31	1
Baldwin	Rio Rancho Estates	21	24	47	0.5
Lacey	Rio Rancho Estates	21	24	49	0.5
Holliday, G	Rio Rancho Estates	21	24	58	0.5
Casciotta	Rio Rancho Estates	21	24	59	0.5
Cottom	Rio Rancho Estates	21	24	63	0.5
Hunter	Rio Rancho Estates	21	24	64	0.5
				TOTAL	**50.442**

CIELO BONITO DEVELOPMENT, LLC
P.O. Box 9043 • Albuquerque, NM 87119
505.898.6622 • Fax 505.898.2781
e-mail | mail@scmpartners.com

June 3, 2024

City of Rio Rancho
Development Services Department, Ste. 130
Rio Rancho, NM 87144

To Whom It May Concern:

The purpose of this letter is to provide authorization to Cielo Bonito Development, LLC to act as agent on behalf of the owners for all necessary steps related to the development process of the property, which is legally known as:

> Lots 4 through 6, inclusive, Lots 9 through 23, inclusive, Lot 28, Lots 45 through 48, inclusive of Block 22, Unit 21 and Lots 42 through 47, inclusive, Lots 50 through 64, inclusive of Block 23, Unit 21, and Lot 49, of Block 24, Unit 21, of Rio Rancho Estates, within the City of Rio Rancho, Sandoval County, State of New Mexico.

This authorization shall include, but is not limited to, the regulatory and permitting process, subdivision of land, special use, zone map amendments, re-zoning, master plans, removal of restrictive covenants and variance requests.

Owner:
Red Roan Enterprises, LLC

_____ Date: 6/5/2024
David Torres

Millennium Trust Company, LLC Custodian FBO Peter C. Webb Roth IRA

DocuSigned by:
_____ Date: 6/10/2024
Agata Keijzik CE997EDF80584A4...

June 3, 2024

City of Rio Rancho
Development Services Department, Ste. 130
Rio Rancho, NM 87144

To Whom It May Concern:

The purpose of this letter is to provide authorization to Cielo Bonito Development, LLC to act as agent on behalf of the owners for all necessary steps related to the development process of the property, which is legally known as:

> Lots 7 and 8, Block 22, Unit 21 of Rio Rancho Estates, within the City of Rio Rancho, Sandoval County, State of New Mexico.

This authorization shall include, but is not limited to, the regulatory and permitting process, subdivision of land, special use, zone map amendments, re-zoning, master plans, removal of restrictive covenants and variance requests.

Owner:
GP-Bungalows, LLC

Date: 6-5-2024

Patrick Pirraglio, Member
Phone: 801-718-1299
Email: gpBungalows@gmail.com
7927 South 2840 West
West Jordan, UT 84088

June 3, 2024

City of Rio Rancho
Development Services Department, Ste. 130
Rio Rancho, NM 87144

To Whom It May Concern:

The purpose of this letter is to provide authorization to Cielo Bonito Development, LLC to act as agent on behalf of the owners for all necessary steps related to the development process of the property, which is legally known as:

> Lots 24 & 25, Block 22, Unit 21 of Rio Rancho Estates, within the City of Rio Rancho, Sandoval County, State of New Mexico.

This authorization shall include, but is not limited to, the regulatory and permitting process, subdivision of land, special use, zone map amendments, re-zoning, master plans, removal of restrictive covenants and variance requests.

Owner:
Robert J. Higgins

Brenda M. Thompson POA for Robert J. Higgins Date: 6/9/24
Brenda M Thompson, POA for Robert J. Higgins
Phone: 507-244-0248
Email: 1we4adventures@hotmail.com
2415 Islandview Dr.
Albert Lea, MN 56007

Authentisign ID: A3D35426-9A54-EF11-991A-002248270DCE

August 6, 2024

City of Rio Rancho
Development Services Department, Ste. 130
Rio Rancho, NM 87144

To Whom It May Concern:

The purpose of this letter is to provide authorization to Cielo Bonito Development, LLC to act as agent on behalf of the owners for all necessary steps related to the development process of the property, which is legally known as:

> Lot 26, Block 22, Unit 21 and Lot 9, Block 23, Unit 21 and Lots 42, 43, 44, Block 24, Unit 21 of Rio Rancho Estates, within the City of Rio Rancho, Sandoval County, State of New Mexico.

This authorization shall include, but is not limited to, the regulatory and permitting process, subdivision of land, special use, zone map amendments, re-zoning, master plans, removal of restrictive covenants and variance requests.

This authorization shall expire 335 days after the date of execution herein.

Owner:

Little IRA, LLC

AuthentiSIGN
Clara Murphy, Manager 08/07/24

By: Clara Murphy
Manager

Date: August 7, 2024

Title: 3417 Stardust Ct NE
Albuquerque, NM 87110

Address: _____

Authentisign ID: 0F1AA491-9B54-EF11-991A-002248270DCE

August 6, 2024

City of Rio Rancho
Development Services Department, Ste. 130
Rio Rancho, NM 87144

To Whom It May Concern:

The purpose of this letter is to provide authorization to Cielo Bonito Development, LLC to act as agent on behalf of the owners for all necessary steps related to the development process of the property, which is legally known as:

> Lot 29, Block 22, Unit 21 and Lots 28, 29, and 38, Block 23, Unit 21 and Lots 19, 20, 55, 68, 70, Block 24, Unit 21 of Rio Rancho Estates, within the City of Rio Rancho, Sandoval County, State of New Mexico.

This authorization shall include, but is not limited to, the regulatory and permitting process, subdivision of land, special use, zone map amendments, re-zoning, master plans, removal of restrictive covenants and variance requests.

This authorization shall expire 335 days after the date of execution herein.

Owner:
Nucito IRA, LLC

AuthentiSIGN
Bart Murphy, Manager 08/07/24

Date: August 7, 2024

Barton Murphy
505-363-2757
bartccim@gmail.com
3417 Stardust Court NE
Albuquerque, NM 87110

June 3, 2024

City of Rio Rancho
Development Services Department, Ste. 130
Rio Rancho, NM 87144

To Whom It May Concern:

The purpose of this letter is to provide authorization to Cielo Bonito Development, LLC to act as agent on behalf of the owners for all necessary steps related to the development process of the property, which is legally known as:

> Lots 48 & 49, Block 23, Unit 21 of Rio Rancho Estates, within the City of Rio Rancho, Sandoval County, State of New Mexico.

This authorization shall include, but is not limited to, the regulatory and permitting process, subdivision of land, special use, zone map amendments, re-zoning, master plans, removal of restrictive covenants and variance requests.

Owner:
Creel Revocable Living Trust

Marvin L. Creel Date: 6/21/2024

Marvin L. Creel
916-801-8304
angecreel@outlook.com
1210 Sleepy Hollow Way
Roseville, CA 95661

January 15, 2025

City of Rio Rancho
Development Services Department, Ste. 130
Rio Rancho, NM 87144

To Whom It May Concern:

The purpose of this letter is to provide authorization to Cielo Bonito Development, LLC, the contract purchaser for the property identified below, to apply on its own behalf for all required regulatory and permitting processes as it relates to the of development property, which is legally known as:

> Lots 3, 4, 5, 7, 8, 10, 14, 15, 16, 17, 18, 20, 21, 22, 23 and 32 of Block 23, Unit 21 and Lots 41, 45, 46, 48, 56, 60, 61, 62, 65, 66 and 69 of Block 24, Unit 21, of Rio Rancho Estates, within the City of Rio Rancho, Sandoval County, State of New Mexico.

This authorization shall include application to the relevant governing authorities for the purpose of rezoning the property, which includes a zone map amendment, the creation and adoption of a master plan, preliminary platting actions and removal of the restrictive covenants. Cielo Bonito Development, LLC shall not take any final zoning or platting or other land use actions including, but not limited to, removal of restrictive covenants, until after the sale of the property is complete other than securing the zoning map amendment which may occur and be effective before the sale of the property is complete.

Owner:
Wiltshire Consulting, LLC,
a Delaware limited liability company



_____ Date: 18 April, 2025

Warren McInteer
Wiltshire Consulting, LLC
81145 Old Highway
Islamorada, Florida 33036

Authentisign ID: 3587DE78-9C29-EF11-86D4-000D3A8B7EDD

June 3, 2024

City of Rio Rancho
Development Services Department, Ste. 130
Rio Rancho, NM 87144

To Whom It May Concern:

The purpose of this letter is to provide authorization to Cielo Bonito Development, LLC to act as agent on behalf of the owners for all necessary steps related to the development process of the property, which is legally known as:

Lots 30 & 31, Block 23, Unit 21 of Rio Rancho Estates, within the City of Rio Rancho, Sandoval County, State of New Mexico.

This authorization shall include, but is not limited to, the regulatory and permitting process, subdivision of land, special use, zone map amendments, re-zoning, master plans, removal of restrictive covenants and variance requests.

Owner:
Sultan M Rahime Living Trust

AuthentiSIGN
Basel Hana, Trustee for the Sultan Rahime Living Trust

Date: 06/13/24

Basel Hana, Trustee for the Sultan Rahime Living Trust
505.463.9530
basel.hana@yahoo.com
7000 Portulaca Dr NW
Albuquerque, NM 87120

September 9, 2024

City of Rio Rancho
Development Services Department, Ste. 130
Rio Rancho, NM 87144

To Whom It May Concern:

The purpose of this letter is to provide authorization to Cielo Bonito Development, LLC to act as agent on behalf of the owners for all necessary steps related to the development process of the property, which is legally known as:

> Lot 47, Block 24, Unit 21 of Rio Rancho Estates, within the City of Rio Rancho, Sandoval County, State of New Mexico.

This authorization shall include, but is not limited to, the regulatory and permitting process, subdivision of land, special use, zone map amendments, re-zoning, master plans, removal of restrictive covenants and variance requests.

Owner: George R Bryan III Date: SEPT. 10, 2024

Name: GEORGE R. BRYAN III
Phone: 505 379 4629
Email: Pdbryan57@gmail.com
Address: 812 Harrier Hawk Dr NE
Albuquerque, NM 87122

Authentisign ID: 2BA97F32-555E-EF11-991A-002248270DCE

August 15, 2024

City of Rio Rancho
Development Services Department, Ste. 130
Rio Rancho, NM 87144

To Whom It May Concern:

The purpose of this letter is to provide authorization to Cielo Bonito Development, LLC to act as agent on behalf of the owners for all necessary steps related to the development process of the property, which is legally known as:

> Lot 49, Block 24, Unit 21 of Rio Rancho Estates, within the City of Rio Rancho, Sandoval County, State of New Mexico.

This authorization shall include, but is not limited to, the regulatory and permitting process, subdivision of land, special use, zone map amendments, re-zoning, master plans, removal of restrictive covenants and variance requests.

Owner:

Ricky Ray Lacey 08/19/24 Date: 08/19/24

Name: Ricky Ray Lacey
Phone: 316-217-0186
Email: rick.lacey94@gmail.com
Address:

September 14, 2024

City of Rio Rancho
Development Services Department, Ste. 130
Rio Rancho, NM 87144

To Whom It May Concern:

The purpose of this letter is to provide authorization to Cielo Bonito Development, LLC to act as agent on behalf of the owners for all necessary steps related to the development process of the property, which is legally known as:

Lot 58, Unit 24 of Rio Rancho Estates, within the City of Rio Rancho,
Sandoval County, State of New Mexico.

This authorization shall include, but is not limited to, the regulatory and permitting process, subdivision of land, special use, zone map amendments, re-zoning, master plans, removal of restrictive covenants and variance requests.

Owner:

Gloria L. Holliday Date: 9/17/2024

Name: Gloria L. Holliday

Phone: 702 372 2230

Email: Glolholliday@gmail.com

Address: 11301 Jasper Grove Ave.
Las Vegas, NV 89138

June 3, 2024

City of Rio Rancho
Development Services Department, Ste. 130
Rio Rancho, NM 87144

To Whom It May Concern:

The purpose of this letter is to provide authorization to Cielo Bonito Development, LLC to act as agent on behalf of the owners for all necessary steps related to the development process of the property, which is legally known as:

> Lot 63, Block 24, Unit 21 of Rio Rancho Estates, within the City of Rio Rancho, Sandoval County, State of New Mexico.

This authorization shall include, but is not limited to, the regulatory and permitting process, subdivision of land, special use, zone map amendments, re-zoning, master plans, removal of restrictive covenants and variance requests.

Owner:
Larry and Judy Cottom

Larry Cottom Date: 6-13-24

Larry Cottom

Judy Cottom Date: 6-13-24

Judy Cottom

Phone:559-908-3358/559-908-3862
Email: lj8384@sbcglobal.net
2811 S. 3520 W.
Hurricane, Utah 84737

June 3, 2024

City of Rio Rancho
Development Services Department, Ste. 130
Rio Rancho, NM 87144

To Whom It May Concern:

The purpose of this letter is to provide authorization to Cielo Bonito Development, LLC to act as agent on behalf of the owners for all necessary steps related to the development process of the property, which is legally known as:

Lot 64, Block 24, Unit 21 of Rio Rancho Estates, within the City of Rio Rancho, Sandoval County, State of New Mexico.

This authorization shall include, but is not limited to, the regulatory and permitting process, subdivision of land, special use, zone map amendments, re-zoning, master plans, removal of restrictive covenants and variance requests.

Owner:
Jay D. Hunter

Jay D. Hunter

Date: 5 JUN 2024

Jay Hunter
Phone:801-791-8919
Email: jayhunter97@gmail.com
12 Park Place
Thompson Falls, MT 59873

Scanned with MOBILE SCANNER



Prepared By:
Cielo Bonito, LLC
PO Box 9043
Albuquerque, NM 87119

Engineering:
PCW Civil Solutions LLC
(435) 770-2382

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Conceptual Circulation & Transportation_____9

Conceptual Utility Plan_____11

Design Guidelines_____12

Implementation_____14

Appendices_____
Appendix A: Conceptual Layout
Appendix B: Conceptual Drainage Plan
Appendix C: Conceptual Circulation Plan
Appendix D: Conceptual Utility Plan

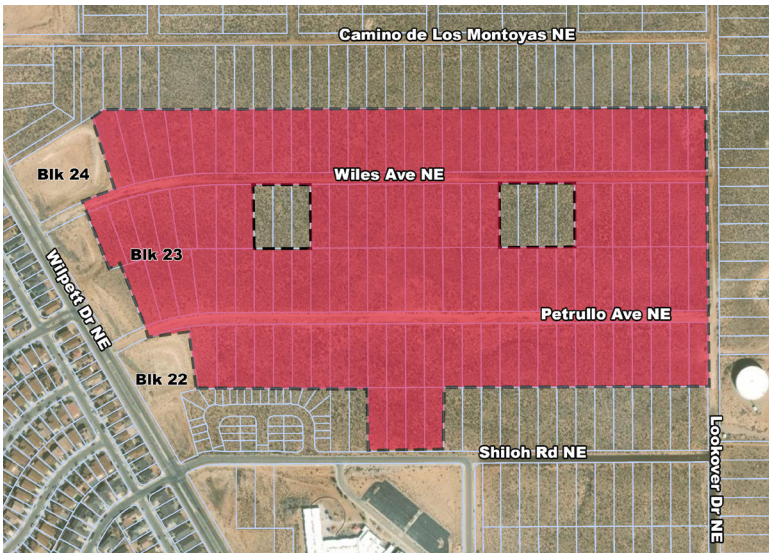
OVERVIEW

The Cielo Bonito planned community is located within the City of Rio Rancho, Sandoval County, New Mexico. The community is comprised of approximately 66.13+/- acres of land that is bordered by Shiloh Rd. to the south, Wilpett Dr. to the west, Lookover Dr. to the east and mid-block or 0.05 north of Wiles Ave. to the north. The land parcels included in this community are:

- Rio Rancho Estates, Unit 21, Block 22, Lots 4-31, 45-48

- Rio Rancho Estates, Unit 21, Block 23, Lots 3-10, 14-23, 28-64

- Rio Rancho Estates, Unit 21, Block 24, Lots 40-70



These land parcels are also located within the City of Rio Rancho Paseo Gateway Specific Area Plan.

The goals and objectives of this conceptual design include:

- Compliance with the future land use as identified in the Paseo Gateway Specific Area Plan
- Provide flexible design guidelines to allow for varied styles of single-family homes
- Establish a neighborhood park to further community connection
- Implementation of goals outlined in the Paseo Gateway Specific Area Plan

EXISTING CONDITIONS & SITE ANALYSIS

Demographics

The creation of the City or Rio Rancho was the result of AMREP Corporation purchasing 55,000 acres of land on the outskirts of Albuquerque in the early 1960's. By 1971, with the addition of another 35,000 acres, the land area, known as Rio Rancho Estates, was approximately 92,000 acres. In 1981 Rio Rancho was incorporated and as of the 2023 U.S. Census, the population is 110,660. Rio Rancho is the 3rd largest New Mexico city and is one of the fastest growing cities within the region.

Natural Environment

The Paseo Gateway West area is characterized by hilly terrain, sandy soils and rainfall of 8-10 inches per year. The highest hill is Loma Duran, which is 5,815 feet, and is located east of the community area and Overlook Rd. The natural habitat is characterized by the Upper Sonoran zone as an open mesa environment that contains many indigenous types of brush and grasses which include chamisa, sand sagebrush, winterfat, mormon tea, broom snakewood, cholla cacti, prickly pear cacti, fourwing saltbrush, yucca, buchwheat, tansy mustard, tumbleweed, fiddleneck, western ragweed, verbena, fleabane, desert senna, kochia, piñon, and oneseed juniper.

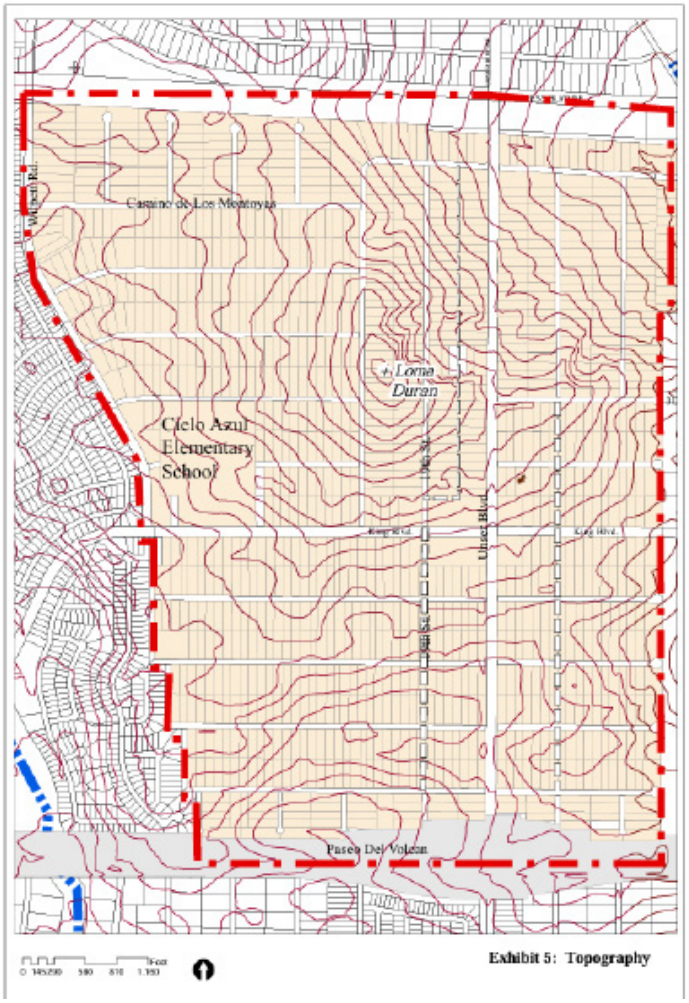


Figure from pg. 11 of Paseo Gateway West SAP

PROPOSED LAND USE, ZONING AND DENSITY

The land area within this community are vacant land parcels that are a part of the antiquated platting patterns that were rendered during the formation of Rio Rancho Estates.

These vacant land parcels are zoned TZ - Transitional Zoning. The Paseo Gateway West Specific Area Plan identifies that this area should be developed under Medium Density Residential which is inclusive of R-1, R-2, R-3 and R-4 zoning districts.

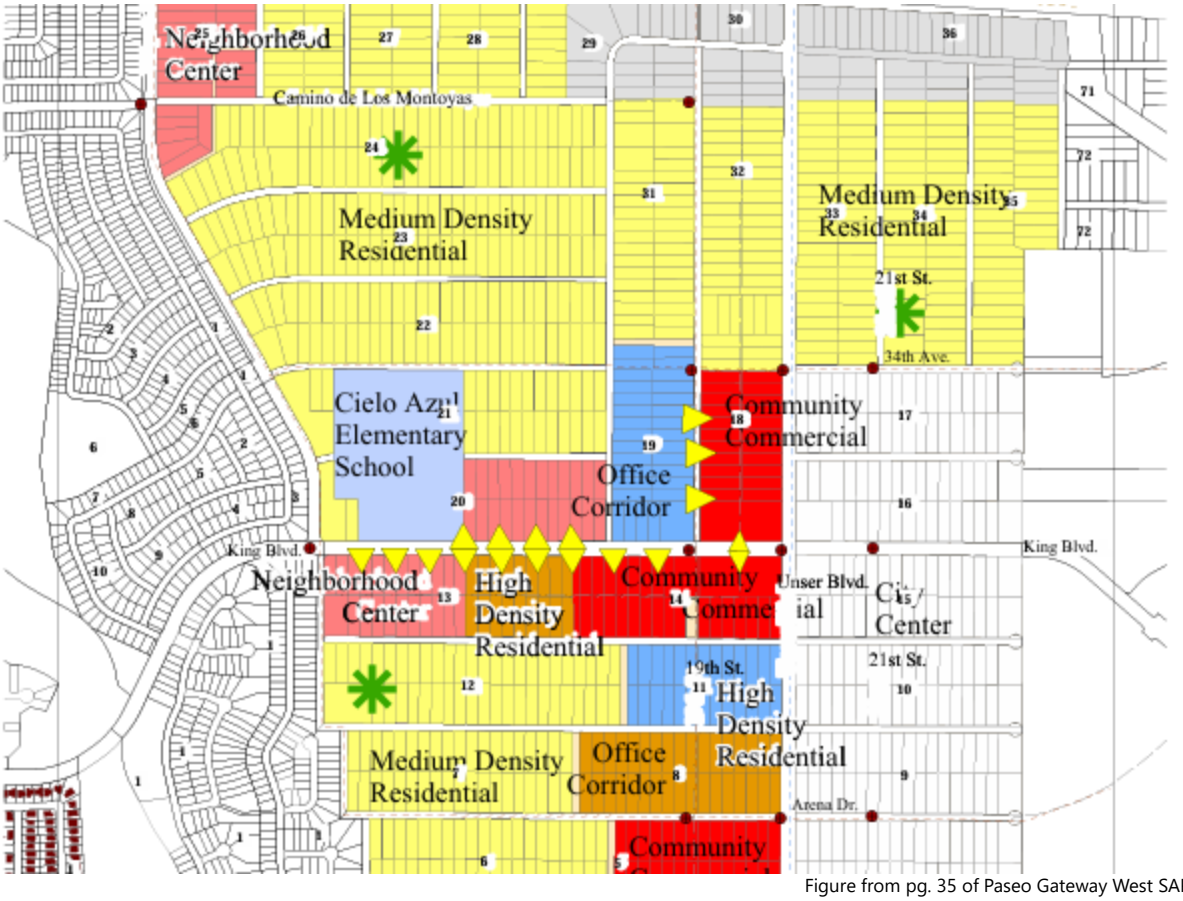


Figure from pg. 35 of Paseo Gateway West SAP

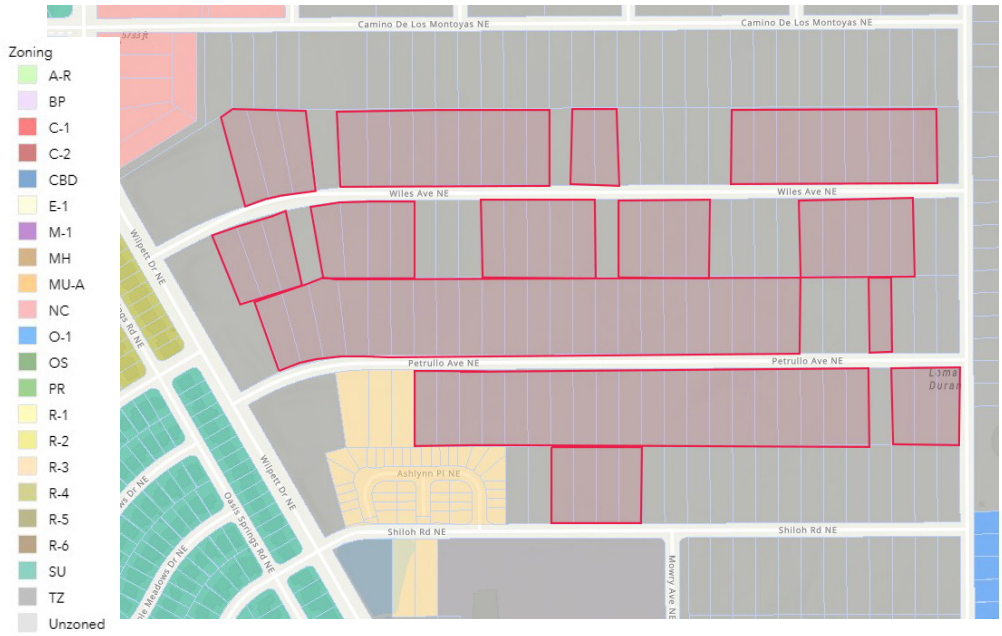
PROPOSED LAND USE, ZONING AND DENSITY CONT.

Since the Paseo Gateway West Specific Area Plan has identified the land use for this area to be Medium Density Residential, the R-3 zoning designation is one of the allowable uses under the Medium Density Residential district. R-3 zoning will permit for 10.89 DU/A with a minimum lot area of 3,000 square feet and a minimum lot width of 35 feet.

While the Cielo Bonito community encompasses a larger area, the only parcels that will be included in the zone map amendment, at the time of the creation of this conceptual design, are the following parcels:

- Rio Rancho Estates, Unit 21, Block 22, Lots 7-26, 28-30, 45-48
- Rio Rancho Estates, Unit 21, Block 23, Lots 3-5, 7-10, 14-18, 20-23, 28-32
- Rio Rancho Estates, Unit 21, Block 24, Lots 41-49, 55-56, 58-66, 68-70

The area map below shows the current zoning designation for the parcels which shall be included in the zone map amendment for this area to be rezoned from TZ to the R-3 zoning designation.

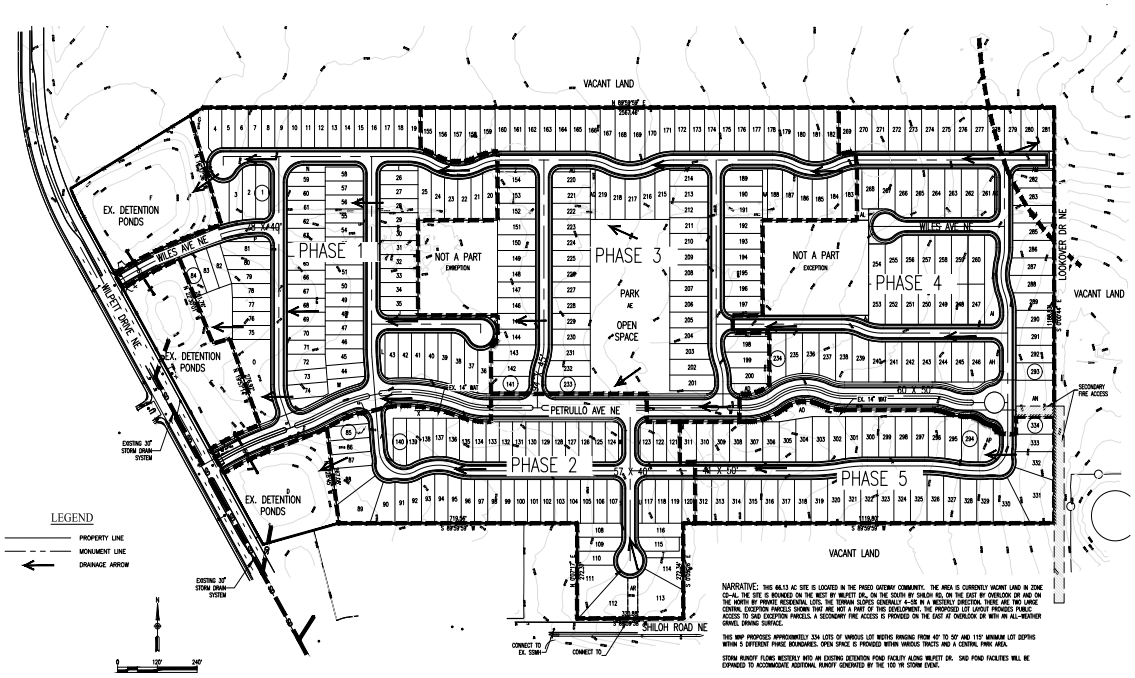


CONCEPTUAL DRAINAGE PLAN

The Southern Sandoval County Arroyo Flood Control Authority (SSCAFCA) has jurisdiction over all drainage channels in the Sandoval County portion of Rio Rancho. There are drainage facilities at the west portion of the community area that border Wilpett Rd. Subject to approval from SSCAFCA, the project will utilize these facilities for drainage. Storm water drainage and water quality discharge will meet the applicable standards per the Rio Rancho DPM and City of Rio Rancho Ordinances.

Storm runoff flows westerly into an existing detention pond facility along Wilpett Dr. Subject to SSCAFCA approval, the development will utilize these ponds for drainage and the ponds will be expanded to accommodate additional runoff generated by the 100 year storm event.

The following shows the conceptual drainage plan for the community.

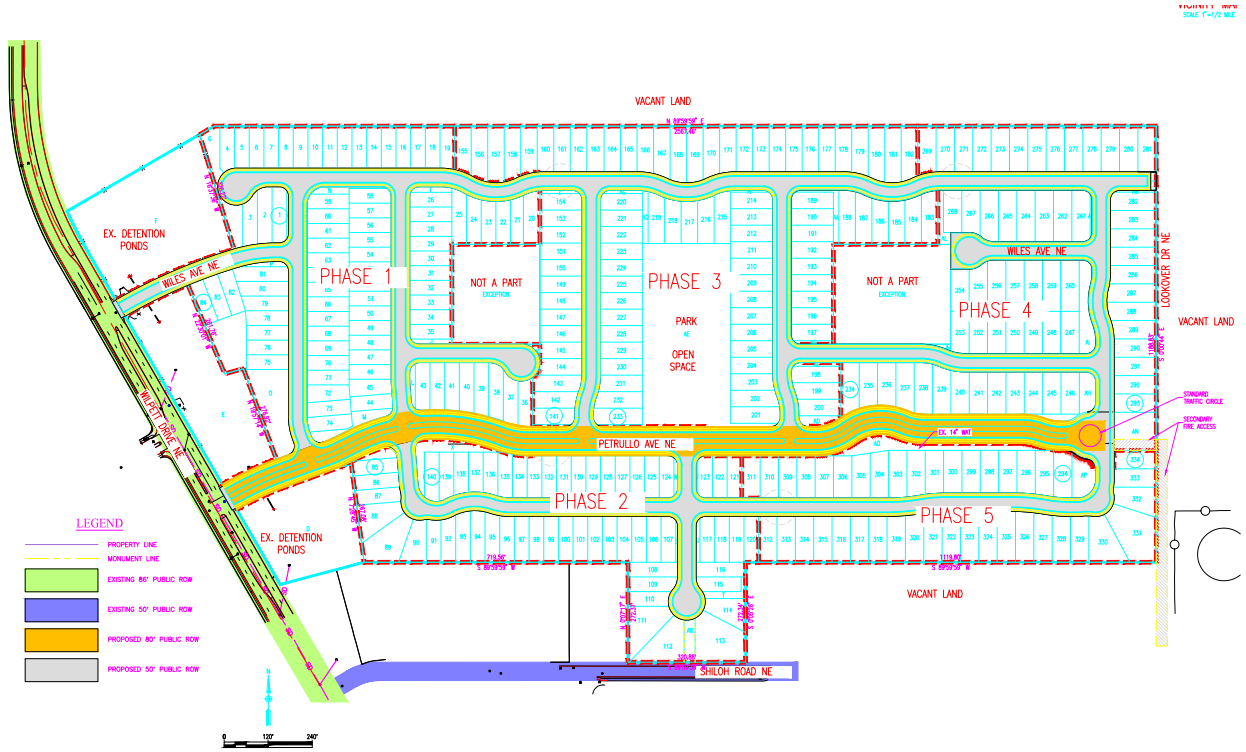


CIRCULATION & TRANSPORTATION

The Cielo Bonito community is bounded by local streets and two collector streets, Wilpett Rd. and Shiloh Rd. Traffic volumes are expected to increase as the area develops with the highest volumes being on Unser Blvd. and King Blvd.

The Paseo Gateway West Specific Area Plan identifies areas and streets that are to follow the access management plan. While the plan called for a T-intersection at 34th Ave. (Shiloh Rd.) with right-in, right-out turns at the west end of this street, the intersection of Wilpett Rd. and Shiloh Rd. is signaled with access to each direction of the intersection.

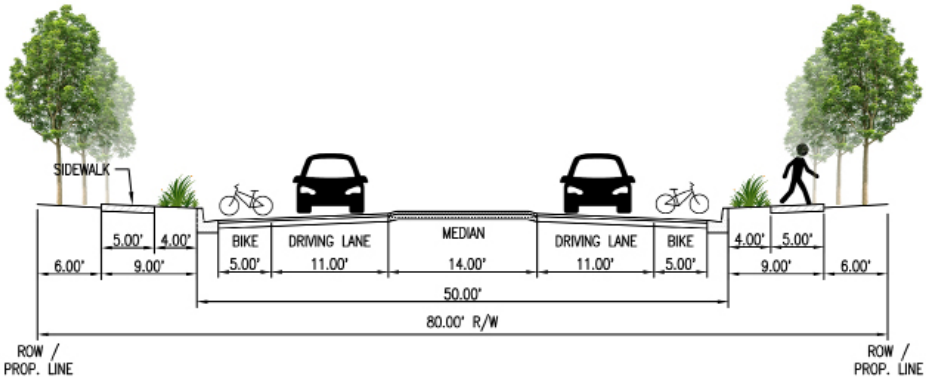
All roadways and access points shall be designed to meet the City of Rio Rancho design requirements per SAMM spacing, Rio Rancho DPM, City of Rio Rancho Ordinances, and the City Fire Marshal will need to approve the designs and secondary access fire points.

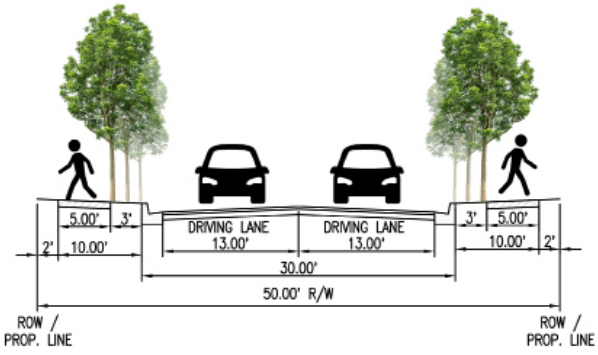


CIRCULATION & TRANSPORTATION CONT.

The Paseo Gateway West Specific Area Plan outlines a transportation goal of "Assure safe and convenient multi-modal roadways to well-connected residences, businesses, offices, schools, and other facilities."

The Cielo Bonito community will further this goal by providing pedestrian connectivity throughout the area and provide dedicated bicycle lanes on Petrullo Ave. so that the community will be connected to the central park area and any future trails funded through the City's ICIP process.



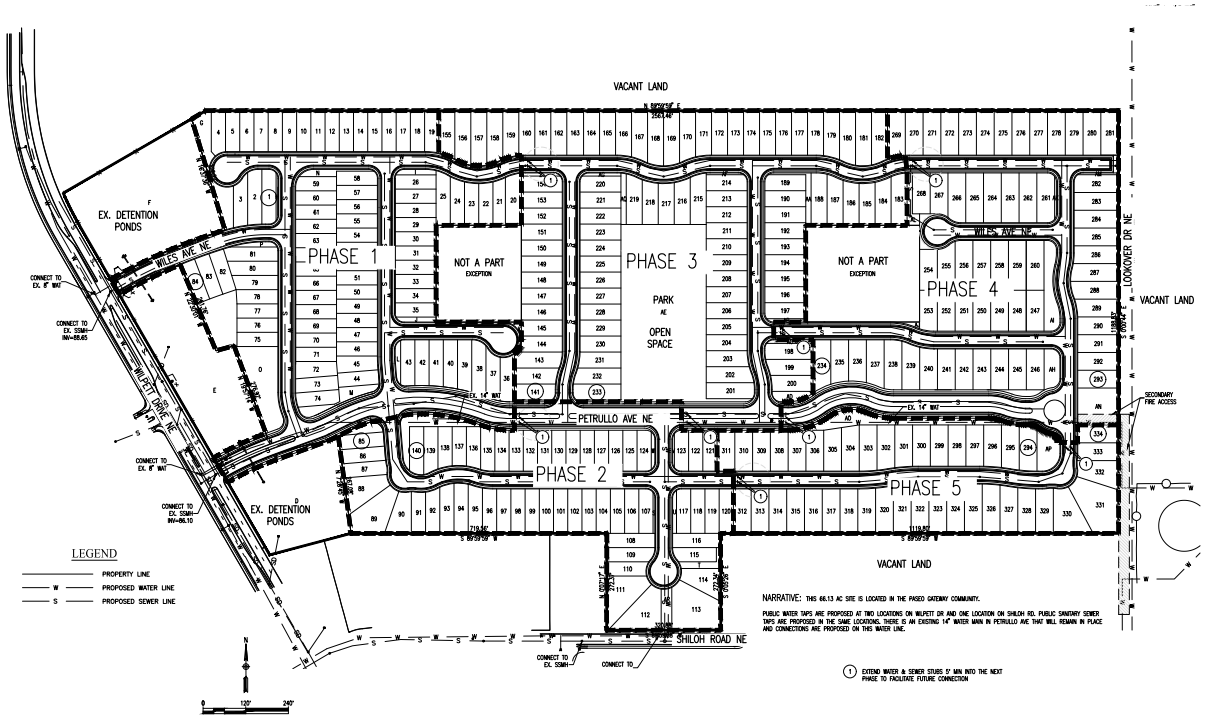


CONCEPTUAL UTILITY PLAN

Public water taps are proposed at two locations on Wilpett Dr. and one location on Shiloh Rd. Public sanitary sewer taps are proposed in the same locations. There is an existing 14" water main in Petrullo Ave. that will remain in place and connections are proposed on this water line.

There is a 4 million gallon water storage tank at Lookover Dr. between Shiloh Rd. and Petrullo Ave. The homes that will be served in elevation higher than 5736 feet will need to be on a closed loop pressure system for both static water pressure and emergency fire flow protection.

The following shows the conceptual utility plan for the commnuity.



DESIGN GUIDELINES

The developer of this subdivision is requesting R-3 zoning designation. R-3 zoning will permit for 10.89 DU/A with a minimum lot area of 3,000 square feet and a minimum lot width of 35 feet.

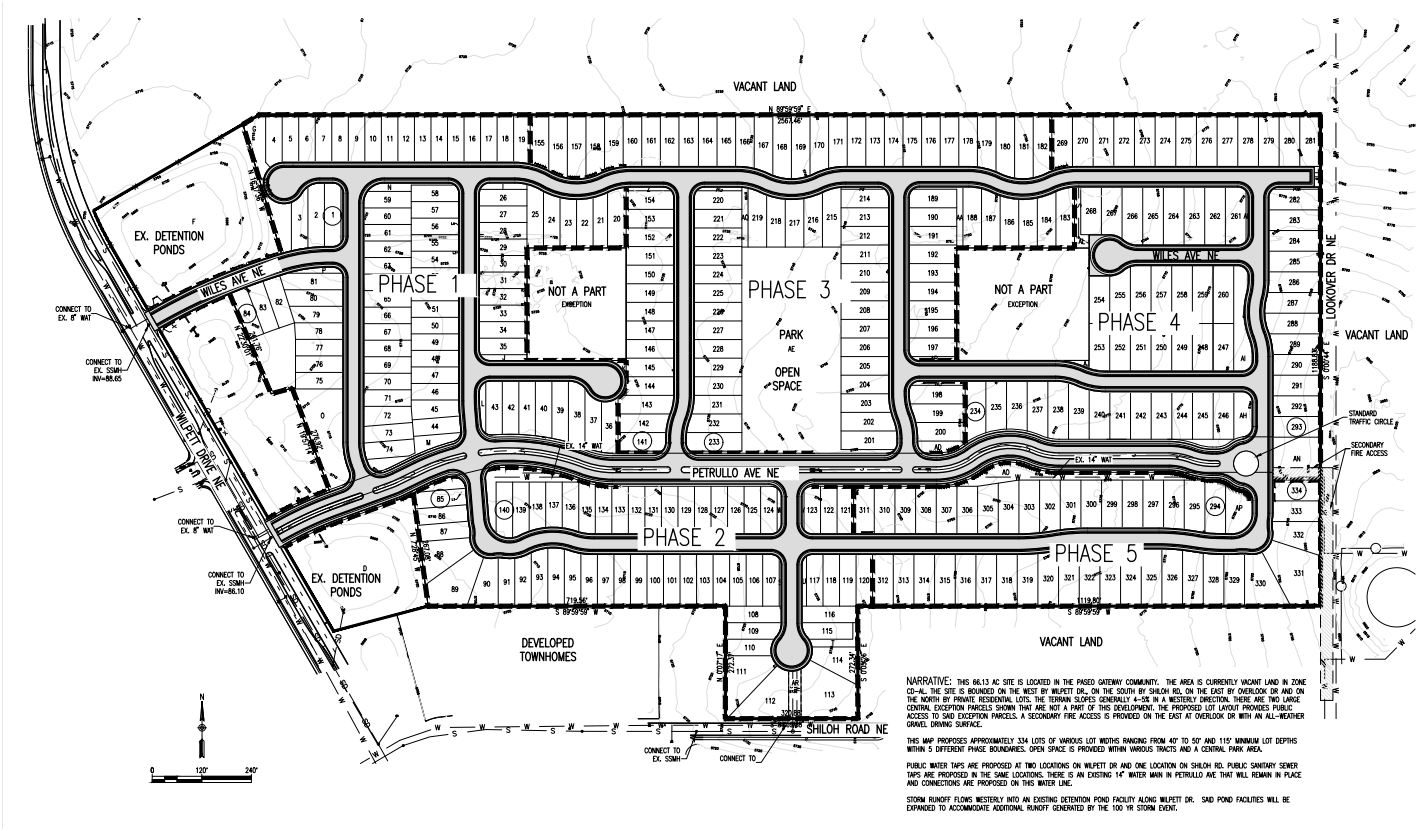
The Cielo Bonito community shall create a total of 334 single-family residential lots. There will be a variety of lot sizes, ranging from 40′ to 50′ and 115′ minimum lot depths that will meet the minimum area and width as required by the R-3 zoning designation. There will be a 2.8 acre, centrally located, small neighborhood park that will serve the immediate community and surrounding areas.

The development shall comply with the City of Rio Rancho Municipal Code and the Development Manual Volume II - Design Criteria, which includes walls and fences, signage, lighting, setbacks, landscape and park facilities.

Building design and neighborhood regulations shall be determined by the home builder and the Homeowner's Association (HOA) which shall be established during the development of the subdivision. The HOA shall be responsible for the maintenance of the park area and landscape elements.

See the conceptual sketch plan on page 13.

DESIGN GUIDELINES CONT.



IMPLEMENTATION

This community shall follow the processes and guidelines as outlined by the Rio Rancho Municipal Code and governing documents, which includes the Development Process Manual Volume I & II, Comprehensive Plan and the Paseo Gateway West Specific Area Plan.

Additionally, the developer shall initiate a zone map amendment for certain parcels located within this conceptual design to the Planning and Zoning Board and Governing Body.

This conceptual design shall help facilitate the following goals for the Paseo Gateway Specific Area Plan.

3.1 Land Use
Goal 2: Promote a variety of housing choices including low- and medium-density single family residential uses and high-density multi-family residential uses.

3.2 Accessibility
Goal: Consolidate lots and limit access to businesses to improve circulation and visually organize the roadway edge.

3.5 Utilities
Goal: Assure that urban uses have full utilities - community water and sewer and dry utilities provided to all new development in the Plan area.

3.6 Community Facilities
Goal: Create open space, parkland, trails and other recreation amenities to serve the Plan area.

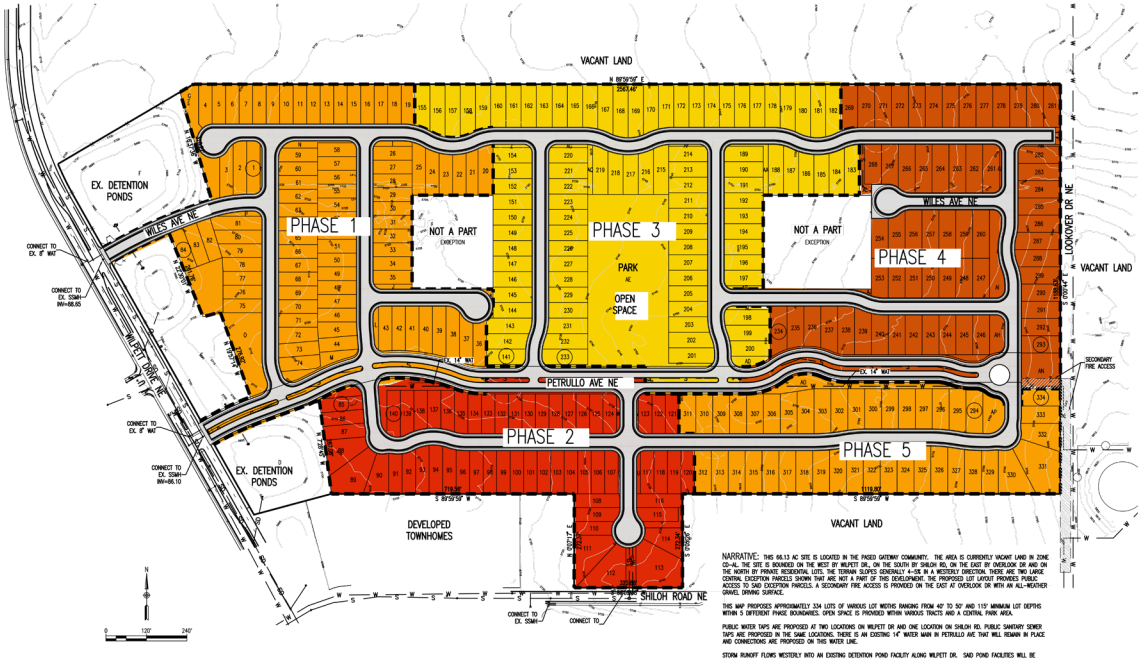
IMPLEMENTATION

The Cielo Bonito community has been designed in phased segments, as shown on the plan below.

- Phase 1 will establish the roadway connection to Wilpett Dr.
- Phase 2 will extend Petrullo Ave.
- Phase 3 will include the development of a 2.8-acre community park.
- Phase 4 will complete the eastern edge of the subdivision and connect it to Lookover Dr.
- Phase 5 will link Phase 2 and Phase 4.

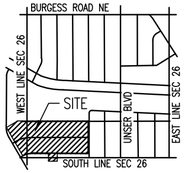
The plan anticipates each phase will be designed as fully self-sufficient with regards to utility and streets infrastructure. Dead-end water and sewer stubs will be installed 5' past the last phase boundary with appurtenant valves to facilitate utility extensions into the next phase.

As each phase is completed, the project will enhance connectivity to existing neighborhoods and walking paths, while also adding valuable park space for the community.

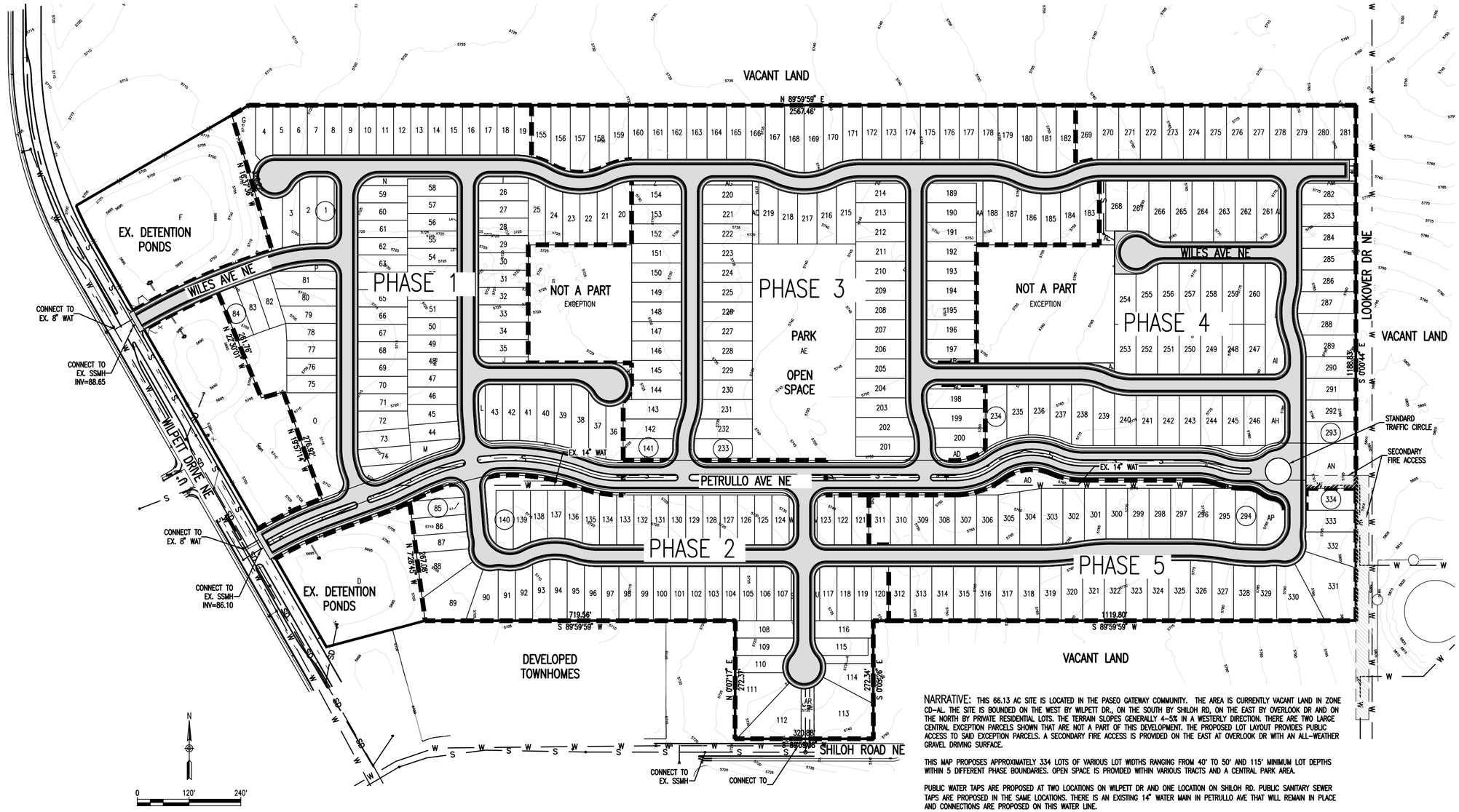


CIELO BONITO MASTER SKETCH PLAN

CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO



VICINITY MAP
SCALE 1"=1/2 MILE



NARRATIVE: THIS 66.13 AC SITE IS LOCATED IN THE PASEO GATEWAY COMMUNITY. THE AREA IS CURRENTLY VACANT LAND IN ZONE CD-AL. THE SITE IS BOUNDED ON THE WEST BY WILPETT DR., ON THE SOUTH BY SHILOH RD, ON THE EAST BY OVERLOOK DR AND ON THE NORTH BY PRIVATE RESIDENTIAL LOTS. THE TERRAIN SLOPES GENERALLY 4-5% IN A WESTERLY DIRECTION. THERE ARE TWO LARGE CENTRAL EXCEPTION PARCELS SHOWN THAT ARE NOT A PART OF THIS DEVELOPMENT. THE PROPOSED LOT LAYOUT PROVIDES PUBLIC ACCESS TO SAID EXCEPTION PARCELS. A SECONDARY FIRE ACCESS IS PROVIDED ON THE EAST AT OVERLOOK DR WITH AN ALL-WEATHER GRAVEL DRIVING SURFACE.

THIS MAP PROPOSES APPROXIMATELY 334 LOTS OF VARIOUS LOT WIDTHS RANGING FROM 40' TO 50' AND 115' MINIMUM LOT DEPTHS WITHIN 5 DIFFERENT PHASE BOUNDARIES. OPEN SPACE IS PROVIDED WITHIN VARIOUS TRACTS AND A CENTRAL PARK AREA.

PUBLIC WATER TAPS ARE PROPOSED AT TWO LOCATIONS ON WILPETT DR AND ONE LOCATION ON SHILOH RD. PUBLIC SANITARY SEWER TAPS ARE PROPOSED IN THE SAME LOCATIONS. THERE IS AN EXISTING 14" WATER MAIN IN PETRULLO AVE THAT WILL REMAIN IN PLACE AND CONNECTIONS ARE PROPOSED ON THIS WATER LINE.

STORM RUNOFF FLOWS WESTERLY INTO AN EXISTING DETENTION POND FACILITY ALONG WILPETT DR. SAID POND FACILITIES WILL BE EXPANDED TO ACCOMMODATE ADDITIONAL RUNOFF GENERATED BY THE 100 YR STORM EVENT.

City of Rio Rancho

NO.	DESCRIPTION	DATE	BY
1			
2			
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7			

REVISIONS (OR CHANGE NOTICES)

PCW CIVIL SOLUTIONS LLC
(435) 770-2382

CIELO BONITO

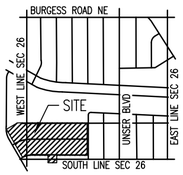
SKETCH PLAN

PROJECT NO.	M25021
DESIGNED BY:	TGH
DRAWN BY:	PKD
CHECKED BY:	PCW
DATE:	06-03-2025
DPI CHK:	

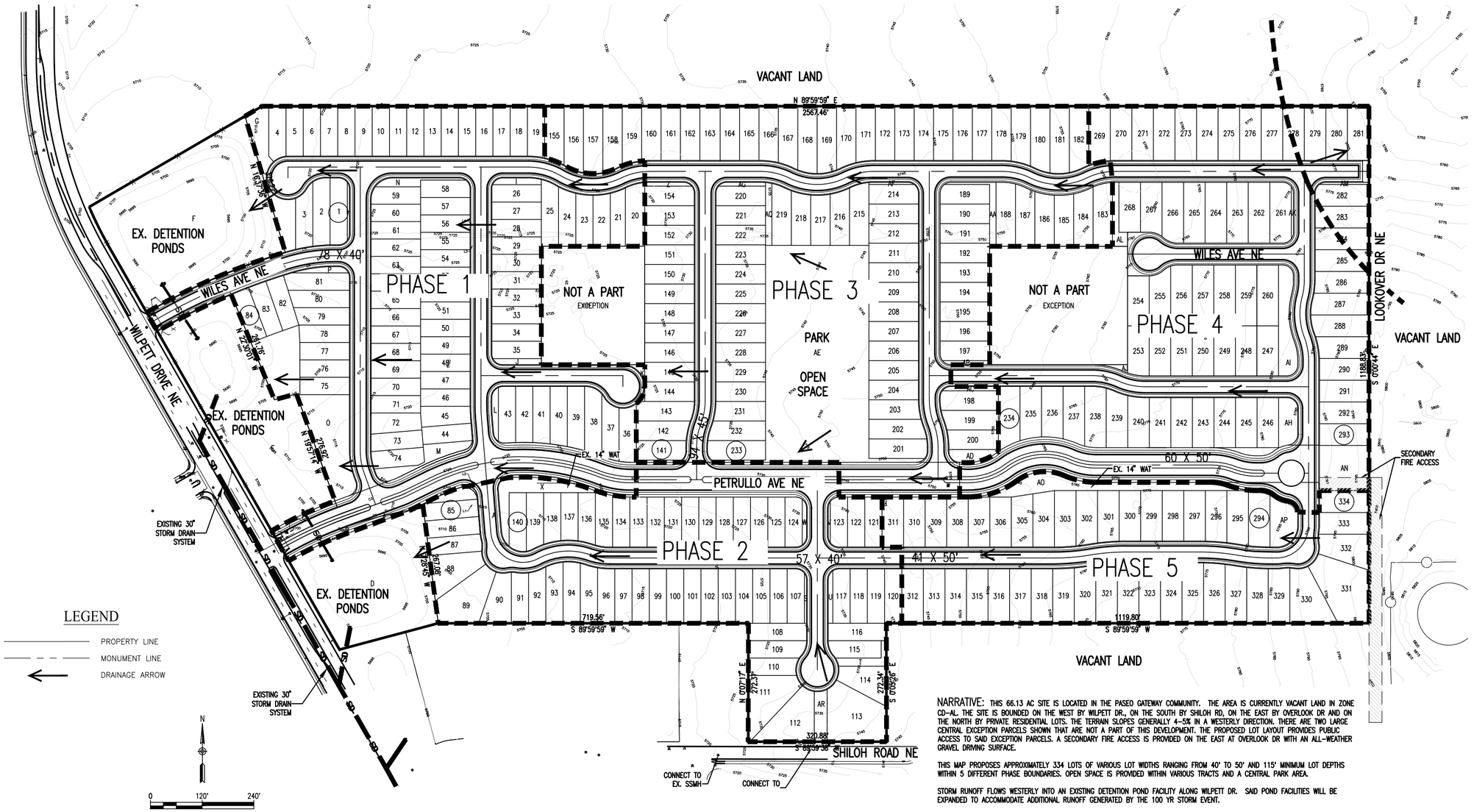
SHEET: 1 OF 4

CIELO BONITO DRAINAGE CONCEPT

CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO



VICINITY MAP
SCALE 1"=1/2 MILE



LEGEND

- PROPERTY LINE
- MONUMENT LINE
- DRAINAGE ARROW

NARRATIVE: THIS 66.13 AC SITE IS LOCATED IN THE PASEO GATEWAY COMMUNITY. THE AREA IS CURRENTLY VACANT LAND IN ZONE CD-AL. THE SITE IS BOUNDED ON THE WEST BY WILPETT DR., ON THE SOUTH BY SHILOH RD, ON THE EAST BY OVERLOOK DR AND ON THE NORTH BY PRIVATE RESIDENTIAL LOTS. THE TERRAIN SLOPES GENERALLY 4-5% IN A WESTERLY DIRECTION. THERE ARE TWO LARGE CENTRAL EXCEPTION PARCELS SHOWN THAT ARE NOT A PART OF THIS DEVELOPMENT. THE PROPOSED LOT LAYOUT PROVIDES PUBLIC ACCESS TO SAID EXCEPTION PARCELS. A SECONDARY FIRE ACCESS IS PROVIDED ON THE EAST AT OVERLOOK DR WITH AN ALL-WEATHER GRAVEL DRIVING SURFACE.

THIS MAP PROPOSES APPROXIMATELY 334 LOTS OF VARIOUS LOT WIDTHS RANGING FROM 40' TO 50' AND 115' MINIMUM LOT DEPTHS WITHIN 5 DIFFERENT PHASE BOUNDARIES. OPEN SPACE IS PROVIDED WITHIN VARIOUS TRACTS AND A CENTRAL PARK AREA.

STORM RUNOFF FLOWS WESTERLY INTO AN EXISTING DETENTION POND FACILITY ALONG WILPETT DR. SAID POND FACILITIES WILL BE EXPANDED TO ACCOMMODATE ADDITIONAL RUNOFF GENERATED BY THE 100 YR STORM EVENT.

City of Rio Rancho

NO.	DESCRIPTION	DATE	BY
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7			

REVISIONS (OR CHANGE NOTICES)

PCW CIVIL SOLUTIONS LLC
(435) 770-2382

CIELO BONITO

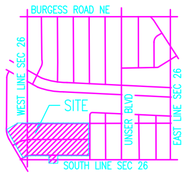
DRAINAGE CONCEPT

PROJECT NO.	M25021
DESIGNED BY:	TGH
DRAWN BY:	PKD
CHECKED BY:	PCW
DATE:	06-03-2025
DPI CHK:	

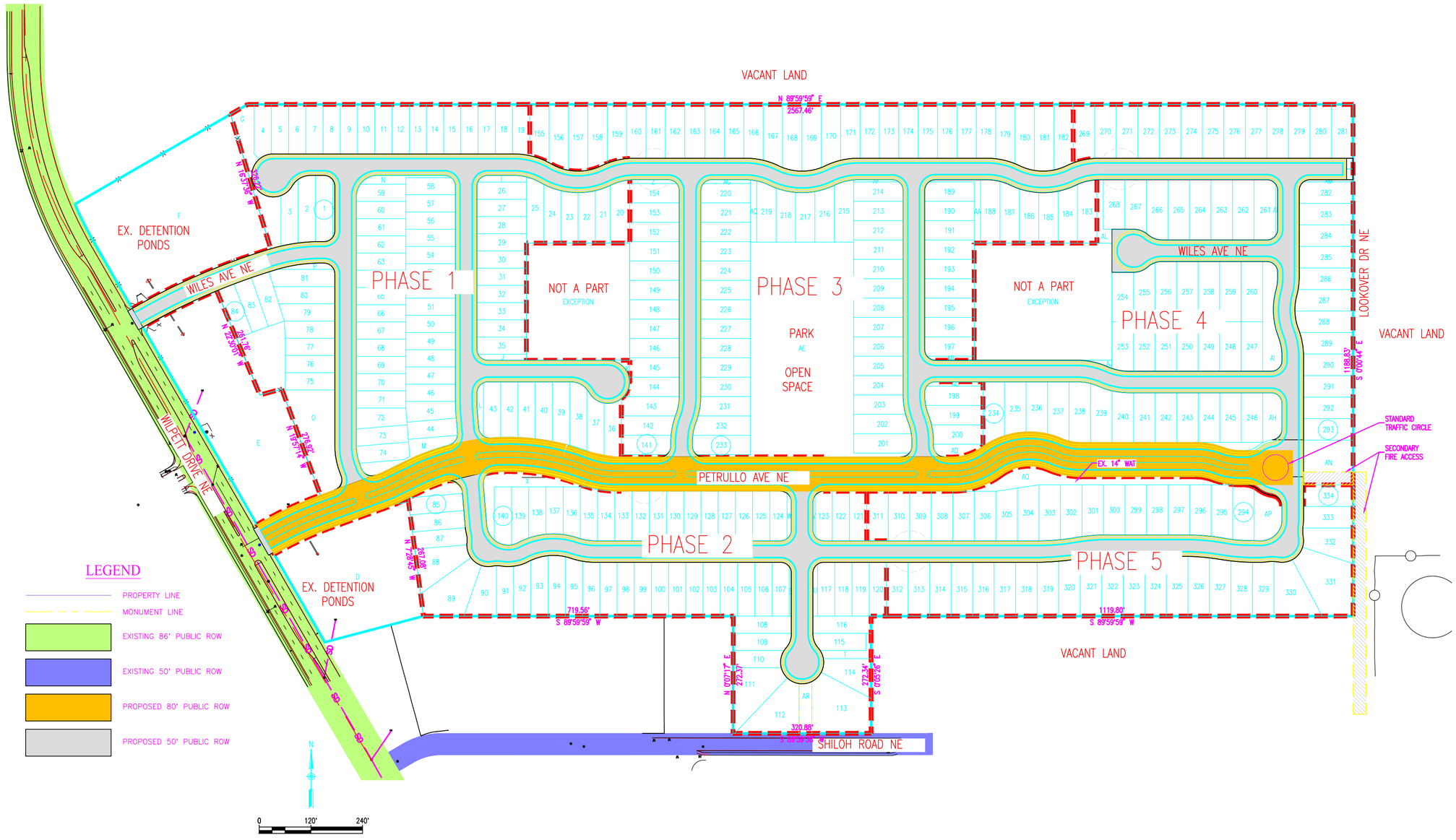
SHEET: 2 OF 4

CIELO BONITO STREET PLAN

CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO



VICINITY MAP
SCALE 1"=1/2 MILE



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REVISIONS (OR CHANGE NOTICES)

City of Rio Rancho

PCW CIVIL SOLUTIONS LLC
(435) 770-2382

CIELO BONITO

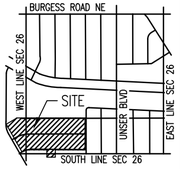
STREET PLAN

PROJECT NO. M25021
DESIGNED BY: TGH
DRAWN BY: PKD
CHECKED BY: PCW
DATE: 06-03-2025
DPI CHK:

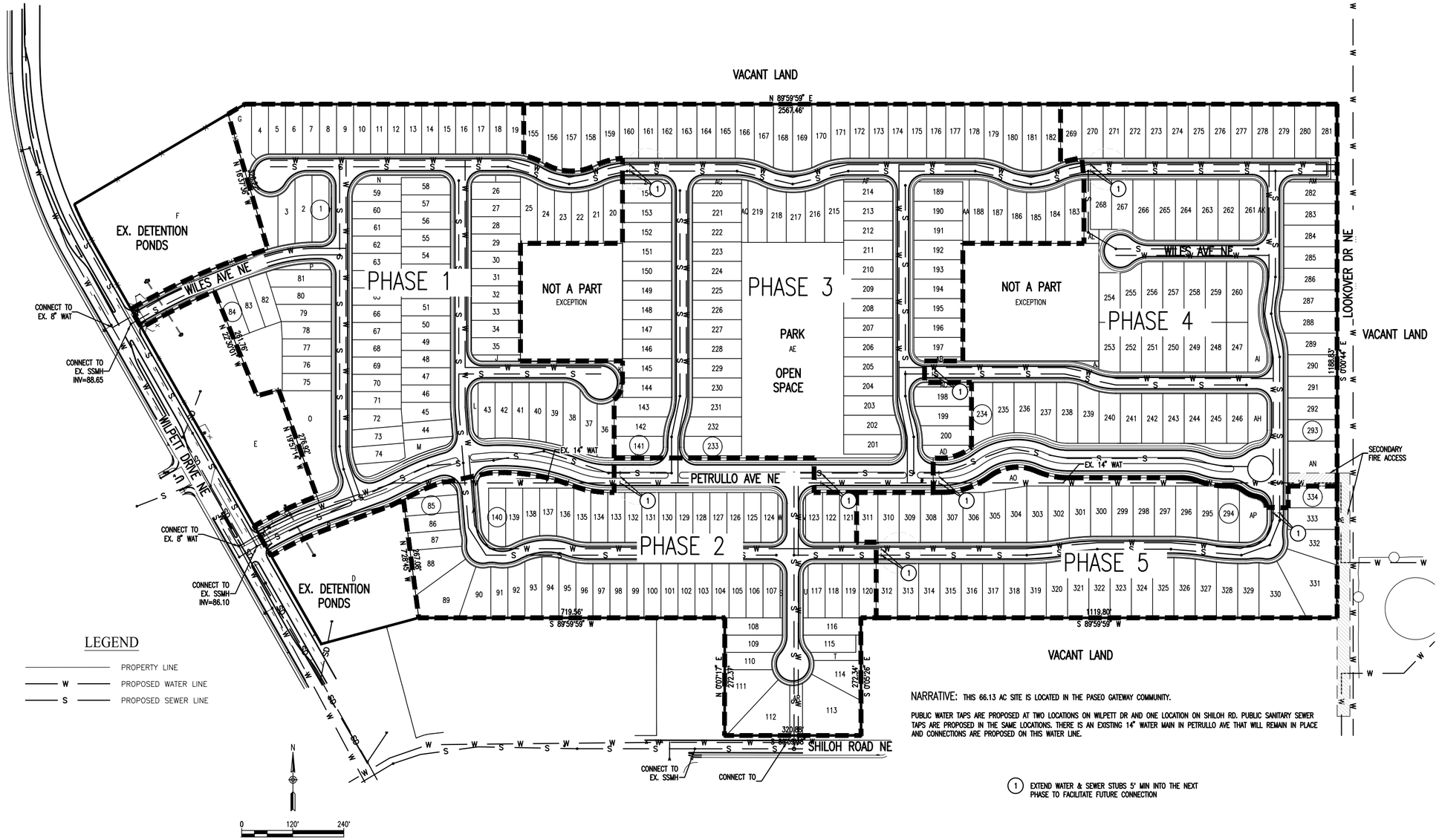
SHEET:
4 OF 4

CIELO BONITO UTILITY CONCEPT

CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO



VICINITY MAP
SCALE 1"=1/2 MILE



LEGEND

- PROPERTY LINE
- W — PROPOSED WATER LINE
- S — PROPOSED SEWER LINE

NARRATIVE: THIS 66.13 AC SITE IS LOCATED IN THE PASEO GATEWAY COMMUNITY.

PUBLIC WATER TAPS ARE PROPOSED AT TWO LOCATIONS ON WILPETT DR AND ONE LOCATION ON SHILOH RD. PUBLIC SANITARY SEWER TAPS ARE PROPOSED IN THE SAME LOCATIONS. THERE IS AN EXISTING 14" WATER MAIN IN PETRULLO AVE THAT WILL REMAIN IN PLACE AND CONNECTIONS ARE PROPOSED ON THIS WATER LINE.

(1) EXTEND WATER & SEWER STUBS 5' MIN INTO THE NEXT PHASE TO FACILITATE FUTURE CONNECTION

City of Rio Rancho

NO.	DESCRIPTION	DATE	BY
1			
2			
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REVISIONS (OR CHANGE NOTICES)

PCW CIVIL SOLUTIONS LLC
(435) 770-2382

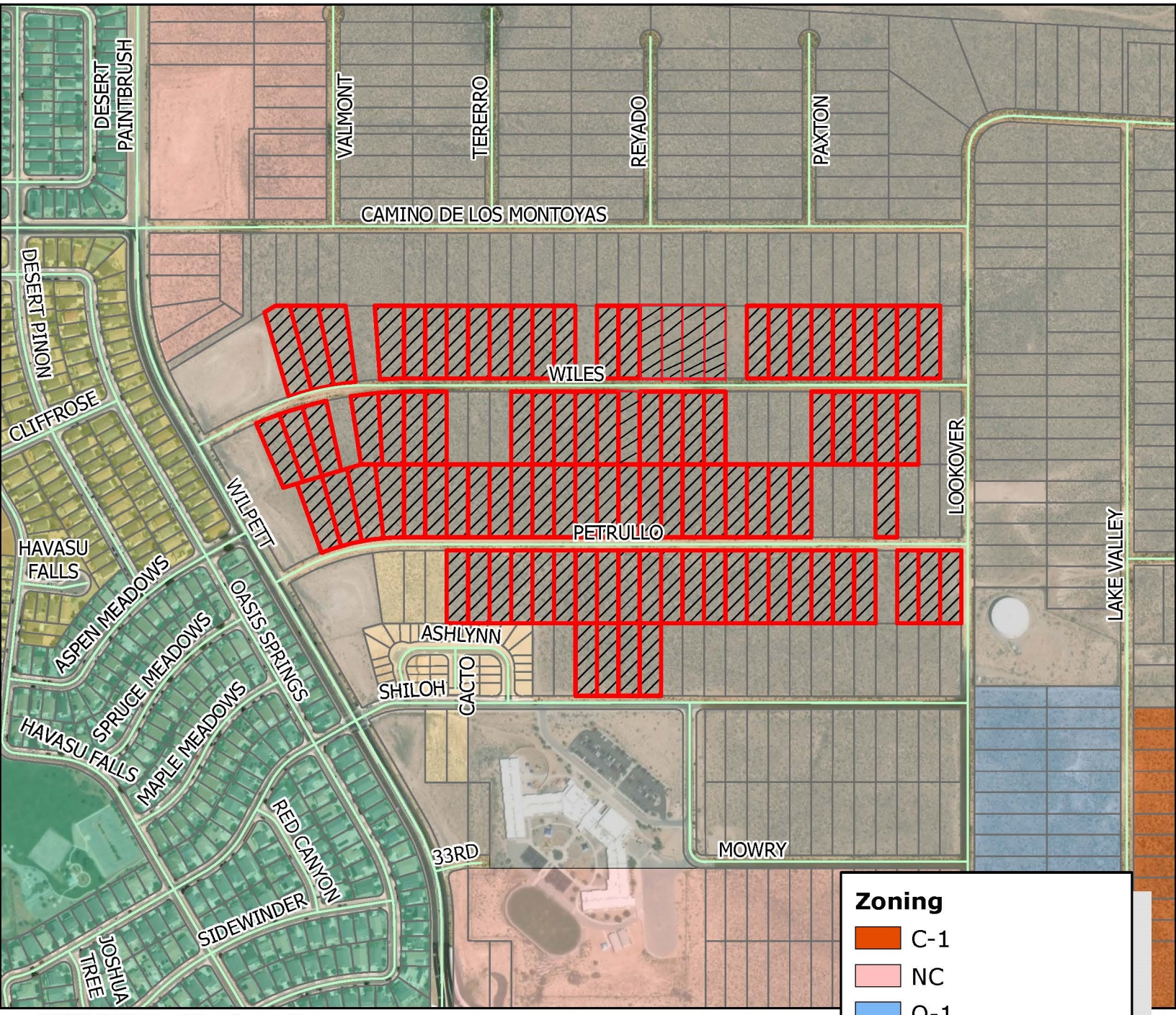
CIELO BONITO

UTILITY CONCEPT

PROJECT NO.	M25021
DESIGNED BY:	TGH
DRAWN BY:	PKD
CHECKED BY:	PCW
DATE:	06-03-2025
DPI CHK:	

SHEET: 3 OF 4

ZONE MAP AMENDMENT
TZ: TRANSITIONAL DISTRICT TO R-3: MIXED RESIDENTIAL



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

0 0.04 0.08 0.16 Miles

Rio Rancho City of Vision

GIS Moving Spatial Data Forward

N W E S

Map courtesy of Tamarah Martinez
7.23.25

154.10 R-3: MIXED RESIDENTIAL DISTRICT.

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

(B) *Permissive uses.*

(1) One single-family dwelling unit per lot; provided such dwelling unit meets the design standards of Article III, Section 154.60;

(2) Single-family attached or detached dwelling units; provided such dwelling unit(s) meets the design standards of Article III, Section 154.60;

(3) Boarding and lodging houses;

(4) Townhome, patio home, or similar development provided all city regulations are met;

(5) Accessory buildings or structures, as defined in Article III, Section 154.70(A);

(6) Accessory living space as defined in Article I, Section 154.03 and Article III, Section 154.70(A);

(7) Noncommercial gardens, swimming pools, tennis courts, and greenhouses;

(8) Parks, open spaces, recreational parks, and public facilities;

(9) Home occupations;

(10) Construction trailers, as defined in Article III, Section 154.75(C);

(11) Temporary (emergency, construction, or repair) residences, as defined in Article III, Section 154.75(C);

(12) Family child care facility with a capacity of six or less;

(13) Second kitchen. A second kitchen is permitted and may be located within the primary residence or accessory dwelling unit, but not both;

(14) Model home or sales office, as defined in Article III, Section 154.75(A);

(15) Community residential care facility up to 10 persons, including any staff residents providing all city regulations are met as set forth in Chapter 120;

(16) Public utilities; including electric facilities including, but not limited to, substations, switching stations and generation;

(17) Churches and other places of worship, Sunday school buildings, and parish houses;

(18) Amateur radio antenna;

(19) Accessory dwelling unit; as defined in Article I, Section 154.03 and Article III, Section 154.70(A).

(C) *Conditional uses (requiring use permit).*

(1) Hospital and private institutions of an educational nature;

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

(3) Community residential care facility up to 18 persons, including any staff residents, providing all city regulations are met;

(4) Senior transitional care facilities, senior living facility, and/or other similar facilities up to 35 dwelling units per acre and up to 50 feet in height;

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

(6) Multi-family dwellings, provided there are not more than 26 units per acre, with the site plan reviewed and approved by the Governing Body.

(Ord. 18-20; Am. Ord. 19-17; Am. Ord. 21-15)

154.50 ZONING TABLE/RESIDENTIAL. Revised 9/24

District	Minimum Lot Area (in square feet)	Minimum Lot Width (in feet)	Setbacks (in feet)							Maximum Building Height[1] (in feet)
			Front	Rear	Side	Corner	Garages			
							Front Loaded	Side Loaded	Alley Loaded	
E-1	21,780	no min	35	25	10[2]	10	35	35	0	32
M-H	5,000	50	20	15	5	10	20	15	0	22
R-1[4]	7,000	60	20	15	5[3]	10	20	15	0	32
R-2	5,000	50	15	15	5[3]	10	20	15	0	32
R-3 detached	3,000	35	15	5	5[3]	10	20	15	0	32
R-3 attached	1,200	28	20	0	0	10	20	NA	0	32
R-3 M-F	10,000	70	20	15	7.5	10	NA	NA	0	50
R-4	4,000	40	15	15	5[3]	10	20	15	10	32
R-5	2,500	35	10	15	5[3]	10	20	15	10	32
R-6	10,000	70	20	15	7.5	10	NA	NA	10	78 or 6 stories
R-6 detached	3,000	35	15	5	5[3]	10	20	15	0	32
R-6 attached	1,200	28	20	0	0	10	20	NA	0	32

1 No building or structure shall exceed 32 feet in height except as permitted herein.

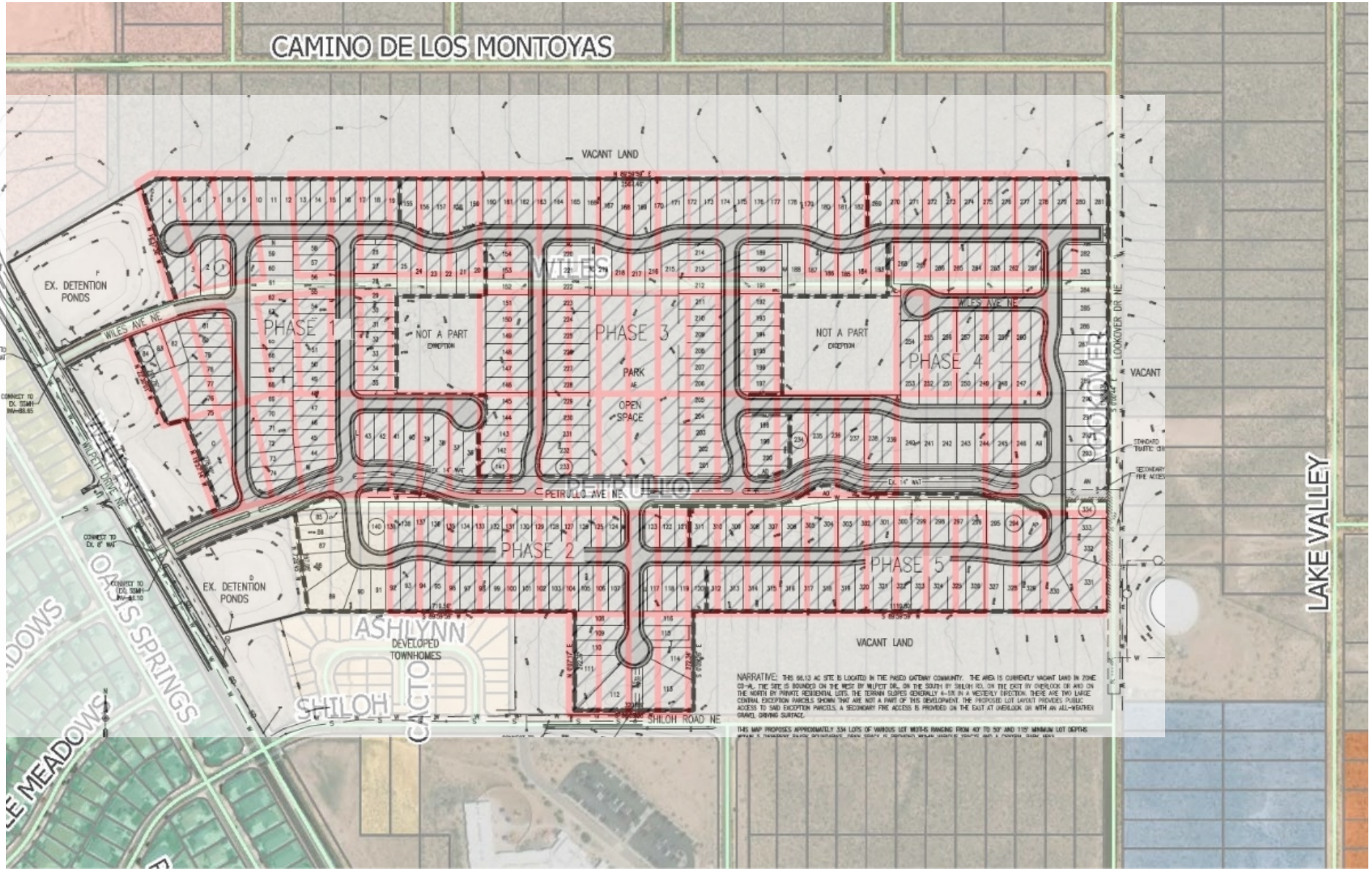
2 In the case where the side setback requirement in total is greater than 20% of the lot frontage, the side setback may be reduced to five feet.

3 Zero lot line setbacks are allowed on one side with a 10-foot setback on the opposite side.

4 The minimum lot area assumes that the lot is serviced by community utilities. If on-site water and/or sewer were used, then lot sizes required by the New Mexico Environmental Improvement Division shall apply.

5 Setbacks for pools and sports courts, freestanding wind energy units and flagpoles, please see Section 154.60(B).

(Ord. 18-20; Am. Ord. 24-19)


CAMINO DE LOS MONTOYAS
VACANT LAND
EX. DETENTION PONDS
WILES AVE NE
PHASE 1
NOT A PART EXEMPTION
PHASE 3
PARK
OPEN SPACE
NOT A PART EXEMPTION
PHASE 4
LOOKOVER DR NE
VACANT
PETRULLO AVE NE
PHASE 2
PHASE 5
EX. DETENTION PONDS
ASHLYNN
DEVELOPED TOWNHOMES
SHILOH
SHILOH ROAD NE
VACANT LAND
LAKE VALLEY
OAKS SPRINGS
NARRATIVE: THIS 66.13 AC SITE IS LOCATED IN THE PASEO GATEWAY COMMUNITY. THE AREA IS CURRENTLY VACANT LAND IN ZONE CD-HL. THE SITE IS BOUNDED ON THE WEST BY WILPOT DR., ON THE SOUTH BY SHILOH RD, ON THE EAST BY OVERLOOK DR AND ON THE NORTH BY PRIVATE RESIDENTIAL LOTS. THE TERRAIN SLOPES GENERALLY 4-5% IN A WESTERLY DIRECTION. THERE ARE TWO LARGE CENTRAL EXCEPTION PARCELS SHOWN THAT ARE NOT A PART OF THIS DEVELOPMENT. THE PROPOSED LOT LAYOUT PROVIDES PUBLIC ACCESS TO SAID EXCEPTION PARCELS. A SECONDARY FIRE ACCESS IS PROVIDED ON THE EAST AT OVERLOOK DR WITH AN ALL-WEATHER GRAVEL DRIVING SURFACE.
THIS MAP PROPOSES APPROXIMATELY 334 LOTS OF VARIOUS LOT WIDTHS RANGING FROM 40' TO 50' AND 115' MINIMUM LOT DEPTHS

Subdivision	Block		Lot #	Unit	Owner	UC	CoRR Letter	Legal	
Subd: RIO RANCHO ESTATES	Block: 24	Lot:	70	Unit: 21	NUCITO IRA LLC	x	x	x	
Subd: RIO RANCHO ESTATES	Block: 24	Lot:	69	Unit: 21	WILTSHIRE CONSULTING LLC	x	x	x	
Subd: RIO RANCHO ESTATES	Block: 24	Lot:	68	Unit: 21	NUCITO IRA LLC	x	x	x	
Subd: RIO RANCHO ESTATES	Block: 24	Lot:	67	Unit: 21	BLACKBURN		x	x	REMOVE
Subd: RIO RANCHO ESTATES	Block: 24	Lot:	66	Unit: 21	WILTSHIRE CONSULTING LLC	x	x	x	
Subd: RIO RANCHO ESTATES	Block: 24	Lot:	65	Unit: 21	WILTSHIRE CONSULTING LLC	x	x	x	
Subd: RIO RANCHO ESTATES	Block: 24	Lot:	64	Unit: 21	JAY HUNTER	x	x	x	
Subd: RIO RANCHO ESTATES	Block: 24	Lot:	63	Unit: 21	LARRY & JUDY COTTOM	x	x	x	
Subd: RIO RANCHO ESTATES	Block: 24	Lot:	62	Unit: 21	WILTSHIRE CONSULTING LLC	x	x	x	
Subd: RIO RANCHO ESTATES	Block: 24	Lot:	61	Unit: 21	WILTSHIRE CONSULTING LLC	x	x	x	
Subd: RIO RANCHO ESTATES	Block: 24	Lot:	60	Unit: 21	WILTSHIRE CONSULTING LLC	x	x	x	
Subd: RIO RANCHO ESTATES	Block: 24	Lot:	59	Unit: 21	JOHN & CAROLE CASCIOTTA	x	x	x	
Subd: RIO RANCHO ESTATES	Block: 24	Lot:	58	Unit: 21	HOLLIDAY-G	x	x	x	
Subd: RIO RANCHO ESTATES	Block: 24	Lot:	57	Unit: 21	HOLLIDAY-J				
Subd: RIO RANCHO ESTATES	Block: 24	Lot:	56	Unit: 21	WILTSHIRE CONSULTING LLC	x	x	x	
Subd: RIO RANCHO ESTATES	Block: 24	Lot:	55	Unit: 21	NUCITO IRA LLC	x	x	x	
Subd: RIO RANCHO ESTATES	Block: 24	Lot:	54	Unit: 21	GRANT				
Subd: RIO RANCHO ESTATES	Block: 24	Lot:	53	Unit: 21	PEARCE				
Subd: RIO RANCHO ESTATES	Block: 24	Lot:	52	Unit: 21	PEARCE				
Subd: RIO RANCHO ESTATES	Block: 24	Lot:	51	Unit: 21	PEARCE				
Subd: RIO RANCHO ESTATES	Block: 24	Lot:	50	Unit: 21	APODACA				
Subd: RIO RANCHO ESTATES	Block: 24	Lot:	49	Unit: 21	LACEY	x	x	x	
Subd: RIO RANCHO ESTATES	Block: 24	Lot:	48	Unit: 21	WILTSHIRE CONSULTING LLC	x	x	x	
Subd: RIO RANCHO ESTATES	Block: 24	Lot:	47	Unit: 21	BALDWIN	x	x	x	
Subd: RIO RANCHO ESTATES	Block: 24	Lot:	46	Unit: 21	WILTSHIRE CONSULTING LLC	x	x	x	
Subd: RIO RANCHO ESTATES	Block: 24	Lot:	45	Unit: 21	WILTSHIRE CONSULTING LLC	x	x	x	
Subd: RIO RANCHO ESTATES	Block: 24	Lot:	44	Unit: 21	LITTLE IRA LLC	x	x	x	
Subd: RIO RANCHO ESTATES	Block: 24	Lot:	43	Unit: 21	LITTLE IRA LLC	x			Need to be incl
Subd: RIO RANCHO ESTATES	Block: 24	Lot:	42	Unit: 21	LITTLE IRA LLC	x			
Subd: RIO RANCHO ESTATES	Block: 24	Lot:	41	Unit: 21	WILTSHIRE CONSULTING LLC	x			
Subd: RIO RANCHO ESTATES	Block: 24	Lot:	40	Unit: 21	WHITE				
Subd: RIO RANCHO ESTATES	Block: 23	Lot:	3	Unit: 21	WILTSHIRE CONSULTING LLC	x	x	x	
Subd: RIO RANCHO ESTATES	Block: 23	Lot:	4	Unit: 21	WILTSHIRE CONSULTING LLC	x	x	x	
Subd: RIO RANCHO ESTATES	Block: 23	Lot:	5	Unit: 21	WILTSHIRE CONSULTING LLC	x	x	x	
Subd: RIO RANCHO ESTATES	Block: 23	Lot:	6	Unit: 21	GUMLEY, BARRY C		x	x	REMOVE
Subd: RIO RANCHO ESTATES	Block: 23	Lot:	7	Unit: 21	WILTSHIRE CONSULTING LLC	x	x	x	
Subd: RIO RANCHO ESTATES	Block: 23	Lot:	8	Unit: 21	WILTSHIRE CONSULTING LLC	x	x	x	
Subd: RIO RANCHO ESTATES	Block: 23	Lot:	9	Unit: 21	LITTLE IRA LLC	x	x	x	
Subd: RIO RANCHO ESTATES	Block: 23	Lot:	10	Unit: 21	WILTSHIRE CONSULTING LLC	x	x	x	
Subd: RIO RANCHO ESTATES	Block: 23	Lot:	11	Unit: 22	ANCHOR ELECTRIC				
Subd: RIO RANCHO ESTATES	Block: 23	Lot:	12	Unit: 23	ANCHOR ELECTRIC				
Subd: RIO RANCHO ESTATES	Block: 23	Lot:	13	Unit: 24	ANCHOR ELECTRIC				
Subd: RIO RANCHO ESTATES	Block: 23	Lot:	14	Unit: 21	WILTSHIRE CONSULTING LLC	x	x	x	
Subd: RIO RANCHO ESTATES	Block: 23	Lot:	15	Unit: 21	WILTSHIRE CONSULTING LLC	x	x	x	
Subd: RIO RANCHO ESTATES	Block: 23	Lot:	16	Unit: 21	WILTSHIRE CONSULTING LLC	x	x	x	
Subd: RIO RANCHO ESTATES	Block: 23	Lot:	17	Unit: 21	WILTSHIRE CONSULTING LLC	x	x	x	
Subd: RIO RANCHO ESTATES	Block: 23	Lot:	18	Unit: 21	WILTSHIRE CONSULTING LLC	x	x	x	
Subd: RIO RANCHO ESTATES	Block: 23	Lot:	19	Unit: 21	GONZALES, ARTHUR J & JANIE & GONZALES REVOC LIV TRST	x			Need to be incl
Subd: RIO RANCHO ESTATES	Block: 23	Lot:	20	Unit: 21	WILTSHIRE CONSULTING LLC	x	x	x	
Subd: RIO RANCHO ESTATES	Block: 23	Lot:	21	Unit: 21	WILTSHIRE CONSULTING LLC	x	x	x	
Subd: RIO RANCHO ESTATES	Block: 23	Lot:	22	Unit: 21	WILTSHIRE CONSULTING LLC	x	x	x	
Subd: RIO RANCHO ESTATES	Block: 23	Lot:	23	Unit: 21	WILTSHIRE CONSULTING LLC	x	x	x	
Subd: RIO RANCHO ESTATES	Block: 23	Lot:	24	Unit: 22	DRISCOLL & BUSTOS				
Subd: RIO RANCHO ESTATES	Block: 23	Lot:	25	Unit: 23	DRISCOLL & BUSTOS				
Subd: RIO RANCHO ESTATES	Block: 23	Lot:	26	Unit: 24	IVIE				
Subd: RIO RANCHO ESTATES	Block: 23	Lot:	27	Unit: 25	KOPECKY & BAUER				
Subd: RIO RANCHO ESTATES	Block: 23	Lot:	28	Unit: 21	NUCITO IRA LLC	x	x	x	
Subd: RIO RANCHO ESTATES	Block: 23	Lot:	29	Unit: 21	NUCITO IRA LLC	x	x	x	
Subd: RIO RANCHO ESTATES	Block: 23	Lot:	30	Unit: 21	SULTAN M RAHIME LIVING TRUST	x	x	x	
Subd: RIO RANCHO ESTATES	Block: 23	Lot:	31	Unit: 21	SULTAN M RAHIME LIVING TRUST	x	x	x	
Subd: RIO RANCHO ESTATES	Block: 23	Lot:	32	Unit: 21	WILTSHIRE CONSULTING LLC	x	x	x	
Subd: RIO RANCHO ESTATES	Block: 23	Lot:	33	Unit: 21	MARGATE				
Subd: RIO RANCHO ESTATES	Block: 23	Lot:	34	Unit: 21	HANDY				
Subd: RIO RANCHO ESTATES	Block: 23	Lot:	35	Unit: 21	HANDY				
Subd: RIO RANCHO ESTATES	Block: 23	Lot:	36	Unit: 21	PELTIER				
Subd: RIO RANCHO ESTATES	Block: 23	Lot:	37	Unit: 21	PELTIER				
Subd: RIO RANCHO ESTATES	Block: 23	Lot:	38	Unit: 21	NUCITO IRA LLC	x	x	x	
Subd: RIO RANCHO ESTATES	Block: 23	Lot:	39	Unit: 21	AMREP SOUTHWEST INC				
Subd: RIO RANCHO ESTATES	Block: 23	Lot:	40	Unit: 21	BOYLAN, ROBERTA A				
Subd: RIO RANCHO ESTATES	Block: 23	Lot:	41	Unit: 21	BOYLAN, ROBERTA A				
Subd: RIO RANCHO ESTATES	Block: 23	Lot:	42	Unit: 21	RED ROAN ENTERPRISES LLC AND MILLENNIUM TRUST COMPANY LLC	x	x	x	
Subd: RIO RANCHO ESTATES	Block: 23	Lot:	43	Unit: 21	RED ROAN ENTERPRISES LLC AND MILLENNIUM TRUST COMPANY LLC	x	x	x	
Subd: RIO RANCHO ESTATES	Block: 23	Lot:	44	Unit: 21	RED ROAN ENTERPRISES LLC AND MILLENNIUM TRUST CO LLC FBO WEBB ROTH IRA	x	x	x	
Subd: RIO RANCHO ESTATES	Block: 23	Lot:	45	Unit: 21	RED ROAN ENTERPRISES LLC AND MILLENNIUM TRUST CO LLC FBO WEBB ROTH IRA	x	x	x	
Subd: RIO RANCHO ESTATES	Block: 23	Lot:	46	Unit: 21	RED ROAN ENTERPRISES LLC AND MILLENNIUM TRUST CO LLC FBO WEBB ROTH IRA	x	x	x	
Subd: RIO RANCHO ESTATES	Block: 23	Lot:	47	Unit: 21	RED ROAN ENTERPRISES LLC AND MILLENNIUM TRUST CO LLC FBO WEBB ROTH IRA	x	x	x	
Subd: RIO RANCHO ESTATES	Block: 23	Lot:	48	Unit: 21	CREEL REVOCABLE LIVING TRUST	x	x	x	
Subd: RIO RANCHO ESTATES	Block: 23	Lot:	49	Unit: 21	CREEL REVOCABLE LIVING TRUST	x	x	x	
Subd: RIO RANCHO ESTATES	Block: 23	Lot:	50	Unit: 21	RED ROAN ENTERPRISES LLC AND MILLENNIUM TRUST CO LLC FBO WEBB ROTH IRA	x	x	x	
Subd: RIO RANCHO ESTATES	Block: 23	Lot:	51	Unit: 21	RED ROAN ENTERPRISES LLC AND MILLENNIUM TRUST CO LLC FBO WEBB ROTH IRA	x	x	x	
Subd: RIO RANCHO ESTATES	Block: 23	Lot:	52	Unit: 21	RED ROAN ENTERPRISES LLC AND MILLENNIUM TRUST CO LLC FBO WEBB ROTH IRA	x	x	x	
Subd: RIO RANCHO ESTATES	Block: 23	Lot:	53	Unit: 21	RED ROAN ENTERPRISES LLC AND MILLENNIUM TRUST CO LLC FBO WEBB ROTH IRA	x	x	x	
Subd: RIO RANCHO ESTATES	Block: 23	Lot:	54	Unit: 21	RED ROAN ENTERPRISES LLC AND MILLENNIUM TRUST CO LLC FBO WEBB ROTH IRA	x	x	x	
Subd: RIO RANCHO ESTATES	Block: 23	Lot:	55	Unit: 21	RED ROAN ENTERPRISES LLC AND MILLENNIUM TRUST CO LLC FBO WEBB ROTH IRA	x	x	x	
Subd: RIO RANCHO ESTATES	Block: 23	Lot:	56	Unit: 21	RED ROAN ENTERPRISES LLC AND MILLENNIUM TRUST CO LLC FBO WEBB ROTH IRA	x	x	x	
Subd: RIO RANCHO ESTATES	Block: 23	Lot:	57	Unit: 21	RED ROAN ENTERPRISES LLC AND MILLENNIUM TRUST CO LLC FBO WEBB ROTH IRA	x	x	x	
Subd: RIO RANCHO ESTATES	Block: 23	Lot:	58	Unit: 21	RED ROAN ENTERPRISES LLC AND MILLENNIUM TRUST CO LLC FBO WEBB ROTH IRA	x	x	x	
Subd: RIO RANCHO ESTATES	Block: 23	Lot:	59	Unit: 21	RED ROAN ENTERPRISES LLC AND MILLENNIUM TRUST CO LLC FBO WEBB ROTH IRA	x	x	x	
Subd: RIO RANCHO ESTATES	Block: 23	Lot:	60	Unit: 21	RED ROAN ENTERPRISES LLC AND MILLENNIUM TRUST CO LLC FBO WEBB ROTH IRA	x	x	x	
Subd: RIO RANCHO ESTATES	Block: 23	Lot:	61	Unit: 21	RED ROAN ENTERPRISES LLC AND MILLENNIUM TRUST CO LLC FBO WEBB ROTH IRA	x	x	x	
Subd: RIO RANCHO ESTATES	Block: 23	Lot:	62	Unit: 21	RED ROAN ENTERPRISES LLC AND MILLENNIUM TRUST CO LLC FBO WEBB ROTH IRA	x	x	x	
Subd: RIO RANCHO ESTATES	Block: 23	Lot:	63	Unit: 21	RED ROAN ENTERPRISES LLC AND MILLENNIUM TRUST CO LLC FBO WEBB ROTH IRA	x	x	x	
Subd: RIO RANCHO ESTATES	Block: 23	Lot:	64	Unit: 21	RED ROAN ENTERPRISES LLC AND MILLENNIUM TRUST CO LLC FBO WEBB ROTH IRA	x	x	x	
Subd: RIO RANCHO ESTATES	Block: 22	Lot:	7	Unit: 21	GP-BUNGALOWS LLC	x	x	x	
Subd: RIO RANCHO ESTATES	Block: 22	Lot:	8	Unit: 21	GP-BUNGALOWS LLC	x	x	x	
Subd: RIO RANCHO ESTATES	Block: 22	Lot:	9	Unit: 21	RED ROAN ENTERPRISES LLC AND MILLENNIUM TRUST CO LLC FBO WEBB ROTH IRA	x	x	x	
Subd: RIO RANCHO ESTATES	Block: 22	Lot:	10	Unit: 21	RED ROAN ENTERPRISES LLC AND MILLENNIUM TRUST CO LLC FBO WEBB ROTH IRA	x	x	x	
Subd: RIO RANCHO ESTATES	Block: 22	Lot:	11	Unit: 21	RED ROAN ENTERPRISES LLC AND MILLENNIUM TRUST CO LLC FBO WEBB ROTH IRA	x	x	x	
Subd: RIO RANCHO ESTATES	Block: 22	Lot:	12	Unit: 21	RED ROAN ENTERPRISES LLC AND MILLENNIUM TRUST CO LLC FBO WEBB ROTH IRA	x	x	x	
Subd: RIO RANCHO ESTATES	Block: 22	Lot:	13	Unit: 21	RED ROAN ENTERPRISES LLC AND MILLENNIUM TRUST CO LLC FBO WEBB ROTH IRA	x	x	x	
Subd: RIO RANCHO ESTATES	Block: 22	Lot:	14	Unit: 21	RED ROAN ENTERPRISES LLC AND MILLENNIUM TRUST CO LLC FBO WEBB ROTH IRA	x	x	x	
Subd: RIO RANCHO ESTATES	Block: 22	Lot:	15	Unit: 21	RED ROAN ENTERPRISES LLC AND MILLENNIUM TRUST CO LLC FBO WEBB ROTH IRA	x	x	x	
Subd: RIO RANCHO ESTATES	Block: 22	Lot:	16	Unit: 21	RED ROAN ENTERPRISES LLC AND MILLENNIUM TRUST CO LLC FBO WEBB ROTH IRA	x	x	x	

Subd: RIO RANCHO ESTATES	Block: 22	Lot:	17	Unit: 21	RED ROAN ENTERPRISES LLC AND MILLENNIUM TRUST CO LLC FBO WEBB ROTH IRA	x	x	x	
Subd: RIO RANCHO ESTATES	Block: 22	Lot:	18	Unit: 21	RED ROAN ENTERPRISES LLC AND MILLENNIUM TRUST CO LLC FBO WEBB ROTH IRA	x	x	x	
Subd: RIO RANCHO ESTATES	Block: 22	Lot:	19	Unit: 21	RED ROAN ENTERPRISES LLC AND MILLENNIUM TRUST CO LLC	x	x	x	
Subd: RIO RANCHO ESTATES	Block: 22	Lot:	20	Unit: 21	RED ROAN ENTERPRISES LLC AND MILLENNIUM TRUST CO LLC FBO WEBB ROTH IRA	x	x	x	
Subd: RIO RANCHO ESTATES	Block: 22	Lot:	21	Unit: 21	RED ROAN ENTERPRISES LLC AND MILLENNIUM TRUST CO LLC FBO WEBB ROTH IRA	x	x	x	
Subd: RIO RANCHO ESTATES	Block: 22	Lot:	22	Unit: 21	RED ROAN ENTERPRISES LLC AND MILLENNIUM TRUST CO LLC FBO WEBB ROTH IRA	x	x	x	
Subd: RIO RANCHO ESTATES	Block: 22	Lot:	23	Unit: 21	RED ROAN ENTERPRISES LLC AND MILLENNIUM TRUST CO LLC FBO WEBB ROTH IRA	x	x	x	
Subd: RIO RANCHO ESTATES	Block: 22	Lot:	24	Unit: 21	NANCY & ROBERT HIGGINS	x	x	x	
Subd: RIO RANCHO ESTATES	Block: 22	Lot:	25	Unit: 21	NANCY & ROBERT HIGGINS	x	x	x	
Subd: RIO RANCHO ESTATES	Block: 22	Lot:	26	Unit: 21	LITTLE IRA LLC	x	x	x	
Subd: RIO RANCHO ESTATES	Block: 22	Lot:	27	Unit: 21	AMREP SOUTHWEST INC		x	x	REMOVE
Subd: RIO RANCHO ESTATES	Block: 22	Lot:	28	Unit: 21	RED ROAN ENTERPRISES LLC AND MILLENNIUM TRUST CO LLC	x	x	x	
Subd: RIO RANCHO ESTATES	Block: 22	Lot:	29	Unit: 21	NUCITO IRA LLC	x	x	x	
Subd: RIO RANCHO ESTATES	Block: 22	Lot:	30	Unit: 21	RED ROAN ENTERPRISES LLC AND MILLENNIUM TRUST CO LLC	x	x	x	
Subd: RIO RANCHO ESTATES	Block: 22	Lot:	31	Unit: 21	RED ROAN ENTERPRISES LLC AND MILLENNIUM TRUST CO LLC	x	x	x	
Subd: RIO RANCHO ESTATES	Block: 22	Lot:	32	Unit: 21	RED ROAN ENTERPRISES LLC AND MILLENNIUM TRUST CO LLC				
Subd: RIO RANCHO ESTATES	Block: 22	Lot:	33	Unit: 21	RED ROAN ENTERPRISES LLC AND MILLENNIUM TRUST CO LLC				
Subd: RIO RANCHO ESTATES	Block: 22	Lot:	45	Unit: 21	RED ROAN ENTERPRISES LLC AND MILLENNIUM TRUST CO LLC FBO WEBB ROTH IRA	x	x	x	
Subd: RIO RANCHO ESTATES	Block: 22	Lot:	46	Unit: 21	RED ROAN ENTERPRISES LLC AND MILLENNIUM TRUST CO LLC FBO WEBB ROTH IRA	x	x	x	
Subd: RIO RANCHO ESTATES	Block: 22	Lot:	47	Unit: 21	RED ROAN ENTERPRISES LLC AND MILLENNIUM TRUST CO LLC	x	x	x	
Subd: RIO RANCHO ESTATES	Block: 22	Lot:	48	Unit: 21	RED ROAN ENTERPRISES LLC AND MILLENNIUM TRUST CO LLC FBO WEBB ROTH IRA	x	x	x	

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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 14, 2025

TO: Cielo Bonito, LLC

RE: Zone Map Amendment/ Master Plan (25-100-00005/24-400-00004)
The following are the comments and feedback received in regards to the DRC application.

Planning and Zoning Division:

1. Please update the acreage on the park. Design Guidelines show the park at 2.8 acres and the Implementation shows 3.5 acres.
2. Please provide more information on Petrullo Ave, specifically it's functionality,and emergency/fire access onto Lookover Dr (may cite DPM and Appendix D of Fire Code as standards for this fire access). Information on Shiloh Rd is not as relevant to the Master Plan (as the Master Plan does not have access to Shiloh).
3. Please see Engineering Comments regarding access and Lookover Dr.
4. Subdivision variance may be required for stub streets in subdivision to meet City Code 155.41 (M)

Parks, Community & Recreation Services: No recommendation for or against approval of the ZMA. PRCS defers to DSD for any specific recommendations, requirements or approvals. PRCS observations and comments on the Master Plan are as follows: The 50 acre development has a proposed 334 residences with (2.83 residents/residence) 945 residents. The Subdivision Ordinance would therefore require (3 park acres/1,000 residents; 945.22 residents) 2.84 developed park acres to meet the needs of the development. The Master Plan proposes allocating 3.5 acres of HOA maintained park acres. This would meet the park needs of the development. The City will not accept parks less than 3 acres in size, so if the developer changes their plans and later wishes to seek impact fee credits for the 3.5 acres (0.5 acres more than the minimum public park unit) of park land, they would need to include their planned improvements in a Development Agreement and develop the park to meet City standards. If a private park is maintained in the plan, park impact fees may be required to meet any system level impacts the development may pose on park and open space needs.

Fire & Rescue Department: IFC 2021 shall be used for Fire Code requirements. Appendix D shall be used for Fire Apparatus Access Roads. Fire Hydrants shall be no more than 500 ft. apart in travel distance. Further requirements may be required upon development.
Comments from Fire Marshal Brian Johnson

Southern Sandoval County Arroyo Flood Control Authority (SSCAFCA): Please ensure alignment with Paseo Gateway West Specific Area Plan.

Mid-Region Council of Governments (MRCOG):
MRMPO has no adverse comments. For informational purposes:

- Wilpett Dr is functionally classified as an existing Major Collector in the Long Range Roadway System (LRRS).
- A proposed bike lane is identified on Wilpett Dr in the Long Range Bikeway System (LRBS).

- The Rio Rancho City Center to the southeast of the project site is identified as an Opportunity Zone in the 2045 MTP. An Opportunity Zone is defined as “Growing center or one that is currently underutilized. Opportunity to become a regional mixed-use destination.”

Engineering: Please see attached.

Respectfully,

Tamarah Martinez
Municipal Planner I
Development Services Department
City of Rio Rancho
(505)-896-8793
tamartinez@rrnm.gov

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

July 24, 2025

RE: Zone Map Amendment
Case No. 25-100-00005
T-Z: Transitional Zoning to R-3: Mixed Residential

Dear Property Owner:

You are receiving this certified notice because your property is within 100 feet of a site where a land development decision is required by the Governing Body**. This is a second notice due to an administrative clerical issue with the notice for the first meeting.**

The applicant, Cielo Bonito, LLC requests approval of a Zone Map Amendment request for approximately 52.942 acres from TZ Transitional Zoning to R-3, Mixed Residential at the location legally described as Unit 21, Block 22, Lots 7-26, 28-31 and 45-48, Block 23, Lots 3-5, 7-10, 14-23, 28-32, 38, 42-64 and Block 24, Lots 41-49, 51-56, 58,59, 60-66, 68-70.

The **Governing Body** will consider the request on **Thursday, August 14, 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 hatched lines.

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

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

Please do not hesitate to contact me at 505-896-8796 or e-mail me at tamartinez@rrnm.gov if you have any questions about the application or accessing the meeting. The agenda for this hearing and related staff reports will be posted on the City's website, www.rrnm.gov, approximately one week before the hearing.

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

Respectfully,

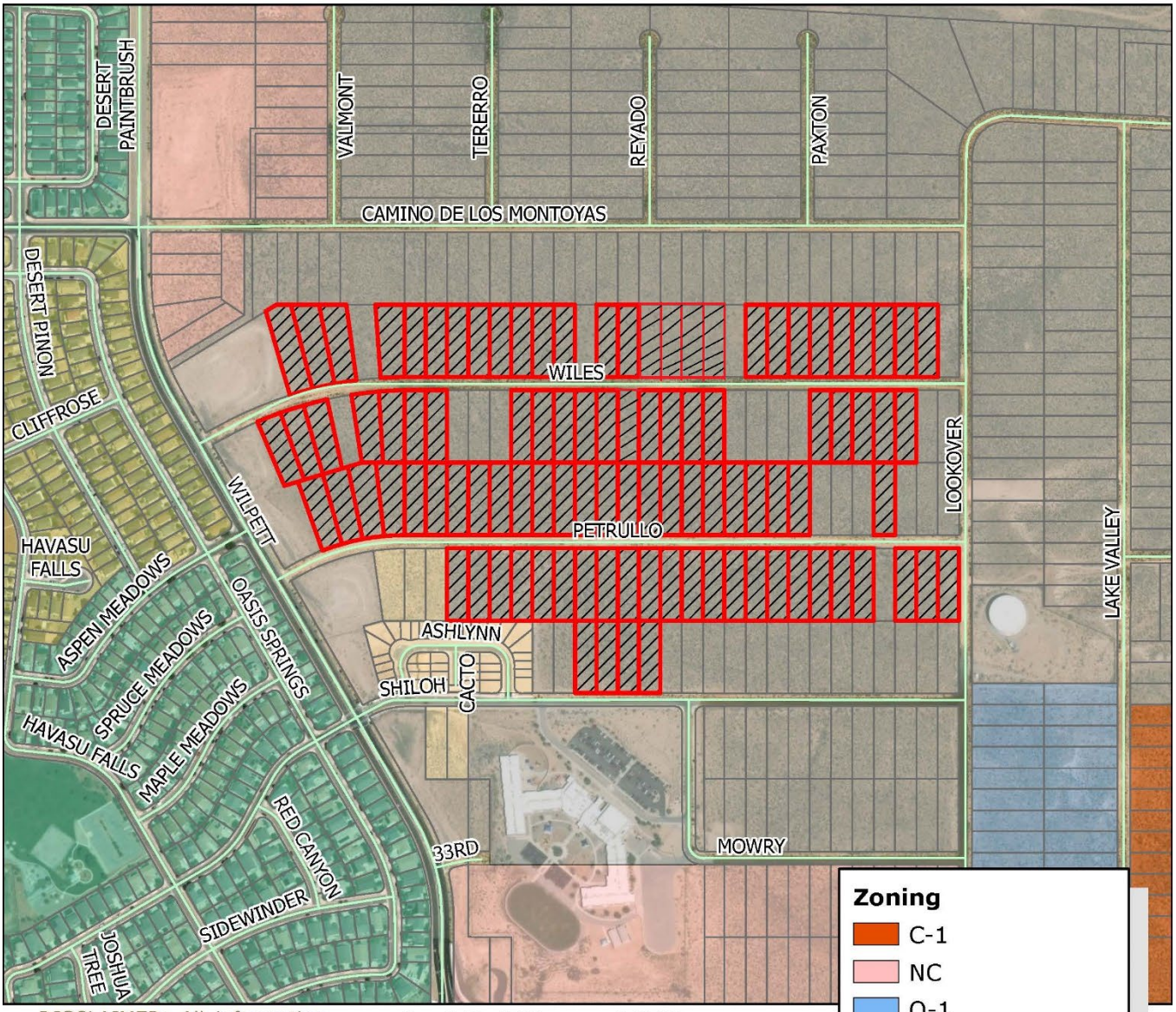
Tamarah Martinez

Tamarah Martinez
Municipal Planner I
Development Services Department
Planning Division
City of Rio Rancho

The City of Rio Rancho

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

ZONE MAP AMENDMENT
TZ: TRANSITIONAL DISTRICT TO
R-3: MIXED RESIDENTIAL



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

Map courtesy of Tamarah Martinez
7.23.25

CITY OF RIO RANCHO
PUBLIC HEARING NOTICE

The GOVERNING BODY of the CITY of RIO RANCHO will consider the following matters at its regularly scheduled meeting at 6:00 p.m. on Thursday, August 14, 2025:

Zone Map Amendment
Request #25-100-00003

The applicant, Tampico Development, LLC, requests approval of a Zone Map Amendment to change the zoning of the two subject properties legally described as Unit 17, Block 87, Tract A and EDC, Tract B from SU-C1: Special Use for Retail Commercial to R-4: Single Family Residential. The subject properties comprise approximately 26.51 acres.

Master Plan
Request $25-400-00004

The applicant, Tampico Development, LLC, requests approval of the Tampico Master Plan at the location legally described as Unit 17, Block 87, Tract A and EDC, Tract B.

Specific Area Plan Amendment
Request #25-410-00002

The applicant, Tampico Development, LLC, requests approval of amendments to the Tampico North Specific Area Plan and the La Barranca Specific Area Plan for the removal of the subject properties from the plans.

Zone Map Amendment
Request #25-100-00005

The applicant, Cielo Bonito, LLC requests approval of a Zone Map Amendment of approximately 52.942 acres from TZ: Transitional Zoning to R-3: Mixed Residential, for the property legally described as, Unit 21, Block 22, Lots 7-26, 28-31 and 45-48, Block 23, Lots 3-5, 7-10, 14-23, 28-32, 38, 42-64 and Block 24, Lots 41-49, 51-56, 58-66, 68-70.

The meeting is scheduled for 6 pm in the Council Chambers at City Hall, 3200 Civic Center Circle 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.

(Date of Publication: Wednesday, July 30, 2025)
PO #TBD – Client #1010956

CITY OF RIO RANCHO
ORDINANCE

FAILED

ORDINANCE NO. **ENACTMENT NO.**

ORDINANCE OF THE CITY OF RIO RANCHO, NEW MEXICO AMENDING THE ZONING CLASSIFICATION AND OFFICIAL ZONING MAP FOR APPROXIMATELY 50.442 ACRES OF THE PROPERTY LEGALLY DESCRIBED AS UNIT 21, BLOCK 22, LOTS 7-26, 28-31, AND 45-48; BLOCK 23, LOTS 3-5, 7-10, 14-23, 28-32, 38, AND 42-64; AND BLOCK 24, LOTS 41-49, 51-56, 58-66, AND 68-70 FROM TZ: TRANSITIONAL ZONING TO R-3 MIXED RESIDENTIAL; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE

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

WHEREAS: in accordance with Rio Rancho Code of Ordinances (R.O. 2003) Section 150.07, an application to amend the zoning ordinance on the subject property has been submitted by The City of Rio Rancho, and assigned City Case No. 25-100-00005; and

WHEREAS: the Paseo Gateway West Specific Area Plan was adopted on December 10, 2008 under Resolution No. 104, Enactment No. 08-098, and amended on February 24, 2020 under Resolution No. 19, Enactment No. 10-020; and

WHEREAS: the City of Rio Rancho Planning and Zoning Board held a duly noticed public hearing on August 12, 2025, regarding the proposed changes to the Official Zoning Map and, following study and consideration, has made findings (where applicable) whether or not the criteria in R.O. 2003 Section 150.07 are satisfied, and made these recommendations to the Governing Body regarding adoption of the changes; and

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

WHEREAS: a public hearing occurred, in accordance with procedures set forth in R.O. 2003 Section 150.07, and NMSA 1978 Section 3-21-6, on the proposed zoning district and Official Zone Map changes hereinafter described were duly advertised and held by the Governing Body of the City of Rio Rancho on August 14, 2025 and the Governing Body heard interested parties and citizens for and against the proposed amendments; and

WHEREAS: the proposed amendments to be adopted by this Ordinance comply with

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

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

Section 1. Rezoning of Property and Change in Land Use.

A. The Official Zone Map is hereby amended by assigning a zoning designation on approximately 52.942 acres from TZ: Transitional Zoning to R-3: Mixed Residential on the property legally described as:

Unit 21, Block 22, Lots 7-26, 28-31, and 45-48; Block 23, Lots 3-5, 7-10, 14-23, 28-32, 38 and 42-64; and Block 24, Lots 41-49, 51-56, 58-66, and 68-70, as shown on the plat entitled: "BLOCKS 1 THRU 36 COMMERCIAL TRACTS A,B,C, & D MULTIPLE TRACTS AA & BB UNIT TWENTY-ONE RIO RANCHO ESTATES SANDOVAL COUNTY NEW MEXICO SECTIONS 26,27,34, & 35 T 13 N, R 2 E, N.M.P.M." filed in the office of the County Clerk of Sandoval County, New Mexico on November 4, 1969 (RRE Book 2, Page 8).

Section 2. Land Use, Conditions, Development Standards/Regulations and use of PROPERTY: The property identified in Section 1, above, is subject to all requirements of the R-3: Mixed Residential Zoning District set forth in R.O. 2003 Section 154.24 (as of the effective date of this ordinance or as subsequently amended).

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

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

ADOPTED THIS 14TH DAY OF AUGUST, 2025.

_____

Greggory D. Hull, Mayor

ATTEST:

_____

Noel C. Davis, City Clerk

(SEAL)

FAILED

FAILED

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: R89

AGENDA DATE:
August 14, 2025

DEPARTMENT:
Development Services

SUBJECT:
R89, Resolution Amending the Tampico North Specific Area Plan and the La Barranca Specific Area Plan

BACKGROUND AND ANALYSIS:
The applicant, Tampico Development, LLC, requests approval of Specific Area Plan Amendments to the Tampico North Specific Area Plan and the La Barranca Specific Area Plan. The proposed amendments to the Tampico North Specific Area Plan and the La Barranca Specific Area Plan call for the removal of the subject properties from the plans.

Concurrent to this request is a Zone Map Amendment and change in land use of the subject properties from SU-C1: Special Use for Retail Commercial to R-4: Single-Family Residential, being heard concurrently under case #25-100-00003. These cases are also being heard alongside the Tampico Master Plan (case #25-400-00004).

At their meeting on July 8, 2025, the Planning and Zoning Board recommended denial of the item by a vote of 1 FOR and 5 AGAINST. Staff recommended approval of the item to the Planning and Zoning Board.

The subject properties legally described as Unit 17, Block 87, Tract A and EDC, Tract B are currently zoned SU/C-1: Special Use for Retail Commercial per Ordinance No. 41, Enactment No. 02-037, dated December 11, 2002.

The subject properties represent a total of 26.17 acres of the 49.50 SU/C-1: Retail Commercial Zoned Properties in the Tampico North Specific Area Plan. The request, if adopted, would leave 23.33 acres in the Tampico North SAP zoned SU/C-1.

The subject properties are bounded by R-1: Single-Family Residential and SU/C-1: Special Use for Retail Commercial to the north; SU/C-1: Special Use for Retail Commercial to the east and south, and R-1: Single-Family Residential to the south and west.

The subject properties are located in the Tampico North Specific Area Plan, adopted December 11, 2002 under Resolution No. 92, Enactment No. 02-089, and as amended under Resolution No. 23, dated March 23, 2016. The subject property is also within the La Barranca Specific Area Plan, adopted on February 24, 2010 under Resolution No. 18, Enactment No. 10-019, and as amended under Resolution No. 114, Enactment No. 20-112, dated December 10, 2020.

REVIEW CRITERIA:
The City's Comprehensive Plan states that "the City will rely on the development of Specific Area

Plans and Master Plans for identifying a specific land use at the parcel-level. Specific Area Plans and Master Plans are a part of the Land Use Element and are used as a statement of policy to guide land use decision making by the Governing Body."

The City's Comprehensive Plan further outlines the type of material expected to be included in a Specific Area Plan or Master Plan. Staff has used the list as the guiding policy on whether the amendments fit with Specific Area Plans in general.

The applicant justifies removal of the subject property from the Tampico North Specific Area Plan by stating, "The vision guiding the Tampico North Specific Area Plan emphasized the desire to 'provide for development that encourages economic growth, provides for a quality marketplace with a wide range and diversity of jobs and complies with the Urban Design criteria found in the Comprehensive Plan. City Development is charged with being more attentive to future development, more actively involved in its future character and more responsive to future needs'."

The applicant continues by stating, "However, despite the original intention to create commercial space and services to reduce the residents' need to travel for daily necessities, commercial retail and services have instead developed to the north of the plan area. A comparison of aerial imagery from 2002 to recent images clearly shows significant economic growth and retail development near the intersection of NM Hwy 528 and NM Hwy 550."

The applicant finalizes their justification by stating, "Given these changes in the area's development and the increasing demand for diverse housing options, we believe that a zoning change to R-4 would better serve the land use for our parcels. While removing these parcels from the Tampico North Specific Area Plan would allow Tracts C and D to continue development under the original guidelines, it would also allow for a shift in land use that reflects the evolving development patterns since 2002, as well as the growing housing needs within the community. Furthermore, the land use will continue to be guided by its inclusion in the La Barranca Specific Area Plan."

The Planning and Zoning Board recommends that the Governing Body recommend denial of the request to remove the subject property from the Tampico North Specific Area Plan. The applicant's plan to develop medium-density residential on the subject properties would limit the primary objective of the Tampico North Specific Area Plan, which is to provide opportunities for commercial and retail development. Removal from the Tampico North Specific Area Plan would allow for residential use on the subject properties, while also removing the primary objective and purpose of the original Specific Area Plan for its intended commercial use in the future.

The Planning and Zoning Board recommends the Governing Body finds that the request to remove the properties from the Tampico North SAP and replace it with the proposed new Tampico Master Plan for the subject property does not meet the goals and intent of the plan for development for the area and is not advantageous to the City.

To justify the removal of the subject property from the La Barranca Specific Area Plan, the applicant states "We respectfully request removal from the La Barranca Specific Area Plan. The hard corner of Idalia Road & NM Hwy 528 will remained zoned as SU/C-1. Our proposed zone change provides an effective buffer between the surrounding existing land uses and the potential for C-1 development at the corner. With the removal from the Specific Area Plan, we are submitting, for consideration, the Tampico Master Plan."

The Planning and Zoning Board recommend that the Governing Body deny the request to remove the subject properties from the La Barranca Specific Area Plan. The Board recommends the Governing Body finds that removal of the subject properties from the La Barranca Specific Area Plan will have a significant impact on the overall objectives of the plan and the goals and objectives of the City Comprehensive Plan.

The Planning and Zoning Board recommend denial of the request to remove the subject properties from the La Barranca Specific Area Plan and Tampico North Specific Area Plan.

SITE ANALYSIS:
The Tampico North Specific Area Plan was adopted on December 11, 2002 under Resolution No. 92, Enactment No. 02-089; the Specific Area Plan was subsequently amended with an addendum on March 23, 2016, under Resolution No. 23. The plan encompasses an area of approximately 50 acres and is located in Unit 17. It is bounded by Idalia Road NE to the north, NM Hwy. 528 to the southeast, Vatapa Road NE to the southwest and Aurora Road NE to the west. The entirety of the Tampico North Specific Area Plan is overlapped by the La Barranca Specific Area Plan.

The La Barranca Specific Area Plan was adopted on February 24, 2010 under Resolution No. 18, Enactment No. 10-019. The plan encompasses an area of 4,536 acres and is located in Unit 17. It is bounded by Paseo del Volcan NE, Iris Road NE and Idalia Road NE to the north, NM Hwy. 528 to the east, Northern Blvd NE to the south and Loma Colorado Blvd NE to the west. The northeastern part of the La Barranca Specific Area Plan is overlapped by the Tampico North Specific Area Plan.

LAND USE:
The subject property currently has a "Community Commercial" land use in the La Barranca Specific Area Plan, which it is being removed from. The property also has a "Commercial (Neighborhood, Community), Mixed Use, Office" land use in the Generalized Land Use Map, Map L-2 in the City Comprehensive Plan. The requested amendment removes the subject properties from this designation in the La Barranca Specific Area Plan and the GLUM, Map L-2 is also being amended with the Zoning Ordinance to a "Low/Medium Density Residential" land use.

The subject property is being assigned a "Low/Medium Density Residential" Land Use with proposed lot layout within the concurrent Tampico Master Plan request.

GRADING AND DRAINAGE:
No proposed changes.

CIRCULATION:
Conceptual Site layout within Tampico North Specific Area Plan for commercial site circulation no longer applicable to subject properties. Subject properties will have updated site circulation with proposed Tampico Master Plan.

PHASING AND FINANCING:
No proposed changes.

DESIGN STANDARDS:
No proposed changes.

NOTIFICATIONS:
Notifications were sent to affected property owners in conjunction with the Zone Map Amendment and Master Plan requests. A legal advertisement was placed in the July 30, 2025 edition of the Albuquerque Journal. All legal notification requirements have been met.

INTERDEPARTMENTAL/INTERAGENCY REVIEW:
See comments listed for Zone Map Amendment case #25-100-00003.

IMPACT:
The Planning and Zoning Board recommends that the Governing Body deny the request for an

amendment to the Tampico North and La Barranca Specific Area Plans, subject to the findings and conditions below:

GENERAL FINDINGS OF FACT:
1. The Planning and Zoning Board may make a recommendation to the Governing Body on the applicant's request for an amendment to the Tampico North Specific Area Plan and the La Barranca Specific Area Plan.
2. The applicant has the authority to make an application to request an amendment to the Tampico North Specific Area Plan and the La Barranca Specific Area Plan.
3. The applicant and adjacent property owners received due process, as proper notice and an opportunity to present view was given.

SPECIFIC FINDINGS OF FACT AND CONDITIONS FOR DENIAL:
1. The removal of the subject property from the Tampico North Specific Area Plan will adversely impact the goals and objectives of the Tampico North Specific Area Plan, the La Barranca Specific Area Plan, and the City of Rio Rancho Comprehensive Plan.
2. The removal of the subject property from the La Barranca Specific Area Plan will adversely impact the goals and objectives of the La Barranca Specific Area Plan, and the City of Rio Rancho Comprehensive Plan.

ALTERNATIVES:

The Governing Body may:
1. Approve of the request;
2. Deny the request;
3. Modify the request and approve such modifications;
4. Postpone the item and continue the public hearing in order to further review.

DEPARTMENT RECOMMENDATION:

The Planning and Zoning Board recommends denial of the Specific Area Plan Amendment.

ATTACHMENT: Resolution_R89
ATTACHMENT: Application, Justification and Master Plan
ATTACHMENT: Letters of Authorization
ATTACHMENT: Zoning Map
ATTACHMENT: PZB Minutes
ATTACHMENT: Legal Notices
ATTACHMENT: Public Comment Gehling
ATTACHMENT: Bennett Public Comment
ATTACHMENT: R89-Signed

CITY OF RIO RANCHO
RESOLUTION

RESOLUTION NO. **ENACTMENT NO.**

RESOLUTION AMENDING THE TAMPICO NORTH SPECIFIC AREA PLAN AND LA BARRANCA SPECIFIC AREA PLAN

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

WHEREAS: the Governing Body of the City of Rio Rancho recognizes the need for long range, integrated comprehensive planning to direct future growth and development of the City; and

WHEREAS: on December 11, 2002, the Tampico North Specific Area Plan was adopted by the Governing body under Resolution No.92, Enactment No. 02-089, and amended on March 23, 2016, under Resolution No. 23; and

WHEREAS: on February 24, 2010, the La Barranca Specific Area Plan was adopted by the Governing body under Resolution No.18, Enactment No. 10-019, and amended on December 10, 2020, under Resolution No. 114, Enactment No. 20-112; and

WHEREAS: the Planning and Zoning Board of the City of Rio Rancho reviewed the amendments to the Tampico North Specific Area Plan and the La Barranca Specific Area Plan at their meeting held on July 8, 2025, and following public hearing recommended approval of those amendments and modifications; and

WHEREAS: the Governing Body of the City of Rio Rancho has reviewed the proposed amendments (Case No. 25-410-00002) to the Tampico North Specific Area Plan and the La Barranca Specific Area Plan at their meeting held August 14, 2025, and following public hearing and receipt of the Planning and Zoning Board's report and recommendation, has determined that the amended Plan is in conformance with the City of Rio Rancho Comprehensive Plan.

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

Section 1. The Governing Body hereby approves and adopts the following amendments and modifications to the La Barranca Specific Area Plan:

The La Barranca Specific Area Plan is hereby amended for the removal of the properties legally described as Unit 17, Block 87, Tract A, and Entrada de Coronado, Tract B.

Section 3. The Governing Body hereby approves and adopts the following amendments and modifications to the Tampico North Specific Area Plan:

The Tampico North Specific Area Plan is hereby amended for the removal of the properties legally described as Unit 17, Block 87, Tract A, and Entrada de Coronado, Tract B; and

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

ADOPTED THIS _____DAY OF _____, 2025.

_____
Greggory D. Hull, Mayor

ATTEST:

_____
Noel C. Davis, City Clerk
(SEAL)

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

PLANNING & ZONING LAND USE APPLICATION

Please check appropriate box

Administrative Permit	Plan	Subdivision	Zoning
☐ Community Residential Care Facility	☒ Comprehensive Plan Amendment	☐ Final Plat	☐ Annexation
☐ Development Review Committee (DRC)	☐ Corridor Plan Amendment	☐ Preliminary Plat	☐ Appeal
☐ Home Occupation	☐ Master Plan	☐ Summary Plat	☐ Conditional Use Permit
☐ Model Home / Sales Office	☐ Master Plan Amendment	☐ Vacation of Plat/Street	☐ Master Sign Plan
☐ Residential Child Care Facility 6 or <	☒ Specific Area Plan Amendment	☐ Street Name Change	☐ Site Plan
☐ Sign Permit	☐ Text Amendment	☐ Subdivision Interpretation	☐ Special Exception
☐ Other		☐ Subdivision Variance	☐ Variance
			☒ Zone Map Amendment
			☐ Zoning Certification
DRC (24-250-00010)			☐ 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: Tampico Development, LLC		Phone: 505.898.6622
Address: PO Box 9043		E-Mail:
City: Albuquerque	State: NM	Zip: 87119
Proprietary Interest: Contract Purchaser	List Owners: Rio Investments, LLC, Webb, and Conkling	
Deed or Ownership Verification Provided: (Initials)		Letter of Authorization Provided: (Initials)

Agent Name: Same as above		Phone:
Address:		E-Mail:
City:	State:	ZIP Code:

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

Zone Map Amendment to change the zoning designation from SU for C-1/Retail Commercial to R-4, Amend the Comprehensive Plan, Map L-2 Generalized Land Use (Existing and Planned), Amend the La Barranca Specific Area Plan, Remove the tracts from the Tampico North Specific Area Plan.

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit : U17 and Entrada de Coronado	Block(s):	Lot(s):
Existing Zoning: SU for C-1/Retail Commercial	Proposed Zoning: R-4	
No. of existing lots: 2, Tract A and Tract B	No. of proposed lots: TBD	Total area of site (acres) 26.51+/-

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: Nicosha Schedlbauer	Applicant: Tampico Development, LLC	Agent: Tampico Development, LLC
Signature:		Date: 2.18.2025

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

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

Form revised January 26, 2017

Zone Map Amendment Process & Checklist

Instructions (Please read carefully)

The submittal must include: 1 copy of the application packet

1. A completed application form signed by the owner or agent.
2. If the application is being submitted by an agent, a letter of authorization from the property owner must accompany the application.
3. A justification letter from the applicant must be submitted that addresses § 150.07 (D-G), Policies for Deciding Zone Map Amendments in the Zoning Code.

   A rezoning must be consistent with the health, safety, morals, and general welfare of the City. The burden of proof is on the applicant to show why the rezoning should be made.

   (D) The following policies for deciding zone map change applications pursuant to the City Zoning Code are:

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

   2. Stability of land use and zoning is desirable; therefore, the applicant must provide a sound justification for the change. The burden is on the applicant to show why the change should be made, not on the City to show why the change should not be made.

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

   4. The applicant must demonstrate that the existing zoning is inappropriate because:

      a) there was an error, mistake or is necessary to correct an injustice that occurred when the existing zone map patter was created, including the placement of a R-1 or transitional zone on an antiquated plat filed before the City's incorporation and adoption of its own Zoning Code or on land annexed by the City, or
      b) changed neighborhood or community conditions justify the change, or
      c) a different use category is more advantageous to the community, as articulated in the Comprehensive Plan or other City master plan, even though (1) or (2) above do not apply. Applicant's reliance on this provision requires proof that (a) there is a public need for a change of the kind in question, and (b) that need will be best served by changing the classification of the particular piece of property in question as compared with other available property.

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

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

   (G) A zone change request which would give a zone different from surrounding zoning to one small area, especially when only one premise is involved, is generally called a "spot zone." Such a change of zone may be approved only when:

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

4. If SU zoning designation is requested, an accurate site plan shall be submitted with the application (11" x 17" minimum - folded) (see Site Plan Checklist for site plan requirements)
5. Application and checklist shall be checked for completeness

ZONE MAP AMENDMENT CHECKLIST

WITH THE SUBMITTAL OF THE APPLICATION & CHECKLIST, THE APPLICANT ATTESTS THAT THE FOLLOWING IS SUBMITTED. FAILURE TO ADEQUATELY PROVIDE REQUESTED INFORMATION OR FALSIFYING INFORMATION MAY RESULT IN A CONTINUANCE OR DENIAL OF YOUR CASE (ATTACH ADDITIONAL SHEET IF NECESSARY). Please check if completed

- [X] Completed application
- [X] Justification letter for request must address each policy of #3, §150.07 (D-G) listed above
- [X] Letter of authorization from the property owner if application is submitted by an agent
- [ ] ~~Site Plan and related drawings ("11 X 17" folded to 8.5" x 14") (if SU zoning is requested~~)
- [X] List of any original or related file numbers on the cover application
- [ ] Fee

Applicant Signature: _____ Date: _____

For Office Use Only

H.T.E. PROJECT# _____

Comments: _____

_____

_____

_____

Staff Signature: _____ Date: _____

Hearing Date Assigned: _____

Form revised October 2010

This page can be printed using your internet browser or by CTL + P
Account: R121594

Location

Parcel Number 1-017-073-354-023

Tax Area 510CSH_NR - 510CSH_NR

Situs Address

Legal Summary Legal: Subd: RIO RANCHO ESTATES Unit: 17 Tract: A

Owner Information

Owner Name RIO INVESTMENTS

Owner Address 5913 CANYON CREST PL NE
ALBUQUERQUE, NM 87111-6620
UNITED STATES OF AMERICA

Assessment History

Actual Value (2023) $953,509

Primary Taxable $317,836

Tax Area: 510CSH_NR **Mill Levy**: 41.640

Type	Actual	Assessed	Acres	SQFT	Units
Non-Residential Land	$953,509	$317,836	21.252	925737.000	1.000

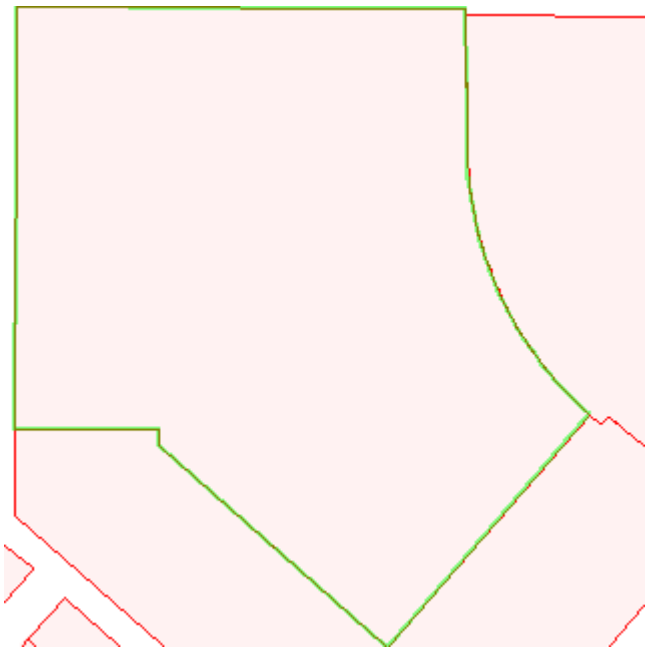
Transfers

Sale Date	Doc Description
	WARRANTY DEED
	MAPS

Tax Year	Taxes
2023	$13,234.68
2022	$13,255.36

Images

- Photo
- GIS



Authentisign ID: 222462EC-ABCE-EF11-88CF-002248299057

September 3, 2024

To Whom it May Concern:

Rio Investments, a New Mexico General Partnership, Owner of the property legally known as, Subd: Rio Rancho Estates Unit: 17 Tract: A, located within City of Rio Rancho, Sandoval County, New Mexico, authorizes Supreme Investments, LLC or assigns to act as Agent on behalf of the Owner with regard to the design and approval of all necessary steps related to the development process of the aforementioned property, including the regulatory and permitting process for a zone map amendment, subdivision of land, preliminary/final platting actions, variance requests, master plan (if required), amending the Rio Rancho Comprehensive Plan to update the Generalized Land Use Map, amending or removing the property from the La Barranca SAP, and lastly, replacing, amending or removing the property from the Tampico North SAP.

Sincerely,

AuthentiSIGN
Kevin Reid 01/09/25

Kevin Reid
Managing Member
Rio Investments, a New Mexico General Partnership

This page can be printed using your internet browser or by CTL + P
Account: R040729

Location

Parcel Number 1-017-072-340-487

Tax Area 510CSH_NR - 510CSH_NR

Situs Address

Legal Summary Legal: Subd: ENTRADA DE CORONADO Tract: B PLAT 2602-A FORM UNIT 17 BLK 87 LOT 15-22

Owner Information

Owner Name WEBB FAMILY TRUST

In Care Of Name C/O WEBB, PETER C AND LAURIE J

Owner Address 3214 FALKIRK CT NE RIO RANCHO, NM 87144-5656 UNITED STATES OF AMERICA

Assessment History

Actual Value (2021) $214,180

Primary Taxable $71,393

Tax Area: 510CSH_NR **Mill Levy**: 41.640

Type	Actual	Assessed	Acres	SQFT	Units
Non-Residential Land	$214,180	$71,393	4.917	214180.000	1.000

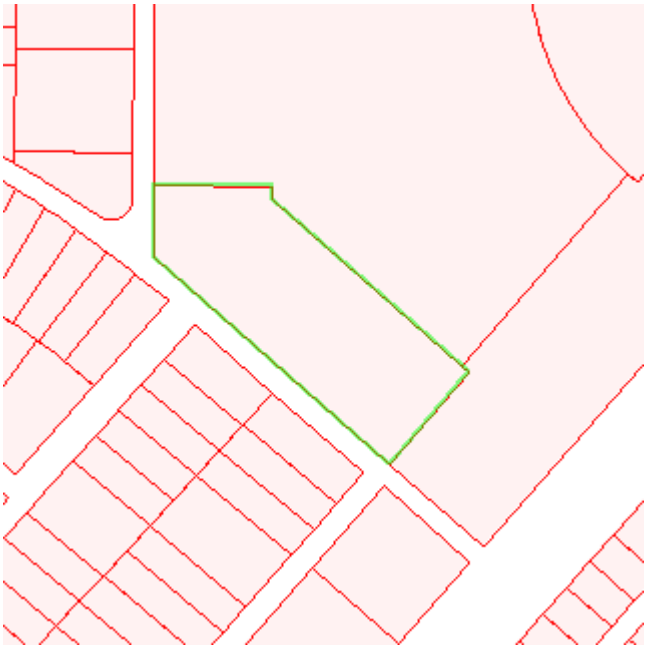
Transfers

Sale Date	Doc Description
	QUIT CLAIM DEED
	QUIT CLAIM DEED
	MAPS
10/18/2005	UNASSIGNED
05/01/1997	REAL ESTATE CONTRACT

Tax Year	Taxes
2023	$2,972.80
2022	$2,977.44

Images

- GIS



December 6, 2024

To Whom it May Concern:

Webb Family Trust and Mark Conkling and Patricia Conkling, Owners of the property legally known as, Entrada De Coronado Tract: B Plat 2602-A Form Unit 17 Blk 87 Lot 15-22, located within City of Rio Rancho, Sandoval County, New Mexico, authorizes Supreme Investments, LLC or assigns to act as Agent on behalf of the Owner with regard to the design and approval of all necessary steps related to the development process of the aforementioned property, including the regulatory and permitting process for a zone map amendment, subdivision of land, preliminary/final platting actions, variance requests, master plan (if required), amending the Rio Rancho Comprehensive Plan to update the Generalized Land Use Map, amending or removing the property from the La Barranca SAP, and lastly, replacing, amending or removing the property from the Tampico North SAP.

Sincerely,

Peter C. Webb

Peter Webb
Date: Dec. 11, 2024

Mark Conkling
Date: 12.12.24

Via Emailed PDF to: bisaacs@rrnm.gov, arincon@rrnm.gov, and bbabyak@rrnm.gov

June 18, 2025

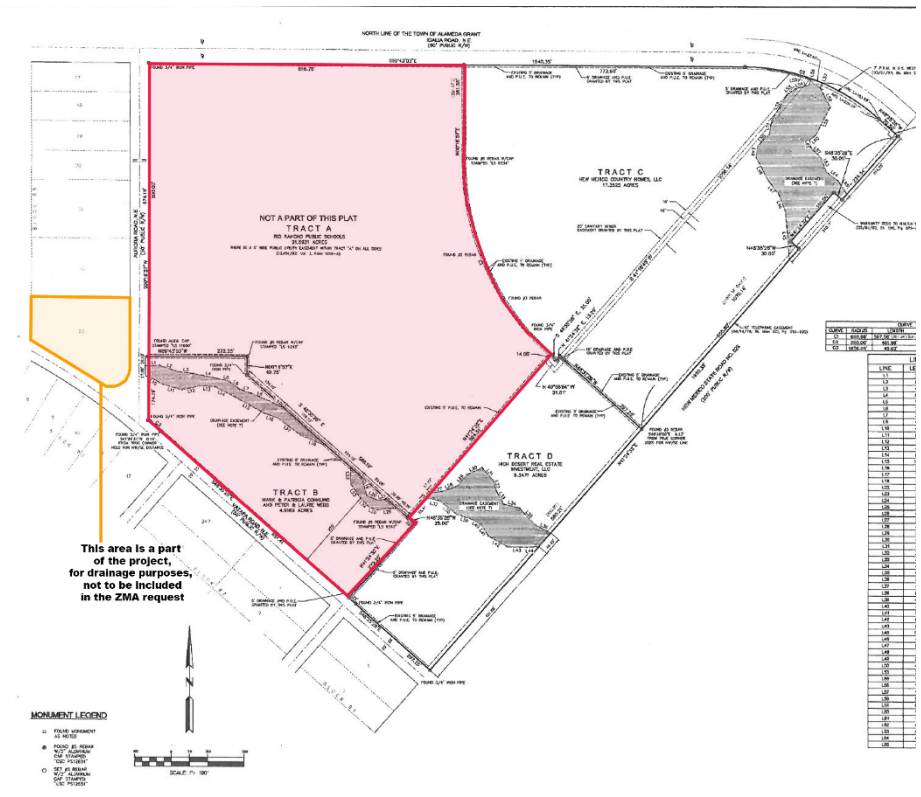
City of Rio Rancho
Development Services Department
3200 Civic Center Circle NE
Rio Rancho, NM 87144

RE: Zone Map Amendment, Amendment to the Comprehensive Plan, Removal from the Tampico North Specific Area Plan and to the La Barranca Specific Area Plan.

To Whom It May Concern:

Tampico Development, LLC is planning to develop a project which consists of 26.51+/- acres of vacant land, currently comprised of two (2) tracts, with the goal of creating a residential subdivision, located with the City of Rio Rancho and Sandoval County, New Mexico. The legal description is for each tract is:

- Tract "B", of Entrada de Coronado, as the same is shown and designated on the plat entitled "PLAT OF TRACTS B, C AND D, ENTRADA DE CORONADO, COMPRISED OF LOTS 15 THRU 22, BLOCK 87, LOTS 1 THRU 7, BLOCK 88, LOTS 1A AND 2 THRU 6, BLOCK 89, LOTS 1A, 2A, 3A AND 4 THRU 21, BLOCK 90, LA CEIBA, N.E. AND A PORTION OF TAMPICO ROAD, N.E., UNIT SEVENTEEN, RIO RANCHO ESTATES, SITUATE WITHIN TOWN OF ALAMEDA GRANT, CITY OF RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO, JUNE, 2005
- Tract "A", in UNIT NUMBERED SEVENTEEN (17), as the same is shown and designated on the plat entitled "SUMMARY PLAT TRACT "A", A REPLAT OF LOTS 1 THRU 14 AND 23 THRU 30, IN BLOCK 87, LOTS 8 THRU 19, IN BLOCK 88, AND A REPLAT AND VACATION OF NATIVITAS ROAD N.E., UNIT SEVENTEEN, CITY OF RIO RANCHO, TOWN OF ALAMEDA GRANT, SANDOVAL COUNTY, NEW MEXICO"



Please reference the plat map on this page for the project boundary areas/tracts that are included in this request.

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These tracts are identified as Commercial on the Generalized Land Uses Map in the Rio Rancho Comprehensive Plan. Additionally, both tracts are included in the La Barranca Specific Area Plan and the Tampico North Specific Area Plan. Lastly, both parcels are currently zoned SU for C-1/retail commercial zoning. (Enactment: 02-37; 94-035)

Tampico Development, LLC would like to request the following for the two tracts of land:

- Zone Map Amendment to change the zoning designation from SU for C-1/Retail Commercial to R-4
- Amend the Comprehensive Plan, Map L-2 Generalized Land Use (Existing and Planned)
- Remove the tracts from the Tampico North Specific Area Plan
- Remove the tracts from La Barranca Specific Area Plan
- Adopt the Tampico Master Plan

We will address each request herein.

ZONE MAP AMENDMENT:

The City Zoning Ordinance Section 150.07 (A) requires that an applicant file a request for a zone map amendment through the City Planning & Zoning Board when a change in zoning designation is sought. Pursuant to the criteria provided by the City Zoning Code Chapter 150, Ordinance #O-22, Enactment 09-23 (Sections D-G), a request for change in zoning designation must address the following policies for change:

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

We believe that our request to change the zoning designation from SU for C-1 to R-4 is consistent with the health, safety, morals, and general welfare of the City. During the DRC meeting with City staff on March 3, 2024, staff stated, "Staff would prefer R-4 zoning because we feel that it would integrate better with the surrounding area." We also believe this proposed zoning change aligns with the Land Use Goals outlined in the Comprehensive Plan and promotes the objectives of the Rio Rancho Strategic Plan for 2023–2028.

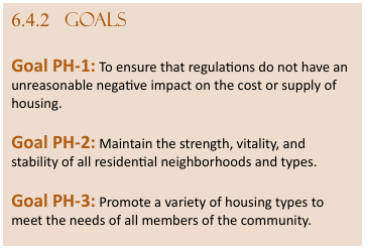

5.6.2 GOALS

Goal L-1: Encourage mixed uses – retail, office, and residential centered on pedestrian-oriented developments along principal arterial roads.

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

Goal -L3: Maintain a balance of land uses throughout the City.

Goal L-4: Support development within City Center that is consistent with development commonly found within a dense urban core.


6.4.2 GOALS

Goal PH-1: To ensure that regulations do not have an unreasonable negative impact on the cost or supply of housing.

Goal PH-2: Maintain the strength, vitality, and stability of all residential neighborhoods and types.

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

The Land Use Element of the Comprehensive Plan identifies four goals. This zoning change supports Goals L-1 and L-3. Rezoning to R-4 will help achieve both goals, as the parcels are located along a principal arterial road and are adjacent to the intersection of Idalia and NM 528. This location, currently zoned SU for C-1, would serve as a buffer to the existing neighborhood while creating pedestrian-oriented opportunities and connectivity between future commercial development and the proposed park area.

The Population & Housing Element of the Comprehensive Plan also calls for a variety of housing types to meet the needs of all community members. Medium-density housing options in the area are currently limited. Therefore, we believe this zoning change better supports Goal PH-3 by providing more diverse housing opportunities.

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With the removal of these tracts from the Tampico North SAP, two remaining tracts totaling approximately 23.34 acres would continue to be zoned SU for C-1/retail commercial (Enactments: 02-37; 94-035). We believe this remaining commercial area remains substantial, and even with the proposed rezoning of our tracts to R-4, the overall vision of the City's Comprehensive Plan is still supported. The City's Comprehensive Plan designates this location as a Development Node (Chapter 2, Vision Element, Map VEI-1: Conceptual Development Vision). According to the Comprehensive Plan, Development Nodes are "where a higher concentration of land uses exist in the form of commercial, multi-family, and mixed-use developments." It further states that "incorporating public spaces and mixed uses into a development is an important aspect of creating a vibrant and diverse node."

As part of our ZMA request, we have submitted a master plan demonstrating how these two tracts provide a natural transition between future commercial development and existing R-1 residential areas. Additionally, the zone change and subsequent subdivision will:

- Expand utility infrastructure
- Improve roadways and connectivity to Idalia
- Enhance access to future commercial development
- Add park space for community use

All of these improvements contribute positively to the City's health, safety, morals, and general welfare.

2. *Stability of land use and zoning is desirable; therefore, the applicant must provide a sound justification for the change. The burden is on the applicant to show why the change should be made, not on the City to show why the change should not be made.*

Today, the majority of land zoned for residential use remains R-1, which is limiting land use and the ability to promote a variety of housing options. We feel that this zone change request will help stabilize land use by diversifying the housing options and ensuring future development aligns with the needs of the community, while still promoting the goals of the Comprehensive Plan and the goals of the Strategic Plan as the corner still has +/-23.34 acres of commercial land use available for future commercial growth.

See Map on Page 3 for Zoning Distribution.

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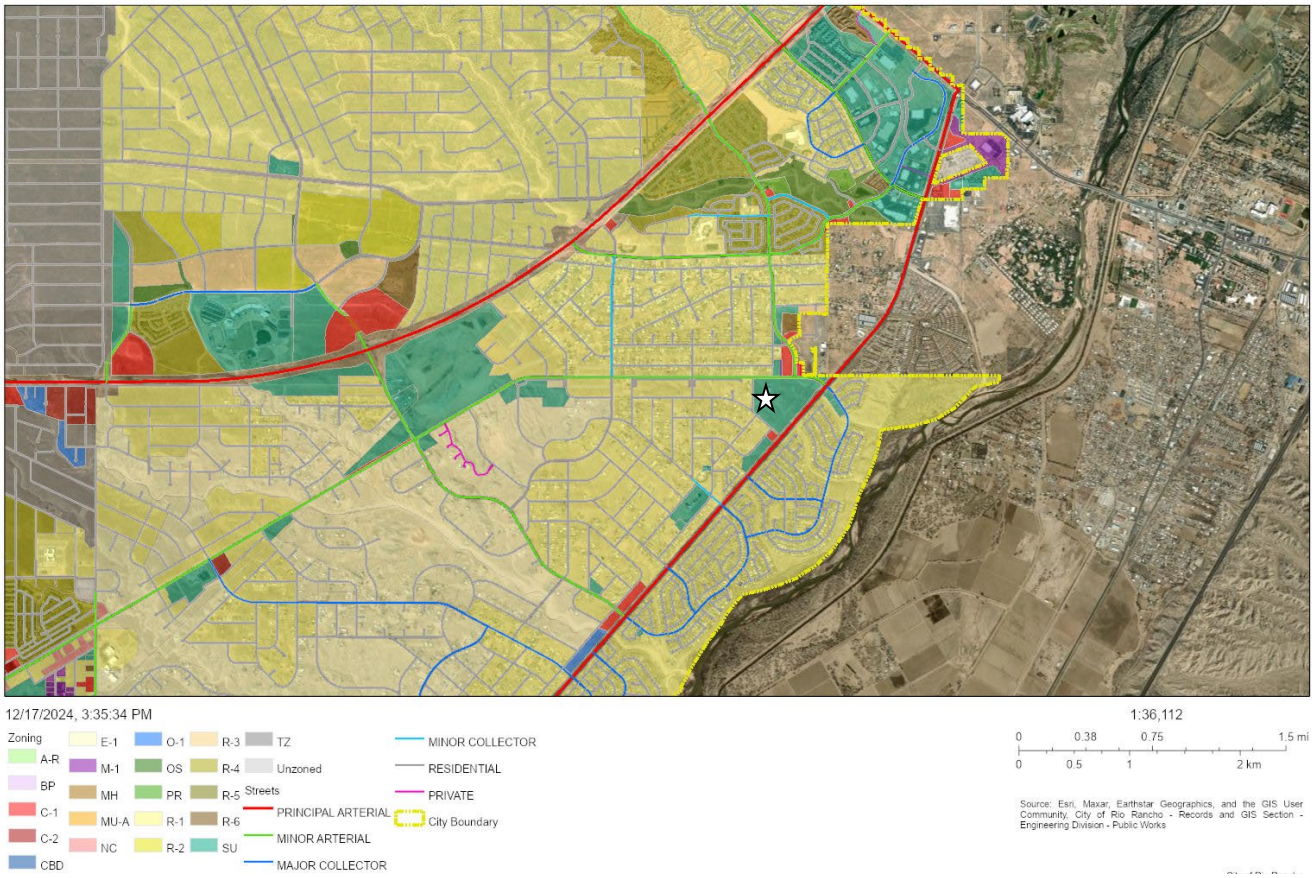
Web Map



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

We believe that changing the zoning designation from SU for C-1 to R-4 strongly supports two of the five key elements outlined in the City of Rio Rancho Comprehensive Plan. These elements emphasize the importance of community-wide facilities and increasing walkability, as well as the need for increased density for residential land uses as the city continues to grow. R-4 zoning would address the demand for medium density housing and it would include plans for a neighborhood park, as well as a connection to the bike lane on Idalia Rd. Currently, the nearest park is 1.5 miles away, making this development a valuable addition to the area. With the zone map amendment and proposed master plan, we are planning on adding 1.526 acres of park land.

1. VISION FOR GROWTH

The vision for the physical development of the City of Rio Rancho emerged from a series of workshops held during the development of the Vision 2020 Integrated Comprehensive Plan (ICP), adopted in 2001. While some aspects of the updating of the Comprehensive Plan have changed, the idea of higher intensity and density growth nodes introduced in the Vision 2020 ICP has not changed. Since the Comprehensive Plan is organized with individual elements that can stand on their own, the Development Services Department will review each element no less than every five years and amend the plan elements as necessary.

The key elements of the Vision include:

- Gateways or entries into the city. More specifically, the identification and creation of gateway and corridor streets where high traffic volumes exist or will exist and specific design criteria will be applied to the type of landscape treatment, intersection details and the types of land uses that are appropriate along gateway and corridor streets to implement the vision conceived during the Vision 2020 ICP workshops.
- The preservation and enhancement of arroyos as an open space corridor is necessary to allow citizens the opportunity to connect with the natural environment. Likewise, utility easements play an important role in the development of open space via multi-use trails. Utilizing arroyos and utility easements allows benefits the City by creating multi-use facilities which are addressed in the City's Strategic Plan and Southern Sandoval County Arroyo Flood Control Authority's (SSCAFCA) Quality of Life Master Plan. Arroyo preservation also contributes to aquifer recharge, flood control, and provides wildlife habitat all of which are sustainability issues that support the City's Strategic Plan which was adopted in March 2009.
- Community wide facilities such as parks, schools, libraries, and senior centers, etc. were deemed important during the Vision 2020 ICP workshops. Where possible, the Vision of the Comprehensive Plan is to link trails, to community facilities in order to increase Rio Rancho's walkability.
- As Rio Rancho grows, the development of higher intensity nodes with high-density residential land uses will be necessary to create transit opportunities, walkable neighborhoods, and complete streets (landscaped medians and sidewalk buffers, transit and bicycle lanes etc.).

2.3.7 URBAN DESIGN

Urban design is best expressed as the visual identity of the built environment of the city. The vision displayed in the Urban Design Element is to incorporate the following design characteristics into future development and revitalization of older developments:

- Focusing growth into areas that the city has available infrastructure so as to not overburden areas that lack adequate infrastructure.
- Create Traditional Neighborhoods that have a balance of land uses and a variety of housing types that are within walking distance of commercial services.

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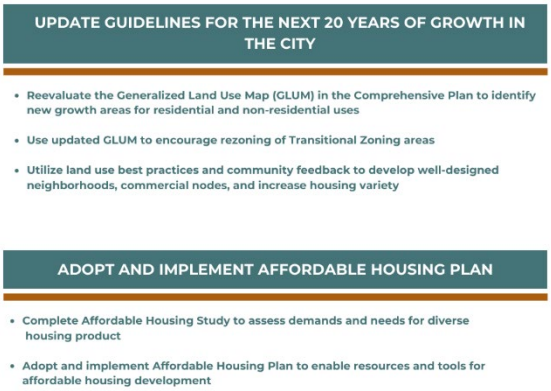
4. *The applicant must demonstrate that the existing zoning is inappropriate because:*
a) there was an error, mistake or is necessary to correct an injustice that occurred when the existing zone map pattern was created, including the placement of a R-1 or transitional zone on an antiquated plat filed before the City's incorporation and adoption of its own Zoning Code or on land annexed by the City, or
b) changed neighborhood or community conditions justify the change, or
c) a different use category is more advantageous to the community, as articulated in the Comprehensive Plan or other City master plan, even though (1) or (2) above do not apply. Applicant's reliance on this provision requires proof that (a) there is a public need for a change of the kind in question, and (b) that need will be best served by changing the classification of the particular piece of property in question as compared with other available property.

We believe that our zone change request meets criteria "b" and "c," as community conditions support the change, in alignment with the goals outlined in the City of Rio Rancho Strategic Plan 2023-2028. One of the goals of the plan is to "identify new growth areas for residential and non-residential uses" and to "increase housing variety." Both the City of Rio Rancho and the community recognize that expanding housing variety and creating new housing opportunities are vital to sustaining the City's continued growth.



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

We attest that the cost of land or other economic considerations are not a determining factor in the zone change request.

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

Not applicable.

(G) A zone change request which would give a zone different from surrounding zoning to one small area, especially when only one premise is involved, is generally called a "spot zone." Such a change of zone may be approved only when:

1. the change will clearly facilitate realization of the Comprehensive Plan and any applicable adopted sector development plan or area development plan; or

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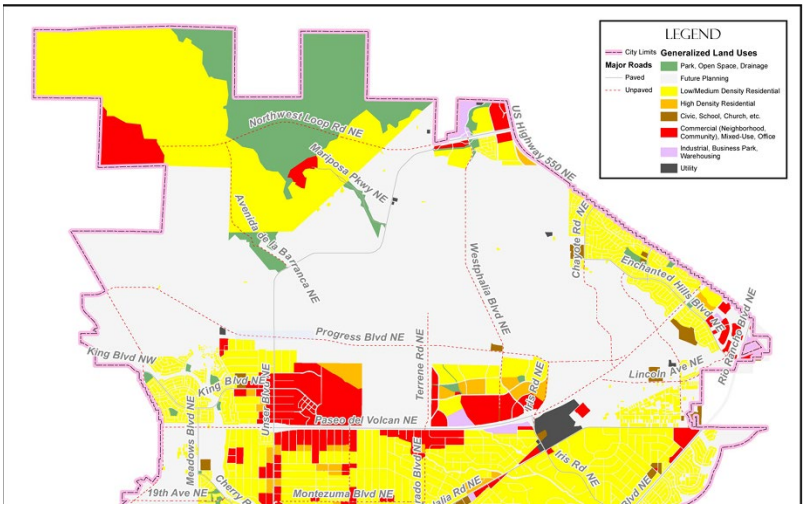
2. *the area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones: because the site is not suitable for the uses allowed in any adjacent zone due to topography, traffic, or special adverse land uses nearby; or because the nature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

We do not believe that changing the zoning on these two parcels from SU for C-1 to R-4 constitutes a "spot zone." Under the current SU for C-1 zoning designation, high-density residential use is already permitted as secondary or above the first floor. The proposed R-4 zoning does not significantly deviate from established uses; rather, it facilitates a smoother transition between surrounding properties. The corner parcel is currently zoned SU for C-1, while the surrounding land is zoned R-1.

Amendment to the Comprehensive Plan

These parcels are currently designated as Commercial (Neighborhood Community), Mixed Use, and Office on the Comprehensive Plan's Map L-2 (Generalized Land Use – Existing and Planned). Should our request for a zone map amendment be approved, we would like to request an update to the Comprehensive Plan to reflect the parcels as Low/Medium Density Residential.



Request for Removal from Tampico North Specific Area Plan

These parcels are included in the Tampico North Specific Area Plan, adopted in 2002. At the time of adoption, the site was designated as SU for C-1, with guidelines for future development focused on transportation and site development plan approval. This specific area plan was created for Tracts A, B, C, and D, as shown in Figure 1, and primarily addressed how these parcels should be developed for retail/commercial use.

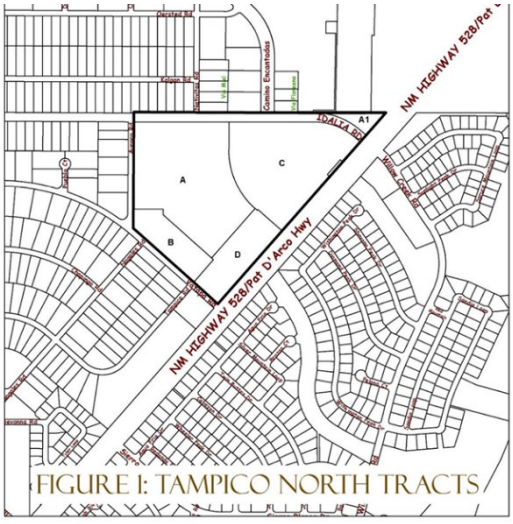


FIGURE I: TAMPICO NORTH TRACTS

The vision guiding the Tampico North Specific Area Plan emphasized the desire to *"provide for development that encourages economic growth, provides for a quality marketplace with a wide range and diversity of jobs and complies with the Urban Design criteria found in the Comprehensive Plan. City Development is charged with being more attentive to future development, more actively involved in its future character and more responsive to future needs."*

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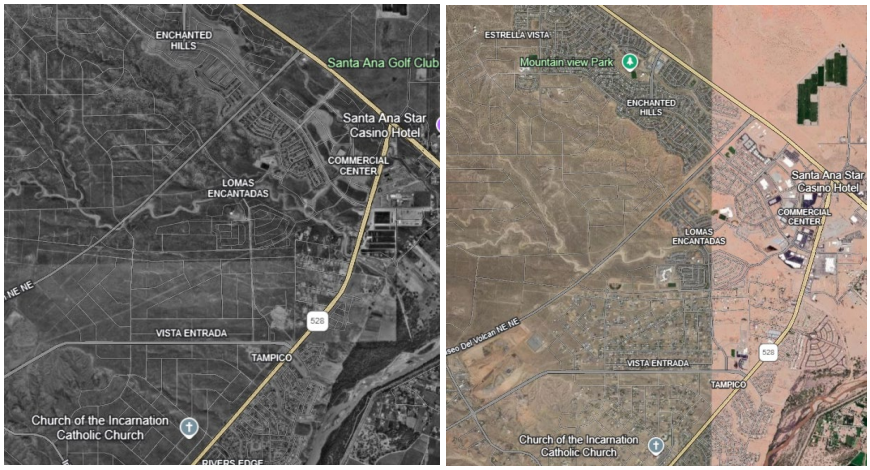
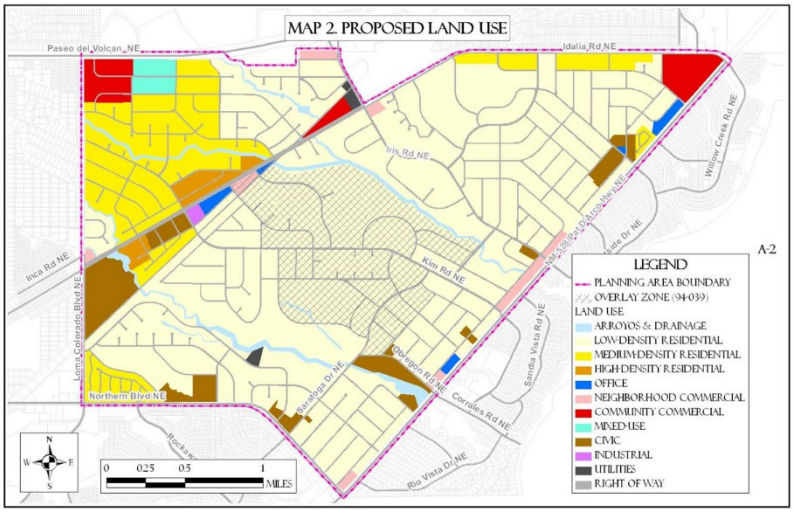
However, despite the original intention to create commercial space and services to reduce residents' need to travel for daily necessities, commercial retail and services have instead developed to the north of the plan area. A comparison of aerial imagery from 2002 to recent images clearly shows significant economic growth and retail development near the intersection of NM Hwy 528 and NM Hwy 550.



Given these changes in the area's development and the increasing demand for diverse housing options, we believe that a zoning change to R-4 would better serve the land use for our parcels. While removing these parcels from the Tampico North Specific Area Plan would allow Tracts C and D to continue development under the original guidelines, it would also allow for a shift in land use that reflects the evolving development patterns since 2002, as well as the growing housing needs within the community. Furthermore, the land use will continue to be guided by its inclusion in the La Barranca Specific Area Plan.

Request for Removal from the La Barranca Specific Area Plan

The La Barranca Specific Area Plan was adopted in 2010. Although these parcels were already included in the Tampico North Specific Area Plan, they were also incorporated into the La Barranca Specific Area Plan and designated as Community Commercial.



We respectfully request removal from the La Barranca Specific Area Plan. The hard corner of Idalia Rd & NM Hwy 528 will remain zoned as SU for C-1. Our proposed zone change provides an effective buffer between the surrounding existing land uses and the potential for C-1 development at the corner. With the removal from the specific area plan, we are submitting, for consideration, the Tampico Master Plan.

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Tampico Master Plan
With the request to remove the tracts from the Tampico North Specific Area Plan and the La Barranca Area Plan, we are submitting for review and adoption the Tampico Master Plan to address the proposed land use, transportation & access management, design, utilities, and community amenities.

Tampico Development, LLC respectfully requests that the Rio Rancho Planning and Zoning Board and Governing Body approve our requests for a Zone Map Amendment to change the zoning designation from SU for C-1/Retail Commercial to R-4, amendment to the Comprehensive Plan, Map L-2 Generalized Land Use (Existing and Planned), removal from the Tampico North Specific Area Plan and the La Barranca Specific Area Plan and the adoption of the Tampico Master Plan.

Sincerely,

Tampico Development, LLC
Scooter Haynes
Manager



Tampico
Master Plan

Prepared By:
Tampico Development, LLC
PO Box 9043
Albuquerque, NM 87119

Engineering:
PCW Civil Solutions, LLC
(435) 770-2382

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Implementation 15

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Appendix A: Master Conceptual Site Plan

Appendix B: Conceptual Transportation Plan

Appendix C: Conceptual Utility Plan

Appendix D: Conceptual Drainage Plan

INTRODUCTION

The Tampico Master Planned Community is a 26.17 acre site located near the intersection of NM Highway 528 and Idalia Rd, in Rio Rancho, Sandoval County, New Mexico. Despite the fact that there were Specific Area Plans (SAPs) adopted to anticipate future land use, the site has remained stagnant since the adoption of the Tampico North SAP in 2002 and the La Barranca SAP in 2010. Given the changes in community needs for housing and amenities, the developers, along with the City of Rio Rancho have determined that the land use for this site should be developed under the R-4 zoning designation for single family homes along with the creation of this master plan.

Objectives:

The goals of this master plan are to provide the framework of the proposed subdivision as it relates to the neighborhood access, circulation, conceptual drainage, and conceptual utility plans, along with furthering the goals in the Comprehensive Plan.

Plan Boundary

The master planned area is located near the intersection of Idalia Rd and NM Highway 528 and is comprised of the following parcels:

- Tract "B", of Entrada de Coronado, as the same is shown and designated on the plat entitled "PLAT OF TRACTS B, C AND D, ENTRADA DE CORONADO, COMPRISED OF LOTS 15 THRU 22, BLOCK 87, LOTS 1 THRU 7, BLOCK 88, LOTS 1A AND 2 THRU 6, BLOCK 89, LOTS 1A, 2A, 3A AND 4 THRU 21, BLOCK 90, LA CEIBA, N.E. AND A PORTION OF TAMPICO ROAD, N.E., UNIT SEVENTEEN, RIO RANCHO ESTATES, SITUATE WITHIN TOWN OF ALAMEDA GRANT, CITY OF RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO, JUNE, 2005

- Tract "A", in UNIT NUMBERED SEVENTEEN (17), as the same is shown and designated on the plat entitled "SUMMARY PLAT TRACT "A", A REPLAT OF LOTS 1 THRU 14 AND 23 THRU 30, IN BLOCK 87, LOTS 8 THRU 19, IN BLOCK 88, AND A REPLAT AND VACATION OF NATIVITAS ROAD N.E., UNIT SEVENTEEN, CITY OF RIO RANCHO, TOWN ALAMEDA OF GRANT, SANDOVAL COUNTY, NEW MEXICO

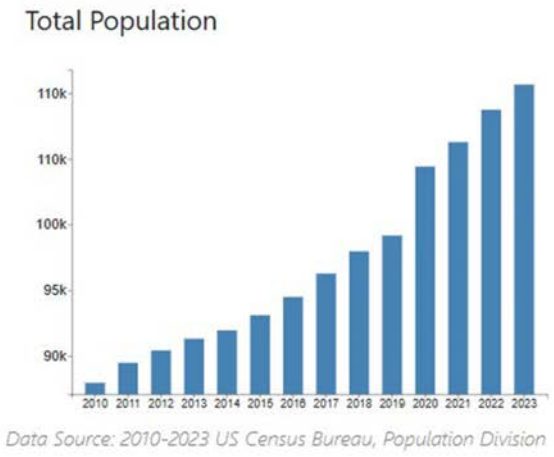
INTRODUCTION CONT.

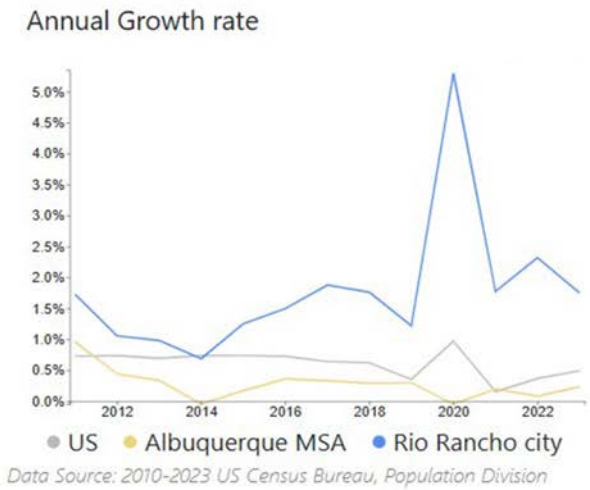


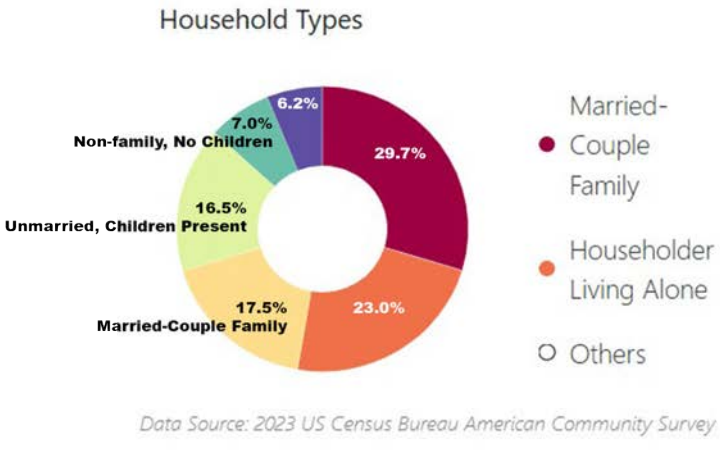
EXISTING CONDITIONS & SITE ANALYSIS

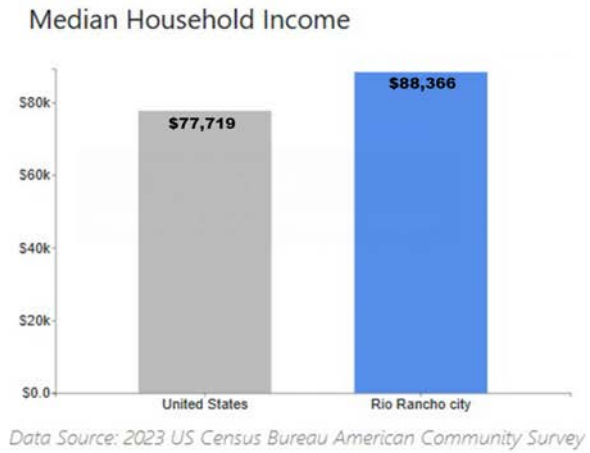
Demographics

The creation of the City or Rio Rancho was the result of AMREP Corporation purchasing 55,000 acres of land on the outskirts of Albuquerque in the early 1960's. By 1971, with the addition of another 35,000 acres, the land area, known as Rio Rancho Estates, was approximately 92,000 acres. In 1981 Rio Rancho was incorporated and as of the 2023 U.S. Census, the population is 110,660. Rio Rancho is the 3rd largest New Mexico city and is one of the fastest growing cities within the region.









Source: Mid-Region Council of Governments, https://www.mrcog-nm.gov/180/Rio-Rancho, May 2025

EXISTING CONDITIONS & SITE ANALYSIS

Natural Environment

The master-planned area is characterized by hilly terrain, sandy soils and rainfall of 8-10 inches per year. This area was previously identified, under the La Barranca SAP, as having Sheppard Loamy Fine Sand, 3-8% slope. Additionally, plants and wildlife in the area "Include chamisa, sand sagebrush, winterfat, mormon tea, broom snakewood, cholla cacti, prickly pear cacti, four-wing saltbrush, yucca, buckwheat, tansy mustard, tumbleweed, fiddleneck, western ragweed, verbena, fleabane, desert senna, kochia, piñon, and oneseed juniper. Local wildlife includes mammals, reptiles, and birds such as coyotes, badgers, kit foxes, prairie dogs, jackrabbits, prairie rattlesnakes, round-tailed horned lizards, lesser earless lizards, and New Mexico whiptails."[1]

There is a natural arroyo, known as the Withington Channel, on the southwest portion of the master planned area. This site is a part of the Willow Creek Watershed Park Management Plan (February 2013) and is included in the Willow Creek - Basin A area.



1 La Barranca Specific Area Plan

PROPOSED LAND USE, ZONING AND DENSITY

Current Land Use and Zoning Designation

Currently Tract A and Tract B are zoned SU for C-1/retail commercial zoning via Enactment: 02-37; 94-035. Both of these tracts are identified as Commercial on the Generalized Land Uses Map in the Rio Rancho Comprehensive Plan. Additionally, both tracts are included in the La Barranca Specific Area Plan and the Tampico North Specific Area Plan.

Historic Land Use and Area Plans

Historically, Tract A was platted via a summary plat that was recorded in 1992. The tract was then partially developed as a school site. Rio Rancho then adopted the Tampico North Specific Area Plan in 2002 and the site was designated as SU for C-1. Additionally, the parcels were also included in the La Barranca Specific Area Plan, adopted in 2010 and the land use continued to be designated as community commercial. Despite the intention to create commercial space and services to reduce residents' need to travel for daily necessities, commercial retail and services have instead developed to the north of the plan area and the area has remained undeveloped.

Proposed Land Use

With the adoption of this master plan and concurrent zone map amendment, Tracts A and B shall be removed from both area plans. The Comprehensive Plan shall be amended to reflect the change in the zoning designation of SU for C-1/retail to R-4. R-4 allows for density of 10.89 DU/acre, however the conceptual plan for this master planned community consists of 118, 50' wide, single family residential lots. Additionally, there will be a 1 acre park for the residents which is connected via sidewalks throughout the subdivision.

PROPOSED LAND USE, ZONING AND DENSITY CONT.

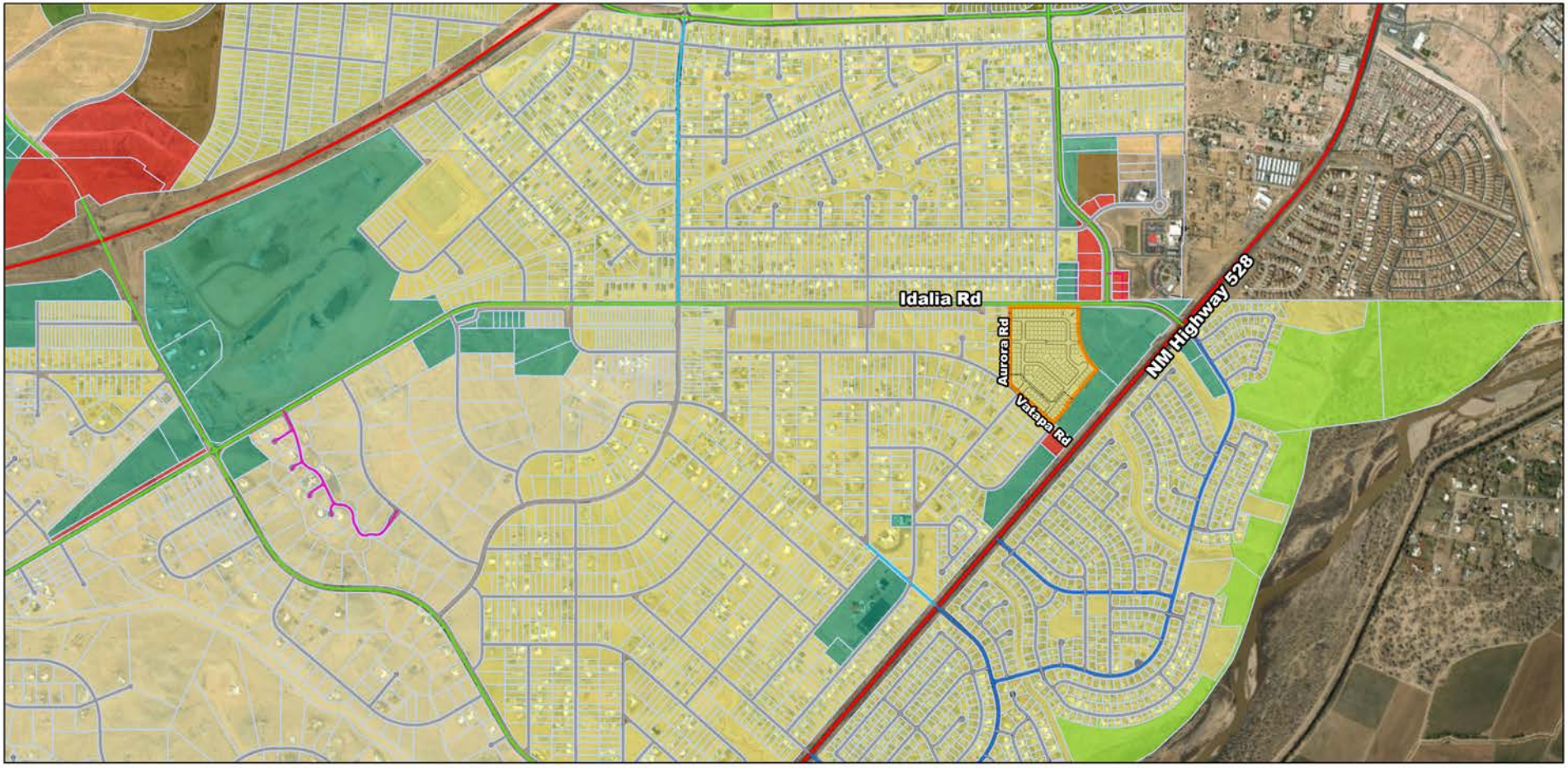
Proposed Land Use and City Goals

Under the current SU for C-1 zoning designation, high-density residential use is already permitted. The proposed R-4 zoning does not significantly deviate from existing land uses; rather, it promotes a smoother transition between adjacent properties. The corner parcel is currently zoned SU for C-1, while the surrounding land is zoned R-1. This zoning configuration allows the City to continue supporting commercial development, as identified in the Comprehensive Plan and existing area plans, while also encouraging housing variety and walkable neighborhood design.

The proposed Tampico Master Planned Subdivision supports two of the five key elements outlined in the City of Rio Rancho Comprehensive Plan. These elements emphasize the importance of developing community-wide facilities, enhancing walkability, and increasing residential density to accommodate the City's ongoing growth. The R-4 zoning designation addresses the demand for medium-density housing and includes plans for a park and a connection to the existing bike lane on Idalia Road. With the nearest park currently located 1.5 miles away, this development would provide a valuable amenity to the neighborhood.

The Tampico Master Planned Subdivision supports the following goals from the Comprehensive Plan:
5.6.2 Goals
Goal L-1: Encourage mixed uses—retail, office, and residential—centered on pedestrian-oriented development along principal arterial roads.
Goal L-3: Maintain a balanced mix of land uses throughout the City.
6.4.2 Goals
Goal Ph-3: Promote a variety of housing types to meet the needs of all community members.

Additionally, the subdivision aligns with the City of Rio Rancho Strategic Plan 2023–2028. This plan includes goals to "identify new growth areas for residential and non-residential uses" and to "increase housing variety." Both City leadership and the community recognize that expanding housing options and creating new residential opportunities are essential to supporting Rio Rancho's continued growth and long-term sustainability.



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Streets
- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- MAJOR COLLECTOR
- MINOR COLLECTOR
- RESIDENTIAL
- PRIVATE
- Parks

Zoning
- A-R
- BP
- C-1
- C-2
- CBD
- E-1
- M-1
- MH
- MU-A
- NC
- O-1
- OS
- PR
- R-1
- R-2
- R-3
- R-4
- R-5
- R-6
- SU
- TZ
- Unzoned
- Parcels

1:18,056

0 0.17 0.35 0.7 mi

0 0.28 0.55 1.1 km

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community, City of Rio Rancho - Records and GIS Section - Engineering Division - Public Works

City of Rio Rancho
City of Rio Rancho - Records and GIS Section - Engineering Division - Public Works | MRCOG-NM,BHI,BernCo GIS, Maxar |

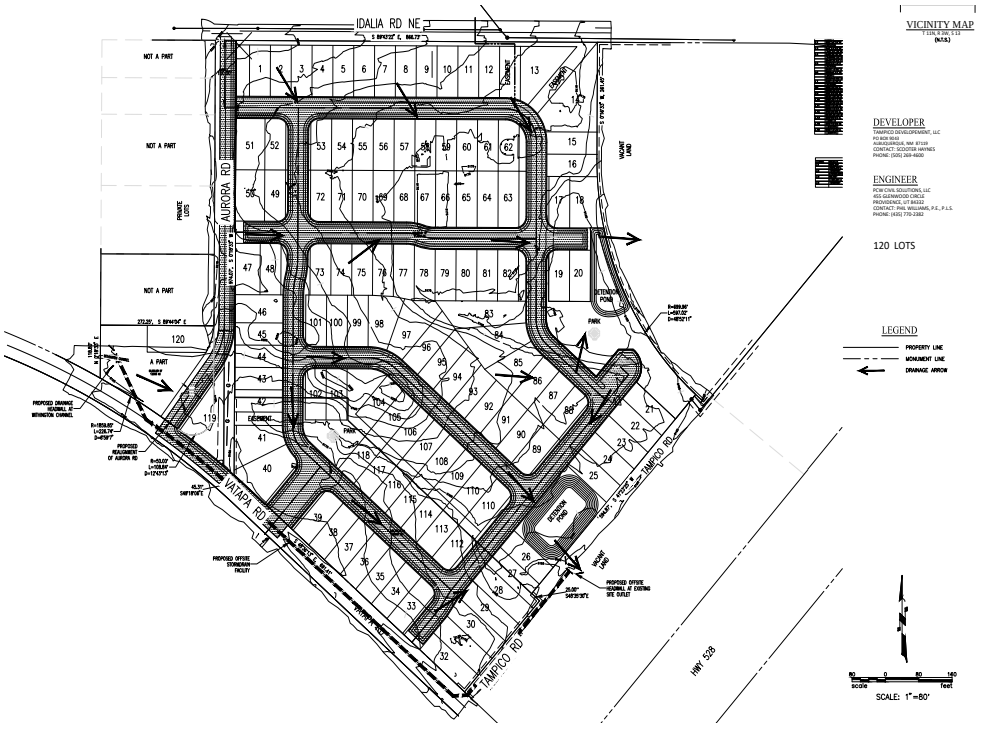
CONCEPTUAL DRAINAGE PLAN

The Southern Sandoval County Arroyo Flood Control Authority (SSCAFCA) has jurisdiction over all drainage channels within Sandoval County. The subject parcels fall under the Willow Creek Watershed Park Management Plan, dated February 2013. This plan includes a proposed storm drain system designed to capture and direct runoff from Willow Creek – Basin B.

As part of the Tampico subdivision development, we propose constructing a segment of this planned storm drain. This portion will collect stormwater near the intersection of Aurora Rd. and Vatapa Rd. and convey it to the existing culvert at NM Highway 528. These improvements are expected to provide drainage benefits to the surrounding residential area.

Stormwater management and water quality discharge will comply with the standards set forth in the Rio Rancho Development Process Manual (DPM) and applicable City of Rio Rancho ordinances.

The following shows the conceptual drainage plan for the master planned area.

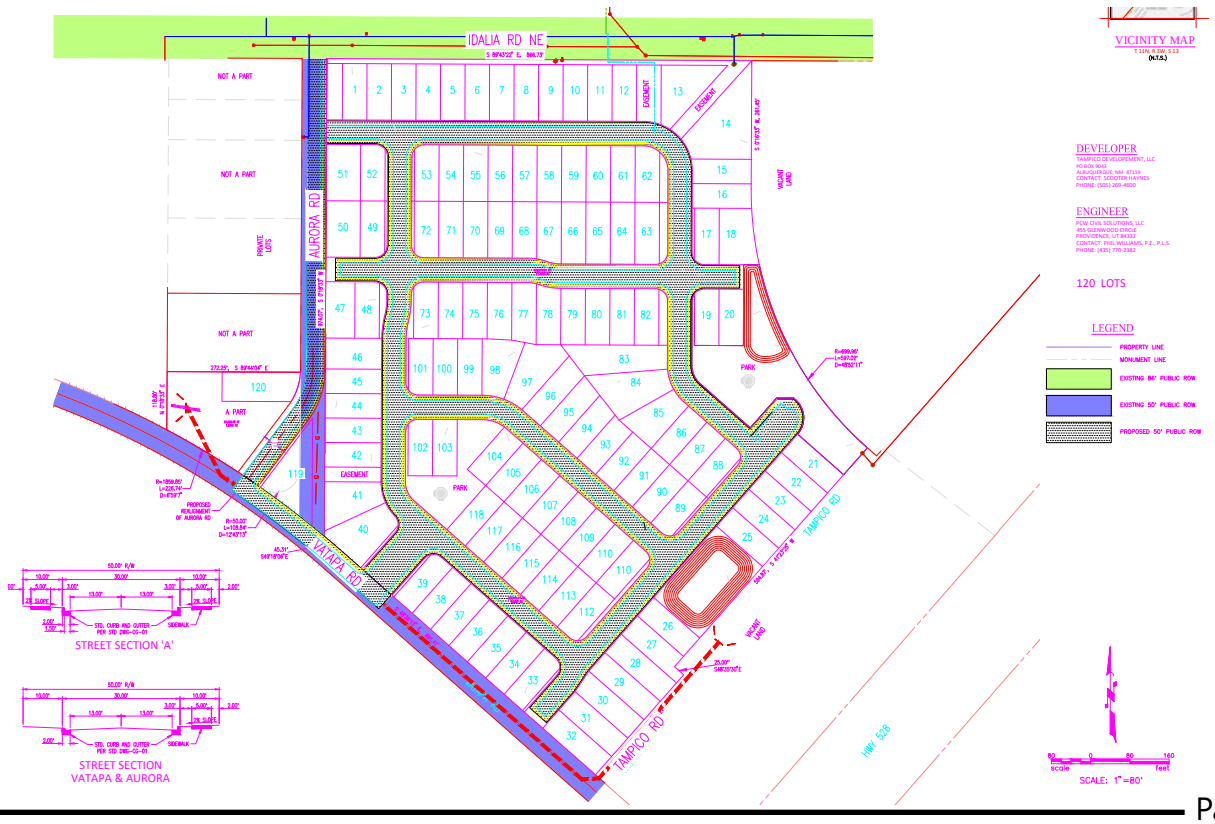


CIRCULATION

The master-planned community is located just southwest of the intersection of Idalia Rd. and NM Highway 528. Access to the community will be provided via Idalia Rd., a minor arterial roadway, as well as Aurora Rd. and Vatapa Rd., both of which are residential streets. Currently, Aurora Rd. and Vatapa Rd. are unimproved and unpaved; however, they will be upgraded as part of the community's development, bringing much-needed infrastructure improvements to the surrounding neighborhood.

All roadways and access points will be designed in accordance with the City of Rio Rancho's requirements, including SAMM spacing standards, the Rio Rancho Development Process Manual (DPM), applicable city ordinances, and approval from the City Fire Marshal. If any aspects of the conceptual design do not meet these requirements, variance requests will be submitted for review and approval.
The following shows the conceptual utility plan for the master planned area.

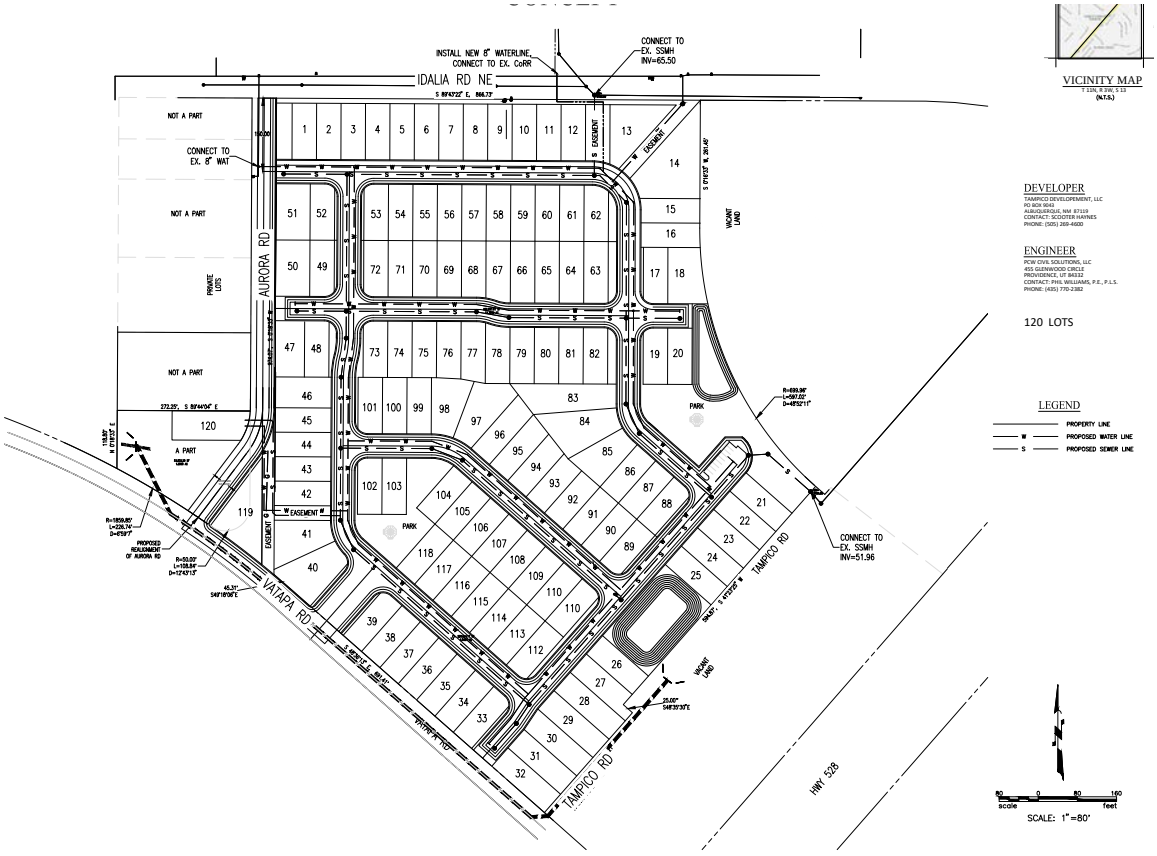
The following shows the conceptual circulation plan for the master planned area.



CONCEPTUAL UTILITY PLAN

The Utilities Department approved the Water and Wastewater Availability for the proposed subdivision with the following comments "Water and Wastewater lines are nearby and line extensions will need to be approved through Development Services Engineering. Connection point will be Idalia and Aurora Rd. Home spacing will be dictated by ISO recommendations from Bohannan Huston Fire Flow Water Model Results. A connection bypassing the Pressure Reducing Valve along the old Nativitas alignment will be required by the developer. Possible 2nd tie into Idalia water line with zone valve closed. Connection Aurora looped back to the Nativitas connection will likely be required to be completed by the developer."

The following shows the conceptual utility plan for the master planned area.



DESIGN GUIDELINES

The developer of this subdivision is requesting R-4 zoning designation. R-4 zoning will permit for 10.89 DU/A with a minimum lot area of 4,000 square feet and a minimum lot width of 40 feet.

Though R-4 will allow for a variety of lot sizes, the conceptual plans are to create 118, 50' wide, single family residential lots, which exceeds the minimum area and width as required by this zoning designation.

The development shall comply with the City of Rio Rancho Municipal Code and the Development Manual Volume II - Design Criteria, which includes walls and fences, signage, lighting, setbacks, landscape and park facilities.

Building design and neighborhood regulations shall be determined by the home builder and the Homeowner's Association (HOA) which shall be established during the development of the subdivision.

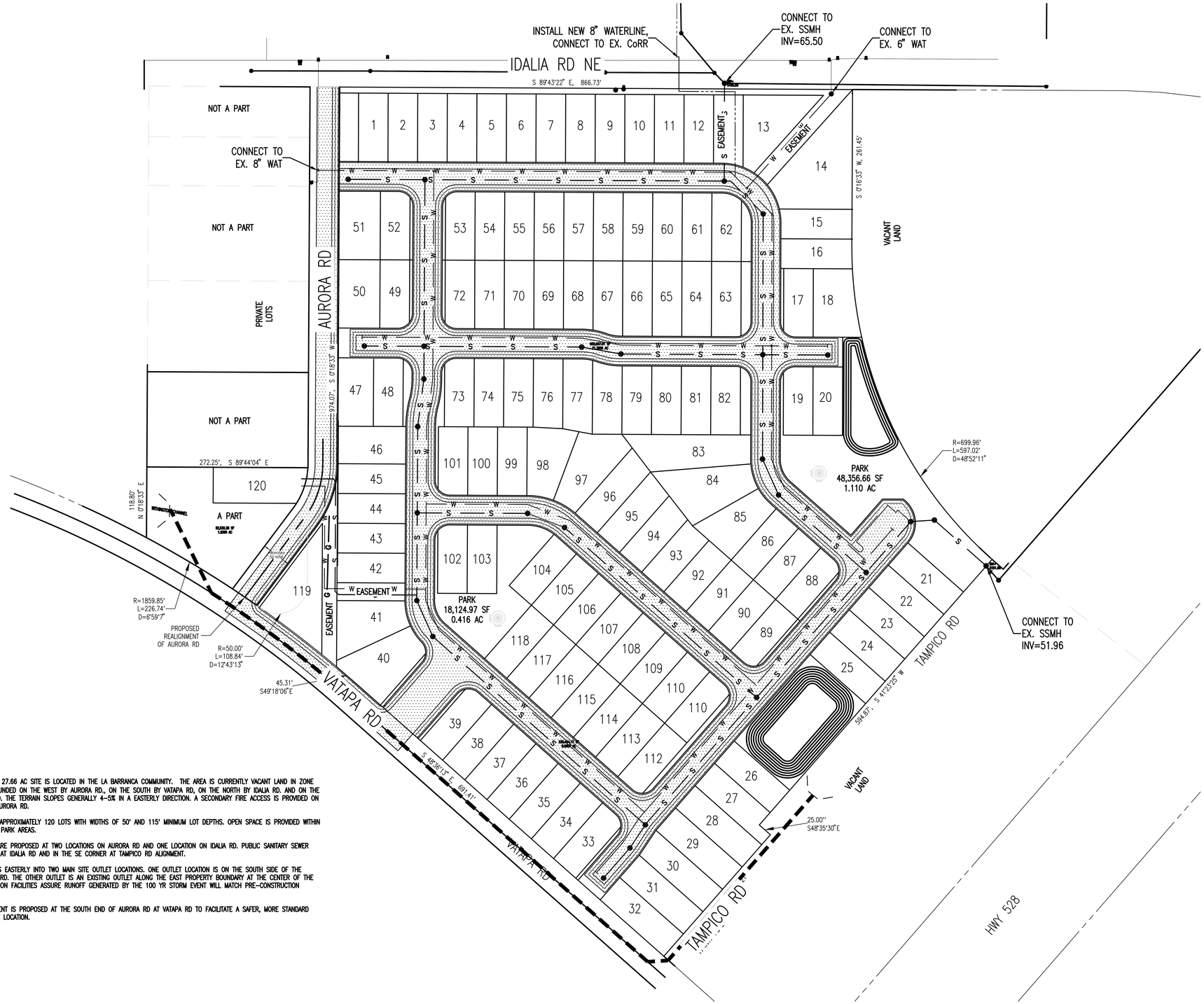
IMPLEMENTATION

This master planned community shall follow the processes and guidelines as outlined by the Rio Rancho Municipal Code and governing documents, which includes the Development Process Manual Volume I & II and the Comprehensive Plan.

Additionally, the developer shall initiate a zone map amendment for certain parcels located within this master plan and alongside the master plan to the Planning and Zoning Board and Governing Body.

There shall be no anticipated phasing of this master planned area.

TAMPICO MASTER SKETCH PLAN





VICINITY MAP
T 11N, R 3W, S 13
(N.T.S.)

DEVELOPER

TAMPICO DEVELOPEMENT, LLC
PO BOX 9043
ALBUQUERQUE, NM 87119
CONTACT: SCOOTER HAYNES
PHONE: (505) 269-4600

ENGINEER

PCW CIVIL SOLUTIONS, LLC
455 GLENWOOD CIRCLE
PROVIDENCE, UT 84332
CONTACT: PHIL WILLIAMS, P.E., P.L.S.
PHONE: (435) 770-2382

120 LOTS

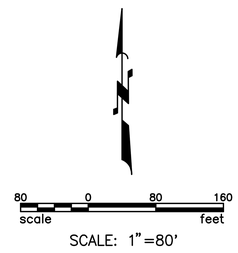
NARRATIVE: THIS 27.66 AC SITE IS LOCATED IN THE LA BARRANCA COMMUNITY. THE AREA IS CURRENTLY VACANT LAND IN ZONE THE SITE IS BOUNDED ON THE WEST BY AURORA RD., ON THE SOUTH BY VATAPA RD, ON THE NORTH BY IDALIA RD. AND ON THE EAST BY VACANT LAND. THE TERRAIN SLOPES GENERALLY 4-5% IN A EASTERLY DIRECTION. A SECONDARY FIRE ACCESS IS PROVIDED ON THE NORTHWEST AT AURORA RD.

THIS MAP PROPOSES APPROXIMATELY 120 LOTS WITH WIDTHS OF 50' AND 115' MINIMUM LOT DEPTHS. OPEN SPACE IS PROVIDED WITHIN VARIOUS TRACTS AND PARK AREAS.

PUBLIC WATER TAPS ARE PROPOSED AT TWO LOCATIONS ON AURORA RD AND ONE LOCATION ON IDALIA RD. PUBLIC SANITARY SEWER TAPS ARE PROPOSED AT IDALIA RD AND IN THE SE CORNER AT TAMPICO RD ALIGNMENT.

STORM RUNOFF FLOWS EASTERLY INTO TWO MAIN SITE OUTLET LOCATIONS. ONE OUTLET LOCATION IS ON THE SOUTH SIDE OF THE PROJECT AT TAMPICO RD. THE OTHER OUTLET IS AN EXISTING OUTLET ALONG THE EAST PROPERTY BOUNDARY AT THE CENTER OF THE SUBDIVISION. DETENTION FACILITIES ASSURE RUNOFF GENERATED BY THE 100 YR STORM EVENT WILL MATCH PRE-CONSTRUCTION CONDITIONS.

A STREET RE-ALIGNMENT IS PROPOSED AT THE SOUTH END OF AURORA RD AT VATAPA RD TO FACILITATE A SAFER, MORE STANDARD INTERSECTION AT THAT LOCATION.



SCALE: 1"=80'

PCW CIVIL SOLUTIONS, LLC.
CONSULTING ENGINEERS
455 GLENWOOD CIRCLE
PROVIDENCE, UTAH 84332
PHONE: (435) 770-2382
PHILLIP C. WILLIAMS, P.E., P.L.S.

PROJECT NAME
TAMPICO ROAD
RIO RANCHO
NEW MEXICO

SHEET TITLE
MASTER SKETCH PLAN

REVISIONS:

DATE	6/12/2025
DESIGN	
DRAWN	
CHK'D	
SUB.	

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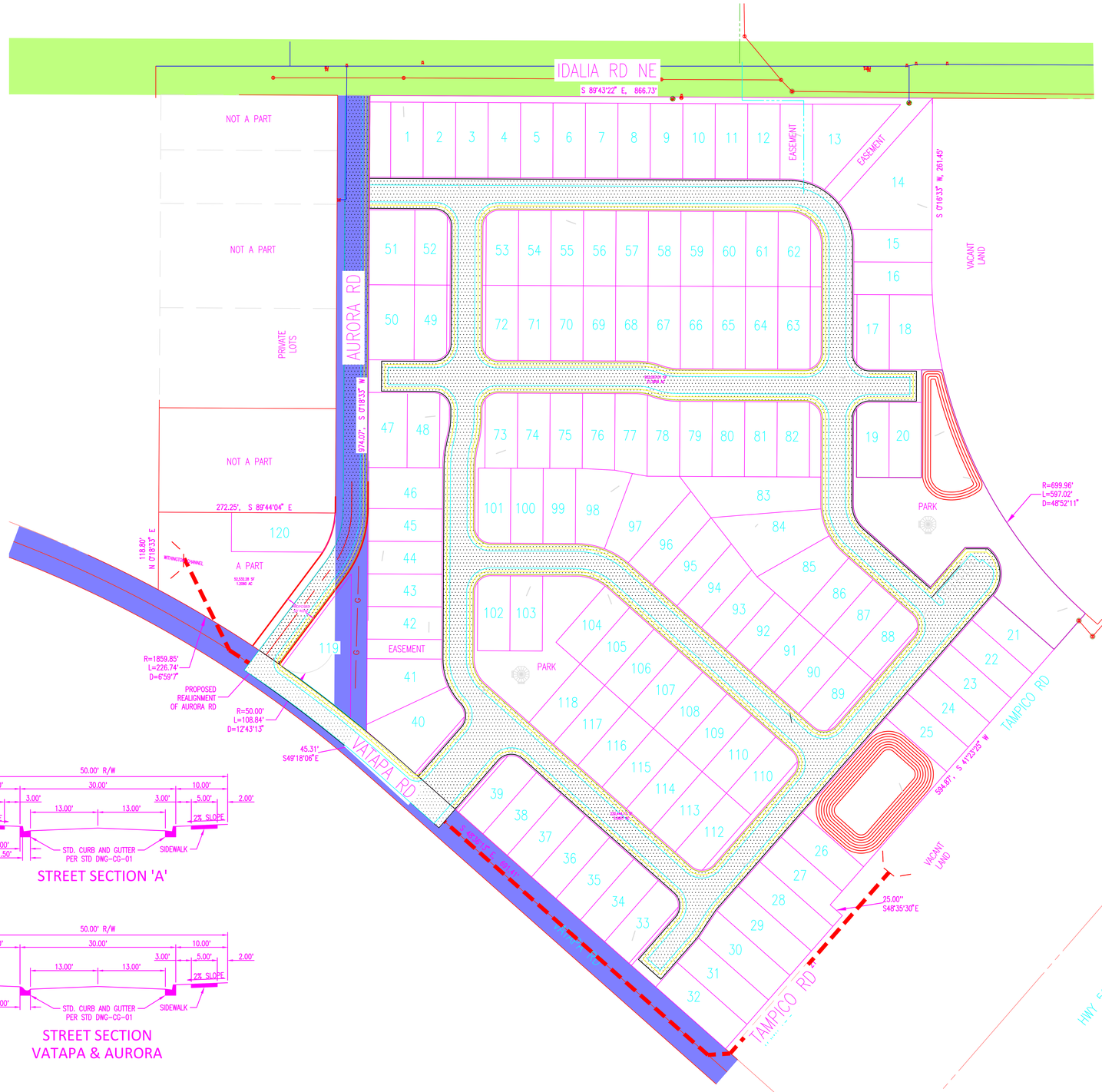
SHEET NO.
1/4

TAMPICO STREET CONCEPT



STREET SECTION 'A'

STREET SECTION
VATAPA & AURORA



VICINITY MAP
T 11N, R 3W, S 13
(N.T.S.)

DEVELOPER

TAMPICO DEVELOPEMENT, LLC
PO BOX 9043
ALBUQUERQUE, NM 87119
CONTACT: SCOOTER HAYNES
PHONE: (505) 269-4600

ENGINEER

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455 GLENWOOD CIRCLE
PROVIDENCE, UT 84332
CONTACT: PHIL WILLIAMS, P.E., P.L.S.
PHONE: (435) 770-2382

120 LOTS

LEGEND

- PROPERTY LINE
- MONUMENT LINE
- EXISTING 86' PUBLIC ROW
- EXISTING 50' PUBLIC ROW
- PROPOSED 50' PUBLIC ROW

80 0 80 160
scale feet

SCALE: 1"=80'

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PHONE: (435) 770-2382
PHILLIP C. WILLIAMS, P.E., P.L.S.

PROJECT NAME
TAMPICO ROAD
RIO RANCHO
NEW MEXICO

SHEET TITLE
STREET CONCEPT

REVISIONS:

DATE	6/12/2025
DESIGN	
DRAWN	
CHK'D	
SUB.	

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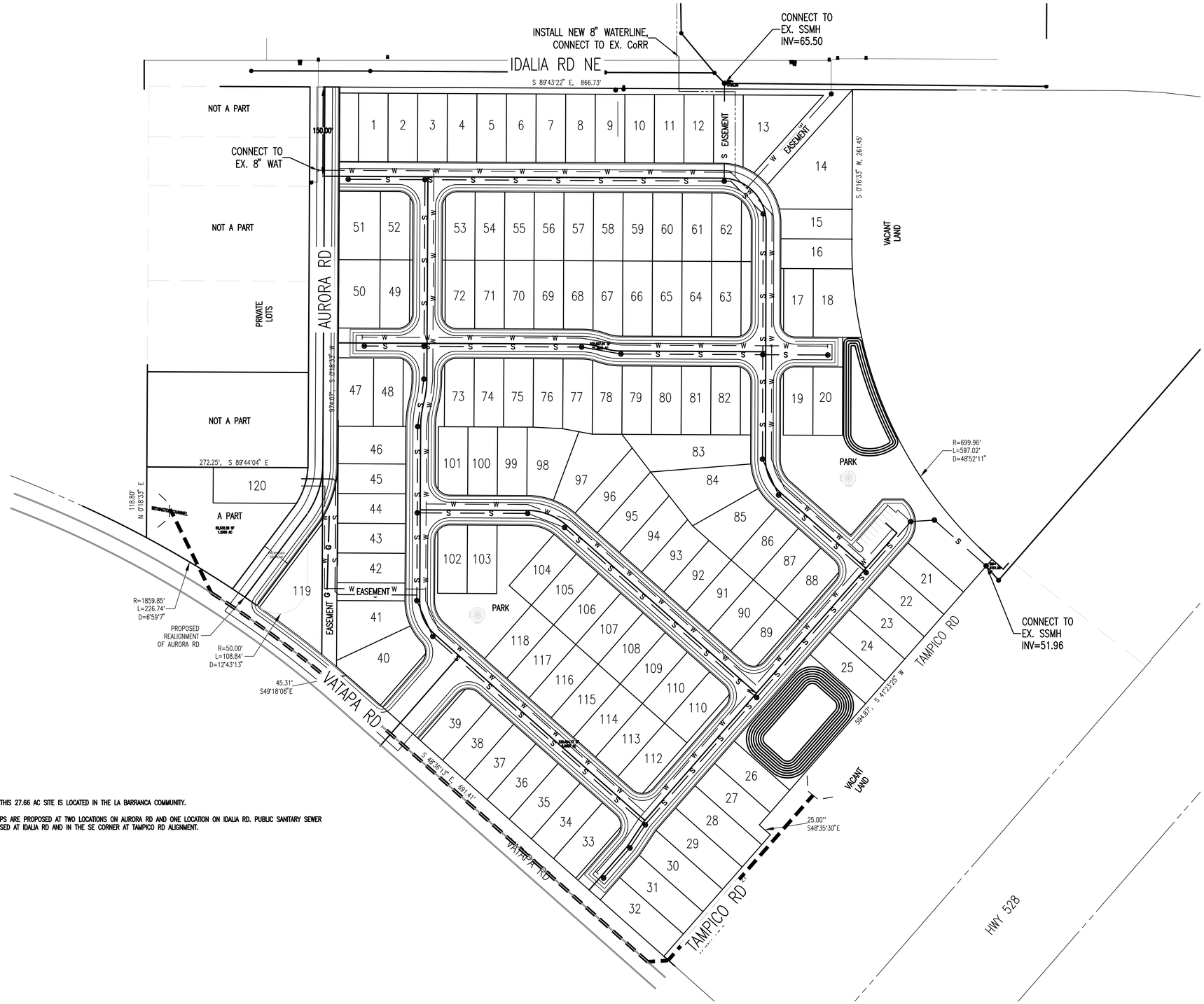
SHEET NO.
4/4

TAMPICO UTILITY CONCEPT





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PROVIDENCE, UT 84332
CONTACT: PHIL WILLIAMS, P.E., P.L.S.
PHONE: (435) 770-2382

120 LOTS

LEGEND

PROPERTY LINE
W PROPOSED WATER LINE
S PROPOSED SEWER LINE

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scale feet

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PROJECT NAME
TAMPICO ROAD
RIO RANCHO
NEW MEXICO

SHEET TITLE
UTILITY CONCEPT

REVISIONS:

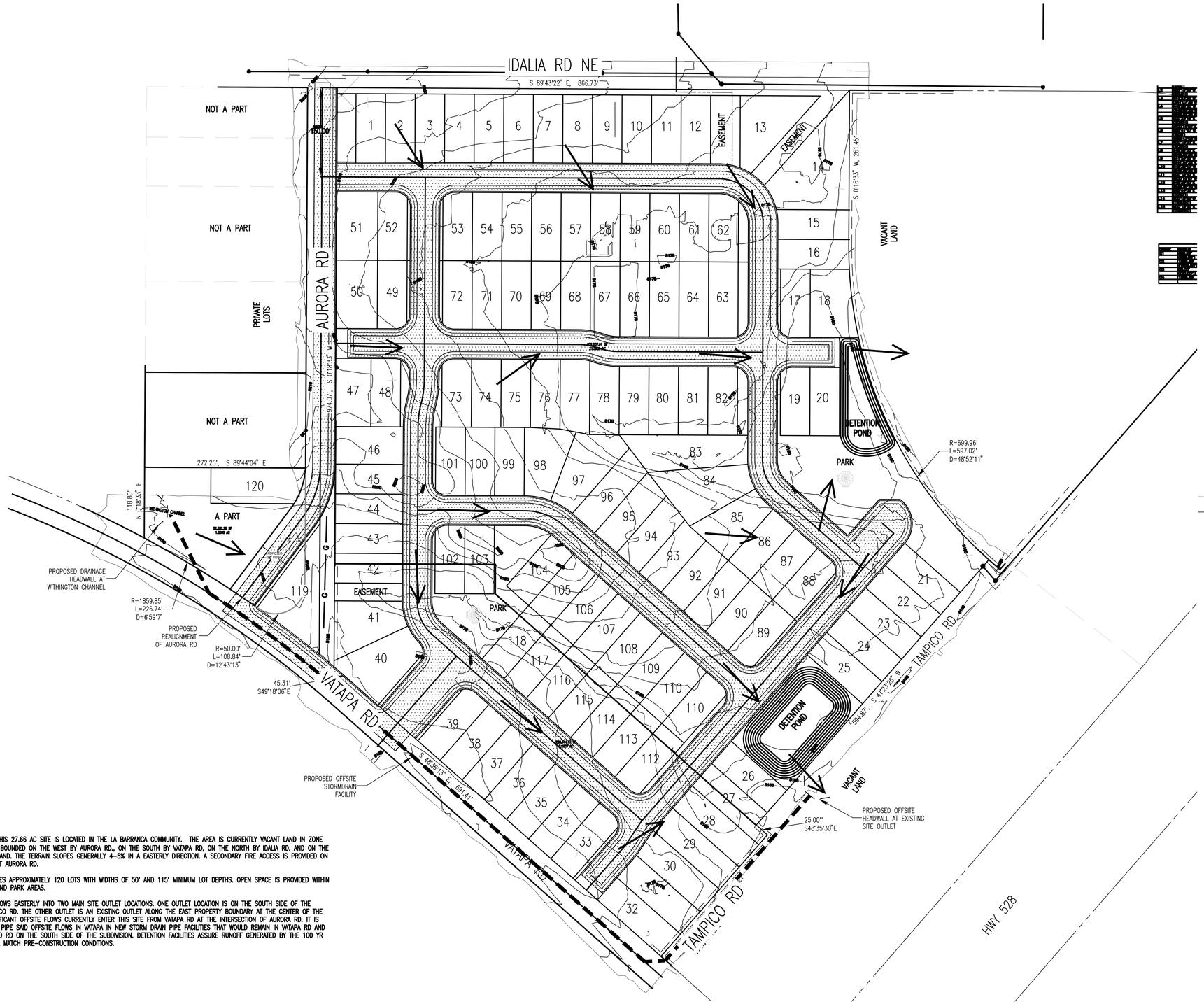
DATE	6/12/2025
DESIGN	
DRAWN	
CHK'D	
SUB.	

24011US01.DWG

US01

SHEET NO.
3/4

TAMPICO DRAINAGE CONCEPT





VICINITY MAP
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(N.T.S.)

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PROVIDENCE, UT 84332
CONTACT: PHIL WILLIAMS, P.E., P.L.S.
PHONE: (435) 770-2382

120 LOTS

LEGEND
- PROPERTY LINE
- MONUMENT LINE
- DRAINAGE ARROW

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80 0 80 160
scale feet

SCALE: 1"=80'

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CONSULTING ENGINEERS
455 GLENWOOD CIRCLE
PROVIDENCE, UTAH 84332
PHONE: (435) 770-2382
PHILLIP C. WILLIAMS, P.E., P.L.S.

PROJECT NAME
TAMPICO ROAD
RIO RANCHO
NEW MEXICO

SHEET TITLE
DRAINAGE CONCEPT

REVISIONS:

DATE	6/12/2025
DESIGN	
DRAWN	
CHK'D	
SUB.	

24011DS01.DWG

DS01

SHEET NO.
2/4

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

March 3, 2024

TO: SCM Partners, LLC
PO Box 9043
Albuquerque, NM 87119

RE: DRC (24-250-00010)

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

Planning and Zoning Division:

1. Zoning - NC: for C-1 per Ordinance No. 41, Enactment No. 02-037
    a. A Zone Map Amendment will be required with a strong justification letter.
        i. Application and checklist is attached.
    b. Staff would prefer R-4 zoning because we feel that it would integrate better with the surrounding area but we are open to R-3 zoning as long as the justification sufficiently supports it.
    c. Neighbors might be opposed to opposed to the zone change because they have larger one acre and half acre lots.
        i. The adjacent community previously has had a strong turnout at meetings to voice their objection for proposed subdivision projects.
        ii. Therefore, neighborhood outreach is encouraged.
    d. The Generalized Land Use Map from the Comprehensive Plan will also need to be amended alongside the ZMA, as it identifies this area as commercial.
2. Specific Area Plans
    a. La Barranca SAP
        i. Land Use Map identifies this area as Commercial.
        ii. Option to either amend the land use of this SAP or remove the property to be excluded from this SAP.
    b. Tampico North SAP
        i. The purpose of this Specific Area Plan is to provide guidelines for future development along a portion of Rio Rancho Blvd (NMSR 528).
        ii. It has been depicted in the Preferred Growth Scenario as suitable for commercial development.
        iii. It is outdated so staff recommends to replace this SAP with an updated one.
            - All owners within this SAP would need to be in agreement and preferably will work together.
            - We wouldn't need a specific lot layout in the updated SAP. The main components we are looking for is a conceptual utility plan, layout for the main roads with access points, and a drainage plan.
            - The SAP amendments can also run concurrently with the ZMA for public hearings. They will both need to go before the Planning and Zoning Board for recommendation to the Governing Body who will vote on the final decision.

Engineering Division:

1. A Water / Waste Water Availability statement from the Utility Division is required. Contact Robert Lujan (891-5061) or Steve Gallegos (896-8715) for additional information. Waterline easements or adjustment may be required for public waterlines.
2. Trip Generation Report is required and an additional Traffic Study may be required for traffic if thresholds exceed those identified per the City of Rio Rancho, Design Process Manual (DPM) Vol II Chapter II.3. Compliance with specific area plan and overlay zone ordinance is required. Please review Paseo Gateway West Specific Area Plan. Section 5 covers Proposed access to the property and outlines a 24' cross lot access easement at the rear of the lot. Access to King may be limited as a right in right out that may be removed as future development occurs in this area.
3. A grading and drainage plan/ report and an erosion control plan are required with future development, and must conform to any currently approved master drainage plan for this area. Storm water drainage and water quality discharge will need to be addressed per the City of Rio Rancho, Design Process Manual (DPM) Vol II Chapter II.2. and City ordinance Chapter 153 EROSION CONTROL; STORM DRAINAGE AND STORMWATER QUALITY. Compliance with master drainage plan prepared for the site. The BMPs and structural treatment control BMPs must include an evaluation by the applicant of the GI/LID practices and a determination and inclusion of the viable BMPs that will be implemented.
4. Engineering drawings are required for development of public and private infrastructure. Work performed in the right-of-way will require a City of Rio Rancho, Right-of-Way Permit and a Traffic Control Plan. Contractors must be licensed and bonded to work in the City of Rio Rancho.
5. https://www.rrnm.gov/FormCenter/Public-Works-Forms-11/GIS-Data-Request-61 is the link to request as-builts from GIS to review existing construction.
6. Contact:
   David Serrano, P.E
   Deputy Director
   O: 505.891.5059
   C: 505.235.5512
   dserrano@rrnm.gov

Fire and Rescue:

1. Requirements will be provided upon development.
2. Contact:
   Gerard Bauer
   Lieutenant | Fire Prevention Officer
   O: 505.896.8357
   gbauer@rrnm.gov

Parks, Recreation & Community Services:

1. If approved to move forward the developer will be required to allocate and improve parkland. It is likely the required acreage would be smaller than the City will accept as public park land and an HOA would need to be created to maintain any park improvements.
2. Parkland allocation is based on 2.83 residents per residence, 3 acres of parkland per 1,000 residents.
3. Park Impact Fees would need to be paid and the amount due per residence can be determined once a Master Plan (if required) and Preliminary Plat have been approved and lot numbers set.

PNM:

1. Contact:
   Ken Maestas
   Environmental Services
   Land Use and Permitting
   O: 505-241-4436
   C: 505-350-2562
   ken.maestas@pnm.com

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

Respectfully,



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

Zone Map Amendment Process & Checklist

Instructions (Please read carefully)

The submittal must include: 1 copy of the application packet

1. A completed application form signed by the owner or agent.
2. If the application is being submitted by an agent, a letter of authorization from the property owner must accompany the application.
3. A justification letter from the applicant must be submitted that addresses § 150.07 (D-G), Policies for Deciding Zone Map Amendments in the Zoning Code.

   A rezoning must be consistent with the health, safety, morals, and general welfare of the City. The burden of proof is on the applicant to show why the rezoning should be made.

   (D) The following policies for deciding zone map change applications pursuant to the City Zoning Code are:

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

   2. Stability of land use and zoning is desirable; therefore, the applicant must provide a sound justification for the change. The burden is on the applicant to show why the change should be made, not on the City to show why the change should not be made.

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

   4. The applicant must demonstrate that the existing zoning is inappropriate because:

      a) there was an error, mistake or is necessary to correct an injustice that occurred when the existing zone map patter was created, including the placement of a R-1 or transitional zone on an antiquated plat filed before the City's incorporation and adoption of its own Zoning Code or on land annexed by the City, or
      b) changed neighborhood or community conditions justify the change, or
      c) a different use category is more advantageous to the community, as articulated in the Comprehensive Plan or other City master plan, even though (1) or (2) above do not apply. Applicant's reliance on this provision requires proof that (a) there is a public need for a change of the kind in question, and (b) that need will be best served by changing the classification of the particular piece of property in question as compared with other available property.

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

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

   (G) A zone change request which would give a zone different from surrounding zoning to one small area, especially when only one premise is involved, is generally called a "spot zone." Such a change of zone may be approved only when:

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

4. If SU zoning designation is requested, an accurate site plan shall be submitted with the application (11" x 17" minimum - folded) (see Site Plan Checklist for site plan requirements)
5. Application and checklist shall be checked for completeness

ZONE MAP AMENDMENT CHECKLIST

WITH THE SUBMITTAL OF THE APPLICATION & CHECKLIST, THE APPLICANT ATTESTS THAT THE FOLLOWING IS SUBMITTED. FAILURE TO ADEQUATELY PROVIDE REQUESTED INFORMATION OR FALSIFYING INFORMATION MAY RESULT IN A CONTINUANCE OR DENIAL OF YOUR CASE (ATTACH ADDITIONAL SHEET IF NECESSARY). Please check if completed

- ☐ Completed application
- ☐ Justification letter for request must address each policy of #3, §150.07 (D-G) listed above
- ☐ Letter of authorization from the property owner if application is submitted by an agent
- ☐ Site Plan and related drawings ("11 X 17" folded to 8.5" x 14") (if SU zoning is requested)
- ☐ List of any original or related file numbers on the cover application
- ☐ Fee

Applicant Signature: _____Date:_____

For Office Use Only

H.T.E. PROJECT# _____

Comments: _____

_____

_____

_____

Staff Signature: _____Date:_____

Hearing Date Assigned: _____

Form revised October 2010

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

PLANNING & ZONING LAND USE APPLICATION

Please check appropriate box

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

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

APPLICANT/AGENT INFORMATION

Applicant Name:		Phone:
Address:		E-Mail:
City:	State:	Zip:
Proprietary Interest:	List Owners:	
Deed or Ownership Verification Provided: (Initials)	Letter of Authorization Provided: (Initials)	
Agent Name:		Phone:
Address:		E-Mail:
City:	State:	ZIP Code:

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

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit :	Block(s):	Lot(s):
Existing Zoning:	Proposed Zoning:	
No. of existing lots:	No. of proposed lots:	Total area of site (acres)

ACKNOWLEDGEMENT

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

Print Name:	Applicant:	Agent:
Signature:		Date:

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

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

January 23, 2025

Nicosha Schedlbauer, CCIM
Tierra West, LLC
5571 Midway Park Pl. NE
Albuquerque, NM 87109

Re: Water Wastewater Availability Approval for Tampico Road Subdivision, Approximately 118 lots. Connection needs to be made at Nativitas and Idalia into higher pressure zone. Homes will likely need individual pressure reducing valves on the customer side. Installation and maintenance are responsibility of the customer/home builder/developer.

Dear Mrs. Schedlbauer:

The Utilities Department approves the Water and Wastewater Availability for U10 as described above. Water and Wastewater lines are nearby and line extensions will need to be approved through Development Services Engineering. Connection point will be Idalia and Aurora Rd. Home spacing will be dictated by ISO recommendations from Bohannan Huston Fire Flow Water Model Results. A connection bypassing the Pressure Reducing Valve along the old Nativitas alignment will be required by the developer. Possible 2nd tie into Idalia water line with zone valve closed. Connectio on Aurora looped back to the Nativitas connection will likely be required to be completed by the developer.

Approval of this availability statement does not imply or suggest approval of zoning changes, construction plans, conceptual layouts, or any other requirements that may be conditions of approval for this development. This statement merely represents a commitment from the City that, if all other necessary approvals are obtained, and the completion of the proposed water and wastewater system improvements, this development will be allowed to be served by the City's water and wastewater systems as described above.

If a fire flow test is performed for the site, results are to be turned into the Utilities Administration Attn: Steve Gallegos and Fire Marshall or designee. The test is to be coordinated with the System Maintenance Crews at 896-8287. The System Maintenance Crews are the only personnel authorized to operate valves in the City of Rio Rancho. The developer is responsible for paying for a fire flow test from a certified tester.

Please refer to the City of Rio Rancho Web Site for additional water and sewer information. Design Criteria and Standard Details are located on the following web address: http://ci.rio-rancho.nm.us/index.asp?NID=482 Departments, Public Works, Design Criteria and Standards Details, Water and Wastewater.

Contacts for additional information and guidance: Development Services: 505-891-5005
Engineering Division: 505-891-5016 Environmental: **Backflow Prevention 505-896-8816 and Industrial Pollution Pretreatment Program (Commercial Wastewater Survey and Grease Interceptors) 505-891-5017.** Water pressure will need to verified by the developer. If water pressure exceeds 80 psi, individual pressure reducing valves will be needed on the homes or business at the cost and responsibility of the customers.

This Availability Statement will expire unless construction starts within 18 months of approval by the Utilities Department and is complete within 3 years of approval. If you have questions regarding this Availability Statement, please contact me at 891-5046.

Sincerely,

Steve Gallegos

Steve Gallegos,

December 6, 2024

To Whom it May Concern:

Webb Family Trust and Mark Conkling and Patricia Conkling, Owners of the property legally known as, Entrada De Coronado Tract: B Plat 2602-A Form Unit 17 Blk 87 Lot 15-22, located within City of Rio Rancho, Sandoval County, New Mexico, authorizes Supreme Investments, LLC or assigns to act as Agent on behalf of the Owner with regard to the design and approval of all necessary steps related to the development process of the aforementioned property, including the regulatory and permitting process for a zone map amendment, subdivision of land, preliminary/final platting actions, variance requests, master plan (if required), amending the Rio Rancho Comprehensive Plan to update the Generalized Land Use Map, amending or removing the property from the La Barranca SAP, and lastly, replacing, amending or removing the property from the Tampico North SAP.

Sincerely,

Peter C. Webb

Peter Webb
Date: Dec. 11, 2024

Mark Conkling
Date: 12.12.24

Authentisign ID: 222462EC-ABCE-EF11-88CF-002248299057

September 3, 2024

To Whom it May Concern:

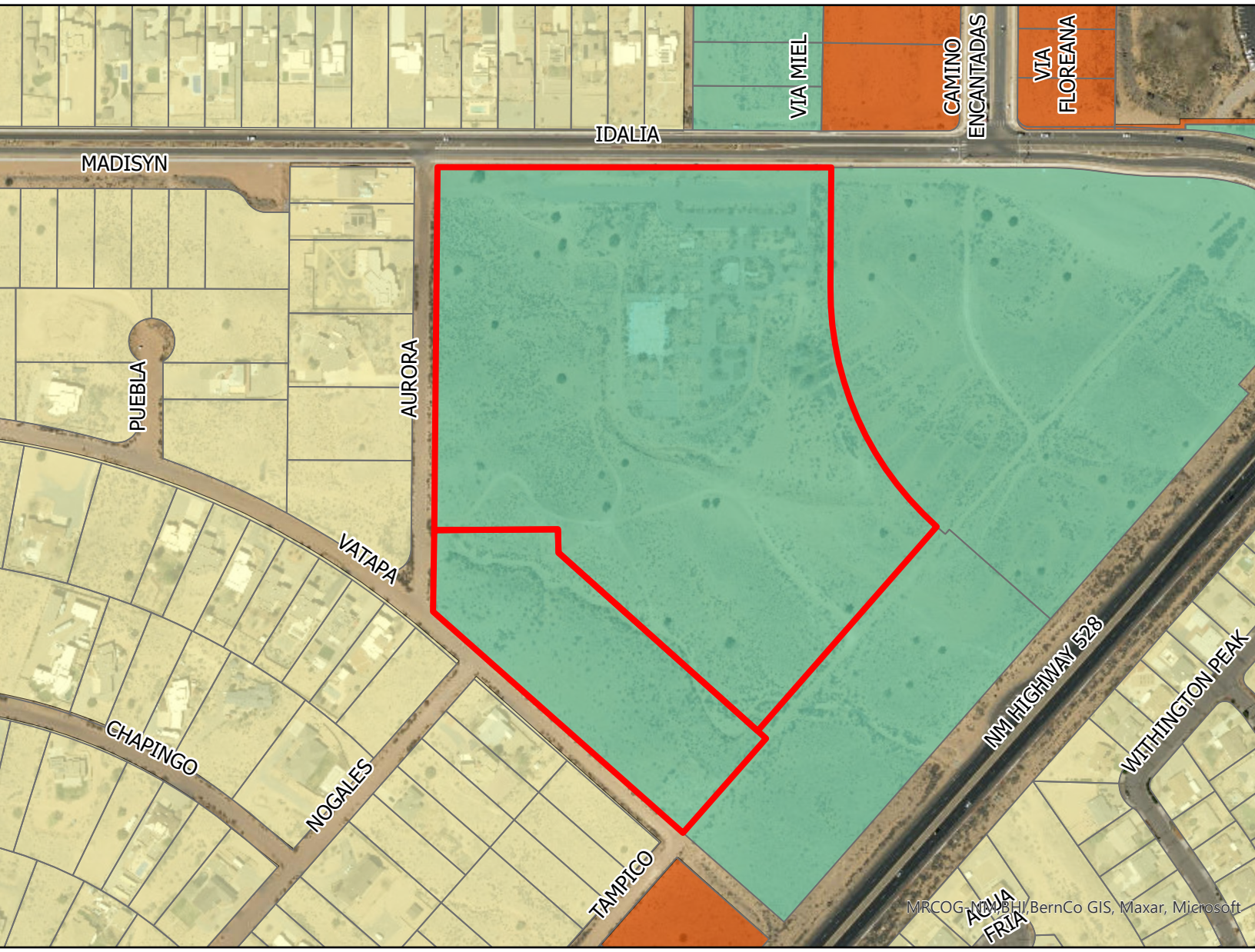
Rio Investments, a New Mexico General Partnership, Owner of the property legally known as, Subd: Rio Rancho Estates Unit: 17 Tract: A, located within City of Rio Rancho, Sandoval County, New Mexico, authorizes Supreme Investments, LLC or assigns to act as Agent on behalf of the Owner with regard to the design and approval of all necessary steps related to the development process of the aforementioned property, including the regulatory and permitting process for a zone map amendment, subdivision of land, preliminary/final platting actions, variance requests, master plan (if required), amending the Rio Rancho Comprehensive Plan to update the Generalized Land Use Map, amending or removing the property from the La Barranca SAP, and lastly, replacing, amending or removing the property from the Tampico North SAP.

Sincerely,

AuthentiSIGN
Kevin Reid 01/09/25

Kevin Reid
Managing Member
Rio Investments, a New Mexico General Partnership

TAMPICO NORTH



Legend

- Subject Properties

Zoning

- C-1
- R-1
- SU/C-1

0 0.03 0.05 0.1 Miles

N
W E
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GIS Moving Spatial Data Forward

Rio Rancho City of Vision

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

Map courtesy of Ben Isaacs, 3/5/2025

Planning and Zoning Board
of the
City of Rio Rancho

MINUTES

JULY 8, 2025
6:00 PM
Council Chambers, City Hall

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

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

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

CONSENT CALENDAR

1) June 24, 2025 Planning and Zoning Board Meeting Minutes

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

ELECTION OF OFFICERS

- Fred Radosevich nominated Scottie Richardson to serve as the Planning and Zoning Board Chair.
  YES: Scottie Richardson, Fred Radosevich, Robert Gabaldon, Andrea Hankins, Lisa Hardisty, Sal Tortorici
  NO: (None)

- Scottie Richardson nominated Robert Gabaldon to serve as the Planning and Zoning Board Vice-Chair.
  YES: Scottie Richardson, Robert Gabaldon, Fred Radosevich, Andrea Hankins, Lisa Hardisty, Sal Tortorici
  NO: (None)

STAFF PRESENTATIONS, REPORTS AND COMMENTS

2) Planning and Zoning Monthly Building Activity Report - June 2025
3) Planning and Zoning Monthly Summary Plat Report - June 2025

PUBLIC HEARINGS

4) The applicant, Rio Rancho Road Runners, LLC., through their agent, Tierra West, LLC., requested approval of a Subdivision Variance to Chapter 155.43 Easements requiring internal 5-ft public utility easements on all side and rear lot lines for the proposed Santorini at Arrowhead East Subdivision.

Staff member, Tim Dvorak presented items #4 and #5 concurrently, recommending approval with findings and conditions, and stood for questions.

Agent, Sergio Lozoya presented on the item and stood for questions.

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

5) The applicant, Rio Rancho Road Runners, LLC., through their agent, Tierra West, LLC., requested approval of a Preliminary Plat for the Santorini at Arrowhead East Subdivision, to be comprised of 77 Lots and 8 Tracts zoned SU: Special Use District for Planned Residential Development.

Staff member, Tim Dvorak and agent, Sergio Lozoya had no further comments.

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

6) The applicant, Thomas Fitzpatrick, requested approval of a Variance to the maximum height allowed in the front setback area to allow for an existing 5' fence on the subject property of 3606 Ann Circle SE, legally described as U16, Blk 13B, Lot 7.

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

Applicant Thomas Fitzpatrick spoke on the item and stood for questions.

Member of the public, Richard Marshall spoke in favor of the item.

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

7) The applicant, Tampico Development, LLC, requested approval of Specific Area Plan Amendments to the Tampico North Specific Area Plan and the La Barranca Specific Area Plan. The proposed amendments to the Tampico North Specific Area Plan and the La Barranca Specific Area Plan call for the removal of the subject properties legally described as Unit 17, Block 87, Tract A and EDC, Tract B from the plans.

Staff member, Ben Isaacs presented items #7, #8 and #9 concurrently, recommending approval with findings, and stood for questions.

Applicant, Nicosha Schedlbauer presented on the item and stood for questions.

The following members of the public spoke against the item:

- Melissa Edwards
- Mark Bennett
- John Gehling
- Josh David

- Kimberly Jennison-Sample
- Suzanne Fessenden
- Jamie David
- Janet Burnside

Member of the public, Michael Castillo spoke against the item after being administered the oath virtually.

Scottie Richardson moved to approve Item #7. Seconded by Lisa Hardisty.

Commissioner Hardisty and Commissioner Gabaldon provided comments on the item. Applicant, Nicosha Schedlbaur answered Vice-chair Richardson's questions on paving improvements. Commissioner Tortorici's questions regarding traffic studies were addressed by Ms. Schedlbauer and Development Services Director, Amy Rincon. Chairman Radosevich provided comments on the item and his questions were answered by Ms. Schedlbauer.

The motion failed by a vote of **1 FOR** and **5 AGAINST**
YES: Sal Tortorici
NO: Scottie Richardson, Fred Radosevich, Robert Gabaldon, Andrea Hankins, Lisa Hardisty

8) The applicant, Tampico Development LLC, requested approval of the Tampico Master Plan.

Staff member, Ben Isaacs had no additional comments.

Applicant, Nicosha Schedlbauer spoke on the item and stood for questions.

The following members of the public spoke against the item:
- Josh David
- Melissa Edwards

Scottie Richardson moved to approve item #8. Seconded by Robert Gabaldon.

Vice-Chair Richardson commented on the item. Commissioner Tortorici and Commissioner Hardisty provided some clarification. Vice-chair Richardson, Chairman Radosevich and Commissioner Tortorici discussed and had some questions on the process, which were answered by Development Services Director, Amy Rincon.

The motion failed by a vote of **1 FOR** and **5 AGAINST**
YES: Sal Tortorici
NO: Scottie Richardson, Fred Radosevich, Robert Gabaldon, Andrea Hankins, Lisa Hardisty

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

Staff member, Ben Isaacs and applicant, Nicosha Schedlbauer had no additional comments.

Robert Gabaldon moved to approve #9. Seconded by Scottie Richardson.
The motion failed by a vote of **1 FOR** and **5 AGAINST**
YES: Sal Tortorici
NO: Scottie Richardson, Fred Radosevich, Robert Gabaldon, Andrea Hankins, Lisa Hardisty

10) The applicant, AMREP Southwest, Inc, through their agent, Consensus Planning Inc., requested approval of a Master Plan Amendment to the Papillon Master Plan, to add 218.91 acres (191 lots) to the plan.

Staff member, Liz Ruiz Carlos presented items #10 and #11 concurrently, recommending denial to the Governing Body with findings and conditions, and stood for questions.

Agent, Jim Strozier presented on the item and stood for questions.

The following members of the public spoke against the item:

- Eric Gregory
- Pat Jilek

Lisa Hardisty moved to approve Item #10. Seconded by Robert Gabaldon.

Commissioner Tortorici's questions on ownership discrepancies were clarified by Planning and Zoning Manager, Brian Babyak and Development Services Director, Amy Rincon. Commissioner Hardisty, Chairman Radosevich and Commissioner Hankin's questions were answered by Ms.Rincon, applicant, Jarrod Likar and agent, Jim Strozier. Ms. Rincon provided clarification on several items brought forth in the presentations.

The motion failed by a vote of **2 FOR** and **4 AGAINST**
YES: Robert Gabaldon, Andrea Hankins
NO: Scottie Richardson, Fred Radosevich, Lisa Hardisty, Sal Tortorici

11) The applicant, AMREP Southwest, Inc, through their agent, Consensus Planning Inc., requested approval of a Zone Map Amendment for 307.78 acres from TZ: Transitional Zoning and OS: Open Space to R-2: Single Family Residential, R-4: Single Family Residential, R-1: Single Family Residential, and C-1: Retail Commercial.

Staff member, Liz Ruiz Carlos and agent, Jim Strozier had no further comments and stood for questions.

Member of the public, Randall Hooper spoke against the item:

Lisa Hardisty moved to approve Item #11. Seconded by Scottie Richardson.
The motion passed by a vote of **4 FOR** and **2 AGAINST**
YES: Scottie Richardson, Robert Gabaldon, Andrea Hankins, Sal Tortorici
NO: Fred Radosevich, Lisa Hardisty

DISCUSSION AND DELIBERATION

COMMENTS BY BOARD MEMBERS

Chairman Radosevich congratulated the newly elected Chairman and Vice-Chairman.

PUBLIC FORUM

ADJOURNMENT

Lisa Hardisty moved to adjourn the meeting. Seconded by Scottie Richardson.

Chairman Radosevich adjourned the meeting at 8:35 PM.

APPROVED THIS 22nd DAY OF JULY 2025.

_____
Scottie Richardson, Chairman

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

July 23, 2025

RE: Zone Map Amendment, Master Plan, and Specific Area Plan Amendments, Case No. 25-100-00003, 25-400-00004 & 25-410-00002
Tampico North - Unit 17, Block 87, Tract A and EDC, Tract B

Dear Property Owner:

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

The applicant, Tampico Development, LLC, requests approval of a Zone Map Amendment to change the zoning of the two subject properties legally described as Unit 17, Block 87, Tract A and EDC, Tract B from SU: Special Use for C-1/Retail Commercial to R-4: Single Family Residential. The subject properties comprise approximately 26.51 acres.

The applicant, Tampico Development, LLC, also requests approval of the Tampico Master Plan and amendments to the Tampico North and La Barranca Specific Area Plans for the removal of the subject properties from these plans.

The **Governing Body** will consider the request and decide their approval on **Thursday, August 14, 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 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/85180741871?pwd=T3BlSHVpWkp6d3dDRmlHd3k2VzYvUT09.
Meeting ID: 851 8074 1871 Passcode: **026819** Join via phone: 1-253-215-8782 US

Please contact me via e-mail me at bisaacs@rrnm.gov or call me at 505-891-5035, 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.

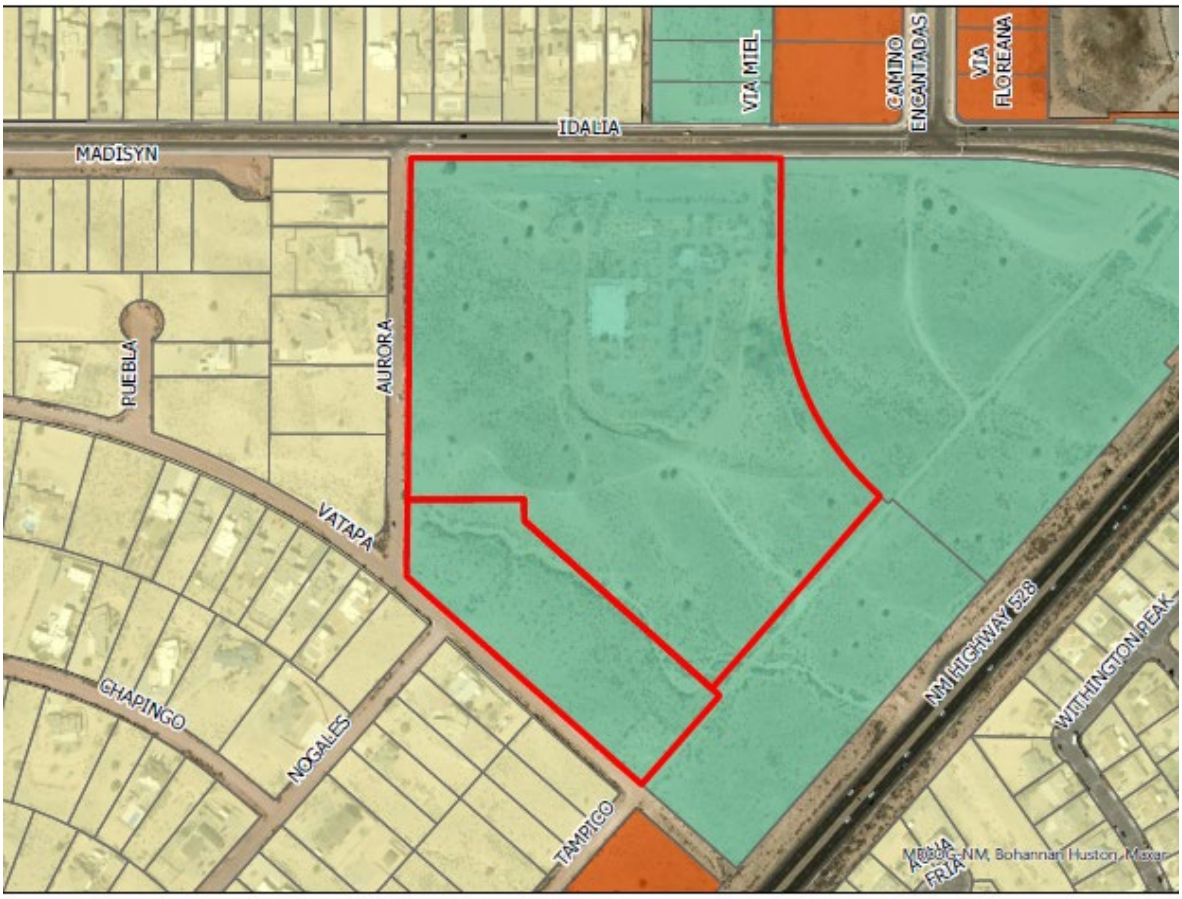
Respectfully,

Ben Isaacs
Municipal Planner I
Development Services Department
City of Rio Rancho

The City of Rio Rancho

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

TAMPICO NORTH



Legend

- Subject Properties

Zoning

- C-1
- R-1
- SU

0 0.03 0.05 0.1 Miles

N W E S

GIS Moving Spatial Data Forward

RioRancho City of Vision

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

Map courtesy of Ben Isaacs, 3/5/2025

CITY OF RIO RANCHO
PUBLIC HEARING NOTICE

The GOVERNING BODY of the
CITY of RIO RANCHO will consider the following matters at its regularly scheduled meeting at 6:00 p.m. on Thursday, August 14, 2025:

Site Plan
Case #25-160-00007

The applicant, Atrisco Solar II LLC, c/o Clenera, LLC, through their agent, Consensus Planning, Inc., is also requesting a site plan approval for a solar generation, storage and distribution system on the subject properties: Lands of Quail Ranch, Tracts 1-A, 2-C and 2-D.

Zone Map Amendment Request #25-100-00003
The applicant, Tampico Development, LLC, requests approval of a Zone Map Amendment to change the zoning of the two subject properties legally described as Unit 17, Block 87, Tract A and EDC, Tract B from SU-C1: Special Use for Retail Commercial to R-4: Single Family Residential. The subject properties comprise approximately 26.51 acres.

Master Plan Request S25-400-00004
The applicant, Tampico Development, LLC, requests approval of the Tampico Master
Plan at the location legally described as Unit 17, Block 87, Tract A and EDC, Tract B.

Master Plan Amendment Case #25-410-00004

The applicant, Atrisco Solar II LLC, c/o Clenera, LLC, through their agent, Consensus Planning,
Inc., is also requesting approval of an amendment to the Quail Ranch Master Plan. The proposed amendment is to amend the Master Plan Addendum to expand the area covered by the addendum to Lands of Quail
Ranch, Tracts 1-A, 2-C and 2-D, and update regulations and provisions for the installation of a solar generation, storage and
distribution system on the subject properties.

Specific Area Plan Amendment Request #25-410-00002
The applicant, Tampico Development, LLC, requests approval of amendments to the Tampico North Specific Area Plan and the La Barranca Specific Area Plan for the removal of the subject properties from the plans.

Zone Map Amendment Request #25-100-00005

The applicant, Cielo Bonito, LLC requests approval of a Zone Map Amendment of approximately 52.942 acres from TZ: Transitional Zoning to R-3: Mixed Residential, for the property legally described as, Unit 21, Block 22, Lots 7-26, 28-31 and 45-48, Block 23, Lots 3- 5, 7-10, 14-23, 28-32, 38, 42-64 and Block 24, Lots 41-49, 51-56, 58-66, 68-70.

Zone Map Amendment Case #25-100-00006

The applicant, Atrisco Solar II LLC, c/o Clenera, LLC, through their agent, Consensus Planning, Inc., requests approval of a Zone Map Amendment to extend the Renewable Energy Overlay Zone to the subject properties legally described as Lands of Quail Ranch, Tracts 1-A, 2-C and 2-D. The subject properties comprise approximately 2,836 acres.

Master Plan and Zone Map Amendment Case #24-400-00001 and #24-100-00008
The applicant, RR Mesa LLC, through their agent, Consensus Planning, Inc., requests approval of the Chamisa Hills Master Plan and a Zone Map Amendment for approximately 256 acres for a property legally described as, Rambla at Calle Suenos, Tract 2, Chamisa Hills Country Club, Parcel 2, 3, and 5, Chamisa Hills Country Club West, Tract A, and Chamisa Hills Country Club North, Parcel 2; from SU: Special Use for Planned Residential Development to OS: Open Space District, PR: Parks and Recreation District, MU- A: Mixed Use Activity Center District, NC: Neighborhood Commercial District, R-1: Single Family Residential District, R- 2:Single Family Residential
District, and R-3: Mixed Residential District.

These items were heard at the Governing Body meeting on May 8, 2025 and were postponed to the August 14, 2025 meeting. The item will be on the agenda for August 14 th and staff will be recommending that the item be postponed again to the September 11, 2025 meeting.

The meeting is scheduled for 6 pm in the Council Chambers at City Hall, 3200 Civic Center Circle 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: July 30, 2025

Jack Gehling – 7016 Vatapa Rd NE, Rio Rancho 87144 July 8, 2025

I oppose Tampico Dev's request to re-zone 2 tracts from SU to R-4 for subdivision on land bounded by Idalia, aurora & vatapa rds.

- Special Use (SU) to R-4 (medium density) single family
- 118 new homes
- .15 acre lots on average
- $400-$600k price range

Issues:

- Not in keeping with existing character of neighborhood
  - Surrounding property all R-1 with ½ acre or greater lot size
  - Feels like country with dirt roads, no sidewalks, natural vegatation
  - Great views
    - The one hill in the neighborhood geography will be flattened



  - Walking neighborhood
  - Young families & retired seniors
  - Private wells & septic

- Safety concerns
    - significant increase in traffic from subdivision to points south & southwest
        - traffic going south will mostly go on Nogales to hit 528
        - Nogales (dirt rd) not in condition to handle that traffic
        - Increased risk posed to kids & adult walkers
    - Paving Aurora inadequate solution to this problem
    - Increase in crime likely with increase in population density

- Conservation & the Natural Environment (from Comp Plan)
    - GOAL CON-2: Preserve vegetation and natural resources.
    - GOAL CON-3: Support wildlife habitat of sufficient diversity and abundance to sustain existing indigenous wildlife populations.
    - Impact of rezoning & subdivision - destruction of arroyo/natural habitat & wildlife that lives there
    - Subdivision Plan would level the property that is currently rolling hills

- Infrastructure
    - Impact on school systems
        - Cleveland HS already largest in state with very poor student-teacher ratio compared to national average
        - Kids from 118 new homes would make this worse
    - Added burden on police & fire

BRIAN BABYAK

From: Leslie Bennett <lesleapinglizard@gmail.com>
Sent: Monday, July 28, 2025 4:10 PM
To: Benjamin Isaacs
Subject: 8/14/25 Meeting-Tampico Development, LLC

Follow Up Flag: Follow up
Flag Status: Completed

July 28, 2025

Ben Isaacs
Municipal Planner 1
Development Services Department
City of Rio Rancho

Re: Tampico Development, LLC request to Governing Body for approval of the Tampico Master Plan to change zoning from commercial to R-4

Dear Mr. Isaacs:

I reside with my husband at 6808 Vatapa Road NE in Rio Rancho. We are 20 year residents of Rio Rancho with 17 years on Vatapa.

There are major concerns regarding public safety and the general welfare of existing residents and potential new residents if zoning allows 118 houses to be built as proposed by Tampico Development, LLC. I will list the biggest of concerns.

If 118 homes have only two cars each that go out only once a day, that is 236 more cars coming onto Aurora Road, Vatapa Road and/or Nogales Road. That does not even include all of the construction trucks, utility vehicles, cable company vehicles, delivery trucks, extra school buses, etc. that would magnify the number of vehicles each day. These roads are small dirt roads that have no sidewalks for the safety of people who walk here, children waiting for the school bus, etc. We also have no street lights on Vatapa, Aurora, Nogales or other streets in this area. Whether this land stays commercial or changes to residential, access to the neighborhood should come off of Idalia Road or Highway 528 and not on Aurora or Vatapa.

There is a masonry wall at the corner or Idalia Road and Aurora Road that was recently built that has created a dangerous blind spot. People coming out of Aurora have to pull their cars partially onto Idalia to be able to see cars coming east on Idalia. This intersection would surely need a traffic light added if the Tampico Development had access to Aurora Road.

If the Tampico Development had access to Vatapa Road, there would need to be a traffic light at the intersection of Campeche Road and Idalia Road as cars would come up Vatapa and most likely access Idalia Road from Campeche. Idalia has become a very busy road and it would become difficult for cars trying to pull out from Campeche (both sides of Idalia) should there be added traffic from the Tampico Development.

Then, there is speed limit. Especially with no sidewalks and the narrowness of these roads, the speed limit should be reduced to a maximum of 20 MPH for safety reasons. So many extra vehicles on these dirt roads would make dust fly even more. It may seem like more of a nuisance to some but we do have high "particulate" pollution so I would argue that it is also a safety concern.

Another issue regarding these dirt roads - nails. Nails in tires happen all the time. With construction comes a lot of nails. They cannot be swept away by a street cleaner. The City of Rio Rancho comes once a week to grade these dirt roads. While I appreciate that, the grading churns up nails that have been buried in the dirt. Of course, with more vehicles should the Tampico development happen, that would mean more grading work for Rio Rancho.

In summary, I believe there must have been a reason that the proposed parcel of land was zoned commercial originally. That was then and this is now so there must be a new reason why the City of Rio Rancho might approve this parcel to become R-4. I believe the only responsible and reasonable approach would be to only allow for an R-1 development should the zoning be changed from commercial to residential. That is what would be consistent with the surrounding neighborhoods and what would make public safety, general welfare and well being more manageable and appropriate.

Thank you for your time and consideration.

Respectfully,

Leslie Bennett

Sent from my iPad

CITY OF RIO RANCHO
RESOLUTION

RESOLUTION NO. 89 **ENACTMENT NO. 25-087**

RESOLUTION AMENDING THE TAMPICO NORTH SPECIFIC AREA PLAN AND LA BARRANCA SPECIFIC AREA PLAN

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

WHEREAS: the Governing Body of the City of Rio Rancho recognizes the need for long range, integrated comprehensive planning to direct future growth and development of the City; and

WHEREAS: on December 11, 2002, the Tampico North Specific Area Plan was adopted by the Governing body under Resolution No.92, Enactment No. 02-089, and amended on March 23, 2016, under Resolution No. 23; and

WHEREAS: on February 24, 2010, the La Barranca Specific Area Plan was adopted by the Governing body under Resolution No.18, Enactment No. 10-019, and amended on December 10, 2020, under Resolution No. 114, Enactment No. 20-112; and

WHEREAS: the Planning and Zoning Board of the City of Rio Rancho reviewed the amendments to the Tampico North Specific Area Plan and the La Barranca Specific Area Plan at their meeting held on July 8, 2025, and following public hearing recommended approval of those amendments and modifications; and

WHEREAS: the Governing Body of the City of Rio Rancho has reviewed the proposed amendments (Case No. 25-410-00002) to the Tampico North Specific Area Plan and the La Barranca Specific Area Plan at their meeting held August 14, 2025, and following public hearing and receipt of the Planning and Zoning Board's report and recommendation, has determined that the amended Plan is in conformance with the City of Rio Rancho Comprehensive Plan.

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

Section 1. The Governing Body hereby approves and adopts the following amendments and modifications to the La Barranca Specific Area Plan:

The La Barranca Specific Area Plan is hereby amended for the removal of the properties legally described as Unit 17, Block 87, Tract A, and Entrada de Coronado, Tract B.

Section 3. The Governing Body hereby approves and adopts the following amendments and modifications to the Tampico North Specific Area Plan:

The Tampico North Specific Area Plan is hereby amended for the removal of the properties legally described as Unit 17, Block 87, Tract A, and Entrada de Coronado, Tract B; and

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

ADOPTED THIS 14TH DAY OF AUGUST, 2025.

Greggory D. Hull, Mayor

ATTEST:

Noel C. Davis, City Clerk
(SEAL)

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: R90

AGENDA DATE:
August 14, 2025

DEPARTMENT:
Development Services

SUBJECT:
R90, Resolution Adopting the Tampico Master Plan

BACKGROUND AND ANALYSIS:
The applicant, Tampico Development LLC, requests approval of the Tampico Master Plan. The Tampico Master Plan comprises of the properties legally described as Unit 17, Block 87, Tract A and Entrada de Coronado, Tract B. The subject properties are bounded by Idalia Road NE (a minor arterial) to the north, and Aurora Road NE and Vatapa Road NE (both residential roads) to the west and south, respectively. To the east, the subject property is bordered by properties that front onto NM Highway 528 and are zoned SU/C-1: Special Use for Retail Commercial.

Per Ordinance No. 41, Enactment No. 02-037, dated December 11, 2002, the subject properties are zoned SU/C-1: Special Use for Retail Commercial. The subject properties are located in the Tampico North Specific Area Plan, adopted December 11, 2002 under Resolution No. 92, Enactment No. 02-089, and as amended under Resolution No. 23, dated March 23, 2016. The subject properties are also within the La Barranca Specific Area Plan, adopted on February 24, 2010 under Resolution No. 18, Enactment No. 10-019, and as amended under Resolution No. 114, Enactment No. 20-112, dated December 10, 2020.

The subject properties represent a total of 26.17 acres of the 49.50 SU/C-1: Retail Commercial Zoned Properties in the Tampico North Specific Area Plan. The request if adopted, would leave 23.33 acres in the Tampico North SAP zoned SU/C-1.

Concurrent to this request for a Master Plan, the applicant is requesting approval of a Specific Area Plan Amendment (case #25-410-00002) in order to remove the subject properties from the Tampico North and La Barranca Specific Area Plans, and a Zone Map Amendment (#25-100-00003) for rezoning of the subject properties from SU/C-1: Special Use for Retail Commercial to R-4: Single-Family Residential.

At their meeting on July 8, 2025, the Planning and Zoning Board recommend denial of the item by a vote of 1 FOR and 5 AGAINST. Staff recommended approval of the item to the Planning and Zoning Board.

REVIEW CRITERIA:
The Rio Rancho Comprehensive Plan defines a Master Plan as a detailed development plan often created by a developer, which may fit within a Specific Area Plan boundary or may provide sufficient planning detail that may be developed in unplanned areas and stand in place of a Specific Area Plan. It states that, "The City will rely on the development of Specific Area Plans and Master Plans for identifying a specific land use at the parcel-level. Specific Area Plans and Master Plans

are a part of the Land Use Element and are used as a statement of policy to guide land use decision making by the Governing Body."

The Tampico Master Plan details a conceptual lot/tract layout and roadway sections, identifies community amenities and provides for design standards and implementation. Currently, the Tampico Master Plan consists of two properties (Unit 17, Block 87, Tract A and Entrada de Coronado, Tract B) that comprise approximately 26.17 acres zoned SU/C-1: Special Use for Retail Commercial. The Master Plan additionally includes provisions for drainage and utility planning.

The Planning and Zoning Board recommends the Governing Body finds that the Tampico Master Plan would not comply with and further the goals of the Comprehensive Plan. The Planning and Zoning Board recommends that the Governing Body find that the loss of commercial zoning in the area and Master Plan for residential development would not be in conformance with the plans for the area and would not meet the Goals and Objectives for development of the area as a commercial development node.

SITE ANALYSIS:
The subject properties comprise approximately 26.17 acres zoned SU/C-1: Special Use for Retail Commercial per Ordinance No. 41, Enactment No. 02-037, approved on December 11, 2002 by the Governing Body. The proposed development will consist of medium-density, single-family residential lots. The subject properties are bounded by Idalia Road NE (a minor arterial) to the north, and Aurora Road NE and Vatapa Road NE (both residential roads) to the west and south, respectively. The subject properties are bordered by SU/C-1: Special Use for Retail Commercial to the east and northeast, and R-1: Single-Family Residential to the south, west and northwest.

LAND USE:
Per the Generalized Land Use Map (GLUM), the Tampico Master Plan's current land use is designated as Commercial, Mixed-Use, and Office. The proposed land use is medium-density, single-family residential. The proposed land use is intended to provide a smooth transition between the commercial land uses to the east and the low-density residential uses to the west. All future uses in the Master Plan area will be compliant with the permissive and conditional uses under the City's regulations for R-4: Single-Family Residential.

One (1) acre of the Master Plan area will be dedicated for a park, which is to be connected via sidewalks throughout the subdivision. A connection to an existing bike lane along Idalia Road NE is also included in the plan, and is intended to provide a means of non-vehicular connectivity with the rest of the City.

GRADING & DRAINAGE:
A conceptual drainage plan has been submitted as part of the Tampico Master Plan. The subject properties fall under the Willow Creek Watershed Park Management Plan, dated February 2013 under SSCAFCA's jurisdiction. The conceptual drainage plan proposes construction of a segment of a storm drainage system designed to collect stormwater near the intersection of Aurora Road NE and Vatapa Road NE, and convey it to an existing culvert at NM Highway 528.

Following improvements to Idalia Road NE, no flow from the north crosses the road, thus it may be appropriate to model existing discharge based on current site conditions and contributing subbasins.

CIRCULATION:
A conceptual circulation plan has been submitted as part of the Tampico Master Plan. Ingress and egress for the Master Plan area will come from Idalia Road NE, a minor arterial, as well as Aurora Road NE and Vatapa Road NE, both residential roads. As Aurora Road NE and Vatapa Road NE are currently unimproved and unpaved, upgrades will be carried out in order to improve

infrastructure for the Master Plan and surrounding areas. All roadways and access points will be designed in compliance with City codes.

UTILITIES:
A conceptual utility plan has been submitted as part of the Tampico Master Plan. The City of Rio Rancho Utilities Department has commented that water and wastewater lines are available in close proximity to the Master Plan area and will require extensions from a connection point located at the intersection of Idalia Road NE and Aurora Road NE. A connection bypassing the Pressure Reducing Valve along the old Nativitas Road alignment will be required. A wastewater connection at the easternmost point of the Master Plan area is also available.

DESIGN STANDARDS:
The Tampico Master Plan does not establish any unique design standards, only providing for compliance with the City of Rio Rancho Municipal Code Ch. 154.60 - Design Standards, and stating that building design shall be determined by the home builder and the Homeowner's Association (HOA), to be established during development of the subdivision.

PHASING AND FINANCING:
No phasing is anticipated for the Tampico Master Plan.

NOTIFICATIONS:
Notice of pending development application was sent via first class mail to adjacent property owners. A legal ad was published in the July 30, 2025 edition of the Albuquerque Journal. All legal notification requirements for this project have been met.

INTERDEPARTMENTAL/INTERAGENCY REVIEW:

Reviewing Agency	**Comments**
DSD Planning and Zoning	Comments in ABM.
DSD Engineering	No comments provided.
Fire and Rescue	No comments provided.
Police Department	No comments provided
SSCAFCA	Comments attached.
MRCoG	No comments provided
Parks, Recreation, and Community Services	Comments attached.

IMPACT:
The Planning and Zoning Board recommends the Governing Body deny the request to adopt the Tampico Master Plan, subject to the following findings of fact and conditions of approval:

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

SPECIFIC FINDINGS OF FACT AND CONDITIONS OF DENIAL:
1. The Tampico Master Plan does not comply with the land use articulated in the Comprehensive Plan.
2. The land use and plan for the Tampico Master Plan does not comply with the current La Barranca and Tampico North Specific Area Plans.

ALTERNATIVES:

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

DEPARTMENT RECOMMENDATION:

The Planning and Zoning Board recommends the Governing Body deny the Resolution.

ATTACHMENT: Resolution R90
ATTACHMENT: Application
ATTACHMENT: Letters of Authorization
ATTACHMENT: Zoning Map
ATTACHMENT: Exhibit A: Tampico Master Plan, June 2025
ATTACHMENT: Reviewer Comments
ATTACHMENT: Legal Notice
ATTACHMENT: Public Comment Gehling
ATTACHMENT: Bennett Public Comment
ATTACHMENT: R90-Signed
ATTACHMENT: Exhibit A- Tampico Master Plan, August 2025

CITY OF RIO RANCHO
RESOLUTION

RESOLUTION NO. **ENACTMENT NO.**

RESOLUTION ADOPTING THE TAMPICO MASTER PLAN

WHEREAS: the State of New Mexico has granted the City of Rio Rancho the power, authority, jurisdiction, and duty to enforce and carry out the provisions of law relating to planning, platting, zoning, and the power to adopt, amend, extend and carry out a general municipal or master plan which may be referred to as the general or master plan, all pursuant to 3-19-1, NMSA 1978; and

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

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

WHEREAS: the Planning and Zoning Board of the City of Rio Rancho reviewed the proposed Tampico Master Plan at their meeting held on July 8, 2025, and have made recommendation to the Governing Body on the adoption of the proposed Plan; and

WHEREAS: the Governing Body of the City of Rio Rancho, following a duly noticed public hearing on August 14, 2025, reviewed the proposed Tampico Master Plan and determined that the Plan is in conformance with the City of Rio Rancho Comprehensive Plan.

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

Section 1. The Governing Body hereby approves and adopts the proposed Tampico Master Plan (planning area comprising approximately 26.17 acres), attached hereto as Exhibit A.

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

ADOPTED THIS _____ DAY OF _____, 2025.

Greggory D. Hull, Mayor

ATTEST:

Noel C. Davis, City Clerk
(SEAL)

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

PLANNING & ZONING LAND USE APPLICATION

Please check appropriate box

Administrative Permit	Plan	Subdivision	Zoning
☐ Community Residential Care Facility	☐ Comprehensive Plan Amendment	☐ Final Plat	☐ Annexation
☐ Development Review Committee (DRC)	☐ Corridor Plan Amendment	☐ Preliminary Plat	☐ Appeal
☐ Home Occupation	☒ Master Plan	☐ Summary Plat	☐ Conditional Use Permit
☐ Model Home / Sales Office	☐ Master Plan Amendment	☐ Vacation of Plat/Street	☐ Master Sign Plan
☐ Residential Child Care Facility 6 or <	☐ Specific Area Plan Amendment	☐ Street Name Change	☐ Site Plan
☐ Sign Permit	☐ Text Amendment	☐ Subdivision Interpretation	☐ Special Exception
☐ Other		☐ Subdivision Variance	☐ Variance
			☐ Zone Map Amendment
			☐ Zoning Certification
DRC (24-250-00010)			☐ 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: Tampico Development, LLC		Phone: 505.898.6622
Address: PO Box 9043		E-Mail:
City: Albuquerque	State: NM	Zip: 87119
Proprietary Interest: Contract Purchaser	List Owners: Rio Investments, LLC, Webb, and Conkling	
Deed or Ownership Verification Provided: (Initials)		Letter of Authorization Provided: (Initials)
Agent Name: Same as above		Phone:
Address:		E-Mail:
City:	State:	ZIP Code:

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

Proposed Master Plan for Tampico Subdivision

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit : U17 and Entrada de Coronado	Block(s):	Lot(s):
Existing Zoning: SU for C-1/Retail Commercial	Proposed Zoning: R-4	
No. of existing lots: 2, Tract A and Tract B	No. of proposed lots: 118	Total area of site (acres) 26.51+/-

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: Nicosha Schedlbauer	Applicant: Tampico Development, LLC	Agent: Tampico Development, LLC
Signature:		Date: 6.11.2025

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

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

December 6, 2024

To Whom it May Concern:

Webb Family Trust and Mark Conkling and Patricia Conkling, Owners of the property legally known as, Entrada De Coronado Tract: B Plat 2602-A Form Unit 17 Blk 87 Lot 15-22, located within City of Rio Rancho, Sandoval County, New Mexico, authorizes Supreme Investments, LLC or assigns to act as Agent on behalf of the Owner with regard to the design and approval of all necessary steps related to the development process of the aforementioned property, including the regulatory and permitting process for a zone map amendment, subdivision of land, preliminary/final platting actions, variance requests, master plan (if required), amending the Rio Rancho Comprehensive Plan to update the Generalized Land Use Map, amending or removing the property from the La Barranca SAP, and lastly, replacing, amending or removing the property from the Tampico North SAP.

Sincerely,

Peter C. Webb

Peter Webb
Date: Dec. 11, 2024

Mark Conkling
Date: 12.12.24

Authentisign ID: 222462EC-ABCE-EF11-88CF-002248299057

September 3, 2024

To Whom it May Concern:

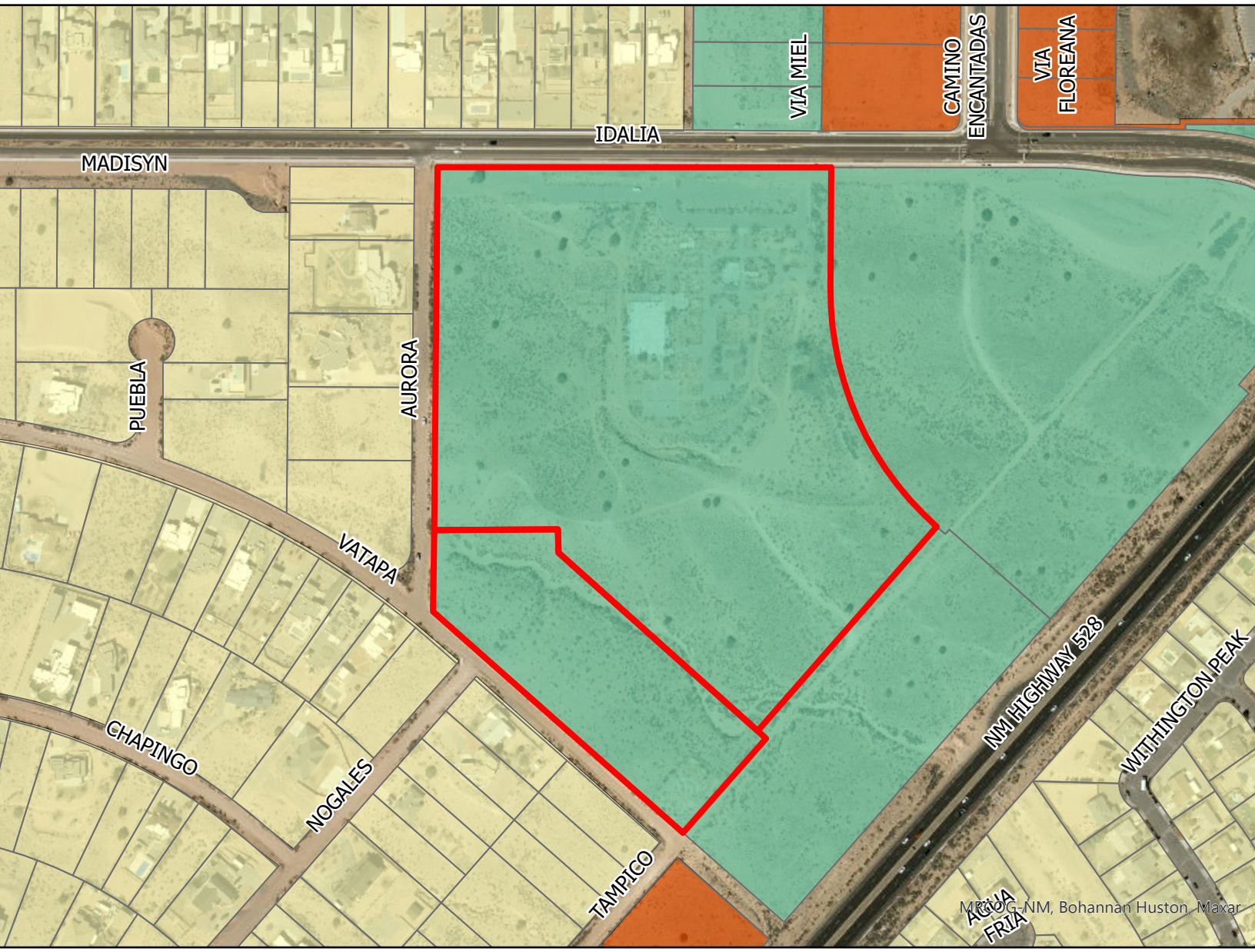
Rio Investments, a New Mexico General Partnership, Owner of the property legally known as, Subd: Rio Rancho Estates Unit: 17 Tract: A, located within City of Rio Rancho, Sandoval County, New Mexico, authorizes Supreme Investments, LLC or assigns to act as Agent on behalf of the Owner with regard to the design and approval of all necessary steps related to the development process of the aforementioned property, including the regulatory and permitting process for a zone map amendment, subdivision of land, preliminary/final platting actions, variance requests, master plan (if required), amending the Rio Rancho Comprehensive Plan to update the Generalized Land Use Map, amending or removing the property from the La Barranca SAP, and lastly, replacing, amending or removing the property from the Tampico North SAP.

Sincerely,

AuthentiSIGN
Kevin Reid 01/09/25

Kevin Reid
Managing Member
Rio Investments, a New Mexico General Partnership

TAMPICO NORTH



Legend

- Subject Properties

Zoning

- C-1
- R-1
- SU

0 0.03 0.05 0.1 Miles

N W E S

GIS Moving Spatial Data Forward

Rio Rancho City of Vision

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

Map courtesy of Ben Isaacs, 3/5/2025



Tampico
Master Plan

Prepared By:
Tampico Development, LLC
PO Box 9043
Albuquerque, NM 87119

Engineering:
PCW Civil Solutions, LLC
(435) 770-2382

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CONTENTS

Introduction 4

Existing Conditions 6

Proposed Land Use 8

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Conceptual Utility Plan 13

Design Guidelines 14

Implementation 15

Appendices

Appendix A: Master Conceptual Site Plan

Appendix B: Conceptual Transportation Plan

Appendix C: Conceptual Utility Plan

Appendix D: Conceptual Drainage Plan

INTRODUCTION

The Tampico Master Planned Community is a 26.17 acre site located near the intersection of NM Highway 528 and Idalia Rd, in Rio Rancho, Sandoval County, New Mexico. Despite the fact that there were Specific Area Plans (SAPs) adopted to anticipate future land use, the site has remained stagnant since the adoption of the Tampico North SAP in 2002 and the La Barranca SAP in 2010. Given the changes in community needs for housing and amenities, the developers, along with the City of Rio Rancho have determined that the land use for this site should be developed under the R-4 zoning designation for single family homes along with the creation of this master plan.

Objectives:

The goals of this master plan are to provide the framework of the proposed subdivision as it relates to the neighborhood access, circulation, conceptual drainage, and conceptual utility plans, along with furthering the goals in the Comprehensive Plan.

Plan Boundary

The master planned area is located near the intersection of Idalia Rd and NM Highway 528 and is comprised of the following parcels:

- Tract "B", of Entrada de Coronado, as the same is shown and designated on the plat entitled "PLAT OF TRACTS B, C AND D, ENTRADA DE CORONADO, COMPRISED OF LOTS 15 THRU 22, BLOCK 87, LOTS 1 THRU 7, BLOCK 88, LOTS 1A AND 2 THRU 6, BLOCK 89, LOTS 1A, 2A, 3A AND 4 THRU 21, BLOCK 90, LA CEIBA, N.E. AND A PORTION OF TAMPICO ROAD, N.E., UNIT SEVENTEEN, RIO RANCHO ESTATES, SITUATE WITHIN TOWN OF ALAMEDA GRANT, CITY OF RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO, JUNE, 2005

- Tract "A", in UNIT NUMBERED SEVENTEEN (17), as the same is shown and designated on the plat entitled "SUMMARY PLAT TRACT "A", A REPLAT OF LOTS 1 THRU 14 AND 23 THRU 30, IN BLOCK 87, LOTS 8 THRU 19, IN BLOCK 88, AND A REPLAT AND VACATION OF NATIVITAS ROAD N.E., UNIT SEVENTEEN, CITY OF RIO RANCHO, TOWN ALAMEDA OF GRANT, SANDOVAL COUNTY, NEW MEXICO

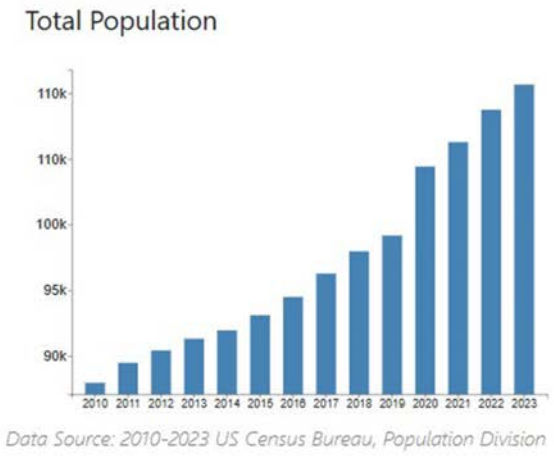
INTRODUCTION CONT.

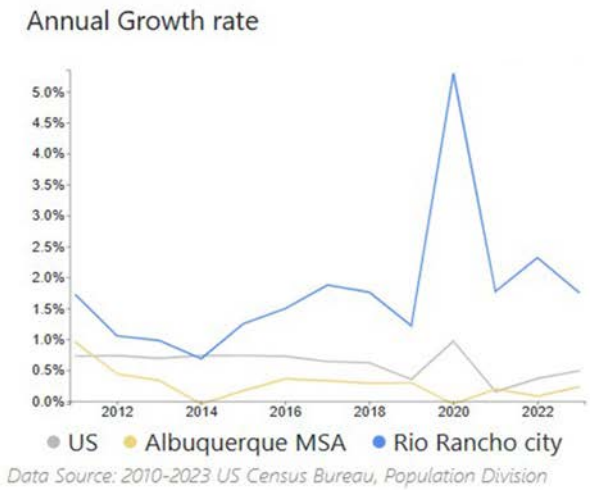


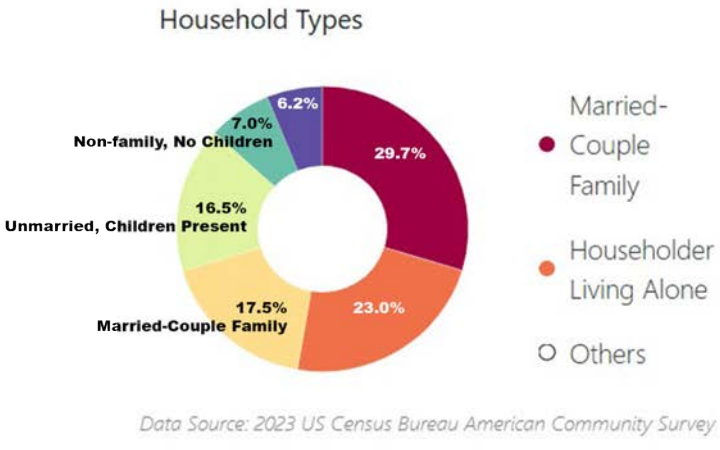
EXISTING CONDITIONS & SITE ANALYSIS

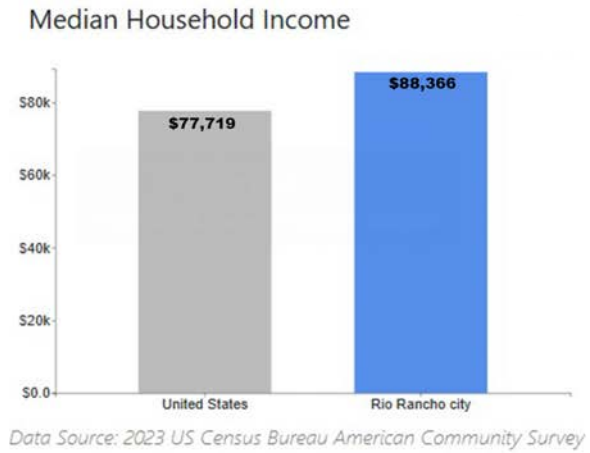
Demographics

The creation of the City or Rio Rancho was the result of AMREP Corporation purchasing 55,000 acres of land on the outskirts of Albuquerque in the early 1960's. By 1971, with the addition of another 35,000 acres, the land area, known as Rio Rancho Estates, was approximately 92,000 acres. In 1981 Rio Rancho was incorporated and as of the 2023 U.S. Census, the population is 110,660. Rio Rancho is the 3rd largest New Mexico city and is one of the fastest growing cities within the region.









Source: Mid-Region Council of Governments, https://www.mrcog-nm.gov/180/Rio-Rancho, May 2025

EXISTING CONDITIONS & SITE ANALYSIS

Natural Environment

The master-planned area is characterized by hilly terrain, sandy soils and rainfall of 8-10 inches per year. This area was previously identified, under the La Barranca SAP, as having Sheppard Loamy Fine Sand, 3-8% slope. Additionally, plants and wildlife in the area "Include chamisa, sand sagebrush, winterfat, mormon tea, broom snakewood, cholla cacti, prickly pear cacti, four-wing saltbrush, yucca, buckwheat, tansy mustard, tumbleweed, fiddleneck, western ragweed, verbena, fleabane, desert senna, kochia, piñon, and oneseed juniper. Local wildlife includes mammals, reptiles, and birds such as coyotes, badgers, kit foxes, prairie dogs, jackrabbits, prairie rattlesnakes, round-tailed horned lizards, lesser earless lizards, and New Mexico whiptails."[1]

There is a natural arroyo, known as the Withington Channel, on the southwest portion of the master planned area. This site is a part of the Willow Creek Watershed Park Management Plan (February 2013) and is included in the Willow Creek - Basin A area.



1 La Barranca Specific Area Plan

PROPOSED LAND USE, ZONING AND DENSITY

Current Land Use and Zoning Designation

Currently Tract A and Tract B are zoned SU for C-1/retail commercial zoning via Enactment: 02-37; 94-035. Both of these tracts are identified as Commercial on the Generalized Land Uses Map in the Rio Rancho Comprehensive Plan. Additionally, both tracts are included in the La Barranca Specific Area Plan and the Tampico North Specific Area Plan.

Historic Land Use and Area Plans

Historically, Tract A was platted via a summary plat that was recorded in 1992. The tract was then partially developed as a school site. Rio Rancho then adopted the Tampico North Specific Area Plan in 2002 and the site was designated as SU for C-1. Additionally, the parcels were also included in the La Barranca Specific Area Plan, adopted in 2010 and the land use continued to be designated as community commercial. Despite the intention to create commercial space and services to reduce residents' need to travel for daily necessities, commercial retail and services have instead developed to the north of the plan area and the area has remained undeveloped.

Proposed Land Use

With the adoption of this master plan and concurrent zone map amendment, Tracts A and B shall be removed from both area plans. The Comprehensive Plan shall be amended to reflect the change in the zoning designation of SU for C-1/retail to R-4. R-4 allows for density of 10.89 DU/acre, however the conceptual plan for this master planned community consists of 118, 50' wide, single family residential lots. Additionally, there will be a 1 acre park for the residents which is connected via sidewalks throughout the subdivision.

PROPOSED LAND USE, ZONING AND DENSITY CONT.

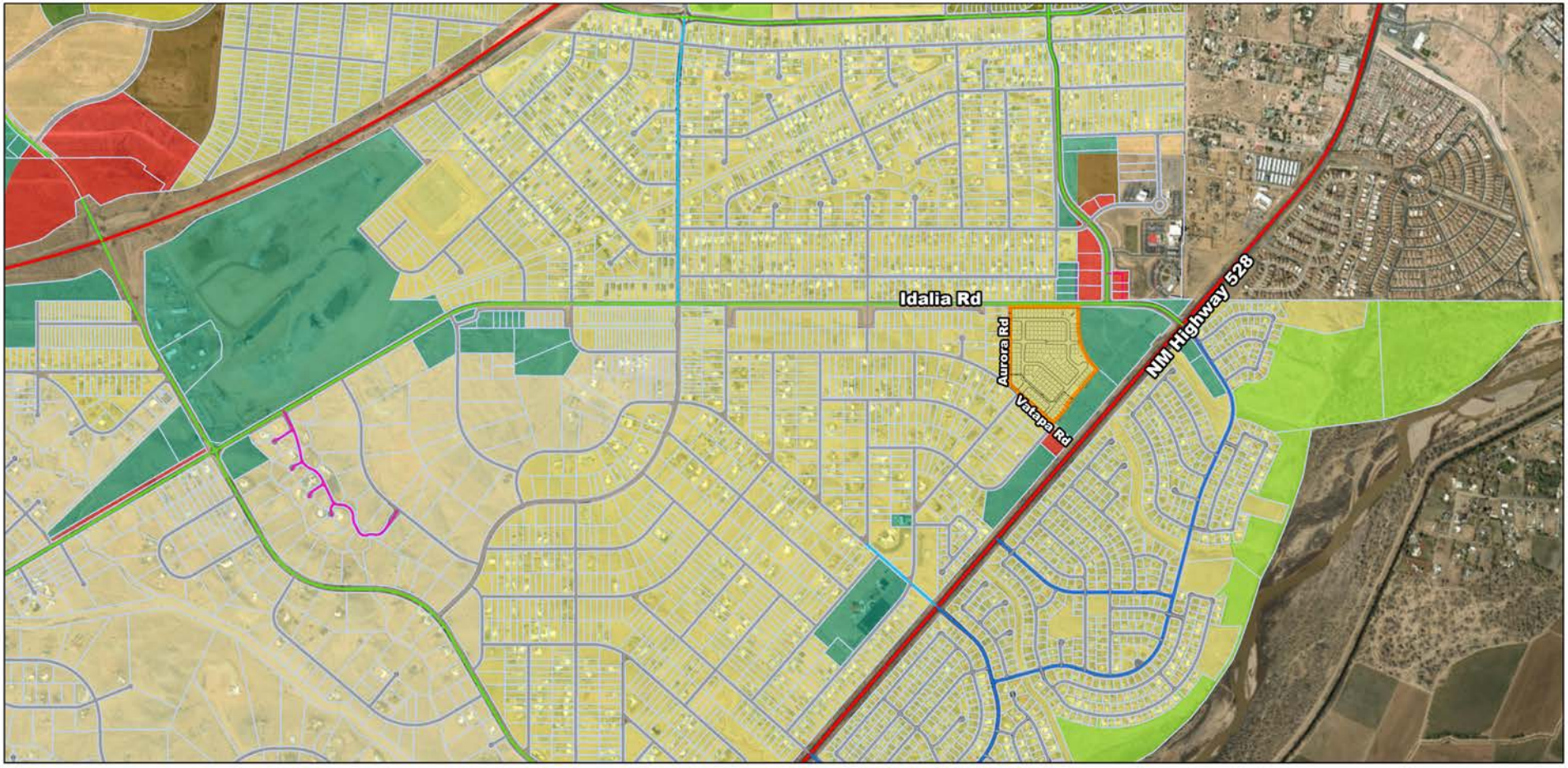
Proposed Land Use and City Goals

Under the current SU for C-1 zoning designation, high-density residential use is already permitted. The proposed R-4 zoning does not significantly deviate from existing land uses; rather, it promotes a smoother transition between adjacent properties. The corner parcel is currently zoned SU for C-1, while the surrounding land is zoned R-1. This zoning configuration allows the City to continue supporting commercial development, as identified in the Comprehensive Plan and existing area plans, while also encouraging housing variety and walkable neighborhood design.

The proposed Tampico Master Planned Subdivision supports two of the five key elements outlined in the City of Rio Rancho Comprehensive Plan. These elements emphasize the importance of developing community-wide facilities, enhancing walkability, and increasing residential density to accommodate the City's ongoing growth. The R-4 zoning designation addresses the demand for medium-density housing and includes plans for a park and a connection to the existing bike lane on Idalia Road. With the nearest park currently located 1.5 miles away, this development would provide a valuable amenity to the neighborhood.

The Tampico Master Planned Subdivision supports the following goals from the Comprehensive Plan:
5.6.2 Goals
Goal L-1: Encourage mixed uses—retail, office, and residential—centered on pedestrian-oriented development along principal arterial roads.
Goal L-3: Maintain a balanced mix of land uses throughout the City.
6.4.2 Goals
Goal Ph-3: Promote a variety of housing types to meet the needs of all community members.

Additionally, the subdivision aligns with the City of Rio Rancho Strategic Plan 2023–2028. This plan includes goals to "identify new growth areas for residential and non-residential uses" and to "increase housing variety." Both City leadership and the community recognize that expanding housing options and creating new residential opportunities are essential to supporting Rio Rancho's continued growth and long-term sustainability.



6/4/2025, 1:15:45 PM

Streets
- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- MAJOR COLLECTOR
- MINOR COLLECTOR
- RESIDENTIAL
- PRIVATE
- Parks

Zoning
- A-R
- BP
- C-1
- C-2
- CBD
- E-1
- M-1
- MH
- MU-A
- NC
- O-1
- OS
- PR
- R-1
- R-2
- R-3
- R-4
- R-5
- R-6
- SU
- TZ
- Unzoned
- Parcels

1:18,056

0 0.17 0.35 0.7 mi

0 0.28 0.55 1.1 km

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community, City of Rio Rancho - Records and GIS Section - Engineering Division - Public Works

City of Rio Rancho
City of Rio Rancho - Records and GIS Section - Engineering Division - Public Works | MRCOG-NM,BHI,BernCo GIS, Maxar |

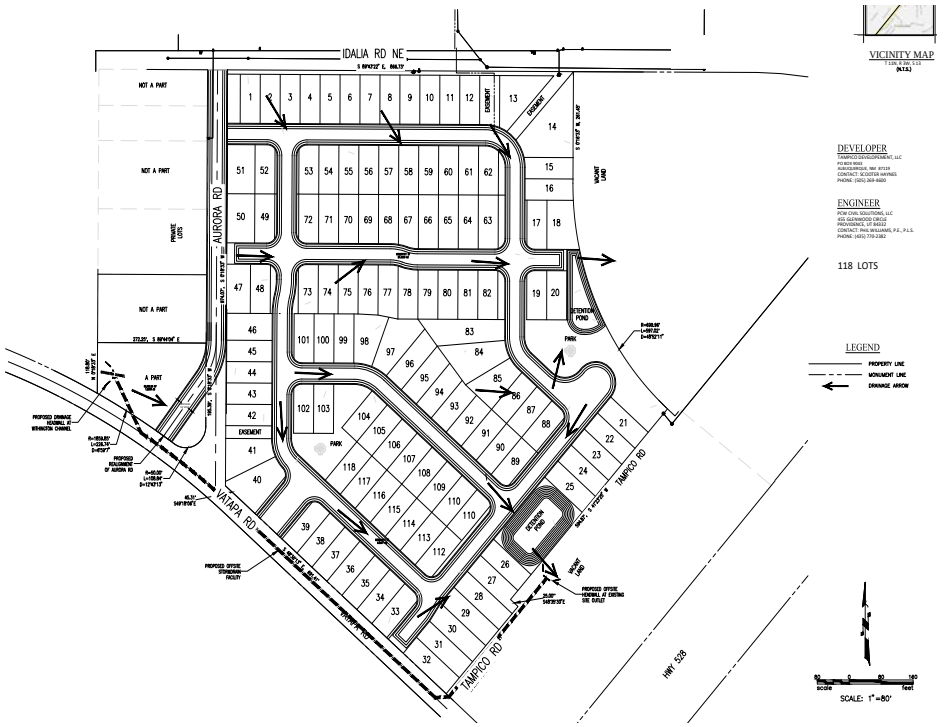
CONCEPTUAL DRAINAGE PLAN

The Southern Sandoval County Arroyo Flood Control Authority (SSCAFCA) has jurisdiction over all drainage channels within Sandoval County. The subject parcels fall under the Willow Creek Watershed Park Management Plan, dated February 2013. This plan includes a proposed storm drain system designed to capture and direct runoff from Willow Creek – Basin B.

As part of the Tampico subdivision development, we propose constructing a segment of this planned storm drain. This portion will collect stormwater near the intersection of Aurora Rd. and Vatapa Rd. and convey it to the existing culvert at NM Highway 528. These improvements are expected to provide drainage benefits to the surrounding residential area.

Stormwater management and water quality discharge will comply with the standards set forth in the Rio Rancho Development Process Manual (DPM) and applicable City of Rio Rancho ordinances.

The following shows the conceptual drainage plan for the master planned area.

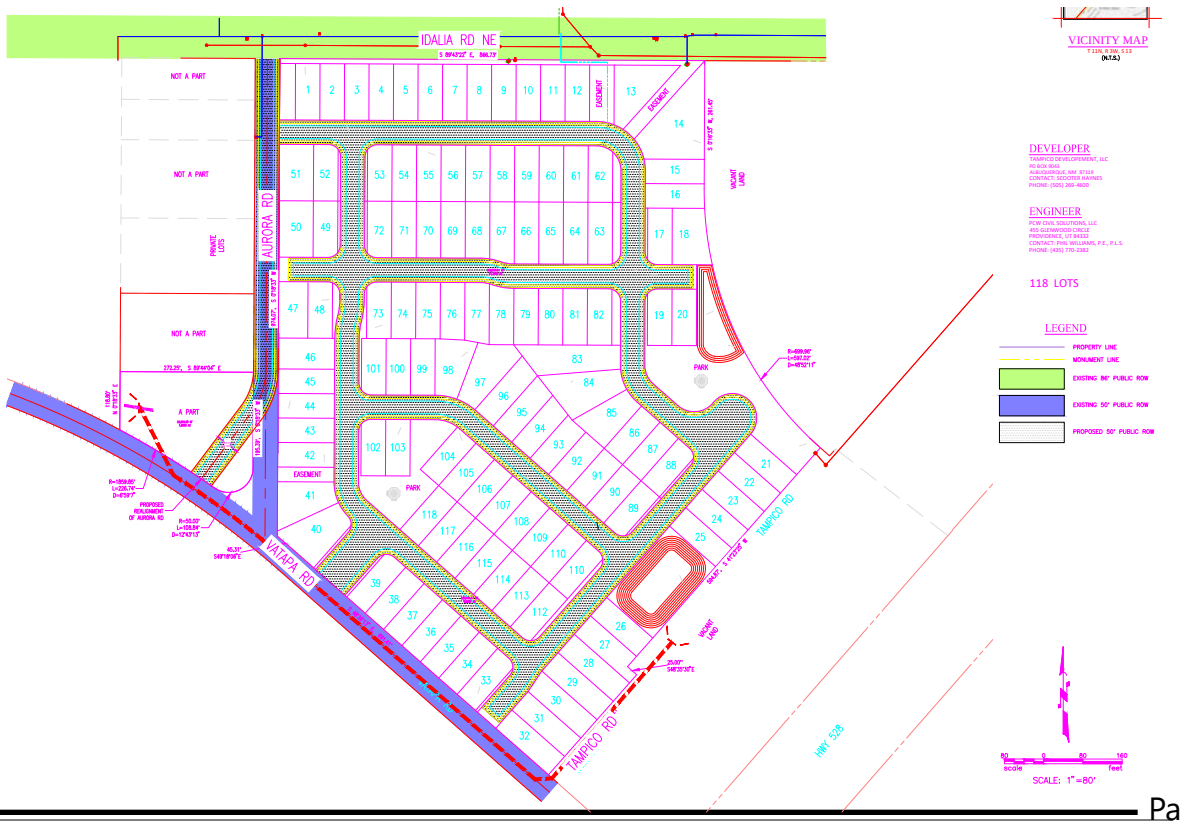


CIRCULATION

The master-planned community is located just southwest of the intersection of Idalia Rd. and NM Highway 528. Access to the community will be provided via Idalia Rd., a minor arterial roadway, as well as Aurora Rd. and Vatapa Rd., both of which are residential streets. Currently, Aurora Rd. and Vatapa Rd. are unimproved and unpaved; however, they will be upgraded as part of the community's development, bringing much-needed infrastructure improvements to the surrounding neighborhood.

All roadways and access points will be designed in accordance with the City of Rio Rancho's requirements, including SAMM spacing standards, the Rio Rancho Development Process Manual (DPM), applicable city ordinances, and approval from the City Fire Marshal. If any aspects of the conceptual design do not meet these requirements, variance requests will be submitted for review and approval.
The following shows the conceptual utility plan for the master planned area.

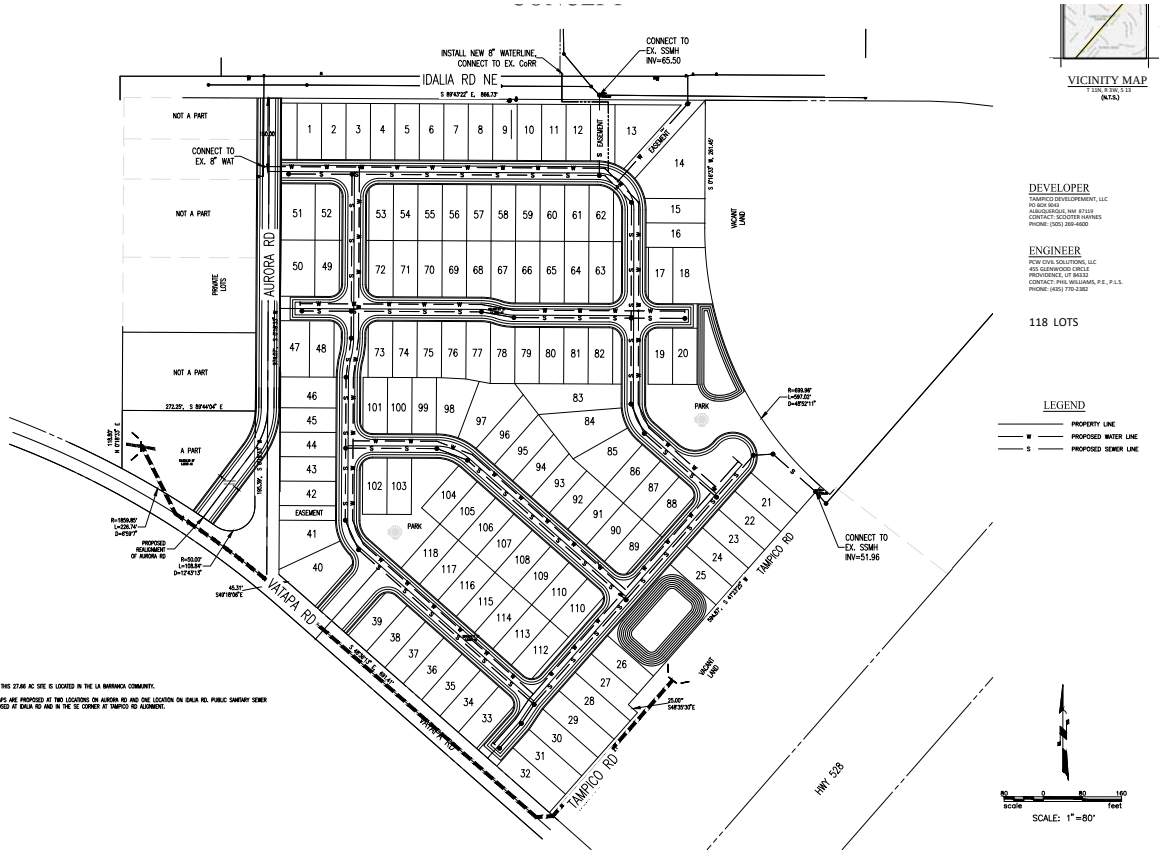
The following shows the conceptual circulation plan for the master planned area.



CONCEPTUAL UTILITY PLAN

The Utilities Department approved the Water and Wastewater Availability for the proposed subdivision with the following comments "Water and Wastewater lines are nearby and line extensions will need to be approved through Development Services Engineering. Connection point will be Idalia and Aurora Rd. Home spacing will be dictated by ISO recommendations from Bohannan Huston Fire Flow Water Model Results. A connection bypassing the Pressure Reducing Valve along the old Nativitas alignment will be required by the developer. Possible 2nd tie into Idalia water line with zone valve closed. Connection Aurora looped back to the Nativitas connection will likely be required to be completed by the developer."

The following shows the conceptual utility plan for the master planned area.



DESIGN GUIDELINES

The developer of this subdivision is requesting R-4 zoning designation. R-4 zoning will permit for 10.89 DU/A with a minimum lot area of 4,000 square feet and a minimum lot width of 40 feet.

Though R-4 will allow for a variety of lot sizes, the conceptual plans are to create 118, 50' wide, single family residential lots, which exceeds the minimum area and width as required by this zoning designation.

The development shall comply with the City of Rio Rancho Municipal Code and the Development Manual Volume II - Design Criteria, which includes walls and fences, signage, lighting, setbacks, landscape and park facilities.

Building design and neighborhood regulations shall be determined by the home builder and the Homeowner's Association (HOA) which shall be established during the development of the subdivision.

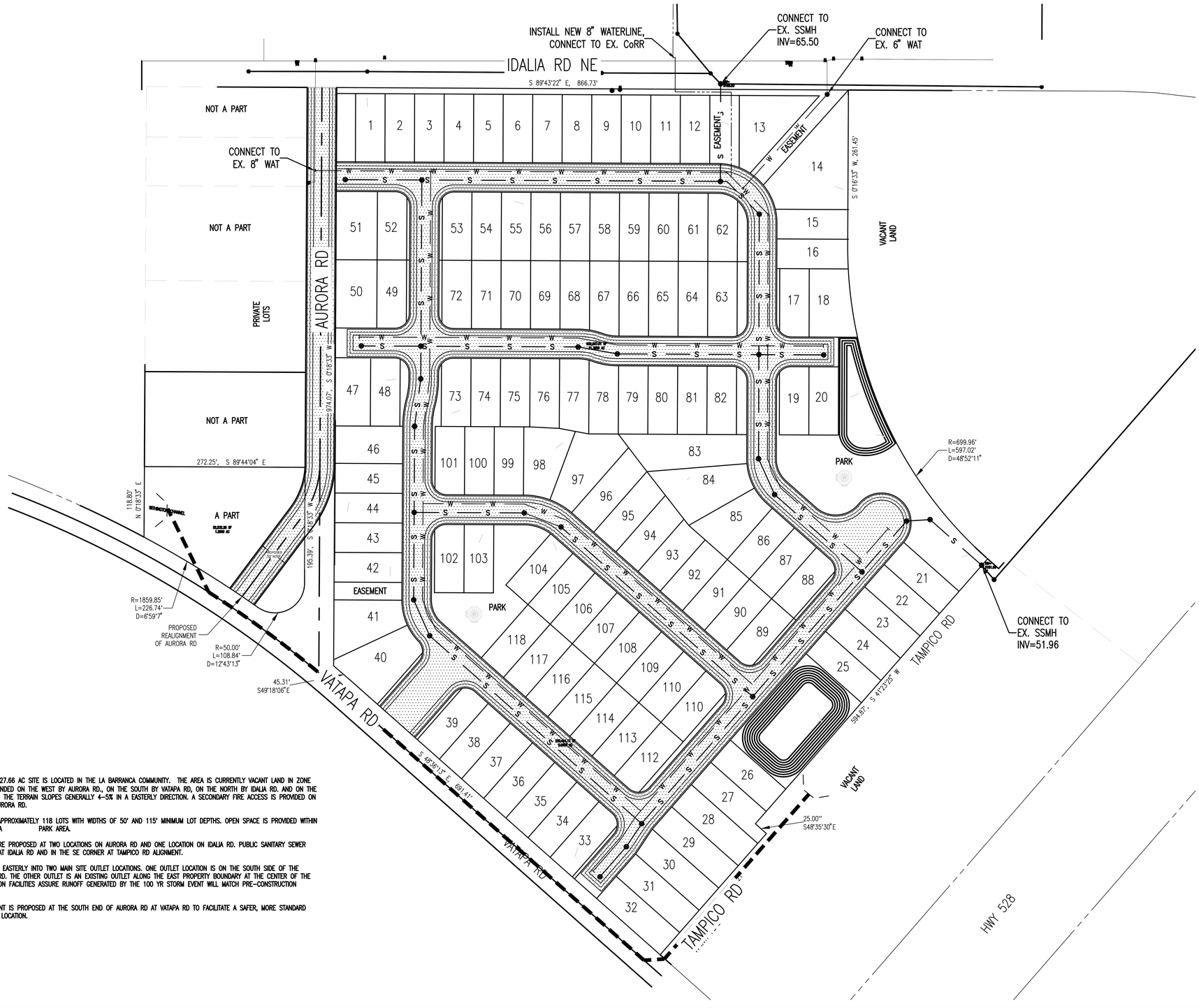
IMPLEMENTATION

This master planned community shall follow the processes and guidelines as outlined by the Rio Rancho Municipal Code and governing documents, which includes the Development Process Manual Volume I & II and the Comprehensive Plan.

Additionally, the developer shall initiate a zone map amendment for certain parcels located within this master plan and alongside the master plan to the Planning and Zoning Board and Governing Body.

There shall be no anticipated phasing of this master planned area.

TAMPICO MASTER SKETCH PLAN





VICINITY MAP
T 11N, R 3W, S 13
(N.T.S.)

DEVELOPER

TAMPICO DEVELOPEMENT, LLC
PO BOX 9043
ALBUQUERQUE, NM 87119
CONTACT: SCOOTER HAYNES
PHONE: (505) 269-4600

ENGINEER

PCW CIVIL SOLUTIONS, LLC
455 GLENWOOD CIRCLE
PROVIDENCE, UT 84332
CONTACT: PHIL WILLIAMS, P.E., P.L.S.
PHONE: (435) 770-2382

118 LOTS

NARRATIVE: THIS 27.66 AC SITE IS LOCATED IN THE LA BARRANCA COMMUNITY. THE AREA IS CURRENTLY VACANT LAND IN ZONE THE SITE IS BOUNDED ON THE WEST BY AURORA RD., ON THE SOUTH BY VATAPA RD, ON THE NORTH BY IDALIA RD. AND ON THE EAST BY VACANT LAND. THE TERRAIN SLOPES GENERALLY 4-5% IN A EASTERLY DIRECTION. A SECONDARY FIRE ACCESS IS PROVIDED ON THE NORTHWEST AT AURORA RD.

THIS MAP PROPOSES APPROXIMATELY 118 LOTS WITH WIDTHS OF 50' AND 115' MINIMUM LOT DEPTHS. OPEN SPACE IS PROVIDED WITHIN VARIOUS TRACTS AND A PARK AREA.

PUBLIC WATER TAPS ARE PROPOSED AT TWO LOCATIONS ON AURORA RD AND ONE LOCATION ON IDALIA RD. PUBLIC SANITARY SEWER TAPS ARE PROPOSED AT IDALIA RD AND IN THE SE CORNER AT TAMPICO RD ALIGNMENT.

STORM RUNOFF FLOWS EASTERLY INTO TWO MAIN SITE OUTLET LOCATIONS. ONE OUTLET LOCATION IS ON THE SOUTH SIDE OF THE PROJECT AT TAMPICO RD. THE OTHER OUTLET IS AN EXISTING OUTLET ALONG THE EAST PROPERTY BOUNDARY AT THE CENTER OF THE SUBDIVISION. DETENTION FACILITIES ASSURE RUNOFF GENERATED BY THE 100 YR STORM EVENT WILL MATCH PRE-CONSTRUCTION CONDITIONS.

A STREET RE-ALIGNMENT IS PROPOSED AT THE SOUTH END OF AURORA RD AT VATAPA RD TO FACILITATE A SAFER, MORE STANDARD INTERSECTION AT THAT LOCATION.

80 0 80 160
scale feet

SCALE: 1"=80'

PCW CIVIL SOLUTIONS, LLC.
CONSULTING ENGINEERS
455 GLENWOOD CIRCLE
PROVIDENCE, UTAH 84332
PHONE: (435) 770-2382
PHILLIP C. WILLIAMS, P.E., P.L.S.

PROJECT NAME
TAMPICO ROAD
RIO RANCHO
NEW MEXICO

SHEET TITLE
MASTER SKETCH PLAN

REVISIONS:

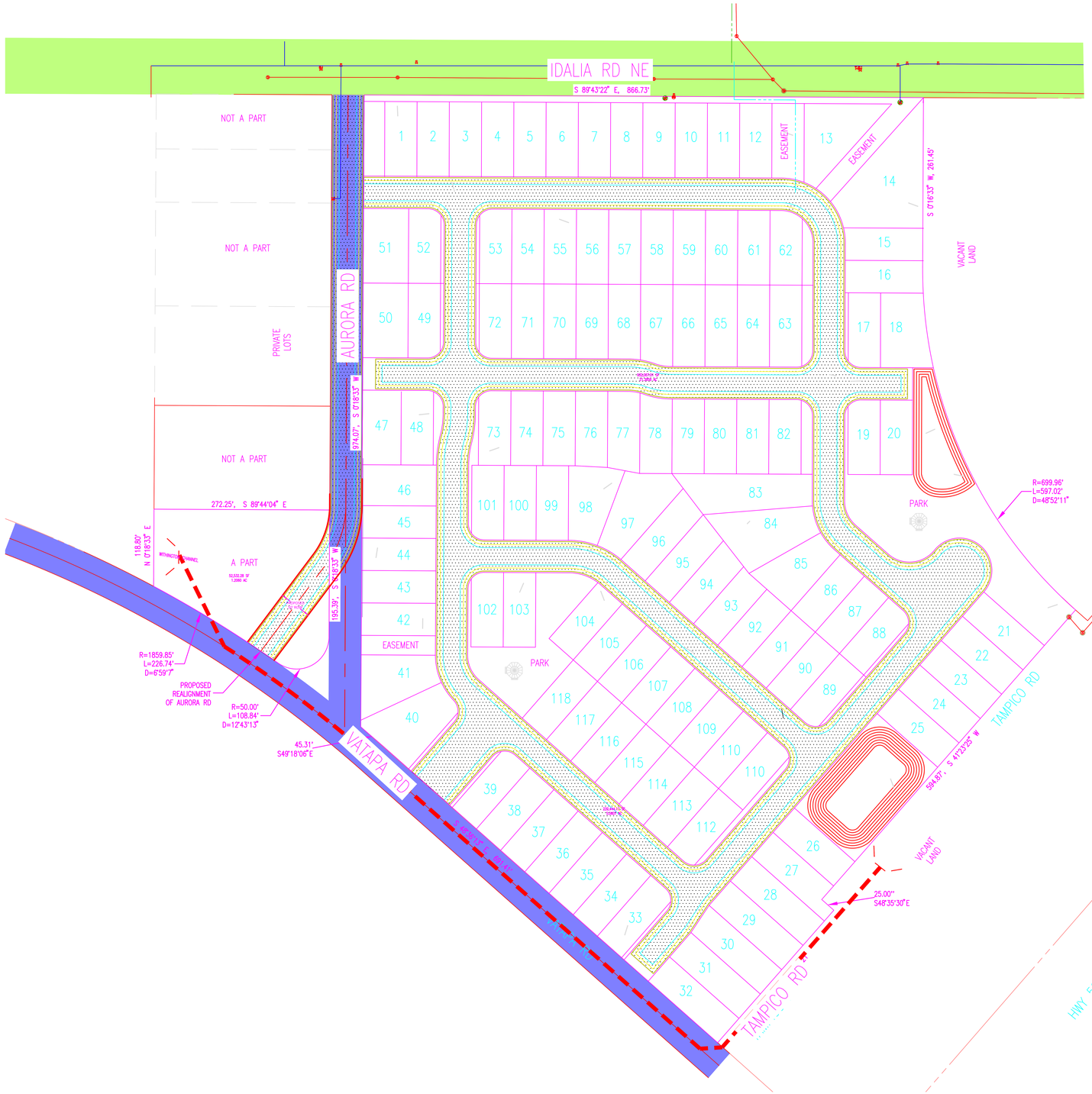
DATE	6/05/2025
DESIGN	
DRAWN	
CHK'D	
SUB.	

24011MS01.DWG

MS01

SHEET NO.
1/4

TAMPICO STREET CONCEPT





VICINITY MAP
T 11N, R 3W, S 13
(N.T.S.)

DEVELOPER
TAMPICO DEVELOPEMENT, LLC
PO BOX 9043
ALBUQUERQUE, NM 87119
CONTACT: SCOOTER HAYNES
PHONE: (505) 269-4600

ENGINEER
PCW CIVIL SOLUTIONS, LLC
455 GLENWOOD CIRCLE
PROVIDENCE, UT 84332
CONTACT: PHIL WILLIAMS, P.E., P.L.S.
PHONE: (435) 770-2382

118 LOTS

LEGEND
- PROPERTY LINE
- MONUMENT LINE
- EXISTING 86' PUBLIC ROW
- EXISTING 50' PUBLIC ROW
- PROPOSED 50' PUBLIC ROW

80 0 80 160
scale feet

SCALE: 1"=80'

PCW CIVIL SOLUTIONS, LLC.
CONSULTING ENGINEERS
455 GLENWOOD CIRCLE
PROVIDENCE, UTAH 84332
PHONE: (435) 770-2382
PHILLIP C. WILLIAMS, P.E., P.L.S.

PROJECT NAME
TAMPICO ROAD
RIO RANCHO
NEW MEXICO

SHEET TITLE
STREET CONCEPT

REVISIONS:

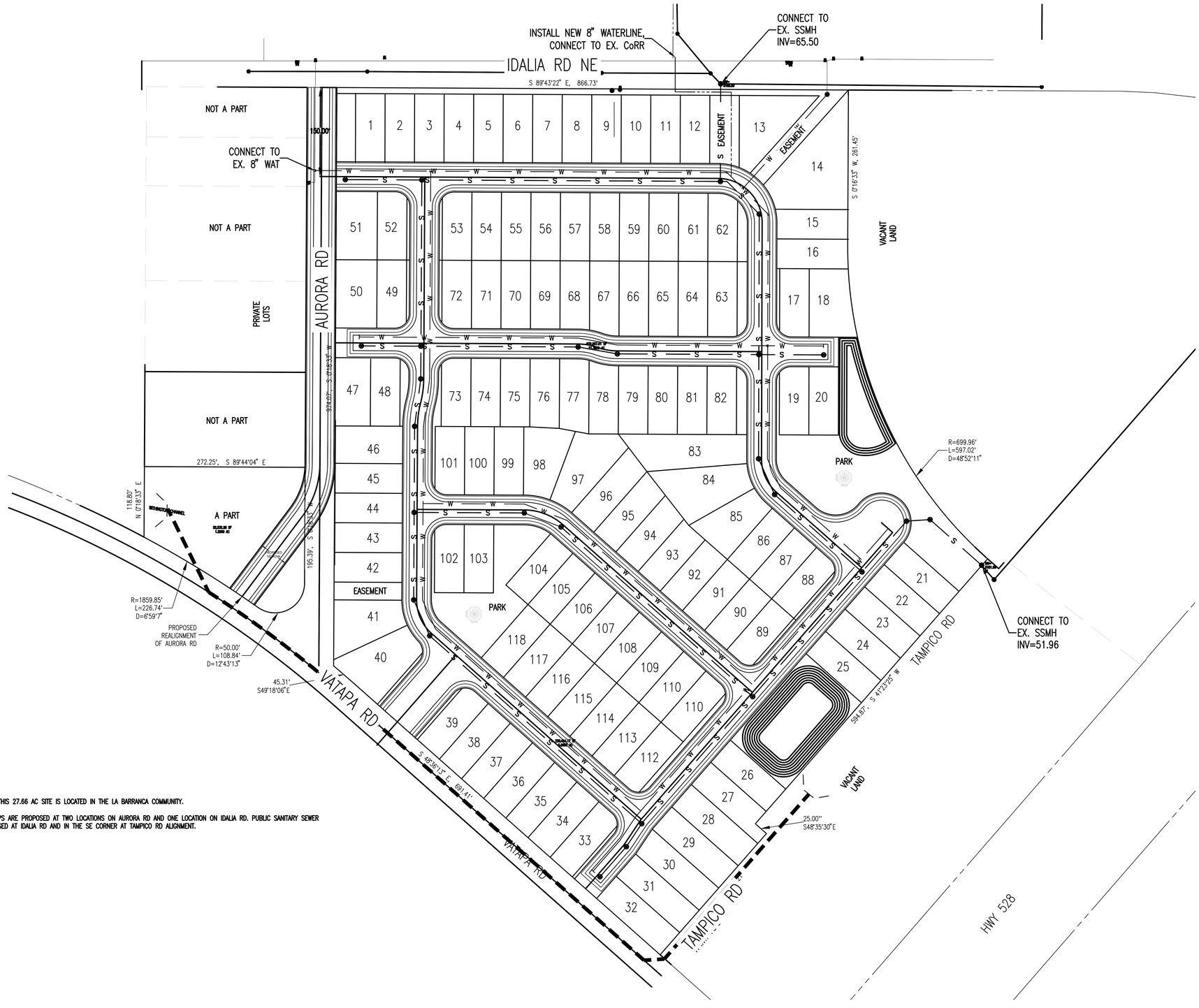
DATE	6/05/2025
DESIGN	
DRAWN	
CHK'D	
SUB.	

24011SS01.DWG

SS01

SHEET NO.
4/4

TAMPICO UTILITY CONCEPT





VICINITY MAP
T 11N, R 3W, S 13
(N.T.S.)

DEVELOPER

TAMPICO DEVELOPEMENT, LLC
PO BOX 9043
ALBUQUERQUE, NM 87119
CONTACT: SCOOTER HAYNES
PHONE: (505) 269-4600

ENGINEER

PCW CIVIL SOLUTIONS, LLC
455 GLENWOOD CIRCLE
PROVIDENCE, UT 84332
CONTACT: PHIL WILLIAMS, P.E., P.L.S.
PHONE: (435) 770-2382

118 LOTS

LEGEND

- PROPERTY LINE
- W — PROPOSED WATER LINE
- S — PROPOSED SEWER LINE

NARRATIVE: THIS 27.66 AC SITE IS LOCATED IN THE LA BARRANCA COMMUNITY.

PUBLIC WATER TAPS ARE PROPOSED AT TWO LOCATIONS ON AURORA RD AND ONE LOCATION ON IDALIA RD. PUBLIC SANITARY SEWER TAPS ARE PROPOSED AT IDALIA RD AND IN THE SE CORNER AT TAMPICO RD ALIGNMENT.

80 0 80 160
scale feet

SCALE: 1"=80'

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CONSULTING ENGINEERS
455 GLENWOOD CIRCLE
PROVIDENCE, UTAH 84332
PHONE: (435) 770-2382
PHILLIP C. WILLIAMS, P.E., P.L.S.

PROJECT NAME

TAMPICO ROAD
RIO RANCHO
NEW MEXICO

SHEET TITLE

UTILITY CONCEPT

REVISIONS:

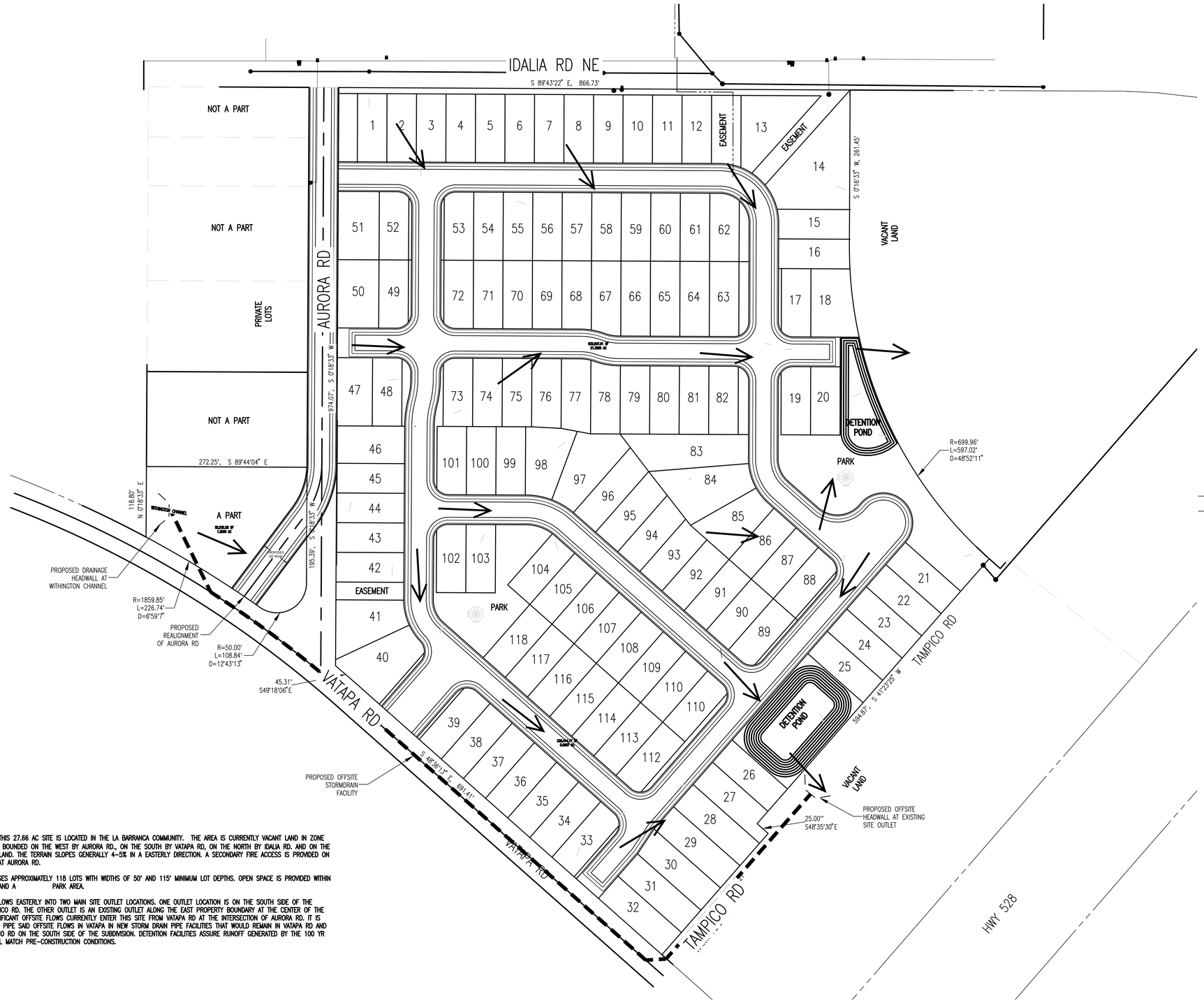
DATE	6/05/2025
DESIGN	
DRAWN	
CHK'D	
SUB.	

24011US01.DWG

US01

SHEET NO.
3/4

TAMPICO DRAINAGE CONCEPT





VICINITY MAP
T 11N, R 3W, S 13
(N.T.S.)

DEVELOPER

TAMPICO DEVELOPEMENT, LLC
PO BOX 9043
ALBUQUERQUE, NM 87119
CONTACT: SCOOTER HAYNES
PHONE: (505) 269-4600

ENGINEER

PCW CIVIL SOLUTIONS, LLC
455 GLENWOOD CIRCLE
PROVIDENCE, UT 84332
CONTACT: PHIL WILLIAMS, P.E., P.L.S.
PHONE: (435) 770-2382

118 LOTS

LEGEND

PROPERTY LINE
MONUMENT LINE
DRAINAGE ARROW

NARRATIVE: THIS 27.66 AC SITE IS LOCATED IN THE LA BARRANCA COMMUNITY. THE AREA IS CURRENTLY VACANT LAND IN ZONE THE SITE IS BOUNDED ON THE WEST BY AURORA RD., ON THE SOUTH BY VATAPA RD, ON THE NORTH BY IDALIA RD. AND ON THE EAST BY VACANT LAND. THE TERRAIN SLOPES GENERALLY 4-5% IN A EASTERLY DIRECTION. A SECONDARY FIRE ACCESS IS PROVIDED ON THE NORTHWEST AT AURORA RD.

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80 0 80 160
scale feet

SCALE: 1"=80'

PCW CIVIL SOLUTIONS, LLC.
CONSULTING ENGINEERS
455 GLENWOOD CIRCLE
PROVIDENCE, UTAH 84332
PHONE: (435) 770-2382
PHILLIP C. WILLIAMS, P.E., P.L.S.

PROJECT NAME
TAMPICO ROAD
RIO RANCHO
NEW MEXICO

SHEET TITLE
DRAINAGE CONCEPT

REVISIONS:

DATE	6/05/2025
DESIGN	
DRAWN	
CHK'D	
SUB.	

24011DS01.DWG

DS01

SHEET NO.
2/4

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

June 27, 2025

TO: Tampico Development, LLC
PO Box 9043
Albuquerque, NM 87119

RE: Tampico Master Plan (25-400-00004)

The following memo contains the comments and feedback received regarding the Tampico Master Plan application.

NMDOT:

- Coordination with NMDOT District 3 Assistant Traffic Engineer is needed to discuss potential impacts to NM Hwy 528 and any other road improvement requirements.
- Contact:
  Margaret Haynes
  (505) 288-2086
  margaret.haynes@dot.nm.gov

Planning and Zoning Division:

- Remove "along with the City of Rio Rancho" from first paragraph on Introduction page.
- Ensure that R-4 color shown on key matches the R-4 zones on the Proposed Land Use, Zoning and Density map.
- Conceptual Drainage Plan, first paragraph: SSCAFCA has jurisdiction over all "large" drainage channels – please add word "large".
- Conceptual Utility Plan: ensure that the language uses proper grammar and sentence structure. Do not directly quote Utility Department comments.
- Design Guidelines: there is no section in the DPM regarding design criteria, please remove "Development Manual Volume II" from the third paragraph.

Parks, Recreation and Community Services:

- Park construction will need to follow the adopted City DPM, federal, state and local ADA and other construction and safety requirements and will need to be permitted accordingly.
- Power must be provided to the parks for powering irrigation timers in addition to providing necessary irrigation meters and backflow preventers.
- **Contact:**
  Dyane N. Sonier
  (505) 896-8728
  dsonier@rrnm.gov

If you have any additional questions or concerns, please feel free to contact me or the contacts listed under each department.

Respectfully,



Ben Isaacs
Municipal Planner I
Development Services Department
City of Rio Rancho
(505) 891-5035 | bisaacs@rrnm.gov

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

July 23, 2025

RE: Zone Map Amendment, Master Plan, and Specific Area Plan Amendments, Case No. 25-100-00003, 25-400-00004 & 25-410-00002
Tampico North - Unit 17, Block 87, Tract A and EDC, Tract B

Dear Property Owner:

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

The applicant, Tampico Development, LLC, requests approval of a Zone Map Amendment to change the zoning of the two subject properties legally described as Unit 17, Block 87, Tract A and EDC, Tract B from SU: Special Use for C-1/Retail Commercial to R-4: Single Family Residential. The subject properties comprise approximately 26.51 acres.

The applicant, Tampico Development, LLC, also requests approval of the Tampico Master Plan and amendments to the Tampico North and La Barranca Specific Area Plans for the removal of the subject properties from these plans.

The **Governing Body** will consider the request and decide their approval on **Thursday, August 14, 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 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/85180741871?pwd=T3BlSHVpWkp6d3dDRmlHd3k2VzYvUT09.
Meeting ID: 851 8074 1871 Passcode: **026819** Join via phone: 1-253-215-8782 US

Please contact me via e-mail me at bisaacs@rrnm.gov or call me at 505-891-5035, 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.

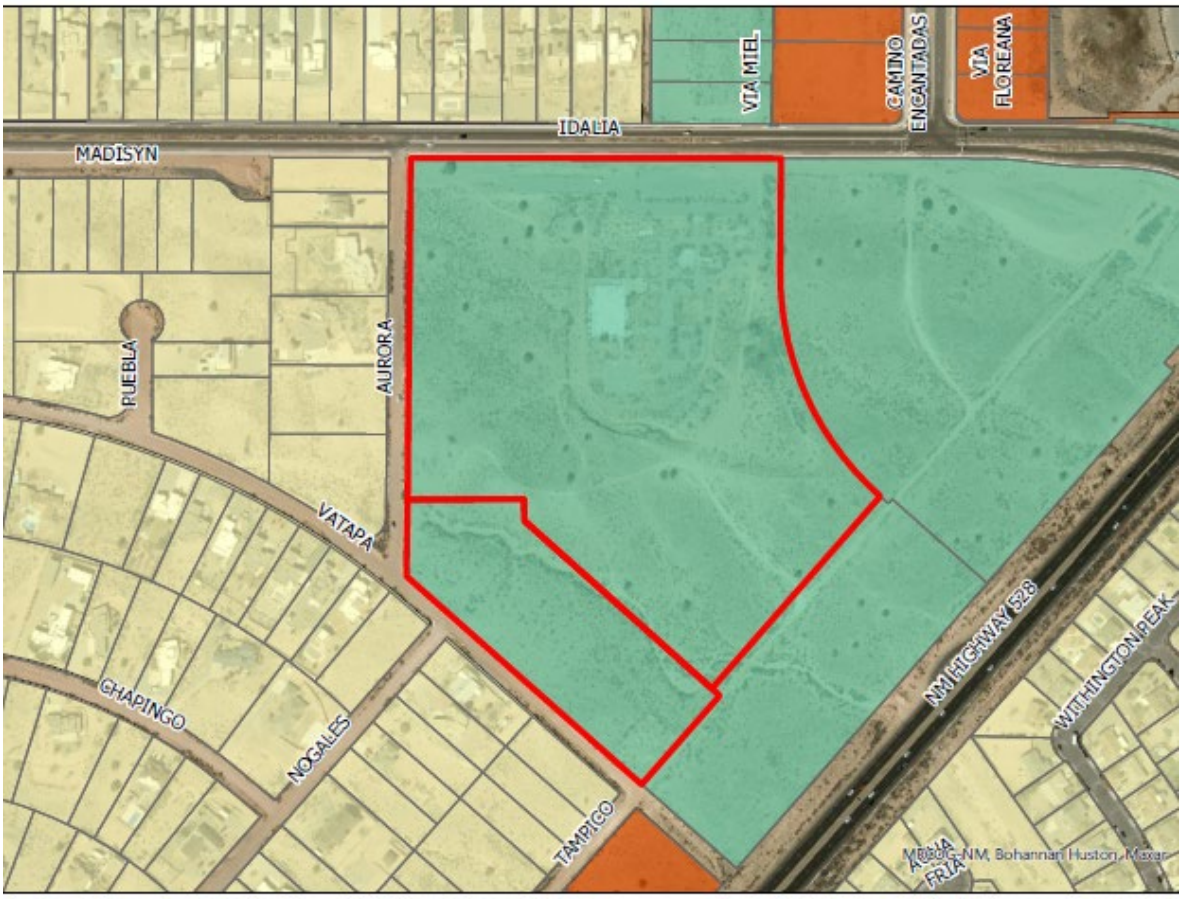
Respectfully,

Ben Isaacs
Municipal Planner I
Development Services Department
City of Rio Rancho

The City of Rio Rancho

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

TAMPICO NORTH



Legend

- Subject Properties

Zoning

- C-1
- R-1
- SU

0 0.03 0.05 0.1 Miles

N W E S

GIS Moving Spatial Data Forward

RioRancho City of Vision

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

Map courtesy of Ben Isaacs, 3/5/2025

CITY OF RIO RANCHO
PUBLIC HEARING NOTICE

The GOVERNING BODY of the
CITY of RIO RANCHO will consider the following matters at its regularly scheduled meeting at 6:00 p.m. on Thursday, August 14, 2025:

Site Plan
Case #25-160-00007

The applicant, Atrisco Solar II LLC, c/o Clenera, LLC, through their agent, Consensus Planning, Inc., is also requesting a site plan approval for a solar generation, storage and distribution system on the subject properties: Lands of Quail Ranch, Tracts 1-A, 2-C and 2-D.

Zone Map Amendment Request #25-100-00003
The applicant, Tampico Development, LLC, requests approval of a Zone Map Amendment to change the zoning of the two subject properties legally described as Unit 17, Block 87, Tract A and EDC, Tract B from SU-C1: Special Use for Retail Commercial to R-4: Single Family Residential. The subject properties comprise approximately 26.51 acres.

Master Plan Request S25-400-00004
The applicant, Tampico Development, LLC, requests approval of the Tampico Master
Plan at the location legally described as Unit 17, Block 87, Tract A and EDC, Tract B.

Master Plan Amendment Case #25-410-00004

The applicant, Atrisco Solar II LLC, c/o Clenera, LLC, through their agent, Consensus Planning,
Inc., is also requesting approval of an amendment to the Quail Ranch Master Plan. The proposed amendment is to amend the Master Plan Addendum to expand the area covered by the addendum to Lands of Quail
Ranch, Tracts 1-A, 2-C and 2-D, and update regulations and provisions for the installation of a solar generation, storage and
distribution system on the subject properties.

Specific Area Plan Amendment Request #25-410-00002
The applicant, Tampico Development, LLC, requests approval of amendments to the Tampico North Specific Area Plan and the La Barranca Specific Area Plan for the removal of the subject properties from the plans.

Zone Map Amendment Request #25-100-00005

The applicant, Cielo Bonito, LLC requests approval of a Zone Map Amendment of approximately 52.942 acres from TZ: Transitional Zoning to R-3: Mixed Residential, for the property legally described as, Unit 21, Block 22, Lots 7-26, 28-31 and 45-48, Block 23, Lots 3- 5, 7-10, 14-23, 28-32, 38, 42-64 and Block 24, Lots 41-49, 51-56, 58-66, 68-70.

Zone Map Amendment Case #25-100-00006

The applicant, Atrisco Solar II LLC, c/o Clenera, LLC, through their agent, Consensus Planning, Inc., requests approval of a Zone Map Amendment to extend the Renewable Energy Overlay Zone to the subject properties legally described as Lands of Quail Ranch, Tracts 1-A, 2-C and 2-D. The subject properties comprise approximately 2,836 acres.

Master Plan and Zone Map Amendment Case #24-400-00001 and #24-100-00008
The applicant, RR Mesa LLC, through their agent, Consensus Planning, Inc., requests approval of the Chamisa Hills Master Plan and a Zone Map Amendment for approximately 256 acres for a property legally described as, Rambla at Calle Suenos, Tract 2, Chamisa Hills Country Club, Parcel 2, 3, and 5, Chamisa Hills Country Club West, Tract A, and Chamisa Hills Country Club North, Parcel 2; from SU: Special Use for Planned Residential Development to OS: Open Space District, PR: Parks and Recreation District, MU- A: Mixed Use Activity Center District, NC: Neighborhood Commercial District, R-1: Single Family Residential District, R- 2:Single Family Residential
District, and R-3: Mixed Residential District.

These items were heard at the Governing Body meeting on May 8, 2025 and were postponed to the August 14, 2025 meeting. The item will be on the agenda for August 14 th and staff will be recommending that the item be postponed again to the September 11, 2025 meeting.

The meeting is scheduled for 6 pm in the Council Chambers at City Hall, 3200 Civic Center Circle 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: July 30, 2025

Jack Gehling – 7016 Vatapa Rd NE, Rio Rancho 87144 July 8, 2025

I oppose Tampico Dev's request to re-zone 2 tracts from SU to R-4 for subdivision on land bounded by Idalia, aurora & vatapa rds.

- Special Use (SU) to R-4 (medium density) single family
- 118 new homes
- .15 acre lots on average
- $400-$600k price range

Issues:

- Not in keeping with existing character of neighborhood
  - Surrounding property all R-1 with ½ acre or greater lot size
  - Feels like country with dirt roads, no sidewalks, natural vegatation
  - Great views
    - The one hill in the neighborhood geography will be flattened



  - Walking neighborhood
  - Young families & retired seniors
  - Private wells & septic

- Safety concerns
    - significant increase in traffic from subdivision to points south & southwest
        - traffic going south will mostly go on Nogales to hit 528
        - Nogales (dirt rd) not in condition to handle that traffic
        - Increased risk posed to kids & adult walkers
    - Paving Aurora inadequate solution to this problem
    - Increase in crime likely with increase in population density

- Conservation & the Natural Environment (from Comp Plan)
    - GOAL CON-2: Preserve vegetation and natural resources.
    - GOAL CON-3: Support wildlife habitat of sufficient diversity and abundance to sustain existing indigenous wildlife populations.
    - Impact of rezoning & subdivision - destruction of arroyo/natural habitat & wildlife that lives there
    - Subdivision Plan would level the property that is currently rolling hills

- Infrastructure
    - Impact on school systems
        - Cleveland HS already largest in state with very poor student-teacher ratio compared to national average
        - Kids from 118 new homes would make this worse
    - Added burden on police & fire

BRIAN BABYAK

From: Leslie Bennett <lesleapinglizard@gmail.com>
Sent: Monday, July 28, 2025 4:10 PM
To: Benjamin Isaacs
Subject: 8/14/25 Meeting-Tampico Development, LLC

Follow Up Flag: Follow up
Flag Status: Completed

July 28, 2025

Ben Isaacs
Municipal Planner 1
Development Services Department
City of Rio Rancho

Re: Tampico Development, LLC request to Governing Body for approval of the Tampico Master Plan to change zoning from commercial to R-4

Dear Mr. Isaacs:

I reside with my husband at 6808 Vatapa Road NE in Rio Rancho. We are 20 year residents of Rio Rancho with 17 years on Vatapa.

There are major concerns regarding public safety and the general welfare of existing residents and potential new residents if zoning allows 118 houses to be built as proposed by Tampico Development, LLC. I will list the biggest of concerns.

If 118 homes have only two cars each that go out only once a day, that is 236 more cars coming onto Aurora Road, Vatapa Road and/or Nogales Road. That does not even include all of the construction trucks, utility vehicles, cable company vehicles, delivery trucks, extra school buses, etc. that would magnify the number of vehicles each day. These roads are small dirt roads that have no sidewalks for the safety of people who walk here, children waiting for the school bus, etc. We also have no street lights on Vatapa, Aurora, Nogales or other streets in this area. Whether this land stays commercial or changes to residential, access to the neighborhood should come off of Idalia Road or Highway 528 and not on Aurora or Vatapa.

There is a masonry wall at the corner or Idalia Road and Aurora Road that was recently built that has created a dangerous blind spot. People coming out of Aurora have to pull their cars partially onto Idalia to be able to see cars coming east on Idalia. This intersection would surely need a traffic light added if the Tampico Development had access to Aurora Road.

If the Tampico Development had access to Vatapa Road, there would need to be a traffic light at the intersection of Campeche Road and Idalia Road as cars would come up Vatapa and most likely access Idalia Road from Campeche. Idalia has become a very busy road and it would become difficult for cars trying to pull out from Campeche (both sides of Idalia) should there be added traffic from the Tampico Development.

Then, there is speed limit. Especially with no sidewalks and the narrowness of these roads, the speed limit should be reduced to a maximum of 20 MPH for safety reasons. So many extra vehicles on these dirt roads would make dust fly even more. It may seem like more of a nuisance to some but we do have high "particulate" pollution so I would argue that it is also a safety concern.

Another issue regarding these dirt roads - nails. Nails in tires happen all the time. With construction comes a lot of nails. They cannot be swept away by a street cleaner. The City of Rio Rancho comes once a week to grade these dirt roads. While I appreciate that, the grading churns up nails that have been buried in the dirt. Of course, with more vehicles should the Tampico development happen, that would mean more grading work for Rio Rancho.

In summary, I believe there must have been a reason that the proposed parcel of land was zoned commercial originally. That was then and this is now so there must be a new reason why the City of Rio Rancho might approve this parcel to become R-4. I believe the only responsible and reasonable approach would be to only allow for an R-1 development should the zoning be changed from commercial to residential. That is what would be consistent with the surrounding neighborhoods and what would make public safety, general welfare and well being more manageable and appropriate.

Thank you for your time and consideration.

Respectfully,

Leslie Bennett

Sent from my iPad

CITY OF RIO RANCHO
RESOLUTION

RESOLUTION NO. 90 **ENACTMENT NO. 25-088**

RESOLUTION ADOPTING THE TAMPICO MASTER PLAN

WHEREAS: the State of New Mexico has granted the City of Rio Rancho the power, authority, jurisdiction, and duty to enforce and carry out the provisions of law relating to planning, platting, zoning, and the power to adopt, amend, extend and carry out a general municipal or master plan which may be referred to as the general or master plan, all pursuant to 3-19-1, NMSA 1978; and

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

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

WHEREAS: the Planning and Zoning Board of the City of Rio Rancho reviewed the proposed Tampico Master Plan at their meeting held on July 8, 2025, and have made recommendation to the Governing Body on the adoption of the proposed Plan; and

WHEREAS: the Governing Body of the City of Rio Rancho, following a duly noticed public hearing on August 14, 2025, reviewed the proposed Tampico Master Plan and determined that the Plan is in conformance with the City of Rio Rancho Comprehensive Plan.

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

Section 1. The Governing Body hereby approves and adopts the proposed Tampico Master Plan (planning area comprising approximately 26.17 acres), attached hereto as Exhibit A.

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

ADOPTED THIS 14TH DAY OF AUGUST, 2025.

Greggory D. Hull, Mayor

ATTEST:

Noel C. Davis, City Clerk
(SEAL)



Tampico
Master Plan

Prepared By:
Tampico Development, LLC
PO Box 9043
Albuquerque, NM 87119

Engineering:
PCW Civil Solutions, LLC
(435) 770-2382

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CONTENTS

Introduction 4

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Proposed Land Use 8

Conceptual Drainage Plan 11

Circulation 12

Conceptual Utility Plan 13

Design Guidelines 14

Implementation 15

Appendices

Appendix A: Master Conceptual Site Plan

Appendix B: Conceptual Transportation Plan

Appendix C: Conceptual Utility Plan

Appendix D: Conceptual Drainage Plan

INTRODUCTION

The Tampico Master Planned Community is a 26.17 acre site located near the intersection of NM Highway 528 and Idalia Rd, in Rio Rancho, Sandoval County, New Mexico. Despite the fact that there were Specific Area Plans (SAPs) adopted to anticipate future land use, the site has remained stagnant since the adoption of the Tampico North SAP in 2002 and the La Barranca SAP in 2010. Given the changes in community needs for housing and amenities, the developers, along with the City of Rio Rancho have determined that the land use for this site should be developed under the R-4 zoning designation for single family homes along with the creation of this master plan.

Objectives:

The goals of this master plan are to provide the framework of the proposed subdivision as it relates to the neighborhood access, circulation, conceptual drainage, and conceptual utility plans, along with furthering the goals in the Comprehensive Plan.

Plan Boundary

The master planned area is located near the intersection of Idalia Rd and NM Highway 528 and is comprised of the following parcels:

- Tract "B", of Entrada de Coronado, as the same is shown and designated on the plat entitled "PLAT OF TRACTS B, C AND D, ENTRADA DE CORONADO, COMPRISED OF LOTS 15 THRU 22, BLOCK 87, LOTS 1 THRU 7, BLOCK 88, LOTS 1A AND 2 THRU 6, BLOCK 89, LOTS 1A, 2A, 3A AND 4 THRU 21, BLOCK 90, LA CEIBA, N.E. AND A PORTION OF TAMPICO ROAD, N.E., UNIT SEVENTEEN, RIO RANCHO ESTATES, SITUATE WITHIN TOWN OF ALAMEDA GRANT, CITY OF RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO, JUNE, 2005

- Tract "A", in UNIT NUMBERED SEVENTEEN (17), as the same is shown and designated on the plat entitled "SUMMARY PLAT TRACT "A", A REPLAT OF LOTS 1 THRU 14 AND 23 THRU 30, IN BLOCK 87, LOTS 8 THRU 19, IN BLOCK 88, AND A REPLAT AND VACATION OF NATIVITAS ROAD N.E., UNIT SEVENTEEN, CITY OF RIO RANCHO, TOWN ALAMEDA OF GRANT, SANDOVAL COUNTY, NEW MEXICO

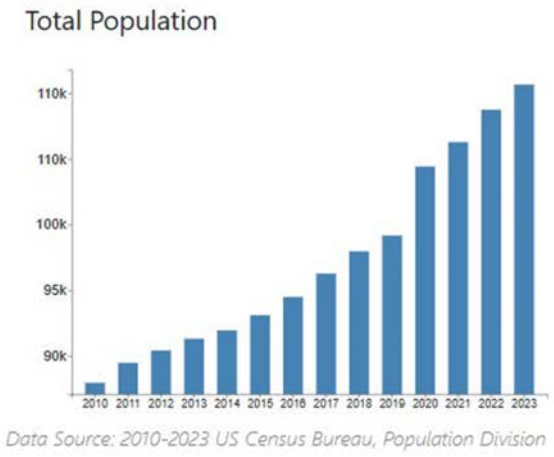
INTRODUCTION CONT.

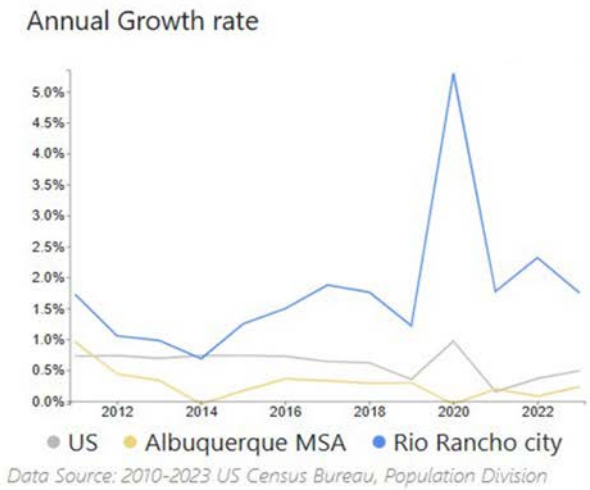


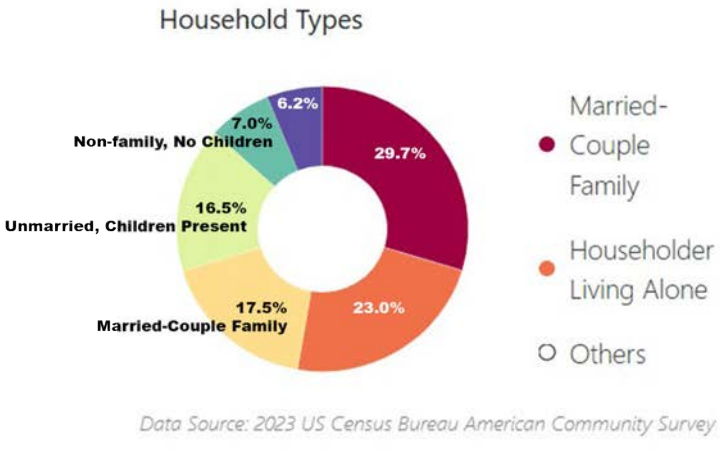
EXISTING CONDITIONS & SITE ANALYSIS

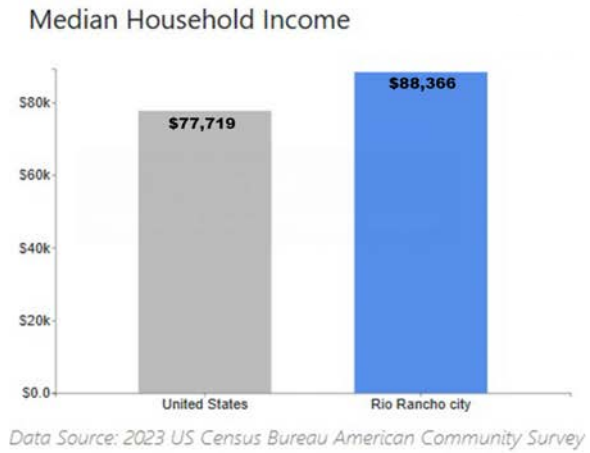
Demographics

The creation of the City or Rio Rancho was the result of AMREP Corporation purchasing 55,000 acres of land on the outskirts of Albuquerque in the early 1960's. By 1971, with the addition of another 35,000 acres, the land area, known as Rio Rancho Estates, was approximately 92,000 acres. In 1981 Rio Rancho was incorporated and as of the 2023 U.S. Census, the population is 110,660. Rio Rancho is the 3rd largest New Mexico city and is one of the fastest growing cities within the region.









Source: Mid-Region Council of Governments, https://www.mrcog-nm.gov/180/Rio-Rancho, May 2025

EXISTING CONDITIONS & SITE ANALYSIS

Natural Environment

The master-planned area is characterized by hilly terrain, sandy soils and rainfall of 8-10 inches per year. This area was previously identified, under the La Barranca SAP, as having Sheppard Loamy Fine Sand, 3-8% slope. Additionally, plants and wildlife in the area "Include chamisa, sand sagebrush, winterfat, mormon tea, broom snakewood, cholla cacti, prickly pear cacti, four-wing saltbrush, yucca, buckwheat, tansy mustard, tumbleweed, fiddleneck, western ragweed, verbena, fleabane, desert senna, kochia, piñon, and oneseed juniper. Local wildlife includes mammals, reptiles, and birds such as coyotes, badgers, kit foxes, prairie dogs, jackrabbits, prairie rattlesnakes, round-tailed horned lizards, lesser earless lizards, and New Mexico whiptails."[1]

There is a natural arroyo, known as the Withington Channel, on the southwest portion of the master planned area. This site is a part of the Willow Creek Watershed Park Management Plan (February 2013) and is included in the Willow Creek - Basin A area.



1 La Barranca Specific Area Plan

PROPOSED LAND USE, ZONING AND DENSITY

Current Land Use and Zoning Designation

Currently Tract A and Tract B are zoned SU for C-1/retail commercial zoning via Enactment: 02-37; 94-035. Both of these tracts are identified as Commercial on the Generalized Land Uses Map in the Rio Rancho Comprehensive Plan. Additionally, both tracts are included in the La Barranca Specific Area Plan and the Tampico North Specific Area Plan.

Historic Land Use and Area Plans

Historically, Tract A was platted via a summary plat that was recorded in 1992. The tract was then partially developed as a school site. Rio Rancho then adopted the Tampico North Specific Area Plan in 2002 and the site was designated as SU for C-1. Additionally, the parcels were also included in the La Barranca Specific Area Plan, adopted in 2010 and the land use continued to be designated as community commercial. Despite the intention to create commercial space and services to reduce residents' need to travel for daily necessities, commercial retail and services have instead developed to the north of the plan area and the area has remained undeveloped.

Proposed Land Use

With the adoption of this master plan and concurrent zone map amendment, Tracts A and B shall be removed from both area plans. The Comprehensive Plan shall be amended to reflect the change in the zoning designation of SU for C-1/retail to R-4. R-4 allows for density of 10.89 DU/acre, however the conceptual plan for this master planned community consists of 118, 50' wide, single family residential lots. Additionally, there will be a 1 acre park for the residents which is connected via sidewalks throughout the subdivision.

PROPOSED LAND USE, ZONING AND DENSITY CONT.

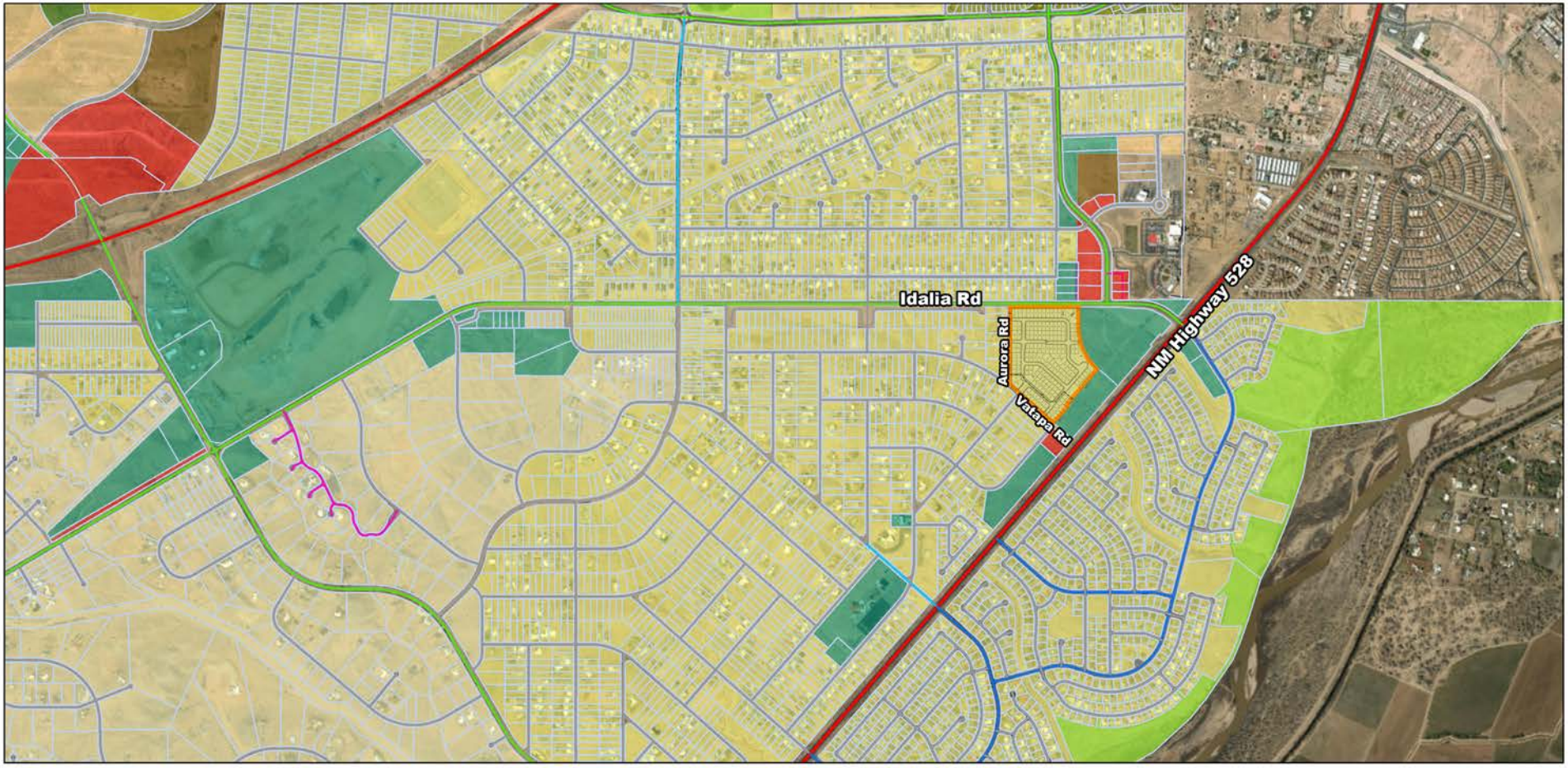
Proposed Land Use and City Goals

Under the current SU for C-1 zoning designation, high-density residential use is already permitted. The proposed R-4 zoning does not significantly deviate from existing land uses; rather, it promotes a smoother transition between adjacent properties. The corner parcel is currently zoned SU for C-1, while the surrounding land is zoned R-1. This zoning configuration allows the City to continue supporting commercial development, as identified in the Comprehensive Plan and existing area plans, while also encouraging housing variety and walkable neighborhood design.

The proposed Tampico Master Planned Subdivision supports two of the five key elements outlined in the City of Rio Rancho Comprehensive Plan. These elements emphasize the importance of developing community-wide facilities, enhancing walkability, and increasing residential density to accommodate the City's ongoing growth. The R-4 zoning designation addresses the demand for medium-density housing and includes plans for a park and a connection to the existing bike lane on Idalia Road. With the nearest park currently located 1.5 miles away, this development would provide a valuable amenity to the neighborhood.

The Tampico Master Planned Subdivision supports the following goals from the Comprehensive Plan:
5.6.2 Goals
Goal L-1: Encourage mixed uses—retail, office, and residential—centered on pedestrian-oriented development along principal arterial roads.
Goal L-3: Maintain a balanced mix of land uses throughout the City.
6.4.2 Goals
Goal Ph-3: Promote a variety of housing types to meet the needs of all community members.

Additionally, the subdivision aligns with the City of Rio Rancho Strategic Plan 2023–2028. This plan includes goals to "identify new growth areas for residential and non-residential uses" and to "increase housing variety." Both City leadership and the community recognize that expanding housing options and creating new residential opportunities are essential to supporting Rio Rancho's continued growth and long-term sustainability.



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Streets
- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- MAJOR COLLECTOR
- MINOR COLLECTOR
- RESIDENTIAL
- PRIVATE
- Parks

Zoning
- A-R
- BP
- C-1
- C-2
- CBD
- E-1
- M-1
- MH
- MU-A
- NC
- O-1
- OS
- PR
- R-1
- R-2
- R-3
- R-4
- R-5
- R-6
- SU
- TZ
- Unzoned
- Parcels

1:18,056

0 0.17 0.35 0.7 mi

0 0.28 0.55 1.1 km

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community, City of Rio Rancho - Records and GIS Section - Engineering Division - Public Works

City of Rio Rancho
City of Rio Rancho - Records and GIS Section - Engineering Division - Public Works | MRCOG-NM,BHI,BernCo GIS, Maxar |

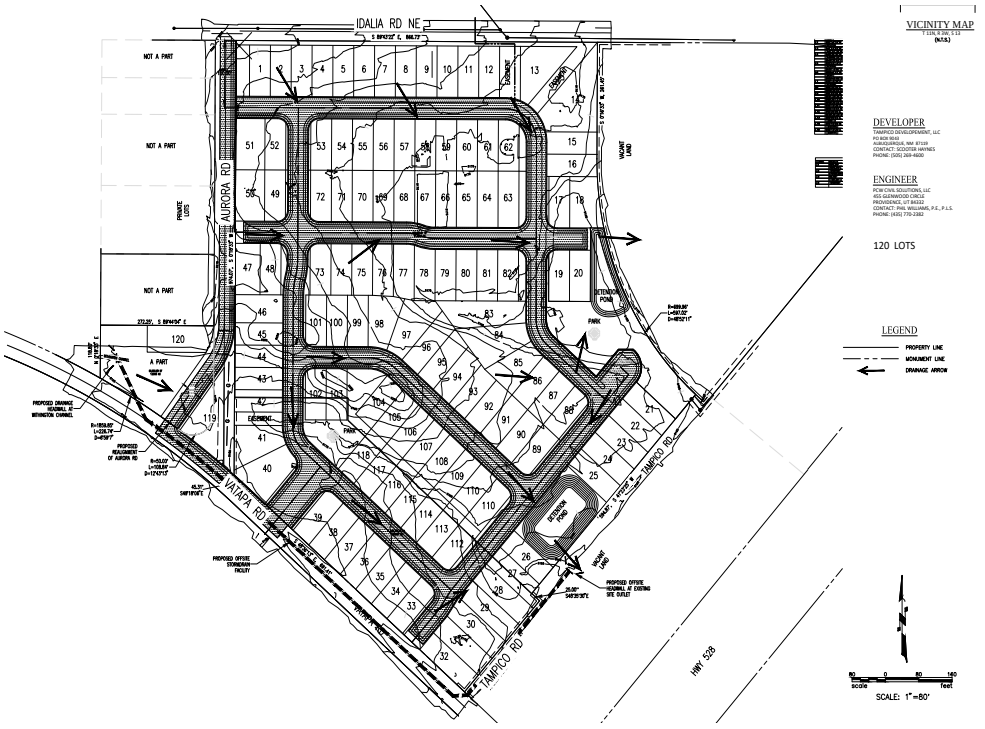
CONCEPTUAL DRAINAGE PLAN

The Southern Sandoval County Arroyo Flood Control Authority (SSCAFCA) has jurisdiction over all drainage channels within Sandoval County. The subject parcels fall under the Willow Creek Watershed Park Management Plan, dated February 2013. This plan includes a proposed storm drain system designed to capture and direct runoff from Willow Creek – Basin B.

As part of the Tampico subdivision development, we propose constructing a segment of this planned storm drain. This portion will collect stormwater near the intersection of Aurora Rd. and Vatapa Rd. and convey it to the existing culvert at NM Highway 528. These improvements are expected to provide drainage benefits to the surrounding residential area.

Stormwater management and water quality discharge will comply with the standards set forth in the Rio Rancho Development Process Manual (DPM) and applicable City of Rio Rancho ordinances.

The following shows the conceptual drainage plan for the master planned area.

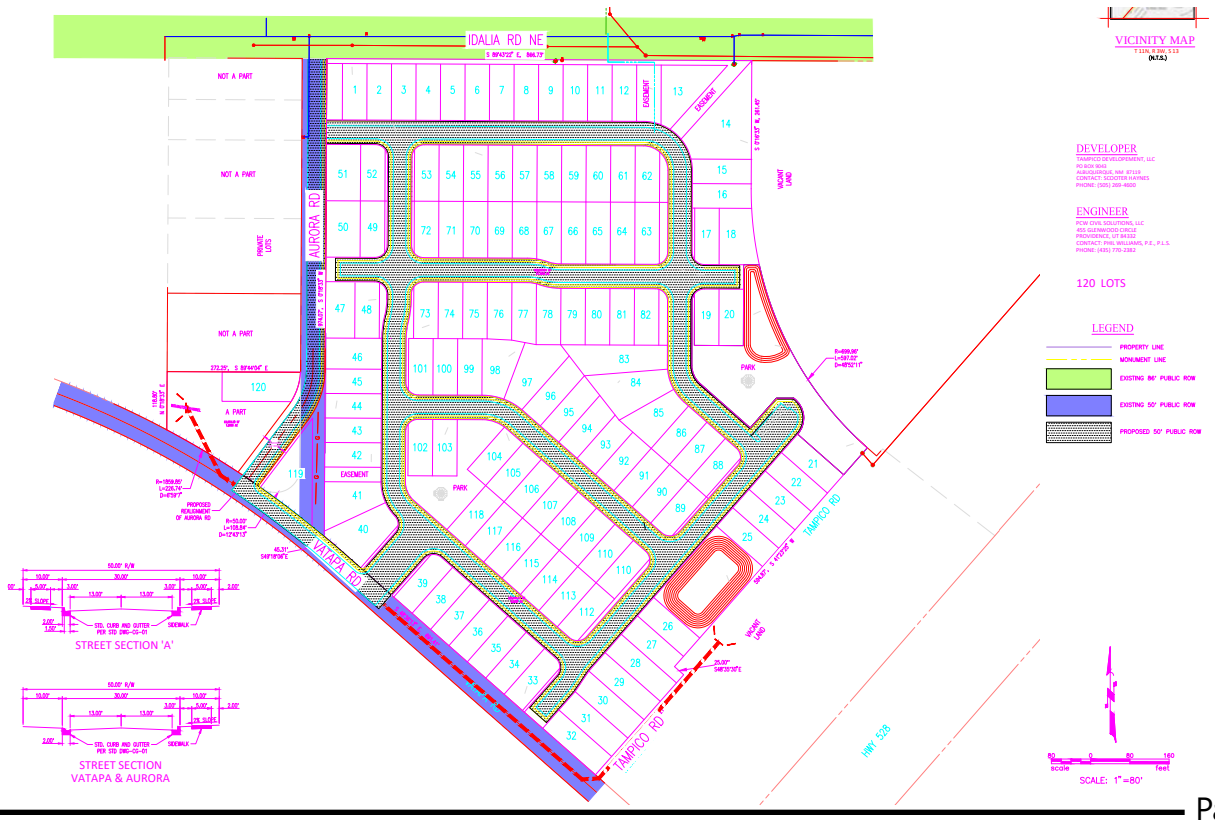


CIRCULATION

The master-planned community is located just southwest of the intersection of Idalia Rd. and NM Highway 528. Access to the community will be provided via Idalia Rd., a minor arterial roadway, as well as Aurora Rd. and Vatapa Rd., both of which are residential streets. Currently, Aurora Rd. and Vatapa Rd. are unimproved and unpaved; however, they will be upgraded as part of the community's development, bringing much-needed infrastructure improvements to the surrounding neighborhood.

All roadways and access points will be designed in accordance with the City of Rio Rancho's requirements, including SAMM spacing standards, the Rio Rancho Development Process Manual (DPM), applicable city ordinances, and approval from the City Fire Marshal. If any aspects of the conceptual design do not meet these requirements, variance requests will be submitted for review and approval.
The following shows the conceptual utility plan for the master planned area.

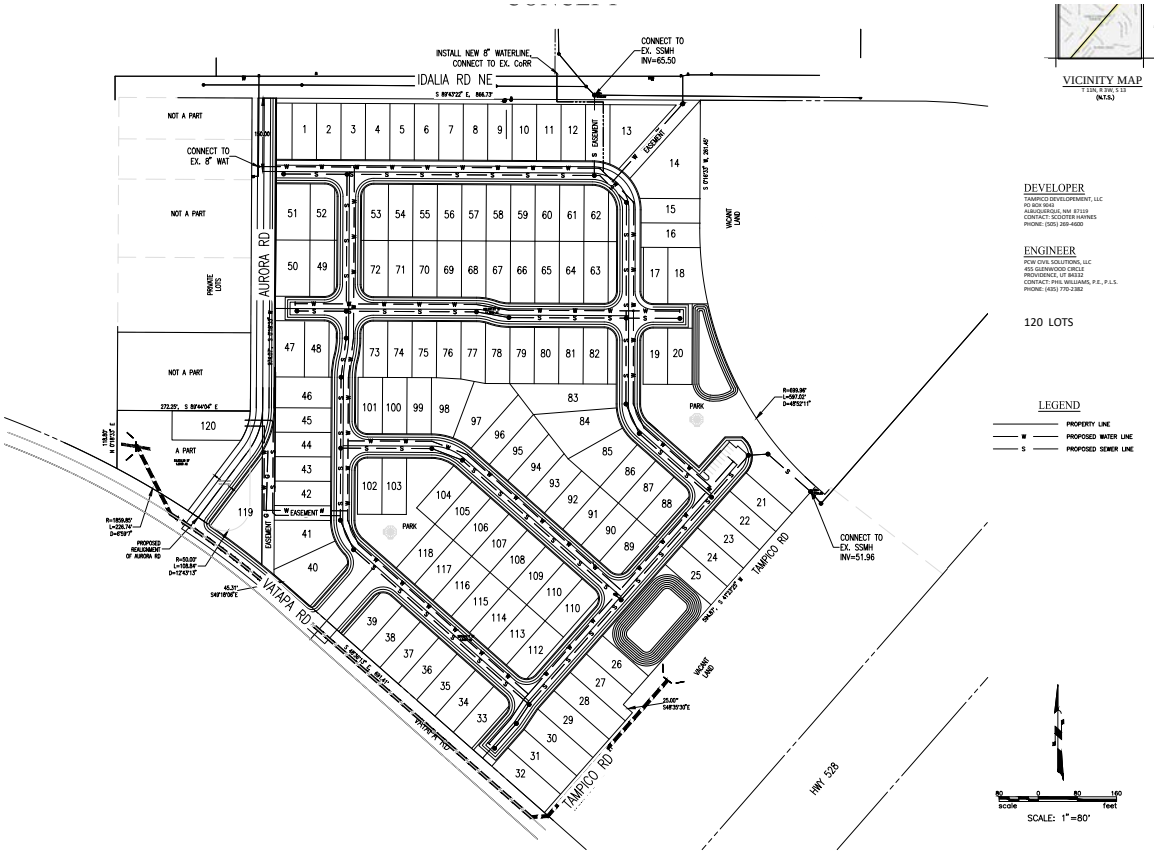
The following shows the conceptual circulation plan for the master planned area.



CONCEPTUAL UTILITY PLAN

The Utilities Department approved the Water and Wastewater Availability for the proposed subdivision with the following comments "Water and Wastewater lines are nearby and line extensions will need to be approved through Development Services Engineering. Connection point will be Idalia and Aurora Rd. Home spacing will be dictated by ISO recommendations from Bohannan Huston Fire Flow Water Model Results. A connection bypassing the Pressure Reducing Valve along the old Nativitas alignment will be required by the developer. Possible 2nd tie into Idalia water line with zone valve closed. Connection Aurora looped back to the Nativitas connection will likely be required to be completed by the developer."

The following shows the conceptual utility plan for the master planned area.



DESIGN GUIDELINES

The developer of this subdivision is requesting R-4 zoning designation. R-4 zoning will permit for 10.89 DU/A with a minimum lot area of 4,000 square feet and a minimum lot width of 40 feet.

Though R-4 will allow for a variety of lot sizes, the conceptual plans are to create 118, 50' wide, single family residential lots, which exceeds the minimum area and width as required by this zoning designation.

Building Height of the dwellings abutting Aurora Rd NE and Vatapa Rd NE shall be single story.

The development shall comply with the City of Rio Rancho Municipal Code and the Development Manual Volume II - Design Criteria, which includes walls and fences, signage, lighting, setbacks, landscape and park facilities.

Building design and neighborhood regulations shall be determined by the home builder and the Homeowner's Association (HOA) which shall be established during the development of the subdivision.

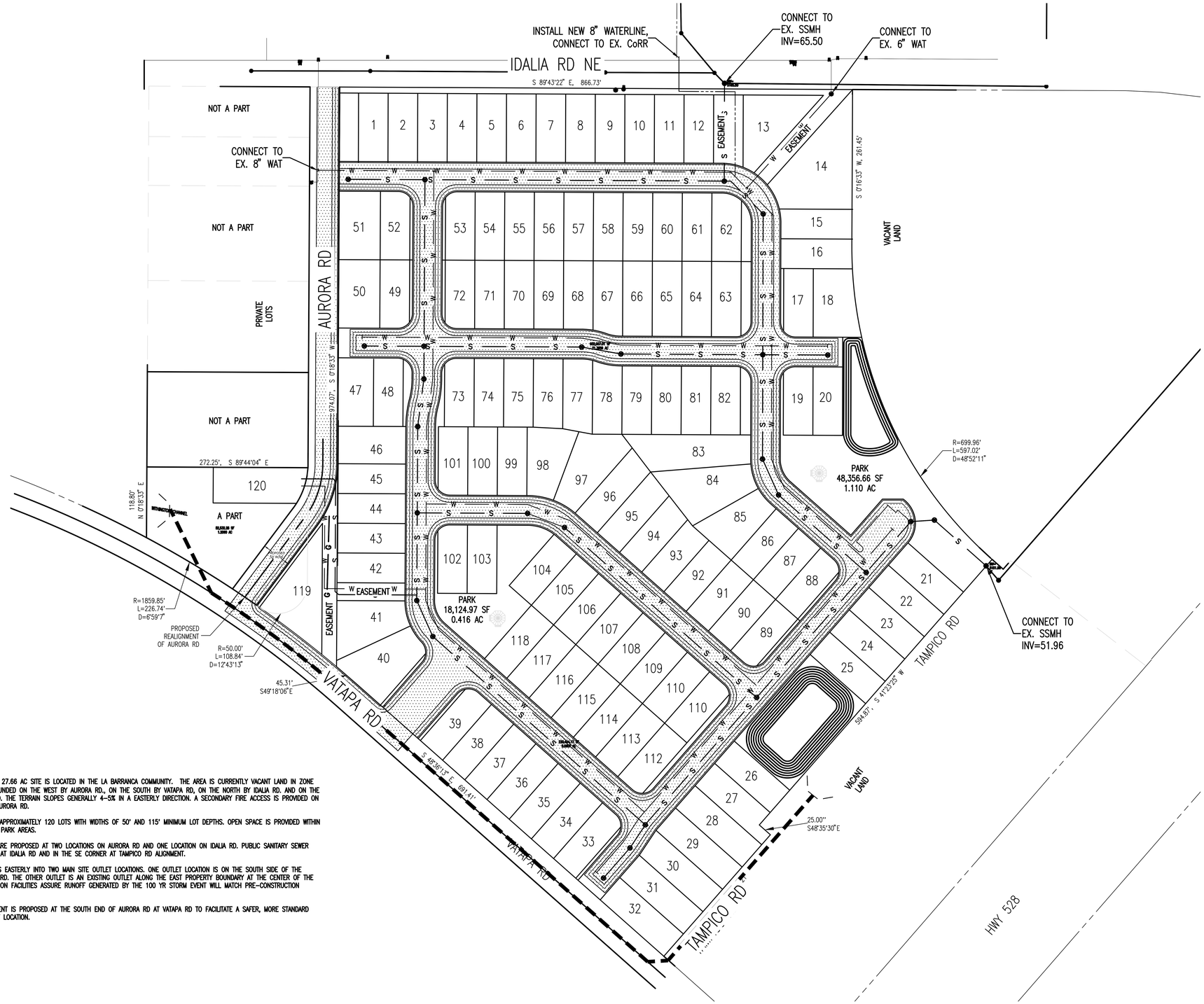
IMPLEMENTATION

This master planned community shall follow the processes and guidelines as outlined by the Rio Rancho Municipal Code and governing documents, which includes the Development Process Manual Volume I & II and the Comprehensive Plan.

Additionally, the developer shall initiate a zone map amendment for certain parcels located within this master plan and alongside the master plan to the Planning and Zoning Board and Governing Body.

There shall be no anticipated phasing of this master planned area.

TAMPICO MASTER SKETCH PLAN





VICINITY MAP
T 11N, R 3W, S 13
(N.T.S.)

DEVELOPER

TAMPICO DEVELOPEMENT, LLC
PO BOX 9043
ALBUQUERQUE, NM 87119
CONTACT: SCOOTER HAYNES
PHONE: (505) 269-4600

ENGINEER

PCW CIVIL SOLUTIONS, LLC
455 GLENWOOD CIRCLE
PROVIDENCE, UT 84332
CONTACT: PHIL WILLIAMS, P.E., P.L.S.
PHONE: (435) 770-2382

120 LOTS

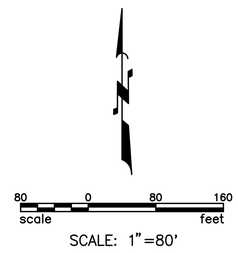
NARRATIVE: THIS 27.66 AC SITE IS LOCATED IN THE LA BARRANCA COMMUNITY. THE AREA IS CURRENTLY VACANT LAND IN ZONE THE SITE IS BOUNDED ON THE WEST BY AURORA RD., ON THE SOUTH BY VATAPA RD, ON THE NORTH BY IDALIA RD. AND ON THE EAST BY VACANT LAND. THE TERRAIN SLOPES GENERALLY 4-5% IN A EASTERLY DIRECTION. A SECONDARY FIRE ACCESS IS PROVIDED ON THE NORTHWEST AT AURORA RD.

THIS MAP PROPOSES APPROXIMATELY 120 LOTS WITH WIDTHS OF 50' AND 115' MINIMUM LOT DEPTHS. OPEN SPACE IS PROVIDED WITHIN VARIOUS TRACTS AND PARK AREAS.

PUBLIC WATER TAPS ARE PROPOSED AT TWO LOCATIONS ON AURORA RD AND ONE LOCATION ON IDALIA RD. PUBLIC SANITARY SEWER TAPS ARE PROPOSED AT IDALIA RD AND IN THE SE CORNER AT TAMPICO RD ALIGNMENT.

STORM RUNOFF FLOWS EASTERLY INTO TWO MAIN SITE OUTLET LOCATIONS. ONE OUTLET LOCATION IS ON THE SOUTH SIDE OF THE PROJECT AT TAMPICO RD. THE OTHER OUTLET IS AN EXISTING OUTLET ALONG THE EAST PROPERTY BOUNDARY AT THE CENTER OF THE SUBDIVISION. DETENTION FACILITIES ASSURE RUNOFF GENERATED BY THE 100 YR STORM EVENT WILL MATCH PRE-CONSTRUCTION CONDITIONS.

A STREET RE-ALIGNMENT IS PROPOSED AT THE SOUTH END OF AURORA RD AT VATAPA RD TO FACILITATE A SAFER, MORE STANDARD INTERSECTION AT THAT LOCATION.



SCALE: 1"=80'

PCW CIVIL SOLUTIONS, LLC.
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PROVIDENCE, UTAH 84332
PHONE: (435) 770-2382
PHILLIP C. WILLIAMS, P.E., P.L.S.

PROJECT NAME
TAMPICO ROAD
RIO RANCHO
NEW MEXICO

SHEET TITLE
MASTER SKETCH PLAN

REVISIONS:

DATE	6/12/2025
DESIGN	
DRAWN	
CHK'D	
SUB.	

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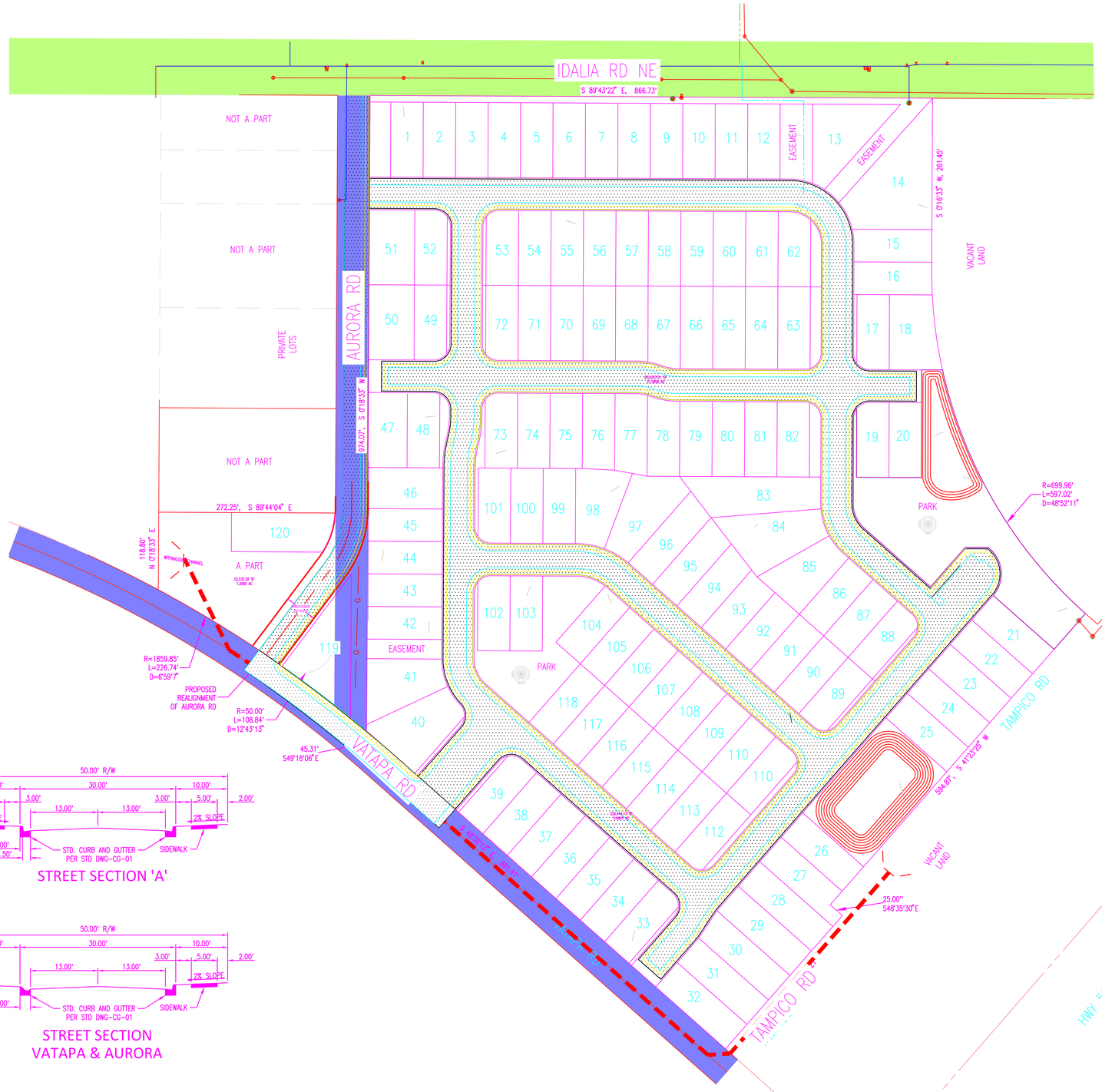
MS01

SHEET NO.
1/4

TAMPICO STREET CONCEPT



STREET SECTION 'A'

STREET SECTION
VATAPA & AURORA



VICINITY MAP
T 11N, R 3W, S 13
(N.T.S.)

DEVELOPER

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120 LOTS

LEGEND

- PROPERTY LINE
- MONUMENT LINE
- EXISTING 86' PUBLIC ROW
- EXISTING 50' PUBLIC ROW
- PROPOSED 50' PUBLIC ROW

80 0 80 160
scale feet

SCALE: 1"=80'

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PROJECT NAME
TAMPICO ROAD
RIO RANCHO
NEW MEXICO

SHEET TITLE
STREET CONCEPT

REVISIONS:

DATE	6/12/2025
DESIGN	
DRAWN	
CHK'D	
SUB.	

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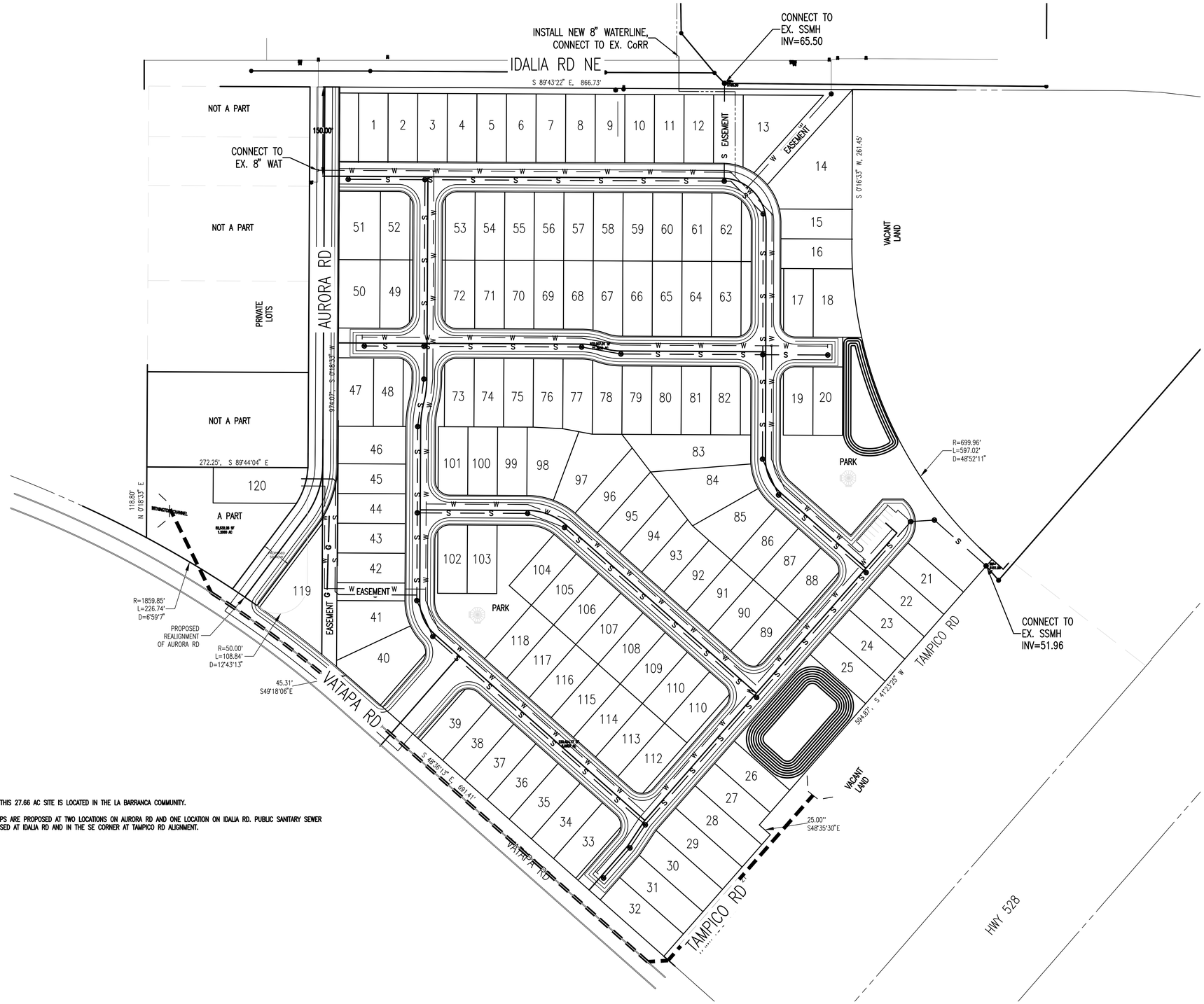
SHEET NO.
4/4

TAMPICO UTILITY CONCEPT





VICINITY MAP
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120 LOTS

LEGEND

PROPERTY LINE
W PROPOSED WATER LINE
S PROPOSED SEWER LINE

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RIO RANCHO
NEW MEXICO

SHEET TITLE
UTILITY CONCEPT

REVISIONS:

DATE	6/12/2025
DESIGN	
DRAWN	
CHK'D	
SUB.	

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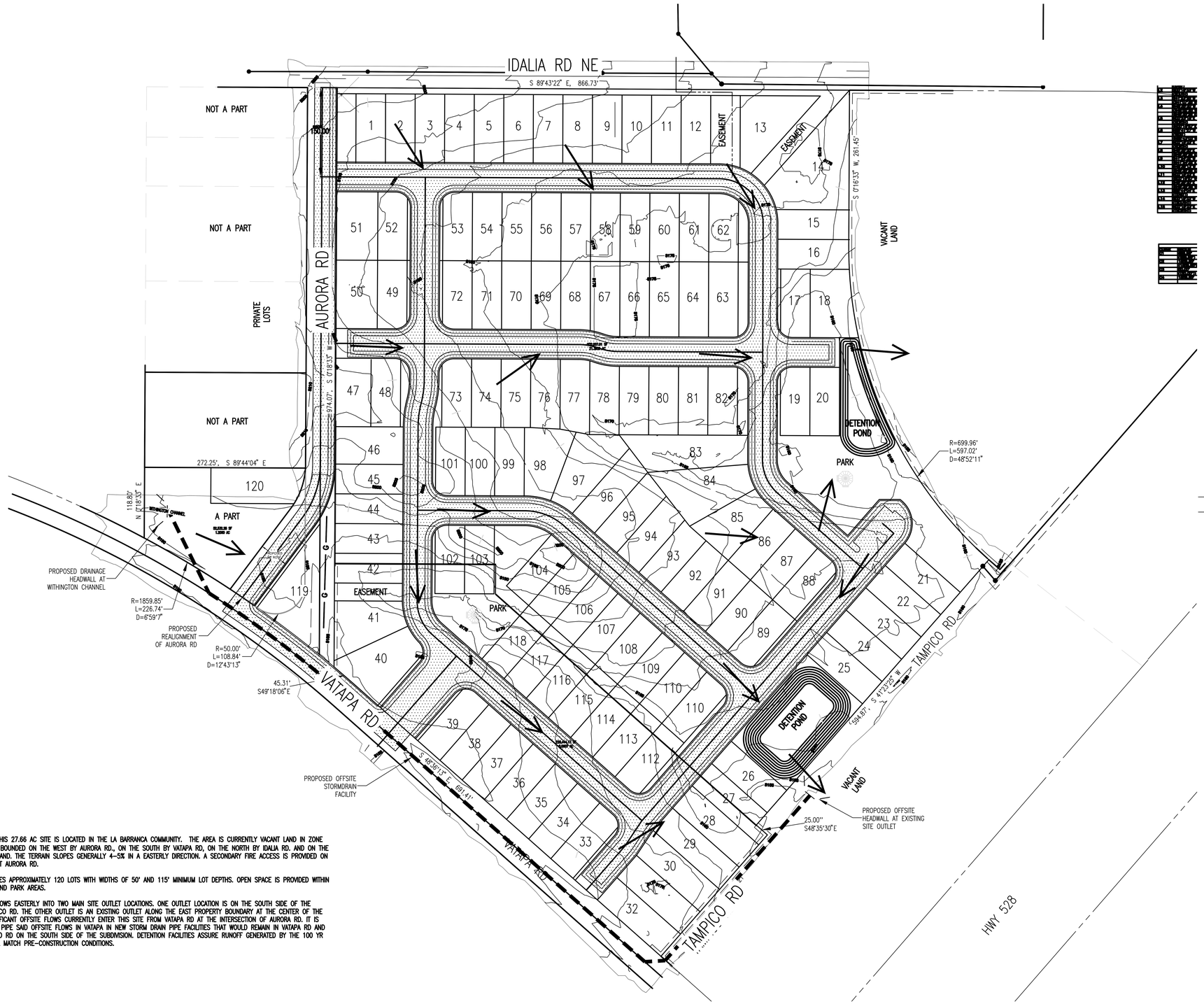
US01

SHEET NO.
3/4

TAMPICO DRAINAGE CONCEPT





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120 LOTS

LEGEND
- PROPERTY LINE
- MONUMENT LINE
- DRAINAGE ARROW

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THE SITE IS BOUNDED ON THE WEST BY AURORA RD., ON THE SOUTH BY VATAPA RD, ON THE NORTH BY IDALIA RD. AND ON THE EAST BY VACANT LAND. THE TERRAIN SLOPES GENERALLY 4-5% IN A EASTERLY DIRECTION. A SECONDARY FIRE ACCESS IS PROVIDED ON THE NORTHWEST AT AURORA RD.

THIS MAP PROPOSES APPROXIMATELY 120 LOTS WITH WIDTHS OF 50' AND 115' MINIMUM LOT DEPTHS. OPEN SPACE IS PROVIDED WITHIN VARIOUS TRACTS AND PARK AREAS.

STORM RUNOFF FLOWS EASTERLY INTO TWO MAIN SITE OUTLET LOCATIONS. ONE OUTLET LOCATION IS ON THE SOUTH SIDE OF THE PROJECT AT TAMPICO RD. THE OTHER OUTLET IS AN EXISTING OUTLET ALONG THE EAST PROPERTY BOUNDARY AT THE CENTER OF THE SUBDIVISION. SIGNIFICANT OFFSITE FLOWS CURRENTLY ENTER THIS SITE FROM VATAPA RD AT THE INTERSECTION OF AURORA RD. IT IS RECOMMENDED TO PIPE SAID OFFSITE FLOWS IN VATAPA IN NEW STORM DRAIN PIPE FACILITIES THAT WOULD REMAIN IN VATAPA RD AND OUTLET AT TAMPICO RD ON THE SOUTH SIDE OF THE SUBDIVISION. DETENTION FACILITIES ASSURE RUNOFF GENERATED BY THE 100 YR STORM EVENT WILL MATCH PRE-CONSTRUCTION CONDITIONS.

80 0 80 160
scale feet

SCALE: 1"=80'

PCW CIVIL SOLUTIONS, LLC.
CONSULTING ENGINEERS
455 GLENWOOD CIRCLE
PROVIDENCE, UTAH 84332
PHONE: (435) 770-2382
PHILLIP C. WILLIAMS, P.E., P.L.S.

PROJECT NAME
TAMPICO ROAD
RIO RANCHO
NEW MEXICO

SHEET TITLE
DRAINAGE CONCEPT

REVISIONS:

DATE	6/12/2025
DESIGN	
DRAWN	
CHK'D	
SUB.	

24011DS01.DWG

DS01

SHEET NO.
2/4

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: O22

AGENDA DATE:
August 14, 2025

DEPARTMENT:
Development Services

SUBJECT:
O22, Ordinance Amending the Zoning Classification and Official Zoning Map for the Property Legally Described as Unit 17, Block 87, Tract A and Entrada de Coronado, Tract B from SU: Special Use for C-1: Retail Commercial to R-4: Single-Family Residential, Providing for Severability and an Effective Date

BACKGROUND AND ANALYSIS:
The applicant, Tampico Development, LLC, requests approval of a Zone Map Amendment to change the zoning of the subject properties legally described as Unit 17, Block 87, Tract A and Entrada de Coronado, Tract B from SU/C-1: Special Use for Retail Commercial to R-4: Single-Family Residential.

The subject properties are currently zoned SU/C-1: Special Use for Retail Commercial per Ordinance No. 41, Enactment No. 02-037, dated December 11, 2002 and total 26.1689 acres. The properties are located just west of NM Highway 528 NE (principal arterial), and abut Idalia Rd NE (minor arterial) to the north, and Aurora Rd NE and Vatapa Rd NE to the west and south (both residential streets).

The subject properties are bounded by R-1: Single-Family Residential and SU/C-1: Special Use for Retail Commercial to the north; SU/C-1: Special Use for Retail Commercial to the east and south, and R-1: Single-Family Residential to the south and west.

The subject properties are currently located in the Tampico North Specific Area Plan, adopted December 11, 2002 under Resolution No. 92, Enactment No. 02-089, and as amended under Resolution No. 23, dated March 23, 2016. The subject property is also within the La Barranca Specific Area Plan, adopted on February 24, 2010 under Resolution No. 18, Enactment No. 10-019, and as amended under Resolution No. 114, Enactment No. 20-112, dated December 10, 2020.

The subject properties represent a total of 26.17 acres of the 49.50 SU/C-1: Retail Commercial Zoned Properties in the Tampico North Specific Area Plan. The request if adopted, would leave 23.33 acres in the Tampico North SAP zoned SU/C-1.

This Zone Map Amendment request is being heard concurrently with two Specific Area Plan Amendment requests to the La Barranca and Tampico North Specific Area Plans (case #25-410-00002). This Area Plan Amendment request is for the removal of the subject property from the Tampico North Specific Area Plan and from the La Barranca Specific Area Plan. This Zone Map Amendment is also being heard concurrently with a request to adopt the Tampico Master Plan (case #25-400-00004).

This Zone Map Amendment request was previously heard by the Planning and Zoning Board alongside Specific Area Plan Amendment request #25-410-00002 on March 25, 2025. For the previous application, Staff made a recommendation of denial to the Planning and Zoning Board due to difficulties evaluating the proposed project without a Master Plan. In accordance with the Staff recommendation, the Planning and Zoning Board made a recommendation of denial to the Governing Body. Subsequently, the applicant withdrew the application from the Governing Body meeting in order to bring it back with the inclusion of the Tampico Master Plan. The present Staff recommendation for this Zone Map Amendment request accounts for the inclusion of a Master Plan as part of the updated project proposal.

At their meeting on July 8, 2025, the Planning and Zoning Board recommend denial of the item by a vote of 1 FOR and 5 AGAINST. Staff recommended approval of the item to the Planning and Zoning Board.

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

The Planning and Zoning Board recommends that the Governing Body find that the application, presented as an attachment, meets the the submittal requirements for the proposed zoning request.

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

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

The applicant states in their letter, "The Land Use element of the Comprehensive Plan identifies four goals. The request for this zone change supports Goals L-1 [Encourage mixed uses - retail, office, and residential centered on pedestrian-oriented developments along principal arterial roads] and L-3 [Maintain a balance of land uses throughout the city]. Rezoning to R-4 will help achieve both goals, as the parcels are located along a principal arterial road and are adjacent to the intersection of Idalia & NM 528. This location, currently zoned SU/C-1, would serve as a buffer to the existing neighborhood while creating pedestrian-oriented opportunities and connectivity between future commercial development and the proposed park area."

The applicant continues, "The Population & Housing element of the Comprehensive Plan also calls for a variety of housing types to meet the needs of all community members. Medium-density housing options in the area are currently limited. Therefore, we believe this zoning change better supports Goal PH-3 [Promote a variety of housing types to meet the needs of all members of the community] by providing more diverse housing opportunities."

The Planning and Zoning Board recommends the Governing Body find the proposed R-4: Single-Family Residential zoning is not consistent with the health, safety, morals and general welfare of the City as it would eliminate a portion of commercial zoning in an area planned for commercial land use and a development node.

(2) Stability of land use and zoning is desirable; therefore, the applicant must provide a sound justification for the change. The burden is on the applicant to show why the change should be made, not on the City to show why the change should not be made.

The applicant states, "...the majority of land zoned for residential use remains R-1, which is limiting

land use and the ability to promote a variety of housing options. We feel that this zone change request will help stabilize land use by diversifying the housing options and ensuring future development aligns with the needs of the community, while still promoting the goals of the Comprehensive Plan... as the corner still has +/- 23.34 acres of commercial land use available for future commercial growth."

The Planning and Zoning Board recommends the Governing Body finds that the applicant has not provided sufficient justification for the stability of land use and zoning as the implementation of R-4 to a portion of the Tampico North development node would reduce the area for future commercial development in the area as intended by the Comprehensive Plan.

The Planning and Zoning Board recommends the Governing Body finds that the proposed zoning will not provide for stability of land use, as the proposed zoning would result in the instability of a proposed commercial area and development node.

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

The applicant states, "We believe that changing the zoning designation from SU/C-1 to R-4 strongly supports two of the five key elements outlined in the City of Rio Rancho Comprehensive Plan. These elements emphasize the importance of community-wide facilities and increasing walkability, as well as the need for increased density for residential land uses as the City continues to grow. R-4 zoning would address the demand for medium-density housing and it [includes] plans for a neighborhood park, as well as a connection to the bike lane on Idalia Road. Currently, the nearest park is 1.5 miles way, making this development a valuable addition to the area. With the Zone Map Amendment and proposed Master Plan, we are planning on adding 1.526 acres of parkland."

The Planning and Zoning Board recommends the Governing Body find that a change in zoning would not be consistent with the Comprehensive Plan and adopted plans for the area, as the area is proposed for a commercial land use and a development node in the Comprehensive Plan. The Board finds that the request would result in a significant loss of commercial zoning.

(4) The applicant must demonstrate that the existing zoning is inappropriate because:
(a) there was an error, mistake or it is necessary to correct an injustice that occurred when the existing zone map pattern was created, including the placement of a R-1 or transitional zone on an antiquated plat filed before the City's incorporation and adoption of its own Zoning Code or on land annexed by the City, or
(b) changed neighborhood or community conditions justify the change, or
(c) a different use category is more advantageous to the community, as articulated in the Comprehensive Plan or other City master plan, even though (1) or (2) above do not apply.
Applicant's reliance on this provision requires proof that (a) there is a public need for a change of the kind in question, and (b) that need will be best served by changing the classification of the particular piece of property in question as compared with other available property.

The applicant believes that their zone change request meets criteria "b" and "c", stating, "...community conditions support the change" and that "...the community recognize[s] that expanding housing variety and creating new housing opportunities are vital to sustaining the City's growth".

The Planning and Zoning Board recommends the Governing Body finds that the zone change would not be more advantageous to the community due to the significant loss of commercial zoning. The Board recommends the Governing Body finds that there was not an error in the City's zoning and there have not been changed neighborhood or community conditions to justify the

change.

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

The applicant attests that the cost of land or other economic considerations are not a determining factor in the zone change request.

The Planning and Zoning Board recommends that the Governing Body finds that the cost of land or other economic considerations do not appear to be determining factors for the Zone Map Amendment request.

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

The applicant finds that this requirement is not applicable to their request.

The Planning and Zoning Board recommends that the Governing Body find that location on or near a collector or major street is not a justification used by the applicant and the request is not for apartment, office or commercial zoning.

(G) A zone change request which would give a zone different from surrounding zoning to one small area, especially when only one premise is involved, is generally called a "spot zone". Such a change of zone may be approved only when:
(1) the change will clearly facilitate realization of the Comprehensive Plan and any applicable adopted sector development plan or area development plan; or
(2) the area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones: because the site is not suitable for the uses allowed in any adjacent zone due to topography, traffic, or special adverse land uses nearby; or because the nature of structures already on the premises makes the site unsuitable for the uses allowed in any adjacent zone.

The applicant states, "We do not believe that changing the zoning on these two parcels from SU/C-1 to R-4 constitutes a 'spot zone'." "The proposed R-4 zoning does not significantly deviate from established uses; rather, it facilitates a smoother transition between surrounding properties. The corner parcel is currently zoned SU/C-1, while the surrounding land is zoned R-1."

The Planning and Zoning Board recommends that the Governing Body find that the applicant's request would not result in a "spot zone" since the requested R-4: Single-Family Residential zoning would apply to two abutting parcels about 25 acres in size.

NOTIFICATIONS:
Property owners within 100 feet of the subject properties were mailed a letter to notify of the public hearing and a legal notice was published in the Albuquerque Journal on July 30, 2025.

INTERDEPARTMENTAL/INTERAGENCY REVIEW:

Reviewing Agency	**Comments**
DSD Planning and Zoning	Comments in ABM
DSD Engineering	No comments provided
Fire and Rescue	No adverse comments
Police Department	No comments provided
SSCAFCA	No comments for or against; defer to City

MRCoG	No comments provided
Parks, Recreation, and Community Services	Comments attached

IMPACT:

The Planning and Zoning Board recommends the Governing Body deny the zone map amendment, subject to the following findings below:

GENERAL FINDINGS OF FACT:

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

SPECIFIC FINDINGS OF FACT FOR DENIAL:

The applicant has submitted an application and narrative which demonstrates that the change in zoning designation meets the requirements of the Rio Rancho Code of Ordinances (R.O. 2003) §150.07(D) Amendments, including:

1. The proposed zone change would not be consistent with the health, safety, morals and general welfare of the City by removing a significant acreage of commercial zoned property.
2. The applicant has not provided sufficient justification for stability of zoning.
3. The proposed Zone Map Amendment would not be consistent with the intent of the adopted elements of the Comprehensive Plan, including the development vision of the City.
4. The requested R-4: Single-Family Residential District zoning designation would not be more advantageous for the subject properties.

If the Governing Body finds that the requested Zone Map Amendment shall be adopted, then the approval shall be subject to the following findings of fact:

SPECIFIC FINDINGS OF FACT FOR APPROVAL:

The applicant has submitted an application and narrative which demonstrates that the change in zoning designation meets the requirements of the Rio Rancho Code of Ordinances (R.O. 2003) §150.07(D) Amendments, including:

1. The proposed zone change would be consistent with the health, safety, morals and general welfare of the City by encouraging a mix of land uses and providing more variety of housing types in the area, goals that are outlined in the City Comprehensive Plan.
2. The applicant has provided sufficient justification, in a narrative dated February 18, 2025 when in conjunction with the proposed Tampico Master Plan, for the proposed zone change and the Zone Map Amendment would provide for stability of zoning along with compatibility with surrounding zoning and uses.
3. The proposed Zone Map Amendment would be consistent with the intent of the adopted elements of the Comprehensive Plan, including the development vision of the City when taking the proposed Tampico Master Plan into account.
4. The applicant has demonstrated that R-4: Single-Family Residential District zoning designation would be more advantageous for the subject properties, as the proposed Tampico Master Plan

indicates the benefits the development would bring to the community.
5. The cost of the land or other economic considerations does not appear to be a justification for the proposed Zone Map Amendment.
6. The applicant has provided sufficient justification that the Zone Map Amendment request is not based on the properties' location near a collector or major street.
7. The requested Zone Map Amendment would not create a "spot zone".

ALTERNATIVES:

1. The Governing Body may approve of the request.
2. The Governing Body may deny the request.
3. The Governing Body may modify the request and approve of such modifications.
4. The Governing Body may continue the public hearing to request additional information.

DEPARTMENT RECOMMENDATION:

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

ATTACHMENT: Ordinance O22
ATTACHMENT: Application
ATTACHMENT: Letters of Authorization
ATTACHMENT: Zoning Map
ATTACHMENT: Current Land Use Map La Barranca
ATTACHMENT: 2025-0708 PZB Minutes
ATTACHMENT: Reviewer Comments
ATTACHMENT: Legal Notice
ATTACHMENT: Public Comment Gehling
ATTACHMENT: Bennett Public Comment
ATTACHMENT: O22-Signed

CITY OF RIO RANCHO
ORDINANCE

ORDINANCE NO. **ENACTMENT NO.**

ORDINANCE OF THE CITY OF RIO RANCHO, NEW MEXICO AMENDING THE ZONING CLASSIFICATION AND OFFICIAL ZONING MAP FOR THE PROPERTY DESCRIBED AS, UNIT 17, BLOCK 87, TRACT A, AND ENTRADA DE CORONADO, TRACT B FROM SU: SPECIAL USE FOR C-1/RETAIL COMMERCIAL TO R-4: SINGLE FAMILY RESIDENTIAL; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE

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

WHEREAS: in accordance with Rio Rancho Code of Ordinances (R.O. 2003) Section 150.07, an application to amend the zoning ordinance on the subject property has been submitted by The City of Rio Rancho, and assigned City Case No. 25-100-00003; and

WHEREAS: the City of Rio Rancho adopted the Tampico Master Plan on August 14, 2025, pursuant to Resolution No. __, Enactment No. 25-__; and

WHEREAS: the City of Rio Rancho Planning and Zoning Board held a duly noticed public hearing on July 8, 2025, regarding the proposed changes to the Official Zoning Map and, following study and consideration, has made findings (where applicable) whether or not the criteria in R.O. 2003 Section 150.07 are satisfied, and made these recommendations to the Governing Body regarding adoption of the changes; and

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

WHEREAS: a public hearing occurred, in accordance with procedures set forth in R.O. 2003 Section 150.07, and NMSA 1978 Section 3-21-6, on the proposed zoning district and Official Zone Map changes hereinafter described were duly advertised and held by the Governing Body of the City of Rio Rancho on August 14, 2025 and the Governing Body heard interested parties and citizens for and against the proposed amendments; and

WHEREAS: the proposed amendments to be adopted by this Ordinance comply with the statutory and regulatory requirements of the aforesaid Code of Ordinances and Statutes, and upon specific findings related to the subject property and determining the proposed amendment is consistent with the policies and criteria set forth in R.O. 2003 Section 150.07 (D) through (G), the Governing

Body finds the amendments promote the health, safety, morals, and general welfare of the City.

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

Section 1. Rezoning of Property. The Official Zone Ordinance is hereby amended by assigning a zoning designation on approximately 26.1689 acres from SU: Special Use for C-1/Retail Commercial to R-4: Single-Family Residential on the land legally described as:

Rio Rancho Estates Unit 17, Block 87, Tract A, as shown on the plat entitled "Summary Plat Tract "A", A Replat of Lots 1 Thru 14 and 23 thru 30 in Block 87, Lots 8 thru 19 in Block 88 and a Replat and Vacation of Nativitas Road N.E. Unit Seventeen City of Rio Rancho Town of Alameda Grant Sandoval County, New Mexico" filed in the office of the County Clerk of Sandoval County, New Mexico in Book 6, Page 86; and

Entrada de Coronado, Tract B, as shown on the plat entitled "Corrected Plat July 2006, Plat of Tracts B, C, and D Entrada de Coronado Comprised of Lots 15 thru 22, Block 87, Lots 1 thru 7, Block 89, Lots 1A and 2 thru 6, Block 89, Lots 1A, 2A, 3A and 4 thru 21, Block 90, La Ceiba Road N.E. and a Portion of Tampico Road N.E. Unit Seventeen Rio Rancho Estates Situate Within Town of Alameda Grant City of Rio Rancho Sandoval County, New Mexico June, 2005" filed in the office of the County Clerk of Sandoval County, New Mexico in Book 19, Pages 24-26.

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

A. The properties identified in Section 1, above, are subject to all requirements of the R-4: Single-Family Residential District as set forth in R.O. 2003 Section 154.11 (as of the effective date of this ordinance or as subsequently amended).
B. The properties identified in Section 1, are subject to all land use restrictions, zoning restrictions, and development standards and regulations as specified in the approved Tampico Master Plan.
C. The City Comprehensive Plan, Generalized Land Use Map (GLUM), Map L-2 is hereby amended for the properties identified in Section 1, as having a "Low/Medium Density Residential" GLUM designation.

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

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

ADOPTED THIS _____ DAY OF _____, 2025.

Greggory D. Hull, Mayor

ATTEST:

Noel C. Davis, City Clerk
(SEAL)

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

PLANNING & ZONING LAND USE APPLICATION

Please check appropriate box

Administrative Permit	Plan	Subdivision	Zoning
☐ Community Residential Care Facility	☒ Comprehensive Plan Amendment	☐ Final Plat	☐ Annexation
☐ Development Review Committee (DRC)	☐ Corridor Plan Amendment	☐ Preliminary Plat	☐ Appeal
☐ Home Occupation	☐ Master Plan	☐ Summary Plat	☐ Conditional Use Permit
☐ Model Home / Sales Office	☐ Master Plan Amendment	☐ Vacation of Plat/Street	☐ Master Sign Plan
☐ Residential Child Care Facility 6 or <	☒ Specific Area Plan Amendment	☐ Street Name Change	☐ Site Plan
☐ Sign Permit	☐ Text Amendment	☐ Subdivision Interpretation	☐ Special Exception
☐ Other		☐ Subdivision Variance	☐ Variance
			☒ Zone Map Amendment
			☐ Zoning Certification
DRC (24-250-00010)			☐ 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: Tampico Development, LLC		Phone: 505.898.6622
Address: PO Box 9043		E-Mail:
City: Albuquerque	State: NM	Zip: 87119
Proprietary Interest: Contract Purchaser	List Owners: Rio Investments, LLC, Webb, and Conkling	
Deed or Ownership Verification Provided: (Initials)		Letter of Authorization Provided: (Initials)

Agent Name: Same as above		Phone:
Address:		E-Mail:
City:	State:	ZIP Code:

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

Zone Map Amendment to change the zoning designation from SU for C-1/Retail Commercial to R-4, Amend the Comprehensive Plan, Map L-2 Generalized Land Use (Existing and Planned), Amend the La Barranca Specific Area Plan, Remove the tracts from the Tampico North Specific Area Plan.

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit : U17 and Entrada de Coronado	Block(s):	Lot(s):
Existing Zoning: SU for C-1/Retail Commercial	Proposed Zoning: R-4	
No. of existing lots: 2, Tract A and Tract B	No. of proposed lots: TBD	Total area of site (acres) 26.51+/-

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: Nicosha Schedlbauer	Applicant: Tampico Development, LLC	Agent: Tampico Development, LLC
Signature:		Date: 2.18.2025

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

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

Form revised January 26, 2017

Zone Map Amendment Process & Checklist

Instructions (Please read carefully)

The submittal must include: 1 copy of the application packet

1. A completed application form signed by the owner or agent.
2. If the application is being submitted by an agent, a letter of authorization from the property owner must accompany the application.
3. A justification letter from the applicant must be submitted that addresses § 150.07 (D-G), Policies for Deciding Zone Map Amendments in the Zoning Code.

   A rezoning must be consistent with the health, safety, morals, and general welfare of the City. The burden of proof is on the applicant to show why the rezoning should be made.

   (D) The following policies for deciding zone map change applications pursuant to the City Zoning Code are:

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

   2. Stability of land use and zoning is desirable; therefore, the applicant must provide a sound justification for the change. The burden is on the applicant to show why the change should be made, not on the City to show why the change should not be made.

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

   4. The applicant must demonstrate that the existing zoning is inappropriate because:

      a) there was an error, mistake or is necessary to correct an injustice that occurred when the existing zone map patter was created, including the placement of a R-1 or transitional zone on an antiquated plat filed before the City's incorporation and adoption of its own Zoning Code or on land annexed by the City, or
      b) changed neighborhood or community conditions justify the change, or
      c) a different use category is more advantageous to the community, as articulated in the Comprehensive Plan or other City master plan, even though (1) or (2) above do not apply. Applicant's reliance on this provision requires proof that (a) there is a public need for a change of the kind in question, and (b) that need will be best served by changing the classification of the particular piece of property in question as compared with other available property.

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

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

   (G) A zone change request which would give a zone different from surrounding zoning to one small area, especially when only one premise is involved, is generally called a "spot zone." Such a change of zone may be approved only when:

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

4. If SU zoning designation is requested, an accurate site plan shall be submitted with the application (11" x 17" minimum - folded) (see Site Plan Checklist for site plan requirements)
5. Application and checklist shall be checked for completeness

ZONE MAP AMENDMENT CHECKLIST

WITH THE SUBMITTAL OF THE APPLICATION & CHECKLIST, THE APPLICANT ATTESTS THAT THE FOLLOWING IS SUBMITTED. FAILURE TO ADEQUATELY PROVIDE REQUESTED INFORMATION OR FALSIFYING INFORMATION MAY RESULT IN A CONTINUANCE OR DENIAL OF YOUR CASE (ATTACH ADDITIONAL SHEET IF NECESSARY). Please check if completed

- [X] Completed application
- [X] Justification letter for request must address each policy of #3, §150.07 (D-G) listed above
- [X] Letter of authorization from the property owner if application is submitted by an agent
- [ ] ~~Site Plan and related drawings ("11 X 17" folded to 8.5" x 14") (if SU zoning is requested~~)
- [X] List of any original or related file numbers on the cover application
- [ ] Fee

Applicant Signature: _____ Date: _____

For Office Use Only

H.T.E. PROJECT# _____

Comments: _____

_____

_____

_____

Staff Signature: _____ Date: _____

Hearing Date Assigned: _____

Form revised October 2010

This page can be printed using your internet browser or by CTL + P
Account: R121594

Location

Parcel Number 1-017-073-354-023

Tax Area 510CSH_NR - 510CSH_NR

Situs Address

Legal Summary Legal: Subd: RIO RANCHO ESTATES Unit: 17 Tract: A

Owner Information

Owner Name RIO INVESTMENTS

Owner Address 5913 CANYON CREST PL NE
ALBUQUERQUE, NM 87111-6620
UNITED STATES OF AMERICA

Assessment History

Actual Value (2023) $953,509

Primary Taxable $317,836

Tax Area: 510CSH_NR **Mill Levy**: 41.640

Type	Actual	Assessed	Acres	SQFT	Units
Non-Residential Land	$953,509	$317,836	21.252	925737.000	1.000

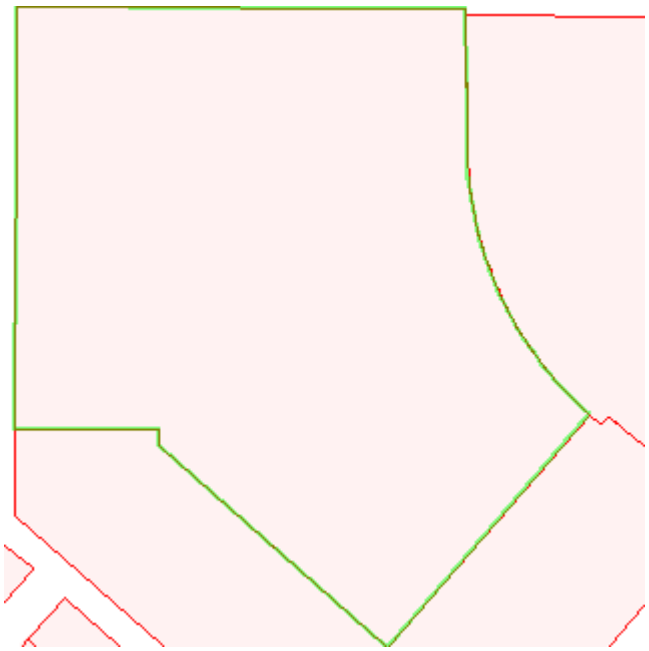
Transfers

Sale Date	Doc Description
	WARRANTY DEED
	MAPS

Tax Year	Taxes
2023	$13,234.68
2022	$13,255.36

Images

- Photo
- GIS



Authentisign ID: 222462EC-ABCE-EF11-88CF-002248299057

September 3, 2024

To Whom it May Concern:

Rio Investments, a New Mexico General Partnership, Owner of the property legally known as, Subd: Rio Rancho Estates Unit: 17 Tract: A, located within City of Rio Rancho, Sandoval County, New Mexico, authorizes Supreme Investments, LLC or assigns to act as Agent on behalf of the Owner with regard to the design and approval of all necessary steps related to the development process of the aforementioned property, including the regulatory and permitting process for a zone map amendment, subdivision of land, preliminary/final platting actions, variance requests, master plan (if required), amending the Rio Rancho Comprehensive Plan to update the Generalized Land Use Map, amending or removing the property from the La Barranca SAP, and lastly, replacing, amending or removing the property from the Tampico North SAP.

Sincerely,

AuthentiSIGN
Kevin Reid 01/09/25

Kevin Reid
Managing Member
Rio Investments, a New Mexico General Partnership

This page can be printed using your internet browser or by CTL + P
Account: R040729

Location

Parcel Number 1-017-072-340-487

Tax Area 510CSH_NR - 510CSH_NR

Situs Address

Legal Summary Legal: Subd: ENTRADA DE CORONADO Tract: B PLAT 2602-A FORM UNIT 17 BLK 87 LOT 15-22

Owner Information

Owner Name WEBB FAMILY TRUST

In Care Of Name C/O WEBB, PETER C AND LAURIE J

Owner Address 3214 FALKIRK CT NE RIO RANCHO, NM 87144-5656 UNITED STATES OF AMERICA

Assessment History

Actual Value (2021) $214,180

Primary Taxable $71,393

Tax Area: 510CSH_NR **Mill Levy**: 41.640

Type	Actual	Assessed	Acres	SQFT	Units
Non-Residential Land	$214,180	$71,393	4.917	214180.000	1.000

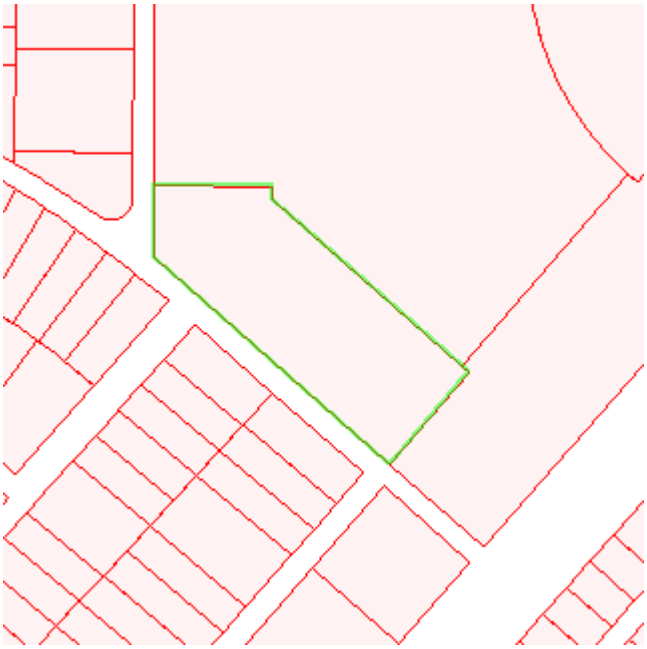
Transfers

Sale Date	Doc Description
	QUIT CLAIM DEED
	QUIT CLAIM DEED
	MAPS
10/18/2005	UNASSIGNED
05/01/1997	REAL ESTATE CONTRACT

Tax Year	Taxes
2023	$2,972.80
2022	$2,977.44

Images

- GIS



December 6, 2024

To Whom it May Concern:

Webb Family Trust and Mark Conkling and Patricia Conkling, Owners of the property legally known as, Entrada De Coronado Tract: B Plat 2602-A Form Unit 17 Blk 87 Lot 15-22, located within City of Rio Rancho, Sandoval County, New Mexico, authorizes Supreme Investments, LLC or assigns to act as Agent on behalf of the Owner with regard to the design and approval of all necessary steps related to the development process of the aforementioned property, including the regulatory and permitting process for a zone map amendment, subdivision of land, preliminary/final platting actions, variance requests, master plan (if required), amending the Rio Rancho Comprehensive Plan to update the Generalized Land Use Map, amending or removing the property from the La Barranca SAP, and lastly, replacing, amending or removing the property from the Tampico North SAP.

Sincerely,

Peter C. Webb

Peter Webb
Date: Dec. 11, 2024

Mark Conkling
Date: 12.12.24

Via Emailed PDF to: bisaacs@rrnm.gov, arincon@rrnm.gov, and bbabyak@rrnm.gov

June 18, 2025

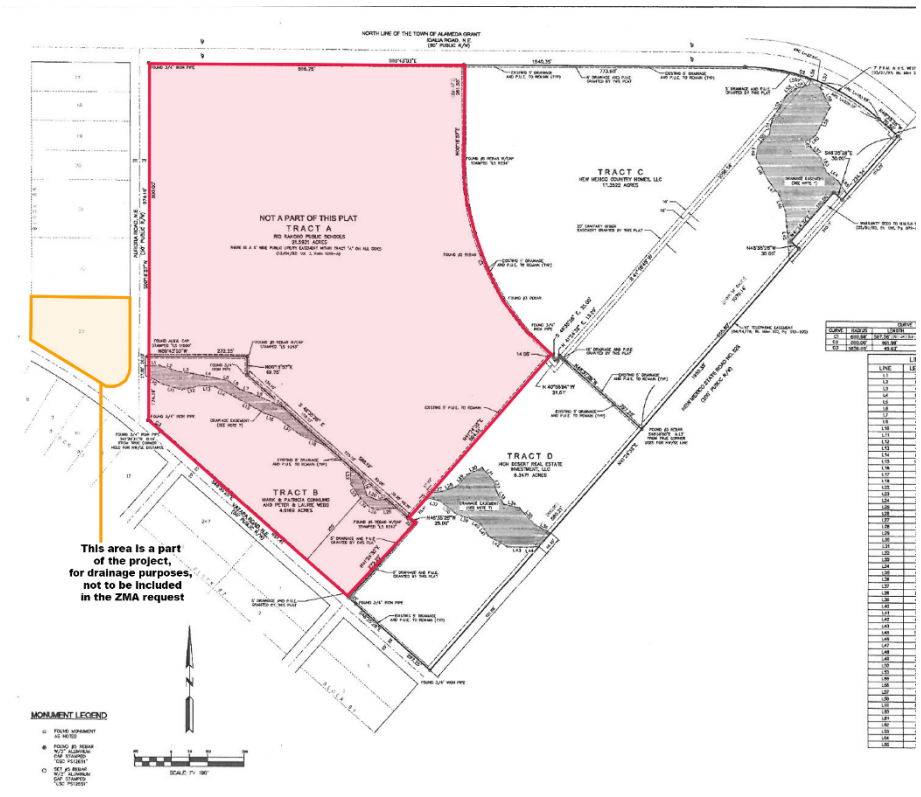
City of Rio Rancho
Development Services Department
3200 Civic Center Circle NE
Rio Rancho, NM 87144

RE: Zone Map Amendment, Amendment to the Comprehensive Plan, Removal from the Tampico North Specific Area Plan and to the La Barranca Specific Area Plan.

To Whom It May Concern:

Tampico Development, LLC is planning to develop a project which consists of 26.51+/- acres of vacant land, currently comprised of two (2) tracts, with the goal of creating a residential subdivision, located with the City of Rio Rancho and Sandoval County, New Mexico. The legal description is for each tract is:

- Tract "B", of Entrada de Coronado, as the same is shown and designated on the plat entitled "PLAT OF TRACTS B, C AND D, ENTRADA DE CORONADO, COMPRISED OF LOTS 15 THRU 22, BLOCK 87, LOTS 1 THRU 7, BLOCK 88, LOTS 1A AND 2 THRU 6, BLOCK 89, LOTS 1A, 2A, 3A AND 4 THRU 21, BLOCK 90, LA CEIBA, N.E. AND A PORTION OF TAMPICO ROAD, N.E., UNIT SEVENTEEN, RIO RANCHO ESTATES, SITUATE WITHIN TOWN OF ALAMEDA GRANT, CITY OF RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO, JUNE, 2005
- Tract "A", in UNIT NUMBERED SEVENTEEN (17), as the same is shown and designated on the plat entitled "SUMMARY PLAT TRACT "A", A REPLAT OF LOTS 1 THRU 14 AND 23 THRU 30, IN BLOCK 87, LOTS 8 THRU 19, IN BLOCK 88, AND A REPLAT AND VACATION OF NATIVITAS ROAD N.E., UNIT SEVENTEEN, CITY OF RIO RANCHO, TOWN OF ALAMEDA GRANT, SANDOVAL COUNTY, NEW MEXICO"



Please reference the plat map on this page for the project boundary areas/tracts that are included in this request.

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e-mail | mail@scmpartners.com

These tracts are identified as Commercial on the Generalized Land Uses Map in the Rio Rancho Comprehensive Plan. Additionally, both tracts are included in the La Barranca Specific Area Plan and the Tampico North Specific Area Plan. Lastly, both parcels are currently zoned SU for C-1/retail commercial zoning. (Enactment: 02-37; 94-035)

Tampico Development, LLC would like to request the following for the two tracts of land:

- Zone Map Amendment to change the zoning designation from SU for C-1/Retail Commercial to R-4
- Amend the Comprehensive Plan, Map L-2 Generalized Land Use (Existing and Planned)
- Remove the tracts from the Tampico North Specific Area Plan
- Remove the tracts from La Barranca Specific Area Plan
- Adopt the Tampico Master Plan

We will address each request herein.

ZONE MAP AMENDMENT:

The City Zoning Ordinance Section 150.07 (A) requires that an applicant file a request for a zone map amendment through the City Planning & Zoning Board when a change in zoning designation is sought. Pursuant to the criteria provided by the City Zoning Code Chapter 150, Ordinance #O-22, Enactment 09-23 (Sections D-G), a request for change in zoning designation must address the following policies for change:

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

We believe that our request to change the zoning designation from SU for C-1 to R-4 is consistent with the health, safety, morals, and general welfare of the City. During the DRC meeting with City staff on March 3, 2024, staff stated, "Staff would prefer R-4 zoning because we feel that it would integrate better with the surrounding area." We also believe this proposed zoning change aligns with the Land Use Goals outlined in the Comprehensive Plan and promotes the objectives of the Rio Rancho Strategic Plan for 2023–2028.

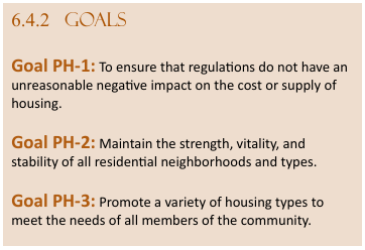

5.6.2 GOALS

Goal L-1: Encourage mixed uses – retail, office, and residential centered on pedestrian-oriented developments along principal arterial roads.

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

Goal -L3: Maintain a balance of land uses throughout the City.

Goal L-4: Support development within City Center that is consistent with development commonly found within a dense urban core.


6.4.2 GOALS

Goal PH-1: To ensure that regulations do not have an unreasonable negative impact on the cost or supply of housing.

Goal PH-2: Maintain the strength, vitality, and stability of all residential neighborhoods and types.

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

The Land Use Element of the Comprehensive Plan identifies four goals. This zoning change supports Goals L-1 and L-3. Rezoning to R-4 will help achieve both goals, as the parcels are located along a principal arterial road and are adjacent to the intersection of Idalia and NM 528. This location, currently zoned SU for C-1, would serve as a buffer to the existing neighborhood while creating pedestrian-oriented opportunities and connectivity between future commercial development and the proposed park area.

The Population & Housing Element of the Comprehensive Plan also calls for a variety of housing types to meet the needs of all community members. Medium-density housing options in the area are currently limited. Therefore, we believe this zoning change better supports Goal PH-3 by providing more diverse housing opportunities.

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With the removal of these tracts from the Tampico North SAP, two remaining tracts totaling approximately 23.34 acres would continue to be zoned SU for C-1/retail commercial (Enactments: 02-37; 94-035). We believe this remaining commercial area remains substantial, and even with the proposed rezoning of our tracts to R-4, the overall vision of the City's Comprehensive Plan is still supported. The City's Comprehensive Plan designates this location as a Development Node (Chapter 2, Vision Element, Map VEI-1: Conceptual Development Vision). According to the Comprehensive Plan, Development Nodes are "where a higher concentration of land uses exist in the form of commercial, multi-family, and mixed-use developments." It further states that "incorporating public spaces and mixed uses into a development is an important aspect of creating a vibrant and diverse node."

As part of our ZMA request, we have submitted a master plan demonstrating how these two tracts provide a natural transition between future commercial development and existing R-1 residential areas. Additionally, the zone change and subsequent subdivision will:

- Expand utility infrastructure
- Improve roadways and connectivity to Idalia
- Enhance access to future commercial development
- Add park space for community use

All of these improvements contribute positively to the City's health, safety, morals, and general welfare.

2. *Stability of land use and zoning is desirable; therefore, the applicant must provide a sound justification for the change. The burden is on the applicant to show why the change should be made, not on the City to show why the change should not be made.*

Today, the majority of land zoned for residential use remains R-1, which is limiting land use and the ability to promote a variety of housing options. We feel that this zone change request will help stabilize land use by diversifying the housing options and ensuring future development aligns with the needs of the community, while still promoting the goals of the Comprehensive Plan and the goals of the Strategic Plan as the corner still has +/-23.34 acres of commercial land use available for future commercial growth.

See Map on Page 3 for Zoning Distribution.

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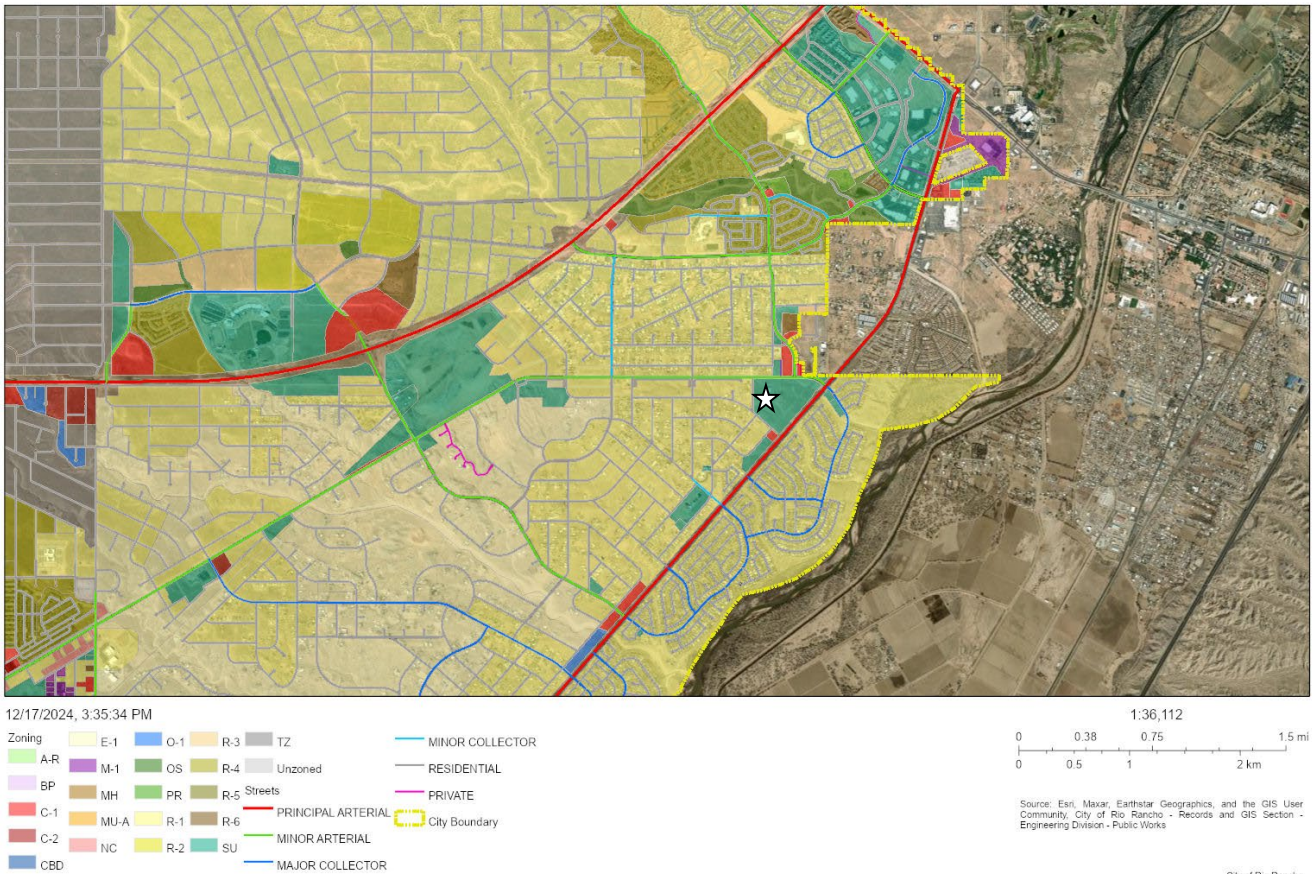
Web Map



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

We believe that changing the zoning designation from SU for C-1 to R-4 strongly supports two of the five key elements outlined in the City of Rio Rancho Comprehensive Plan. These elements emphasize the importance of community-wide facilities and increasing walkability, as well as the need for increased density for residential land uses as the city continues to grow. R-4 zoning would address the demand for medium density housing and it would include plans for a neighborhood park, as well as a connection to the bike lane on Idalia Rd. Currently, the nearest park is 1.5 miles away, making this development a valuable addition to the area. With the zone map amendment and proposed master plan, we are planning on adding 1.526 acres of park land.

1. VISION FOR GROWTH

The vision for the physical development of the City of Rio Rancho emerged from a series of workshops held during the development of the Vision 2020 Integrated Comprehensive Plan (ICP), adopted in 2001. While some aspects of the updating of the Comprehensive Plan have changed, the idea of higher intensity and density growth nodes introduced in the Vision 2020 ICP has not changed. Since the Comprehensive Plan is organized with individual elements that can stand on their own, the Development Services Department will review each element no less than every five years and amend the plan elements as necessary.

The key elements of the Vision include:

- Gateways or entries into the city. More specifically, the identification and creation of gateway and corridor streets where high traffic volumes exist or will exist and specific design criteria will be applied to the type of landscape treatment, intersection details and the types of land uses that are appropriate along gateway and corridor streets to implement the vision conceived during the Vision 2020 ICP workshops.
- The preservation and enhancement of arroyos as an open space corridor is necessary to allow citizens the opportunity to connect with the natural environment. Likewise, utility easements play an important role in the development of open space via multi-use trails. Utilizing arroyos and utility easements allows benefits the City by creating multi-use facilities which are addressed in the City's Strategic Plan and Southern Sandoval County Arroyo Flood Control Authority's (SSCAFCA) Quality of Life Master Plan. Arroyo preservation also contributes to aquifer recharge, flood control, and provides wildlife habitat all of which are sustainability issues that support the City's Strategic Plan which was adopted in March 2009.
- Community wide facilities such as parks, schools, libraries, and senior centers, etc. were deemed important during the Vision 2020 ICP workshops. Where possible, the Vision of the Comprehensive Plan is to link trails, to community facilities in order to increase Rio Rancho's walkability.
- As Rio Rancho grows, the development of higher intensity nodes with high-density residential land uses will be necessary to create transit opportunities, walkable neighborhoods, and complete streets (landscaped medians and sidewalk buffers, transit and bicycle lanes etc.).

2.3.7 URBAN DESIGN

Urban design is best expressed as the visual identity of the built environment of the city. The vision displayed in the Urban Design Element is to incorporate the following design characteristics into future development and revitalization of older developments:

- Focusing growth into areas that the city has available infrastructure so as to not overburden areas that lack adequate infrastructure.
- Create Traditional Neighborhoods that have a balance of land uses and a variety of housing types that are within walking distance of commercial services.

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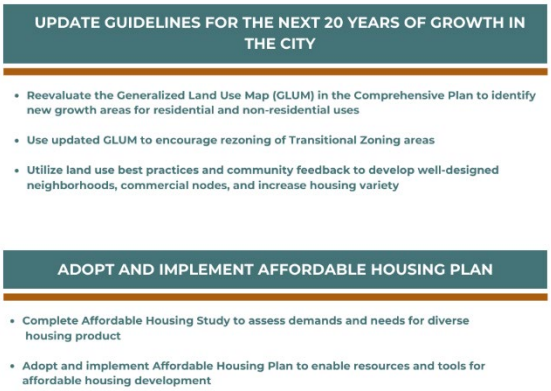
4. *The applicant must demonstrate that the existing zoning is inappropriate because:*
a) there was an error, mistake or is necessary to correct an injustice that occurred when the existing zone map pattern was created, including the placement of a R-1 or transitional zone on an antiquated plat filed before the City's incorporation and adoption of its own Zoning Code or on land annexed by the City, or
b) changed neighborhood or community conditions justify the change, or
c) a different use category is more advantageous to the community, as articulated in the Comprehensive Plan or other City master plan, even though (1) or (2) above do not apply. Applicant's reliance on this provision requires proof that (a) there is a public need for a change of the kind in question, and (b) that need will be best served by changing the classification of the particular piece of property in question as compared with other available property.

We believe that our zone change request meets criteria "b" and "c," as community conditions support the change, in alignment with the goals outlined in the City of Rio Rancho Strategic Plan 2023-2028. One of the goals of the plan is to "identify new growth areas for residential and non-residential uses" and to "increase housing variety." Both the City of Rio Rancho and the community recognize that expanding housing variety and creating new housing opportunities are vital to sustaining the City's continued growth.



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

We attest that the cost of land or other economic considerations are not a determining factor in the zone change request.

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

Not applicable.

(G) A zone change request which would give a zone different from surrounding zoning to one small area, especially when only one premise is involved, is generally called a "spot zone." Such a change of zone may be approved only when:

1. the change will clearly facilitate realization of the Comprehensive Plan and any applicable adopted sector development plan or area development plan; or

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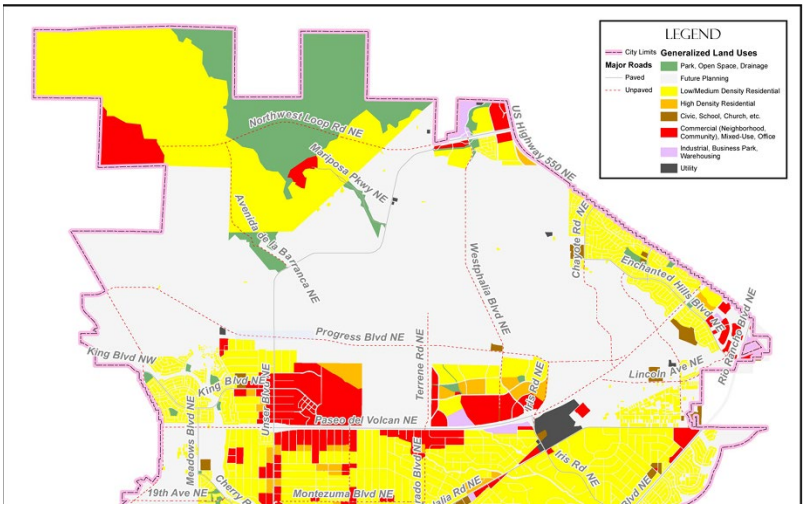
2. *the area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones: because the site is not suitable for the uses allowed in any adjacent zone due to topography, traffic, or special adverse land uses nearby; or because the nature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

We do not believe that changing the zoning on these two parcels from SU for C-1 to R-4 constitutes a "spot zone." Under the current SU for C-1 zoning designation, high-density residential use is already permitted as secondary or above the first floor. The proposed R-4 zoning does not significantly deviate from established uses; rather, it facilitates a smoother transition between surrounding properties. The corner parcel is currently zoned SU for C-1, while the surrounding land is zoned R-1.

Amendment to the Comprehensive Plan

These parcels are currently designated as Commercial (Neighborhood Community), Mixed Use, and Office on the Comprehensive Plan's Map L-2 (Generalized Land Use – Existing and Planned). Should our request for a zone map amendment be approved, we would like to request an update to the Comprehensive Plan to reflect the parcels as Low/Medium Density Residential.



Request for Removal from Tampico North Specific Area Plan

These parcels are included in the Tampico North Specific Area Plan, adopted in 2002. At the time of adoption, the site was designated as SU for C-1, with guidelines for future development focused on transportation and site development plan approval. This specific area plan was created for Tracts A, B, C, and D, as shown in Figure 1, and primarily addressed how these parcels should be developed for retail/commercial use.

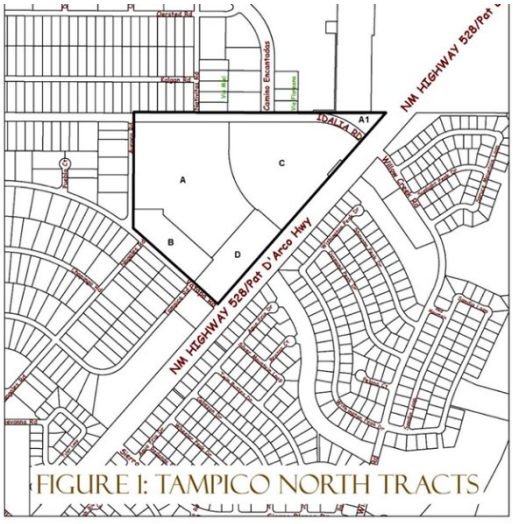


FIGURE I: TAMPICO NORTH TRACTS

The vision guiding the Tampico North Specific Area Plan emphasized the desire to *"provide for development that encourages economic growth, provides for a quality marketplace with a wide range and diversity of jobs and complies with the Urban Design criteria found in the Comprehensive Plan. City Development is charged with being more attentive to future development, more actively involved in its future character and more responsive to future needs."*

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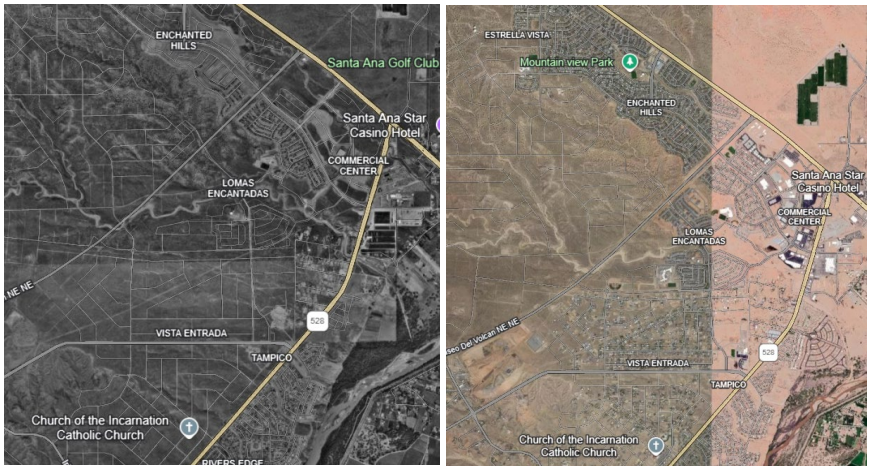
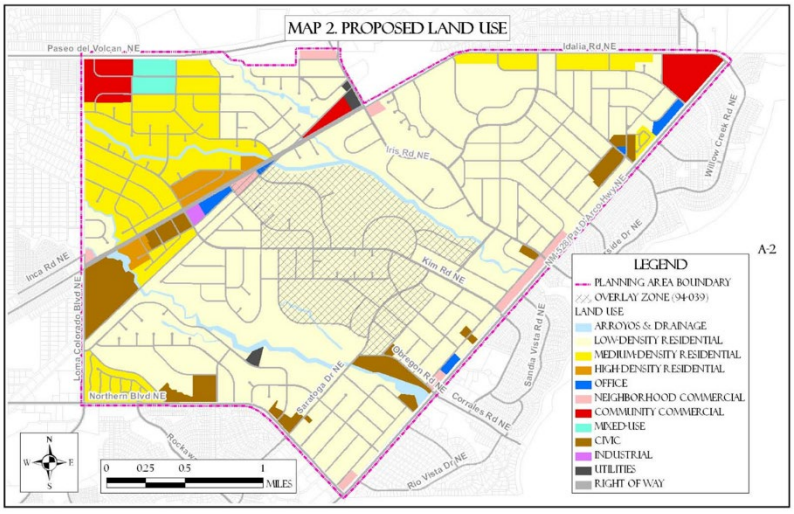
However, despite the original intention to create commercial space and services to reduce residents' need to travel for daily necessities, commercial retail and services have instead developed to the north of the plan area. A comparison of aerial imagery from 2002 to recent images clearly shows significant economic growth and retail development near the intersection of NM Hwy 528 and NM Hwy 550.



Given these changes in the area's development and the increasing demand for diverse housing options, we believe that a zoning change to R-4 would better serve the land use for our parcels. While removing these parcels from the Tampico North Specific Area Plan would allow Tracts C and D to continue development under the original guidelines, it would also allow for a shift in land use that reflects the evolving development patterns since 2002, as well as the growing housing needs within the community. Furthermore, the land use will continue to be guided by its inclusion in the La Barranca Specific Area Plan.

Request for Removal from the La Barranca Specific Area Plan

The La Barranca Specific Area Plan was adopted in 2010. Although these parcels were already included in the Tampico North Specific Area Plan, they were also incorporated into the La Barranca Specific Area Plan and designated as Community Commercial.



We respectfully request removal from the La Barranca Specific Area Plan. The hard corner of Idalia Rd & NM Hwy 528 will remain zoned as SU for C-1. Our proposed zone change provides an effective buffer between the surrounding existing land uses and the potential for C-1 development at the corner. With the removal from the specific area plan, we are submitting, for consideration, the Tampico Master Plan.

TAMPICO DEVELOPMENT, LLC
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Tampico Master Plan
With the request to remove the tracts from the Tampico North Specific Area Plan and the La Barranca Area Plan, we are submitting for review and adoption the Tampico Master Plan to address the proposed land use, transportation & access management, design, utilities, and community amenities.

Tampico Development, LLC respectfully requests that the Rio Rancho Planning and Zoning Board and Governing Body approve our requests for a Zone Map Amendment to change the zoning designation from SU for C-1/Retail Commercial to R-4, amendment to the Comprehensive Plan, Map L-2 Generalized Land Use (Existing and Planned), removal from the Tampico North Specific Area Plan and the La Barranca Specific Area Plan and the adoption of the Tampico Master Plan.

Sincerely,

Tampico Development, LLC
Scooter Haynes
Manager



Tampico
Master Plan

Prepared By:
Tampico Development, LLC
PO Box 9043
Albuquerque, NM 87119

Engineering:
PCW Civil Solutions, LLC
(435) 770-2382

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CONTENTS

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Appendix A: Master Conceptual Site Plan

Appendix B: Conceptual Transportation Plan

Appendix C: Conceptual Utility Plan

Appendix D: Conceptual Drainage Plan

INTRODUCTION

The Tampico Master Planned Community is a 26.17 acre site located near the intersection of NM Highway 528 and Idalia Rd, in Rio Rancho, Sandoval County, New Mexico. Despite the fact that there were Specific Area Plans (SAPs) adopted to anticipate future land use, the site has remained stagnant since the adoption of the Tampico North SAP in 2002 and the La Barranca SAP in 2010. Given the changes in community needs for housing and amenities, the developers, along with the City of Rio Rancho have determined that the land use for this site should be developed under the R-4 zoning designation for single family homes along with the creation of this master plan.

Objectives:

The goals of this master plan are to provide the framework of the proposed subdivision as it relates to the neighborhood access, circulation, conceptual drainage, and conceptual utility plans, along with furthering the goals in the Comprehensive Plan.

Plan Boundary

The master planned area is located near the intersection of Idalia Rd and NM Highway 528 and is comprised of the following parcels:

- Tract "B", of Entrada de Coronado, as the same is shown and designated on the plat entitled "PLAT OF TRACTS B, C AND D, ENTRADA DE CORONADO, COMPRISED OF LOTS 15 THRU 22, BLOCK 87, LOTS 1 THRU 7, BLOCK 88, LOTS 1A AND 2 THRU 6, BLOCK 89, LOTS 1A, 2A, 3A AND 4 THRU 21, BLOCK 90, LA CEIBA, N.E. AND A PORTION OF TAMPICO ROAD, N.E., UNIT SEVENTEEN, RIO RANCHO ESTATES, SITUATE WITHIN TOWN OF ALAMEDA GRANT, CITY OF RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO, JUNE, 2005

- Tract "A", in UNIT NUMBERED SEVENTEEN (17), as the same is shown and designated on the plat entitled "SUMMARY PLAT TRACT "A", A REPLAT OF LOTS 1 THRU 14 AND 23 THRU 30, IN BLOCK 87, LOTS 8 THRU 19, IN BLOCK 88, AND A REPLAT AND VACATION OF NATIVITAS ROAD N.E., UNIT SEVENTEEN, CITY OF RIO RANCHO, TOWN ALAMEDA OF GRANT, SANDOVAL COUNTY, NEW MEXICO

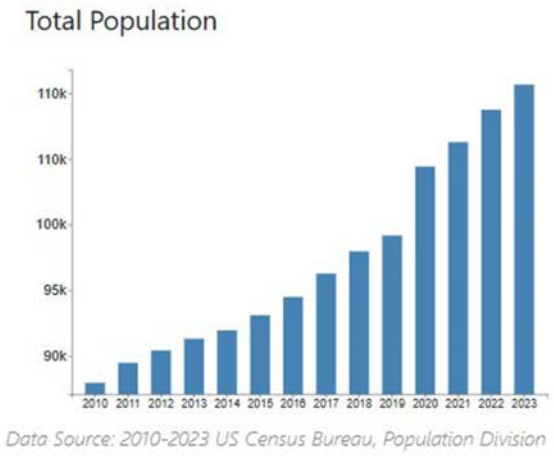
INTRODUCTION CONT.

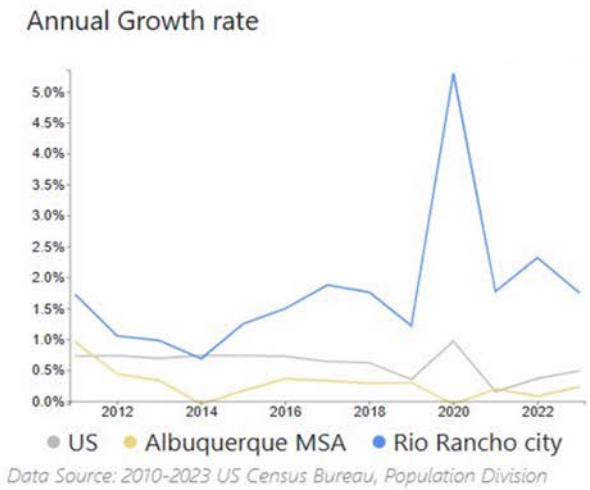


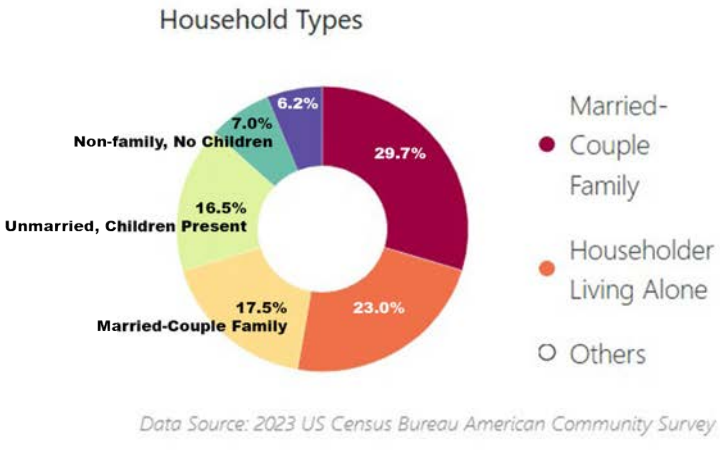
EXISTING CONDITIONS & SITE ANALYSIS

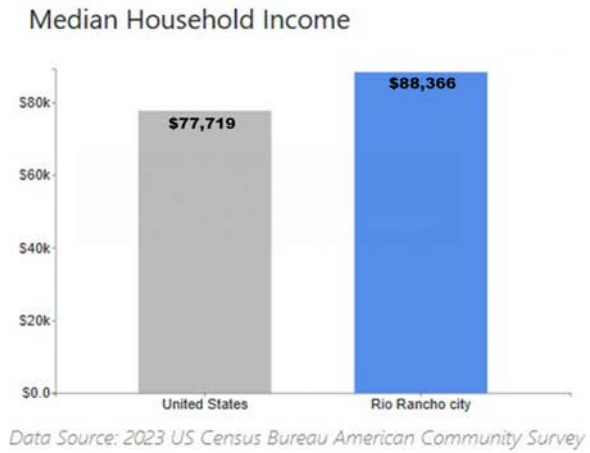
Demographics

The creation of the City or Rio Rancho was the result of AMREP Corporation purchasing 55,000 acres of land on the outskirts of Albuquerque in the early 1960's. By 1971, with the addition of another 35,000 acres, the land area, known as Rio Rancho Estates, was approximately 92,000 acres. In 1981 Rio Rancho was incorporated and as of the 2023 U.S. Census, the population is 110,660. Rio Rancho is the 3rd largest New Mexico city and is one of the fastest growing cities within the region.









Source: Mid-Region Council of Governments, https://www.mrcog-nm.gov/180/Rio-Rancho, May 2025

EXISTING CONDITIONS & SITE ANALYSIS

Natural Environment

The master-planned area is characterized by hilly terrain, sandy soils and rainfall of 8-10 inches per year. This area was previously identified, under the La Barranca SAP, as having Sheppard Loamy Fine Sand, 3-8% slope. Additionally, plants and wildlife in the area "Include chamisa, sand sagebrush, winterfat, mormon tea, broom snakewood, cholla cacti, prickly pear cacti, four-wing saltbrush, yucca, buckwheat, tansy mustard, tumbleweed, fiddleneck, western ragweed, verbena, fleabane, desert senna, kochia, piñon, and oneseed juniper. Local wildlife includes mammals, reptiles, and birds such as coyotes, badgers, kit foxes, prairie dogs, jackrabbits, prairie rattlesnakes, round-tailed horned lizards, lesser earless lizards, and New Mexico whiptails."[1]

There is a natural arroyo, known as the Withington Channel, on the southwest portion of the master planned area. This site is a part of the Willow Creek Watershed Park Management Plan (February 2013) and is included in the Willow Creek - Basin A area.



1 La Barranca Specific Area Plan

PROPOSED LAND USE, ZONING AND DENSITY

Current Land Use and Zoning Designation

Currently Tract A and Tract B are zoned SU for C-1/retail commercial zoning via Enactment: 02-37; 94-035. Both of these tracts are identified as Commercial on the Generalized Land Uses Map in the Rio Rancho Comprehensive Plan. Additionally, both tracts are included in the La Barranca Specific Area Plan and the Tampico North Specific Area Plan.

Historic Land Use and Area Plans

Historically, Tract A was platted via a summary plat that was recorded in 1992. The tract was then partially developed as a school site. Rio Rancho then adopted the Tampico North Specific Area Plan in 2002 and the site was designated as SU for C-1. Additionally, the parcels were also included in the La Barranca Specific Area Plan, adopted in 2010 and the land use continued to be designated as community commercial. Despite the intention to create commercial space and services to reduce residents' need to travel for daily necessities, commercial retail and services have instead developed to the north of the plan area and the area has remained undeveloped.

Proposed Land Use

With the adoption of this master plan and concurrent zone map amendment, Tracts A and B shall be removed from both area plans. The Comprehensive Plan shall be amended to reflect the change in the zoning designation of SU for C-1/retail to R-4. R-4 allows for density of 10.89 DU/acre, however the conceptual plan for this master planned community consists of 118, 50' wide, single family residential lots. Additionally, there will be a 1 acre park for the residents which is connected via sidewalks throughout the subdivision.

PROPOSED LAND USE, ZONING AND DENSITY CONT.

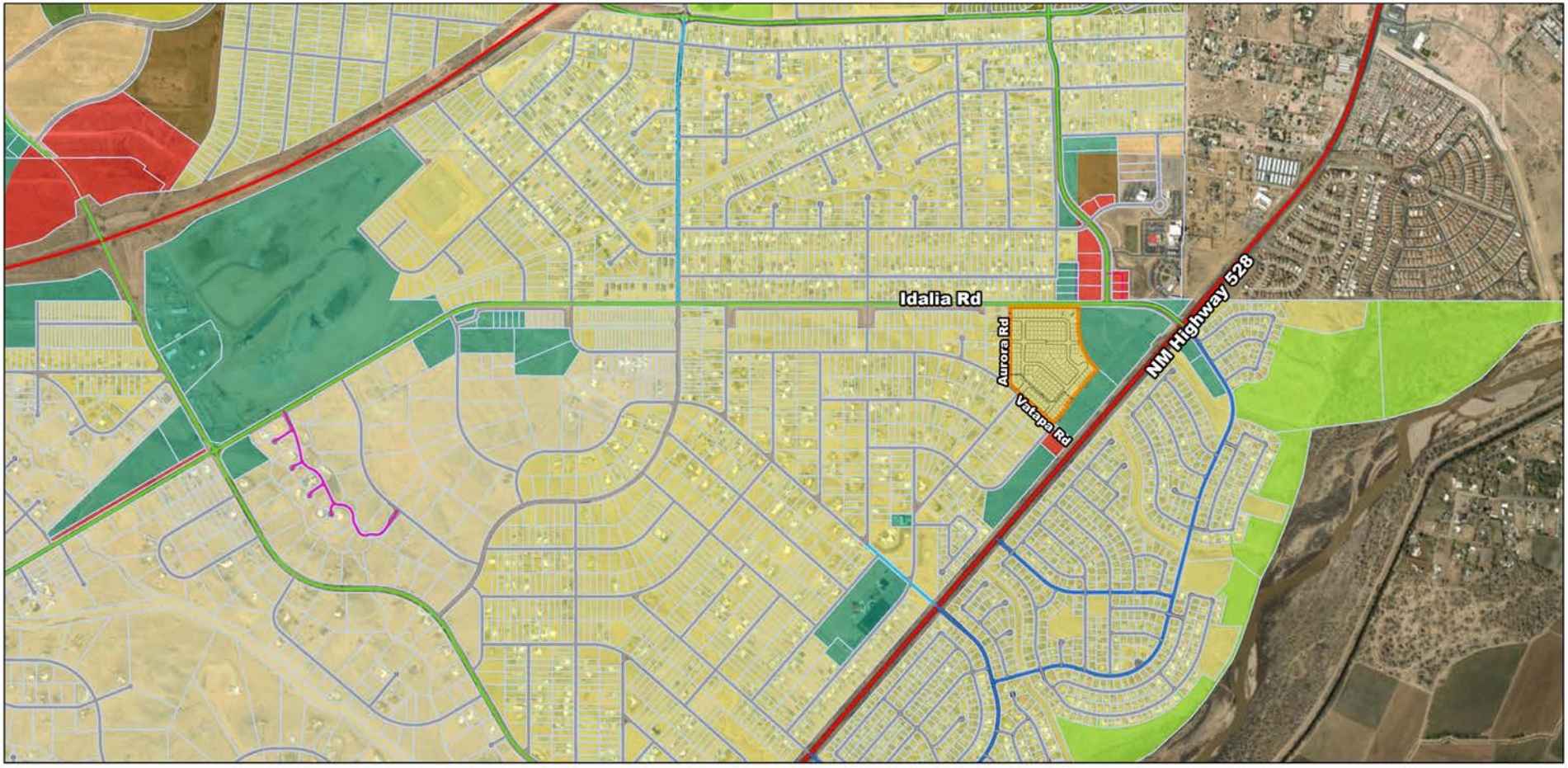
Proposed Land Use and City Goals

Under the current SU for C-1 zoning designation, high-density residential use is already permitted. The proposed R-4 zoning does not significantly deviate from existing land uses; rather, it promotes a smoother transition between adjacent properties. The corner parcel is currently zoned SU for C-1, while the surrounding land is zoned R-1. This zoning configuration allows the City to continue supporting commercial development, as identified in the Comprehensive Plan and existing area plans, while also encouraging housing variety and walkable neighborhood design.

The proposed Tampico Master Planned Subdivision supports two of the five key elements outlined in the City of Rio Rancho Comprehensive Plan. These elements emphasize the importance of developing community-wide facilities, enhancing walkability, and increasing residential density to accommodate the City's ongoing growth. The R-4 zoning designation addresses the demand for medium-density housing and includes plans for a park and a connection to the existing bike lane on Idalia Road. With the nearest park currently located 1.5 miles away, this development would provide a valuable amenity to the neighborhood.

The Tampico Master Planned Subdivision supports the following goals from the Comprehensive Plan:
5.6.2 Goals
Goal L-1: Encourage mixed uses—retail, office, and residential—centered on pedestrian-oriented development along principal arterial roads.
Goal L-3: Maintain a balanced mix of land uses throughout the City.
6.4.2 Goals
Goal Ph-3: Promote a variety of housing types to meet the needs of all community members.

Additionally, the subdivision aligns with the City of Rio Rancho Strategic Plan 2023–2028. This plan includes goals to "identify new growth areas for residential and non-residential uses" and to "increase housing variety." Both City leadership and the community recognize that expanding housing options and creating new residential opportunities are essential to supporting Rio Rancho's continued growth and long-term sustainability.



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Streets
- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- MAJOR COLLECTOR
- MINOR COLLECTOR
- RESIDENTIAL
- PRIVATE
- Parks

Zoning
- A-R
- BP
- C-1
- C-2
- CBD
- E-1
- M-1
- MH
- MU-A
- NC
- O-1
- OS
- PR
- R-1
- R-2
- R-3
- R-4
- R-5
- R-6
- SU
- TZ
- Unzoned
- Parcels

1:18,056

0 0.17 0.35 0.7 mi

0 0.28 0.55 1.1 km

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community, City of Rio Rancho - Records and GIS Section - Engineering Division - Public Works

City of Rio Rancho
City of Rio Rancho - Records and GIS Section - Engineering Division - Public Works | MRCOG-NM,BHI,BernCo GIS, Maxar |

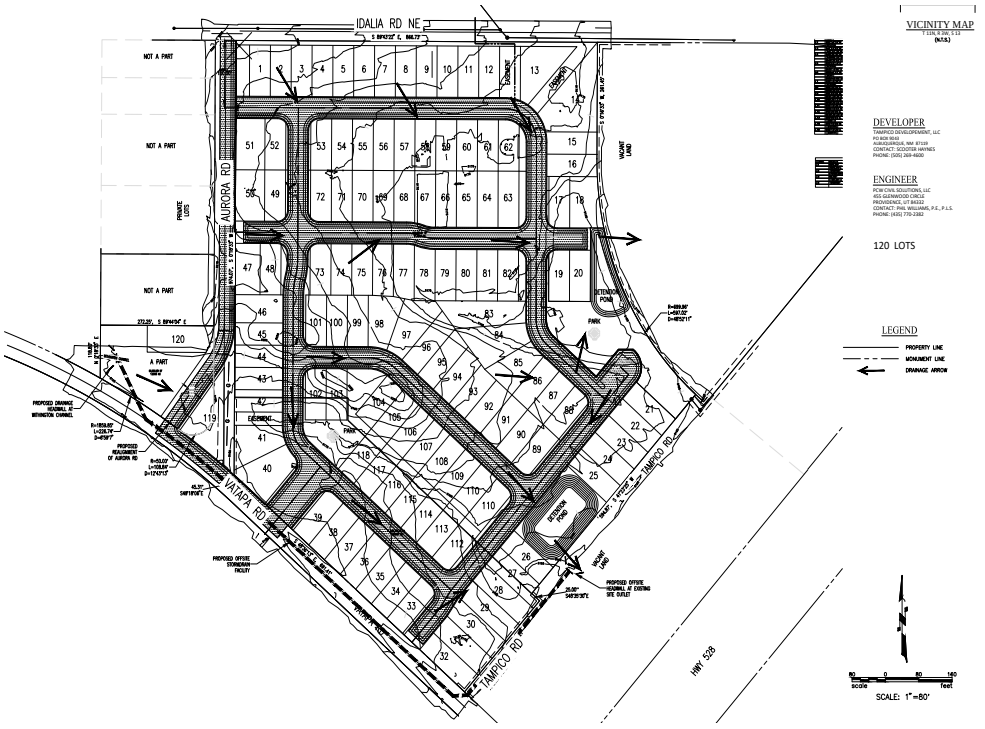
CONCEPTUAL DRAINAGE PLAN

The Southern Sandoval County Arroyo Flood Control Authority (SSCAFCA) has jurisdiction over all drainage channels within Sandoval County. The subject parcels fall under the Willow Creek Watershed Park Management Plan, dated February 2013. This plan includes a proposed storm drain system designed to capture and direct runoff from Willow Creek – Basin B.

As part of the Tampico subdivision development, we propose constructing a segment of this planned storm drain. This portion will collect stormwater near the intersection of Aurora Rd. and Vatapa Rd. and convey it to the existing culvert at NM Highway 528. These improvements are expected to provide drainage benefits to the surrounding residential area.

Stormwater management and water quality discharge will comply with the standards set forth in the Rio Rancho Development Process Manual (DPM) and applicable City of Rio Rancho ordinances.

The following shows the conceptual drainage plan for the master planned area.

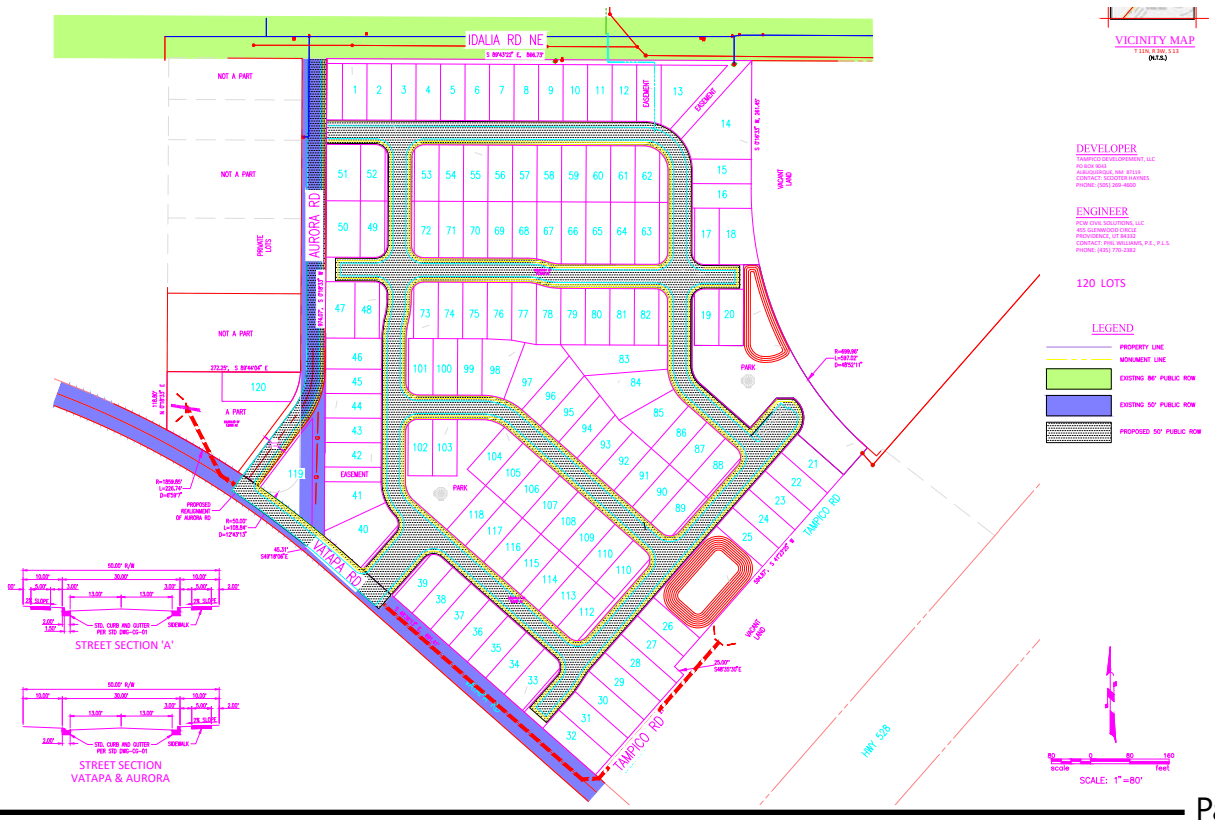


CIRCULATION

The master-planned community is located just southwest of the intersection of Idalia Rd. and NM Highway 528. Access to the community will be provided via Idalia Rd., a minor arterial roadway, as well as Aurora Rd. and Vatapa Rd., both of which are residential streets. Currently, Aurora Rd. and Vatapa Rd. are unimproved and unpaved; however, they will be upgraded as part of the community's development, bringing much-needed infrastructure improvements to the surrounding neighborhood.

All roadways and access points will be designed in accordance with the City of Rio Rancho's requirements, including SAMM spacing standards, the Rio Rancho Development Process Manual (DPM), applicable city ordinances, and approval from the City Fire Marshal. If any aspects of the conceptual design do not meet these requirements, variance requests will be submitted for review and approval.
The following shows the conceptual utility plan for the master planned area.

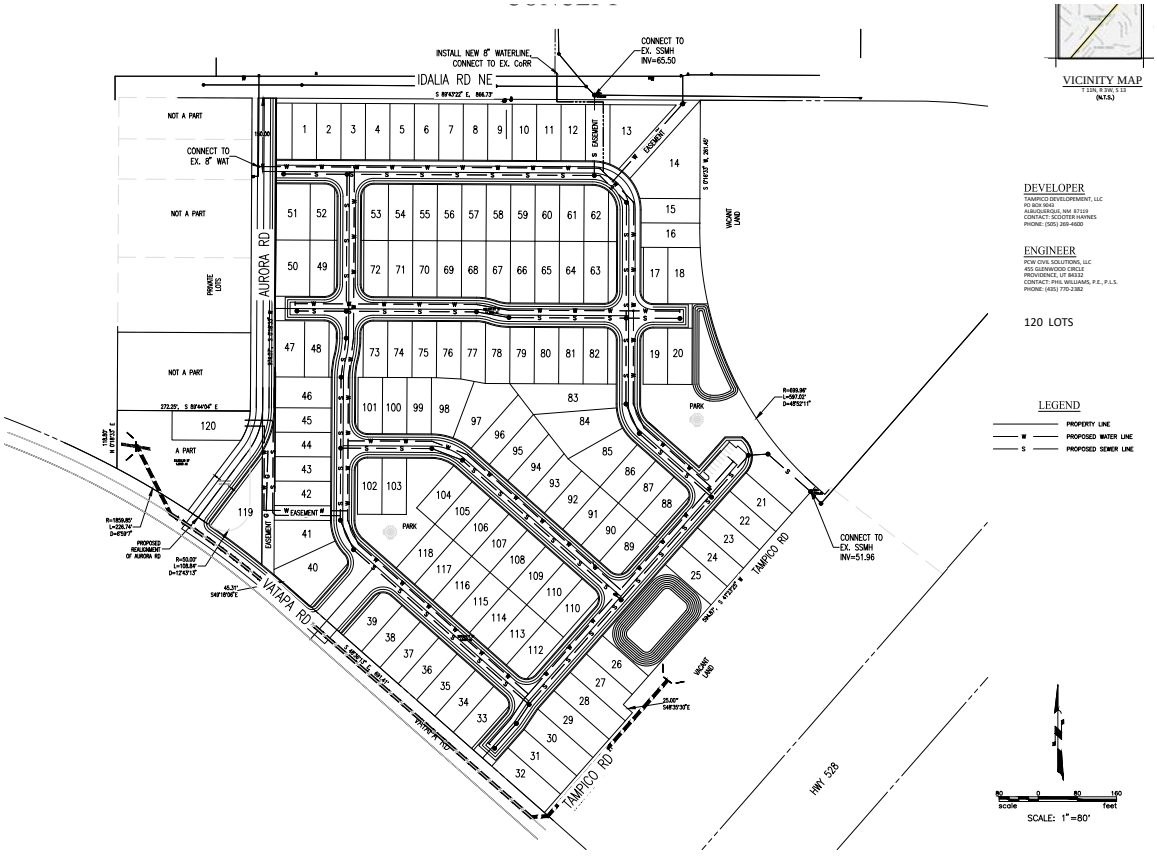
The following shows the conceptual circulation plan for the master planned area.



CONCEPTUAL UTILITY PLAN

The Utilities Department approved the Water and Wastewater Availability for the proposed subdivision with the following comments "Water and Wastewater lines are nearby and line extensions will need to be approved through Development Services Engineering. Connection point will be Idalia and Aurora Rd. Home spacing will be dictated by ISO recommendations from Bohannan Huston Fire Flow Water Model Results. A connection bypassing the Pressure Reducing Valve along the old Nativitas alignment will be required by the developer. Possible 2nd tie into Idalia water line with zone valve closed. Connection Aurora looped back to the Nativitas connection will likely be required to be completed by the developer."

The following shows the conceptual utility plan for the master planned area.



DESIGN GUIDELINES

The developer of this subdivision is requesting R-4 zoning designation. R-4 zoning will permit for 10.89 DU/A with a minimum lot area of 4,000 square feet and a minimum lot width of 40 feet.

Though R-4 will allow for a variety of lot sizes, the conceptual plans are to create 118, 50' wide, single family residential lots, which exceeds the minimum area and width as required by this zoning designation.

The development shall comply with the City of Rio Rancho Municipal Code and the Development Manual Volume II - Design Criteria, which includes walls and fences, signage, lighting, setbacks, landscape and park facilities.

Building design and neighborhood regulations shall be determined by the home builder and the Homeowner's Association (HOA) which shall be established during the development of the subdivision.

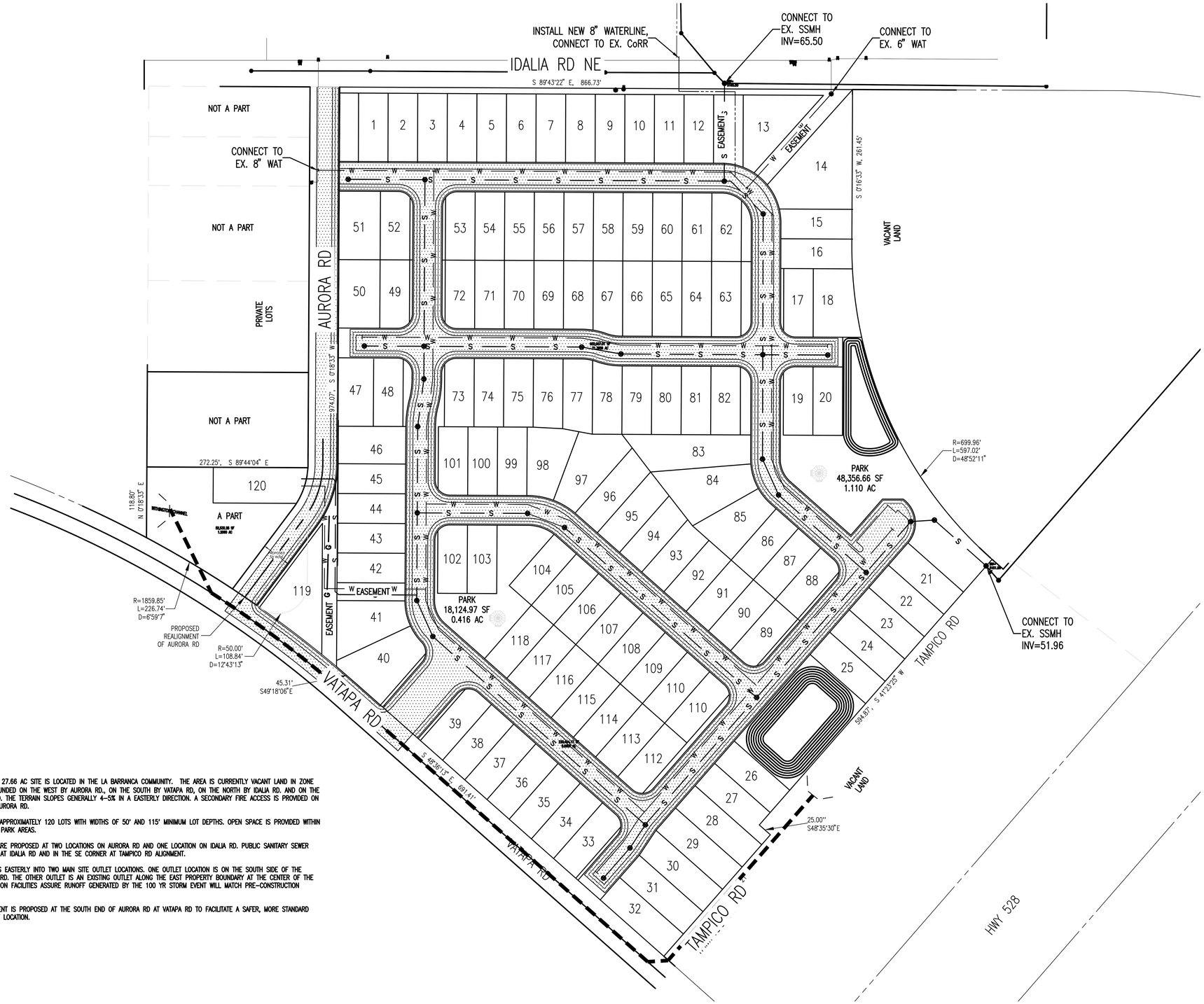
IMPLEMENTATION

This master planned community shall follow the processes and guidelines as outlined by the Rio Rancho Municipal Code and governing documents, which includes the Development Process Manual Volume I & II and the Comprehensive Plan.

Additionally, the developer shall initiate a zone map amendment for certain parcels located within this master plan and alongside the master plan to the Planning and Zoning Board and Governing Body.

There shall be no anticipated phasing of this master planned area.

TAMPICO MASTER SKETCH PLAN





VICINITY MAP
T 11N, R 3W, S 13
(N.T.S.)

DEVELOPER

TAMPICO DEVELOPEMENT, LLC
PO BOX 9043
ALBUQUERQUE, NM 87119
CONTACT: SCOOTER HAYNES
PHONE: (505) 269-4600

ENGINEER

PCW CIVIL SOLUTIONS, LLC
455 GLENWOOD CIRCLE
PROVIDENCE, UT 84332
CONTACT: PHIL WILLIAMS, P.E., P.L.S.
PHONE: (435) 770-2382

120 LOTS

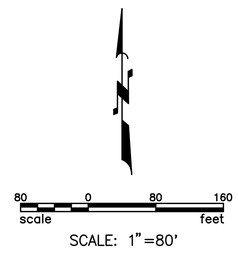
NARRATIVE: THIS 27.66 AC SITE IS LOCATED IN THE LA BARRANCA COMMUNITY. THE AREA IS CURRENTLY VACANT LAND IN ZONE THE SITE IS BOUNDED ON THE WEST BY AURORA RD., ON THE SOUTH BY VATAPA RD, ON THE NORTH BY IDALIA RD. AND ON THE EAST BY VACANT LAND. THE TERRAIN SLOPES GENERALLY 4-5% IN A EASTERLY DIRECTION. A SECONDARY FIRE ACCESS IS PROVIDED ON THE NORTHWEST AT AURORA RD.

THIS MAP PROPOSES APPROXIMATELY 120 LOTS WITH WIDTHS OF 50' AND 115' MINIMUM LOT DEPTHS. OPEN SPACE IS PROVIDED WITHIN VARIOUS TRACTS AND PARK AREAS.

PUBLIC WATER TAPS ARE PROPOSED AT TWO LOCATIONS ON AURORA RD AND ONE LOCATION ON IDALIA RD. PUBLIC SANITARY SEWER TAPS ARE PROPOSED AT IDALIA RD AND IN THE SE CORNER AT TAMPICO RD ALIGNMENT.

STORM RUNOFF FLOWS EASTERLY INTO TWO MAIN SITE OUTLET LOCATIONS. ONE OUTLET LOCATION IS ON THE SOUTH SIDE OF THE PROJECT AT TAMPICO RD. THE OTHER OUTLET IS AN EXISTING OUTLET ALONG THE EAST PROPERTY BOUNDARY AT THE CENTER OF THE SUBDIVISION. DETENTION FACILITIES ASSURE RUNOFF GENERATED BY THE 100 YR STORM EVENT WILL MATCH PRE-CONSTRUCTION CONDITIONS.

A STREET RE-ALIGNMENT IS PROPOSED AT THE SOUTH END OF AURORA RD AT VATAPA RD TO FACILITATE A SAFER, MORE STANDARD INTERSECTION AT THAT LOCATION.



SCALE: 1"=80'

PCW CIVIL SOLUTIONS, LLC.
CONSULTING ENGINEERS
455 GLENWOOD CIRCLE
PROVIDENCE, UTAH 84332
PHONE: (435) 770-2382
PHILLIP C. WILLIAMS, P.E., P.L.S.

PROJECT NAME
TAMPICO ROAD
RIO RANCHO
NEW MEXICO

SHEET TITLE
MASTER SKETCH PLAN

REVISIONS:

DATE	6/12/2025
DESIGN	
DRAWN	
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SUB.	

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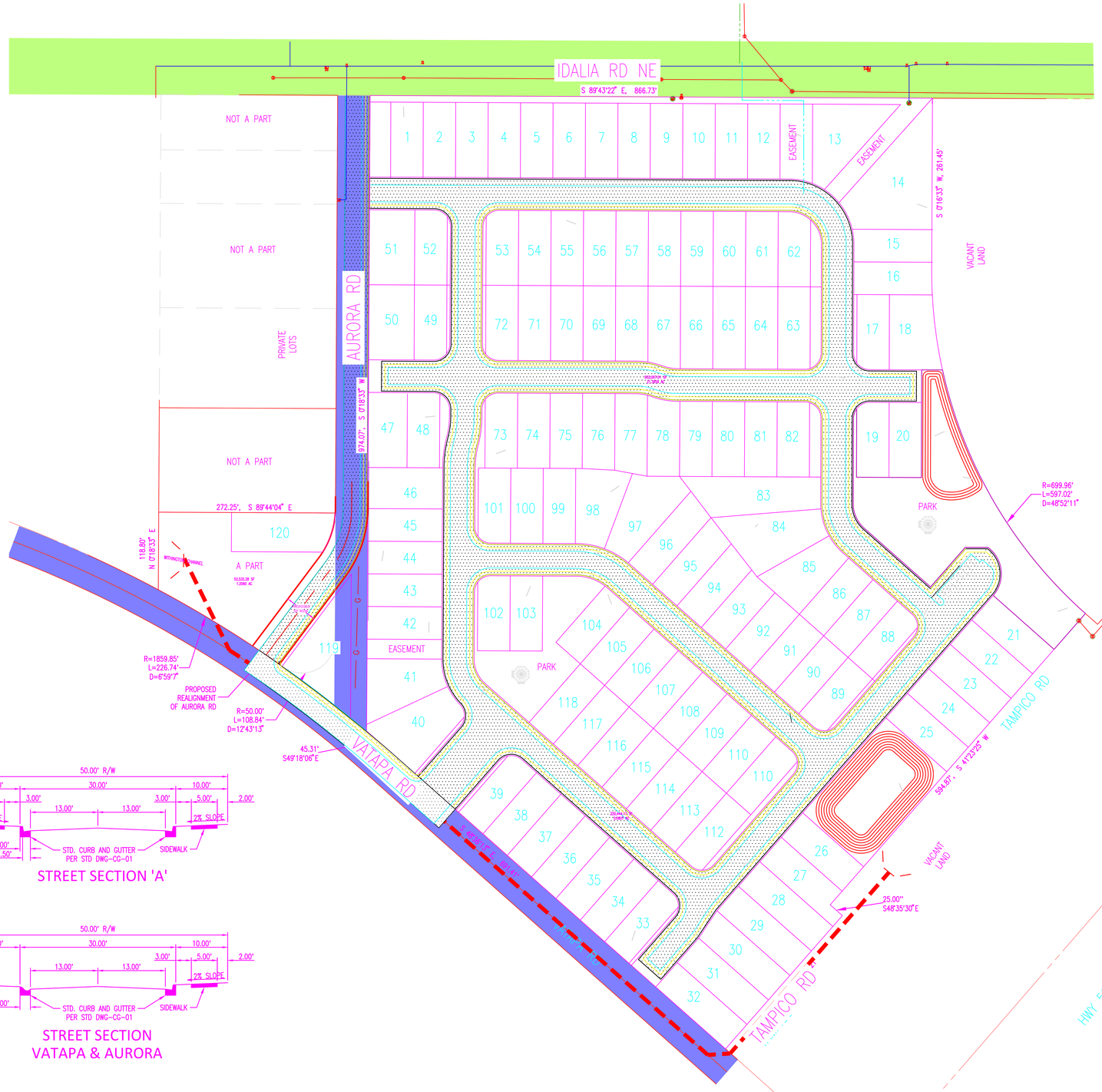
SHEET NO.
1/4

TAMPICO STREET CONCEPT



STREET SECTION 'A'

STREET SECTION
VATAPA & AURORA



VICINITY MAP
T 11N, R 3W, S 13
(N.T.S.)

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120 LOTS

LEGEND

- PROPERTY LINE
- MONUMENT LINE
- EXISTING 86' PUBLIC ROW
- EXISTING 50' PUBLIC ROW
- PROPOSED 50' PUBLIC ROW

80 0 80 160
scale feet

SCALE: 1"=80'

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PROJECT NAME
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NEW MEXICO

SHEET TITLE
STREET CONCEPT

REVISIONS:

DATE	6/12/2025
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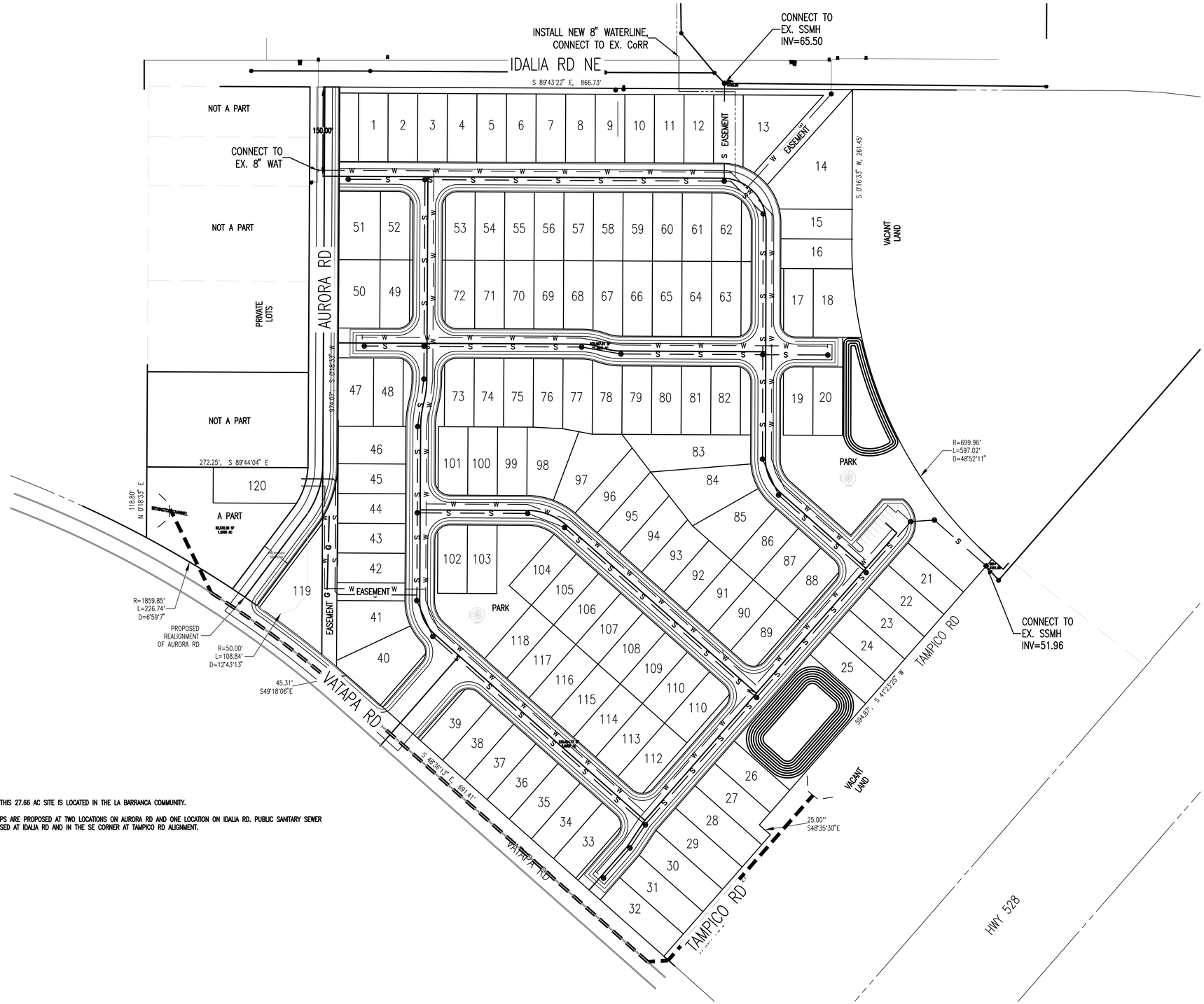
SHEET NO.
4/4

TAMPICO UTILITY CONCEPT





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CONTACT: PHIL WILLIAMS, P.E., P.L.S.
PHONE: (435) 770-2382

120 LOTS

LEGEND

PROPERTY LINE
W PROPOSED WATER LINE
S PROPOSED SEWER LINE

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PROJECT NAME
TAMPICO ROAD
RIO RANCHO
NEW MEXICO

SHEET TITLE
UTILITY CONCEPT

REVISIONS:

DATE	6/12/2025
DESIGN	
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CHK'D	
SUB.	

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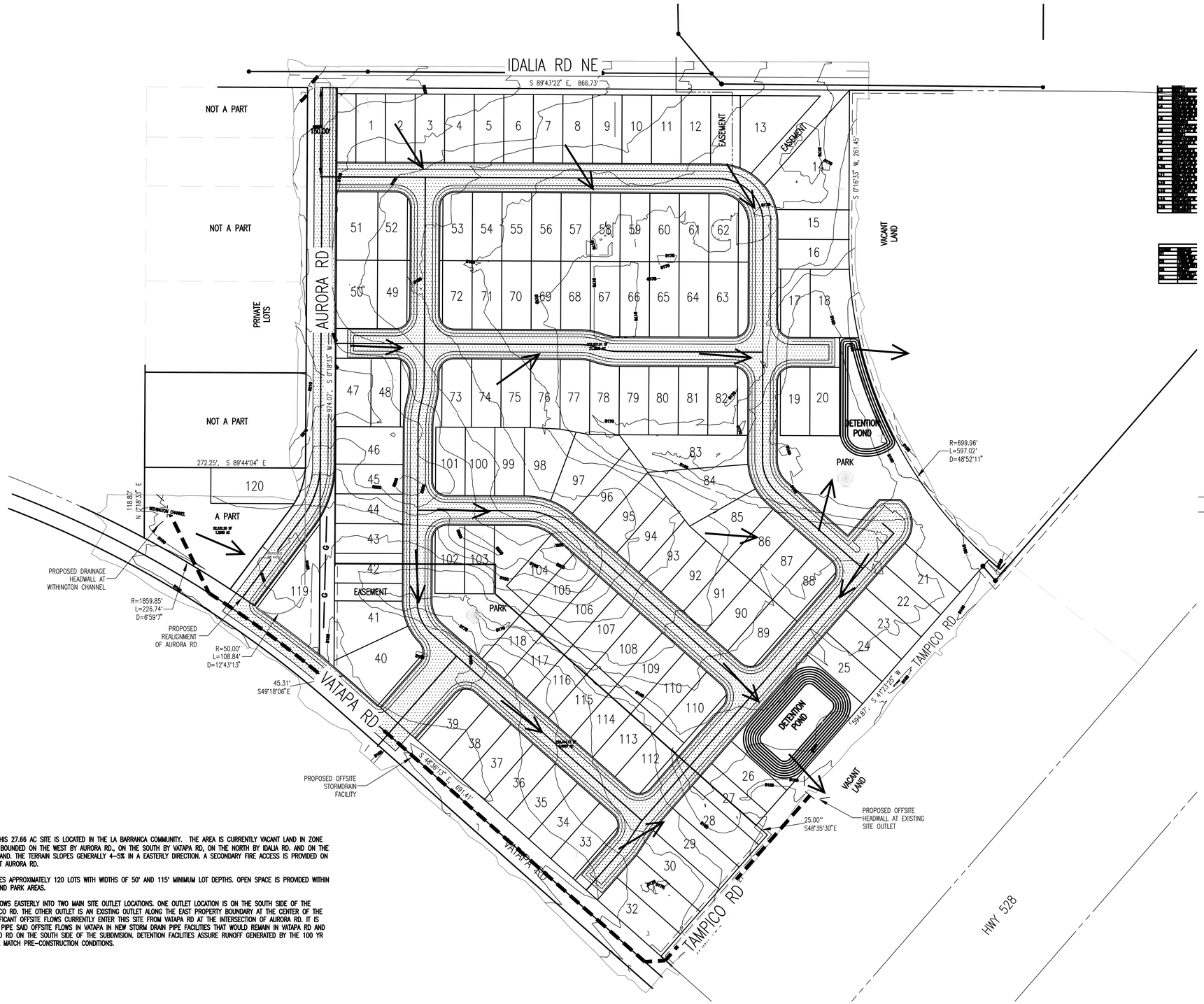
US01

SHEET NO.
3/4

TAMPICO DRAINAGE CONCEPT





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CONTACT: PHIL WILLIAMS, P.E., P.L.S.
PHONE: (435) 770-2382

120 LOTS

LEGEND
- PROPERTY LINE
- MONUMENT LINE
- DRAINAGE ARROW

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80 0 80 160
scale feet

SCALE: 1"=80'

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PROVIDENCE, UTAH 84332
PHONE: (435) 770-2382
PHILLIP C. WILLIAMS, P.E., P.L.S.

PROJECT NAME
TAMPICO ROAD
RIO RANCHO
NEW MEXICO

SHEET TITLE
DRAINAGE CONCEPT

REVISIONS:

DATE	6/12/2025
DESIGN	
DRAWN	
CHK'D	
SUB.	

24011DS01.DWG

DS01

SHEET NO.
2/4

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

March 3, 2024

TO: SCM Partners, LLC
PO Box 9043
Albuquerque, NM 87119

RE: DRC (24-250-00010)

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

Planning and Zoning Division:

1. Zoning - NC: for C-1 per Ordinance No. 41, Enactment No. 02-037
    a. A Zone Map Amendment will be required with a strong justification letter.
        i. Application and checklist is attached.
    b. Staff would prefer R-4 zoning because we feel that it would integrate better with the surrounding area but we are open to R-3 zoning as long as the justification sufficiently supports it.
    c. Neighbors might be opposed to opposed to the zone change because they have larger one acre and half acre lots.
        i. The adjacent community previously has had a strong turnout at meetings to voice their objection for proposed subdivision projects.
        ii. Therefore, neighborhood outreach is encouraged.
    d. The Generalized Land Use Map from the Comprehensive Plan will also need to be amended alongside the ZMA, as it identifies this area as commercial.
2. Specific Area Plans
    a. La Barranca SAP
        i. Land Use Map identifies this area as Commercial.
        ii. Option to either amend the land use of this SAP or remove the property to be excluded from this SAP.
    b. Tampico North SAP
        i. The purpose of this Specific Area Plan is to provide guidelines for future development along a portion of Rio Rancho Blvd (NMSR 528).
        ii. It has been depicted in the Preferred Growth Scenario as suitable for commercial development.
        iii. It is outdated so staff recommends to replace this SAP with an updated one.
            - All owners within this SAP would need to be in agreement and preferably will work together.
            - We wouldn't need a specific lot layout in the updated SAP. The main components we are looking for is a conceptual utility plan, layout for the main roads with access points, and a drainage plan.
            - The SAP amendments can also run concurrently with the ZMA for public hearings. They will both need to go before the Planning and Zoning Board for recommendation to the Governing Body who will vote on the final decision.

Engineering Division:

1. A Water / Waste Water Availability statement from the Utility Division is required. Contact Robert Lujan (891-5061) or Steve Gallegos (896-8715) for additional information. Waterline easements or adjustment may be required for public waterlines.
2. Trip Generation Report is required and an additional Traffic Study may be required for traffic if thresholds exceed those identified per the City of Rio Rancho, Design Process Manual (DPM) Vol II Chapter II.3. Compliance with specific area plan and overlay zone ordinance is required. Please review Paseo Gateway West Specific Area Plan. Section 5 covers Proposed access to the property and outlines a 24' cross lot access easement at the rear of the lot. Access to King may be limited as a right in right out that may be removed as future development occurs in this area.
3. A grading and drainage plan/ report and an erosion control plan are required with future development, and must conform to any currently approved master drainage plan for this area. Storm water drainage and water quality discharge will need to be addressed per the City of Rio Rancho, Design Process Manual (DPM) Vol II Chapter II.2. and City ordinance Chapter 153 EROSION CONTROL; STORM DRAINAGE AND STORMWATER QUALITY. Compliance with master drainage plan prepared for the site. The BMPs and structural treatment control BMPs must include an evaluation by the applicant of the GI/LID practices and a determination and inclusion of the viable BMPs that will be implemented.
4. Engineering drawings are required for development of public and private infrastructure. Work performed in the right-of-way will require a City of Rio Rancho, Right-of-Way Permit and a Traffic Control Plan. Contractors must be licensed and bonded to work in the City of Rio Rancho.
5. https://www.rrnm.gov/FormCenter/Public-Works-Forms-11/GIS-Data-Request-61 is the link to request as-builts from GIS to review existing construction.
6. Contact:
   David Serrano, P.E
   Deputy Director
   O: 505.891.5059
   C: 505.235.5512
   dserrano@rrnm.gov

Fire and Rescue:

1. Requirements will be provided upon development.
2. Contact:
   Gerard Bauer
   Lieutenant | Fire Prevention Officer
   O: 505.896.8357
   gbauer@rrnm.gov

Parks, Recreation & Community Services:

1. If approved to move forward the developer will be required to allocate and improve parkland. It is likely the required acreage would be smaller than the City will accept as public park land and an HOA would need to be created to maintain any park improvements.
2. Parkland allocation is based on 2.83 residents per residence, 3 acres of parkland per 1,000 residents.
3. Park Impact Fees would need to be paid and the amount due per residence can be determined once a Master Plan (if required) and Preliminary Plat have been approved and lot numbers set.

PNM:

1. Contact:
   Ken Maestas
   Environmental Services
   Land Use and Permitting
   O: 505-241-4436
   C: 505-350-2562
   ken.maestas@pnm.com

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

Respectfully,



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

Zone Map Amendment Process & Checklist

Instructions (Please read carefully)

The submittal must include: 1 copy of the application packet

1. A completed application form signed by the owner or agent.
2. If the application is being submitted by an agent, a letter of authorization from the property owner must accompany the application.
3. A justification letter from the applicant must be submitted that addresses § 150.07 (D-G), Policies for Deciding Zone Map Amendments in the Zoning Code.

   A rezoning must be consistent with the health, safety, morals, and general welfare of the City. The burden of proof is on the applicant to show why the rezoning should be made.

   (D) The following policies for deciding zone map change applications pursuant to the City Zoning Code are:

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

   2. Stability of land use and zoning is desirable; therefore, the applicant must provide a sound justification for the change. The burden is on the applicant to show why the change should be made, not on the City to show why the change should not be made.

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

   4. The applicant must demonstrate that the existing zoning is inappropriate because:

      a) there was an error, mistake or is necessary to correct an injustice that occurred when the existing zone map patter was created, including the placement of a R-1 or transitional zone on an antiquated plat filed before the City's incorporation and adoption of its own Zoning Code or on land annexed by the City, or
      b) changed neighborhood or community conditions justify the change, or
      c) a different use category is more advantageous to the community, as articulated in the Comprehensive Plan or other City master plan, even though (1) or (2) above do not apply. Applicant's reliance on this provision requires proof that (a) there is a public need for a change of the kind in question, and (b) that need will be best served by changing the classification of the particular piece of property in question as compared with other available property.

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

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

   (G) A zone change request which would give a zone different from surrounding zoning to one small area, especially when only one premise is involved, is generally called a "spot zone." Such a change of zone may be approved only when:

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

4. If SU zoning designation is requested, an accurate site plan shall be submitted with the application (11" x 17" minimum - folded) (see Site Plan Checklist for site plan requirements)
5. Application and checklist shall be checked for completeness

ZONE MAP AMENDMENT CHECKLIST

WITH THE SUBMITTAL OF THE APPLICATION & CHECKLIST, THE APPLICANT ATTESTS THAT THE FOLLOWING IS SUBMITTED. FAILURE TO ADEQUATELY PROVIDE REQUESTED INFORMATION OR FALSIFYING INFORMATION MAY RESULT IN A CONTINUANCE OR DENIAL OF YOUR CASE (ATTACH ADDITIONAL SHEET IF NECESSARY). Please check if completed

- ☐ Completed application
- ☐ Justification letter for request must address each policy of #3, §150.07 (D-G) listed above
- ☐ Letter of authorization from the property owner if application is submitted by an agent
- ☐ Site Plan and related drawings ("11 X 17" folded to 8.5" x 14") (if SU zoning is requested)
- ☐ List of any original or related file numbers on the cover application
- ☐ Fee

Applicant Signature: _____Date:_____

For Office Use Only

H.T.E. PROJECT# _____

Comments: _____

_____

_____

_____

Staff Signature: _____Date:_____

Hearing Date Assigned: _____

Form revised October 2010

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

PLANNING & ZONING LAND USE APPLICATION

Please check appropriate box

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

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

APPLICANT/AGENT INFORMATION

Applicant Name:		Phone:
Address:		E-Mail:
City:	State:	Zip:
Proprietary Interest:	List Owners:	
Deed or Ownership Verification Provided: (Initials)	Letter of Authorization Provided: (Initials)	
Agent Name:		Phone:
Address:		E-Mail:
City:	State:	ZIP Code:

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

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit :	Block(s):	Lot(s):
Existing Zoning:	Proposed Zoning:	
No. of existing lots:	No. of proposed lots:	Total area of site (acres)

ACKNOWLEDGEMENT

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

Print Name:	Applicant:	Agent:
Signature:		Date:

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

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

January 23, 2025

Nicosha Schedlbauer, CCIM
Tierra West, LLC
5571 Midway Park Pl. NE
Albuquerque, NM 87109

Re: Water Wastewater Availability Approval for Tampico Road Subdivision, Approximately 118 lots. Connection needs to be made at Nativitas and Idalia into higher pressure zone. Homes will likely need individual pressure reducing valves on the customer side. Installation and maintenance are responsibility of the customer/home builder/developer.

Dear Mrs. Schedlbauer:

The Utilities Department approves the Water and Wastewater Availability for U10 as described above. Water and Wastewater lines are nearby and line extensions will need to be approved through Development Services Engineering. Connection point will be Idalia and Aurora Rd. Home spacing will be dictated by ISO recommendations from Bohannan Huston Fire Flow Water Model Results. A connection bypassing the Pressure Reducing Valve along the old Nativitas alignment will be required by the developer. Possible 2nd tie into Idalia water line with zone valve closed. Connectio on Aurora looped back to the Nativitas connection will likely be required to be completed by the developer.

Approval of this availability statement does not imply or suggest approval of zoning changes, construction plans, conceptual layouts, or any other requirements that may be conditions of approval for this development. This statement merely represents a commitment from the City that, if all other necessary approvals are obtained, and the completion of the proposed water and wastewater system improvements, this development will be allowed to be served by the City's water and wastewater systems as described above.

If a fire flow test is performed for the site, results are to be turned into the Utilities Administration Attn: Steve Gallegos and Fire Marshall or designee. The test is to be coordinated with the System Maintenance Crews at 896-8287. The System Maintenance Crews are the only personnel authorized to operate valves in the City of Rio Rancho. The developer is responsible for paying for a fire flow test from a certified tester.

Please refer to the City of Rio Rancho Web Site for additional water and sewer information. Design Criteria and Standard Details are located on the following web address: http://ci.rio-rancho.nm.us/index.asp?NID=482 Departments, Public Works, Design Criteria and Standards Details, Water and Wastewater.

Contacts for additional information and guidance: Development Services: 505-891-5005
Engineering Division: 505-891-5016 Environmental: **Backflow Prevention 505-896-8816 and Industrial Pollution Pretreatment Program (Commercial Wastewater Survey and Grease Interceptors) 505-891-5017.** Water pressure will need to verified by the developer. If water pressure exceeds 80 psi, individual pressure reducing valves will be needed on the homes or business at the cost and responsibility of the customers.

This Availability Statement will expire unless construction starts within 18 months of approval by the Utilities Department and is complete within 3 years of approval. If you have questions regarding this Availability Statement, please contact me at 891-5046.

Sincerely,

Steve Gallegos

Steve Gallegos,

December 6, 2024

To Whom it May Concern:

Webb Family Trust and Mark Conkling and Patricia Conkling, Owners of the property legally known as, Entrada De Coronado Tract: B Plat 2602-A Form Unit 17 Blk 87 Lot 15-22, located within City of Rio Rancho, Sandoval County, New Mexico, authorizes Supreme Investments, LLC or assigns to act as Agent on behalf of the Owner with regard to the design and approval of all necessary steps related to the development process of the aforementioned property, including the regulatory and permitting process for a zone map amendment, subdivision of land, preliminary/final platting actions, variance requests, master plan (if required), amending the Rio Rancho Comprehensive Plan to update the Generalized Land Use Map, amending or removing the property from the La Barranca SAP, and lastly, replacing, amending or removing the property from the Tampico North SAP.

Sincerely,

Peter C. Webb

Peter Webb
Date: Dec. 11, 2024

Mark Conkling
Date: 12.12.24

Authentisign ID: 222462EC-ABCE-EF11-88CF-002248299057

September 3, 2024

To Whom it May Concern:

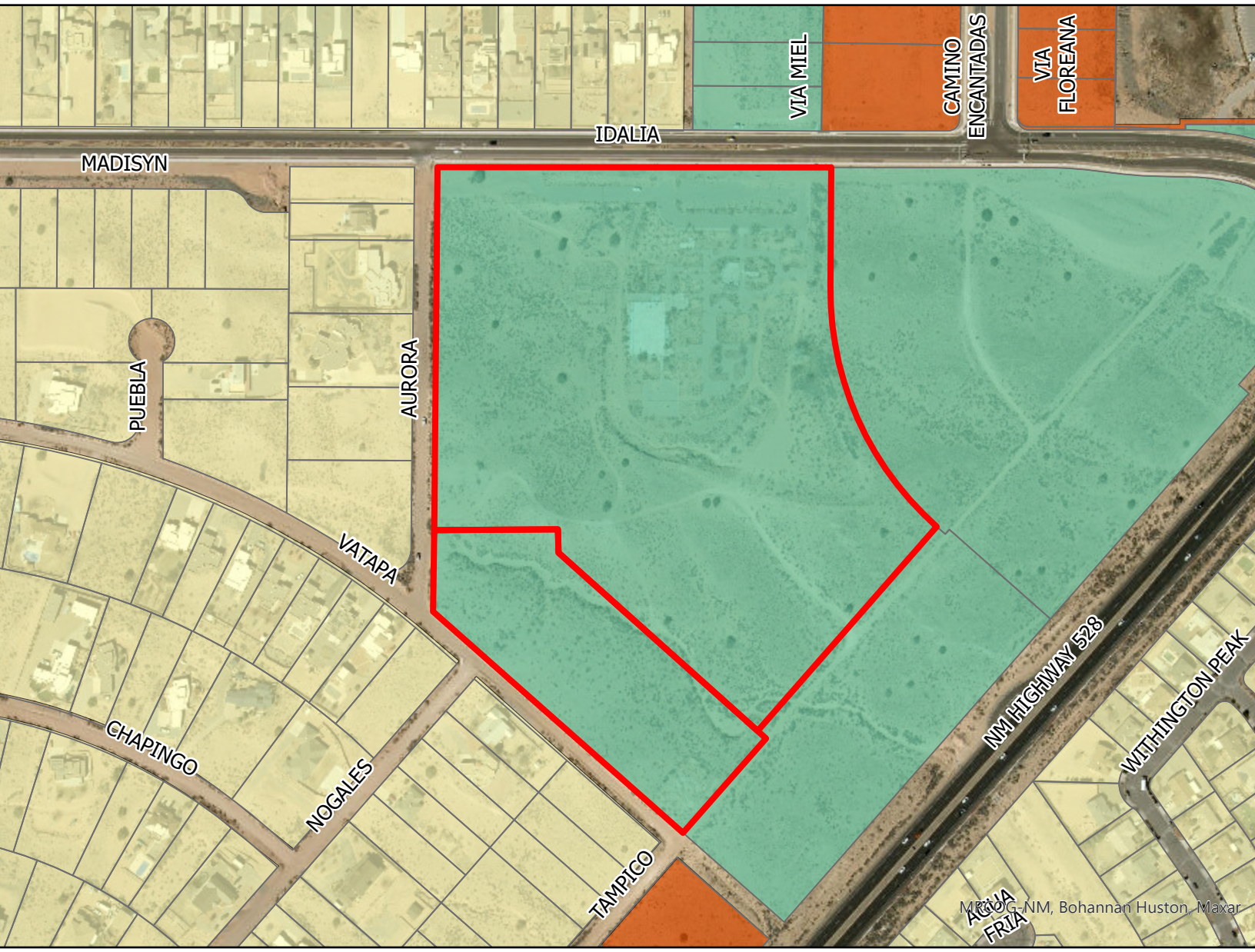
Rio Investments, a New Mexico General Partnership, Owner of the property legally known as, Subd: Rio Rancho Estates Unit: 17 Tract: A, located within City of Rio Rancho, Sandoval County, New Mexico, authorizes Supreme Investments, LLC or assigns to act as Agent on behalf of the Owner with regard to the design and approval of all necessary steps related to the development process of the aforementioned property, including the regulatory and permitting process for a zone map amendment, subdivision of land, preliminary/final platting actions, variance requests, master plan (if required), amending the Rio Rancho Comprehensive Plan to update the Generalized Land Use Map, amending or removing the property from the La Barranca SAP, and lastly, replacing, amending or removing the property from the Tampico North SAP.

Sincerely,

AuthentiSIGN
Kevin Reid 01/09/25

Kevin Reid
Managing Member
Rio Investments, a New Mexico General Partnership

TAMPICO NORTH



Legend

- Subject Properties

Zoning

- C-1
- R-1
- SU

0 0.03 0.05 0.1 Miles

N W E S

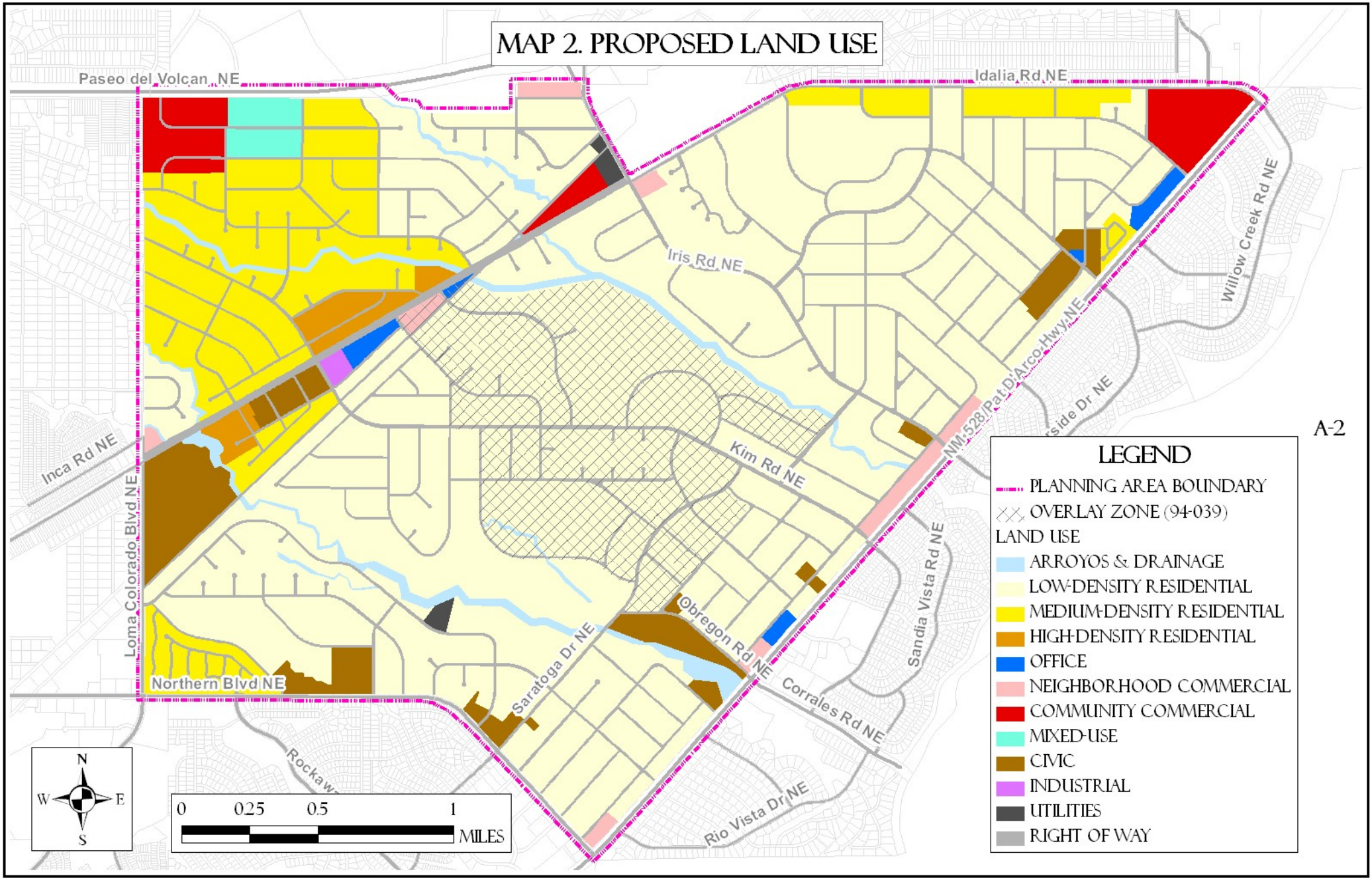
GIS Moving Spatial Data Forward

Rio Rancho City of Vision

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

Map courtesy of Ben Isaacs, 3/5/2025

MAP 2. PROPOSED LAND USE



A-2

Planning and Zoning Board
of the
City of Rio Rancho

MINUTES

JULY 8, 2025
6:00 PM
Council Chambers, City Hall

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

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

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

CONSENT CALENDAR

1) June 24, 2025 Planning and Zoning Board Meeting Minutes

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

ELECTION OF OFFICERS

- Fred Radosevich nominated Scottie Richardson to serve as the Planning and Zoning Board Chair.
  YES: Scottie Richardson, Fred Radosevich, Robert Gabaldon, Andrea Hankins, Lisa Hardisty, Sal Tortorici
  NO: (None)

- Scottie Richardson nominated Robert Gabaldon to serve as the Planning and Zoning Board Vice-Chair.
  YES: Scottie Richardson, Robert Gabaldon, Fred Radosevich, Andrea Hankins, Lisa Hardisty, Sal Tortorici
  NO: (None)

STAFF PRESENTATIONS, REPORTS AND COMMENTS

2) Planning and Zoning Monthly Building Activity Report - June 2025
3) Planning and Zoning Monthly Summary Plat Report - June 2025

PUBLIC HEARINGS

4) The applicant, Rio Rancho Road Runners, LLC., through their agent, Tierra West, LLC., requested approval of a Subdivision Variance to Chapter 155.43 Easements requiring internal 5-ft public utility easements on all side and rear lot lines for the proposed Santorini at Arrowhead East Subdivision.

Staff member, Tim Dvorak presented items #4 and #5 concurrently, recommending approval with findings and conditions, and stood for questions.

Agent, Sergio Lozoya presented on the item and stood for questions.

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

5) The applicant, Rio Rancho Road Runners, LLC., through their agent, Tierra West, LLC., requested approval of a Preliminary Plat for the Santorini at Arrowhead East Subdivision, to be comprised of 77 Lots and 8 Tracts zoned SU: Special Use District for Planned Residential Development.

Staff member, Tim Dvorak and agent, Sergio Lozoya had no further comments.

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

6) The applicant, Thomas Fitzpatrick, requested approval of a Variance to the maximum height allowed in the front setback area to allow for an existing 5' fence on the subject property of 3606 Ann Circle SE, legally described as U16, Blk 13B, Lot 7.

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

Applicant Thomas Fitzpatrick spoke on the item and stood for questions.

Member of the public, Richard Marshall spoke in favor of the item.

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

7) The applicant, Tampico Development, LLC, requested approval of Specific Area Plan Amendments to the Tampico North Specific Area Plan and the La Barranca Specific Area Plan. The proposed amendments to the Tampico North Specific Area Plan and the La Barranca Specific Area Plan call for the removal of the subject properties legally described as Unit 17, Block 87, Tract A and EDC, Tract B from the plans.

Staff member, Ben Isaacs presented items #7, #8 and #9 concurrently, recommending approval with findings, and stood for questions.

Applicant, Nicosha Schedlbauer presented on the item and stood for questions.

The following members of the public spoke against the item:

- Melissa Edwards
- Mark Bennett
- John Gehling
- Josh David

- Kimberly Jennison-Sample
- Suzanne Fessenden
- Jamie David
- Janet Burnside

Member of the public, Michael Castillo spoke against the item after being administered the oath virtually.

Scottie Richardson moved to approve Item #7. Seconded by Lisa Hardisty.

Commissioner Hardisty and Commissioner Gabaldon provided comments on the item. Applicant, Nicosha Schedlbaur answered Vice-chair Richardson's questions on paving improvements. Commissioner Tortorici's questions regarding traffic studies were addressed by Ms. Schedlbauer and Development Services Director, Amy Rincon. Chairman Radosevich provided comments on the item and his questions were answered by Ms. Schedlbauer.

The motion failed by a vote of **1 FOR** and **5 AGAINST**
YES: Sal Tortorici
NO: Scottie Richardson, Fred Radosevich, Robert Gabaldon, Andrea Hankins, Lisa Hardisty

8) The applicant, Tampico Development LLC, requested approval of the Tampico Master Plan.

Staff member, Ben Isaacs had no additional comments.

Applicant, Nicosha Schedlbauer spoke on the item and stood for questions.

The following members of the public spoke against the item:
- Josh David
- Melissa Edwards

Scottie Richardson moved to approve item #8. Seconded by Robert Gabaldon.

Vice-Chair Richardson commented on the item. Commissioner Tortorici and Commissioner Hardisty provided some clarification. Vice-chair Richardson, Chairman Radosevich and Commissioner Tortorici discussed and had some questions on the process, which were answered by Development Services Director, Amy Rincon.

The motion failed by a vote of **1 FOR** and **5 AGAINST**
YES: Sal Tortorici
NO: Scottie Richardson, Fred Radosevich, Robert Gabaldon, Andrea Hankins, Lisa Hardisty

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

Staff member, Ben Isaacs and applicant, Nicosha Schedlbauer had no additional comments.

Robert Gabaldon moved to approve #9. Seconded by Scottie Richardson.
The motion failed by a vote of **1 FOR** and **5 AGAINST**
YES: Sal Tortorici
NO: Scottie Richardson, Fred Radosevich, Robert Gabaldon, Andrea Hankins, Lisa Hardisty

10) The applicant, AMREP Southwest, Inc, through their agent, Consensus Planning Inc., requested approval of a Master Plan Amendment to the Papillon Master Plan, to add 218.91 acres (191 lots) to the plan.

Staff member, Liz Ruiz Carlos presented items #10 and #11 concurrently, recommending denial to the Governing Body with findings and conditions, and stood for questions.

Agent, Jim Strozier presented on the item and stood for questions.

The following members of the public spoke against the item:

- Eric Gregory
- Pat Jilek

Lisa Hardisty moved to approve Item #10. Seconded by Robert Gabaldon.

Commissioner Tortorici's questions on ownership discrepancies were clarified by Planning and Zoning Manager, Brian Babyak and Development Services Director, Amy Rincon. Commissioner Hardisty, Chairman Radosevich and Commissioner Hankin's questions were answered by Ms.Rincon, applicant, Jarrod Likar and agent, Jim Strozier. Ms. Rincon provided clarification on several items brought forth in the presentations.

The motion failed by a vote of **2 FOR** and **4 AGAINST**
YES: Robert Gabaldon, Andrea Hankins
NO: Scottie Richardson, Fred Radosevich, Lisa Hardisty, Sal Tortorici

11) The applicant, AMREP Southwest, Inc, through their agent, Consensus Planning Inc., requested approval of a Zone Map Amendment for 307.78 acres from TZ: Transitional Zoning and OS: Open Space to R-2: Single Family Residential, R-4: Single Family Residential, R-1: Single Family Residential, and C-1: Retail Commercial.

Staff member, Liz Ruiz Carlos and agent, Jim Strozier had no further comments and stood for questions.

Member of the public, Randall Hooper spoke against the item:

Lisa Hardisty moved to approve Item #11. Seconded by Scottie Richardson.
The motion passed by a vote of **4 FOR** and **2 AGAINST**
YES: Scottie Richardson, Robert Gabaldon, Andrea Hankins, Sal Tortorici
NO: Fred Radosevich, Lisa Hardisty

DISCUSSION AND DELIBERATION

COMMENTS BY BOARD MEMBERS

Chairman Radosevich congratulated the newly elected Chairman and Vice-Chairman.

PUBLIC FORUM

ADJOURNMENT

Lisa Hardisty moved to adjourn the meeting. Seconded by Scottie Richardson.

Chairman Radosevich adjourned the meeting at 8:35 PM.

APPROVED THIS 22nd DAY OF JULY 2025.

_____
Scottie Richardson, Chairman

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

March 14, 2025

TO: Tampico Development, LLC
P.O. Box 9043
Albuquerque, NM 87119

RE: Case 25-100-00003, 25-410-00002

The following are the comments and feedback received regarding the Zone Map Amendment and Specific Area Plan Amendments.

Parks, Recreation and Community Services:

- If approved, the development will be required to provide adequate developed parkland to meet the needs of high-density residential development within the ZMA area, and at this time the acreage required would be based on three acres of developed park land per 1,000 residents (where it is assumed there are 2.83 residents per residence).
- The City will not accept dedication of parks smaller than three acres in size. Any smaller parks would be owned and operated by an HOA and park impact fees would still be required.

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

Respectfully,



Ben Isaacs
Municipal Planner I
Development Services Department
City of Rio Rancho
(505) 891-5035 bisaacs@rrnm.gov

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

July 23, 2025

RE: Zone Map Amendment, Master Plan, and Specific Area Plan Amendments, Case No. 25-100-00003, 25-400-00004 & 25-410-00002
Tampico North - Unit 17, Block 87, Tract A and EDC, Tract B

Dear Property Owner:

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

The applicant, Tampico Development, LLC, requests approval of a Zone Map Amendment to change the zoning of the two subject properties legally described as Unit 17, Block 87, Tract A and EDC, Tract B from SU: Special Use for C-1/Retail Commercial to R-4: Single Family Residential. The subject properties comprise approximately 26.51 acres.

The applicant, Tampico Development, LLC, also requests approval of the Tampico Master Plan and amendments to the Tampico North and La Barranca Specific Area Plans for the removal of the subject properties from these plans.

The **Governing Body** will consider the request and decide their approval on **Thursday, August 14, 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 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/85180741871?pwd=T3BlSHVpWkp6d3dDRmlHd3k2VzYvUT09.
Meeting ID: 851 8074 1871 Passcode: **026819** Join via phone: 1-253-215-8782 US

Please contact me via e-mail me at bisaacs@rrnm.gov or call me at 505-891-5035, 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.

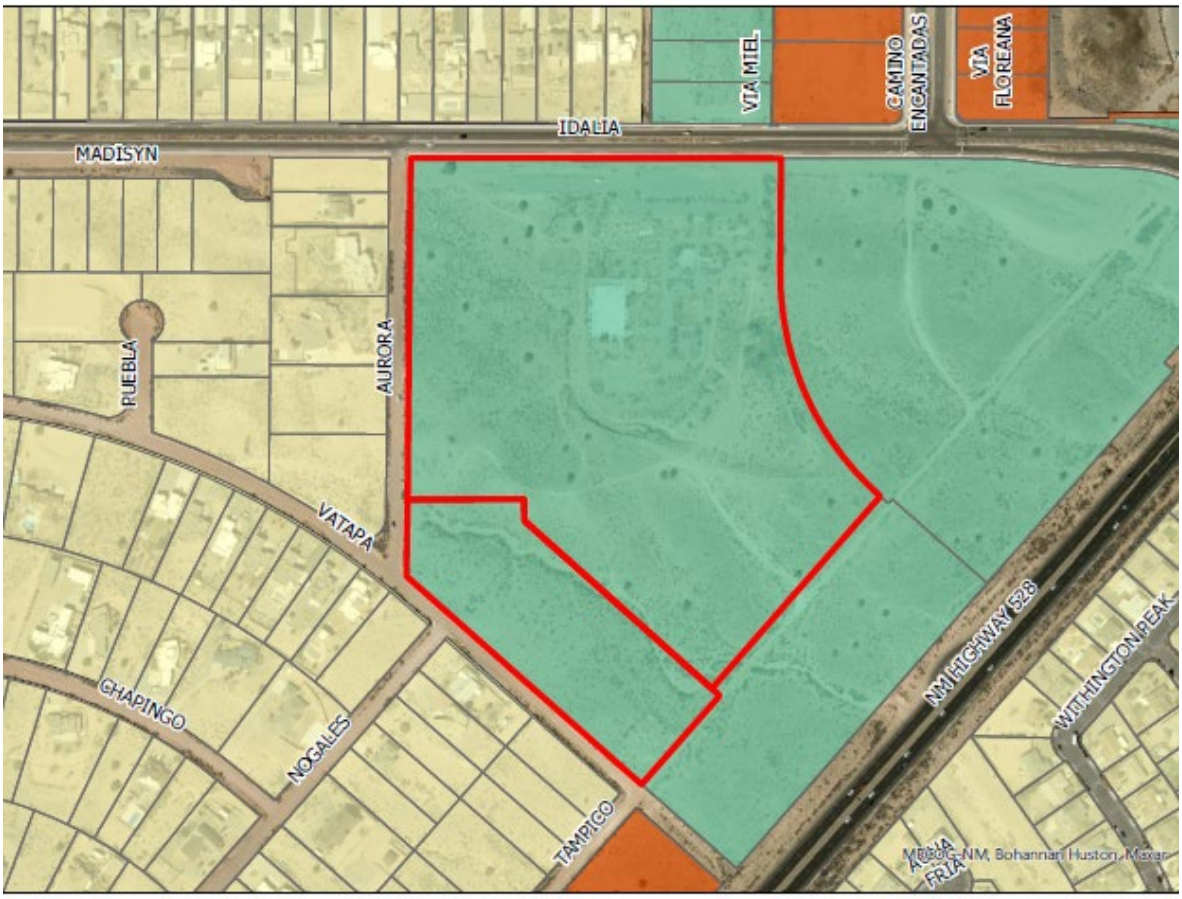
Respectfully,

Ben Isaacs
Municipal Planner I
Development Services Department
City of Rio Rancho

The City of Rio Rancho

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

TAMPICO NORTH



Legend

- Subject Properties

Zoning

- C-1
- R-1
- SU

0 0.03 0.05 0.1 Miles

N W E S

GIS Moving Spatial Data Forward

RioRancho City of Vision

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

Map courtesy of Ben Isaacs, 3/5/2025

CITY OF RIO RANCHO
PUBLIC HEARING NOTICE

The GOVERNING BODY of the
CITY of RIO RANCHO will consider the following matters at its regularly scheduled meeting at 6:00 p.m. on Thursday, August 14, 2025:

Site Plan
Case #25-160-00007

The applicant, Atrisco Solar II LLC, c/o Clenera, LLC, through their agent, Consensus Planning, Inc., is also requesting a site plan approval for a solar generation, storage and distribution system on the subject properties: Lands of Quail Ranch, Tracts 1-A, 2-C and 2-D.

Zone Map Amendment Request #25-100-00003
The applicant, Tampico Development, LLC, requests approval of a Zone Map Amendment to change the zoning of the two subject properties legally described as Unit 17, Block 87, Tract A and EDC, Tract B from SU-C1: Special Use for Retail Commercial to R-4: Single Family Residential. The subject properties comprise approximately 26.51 acres.

Master Plan Request S25-400-00004
The applicant, Tampico Development, LLC, requests approval of the Tampico Master
Plan at the location legally described as Unit 17, Block 87, Tract A and EDC, Tract B.

Master Plan Amendment Case #25-410-00004

The applicant, Atrisco Solar II LLC, c/o Clenera, LLC, through their agent, Consensus Planning,
Inc., is also requesting approval of an amendment to the Quail Ranch Master Plan. The proposed amendment is to amend the Master Plan Addendum to expand the area covered by the addendum to Lands of Quail
Ranch, Tracts 1-A, 2-C and 2-D, and update regulations and provisions for the installation of a solar generation, storage and
distribution system on the subject properties.

Specific Area Plan Amendment Request #25-410-00002
The applicant, Tampico Development, LLC, requests approval of amendments to the Tampico North Specific Area Plan and the La Barranca Specific Area Plan for the removal of the subject properties from the plans.

Zone Map Amendment Request #25-100-00005

The applicant, Cielo Bonito, LLC requests approval of a Zone Map Amendment of approximately 52.942 acres from TZ: Transitional Zoning to R-3: Mixed Residential, for the property legally described as, Unit 21, Block 22, Lots 7-26, 28-31 and 45-48, Block 23, Lots 3- 5, 7-10, 14-23, 28-32, 38, 42-64 and Block 24, Lots 41-49, 51-56, 58-66, 68-70.

Zone Map Amendment Case #25-100-00006

The applicant, Atrisco Solar II LLC, c/o Clenera, LLC, through their agent, Consensus Planning, Inc., requests approval of a Zone Map Amendment to extend the Renewable Energy Overlay Zone to the subject properties legally described as Lands of Quail Ranch, Tracts 1-A, 2-C and 2-D. The subject properties comprise approximately 2,836 acres.

Master Plan and Zone Map Amendment Case #24-400-00001 and #24-100-00008
The applicant, RR Mesa LLC, through their agent, Consensus Planning, Inc., requests approval of the Chamisa Hills Master Plan and a Zone Map Amendment for approximately 256 acres for a property legally described as, Rambla at Calle Suenos, Tract 2, Chamisa Hills Country Club, Parcel 2, 3, and 5, Chamisa Hills Country Club West, Tract A, and Chamisa Hills Country Club North, Parcel 2; from SU: Special Use for Planned Residential Development to OS: Open Space District, PR: Parks and Recreation District, MU- A: Mixed Use Activity Center District, NC: Neighborhood Commercial District, R-1: Single Family Residential District, R- 2:Single Family Residential
District, and R-3: Mixed Residential District.

These items were heard at the Governing Body meeting on May 8, 2025 and were postponed to the August 14, 2025 meeting. The item will be on the agenda for August 14 th and staff will be recommending that the item be postponed again to the September 11, 2025 meeting.

The meeting is scheduled for 6 pm in the Council Chambers at City Hall, 3200 Civic Center Circle 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: July 30, 2025

Jack Gehling – 7016 Vatapa Rd NE, Rio Rancho 87144 July 8, 2025

I oppose Tampico Dev's request to re-zone 2 tracts from SU to R-4 for subdivision on land bounded by Idalia, aurora & vatapa rds.

- Special Use (SU) to R-4 (medium density) single family
- 118 new homes
- .15 acre lots on average
- $400-$600k price range

Issues:

- Not in keeping with existing character of neighborhood
  - Surrounding property all R-1 with ½ acre or greater lot size
  - Feels like country with dirt roads, no sidewalks, natural vegatation
  - Great views
    - The one hill in the neighborhood geography will be flattened



  - Walking neighborhood
  - Young families & retired seniors
  - Private wells & septic

- Safety concerns
    - significant increase in traffic from subdivision to points south & southwest
        - traffic going south will mostly go on Nogales to hit 528
        - Nogales (dirt rd) not in condition to handle that traffic
        - Increased risk posed to kids & adult walkers
    - Paving Aurora inadequate solution to this problem
    - Increase in crime likely with increase in population density

- Conservation & the Natural Environment (from Comp Plan)
    - GOAL CON-2: Preserve vegetation and natural resources.
    - GOAL CON-3: Support wildlife habitat of sufficient diversity and abundance to sustain existing indigenous wildlife populations.
    - Impact of rezoning & subdivision - destruction of arroyo/natural habitat & wildlife that lives there
    - Subdivision Plan would level the property that is currently rolling hills

- Infrastructure
    - Impact on school systems
        - Cleveland HS already largest in state with very poor student-teacher ratio compared to national average
        - Kids from 118 new homes would make this worse
    - Added burden on police & fire

BRIAN BABYAK

From: Leslie Bennett <lesleapinglizard@gmail.com>
Sent: Monday, July 28, 2025 4:10 PM
To: Benjamin Isaacs
Subject: 8/14/25 Meeting-Tampico Development, LLC

Follow Up Flag: Follow up
Flag Status: Completed

July 28, 2025

Ben Isaacs
Municipal Planner 1
Development Services Department
City of Rio Rancho

Re: Tampico Development, LLC request to Governing Body for approval of the Tampico Master Plan to change zoning from commercial to R-4

Dear Mr. Isaacs:

I reside with my husband at 6808 Vatapa Road NE in Rio Rancho. We are 20 year residents of Rio Rancho with 17 years on Vatapa.

There are major concerns regarding public safety and the general welfare of existing residents and potential new residents if zoning allows 118 houses to be built as proposed by Tampico Development, LLC. I will list the biggest of concerns.

If 118 homes have only two cars each that go out only once a day, that is 236 more cars coming onto Aurora Road, Vatapa Road and/or Nogales Road. That does not even include all of the construction trucks, utility vehicles, cable company vehicles, delivery trucks, extra school buses, etc. that would magnify the number of vehicles each day. These roads are small dirt roads that have no sidewalks for the safety of people who walk here, children waiting for the school bus, etc. We also have no street lights on Vatapa, Aurora, Nogales or other streets in this area. Whether this land stays commercial or changes to residential, access to the neighborhood should come off of Idalia Road or Highway 528 and not on Aurora or Vatapa.

There is a masonry wall at the corner or Idalia Road and Aurora Road that was recently built that has created a dangerous blind spot. People coming out of Aurora have to pull their cars partially onto Idalia to be able to see cars coming east on Idalia. This intersection would surely need a traffic light added if the Tampico Development had access to Aurora Road.

If the Tampico Development had access to Vatapa Road, there would need to be a traffic light at the intersection of Campeche Road and Idalia Road as cars would come up Vatapa and most likely access Idalia Road from Campeche. Idalia has become a very busy road and it would become difficult for cars trying to pull out from Campeche (both sides of Idalia) should there be added traffic from the Tampico Development.

Then, there is speed limit. Especially with no sidewalks and the narrowness of these roads, the speed limit should be reduced to a maximum of 20 MPH for safety reasons. So many extra vehicles on these dirt roads would make dust fly even more. It may seem like more of a nuisance to some but we do have high "particulate" pollution so I would argue that it is also a safety concern.

Another issue regarding these dirt roads - nails. Nails in tires happen all the time. With construction comes a lot of nails. They cannot be swept away by a street cleaner. The City of Rio Rancho comes once a week to grade these dirt roads. While I appreciate that, the grading churns up nails that have been buried in the dirt. Of course, with more vehicles should the Tampico development happen, that would mean more grading work for Rio Rancho.

In summary, I believe there must have been a reason that the proposed parcel of land was zoned commercial originally. That was then and this is now so there must be a new reason why the City of Rio Rancho might approve this parcel to become R-4. I believe the only responsible and reasonable approach would be to only allow for an R-1 development should the zoning be changed from commercial to residential. That is what would be consistent with the surrounding neighborhoods and what would make public safety, general welfare and well being more manageable and appropriate.

Thank you for your time and consideration.

Respectfully,

Leslie Bennett

Sent from my iPad

CITY OF RIO RANCHO
ORDINANCE

ORDINANCE NO. 22 **ENACTMENT NO. 25-17**

ORDINANCE OF THE CITY OF RIO RANCHO, NEW MEXICO AMENDING THE ZONING CLASSIFICATION AND OFFICIAL ZONING MAP FOR THE PROPERTY DESCRIBED AS, UNIT 17, BLOCK 87, TRACT A, AND ENTRADA DE CORONADO, TRACT B FROM SU: SPECIAL USE FOR C-1/RETAIL COMMERCIAL TO R-4: SINGLE FAMILY RESIDENTIAL; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE

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

WHEREAS: in accordance with Rio Rancho Code of Ordinances (R.O. 2003) Section 150.07, an application to amend the zoning ordinance on the subject property has been submitted by The City of Rio Rancho, and assigned City Case No. 25-100-00003; and

WHEREAS: the City of Rio Rancho adopted the Tampico Master Plan on August 14, 2025, pursuant to Resolution No. 90, Enactment No. 25-088; and

WHEREAS: the City of Rio Rancho Planning and Zoning Board held a duly noticed public hearing on July 8, 2025, regarding the proposed changes to the Official Zoning Map and, following study and consideration, has made findings (where applicable) whether or not the criteria in R.O. 2003 Section 150.07 are satisfied, and made these recommendations to the Governing Body regarding adoption of the changes; and

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

WHEREAS: a public hearing occurred, in accordance with procedures set forth in R.O. 2003 Section 150.07, and NMSA 1978 Section 3-21-6, on the proposed zoning district and Official Zone Map changes hereinafter described were duly advertised and held by the Governing Body of the City of Rio Rancho on August 14, 2025 and the Governing Body heard interested parties and citizens for and against the proposed amendments; and

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

welfare of the City.

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

Section 1. Rezoning of Property. The Official Zone Ordinance is hereby amended by assigning a zoning designation on approximately 26.1689 acres from SU: Special Use for C-1/Retail Commercial to R-4: Single-Family Residential on the land legally described as:

> Rio Rancho Estates Unit 17, Block 87, Tract A, as shown on the plat entitled "Summary Plat Tract "A", A Replat of Lots 1 Thru 14 and 23 thru 30 in Block 87, Lots 8 thru 19 in Block 88 and a Replat and Vacation of Nativitas Road N.E. Unit Seventeen City of Rio Rancho Town of Alameda Grant Sandoval County, New Mexico" filed in the office of the County Clerk of Sandoval County, New Mexico in Book 6, Page 86; and
>
> Entrada de Coronado, Tract B, as shown on the plat entitled "Corrected Plat July 2006, Plat of Tracts B, C, and D Entrada de Coronado Comprised of Lots 15 thru 22, Block 87, Lots 1 thru 7, Block 89, Lots 1A and 2 thru 6, Block 89, Lots 1A, 2A, 3A and 4 thru 21, Block 90, La Ceiba Road N.E. and a Portion of Tampico Road N.E. Unit Seventeen Rio Rancho Estates Situate Within Town of Alameda Grant City of Rio Rancho Sandoval County, New Mexico June, 2005" filed in the office of the County Clerk of Sandoval County, New Mexico in Book 19, Pages 24-26.

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

A. The properties identified in Section 1, above, are subject to all requirements of the R-4: Single-Family Residential District as set forth in R.O. 2003 Section 154.11 (as of the effective date of this ordinance or as subsequently amended).
B. The properties identified in Section 1, are subject to all land use restrictions, zoning restrictions, and development standards and regulations as specified in the approved Tampico Master Plan.
C. The City Comprehensive Plan, Generalized Land Use Map (GLUM), Map L-2 is hereby amended for the properties identified in Section 1, as having a "Low/Medium Density Residential" GLUM designation.

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

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

ADOPTED THIS 14TH DAY OF AUGUST, 2025.

Greggory D. Hull, Mayor

ATTEST:

Noel C. Davis, City Clerk
(SEAL)