Regular Governing Body Meeting
City of Rio Rancho
AGENDA
August 28, 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 August 14, 2025 Regular Meeting
Minutes of August 14, 2025 Regular Meeting

2 R91, Resolution Authorizing the Trade-In of Equipment
Resolution_R91
Exhibit A

3 R92, Resolution Authorizing Disposal of Property (Police Department)
Resolution_R92
Exhibit A

4 R93, Resolution Authorizing the Disposal of Fleet Vehicles and/or Equipment, Damaged and/or Obsolete Items, Equipment Components, Traffic Control Devices and Traffic Signal Components
Resolution_R93
Exhibit A

5 R94, Resolution Authorizing Disposal of Property (Library and Information Services Department)
Resolution_R94
Exhibit A

Boards/Commissions/Committee Reports

Public Hearings

6 D47, Site Plan Approval for a 156-Unit apartment Complex Located at 1017 Rosarito Drive SE
Application
Authorization
Minutes 2019-08-28
Zoning Map
Plans
Agenda Materials 8-28-19
Fire Comments
Parks Comments
Notices

7 R95, Resolution Amending the Paseo Gateway Master Plan
Resolution_R95
Application
Master Plan
Redlined Master Plan.
Zoning Map
Notices
Public Comment

8 R96, Resolution Adopting the Cleveland Heights Master Plan
Resolution_R96
Application
Zoning Map
Master Plan
Redline Master Plan
Notice
Public Comment

9 O23, Ordinance of the City of Rio Rancho, New Mexico, Amending the Zoning Classification and Official Zoning Map for the Property Legally Described as Paseo Gateway, Tracts 10A, 10B, 10C, and 8, From R-3: Mixed-Residential District to R-4: Single-Family Residential; Tracts 11, 7, and 4, From R-2: Single-Family Residential to R-4: Single-Family Residential; Tracts 5 and 6, From R-1: Single-Family Residential to R-4: Single-Family Residential, and Tracts 9 and 10A, From Open Space to R-4: Single-Family Residential, Providing for Severability and an Effective Date
Ordinance_O23
Application
Authorization
Zoning Map
Justification
SSCAFCA Comments
Notices
Public Comment
Public Comment

Second Reading of Ordinances

First Reading of Ordinances

Discussion and Deliberation

10 D48, Advice and Consent of the Governing Body to Award Contract No. 26-010-PW: Rainbow Boulevard Connection Design to HDR Engineering, Inc.
Contract
Map

11 D49, Advice and Consent of the Governing Body to Award Contract No. 26-009-PW:19th Ave NE Road Reconstruction for a total of $2,487,054.57 (including NMGRTs) to Compass Engineering & Construction Services, LLC.
Contract
Map

12 D50, Advice and Consent of the Governing Body to Award a Contract to All-Rite Construction
Proposal
Cooperative Price Agreement

13 R97, Resolution Amending the City Manager's Employment Contract
Resolution_R97
Signed and Final Matt Geisel CM Contract May 2021
Amendment Number 1 Sept 23 2022
Proposed Amendment Number 2 August 28 2025
Public Comment

City Manager

Adjournment

CITY OF RIO RANCHO
COVER PAGE

Legislation Item:

AGENDA DATE:
August 28, 2025

DEPARTMENT:
City Clerk

SUBJECT:
Minutes of August 14, 2025 Regular Meeting

BACKGROUND AND ANALYSIS:

IMPACT:

ALTERNATIVES:

DEPARTMENT RECOMMENDATION:

ATTACHMENT: Minutes of August 14, 2025 Regular Meeting

Governing Body
of the
City of
Rio Rancho
MINUTES
AUGUST 14, 2025
6:00 p.m.
Council Chambers

MEMBERS PRESENT:	**STAFF**
Greggory D. Hull, Mayor	Matt Geisel, City Manager
Deb Dapson, Councilor Dist. 1	Peter Wells, Deputy City Manager
Bob Tyler, Councilor Dist. 3	Josh Rubin, City Attorney
Paul Wymer, Councilor Dist. 4	Noel Davis, City Clerk
Karissa Culbreath, Councilor Dist. 5	Amy Rincon, Director of Development Services
Nicole List, Councilor Dist. 6	James DeFillippo, Fire Chief
	Stewart Steele, Police Chief
MEMBERS ABSENT:	Yolanda Lucero, Deputy City Clerk
Jeremy Lenentine, Deputy Mayor/Dist. 2	

Call to Order and Pledge of Allegiance

Mayor Hull called the meeting to order at 6:03 p.m.

Proclamations and Awards of Merit

Public Forum

The following individual spoke under this item:

Stephan vanHorn

Comments by Councilors

Mayor Hull moved R47 and O14 to be heard after the consent calendar. There was no objection for the City Council.

Consent Calendar

1) Minutes of July 24, 2025 Regular Meeting
2) R83, Resolution Authorizing a Budget Adjustment to the Keep Rio Rancho Beautiful Grant Fund (207)
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
4) R85, Resolution Authorizing a Budget Adjustment to the Fire Protection Fund (250)
5) D43, Appointment of Michaela Thompson to the Arts Commission
6) R86, Resolution Authorizing a Budget Adjustment to the Federal Grants Fund (259) - Financial Services Department

DRAFT

7) R87, Resolution Authorizing a Budget Adjustment to the Federal Grants Fund (259) - Fire and Rescue Department
8) R88, Resolution Authorizing a Budget Adjustment to Increase the Series 2020 General Obligation Bond Debt Service Fund (403)
9) D44, Appointment of District 3 City Councilor Robert Tyler to the New Mexico Municipal League's Board of Directors

Bob Tyler moved to approve consent calendar. Seconded by Nicole List

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

Boards/Commissions/Committee Reports

Public Hearings

10) R47, Resolution Adopting the Chamisa Hills Master Plan

Amy Rincon, Director of Development services presented R47 and O14 together. Staff is recommending this item be postponed to September 11, 2025, to allow for sufficient time for staff to review the remaining significant information provided by the applicant, that was requested by the Governing Body at the May 8, 2025 meeting. The applicant had a deadline to July 11, to submit the material, however the material was submitted between July 11 and July 28. Therefore, staff is requesting adequate time to review.

Deb Dapson moved to postpone to September 11, 2025. Seconded by Bob Tyler

Individuals that had signed up to speak under this item requested to not speak on this item at this time. They would like to wait until the item is heard by the Governing Body on September 11, 2025.

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

11) 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:

DRAFT

Neighborhood Commercial District, R-1: Single Family Residential District, R- 2:Single Family Residential District, and R-3: Mixed Residential District

Nicole List moved to postpone O14 to September 11, 2025. Seconded by Paul Wymer

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

12) 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

Noel Davis, City Clerk presented this item. Alcohol Beverage Control Division has granted this application conditional preliminary approval and has forwarded it to the Governing Body for public hearing and action. 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.

Bob Tyler moved to approve D45. Seconded by Nicole List

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

13) 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

Mrs. Davis stated Alcohol Beverage Control Division has granted the application conditional preliminary approval and has forwarded it to the Governing Body for public hearing and action. This application is for Transfer of Ownership of Dispenser Liquor License.

Paul Wymer moved to approve D46. Seconded by Bob Tyler

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

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

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Amy Rincon, Director of Development Services presented R80, O19 and D40 together. R80 is a request for 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 Planning and Zoning Board recommends approval. O19 is for a request for 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. The Planning and Zoning Board recommend approval. Lastly, D40 consists of properties legally described as Lands of Quail Ranch and consist of approximately 2,836 acres. The properties are zoned with a mix of zoning districts. Staff recommends approval of the Site Plan with conditions of approval and findings of fact. 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.

Bob Tyler moved to approve R80. Seconded by Deb Dapson

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

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

Paul Wymer moved to approve O19. Seconded by Nicole List

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

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

Deb Dapson moved to approve D40. Seconded by Paul Wymer

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

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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

Amy Rincon, Director of Development Services presented this item. The applicant, Cielo Bonito, LLC requests approval of a Zone Map Amendment. 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 and consists of approximately 52.942 acres. 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. The Planning and Zoning Board previously recommended approval of the zone map change.

Nicosha Schedlbauer, Agent was available for questions and provided a brief overview.

Paul Wymer moved to approve O21. Seconded by Deb Dapson

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

18) R89, Resolution Amending the Tampico North Specific Area Plan and the La Barranca Specific Area Plan

Amy Rincon presented R89, R90, O22 together. R89 is a request for approval of a Specific Area Plan Amendment 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. The Planning and Zoning Board recommends that the Governing Body deny the request for an amendment subject to the findings and conditions. R90 is a request for approval of the Tampico Master Plan. The subject properties are bounded by Idalia Road NE to the north, and Aurora Road NE and Vatapa Road NE to the west and south. 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. At their meeting on July 8, 2025, the Planning and Zoning Board recommend denial of the item. Staff recommended approval to the Planning and Zoning Board. Lastly, O22 is requesting approval of a Zone Map Amendment to change the zoning of the subject properties from SU/C-1: Special Use for Retail Commercial to R-4: Single-family Residential. The Planning and Zoning Board recommends the Governing Body deny the zone map amendment, subject to findings.

Nicosha Schedlbauer, Agent provided a brief overview.

DRAFT

Deb Dapson moved to approve R89. Seconded by Paul Wymer

The motion carried by a vote of 5 FOR and 1 AGAINST.
YES: Greggory Hull, Deb Dapson, Bob Tyler, Paul Wymer, Karissa Culbreath
NO: Nicole List

The following individuals spoke under this item:

Megan Bells
Josh David
John Clark
Peter Webb
Jack Gehling
Kimberly Jennison-Sample (virtual)
Melissa Edwards

19) R90, Resolution Adopting the Tampico Master Plan

Bob Tyler moved to approve R90. Seconded by Deb Dapson

Bob Tyler moved to amend R90 as follows: Exhibit A - Tampico Master Plan Design Guidelines, Page 14 to insert a new paragraph that reads " Building Height of the dwellings abutting Aurora Rd NE and Vatapa Rd NE shall be single story." Seconded by Paul Wymer

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

The main motion as amended carried by a vote of 5 FOR and 1 AGAINST.
YES: Greggory Hull, Deb Dapson, Bob Tyler, Paul Wymer, Karissa Culbreath.
NO: Nicole List

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

Bob Tyler moved to approve O22. Seconded by Paul Wymer

The motion carried by a vote of 5 FOR and 1 AGAINST.
YES: Greggory Hull, Deb Dapson, Bob Tyler, Paul Wymer, Karissa Culbreath
NO: Nicole List

Second Reading of Ordinances

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First Reading of Ordinances

Discussion and Deliberation

City Manager

Matt Geisel, City Manager reminded all that next Tuesday a Governing Body Work Session will be held. Also, the following events are coming up in September.

- Pooch Plunge - September 6, 2025
- Councilor Tyler's Meet and Greet - September 6, 2025
- Fall Community Clean-up - September 13, 2025

Adjournment

8:17 p.m.

APPROVED THIS AUGUST 28, 2025

_____

Greggory D. Hull, Mayor

ATTEST:

_____

Noel C. Davis, City Clerk
(SEAL)

DRAFT

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: R91

AGENDA DATE:
August 28, 2025

DEPARTMENT:
Police Department

SUBJECT:
R91, Resolution Authorizing the Trade-In of Equipment

BACKGROUND AND ANALYSIS:
The Police Department has outdated (predating 2007) and worn items, non-serviceable equipment, and firearms and ammunition, as depicted in Exhibit A, that need to be discarded and replaced. Firearms and ammunition listed in the attached exhibit are items no longer utilized while on duty as the department has transitioned to modern firearms with more reliable ammunition.

The Police Department desires to discard the outdated and non-serviceable equipment for store credit (amount to be determined) to offset the cost of new equipment acquisition.

The disposal of personal property is governed by Section 3-54-2-NMSA, 1978, and there is a requirement for Governing Body approval for the Disposal of property that does not exceed $2,500.

IMPACT:
Approval of the Resolution will enable the trade-in of equipment for store credit, which will be utilized to acquire replacement equipment.

ALTERNATIVES:
Approve the Resolution.

Do not approve the Resolution.

DEPARTMENT RECOMMENDATION:
Staff recommends approval of the Resolution.

ATTACHMENT: Resolution_R91
ATTACHMENT: Exhibit A

CITY OF RIO RANCHO
RESOLUTION

RESOLUTION NO. **ENACTMENT NO.**

RESOLUTION AUTHORIZING THE TRADE-IN OF EQUIPMENT

WHEREAS: the Police Department has outdated and worn equipment that needs to be discarded and replaced; and

WHEREAS: the Police Department desires to discard the outdated and worn equipment for store credit to offset the cost of new replacement equipment; and

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

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

That formal authorization is hereby given to discard for store credit the Police Department equipment depicted in Exhibit A, attached hereto.

ADOPTED THIS _____DAY OF _____2025.

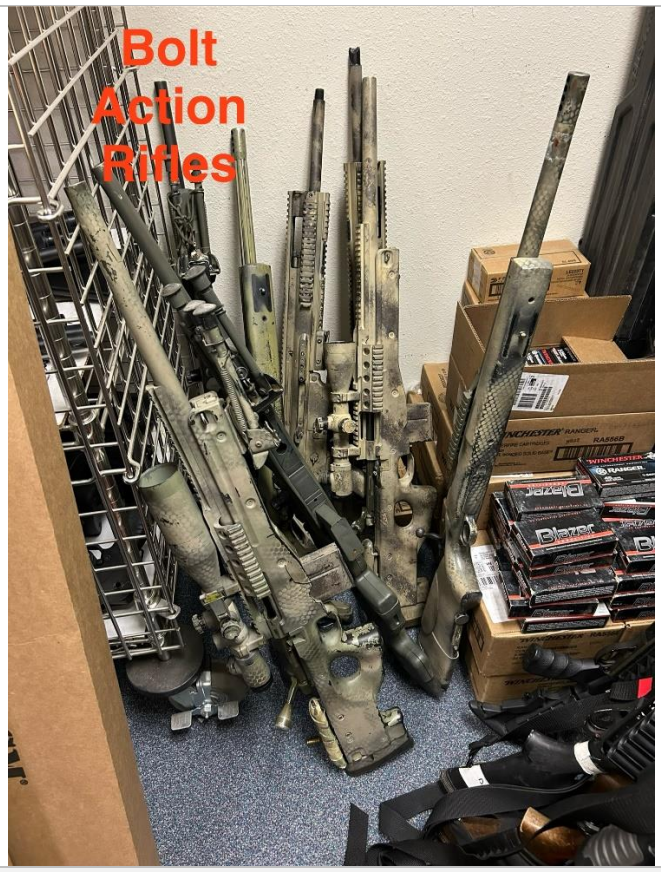
_____
Greggory D. Hull, Mayor

ATTEST:

_____
Noel C. Davis, City Clerk
(SEAL)

Exhibit A

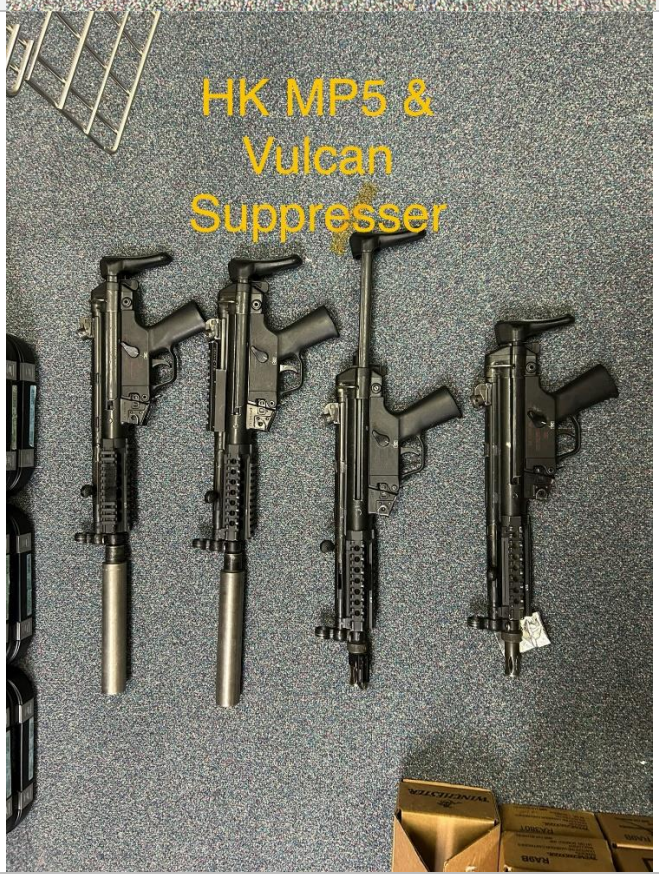
Item	Qty	Destruction Method	Picture of Item
Springfield M1A .308	**2**	**Trade-in**	
Smtih and Wesson M&P 1.0 9mm Handguns	**5**	**Trade-in**	
Smtih and Wesson M&P 2.0 9mm Handguns	**3**	**Trade-in**	

Bolt Action Rifles .308	**5**	**Trade-in**	
Mark-4 Scopes (attached to the bolt action rifles).	**3**	**Trade-in**	**Pictured above.**

Windham Weaponry AR-15 Rifles	**2**	**Trade-in**	
Benelli H&K M1 Super-90 Shotguns	**3**	**Trade-in**	

Del-Ton AR-15 Rifles	**3**	**Trade-in**	
FN SCAR 20 .308 Rifles	**2**	**Trade-in**	

Glock 17 Gen 4 9mm Handguns	**1**	**Trade-in**	
Glock 17 Gen 5 9mm Handguns	**5**	**Trade-in**	**Pictured above**
Glock 21 Gen 4 .45cal Handguns	**11**	**Trade-in**	

Glock 23 Gen 4 .40cal Handguns	**6**	**Trade-in**	
H&K MP5 9mm Rifles	**4**	**Trade-in**	

Volcan 9mm Suppressors	**2**	**Trade-in**	**Pictured above.**
Remington 870 12ga Shotguns	**55**	**Trade-in**	
Glock 22 Gen 4 .40cal Handguns	**83**	**Trade-in**	
Bushmaster AR-15 Rifles	**51**	**Trade-in**	

Springfield 1911 .45cal	**1**	**Trade-in**	
.45 ACP JHP ammunition	**30,000 rounds**	**Trade-in**	

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: R92

AGENDA DATE:
August 28, 2025

DEPARTMENT:
Police Department

SUBJECT:
R92, Resolution Authorizing Disposal of Property (Police Department)

BACKGROUND AND ANALYSIS:
The Police Department has property that is obsolete and unusable.

The Police Department desires to properly dispose of the property depicted in Exhibit A (e.g., firearms).

The disposal of the personal property is governed by section 3-54-2-NMSA, 1978 and there is a requirement for Governing Body approval for the disposal of the personal property that does not exceed $2,500.

IMPACT:
Approval of the Resolution will enable the destruction and safe disposal of unusable department property.

ALTERNATIVES:
Approve the Resolution.

Do not approve the Resolution.

DEPARTMENT RECOMMENDATION:
Staff recommends approval of the Resolution.

ATTACHMENT: Resolution_R92
ATTACHMENT: Exhibit A

CITY OF RIO RANCHO
RESOLUTION

RESOLUTION NO. **ENACTMENT NO.**

RESOLUTION AUTHORIZING DISPOSAL OF PROPERTY

WHEREAS: the Police Department has damaged and worn equipment that has been replaced; and

WHEREAS: the Police Department desires to remove and safely dispose of the non-usable property; and

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

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

That formal authorization is hereby given to remove and safely dispose of equipment depicted in Exhibit A, attached hereto.

ADOPTED THIS _____DAY OF _____2025.

_____
Greggory D. Hull, Mayor

ATTEST:

_____
Noel C. Davis, City Clerk
(SEAL)

Exhibit A

Item	Qty	Destruction Method	Picture of Item
Glock 22 Gen 4 .40cal	**3**	**Destruction**	
Remington 870 12ga Shotgun	**1**	**Destruction**	**Pictured Above.**
Bushmaster AR-15	**3**	**Destruction**	

Smith and Wesson 5906 9mm	**1**	**Destruction**	

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: R93

AGENDA DATE:
August 28, 2025

DEPARTMENT:
Public Works

SUBJECT:
R93, Resolution Authorizing the Disposal of Fleet Vehicles and/or Equipment, Damaged and/or Obsolete Items, Equipment Components, Traffic Control Devices and Traffic Signal Components

BACKGROUND AND ANALYSIS:
The Public Works Department's Building Maintenance & Custodial Division, Fleet Division, and Traffic Section regularly dispose of retired fleet vehicles and/or equipment, obsolete and/or damaged items, equipment components, street signs and traffic signal equipment.

This equipment is stored at City facilities until it can be recycled or disposed of by auction. The City receives funds from the recycling and auction of items approved for disposal. Items that are not recycled, auctioned or disposed of in a timely manner take up needed space at City facilities.

Items included in this disposal request are retired fleet vehicles and equipment, scrap metal, worn equipment parts, scrap signs, posts, and hardware.

The disposal of personal property is governed by Section 3-54-2, NMSA 1978 requiring Governing Body approval for property that does not exceed $2,500; and in accordance with the provisions outlined in the City of Rio Rancho Administrative Policies and Procedures (Chapter 2, Article 12, and Section 2-12-10; Revised March 20, 2017).

IMPACT:
Approval of the Resolution will allow the City to decommission and dispose of the items listed, and recoup revenue by auction or recycling.

ALTERNATIVES:
Approve the Resolution.

Do not approve the Resolution.

DEPARTMENT RECOMMENDATION:
Staff recommends approval of the Resolution.

ATTACHMENT: Resolution_R93
ATTACHMENT: Exhibit A

CITY OF RIO RANCHO
RESOLUTION

RESOLUTION NO. **ENACTMENT NO.**

RESOLUTION AUTHORIZING THE DISPOSAL OF FLEET VEHICLES AND/OR EQUIPMENT, DAMAGED AND/OR OBSOLETE ITEMS, EQUIPMENT COMPONENTS, TRAFFIC CONTROL DEVICES AND TRAFFIC SIGNAL COMPONENTS

WHEREAS: the Public Works Department's Building Maintenance & Custodial Division, Fleet Division, and Traffic Section regularly dispose of retired fleet vehicles and/or equipment, obsolete and/or damaged items, equipment components, street signs, traffic signal equipment and scrap metal; and

WHEREAS: this equipment is stored at City facilities until it can be recycled or disposed of by auction; and

WHEREAS: the Public Works Department request approval to recycle, dispose, or public auction the equipment; and

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

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

That formal authorization is hereby given to allow the fleet vehicles, damaged and/or obsolete equipment, traffic control devices, traffic signal components, scrap metal, as detailed in Exhibit A attached hereto, to be recycled, disposed, or publicly auctioned.

ADOPTED THIS _____DAY OF _____, 2025.

_____
Greggory D. Hull, Mayor

ATTEST:

_____
Noel C. Davis, City Clerk
(SEAL)

Exhibit A					
Dept-Div	**Unit#**	**Asset**	**Description**	**Vin/Serial #**	**Notes**
Public Works BM	A447SE	A447SE	Water Source Heat Pump	N/A	Obsolete, Beyond lifecycle, replacing with new
Public Works BM	A407	A407	Water Source Heat Pump	N/A	Obsolete, Beyond lifecycle, replacing with new
Public Works BM	A416	A416	Water Source Heat Pump	N/A	Obsolete, Beyond lifecycle, replacing with new
Public Works BM	A158	A158	Water Source Heat Pump	N/A	Obsolete, Beyond lifecycle, replacing with new
Public Works BM	A432	A432	Water Source Heat Pump	N/A	Obsolete, Beyond lifecycle, replacing with new
Public Works BM	B182	B182	Water Source Heat Pump	N/A	Obsolete, Beyond lifecycle, replacing with new
Public Works - Traffic	N/A	N/A	Traffic used/ damaged signage and posts	N/A	Obsolete, Beyond lifecycle, replacing with new
Public Works - Traffic	N/A	N/A	Traffic Control Module - QTY - 37	N/A	Obsolete, Beyond lifecycle, replacing with new
Fire	964	14634	2013 Ford E450 Ambulance	1FDXE4FS0DDA38953	Scheduled Replacement based on Age, Utilization, & Life Cycle Costs
Fire	FATV5	FATV5	2002 Honda TRX350FM2		
Fire	905	1739	1997 Ford F350	2FABP7BV6AX110209	Scheduled Replacement based on Age, Utilization, & Life Cycle Costs
Fire	952	10916	2009 Ford Explorer	1FMEU73EX9UA32885	Scheduled Replacement based on Age, Utilization, & Life Cycle Costs
Parks & Rec	PR13	PR13	2001 Ford E350 Van	1FBSS31S41HB55341	Scheduled Replacement based on Age, Utilization, & Life Cycle Costs
Parks & Rec	PR26	6368	2007 Ford F350	1FDSW35P97EB05918	Scheduled Replacement based on Age, Utilization, & Life Cycle Costs
Parks & Rec	PR41	2453	2003 Ford F250	1FDNF21P23EC91051	Scheduled Replacement based on Age, Utilization, & Life Cycle Costs
Building Maint	BM09	5684	2006 Chevrolet Colorado	1GCDT146368198242	Scheduled Replacement based on Age, Utilization, & Life Cycle Costs
Building Maint	BM11	2124	2003 Ford F150	1FTRX17L73NB74857	Scheduled Replacement based on Age, Utilization, & Life Cycle Costs
Building Maint	BMT1	9231	2007 Felling FT100T Trailer	5FTTE162481030479	Scheduled Replacement based on Age, Utilization, & Life Cycle Costs
Devolpment Services	DS06	1981	2003 Ford Ranger	1FTYR14E13PA94194	Scheduled Replacement based on Age, Utilization, & Life Cycle Costs
Public Works	PWEN29	1528	2002 Ford F450	1FDXF47S02EC89281	Scheduled Replacement based on Age, Utilization, & Life Cycle Costs
Public Works	PWEN16	5856	2006 Chevrolet Colorado	1GCCS148368267396	Scheduled Replacement based on Age, Utilization, & Life Cycle Costs
Public Works	PWEN14	5742	2006 Ford Ranger	1FTYR15E16PA34368	Scheduled Replacement based on Age, Utilization, & Life Cycle Costs
Public Works	N/A	N/A	Fleet Lifting Equipment (on pallet	N/A	Beyond its Useful life
Police	PD1612	PD1612	2015 Dodge Charger	2C3CDXAT9FH925159	Motor Vehicle Accident - Insurance Deemed Total Loss
Streets & Right of Way	SRW40	1916	2003 Catapilar IT38	CATIT38GTCSX00309	Scheduled Replacement based on Age, Utilization, & Life Cycle Costs
Streets & Right of Way	SRW30	4419	2004 Bobcat S220	526212511	Scheduled Replacement based on Age, Utilization, & Life Cycle Costs
Streets & Right of Way	SRW53	18221	2019 Pelican NP Dual Broom Sweeper	NP41767	Scheduled Replacement based on Age, Utilization, & Life Cycle Costs
Streets & Right of Way	SRW79	8300	2002 P & J Liftbed Trailer	4P5TD202631049318	Scheduled Replacement based on Age, Utilization, & Life Cycle Costs
Streets & Right of Way	SRW80	16998	2017 Big Tex 22' Trailer	16VEX2228H2051729	Scheduled Replacement based on Age, Utilization, & Life Cycle Costs
Streets & Right of Way	SRW76	SRW76	2013 J & B 77X12TA Trailer	1J9SU1227D1287178	Scheduled Replacement based on Age, Utilization, & Life Cycle Costs
Streets & Right of Way	SRW85	SRW85	2002 APPL SU10 Trailer	1A9SU10252E573233	Scheduled Replacement based on Age, Utilization, & Life Cycle Costs
Streets & Right of Way	SRW84	3995	2004 P & J Liftbed Trailer	4P5DT142941058544	Scheduled Replacement based on Age, Utilization, & Life Cycle Costs
Streets & Right of Way	SRW29	1932	2002 Crafco SS125 Crack Sealer	1C9SY101821418055	Scheduled Replacement based on Age, Utilization, & Life Cycle Costs
Public Works BM	876	876	SABGRNDREC_Furnace_876	FU5D307F501105988	Obsolete, Beyond lifecycle, replacing with new
Public Works BM	369	369	STRHTSREC_Furnace_369	FU5D307F501101525	Obsolete, Beyond lifecycle, replacing with new
Public Works BM	926	926	CBZNREC_Water Heater, Gas_926	RHLN1111N00899	Obsolete, Beyond lifecycle, replacing with new
Public Works BM	446	446	FRST#5_Emergency Generator_446	H988779654	Obsolete, Beyond lifecycle, replacing with new
Public Works BM	793	793	PDHQ_Emergency Generator_793	2040779	Obsolete, Beyond lifecycle, replacing with new
Public Works BM	755	755	PDHQ_Transfer Switch, Automatic_755	44505	Obsolete, Beyond lifecycle, replacing with new
Public Works BM	447	447	FRST#5_Transfer Switch, Automatic_447	G980775830	Obsolete, Beyond lifecycle, replacing with new
Public Works BM	989	989	FRST#2_989	830690096	Obsolete, Beyond lifecycle, replacing with new
Public Works BM	864	864	FRST#1_Emergency Generator_864	RC5062	Obsolete, Beyond lifecycle, replacing with new
Public Works BM	992	992	FRST#2_Emergency Generator_992	N/A	Obsolete, Beyond lifecycle, replacing with new

Public Works BM	N/A	N/A	Loma Indoor Book Sorter	Flex.AMH.PDU.216	Obsolete, Beyond lifecycle, replacing with new
Public Works BM	N/A	N/A	Ester bone Indoor Book Sorter	Flex.AMH.PDU.205	Obsolete, Beyond lifecycle, replacing with new
Public Works BM	CKT#34	CKT#34	CH - VFD 80A 480V control	2203403846	Obsolete, Beyond lifecycle, replacing with new

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: R94

AGENDA DATE:
August 28, 2025

DEPARTMENT:
Library and Information Services

SUBJECT:
R94, Resolution Authorizing Disposal of Property (Library and Information Services Department)

BACKGROUND AND ANALYSIS:

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

The items, detailed in the attached Exhibit A, consist of miscellaneous office supplies and library material.

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

IMPACT:
Disposal of these items will free up space for current library needs.

ALTERNATIVES:
Approve the Resolution.

Do not approve the Resolution.

DEPARTMENT RECOMMENDATION:
Staff recommends approval of the Resolution.

ATTACHMENT: Resolution_R94
ATTACHMENT: Exhibit A

CITY OF RIO RANCHO
RESOLUTION

RESOLUTION NO. **ENACTMENT NO.**

RESOLUTION AUTHORIZING DISPOSAL OF PROPERTY

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

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

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

That authorization is hereby given to properly dispose of the items depicted in Exhibit A, attached hereto.

ADOPTED THIS _____DAY OF _____, 2025.

_____
Greggory D. Hull, Mayor

ATTEST:

_____
Noel C. Davis, City Clerk
(SEAL)

Exhibit A - Disposal of Property
Library and Information Services
August 28, 2025

Item Description	Location	Reason for Disposal	Estimated Current Value	Item Image
Framed Posters (8)	Esther Bone Memorial Library	Obsolete	$2.00	
Library Materials Removed from Collection **ISBN** 47 newspapers 33 magazines 9781984802125 (hardcover);"1984802127" 0679455639 (alk. paper);"0451209311";"9780451209313" 0826341284 (pbk. : alk. paper);"9780826341280 (pbk. : alk. paper)";"9780826341280" 9781426376092 (library bound);"142637609X (library bound)";"9781426376023 (paperback)";"1426376022 (paperback)" 9781616513993;"1616513993" 0738-6656 0679881689 (pbk.);"0679981683 (lib. bdg.)";"0590819186";"9780590819183" 0689810024 : 9780312674397 (pbk.);"0312674392 (pbk.)";"9780606267526 (hardback)";"0606267522 (hardback)";"0439640105" 9781987162394;"9781987162394";"38898 Findaway World" 9780778311850;"9780778386377 (hardcover)";"0778386376 (hardcover)"	Loma Colorado Main Library	Obsolete	$200.00	N/A

Exhibit A - Disposal of Property
Library and Information Services
August 28, 2025

Item Description	Location	Reason for Disposal	Estimated Current Value	Item Image
9781455530069 (hardcover);"1455530069 (hardcover)"				
0439922763;"9780439922760"				
9781467692229;"1467692220";"81905 Findaway LLC";"81902 Findaway LLC"				
9780545035170;"9781467626675 (portfolio)";"1467626678 (portfolio)";"9781467625548 (hanging bag)";"146762554X (hanging bag)";"9781467696814 (Playaway unit)";"1467696811 (Playaway unit)";"82708 Findaway World (portfolio)";"82595 Findaway World (hanging bag)";"31719 Findaway World (Playaway)"				
9781467657631 (kit);"1467657638 (kit)";"9780739374511 (Playaway)";"0739374516 (Playaway)";"80400 Findaway World";"1126 Findaway World"				
9780062404220 (trade binding);"0062404229 (trade binding)";"9780062404213 (paperback)";"0062404210 (paperback)";"9781518208812 (Paw Prints)";"1518208819 (Paw Prints)"				
1421576074 (v. 1);"9781421576077 (v. 1)";"9781421576084 (v. 2)";"9781421576091 (v. 3)";"9781421576107 (v. 4)";"9781421576114 (v. 5)";"9781421576121 (v. 6)";"9781421576138 (v. 7)";"9781421582801 (v. 8)";"9781421582818 (v. 9)";"9781421583228 (v. 10)";"9781421583235 (v. 11)";"9781421583242 (v. 12)";"9781421584447 (v. 13)";"9781421585055 (v. 14)";"9781421586410 (v. 15)";"9781421590912 (v. 16)";"9781421590929 (v. 17)";"9781421590936 (v. 18)";"9781421593371 (v. 19)";"9781421593388 (v. 20)";"9781421593395 (v. 21)"				
14 magazines				
13 newspapers				
3 magazines				
12 magazines				
9781455522521 (lg. print : hbk.);"145552252X (lg. print : hbk.)"				
9781338143591 (hardcover);"133814359X (hardcover)"				
9781338875508 pbk.;"1338875507 pbk."				
9781368076074 (pbk.);"1368076076 (pbk.)";"9781518256431 (Follett bdg.)";"1518256430 (Follett bdg.)"				
9780062943477 (trade paperback);"9780063059412 hardcover"				
9781423190875 (hbk.);"1423190874 (hbk.)"				
0000-0000				
9781455550784 (pbk.);"1455550787 (pbk.)"				
9780425234723;"9780399155758";"0399155759";"9780735211964"				

Exhibit A - Disposal of Property
Library and Information Services
August 28, 2025

Item Description	Location	Reason for Disposal	Estimated Current Value	Item Image
9781909399334;"1909399337";"030745519X (pbk.)";"9780307455192 (pbk.)"				
9780199536290;"9780194792196";"9781593080631";"1593080638";"0192100432"				
0451499050;"9780451499059"				
9781600855214 (hbk.);"1600855210 (hbk.)"				
0439316340 (hc) :				
0590462946;"9781451774856"				
9780754817802 (hbk.);"0754817806 (hbk.)"				
827969062524;"EK90625 Epic/Legacy"				
9781250237873 (hardcover);"1250237874 (hardcover)"				
9781596430693 (lib. bdg.);"1596430699 (lib. bdg.)"				
9781419740275 (hardback);"141974027X (hardback)"				
9781338687200 paperback;"1338687204 paperback";"9781544457901 (Folletbound)";"1544457901 (Folletbound)"				
9780805098501 (hardback);"080509850X (hardback)"				
9780451475473 (v. 1 hardcover);"045147547X (v. 1 hardcover)";"9780147516589 (v. 1 paperback)";"0147516587 (v. 1 paperback)";"9781484497999 (v. 1 library binding)";"1484497996 (v. 1 library binding)";"9780147516596 (v. 2)"				
9780785192138 (Volume 1);"0785192131 (Volume 1)";"9780785192145 (Volume 2)";"078519214X (Volume 2)";"9780785199830 (Volume 3)";"9780785199847 (Volume 4)";"9781302902650 (Volume 5)"				
9781608867370 (pbk. : v. 2);"1608867374 (pbk. : v. 2)";"9781608866878 (pbk. : v. 1)";"9781608868032 (pbk. : v. 3)";"9781608868605 (pbk. : v. 4)";"9781608869190 (pbk. : v. 5)";"9781608869541 (pbk. : v. 6)";"9781684150458 (pbk. : v. 7)";"9781684151325 (pbk. : v. 8)";"9781608869572 (pbk. : v. 9)";"9781684152780 (pbk. : v. 10)";"9781684153251 (pbk. : v. 11)";"9781684153800 (pbk. : v. 12)";"9781684154500 (pbk. : v. 13)";"9781684155507 (pbk. : v. 14)";"9781684155514 (pbk. : v. 15)";"9781684156160 (pbk. : v. 16)";"9781684156672 (pbk. : v. 17)";"9781684156986 (pbk. : v. 18)";"9781684156993 (pbk. : v. 19)";"9781684157433 (pbk. : v. 20)"				
9781680106886				

Exhibit A - Disposal of Property
Library and Information Services
August 28, 2025

Item Description	Location	Reason for Disposal	Estimated Current Value	Item Image
9781426329814 trade paperback;"1426329814 trade paperback";"9781426329821 reinforced library binding";"1426329822 reinforced library binding"				
9781909399334;"1909399337";"030745519X (pbk.)";"9780307455192 (pbk.)"				
9780593440872 hardcover;"0593440870 hardcover";"9780593334836 paperback";"0593334833 paperback";"9780593548394 paperback";"0593548396 paperback"				
038533348X (pbk.);"9780385333481 (pbk.)";"9781439501375";"1439501378";"0808520695";"9780808520696"				
9780310766582				
0789434857 (alk. paper);"9780789434852 (alk. paper)"				
9781684056170 (Volume 5);"9781684053278 (Volume 1)";"1684053277 (Volume 1)";"9781684054060 (Volume 2)";"1684054060 (Volume 2)";"9781684054985 (Volume 3)";"9781684055449 (Volume 4)";"9781684056729 (Volume 6)";"9781684057221 (Volume 7)";"9781684057887 (Volume 8)";"9781684057627 (Volume 9)";"9781684058518 (Volume 10)";"9781684059089 (Volume 11)";"9781684059300 (Volume 12)";"9781684059539 (Volume 13)";"9781684059850 (Volume 14)";"9798887240411 (Volume 15)";"9798887240602 (Volume 16)";"9798887240961 (Volume 17)";"9798887241739 (Volume 18)"				
9781684055142 (v. 1) (paperback);"1684055148 (v. 1) (paperback)";"9781544439044 (v. 1) (FollettBound)";"1544439040 (v. 1) (FollettBound)";"9781684055210 (v. 2) (paperback)";"1684055210 (v. 2) (paperback)";"9781544440187 (v. 2) (FollettBound)";"1544440189 (v. 2) (FollettBound)";"9781684055623 (v. 3) (paperback)";"1684055628 (v. 3) (paperback)";"9781544441245 (v. 3) (FollettBound)";"154444124X (v. 3) (FollettBound)";"9781684056323 (v. 4) (paperback)";"1684056322 (v. 4) (paperback)";"9781725499744 (v. 4) (FollettBound)";"1725499746 (v. 4) (FollettBound)";"9781684057207 (v. 5) (paperback)";"1684057205 (v. 5) (paperback)"				
0593403223 hardcover;"9780593403228 hardcover";"9780593403235 paperback";"0593403231 paperback"				
9780425269053;"0425269051"				
9780593519479 (hardcover);"0593519477"				

Exhibit A - Disposal of Property
Library and Information Services
August 28, 2025

Item Description	Location	Reason for Disposal	Estimated Current Value	Item Image
9781524791513 (hardback);"1524791512 (hardback)"				
9780545581608 (v. 1);"0545581605 (v. 1)";"9781338741032 (v. 1)";"9780545935203 (v. 2)";"9781338741049 (v. 2)";"9780545935210 (v. 3)";"9781338611991 (v. 3)";"9781338741056 (v. 3)";"9780545935180 (v. 4)";"9780545935173 (v. 5)";"9781338741070 (v. 5)";"9781338236576 (v. 6)";"9781338290929 (v. 6)";"9781338236590 (v. 7)";"9781338323214 (v. 8)";"9781338535624 (v. 9)";"9781338680454 (v. 10)";"9781338801910 (v. 11)";"9781338896435 (v. 12)";"9781338896459 (v. 13)"				
9780425230053;"0425230058"				
9781909263079 (hbk.);"1909263079 (hbk.)"				
9781465405876;"1465405879"				
0062950185 (hardcover);"9780062950185 (hardcover)"				
9780671449018				
9780553537758 (hardback);"055353775X (hardback)";"9780553537772 (hardcover library binding)";"0553537776 (hardcover library binding)"				
9781338356113 (v. 1) (hardcover);"1338356119 (v. 1) (hardcover)";"9781338315196 (v. 1) (paperback)";"1338315196 (v. 1) (paperback)";"9781646973675 (v. 1) (Penworthy)";"1646973674 (v. 1) (Penworthy)";"9781338356168 (v. 2) (hardcover)";"133835616X (v. 2) (hardcover)";"9781338356144 (v. 2) (paperback)";"1338356143 (v. 2) (paperback)";"9781338356199 (v. 3) (hardcover)";"1338356194 (v. 3) (hardcover)";"9781338356182 (v. 3) (paperback)";"1338356186 (v. 3) (paperback)";"9781338356212 (v. 4 paperback)";"9781338762518 (v. 5 paperback)";"9781338762587 (v. 6 paperback)";"9781338762594 (v. 6 hardcover)";"9781338762624 (v. 7 paperback)";"9781338762549 (v. 8 paperback)";"9781339005034 (v. 9 paperback)";"9781339005072 (v. 10 paperback)"				
9781684056170 (Volume 5);"9781684053278 (Volume 1)";"1684053277 (Volume 1)";"9781684054060 (Volume 2)";"1684054060 (Volume 2)";"9781684054985 (Volume 3)";"9781684055449 (Volume 4)";"9781684056729 (Volume 6)";"9781684057221 (Volume 7)";"9781684057887 (Volume 8)";"9781684057627 (Volume 9)";"9781684058518 (Volume 10)";"9781684059089 (Volume 11)";"9781684059300 (Volume 12)";"9781684059539 (Volume 13)";"9781684059850 (Volume 14)";"9798887240411 (Volume				

Exhibit A - Disposal of Property
Library and Information Services
August 28, 2025

Item Description	Location	Reason for Disposal	Estimated Current Value	Item Image
15)";"9798887240602 (Volume 16)";"9798887240961 (Volume 17)";"9798887241739 (Volume 18)"				
9781626722651 (volume 1 hardback);"162672265X (volume 1 hardback)";"9781626722644 (volume 1 paperback)";"1626722641 (volume 1 paperback)";"9781626722675 (volume 2 hardback)";"9781250191724 (volume 3 hardback)"				
9781368098250 (paperback);"1368098258 (paperback)";"9781223238821 (PawPrints)";"1223238822 (PawPrints)"				
9798888432082 (volume 1 paperback);"9798888432556 (volume 2 paperback)";"9798888433744 (volume 3 paperback)";"9798888438558 (volume 4 paperback)";"9798888438565 (volume 5 paperback)";"9798888438572 (volume 6 paperback)"				
9781506291680;				
9781506291796;				
9781506291857;				
9781506291819;				
9781413330052;				
13 newspapers				
9781394169948;				
9781506290409;				
9781394169948;				
9781506292489;				
9781506292489;				
9781506292489;				
4 magazines				
4 newspapers				
		Total Estimated Current Value:	**$ 202.00**	

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: D47

AGENDA DATE:
August 28, 2025

DEPARTMENT:
Development Services

SUBJECT:
D47, Site Plan Approval for a 156-Unit apartment Complex Located at 1017 Rosarito Drive SE

BACKGROUND AND ANALYSIS:
The subject property is located at 1017 Rosarito Drive SE, legally described as Unit 16, Block 87, Lot 10A, and consists of approximately 5.9924 acres. The subject property is zoned SU/Special Use for R-3: Multi-Family Residential Uses and Apartments.

The SU/Special Use District Ordinance for this site, calls out the following: "If the property is to be developed with an apartment complex: (a) the lots shall be consolidated into a single lot through platting; and (b) a site development plan must be submitted for review and approval by the Planning and Zoning Board prior [to] the issuance of any building permit for an apartment complex on the property."

The property's zoning ordinance has no further design standards beyond those required for multi-family development in City Code, Chapter 154.

The Planning and Zoning Board voted to recommend approval of the site plan to the Governing Body by a vote of 5 For and 0 Against, at their August 12, 2025 Planning and Zoning Board Meeting.

A similar site development plan for a 156 unit multi-family project was heard and approved by the Planning and Zoning Board and Governing Body in August of 2019 under case #19-160-0002. That approval is no longer valid as a Conditional of Approval was that the Site Plan would be valid for two years, in which time the permit would need to be issued, remain active, and construction started and pursued to completion. Staff mostly mirrored the Conditions of Approval from that item as approved by the Governing Body. The applicant did incorporate the design requirements on this new site plan including the changing location of lighting.

CONFORMANCE WITH THE CITY ZONING ORDINANCE:
The Rio Rancho Code of Ordinances (R.O. 2003) § 154.43 (3) requires, “All SU zoned property must have a site plan approved by the Governing Body. The site plan may accompany the application for a change in zoning designation or may be submitted for approval at a later date. Approval of the site plan must be obtained prior to any development of the property.” Pursuant to the criteria provided by R.O. 2003 § 154.43 (3)(a) through (3)(j), the site plan at a minimum shall contain the following:

a. Scale and north arrow; criteria is satisfied.
b. Lot boundaries and easements; criteria is satisfied.

c. Existing and proposed utilities; criteria is satisfied.
d. Existing and proposed rights-of-way; criteria is satisfied.
e. Proposed structure with uses, dimension, and setbacks; criteria is satisfied. There will be a total of 16 buildings, three of which will consist entirely of garages, and the rest of which will feature 2-3 floors of apartment units. Structures are setback 20 ft from the front and right-of-way and 7.5 ft from the sides in conformance with the R-3: Multi-Family regulations.
f. Proposed ingress, egress, parking and circulation; criteria is satisfied. The ingress and egress points for the property will be off of Walsh St SE and Rosarito Dr SE. The number of units and corresponding bedrooms calls for 253 parking spaces; the site plan features 260 spaces. Of those 253 parking spaces, 8 are required to be ADA accessible, and 2 of those ADA spaces are required to be van accessible. The site plan features 22 ADA spaces, all of which are also van accessible. Criteria is satisfied.
g. Landscaping and landscaping buffers; Per multi-family landscaping standards, a minimum of two trees and three five-gallon shrubs or the equivalent thereof, are required per dwelling unit. This development, as a result, calls for 312 trees and 468 shrubs. The site plan denotes exactly 312 trees and 468 shrubs. A 6' buffer wall is also required along the west and south property boundaries. The site plan denotes a 6'4" buffer wall surrounding the entirety of the property.

Per the last site plan approval, in 2019, a condition of approval was a 6' opaque buffer wall, in all areas that abut single-family residential zones This buffer was to be of Buffer Type B, as described and in accordance with buffer requirements for Unit 10. The existing retaining wall abutting Yucatan Del Este was also denoted as a wall that may be utilized to satisfy the aforementioned requirement.

Criteria is satisfied.
h. Elevations; The applicant has provided elevation drawings for all buildings, and all of the buildings adhere to the maximum height restriction of 50' with the maximum building height reaching 41' 9.5". Criteria is satisfied. The properties to the north are zoned C-1: Retail-Commercial and feature various businesses, while the properties to the east are zoned NC: Neighborhood-Commercial and are primarily vacant. The properties to the south are zoned R-4: Single-Family Residential and feature single-family homes, while the properties to the west are zoned R-3: Mixed Residential and feature townhomes.
i. Adjacent property characteristics; criteria is satisfied.
j. Preliminary drainage plan; criteria may be satisfied. The applicant is in the process of working on addressing drainage concerns.

NOTIFICATIONS: Adjacent property owners were notified via certified mail, 15 days prior to the hearing. A legal notice was published in the August 13, 2025 edition of the Albuquerque Journal. A notice sign was posted on the property as required by Ordinance. All legal notification requirements for this project have been met.

REVIEWED BY: Reviewing Agency Comments:
Planning and Zoning: Comments included in this document.
Development Services Engineering: No comments provided.
Parks, Recreation, and Community Services: See Attachment.
CoRR Fire and Rescue: See Attachment.
CoRR Police No comments provided.
Rio Rancho Public Schools. No comments provided.
SSCAFCA: No adverse comments.
Mid-Region Council of Government - MRMPO No comments provided.

IMPACT:

The Planning and Zoning Board recommends that the Governing Body approve the applicant's request for Site Plan Approval with the following conditions of approval and findings of fact:

GENERAL FINDINGS:
1. Ordinance No. 71 Enactment No. 94-069 requires site plan review by the Planning and Zoning Board
2. R.O. 2003 154.43 (3) requires site plan approval by the Governing Body
3. The property owner has the authority to apply for site plan approval
4. The applicant and adjacent property owners received due process as proper notice and a full opportunity to present views were given.

SPECIFIC FINDINGS AND CONDITIONS OF APPROVAL:
1. The subject property is zoned SU/Special Use District and the SU/Special Use zoning designation requires that a site plan be reviewed by the Planning and Zoning Board and approved by the Governing Body.
2. The site plan conforms to the Rio Rancho Code of Ordinances (R.O. 2003) Section 154.43
3. Development of the site will conform to all City ordinances, standards and specifications.
4. The review and subsequent building permit applications will ensure conformance to the approved site plan and City ordinances, standards and specification.
5. A six-foot opaque buffer shall be constructed in all areas that abut single-family residential zones. Fences/walls require a separate permit. This buffer shall be a Buffer Type B as described and in accordance with buffer requirements for Unit 10 as adopted by Ordinance No. 20, Enactment 18-24. The existing retaining wall abutting Yucatan Del Este may be utilized as a fence or wall as required in Buffer Type B.
6. Approval of a Grading and Drainage plan must be provided prior to building permit approval.
7. Erosion Control Plan for development needs to be approved by the Engineering Division of the Development Services Department prior to commencement of construction.
8. The Director of the Development Services Department may approve minor changes to this site plan if the change is consistent with the use and other written requirements and/or conditions of approval, if the buildings are the same general configuration, if the total square footage is not greater than 10% of the approved plan, the site circulation is similar in its effect on adjacent property or streets, and the approving official finds that neither the city nor any person will be substantially aggrieved by the altered site plan.
9. This approval is valid for a period of three years from date of approval, in which time a building permit for the proposed structures must be applied for and issued, remain active, and the authorized construction shall be started and diligently pursued to completion without cessation of thirty days.

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

DEPARTMENT RECOMMENDATION:
The Planning and Zoning Board recommends the Governing Body approve the applicant's request for a Site Plan approval with findings of fact and conditions of approval.

ATTACHMENT: Application
ATTACHMENT: Authorization
ATTACHMENT: Minutes 2019-08-28
ATTACHMENT: Zoning Map
ATTACHMENT: Plans

ATTACHMENT: Agenda Materials 8-28-19
ATTACHMENT: Fire Comments
ATTACHMENT: Parks Comments
ATTACHMENT: Notices

Rio Rancho
City of Vision

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

PLANNING & ZONING LAND USE APPLICATION

Please check appropriate box

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

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

APPLICANT/AGENT INFORMATION

Applicant Name: Emil Landeros		Phone: 210 737-4442
Address: 9504 Seabrook Dr NE		E-Mail: emil.landeros@hotmail.com
City: Albuquerque	State: NM	Zip:87111
Proprietary Interest:	List Owners:	
Deed or Ownership Verification Provided: (Initials)	Letter of Authorization Provided: (Initials)	

Agent Name: Scott Anderson		Phone: 505 401-7575
Address: 2818 4th St NW suite C		E-Mail: scott@scaarchitects.com
City: Albuquerque	State: NM	ZIP Code: 87107

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

Approval of a 156 unit apartment project with clubhouse on 6.0 acres

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit : Rio Rancho Estates Unit 16	Block(s): 87	Lot(s): Lot 10-A
Existing Zoning: SU/R3	Proposed Zoning: SU/R3	
No. of existing lots: 1	No. of proposed lots:1	Total area of site (acres) 6.00

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: Scott Anderson	Applicant:	Agent: Scott Anderson
Signature:		Date: 7/17/2025

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

APPLICATION ACCEPTED BY: _____ **DATE:**

Form revised January 26, 2017

April 2, 2025

City of Rio Rancho

To Whom It May Concern:

This letter authorizes Scott Anderson to act as an agent for Emil Landeros, with regards to plans for building permits for Legacy at Cabezon Apartments, Unit 16, Block 87 Lots 10-15 and 48-53, City of Rio Rancho, NM.

If you have any questions or need additional information, please feel free to contact me at 505 737-4442.

Sincerely,

Emil Landeros
Legacy at Cabezon Apartments

Governing Body
of the
City of Rio Rancho

MINUTES

AUGUST 28, 2019
6:00 PM
Council Chambers, City Hall

MEMBERS PRESENT:
Jim Owen, Councilor Dist. 1
Jeremy Lenentine, Dist. 2
Bob Tyler, Deputy Mayor/Councilor Dist. 3
Marlene Feuer, Councilor Dist. 4
Jennifer Flor, Councilor Dist. 5
David Bency, Councilor Dist. 6

MEMBERS ABSENT:
Greggory D. Hull, Mayor

STAFF PRESENT:
John Craig, Deputy City Manager
Peter Wells, Assistant City Manager
Greg Lauer, City Attorney
Rebecca Martinez, City Clerk
Carol Jaramillo, Director of Financial Svcs.
Connie Peterson, Dir. of Parks & Comm. Svcs.
Anthony Caravella, Director of Dev. Services
Paul Bearce, Fire Chief
Jim Chiasson, Director of Utilities
BJ Gottlieb, Acting Director of Public Works
Yolanda Lucero, Deputy City Clerk

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

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

PROCLAMATIONS AND AWARDS OF MERIT

PUBLIC FORUM

COMMENTS BY COUNCILORS

CONSENT CALENDAR

1. Minutes of August 14, 2019 Regular Meeting
2. R81, Budget Adjustment to the State Appropriations Fund 315 in the Amount of $44,000 to Purchase a Vehicle for the Meadowlark Senior Center
3. R82, Budget Adjustment to the Rio Rancho Animal Control Fund 202 in the Amount of $2,809 to Fund Spay and Neuter Services

Marlene Feuer, Councilor Dist. 4 moved to approve consent calendar. Seconded by David Bency, Councilor Dist. 6.

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

YES: Jim Owen, Councilor Dist. 1, Jeremy Lenentine, Dist. 2, Bob Tyler, Councilor Dist. 3, Marlene Feuer, Councilor Dist. 4, Jennifer Flor, Councilor Dist. 5, David Bency, Councilor Dist. 6
NO: None

BOARDS AND COMMISSIONS

PUBLIC HEARINGS

SECOND READING OF ORDINANCES

FIRST READING OF ORDINANCES

4. O32, An Ordinance Amending Chapter 53 Domestic Water Well Permitting

Mr. Chiasson presented this item. In 2018, Chapter 51, Water and Wastewater Rules and Rates of Municipal Code was amended. This was part of the City's National Pollution Discharge Elimination System per the U.S. Environmental Protection Agency. In order to be consistent with the changes made to Chapter 51 and current references in State regulations, amendment to Chapter 53 Domestic Water Well permitting are necessary.

Jim Owen, Councilor Dist. 1 moved to approve O32. Seconded by Jeremy Lenentine, Dist. 2.

The motion carried by a vote of 6 FOR and 0 AGAINST.
YES: Jim Owen, Councilor Dist. 1, Jeremy Lenentine, Dist. 2, Bob Tyler, Councilor Dist. 3, Marlene Feuer, Councilor Dist. 4, Jennifer Flor, Councilor Dist. 5, David Bency, Councilor Dist. 6
NO: None

DISCUSSION AND DELIBERATION

5. D57, Site Plan Approval for a Proposed 156 Unit Apartment Complex at Lots 10-15 & 48-53, Block 87, Unit 16

Mr. Caravella presented this item. The applicant is requesting approval of a site plan for an apartment complex for roughly 156 units. The property is located on six acres, between Walsh Street and Rosarito Drive south of Southern Boulevard. The Planning and Zoning Board did review this at their meeting on August 27, and recommend approval with conditions and findings.

Jim Owen, Councilor Dist. 1 moved to approve D57. Seconded by David Bency, Councilor Dist. 6.

Mr. Craig explained that plans are 30% complete. The engineer who is creating the plans has proposed a new entry way behind the businesses in that area. There will be a median down the middle of Southern Blvd. and the turn lane would be eliminated on the current design. This would accommodate the businesses as required.

Jennifer Flor, Councilor Dist. 5 moved to amend D57, Conditions of Approval 3 and 8 as follows:

CONDITIONS OF APPROVAL:

3. A six-foot opaque buffer shall be constructed in all areas that abut single 45 family residential zones. Fences/walls require a separate permit. This buffer shall be a Buffer Type B as described and in accordance with buffer requirements for Unit 10 as adopted by Ordinance No. 20, Enactment 18-24. The existing retaining wall abutting Yucatan Del Este may be utilized as a fence or wall as required in Buffer Type B.

8. The lighting plan must be submitted and approved to meet the minimum 14 requirements set forth in Section 159 Outdoor Lighting Ordinance prior to 15 commencement of construction. In addition: a) free standing (pole) lighting fixtures shall not exceed sixteen (16) feet in height and properly baffled to insure there is not spill over lighting into the residential neighborhood and zoning to the south; and, b) no lighting fixtures shall be attached to any southern face of any building.

Seconded by David Bency, Councilor Dist. 6.

The motion carried by a vote of 6 FOR and 0 AGAINST.
YES: Jim Owen, Councilor Dist. 1, Jeremy Lenentine, Dist. 2, Bob Tyler, Councilor Dist. 3, Marlene Feuer, Councilor Dist. 4, Jennifer Flor, Councilor Dist. 5, David Bency, Councilor Dist. 6
NO: None

Councilor Bency asked if there is adequate ingress and egress allowable for large fire trucks and public safety vehicles into the development. Also, is there adequate water pressure and can the lines handle a potential large fire.

Mr. Caravella stated the site plan went through development review. Fire indicated the need for access points. Staff believes there is adequate water and the complex will also have to submit fire sprinkler drawings. This will be part of the final review on the construction.

Councilor Bency stated the pressure put on by multifamily housing on services provided by the City and the Rio Rancho Public Schools should be taken into consideration in the future.

The main motion as amended carried by a vote of 6 FOR and 0 AGAINST.
YES: Jim Owen, Councilor Dist. 1, Jeremy Lenentine, Dist. 2, Bob Tyler, Councilor Dist. 3, Marlene Feuer, Councilor Dist. 4, Jennifer Flor, Councilor Dist. 5, David Bency, Councilor Dist. 6
NO: None

CITY MANAGER

Mr. Craig reminded the public that City Hall will be closed on Monday, September 2, in honor of Labor Day.

COMMENTS BY COUNCILORS

Deputy Mayor Tyler thanked Connie Peterson, Director of Parks and Recreation for the helping with the pet adoption in Bernalillo. He appreciates all her handwork and efforts along with her staff.

Councilor Owen thanked a former colleague for coming to the Governing Body meeting and for recently moving into the City.

Councilor Feuer wished George Oppenheimer a Happy 91st Birthday.

ADJOURNMENT

6:21 p.m.

ADOPTED THIS 11TH DAY OF SEPTEMBER, 2019.

Greggory D. Hull, Mayor

ATTEST:

Rebecca A. Martinez

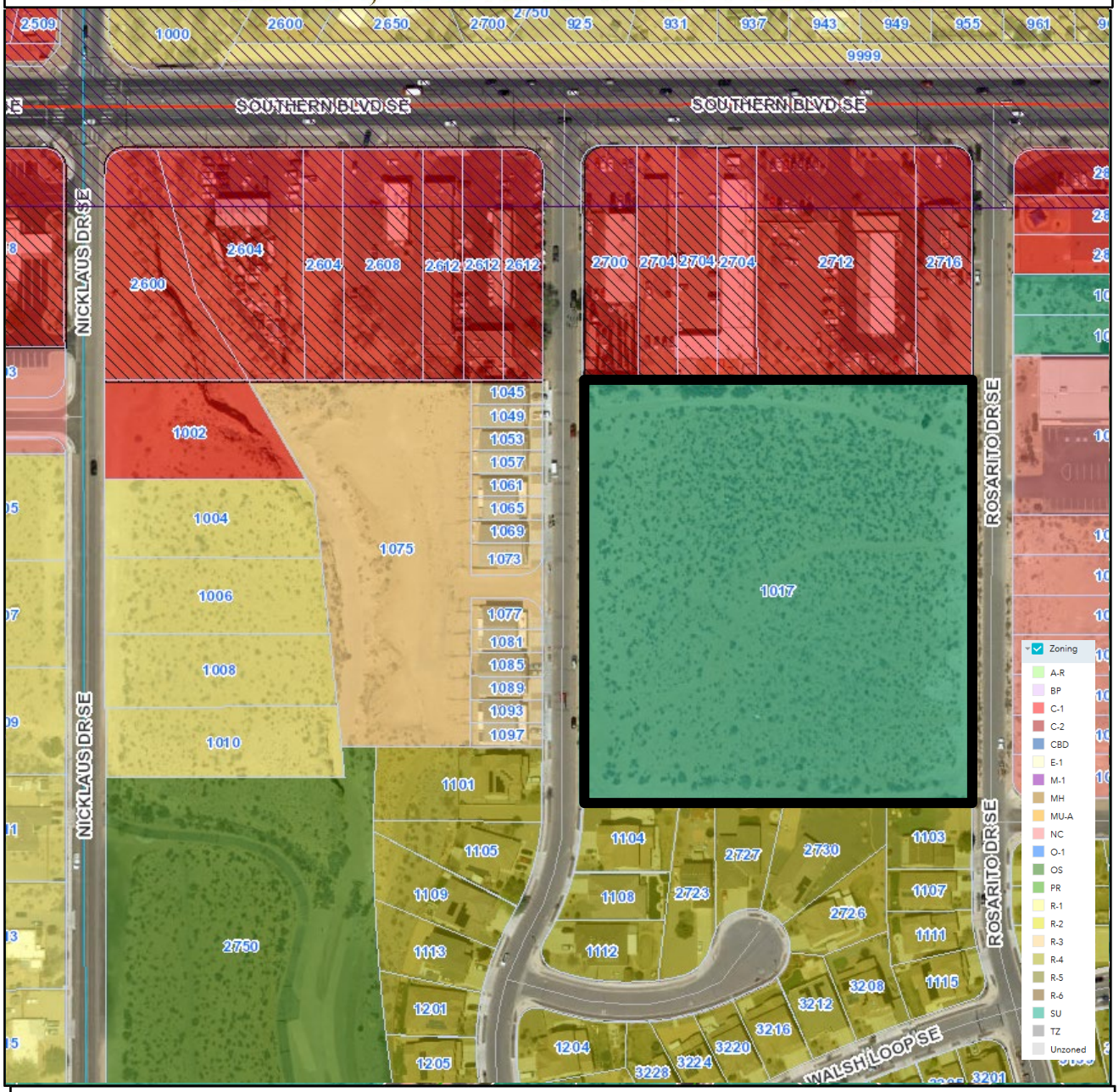
Rebecca A. Martinez, City Clerk

(SEAL)

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

SITE PLAN APPROVAL
1017 ROSARITO DR SE
U16, BLK 87, LOT 10A



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.

GIS Moving Spatial Data Forward

Map Created by Liz Ruiz Carlos on 5/23/2025

N W E S

Subject Properties
Roads

THE LEGACY AT CABEZON
1017 ROSARITO DR, SE
RIO RANCHO, NEW MEXICO 87124

PROJECT TEAM

OWNER
1017 ROSARITO LLC

GENERAL CONTRACTOR
INSIGHT CONSTRUCTION
3909 12TH ST NW
ALBUQUERQUE, NM 87107
PHONE: 505 888-7927

ARCHITECT
SCOTT C. ANDERSON & ASSOCIATES LLC
4419 4TH ST NW SUITE B
ALBUQUERQUE, NM 87107
PHONE: 505 401-7575

CIVIL ENGINEER
MILLER ENGINEERING CONSULTANTS, INC.
3500 COMANCHE NE, BLDG. F
ALBUQUERQUE, NM 87107
PHONE: 505 888-7500

LANDSCAPE ARCHITECT
THE HILLTOP LLC
7909 EDITH BLVD NE
ALBUQUERQUE, NM 87113
PHONE: 505 888-7500

STRUCTURAL ENGINEER
GEORGE KNIPPRATH
3012 CHARLESTON ST NE
ALBUQUERQUE, NM 87110
PHONE: 505 250-6073

PLUMBING & MECHANICAL CONSULTANT
GENO HIGGINS
COMFORT SYSTEMS USA SOUTHWEST
8920 ADAMS ST NE, SUITE A
ALBUQUERQUE, NM 87113
505-856-9250

ELECTRICAL CONSULTANT
SALOMÉ ARCINIEGA
EMEC LLC
10705 CENOTE RD SW
ALBUQUERQUE, NM 87121
(505) 730-9698

BONDING COMPANY
THE CINCINNATI INSURANCE COMPANY

LENDER
DWIGHT CAPITAL LLC



Owner: 1017 Rosarito, LLC Date

General Contractor: Insight Construction, LLC Date

Architect: Scott C Anderson & Associates Architects, LLC Date

Bonding Company: The Cincinnati Insurance Company Date

Lender: Dwight Capital LLC Date

SCOTT C. ANDERSON
& associates architects
4419 4th st nw ste b albuquerque, nm 87120
andersonscottc@comcast.net
505.401.7575

PERMIT SET JUNE 22, 2025

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E-110.1	BUILDING J ELECTRICAL FLOOR PLAN
E-111	BUILDING K ELECTRICAL FLOOR PLAN
E-112	BUILDING L ELECTRICAL FLOOR PLAN
E-113	BUILDING M ELECTRICAL FLOOR PLAN
E-501	ELECTRICAL DETAILS
E-601	ELECTRICAL SCHEDULE
E-602	ELECTRICAL SCHEDULE
E-603	ELECTRICAL SCHEDULE

END OF SET

No	Revision Item	Date

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DRAWING TITLE

DRAWING INDEX

SEAL

STATE OF NEW MEXICO
SCOTT C. ANDERSON
No. 4341
03/01/2021
REGISTERED ARCHITECT

DESIGNED	PROJECT NO
DRAWN	SCALE
CHECKED	DRAWING NO
REVIEWED	**G-001**
DATE 03/01/2021	

ARCHITECTURAL ABBREVIATIONS

&	AND	L	LONG OR LENGTH
@	AT	LAM	LAMINATE OR LAMINATED
℄	CENTERLINE	LAV	LAVATORY
#	POUND OR NUMBER	LH	LEFT HAND
(E)	EXISTING	LP	LOW POINT
(N)	NEW	LT	LIGHT
>	PLATE		
		MAX	MAXIMUM
A/C	AIR CONDITIONING	MECH	MECHANICAL
AB	ANCHOR BOLT	MFR	MANUFACTURER
ABV	ABOVE	MIN	MINIMUM
ACT	ACOUSTICAL TILE	MISC	MISCELLANEOUS
AD	ACCESS DOOR	MO	MASONRY OPENING
ADH	ADHESIVE	MR	MOISTURE RESISTANT
ADJ	ADJACENT	MULL	MULLION
AFF	ABOVE FINISHED FLOOR		
AGG	AGGREGATE	NA	NOT APPLICABLE
ALT	ALTERNATE	NIC	NOT IN CONTRACT
ALUM	ALUMINUM	NO	NUMBER
ANOD	ANODIZED	NTS	NOT TO SCALE
APPROX	APPROXIMATE		
ARCH	ARCHITECTURAL	O TO O	OUT TO OUT
ASPH	ASPHALT	OA	OVERALL
		OC	ON CENTER
BD	BOARD	OD	OUTSIDE DIAMETER
BEL	BELOW	OH	OVERHEAD
BET	BETWEEN	OPG	OPENING
BLDG	BUILDING	OPP	OPPOSITE
BLK	BLOCK OR BLOCKING		
BO	BY OWNER	PERP	PERPENDICULAR
BOT	BOTTOM	PLAM	PLASTIC LAMINATE
BRG	BEARING	PNL	PANEL
BSMT	BASEMENT	POL	POLISH OR POLISHED
BUR	BUILT-UP ROOF	PR	PAIR
		PROJ	PROJECT
C	CHANNEL	PVC	POLYVINYL CHLORIDE
C TO C	CENTER TO CENTER		
CAB	CABINET	QTY	QUANTITY
CG	CORNER GUARD		
CIPC	CAST-IN-PLACE CONCRETE	R	RISER OR RISERS
CJ	CONTROL JOINT	RA	RETURN AIR
CLG	CEILING	RAD	RADIUS
CLOS	CLOSET	RCP	REFLECTED CEILING PLAN
CLR	CLEAR OR CLEARANCE	RD	ROOF DRAIN
CMU	CONCRETE MASONRY UNIT	RE:	REFER TO
CO	CLEAN OUT	REFR	REFRIGERATOR
COL	COLUMN	REINF	REINFORCE
CONC	CONCRETE	REQ	REQUIRE OR REQUIRED
CONST	CONSTRUCTION	REV	REVISION
CONT	CONTINUOUS OR CONTINUE	RH	RIGHT HAND
CORRD	COORDINATE	RM	ROOM
CORR	CORRIDOR	RO	ROUGH OPENING
CPT	CARPET		
		SA	SUPPLY AIR
DBL	DOUBLE OR DOUBLED	SC	SOLID CORE
DEMO	DEMOLISH, DEMOLISHED	SF	SQUARE FOOT
DEPT	DEPARTMENT	SHT	SHEET
DIAG	DIAGONAL	SIM	SIMILAR
DIAM	DIAMETER	SPEC	SPECIFICATIONS
DIM	DIMENSION	SQ	SQUARE
DN	DOWN	STD	STANDARD
DS	DOWNSPOUT	STOR	STORAGE
DWG	DRAWING	STR	STRUCTURAL
		SYM	SYMMETRICAL
EA	EACH		
EJ	EXPANSION JOINT	T	TREAD OR TREADS
EL	ELEVATION ABOVE DATUM	T&G	TONGUE AND GROOVE
ELEC	ELECTRIC OR ELECTRICAL	TELE	TELEPHONE
ELEV	BUILDING ELEVATION	THRU	THROUGH
EMER	EMERGENCY	TO	TOP OF
ENGR	ENGINEER	TS	TUBE STEEL
EQ	EQUAL	TV	TELEVISION
EQUIP	EQUIPMENT	TYP	TYPICAL
EXIST	EXISTING		
EXT	EXTERIOR	UL	UNDERWRITERS LABORATORIES
		UNFIN	UNFINISHED
FD	FLOOR DRAIN	UNO	UNLESS NOTED OTHERWISE
FFE	FINISHED FLOOR ELEVATION	UON	UNLESS OTHERWISE NOTED
FIN	FINISH OR FINISHED		
FLUOR	FLUORESCENT	VB	VAPOR RETARDER ("BARRIER")
FND	FOUNDATION	VERT	VERTICAL OR VERTICALLY
FO	FACE OF	VEST	VESTIBULE
FR	FIRE-RESISTIVE	VIF	VERIFY IN FIELD
FTG	FOOTING	VTR	VENT THRU ROOF
FURR	FURRED OR FURRING		
FUT	FUTURE	W/	WITH
		W/O	WITHOUT
GA	GAUGE	W	WIDE FLANGE
GALV	GALVANIZED	WC	WATER CLOSET
GC	GENERAL CONTRACTOR	WP	WATERPROOFING
GI	GALVANIZED IRON	WR	WATER-RESISTANT
GYPBD	GYPSUM WALLBOARD	WT	WEIGHT
HCAP	HANDICAPPED	YD	YARD
HDW	HARDWARE		
HGT	HEIGHT		
HM	HOLLOW METAL		
HORIZ	HORIZONTAL		
HP	HIGH POINT		
HR	HOUR		
HVAC	HEATING, VENTILATION AND AIR CONDITIONING		
ID	INTERIOR DESIGN OR DESIGNER		
INCL	INCLUDE, INCLUDED OR INCLUDING		
INFO	INFORMATION		
INSUL	INSULATE, INSULATED OR INSULATION		
INT	INTERMEDIATE		
JAN	JANITOR		
JBOX	JUNCTION BOX		
KD	KNOCK DOWN		
KO	KNOCKOUT		
KPL	KICKPLATE		

GENERAL:

1. THE CONTRACTOR SHALL SUBMIT REQUESTS FOR INFORMATION (RFI) REGARDING ANY KNOW DISCREPANCIES WITH THE CONTRACT DOCUMENTS OR UNFORESEEN SITE CONDITIONS TO THE OWNER AND THE ARCHITECT FOR CLARIFICATION PRIOR TO NOTICE TO PROCEED.
2. DIMENSIONS SHALL NOT BE SCALED FROM THE PLANS, SECTIONS, DIMENSIONS SHALL NOT BE SCALED FROM THE PLANS, SECTIONS, ELEVATIONS OR DETAILS. ALL DRAWINGS ARE APPROXIMATE AND ARE GIVEN FOR ESTIMATING PURPOSES.
3. THE CONTRACTOR SHALL FURNISH ALL MATERIALS, LABOR, EQUIPMENT, THE CONTRACTOR SHALL FURNISH ALL MATERIALS, LABOR, EQUIPMENT, TRANSPORTATION AND SERVICES NECESSARY FOR THE SATISFACTORY COMPLETION OF THE WORK.
4. A PRE-CONSTRUCTION CONFERENCE BETWEEN THE OWNER'S REPRESENTATIVE, OTHER PROJECT STAKEHOLDERS, THE ARCHITECT, AND THE CONTRACTOR WITH ALL OF HIS MAJOR SUBCONTRACTORS SHALL BE HELD IMMEDIATELY AFTER SIGNING OF THE OWNER-CONTRACTOR AGREEMENT AND PRIOR TO THE START OF ANY WORK.

CLEAN ATTIRE:

1. THE GENERAL CONTRACTOR AND THE SUBCONTRACTOR(S) THAT AS A SERVICE PROVIDER TO THE OWNER SHALL HAVE ALL PERSONNEL WEAR APPROPRIATE ATTIRE, I.E. CLEAN CLOTHING IN THE COMMON AREA INCLUDING THE WORK AREA.

PROJECT SCHEDULE AND PHASING OF THE WORK:

1. THE CONTRACTOR SHALL SUBMIT FOR APPROVAL BY THE OWNER AN INTERIM PROJECT SCHEDULE OF ITS OPERATIONS WITH INTERIM PHASING PLANS PRIOR TO NOTICE TO PROCEED.
2. DURING THE CONSTRUCTION PHASE, THE CONTRACTOR SHALL SUBMIT FOR APPROVAL A SCHEDULE OF HIS OPERATIONS AND PHASING PLAN PRIOR TO STARTING ANY NEW PHASE.
3. THE CONTRACTOR SHALL DEVELOP A SCHEDULE OF CONSTRUCTION WHICH INCLUDES THE NECESSARY ACTIONS TO MAINTAIN THE OPERATION OF THE ADJACENT FUNCTION (INCLUDING ONE FLOOR ABOVE AND BELOW) DURING THE CONSTRUCTION PROCESS.
4. THE OWNER AND THE CONTRACTOR WILL REVIEW THE CONTRACTOR'S SCHEDULE TO VERIFY MOST EFFICIENT TIMING OF THE CONTRACT WORK TO AVOID CONFLICTS WITH THE CURRENT OPERATIONS.
5. INTENT OF THE PHASING PLANS IS TO PERMIT THE CONTINUAL OPERATION OF NORMAL ACTIVITIES AT THE OWNER'S FACILITY DURING PROGRESS OF WORK. AT NO TIME SHALL ANY WORK INTERFERE WITH THE OWNER'S NORMAL OPERATION WITHOUT PRIOR ACCEPTANCE PRIOR TO START OF THE WORK.

INTERIM LIFE SAFETY MEASURES:

1. THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. SAFETY OF ALL PARTIES PRESENT ON THE SAFETY OF ALL PARTIES PRESENT ON THE JOB SITE IS SOLELY THE CONTRACTORS RESPONSIBILITY.
2. ALL CONTRACTORS AND/OR THEIR SUB-CONTRACTORS PERFORMING ALL CONTRACTORS AND/OR THEIR SUB-CONTRACTORS PERFORMING WORK ON THE PROJECT PREMISES SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING A REASONABLE PRUDENT SAFETY PROGRAM INCLUDING, BUT NOT LIMITED TO, THE ISOLATION OF WORK AREAS AND THE PROMPT REMOVAL OF ANY DEBRIS OR TOOLS WHICH MIGHT ENDANGER OTHER WORKERS AND/OR OCCUPANTS.
3. INTERIM LIFE SAFETY MEASURES ARE REQUIRED TO TEMPORARILY COMPENSATE FOR THE DEFICIENCIES IN NORMAL LIFE SAFETY REQUIREMENTS DUE TO CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL SUBMIT FOR APPROVAL AN INTERIM LIFE SAFETY MEASURES PLAN IN COORDINATION WITH THE OWNER, AND RETAIN ON SITE DURING THE COURSE OF THE WORK.
4. ENSURE THAT EXITS PROVIDE FREE AND UNOBSTRUCTED. PERSONNEL SHALL RECEIVE TRAINING IF ALTERNATE EXITS MUST BE DESIGNATED. AREAS UNDER CONSTRUCTION MUST MAINTAIN ESCAPE FACILITIES FOR CONSTRUCTION WORKERS AT ALL TIMES. MEANS OF EGRESS MUST BE INSPECTED DAILY.
5. EXISTING FIRE ALARM, DETECTION AND FIRE SUPPRESSION SYSTEMS EXISTING FIRE ALARM, DETECTION AND FIRE SUPPRESSION SYSTEMS MAY NOT BE IMPAIRED AT ANY TIME FOR ANY REASON.
6. SMOKING SHALL BE PROHIBITED AT ALL TIMES IN OR ADJACENT TO ALL CONSTRUCTION AREAS.
7. DESIGNATED SMOKING AREAS (IF ANY) SHALL BE APPROVED BY THE OWNER.
8. DEVELOP AND ENFORCE STORAGE, HOUSEKEEPING, AND DEBRIS REMOVAL PRACTICES THAT REDUCE THE FLAMMABLE AND COMBUSTIBLE FIRE LOAD OF THE BUILDING TO THE LOWEST LEVEL NECESSARY FOR DAILY OPERATIONS.
9. A MINIMUM OF AT LEAST ONE (I) 2A10B.C. RATED FIRE EXTINGUISHER SHALL BE WITHIN THE REMODEL AREA. U.F.C. CONFIRM NUMBER AND TYPE OF FIRE EXTINGUISHERS REQUIRED BY OWNER AND FIRE MARSHAL.
10. LEGAL EXITS SHALL NOT BE BLOCKED AT ANYTIME.
11. CONTRACTOR SHALL PROVIDE PROPER FIRE STOPPING AT EXISTING OR NEW FLOOR AND WALL PENETRATIONS FOR PLUMBING, ELECTRICAL AND FIRE SPRINKLER LINES AS REQUIRED PER THE APPROPRIATE UL DESIGN LISTING NUMBER.
12. ALL PENETRATIONS THROUGH FLOORS AND SMOKE BARRIERS SHALL BE TIGHTLY SEALED AND FIRE STOPPED. ANY EXISTING CORE CUTS ARE TO BE FILLED WITH SIMILAR MATERIAL USING 12 GA. BACKING PLATE.
13. ALL DESIGNATED FIRE RATED WALLS ARE TO MAINTAIN HOURLY FIRE PROTECTION BARRIER MATCHING EXISTING WALL CONSTRUCTION RATING.
14. EXISTING MEANS OF EXIT AND FIRE RATED SEPARATIONS SHALL BE BE MAINTAINED DURING DEMOLITION AND CONSTRUCTION. MAINTAIN 44 INCHES MINIMUM CLEARANCE TO ALL REQUIRED EXITS.
15. TEMPORARY EXITING AND CONSTRUCTION BARRIERS SHALL BE APPROVED BY THE OWNER AND THE LOCAL FIRE AUTHORITY PRIOR TO INSTALLATION.
16. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF AND WHERE REQUIRED BY THE OWNER, THE OPERATIONAL MAINTENANCE OF FIRE LIFE SAFETY DEVICES WITHIN THE AREA OF WORK.

OWNER FURNISHED, CONTRACTOR INSTALLED EQUIPMENT:

1. ALL EQUIPMENT INDICATED AS OWNER FURNISHED / CONTRACTOR INSTALLED - SHALL BE PLACED, CONNECTED TO NECESSARY UTILITIES, ANCHORED AS REQUIRED AND ADJUSTED PER THE CONSTRUCTION DOCUMENTS AND MANUFACTURERS RECOMMENDATIONS.
2. EQUIPMENT OF WEIGHT AND SIZE THAT REQUIRES RIGGING FOR PROPER INSTALLATION SHALL BE PROVIDED BY CONTRACTOR AT NO ADDITIONAL COST TO OWNER.
3. CONTRACTOR SHALL COORDINATE WITH OWNER FOR DELIVERY AND INSTALLATION OF EQUIPMENT TAKING SPECIAL NOTICE TO OVERSIZED EQUIPMENT THAT MAY REQUIRE ADDITIONAL CONSTRUCTION SEQUENCING. APPROPRIATE PRECAUTIONS SHALL BE TAKEN BY CONTRACTOR TO PROTECT FINISHES.
4. CONTRACTOR TO LOCATE ALL OWNER RETAINED MATERIAL (TO REMAIN IN PLACE OR TO BE TURNED OVER TO OWNER) AND COORDINATE WITH OWNER.

NEW CONSTRUCTION:

1. THE CONTRACTOR SHALL HAVE FULL RESPONSIBILITY AND CHARGE OF AND SHALL BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, AND FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTOR OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK OR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
2. THE CONTRACTOR SHALL TAKE FIELD MEASUREMENTS AND VERIFY THE CONTRACTOR SHALL TAKE FIELD MEASUREMENTS AND VERIFY FIELD CONDITIONS WITH THE CONTRACT DOCUMENTS BEFORE COMMENCING ACTIVITIES. THE CONTRACTOR SHALL VERIFY AND COORDINATE ALL DIMENSIONS.
3. DIMENSIONS SHALL NOT BE SCALED FROM THE PLANS, SECTIONS, ELEVATIONS OR DETAILS. ALL DRAWINGS ARE APPROXIMATE AND ARE GIVEN FOR ESTIMATING PURPOSES.
4. AT ANY TIME SHOULD ANY CONDITIONS ARISE WHEREIN THE INTENT OF THE DRAWINGS IS IN DOUBT OR WHERE THERE IS A DISCREPANCY BETWEEN THE DRAWINGS AND FIELD CONDITIONS THE OWNER AND ARCHITECT SHALL BE NOTIFIED IMMEDIATELY FOR WRITTEN CLARIFICATION.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER LOCATION AND SIZE OF OPENINGS FOR ALL TRADES AND SHALL COORDINATE ALL CONSTRUCTION AS INDICATED BY THE CONTRACT DOCUMENTS, INCLUDING SHOP DRAWINGS REVISED BY THE ARCHITECT.
6. THE OWNER IS NOT RESPONSIBLE FOR ANY LOSS OR DAMAGE TO CONTRACTOR'S EQUIPMENT, TOOLS, ETC.
7. THE CONTRACTOR SHALL PROVIDE ADEQUATE MEANS TO PROTECT FINISHED PARTS OF THE MATERIALS AND EQUIPMENT AGAINST DAMAGE FROM ANY CAUSE DURING THE PROGRESS OF THE WORK AND UNTIL ACCEPTANCE BY THE OWNER.
8. CONTRACTOR SHALL MAINTAIN A CLEAN WORK PLACE. DUST PALLIATION AND PREVENTION OF DUST CONTAMINATION OF NON-WORK SPACES WILL BE THE RESPONSIBILITY OF THE CONTRACTOR ON AN ON GOING, DAILY BASIS.
9. ALL DIMENSIONS ARE TO FACE OF STUD OF NEW CONSTRUCTION AND FACE OF FINISH OF EXISTING CONSTRUCTION UNLESS OTHERWISE NOTED.
10. SPECIAL TOOLS, IF ANY PART OF EQUIPMENT FURNISHED UNDER THIS CONTRACT REQUIRES A SPECIAL TOOL FOR ASSEMBLY, ADJUSTMENT, SETTING OF MAINTENANCE THEREOF, SHALL BE FURNISHED WITH EQUIPMENT AS A STANDARD ACCESSORY.
11. CONTRACTOR TO PATCH AND REPAIR ALL WALLS, FLOORS, AND CEILINGS DAMAGED DURING CONSTRUCTION TO MATCH EXISTING
12. THE CONTRACTOR SHALL PROTECT ALL FINISHED WORK AND SURFACES FROM DAMAGE DURING THE COURSE OF WORK AND SHALL REPLACE AND/OR REPAIR ALL DAMAGE CAUSED BY CONTRACTOR OR SUB-CONTRACTOR PERSONNEL.
13. UPON COMPLETION OF WORK, ALL CONSTRUCTION AREAS SHALL BE LEFT BROOM CLEAN AND FREE FROM DEBRIS.
14. WHEN INSTALLING DRILLED-IN ANCHORS AND/OR POWER DRIVEN PINS IN EXISTING NON-PRESTRESSED REINFORCED CONCRETE, USE CARE AND CAUTION TO AVOID CUTTING OR DAMAGING THE EXISTING REINFORCING BARS. LOCATE THE REINFORCING BARS BY A NONDESTRUCTIVE METHOD PRIOR TO INSTALLATION. EXERCISE EXTREME CARE AND CAUTION TO AVOID CUTTING OR DAMAGING THE REBARS DURING INSTALLATION. MAINTAIN A MINIMUM CLEARANCE OF ONE INCH BETWEEN THE REINFORCEMENT AND THE DRILLED-IN ANCHOR AND/OR PIN.
15. CUTTING OF HOLES THROUGH CONCRETE SHALL BE BY DIAMOND CORE DRILL OR PNEUMATIC HAMMER. IMPACT ELECTRIC MANUAL HAMMER TYPE DRILLS WILL NOT BE ALLOWED.
16. CEILING HEIGHT DIMENSIONS ARE TO FINISHED SURFACE OF CEILING.
17. FINISH FLOOR ELEVATIONS ARE TO TOP OF CONCRETE, UNLESS OTHERWISE NOTED.
18. DUCTS PENETRATING STUD WALLS SHALL BE PROVIDED WITH NECESSARY FRAMES AND BRACING AROUND THE OPENING.
19. CONTACT BETWEEN DISSIMILAR METALS SHALL BE PROTECTED WITH HEAVY MODIFIED BITUMINOUS PAINT.
20. ALL NEW INTERIOR WALL AND CEILING FINISHES SHALL BE INSTALLED IN ACCORDANCE WITH CURRENT EDITION OF BUILDING CODES.
21. IF THE CONTRACTOR ASCERTAINS AT ANY TIME THAT REQUIREMENTS OF THIS CONTRACT CONFLICT WITH, OR ARE IN VIOLATION OF, APPLICABLE LAWS, CODES, REGULATIONS AND ORDINANCES, IT SHALL NOT PROCEED WITH WORK IN QUESTION, EXCEPT AT HIS OWN RISK, UNTIL VA'S RESIDENT ENGINEER HAS BEEN NOTIFIED IN WRITING AND WRITTEN DETERMINATION IS MADE BY OWNER. WHERE COMPLETED OR PARTIALLY COMPLETED WORK IS DISCOVERED TO BE IN VIOLATION WITH APPLICABLE LAWS, CODES, REGULATIONS AND ORDINANCES, CONTRACTOR SHALL BE REQUIRED TO REMOVE THAT WORK FROM THE PROJECT AND REPLACE SUCH WORK WITH ALL NEW COMPLYING WORK AT NO ADDITIONAL COST TO THE OWNER.
22. REMOVE AND RELOCATE CONDUIT, PLUMBING, WIRING, DUCTWORK, ETC. THAT PRESENTS AN OBSTRUCTION TO GENERAL CONSTRUCTION.
23. ALL UTILITIES SHALL BE RUN CONCEALED EXCEPT IN UNFINISHED AREAS.
24. PROVIDE SEISMIC SUPPORT AND BRACING TO ALL UTILITIES AND GENERAL CONSTRUCTION, ANCHORAGE OF EQUIPMENT SHALL COMPLY WITH THE PROVISIONS OF CURRENT CODE FOR LATERIAL FORCES ON ELEMENTS OF STRUCTURES, NON-STRUCTURAL COMPONENTS & EQUIPMENT SUPPORTED BY STRUCTURES.

RECORD DRAWINGS:

1. THE CONTRACTOR SHALL PROVIDE ONE COMPLETE SET OF AUTOCAD DRAWINGS, INDICATING ALL DISCREPANCIES, CHANGE, ETC., AND ACTUAL LOCATIONS OF CONCEALED WORK TO OWNER AND ARCHITECT AT THE COMPLETION OF THE WORK, PRIOR TO FINAL INSPECTIONS.

SPECIFICATIONS AND DRAWINGS FOR CONSTRUCTION:

1. THE ARCHITECT'S INTERPRETATION OF THE DRAWINGS AND SPECIFICATIONS WILL BE FINAL, SUBJECT TO THE DISPUTES CLAUSE.
2. LARGE SCALE DRAWINGS SUPERSEDE SMALL SCALE DRAWINGS.
3. DIMENSIONS GOVERN IN ALL CASES. SCALING OF DRAWINGS MAY BE DONE ONLY FOR GENERAL LOCATION AND GENERAL SIZE OF ITEMS.
4. DIMENSIONS SHOWN OF EXISTING WORK AND ALL DIMENSIONS REQUIRED FOR WORK THAT IS TO CONNECT WITH EXISTING WORK SHALL BE VERIFIED BY THE CONTRACTOR BY ACTUAL MEASUREMENT OF THE EXISTING WORK. ANY WORK AT VARIANCE WITH THAT SPECIFIED OR SHOWN IN THE DRAWINGS SHALL NOT BE PERFORMED BY THE CONTRACTOR UNTIL APPROVED IN WRITING BY THE OWNER.

SUBCONTRACTS AND WORK COORDINATION:

1. NOTHING CONTAINED IN THIS CONTRACT SHALL BE CONSTRUED AS CREATING ANY CONTRACTUAL RELATIONSHIP BETWEEN ANY SUBCONTRACTOR AND THE OWNER. DIVISIONS OR SECTIONS OF SPECIFICATIONS ARE NOT INTENDED TO CONTROL THE CONTRACTOR IN DIVIDING WORK AMONG SUBCONTRACTORS, OR TO LIMIT WORK PERFORMED BY ANY TRADE.
2. THE CONTRACTOR SHALL BE RESPONSIBLE TO THE OWNER FOR ACTS AND OMISSIONS OF ITS OWN EMPLOYEES, AND SUBCONTRACTORS AND THEIR EMPLOYEES. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR COORDINATION OF THE WORK OF THE OF THE WORK OF THE TRADES, SUBCONTRACTORS, AND MATERIAL SUPPLIERS. IN THE EVENT THE CONTRACTOR, IN COORDINATING THE VARIOUS INSTALLATIONS AND IN PLANNING THE METHOD OF INSTALLATION, FINDS A CONFLICT IN LOCATION OR ELEVATION OF ANY OF THE UTILITIES WITH THEMSELVES, WITH STRUCTURAL ITEMS OR WITH OTHER CONSTRUCTION ITEMS, HE/SHE SHALL BRING THIS CONFLICT TO THE ATTENTION OF THE CONTRACTING OFFICER IMMEDIATELY. IN DOING SO, THE CONTRACTOR SHALL EXPLAIN THE PROPOSED METHOD OF SOLVING THE PROBLEM OR SHALL REQUEST INSTRUCTIONS AS TO HOW TO PROCEED IF ADJUSTMENTS BEYOND THOSE OF USUAL TRADES COORDINATION ARE NECESSARY.
3. NEITHER THE OWNER NOR THE ARCHITECT WILL NOT UNDERTAKE TO SETTLE ANY DIFFERENCES BETWEEN THE CONTRACTOR AND SUBCONTRACTORS OR BETWEEN SUBCONTRACTORS.
4. THE OWNER RESERVES THE RIGHT TO REFUSE TO PERMIT EMPLOYMENT ON THE WORK OR REQUIRE DISMISSAL FROM THE WORK OF ANY SUBCONTRACTOR WHO, BY REASON OF PREVIOUS UNSATISFACTORY WORK ON ANY OF THE OWNER'S PROJECTS OR FOR ANY OTHER REASON, IS CONSIDERED BY THE OWNER TO BE INCOMPETENT OR OTHERWISE OBJECTIONABLE.

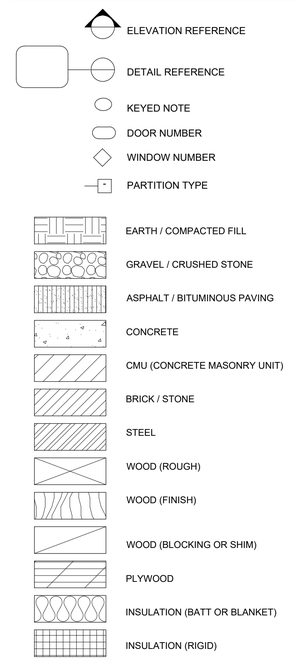
FIRE AND LIFE SAFETY NOTES:

1. ALL INTERIOR FINISHES SHALL CONFORM TO THE REQUIREMENTS OF IBC, CHAPTER 8. ALL FINISHES SHALL HAVE A FLAME SPREAD RATING OF 75 OR LESS AND A SMOKE DENSITY NOT TO EXCEED 450 WHEN TESTED IN ACCORDANCE WITH 2012 IBC, CHAPTER 8, SECTION 803, AND SHALL HAVE A CLASS I OR II FLAME SPREAD CLASSIFICATION PER TABLE 803.9
2. ALL INSULATION MATERIALS INSTALLED WALLS SHALL HAVE A FLAME - SPREAD RATING NOT TO EXCEED 25 AND A SMOKE DENSITY NOT TO EXCEED 450 WHEN TESTED IN ACCORDANCE WITH U.B.C. STANDARD NO. 8-1.
3. ALL RATED DOORS SHALL BE POSITIVE LATCHING.
4. ALL FIRE RATED DOOR ASSEMBLIES SHALL BE PROVIDED WITH APPROVED GASKETING MATERIAL INSTALLED TO PROVIDE A SEAL WHERE THE DOOR MEETS THE STOP ON BOTH SIDES AND ACROSS THE TOP.
5. MANUFACTURER'S INSTALLATION INSTRUCTIONS SHALL BE AVAILABLE ON THE JOB SITE FOR ALL RATED OPENING ASSEMBLIES.
6. PENETRATIONS THROUGH RATED WALLS AND FLOORS SHALL BE SEALED WITH A MATERIAL CAPABLE OF PREVENTING THE PASSAGE OF FLAMES AND HOT GASES WHEN SUBJECTED TO THE REQUIREMENTS OF ASTM-E 814 AND IBC STANDARD 7-5 AND IN COMPLIANCE WITH THE PROJECT MANUAL.
7. ALL ELECTRICAL, MECHANICAL, AND PLUMBING PENETRATIONS, INCLUDING CONDUITS AND PIPING, THROUGH FIRE RATED WALL, FLOOR AND CEILING ASSEMBLIES SHALL BE TIGHTLY AND SOLIDLY SEALED WITH FIRESTOPPING COMPLYING IBC STANDARD 7-5 AND THE PROJECT MANUAL. WHERE ITEM PENETRATIONS AN AREA SEPARATION WALL, THE SECTION PASSING THROUGH THE WALL SURFACE AND THE FIXTURE CONNECTIONS THERETO SHALL BE ONLY OF METAL.
8. PROVIDE AND APPROPRIATE NUMBER OF PORTABLE FIRE EXTINGUISHERS WITH A RATING NOT LESS THAN 4A-6OBC FOR PROTECTION DURING CONSTRUCTION.
9. DO NOT BLOCK EXITS AT ANY TIME.
10. PROVIDE COMBINATION FIRE/SMOKE DAMPERS AT ALL DUCT PENETRATIONS OF FIRE RATED WALLS, FLOORS, SHAFTS AND CEILINGS.
11. COMBINATION FIRE/SMOKE DAMPERS SHALL BE USED AT DUCT PENETRATIONS OF RATED CORRIDOR WALLS.
12. FIRE DAMPER DETAILS SHOWN FOR REFERENCE ONLY. FIRE DAMPERS SHALL BE APPROVED AND LISTED BY FIRE MARSHAL. INSTALL STRICTLY PER MANUFACTURER'S PRINTED INSTRUCTIONS AND LISTINGS APPROVAL MANUFACTURER'S INSTALLATION INSTRUCTIONS SHALL BE MADE AVAILABLE TO THE INSPECTING AUTHORITIES.
13. DUCT INSULATION APPLIED TO THE EXTERIOR SURFACE OF DUCTS LOCATED IN BUILDINGS SHALL HAVE A FLAME SPREAD OF NOT MORE THAN 25 AND SMOKE-DEVELOPED RATING OF NOT MORE THAN 50 WHEN TESTED AS A COMPOSITE; INSTALLATION INCLUDING INSULATION, FACING MATERIALS, TAPES AND ADHESIVES AS NORMALLY APPLIED.
14. THE FIRE ALARM SYSTEM SHALL CONFORM TO INTERNATIONAL FIRE CODE, AND APPLICABLE NFPA STANDARDS.
15. THE CONTRACTOR SHALL PROVIDE PROTECTION COMPLYING WITH IFC, CHAPTER 26, DURING WELDING. FURTHER PROTECTION SHALL BE PROVIDED TO ANY OCCUPANTS AND THE PUBLIC WITH PORTABLE SOLID VISION BARRICADES AROUND LOCATION WHERE WELDING IS BEING PERFORMED. PROVIDE SIGNS WARNINGS AGAINST LOOKING AT WELDING WITHOUT PROPER EYE PROTECTION OR EQUIVALENT.
16. THE GENERAL CONTRACTOR SHALL PROVIDE PROTECTION DURING CONSTRUCTION AND DEMOLITION COMPLYING WITH IFC CHAPTER 14, FIRE SAFETY.

FIRE AND SMOKE PARTITIONS ASSEMBLIES:

1. THE FIRE AND SMOKE PARTITIONS AND ASSEMBLIES SHALL BE INSTALLED IN ACCORDANCE WITH THE CURRENT BUILDING CODE AND NFPA STANDARDS.
2. ALL ALL FIRE AND SMOKE ASSEMBLIES, WALLS, PARTITIONS, FLOORS, CEILING, AND ROOF ASSEMBLIES SHALL BE INSTALLED IN ACCORDANCE WITH THE UL, OR OTHER APPROVED TESTING LABORATORY, AND MANUFACTURER'S PROCEDURES.
3. UTILITY PENETRATIONS IN FIRE, SMOKE, SOUND WALL PARTITIONS, AND CEILING ASSEMBLIES, SHALL BE FIRE-STOPPED AND SOUND SEALED SHALL BE FIRE-STOPPED AND SOUND SEALED WITH AN APPROVED MATERIAL SECURELY INSTALLED.
4. 3M BRAND FIRE BARRIER PUTTY PADS, MPP-1, OR A UL APPROVED EQUAL, (ELECTRICAL, MEDICAL GASES, WATER, ETC.) UP TO 100 SQUARE INCHES OF AREA.
5. STEEL UTILITY BOXES (ELECTRICAL PANELS, MEDICAL GAS VALVE BOXES, ETC.) WHICH EXCEED 100 SQUARE INCHES IN AREA WILL BE PROTECTED BY ENCASING THEM IN GYPSUM BOARD.
6. ALL UTILITY AND ELECTRICAL OUTLETS OR BOXES, SHALL BE SECURELY FASTENED TO THE STUD OR FRAMING OF THE WALL, PARTITION, OR CEILING ASSEMBLY. THE OPENING IN THE GYPSUM BOARD FACING SHALL BE CUT SO THAT THE CLEARANCE BETWEEN THE BOX AND THE GYPSUM BOARD DOES NOT EXCEED 1/8". IN SMOKE AND SOUND WALLS OR PARTITIONS, THE 1/8" CLEARANCE SHALL BE FILLED WITH A FIRE STOP MATERIAL APPROVED ON THAT USE. 6. ALL FIRE SPRINKLERS, MECHANICAL, PLUMBING, AND ELECTRICAL ALL FIRE SPRINKLERS, MECHANICAL, PLUMBING, AND ELECTRICAL COMM. LINES THAT PENETRATE FIRE, SMOKE, OR SOUND WALLS SHALL BE FIRE STOPPED AND SEALED PER THE SPECIFICATIONS OR DETAILS.
7. THE THROUGH-PENETRATION FIRE STOP SYSTEM SHOWN IN THE CONTRACT DOCUMENTS HAS BEEN APPROVED BY THE PERMITTING AUTHORITY. ANY SUBSTITUTIONS AND/OR CHANGES BY THE SYSTEM ANY SUBSTITUTIONS AND/OR CHANGES BY THE SYSTEM SHALL BE RESUBMITTED AND APPROVED BY THE OWNER BEFORE USE ON THE PROJECT.

SYMBOL LEGEND



No	Revision Item	Date

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LEGACY AT CABEZON APARTMENTS
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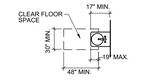
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GENERAL NOTES

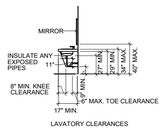
SEAL



DESIGNED	PROJECT NO
DRAWN	SCALE
CHECKED	DRAWING NO G-002
REVIEWED	
DATE 4/10/2020	



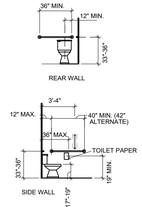
CLEAR FLOOR SPACE AT LAVATORIES



LAVATORY CLEARANCES

D1 LAVATORY

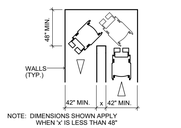
SCALE: 1/8" = 1'-0"



TOILET ROOM ELEVATIONS
SCALE: 1/4" = 1'-0"

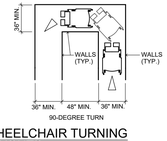
D2 TOILET ROOM

SCALE: 1/8" = 1'-0"



NOTE: DIMENSIONS SHOWN APPLY WHEN 'x' IS LESS THAN 48"

TURNS AROUND AN OBSTRUCTION

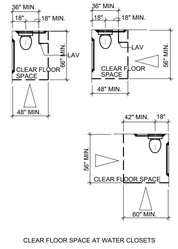


90-DEGREE TURN

WHEELCHAIR TURNING LAYOUTS
SCALE: 1/4"=1'-0"

C1 WHEEL CHAIR TURNING

SCALE: 1/8" = 1'-0"

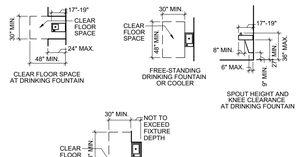


CLEAR FLOOR SPACE AT WATER CLOSETS

TOILET ROOMS (OPEN)
SCALE: 1/4" = 1'-0"

C2 TOILET ROOM

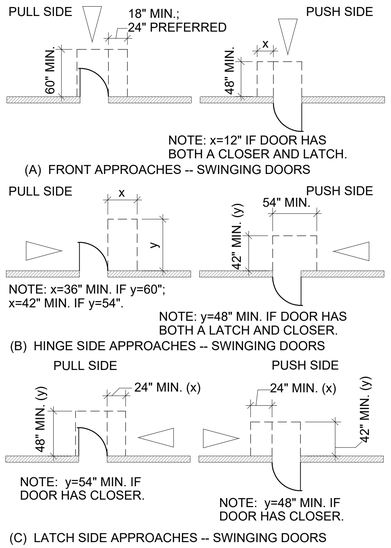
SCALE: 1/8" = 1'-0"



DRINKING FOUNTAINS
SCALE: 1/4" = 1'-0"

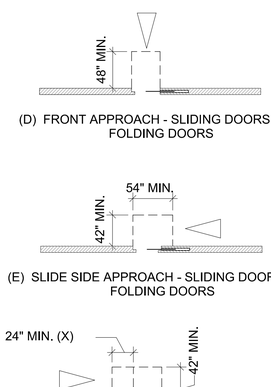
C3 DRINKING FOUNTAIN

SCALE: 1/8" = 1'-0"



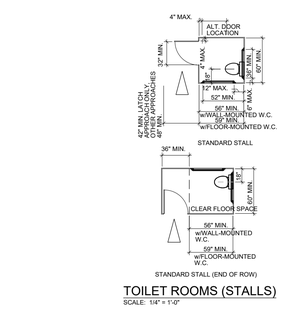
A1 DOOR SWINGS

SCALE: 1/8" = 1'-0"



A2 SLIDING DOOR

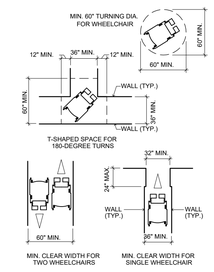
SCALE: 1/8" = 1'-0"



TOILET ROOMS (STALLS)
SCALE: 1/4" = 1'-0"

B3 TOILET ROOM

SCALE: 1/8" = 1'-0"



WHEELCHAIR TURNING LAYOUTS
SCALE: 1/4" = 1'-0"

A3 WHEEL CHAIR TURNING

SCALE: 1/8" = 1'-0"

No	Revision Item	Date

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DRAWING TITLE

ADA REFERENCE

SEAL

STATE OF NEW MEXICO
SCOTT C. ANDERSON
NM No. 4341
4/10/2020
REGISTERED ARCHITECT

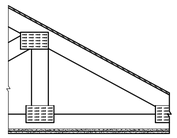
DESIGNED	PROJECT NO
DRAWN	SCALE
CHECKED	DRAWING NO
REVIEWED	G-003
DATE 4/10/2020	

ROOF-CEILING SYSTEMS

GA FILE NO. RC 2602	GENERIC	1 HOUR FIRE

WOOD TRUSSES, GYPSUM WALLBOARD

Base layer 5/8" type X gypsum wallboard applied at right angles to wood trusses 24" o.c. with 1 1/4" Type W or S drywall screws 24" o.c. **Face** layer 5/8" type X gypsum wallboard or gypsum veneer base applied at right angles to trusses with 1 7/8" Type W or S drywall screws 12" o.c. at joints and intermediate trusses and 1 1/2" Type G drywall screws 12" o.c. placed 2" back on either side of end joints. Joints offset 24" from base layer joints. Wood trusses supporting 1/2" wood structural panels applied at right angles to trusses with 8d nails. Appropriate roof covering.



Approx. Ceiling Weight: 5 psf
Fire Test: FM FC 172, 2-25-72; ITS, 8-6-98

ROOF-CEILING SYSTEMS

UL P531	GENERIC	1 HOUR FIRE

WOOD TRUSSES, GYPSUM WALLBOARD

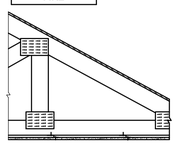
1. Roofing System* — Any UL Class A, B or C Roofing System (TGFU) or Prepared Roof Covering (TFWZ) acceptable for use over nom 15/32 in. thick wood structural panels, min. grade "C-D" or "Sheathing". Nom 15/32 in. thick wood structural panels secured to trusses with construction adhesive and No. 6d ringed shank nails. Nails spaced 12 in. OC along each truss. Staples having equal or greater withdrawal and lateral resistance strength may be substituted for the 6d nails.

2. Trusses — Pitch or Parallel chord trusses, spaced a max of 24 in. OC, fabricated from nom 2 by 4 lumber, with lumber oriented vertically or horizontally. Truss members secured together min.0.0356 in. thick galv steel plates. Plates have 5/16 in. long teeth projecting perpendicular to the plane of the plate. The teeth are in pairs facing each other (made by the same punch), forming a split tooth type plate. Each tooth has a chisel point on its outside edge. These points are diagonally opposite each other for each pair. The top half of each tooth has a twist for stiffness. The pairs are repeated on approximately 7/8 in. centers with four rows of teeth per inch of plate width. Where the truss intersects with the interior face of the exterior walls, the min truss depth shall be 5-1/4 in. with a min roof slope of 3/12 and a min. area in the plane of the truss of 21 sq/ft. Where the truss intersects with the interior face of the exterior walls, the min truss depth may be reduced to 3 in. if the batts and blankets (Item 3) are used as shown in the above illustration (Alternate Insulation Placement) and are firmly packed against the intersection of the bottom chords and the plywood sheathing.

3. Batts and Blankets* — (Optional) -Glass fiber insulation, secured to the wood structural panesl with staples spaced 12 in. OC or to the trusses with 0.090 in. diam galv steel wires spaced 12 in. OC. Any glass fiber insulation bearing the UL Classification Marking as to Surface Burning Characteristics and/or Fire Resistance, having a min density of 0.5 pcf. As an option, the insulation may be fitted in the concealed space, draped over the resilient channel/gypsum wallboard ceiling membrane when resilient channels and gypsum wallboard attachment is modified as specified in Items 6 and 7. The finished rating has only been determined when the insulation is secured to the decking.

4. Furring Channels — Resilient channels formed of 25 MSG thick galv steel, spaced 16 in. OC, installed perpendicular to trusses. When batt and blanket material, Item 3, is draped over the resilient channel/gypsum wallboard ceiling membrane, the spacing shall be 12 in. OC. Channels secured to each truss with 1-1/4 in. long Type S steel screws. Channels overlapped 4 in. at splices. Channels oriented opposite at wallboard butt joints (spaced 6 in. OC) as shown in the above illustration.

5. Gypsum Board* — Nom 5/8 in. thick, 48 in. wide, installed with long dimension perpendicular to resilient channels with 1 in. long Type S screws spaced 12 in. OC and located a min of 1/2 in. from side joints and 3 in. from the end joints. At end joints, two resilient channels are used, extending a min of 6 in. beyond both ends of the joint. When batt and blanket insulation, Item 3, is draped over the resilient channel/gypsum wallboard ceiling membrane, screws shall be installed at 8 in. OC.



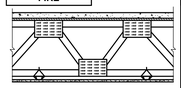
Approx. Ceiling Weight: 5 psf
Fire Test: FM FC 172, 2-25-72; ITS, 8-6-98

FLOOR-CEILING SYSTEMS, WOOD-FRAMED

GA FILE NO. FC 5514	GENERIC	1 HOUR FIRE

LIGHTWEIGHT CONCRETE, PLYWOOD, WOOD TRUSSES, GYPSUM WALLBOARD

Base layer 1/2" type X gypsum wallboard applied at right angles to minimum 9 1/2" deep wood I-joists, with minimum 1 1/4" deep x 1 1/2" wide flanges and minimum 3/8" webs, 24" o.c. with 1 5/8" Type W or S drywall screws 12" o.c. **Face** layer 1/2" type X gypsum wallboard applied at right angles to I-joists with 2" Type W or S drywall screws 12" o.c. at intermediate I-joists, 8" o.c. at end joints, and 1 1/2" Type G drywall screws 8" o.c. placed 6" back on either side of end joints. Joints offset 24" from base layer joints. Wood trusses supporting 3/4" nominal interior plywood with exterior glue, T & G edges, applied at right angles to trusses with construction adhesive and 6d ring shank nails 12" o.c. Adhesive applied to each top chord and grooved edges of plywood. End joints staggered 48", 1 1/2" lightweight concrete poured over plywood.



Approx. Ceiling Weight: 5 psf
Fire Test: FM J.I. 2C9Q7.AC, 9-29-78, FM Design FC-268

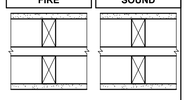
WALLS AND INTERIOR PARTITIONS, WOOD-FRAMED

GA FILE NO. WP 3370	GENERIC	1 HOUR FIRE	45 to 49 STC SOUND

GYPSUM WALLBOARD, WOOD STUDS

One layer 5/8" type X gypsum wallboard or gypsum veneer base applied parallel or at right angles to each side of double row of 2 x 4 wood studs 16" o.c. on separate plates 1" apart with 6d coated nails, 1 7/8" long, 0.0915" shank, 1/4" heads, 7" o.c.

Joints staggered 16" on opposite sides. Horizontal bracing required at mid-height.
(LOAD-BEARING)



Thickness: 9 1/2"
Approx. Weight: 8 psf
Fire Test: See WP 3605 (UL R1319-4, 6, 6-17-52; UL R2717-39, 1-20-66; UL R3501-52, 3-15-66, UL Design U305; ULC Design W301)
Sound Test: Estimated

EXTERIOR WALLS

2009 IBC 720.1 (2) 15-1.31 2009 IBC 720.1 (2) 14-1.31	GENERIC	1 HOUR FIRE

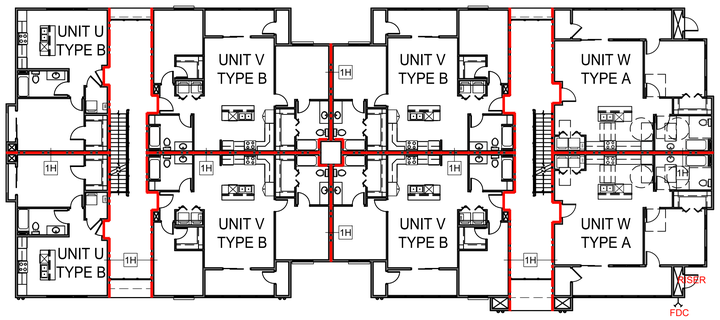
WOOD STUDS, CEMENT STUCCO

EXTERIOR - 2" x 4" wood studs 16" on center with 7/1s" cement plaster (measured from the face of studs) on the exterior surface with interior surface treatment as required

Varies for interior wood stud partitions in this table. Plaster mix 1:4 for scratch coat and 1:5 for brown coat, by volume, cement to sand.

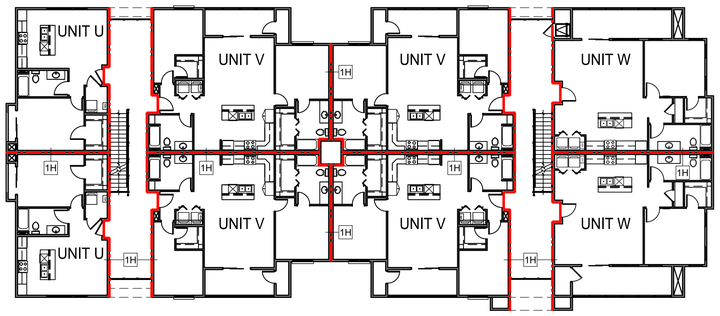
INTERIOR - Type X gypsum wallboard applied vertically or horizontally nailed with 6d cooler 4 n or wallboard nails at 7" on center with end joints on nailing members. Stagger joints each side.





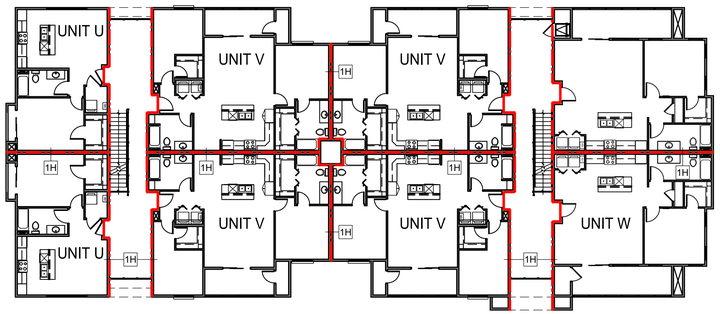
BUILDING A GROUND LEVEL CODE ANALYSIS PLAN

SCALE: 1/16" = 1'-0"



BUILDING A SECOND LEVEL CODE ANALYSIS PLAN

SCALE: 1/16" = 1'-0"



BUILDING A THIRD LEVEL CODE ANALYSIS PLAN

SCALE: 1/16" = 1'-0"

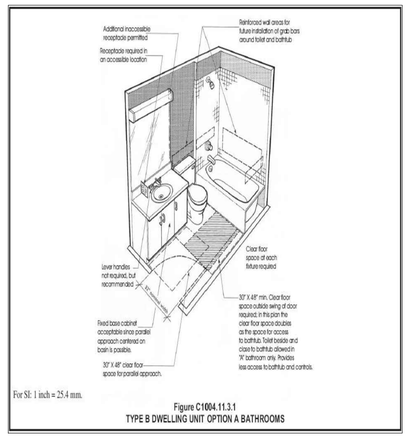


Figure C1004.11.3.1
TYPE B DWELLING UNIT OPTION A BATHROOMS

NOTE:

ALL AUTOMATIC FIRE PROTECTION SYSTEMS & FIRE ALARM SYSTEMS SHOP DRAWINGS WILL BE SUBMITTED TO THE FIRE MARSHAL.

A 2-WAY COMMUNICATION SYSTEM SHALL BE INSTALLED AT ALL ELEVATORS AS REQUIRED IN IBC 1007.8.

PROVIDE 1 EA 2A:10BC EXTINGUISHER AT EACH UNIT

CODE LEGEND

- 3 HOUR FIRE RATED ASSEMBLY — 3H
- 2 HOUR FIRE RATED ASSEMBLY — 2H
- 1 HOUR FIRE RATED ASSEMBLY — 1H
- SMOKE BARRIER 1 HOUR RATED — SB
- DIRECTION OF EGRESS
- DIRECTION OF EGRESS WITH NUMBER OF OCCUPANTS INDICATED
- FIRE EXTINGUISHER CABINET — FEC
  FIRE EXTINGUISHER IN AREAS OTHER THAN THE KITCHEN ARE TO BE 2A:10BC SURFACE MOUNTED TYPE ABC. FIRE EXTINGUISHER IN THE KITCHEN TO BE TYPE K.
- FIRE DEPARTMENT HOSE CONNECTION — Y

CODE ANALYSIS

AOCCUPANCY CLASSIFICATION
APARTMENT R-2

BUILDING TYPE:
IBC TABLE 601 & SECTION 602.2
CONSTRUCTION TYPE — TYPE V - B + S13R

FIRE-RESISTIVE REQUIREMENTS PER IBC TABLE 601

STRUCTURAL FRAME	0 HR
EXTERIOR BEARING WALLS	0 HR
INTERIOR BEARING WALLS	0 HR
NON-BEARING WALLS	0 HR
FLOOR CONSTRUCTION	0 HR
ROOF CONSTRUCTION	0 HR

ACTUAL FLOOR AREA:

LEVEL 1, R-2 OCCUPANCY =	9,790 SF
LEVEL 2, R-2 OCCUPANCY =	9,790 SF
LEVEL 3, R-2 OCCUPANCY =	9,790 SF

MAXIMUM HEIGHT AND STORIES:
IBC TABLES 504.3 & 504.4

R-2 TYPE V-B: S13R ALLOWABLE = 4 FLOORS, 60FT IN HEIGHT
PROVIDED = 3 FLOORS, 44 FT IN HEIGHT

AREA SEPARATION:
IBC TABLE 508.4

N/A

OCCUPANT LOAD:
IBC TABLE 1004.1.1

LEVEL 1, R-2, 9,790 SF / 200 OCC PER SF =	49 OCCUPANTS
LEVEL 2, R-2, 9,790 SF / 200 OCC PER SF =	49 OCCUPANTS
LEVEL 3, R-2, 9,790 SF / 200 OCC PER SF =	49 OCCUPANTS
TOTAL OCCUPANT LOAD =	147 OCCUPANTS

AUTOMATIC SPRINKLER SYSTEM:
REQUIRED - 903.2.8 GROUP R. AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3 SHALL BE PROVIDED THROUGHOUT ALL BUILDINGS WITH A GROUP R FIRE AREA.

FIRE ALARM & DETECTION SYSTEM:
REQUIRED - PER IBC 907.2.11

PROVIDED ON THE CEILING OR WALL OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF BEDROOMS.

SPECIAL REQUIREMENTS BASED ON OCCUPANCY:
IBC 420

VERTICAL SEPARATION BETWEEN UNITS = 1HR.

HORIZONTAL SEPARATION BETWEEN UNITS = 1HR.

GROUP R ACCESSIBILITY:
IBC 1107.6

TYPE A & B UNITS DEFINED AS PER IBC 1102 & ICC A117.1.

156 TOTAL UNITS, IN THE PROJECT AS A WHOLE (NO ELEVATOR)
ONLY GROUND FLOOR UNITS REQUIRED TO BY TYPE "A" OR "B" (PER 1107.7.1)

(TABLE 1107.6.1.1) 156 UNITS:
MIN 6 UNITS WITHOUT ROLL-IN SHOWER
MIN 2 WITH ROLL-IN SHOWER
MIN 8 ACCESSIBLE UNITS

ALL GROUND FLOOR UNITS THAT ARE NOT TYPE "A" SHALL BE TYPE "B" (1106.2.2.2)

No	Revision Item	Date

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RIO RANCHO, NM 87124

DRAWING TITLE
BUILDING A CODE ANALYSIS PLAN

SEAL: STATE OF NEW MEXICO — SCOTT C. ANDERSON — No. 4341 — 11/20/2020 — REGISTERED ARCHITECT

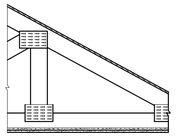
DESIGNED	PROJECT NO
DRAWN	SCALE
CHECKED	DRAWING NO
REVIEWED	G-101
DATE 11/20/2020	

ROOF-CEILING SYSTEMS

GA FILE NO. RC 2602	GENERIC	1 HOUR FIRE

WOOD TRUSSES, GYPSUM WALLBOARD

Base layer 5/8" type X gypsum wallboard applied at right angles to wood trusses 24" o.c. with 1 1/4" Type W or S drywall screws 24" o.c. **Face** layer 5/8" type X gypsum wallboard or gypsum veneer base applied at right angles to trusses with 1 7/8" Type W or S drywall screws 12" o.c. at joints and intermediate trusses and 1 1/2" Type G drywall screws 12" o.c. placed 2" back on either side of end joints. Joints offset 24" from base layer joints. Wood trusses supporting 1/2" wood structural panels applied at right angles to trusses with 8d nails. Appropriate roof covering.



Approx. Ceiling Weight: 5 psf
Fire Test: FM FC 172, 2-25-72; ITS, 8-6-98

ROOF-CEILING SYSTEMS

UL P531	GENERIC	1 HOUR FIRE

WOOD TRUSSES, GYPSUM WALLBOARD

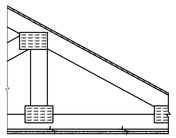
1. Roofing System* — Any UL Class A, B or C Roofing System (TGFU) or Prepared Roof Covering (TFWZ) acceptable for use over nom 15/32 in. thick wood structural panels, min. grade "C-D" or "Sheathing". Nom 15/32 in. thick wood structural panels secured to trusses with construction adhesive and No. 6d ringed shank nails. Nails spaced 12 in. OC along each truss. Staples having equal or greater withdrawal and lateral resistance strength may be substituted for the 6d nails.

2. Trusses — Pitch or Parallel chord trusses, spaced a max of 24 in. OC, fabricated from nom 2 by 4 lumber, with lumber oriented vertically or horizontally. Truss members secured together min.0.0356 in. thick galv steel plates. Plates have 6/16 in. long teeth projecting perpendicular to the plane of the plate. The teeth are in pairs facing each other (made by the same punch), forming a split tooth type plate. Each tooth has a chisel point on its outside edge. These points are diagonally opposite each other for each pair. The top half of each tooth has a twist for stiffness. The pairs are repeated on approximately 7/8 in. centers with four rows of teeth per inch of plate width. Where the truss intersects with the interior face of the exterior walls, the min truss depth shall be 5-1/4 in. with a min roof slope of 3/12 and a min. area in the plane of the truss of 21 sq/ft. Where the truss intersects with the interior face of the exterior walls, the min truss depth may be reduced to 3 in. if the batts and blankets (Item 3) are used as shown in the above illustration (Alternate Insulation Placement) and are firmly packed against the intersection of the bottom chords and the plywood sheathing.

3. Batts and Blankets* — (Optional) -Glass fiber insulation, secured to the wood structural panesl with staples spaced 12 in. OC or to the trusses with 0.090 in. diam galv steel wires spaced 12 in. OC. Any glass fiber insulation bearing the UL Classification Marking as to Surface Burning Characteristics and/or Fire Resistance, having a min density of 0.5 pcf. As an option, the insulation may be fitted in the concealed space, draped over the resilient channelgypsum wallboard ceiling membrane when resilient channels and gypsum wallboard attachment is modified as specified in Items 6 and 7. The finished rating has only been determined when the insulation is secured to the decking.

4. Furring Channels — Resilient channels formed of 25 MSG thick galv steel, spaced 16 in. OC, installed perpendicular to trusses. When batt and blanket material, Item 3, is draped over the resilient channelgypsum wallboard ceiling membrane, the spacing shall be 12 in. OC. Channels secured to each truss with 1-1/4 in. long Type S steel screws. Channels overlapped 4 in. at splices. Channels oriented opposite at wallboard butt joints (spaced 6 in. OC) as shown in the above illustration.

5. Gypsum Board* — Nom 5/8 in. thick, 48 in. wide, installed with long dimension perpendicular to resilient channels with 1 in. long Type S screws spaced 12 in. OC and located a min of 1/2 in. from side joints and 3 in. from the end joints. At end joints, two resilient channels are used, extending a min of 6 in. beyond both ends of the joint. When batt and blanket insulation, Item 3, is draped over the resilient channelgypsum wallboard ceiling membrane, screws shall be installed at 8 in. OC.



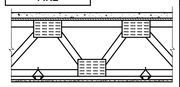
Approx. Ceiling Weight: 5 psf
Fire Test: FM FC 172, 2-25-72; ITS, 8-6-98

FLOOR-CEILING SYSTEMS, WOOD-FRAMED

GA FILE NO. FC 5514	GENERIC	1 HOUR FIRE

LIGHTWEIGHT CONCRETE, PLYWOOD, WOOD TRUSSES, GYPSUM WALLBOARD

Base layer 1/2" type X gypsum wallboard applied at right angles to minimum 9 1/2" deep wood I-joists, with minimum 1 1/4" deep x 1 1/2" wide flanges and minimum 3/8" webs, 24" o.c. with 1 5/8" Type W or S drywall screws 12" o.c. **Face** layer 1/2" type X gypsum wallboard applied at right angles to I-joists with 2" Type W or S drywall screws 12" o.c. at intermediate I-joists, 8" o.c. at end joints, and 1 1/2" Type G drywall screws 8" o.c. placed 6" back on either side of end joints. Joints offset 24" from base layer joints. Wood trusses supporting 3/4" nominal interior plywood with exterior glue, T & G edges, applied at right angles to trusses with construction adhesive and 6d ring shank nails 12" o.c. Adhesive applied to each top chord and grooved edges of plywood. End joints staggered 48", 1 1/2" lightweight concrete poured over plywood.



Approx. Ceiling Weight: 5 psf
Fire Test: FM-J.I. 2C9Q7.AC, 9-29-78, FM Design FC-268

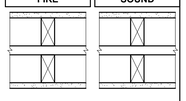
WALLS AND INTERIOR PARTITIONS, WOOD-FRAMED

GA FILE NO. WP 3370	GENERIC	1 HOUR FIRE	45 to 49 STC SOUND

GYPSUM WALLBOARD, WOOD STUDS

One layer 5/8" type X gypsum wallboard or gypsum veneer base applied parallel or at right angles to each side of double row of 2 x 4 wood studs 16" o.c. on separate plates 1" apart with 6d coated nails, 1 7/8" long, 0.0915" shank, 1/4" heads, 7" o.c.

Joints staggered 16" on opposite sides. Horizontal bracing required at mid-height.
(LOAD-BEARING)



Thickness: 9 1/2"
Approx. Weight: 8 psf
Fire Test: See WP 3605 (UL R1319-4, 6, 6-17-52; UL R2717-39, 1-20-66; UL R3501-52, 3-15-66, UL Design U305; ULC Design W301)
Sound Test: Estimated

EXTERIOR WALLS

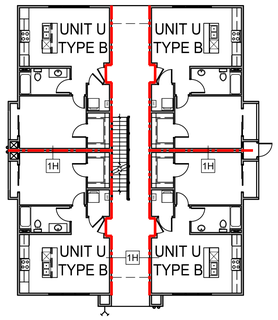
2009 IBC 720.1 (2) 15-1.31 2009 IBC 720.1 (2) 14-1.31	GENERIC	1 HOUR FIRE

WOOD STUDS, CEMENT STUCCO

EXTERIOR - 2" x 4" wood studs 16" on center with 7⅛" cement plaster (measured from the face of studs) on the exterior surface with interior surface treatment as required

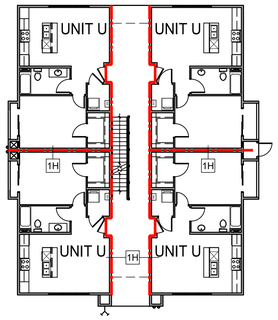
Varies for interior wood stud partitions in this table. Plaster mix 1:4 for scratch coat and 1:5 for brown coat, by volume, cement to sand.

INTERIOR - Type X gypsum wallboard applied vertically or horizontally nailed with 6d cooler 4 n or wallboard nails at 7" on center with end joints on nailing members. Stagger joints each side.



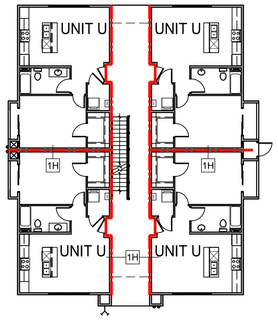
BUILDING B GROUND LEVEL CODE ANALYSIS PLAN

SCALE: 1/16" = 1'-0"



BUILDING B SECOND LEVEL CODE ANALYSIS PLAN

SCALE: 1/16" = 1'-0"



BUILDING B THIRD LEVEL CODE ANALYSIS PLAN

SCALE: 1/16" = 1'-0"

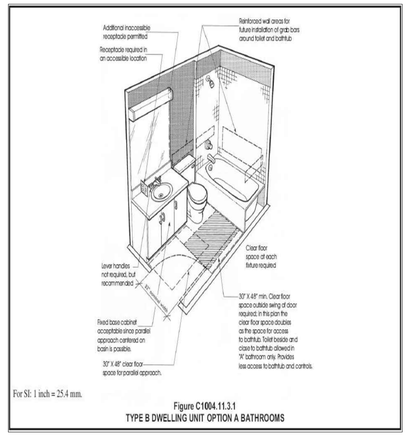


Figure C1004.11.3.1
TYPE B DWELLING UNIT OPTION A BATHROOMS

CODE ANALYSIS

AOCCUPANCY CLASSIFICATION
APARTMENT R-2

BUILDING TYPE:
IBC TABLE 601 & SECTION 602.2
CONSTRUCTION TYPE — TYPE V - B + S13R

FIRE-RESISTIVE REQUIREMENTS PER IBC TABLE 601

STRUCTURAL FRAME	0 HR
EXTERIOR BEARING WALLS	0 HR
INTERIOR BEARING WALLS	0 HR
NON-BEARING WALLS	0 HR
FLOOR CONSTRUCTION	0 HR
ROOF CONSTRUCTION	0 HR

ACTUAL FLOOR AREA:

LEVEL 1, R-2 OCCUPANCY =	4,322 SF
LEVEL 2, R-2 OCCUPANCY =	4,322 SF
LEVEL 3, R-2 OCCUPANCY =	4,322 SF

MAXIMUM HEIGHT AND STORIES:
IBC TABLES 504.3 & 504.4

R-2 TYPE V-B: S13R ALLOWABLE = 4 FLOORS, 60FT IN HEIGHT
PROVIDED = 3 FLOORS, 44 FT IN HEIGHT

AREA SEPARATION:
IBC TABLE 508.4

N/A

OCCUPANT LOAD:
IBC TABLE 1004.1.1

LEVEL 1, R-2, 4,322 SF / 200 OCC PER SF =	22 OCCUPANTS
LEVEL 2, R-2, 4,322 SF / 200 OCC PER SF =	22 OCCUPANTS
LEVEL 3, R-2, 4,322 SF / 200 OCC PER SF =	22 OCCUPANTS
TOTAL OCCUPANT LOAD =	66 OCCUPANTS

AUTOMATIC SPRINKLER SYSTEM:
REQUIRED - 903.2.8 GROUP R. AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3 SHALL BE PROVIDED THROUGHOUT ALL BUILDINGS WITH A GROUP R FIRE AREA.

FIRE ALARM & DETECTION SYSTEM:
REQUIRED - PER IBC 907.2.11

PROVIDED ON THE CEILING OR WALL OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF BEDROOMS.

SPECIAL REQUIREMENTS BASED ON OCCUPANCY:
IBC 420

VERTICAL SEPARATION BETWEEN UNITS = 1HR.

HORIZONTAL SEPARATION BETWEEN UNITS = 1HR.

GROUP R ACCESSIBILITY:
IBC 1107.6

TYPE A & B UNITS DEFINED AS PER IBC 1102 & ICC A117.1.

156 TOTAL UNITS, IN THE PROJECT AS A WHOLE (NO ELEVATOR)
ONLY GROUND FLOOR UNITS REQUIRED TO BY TYPE "A" OR "B" (PER 1107.7.1)

(TABLE 1107.6.1.1) 156 UNITS:
MIN 6 UNITS WITHOUT ROLL-IN SHOWER
MIN 2 WITH ROLL-IN SHOWER
MIN 8 ACCESSIBLE UNITS

ALL GROUND FLOOR UNITS THAT ARE NOT TYPE "A" SHALL BE TYPE "B" (1106.2.2.2)

NOTE:

ALL AUTOMATIC FIRE PROTECTION SYSTEMS & FIRE ALARM SYSTEMS SHOP DRAWINGS WILL BE SUBMITTED TO THE FIRE MARSHAL.

A 2-WAY COMMUNICATION SYSTEM SHALL BE INSTALLED AT ALL ELEVATORS AS REQUIRED IN IBC 1007.8.

PROVIDE 1 EA 2A:10BC EXTINGUISHER AT EACH UNIT

CODE LEGEND

3 HOUR FIRE RATED ASSEMBLY — 3H
2 HOUR FIRE RATED ASSEMBLY — 2H
1 HOUR FIRE RATED ASSEMBLY — 1H
SMOKE BARRIER 1 HOUR RATED — SB
DIRECTION OF EGRESS
DIRECTION OF EGRESS WITH NUMBER OF OCCUPANTS INDICATED
FIRE EXTINGUISHER CABINET — FEC
FIRE EXTINGUISHER IN AREAS OTHER THAN THE KITCHEN ARE TO BE 2A:10BC SURFACE MOUNTED TYPE ABC. FIRE EXTINGUISHER IN THE KITCHEN TO BE TYPE K.
FIRE DEPARTMENT HOSE CONNECTION

No	Revision Item	Date

SCOTT C. ANDERSON
& associates architects
4419 4th St nw ste B
albuquerque, nm 87107
scott@scottcanderson.com
505.401.7575

LEGACY AT CABEZON APARTMENTS
1017 ROSARITO DR SE
RIO RANCHO, NM 87124

DRAWING TITLE
BUILDING B CODE ANALYSIS PLAN

SEAL: STATE OF NEW MEXICO — SCOTT C. ANDERSON — NM No. 4341 — 4/10/2020 — REGISTERED ARCHITECT

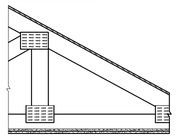
DESIGNED	PROJECT NO
DRAWN	SCALE
CHECKED	DRAWING NO
REVIEWED	G-102
DATE 4/10/2020	

ROOF-CEILING SYSTEMS

GA FILE NO. RC 2602	GENERIC	1 HOUR FIRE

WOOD TRUSSES, GYPSUM WALLBOARD

Base layer 5/8" type X gypsum wallboard applied at right angles to wood trusses 24" o.c. with 1 1/4" Type W or S drywall screws 24" o.c. **Face** layer 5/8" type X gypsum wallboard or gypsum veneer base applied at right angles to trusses with 1 7/8" Type W or S drywall screws 12" o.c. at joints and intermediate trusses and 1 1/2" Type G drywall screws 12" o.c. placed 2" back on either side of end joints. Joints offset 24" from base layer joints. Wood trusses supporting 1/2" wood structural panels applied at right angles to trusses with 8d nails. Appropriate roof covering.



Approx. Ceiling Weight: 5 psf
Fire Test: FM FC 172, 2-25-72; ITS, 8-6-98

ROOF-CEILING SYSTEMS

UL P531	GENERIC	1 HOUR FIRE

WOOD TRUSSES, GYPSUM WALLBOARD

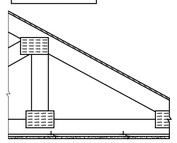
1. Roofing System* — Any UL Class A, B or C Roofing System (TGFU) or Prepared Roof Covering (TFWZ) acceptable for use over nom 15/32 in. thick wood structural panels, min. grade "C-D" or "Sheathing". Nom 15/32 in. thick wood structural panels secured to trusses with construction adhesive and No. 6d ringed shank nails. Nails spaced 12 in. OC along each truss. Staples having equal or greater withdrawal and lateral resistance strength may be substituted for the 6d nails.

2. Trusses — Pitch or Parallel chord trusses, spaced a max of 24 in. OC, fabricated from nom 2 by 4 lumber, with lumber oriented vertically or horizontally. Truss members secured together min.0.0356 in. thick galv steel plates. Plates have 5/16 in. long teeth projecting perpendicular to the plane of the plate. The teeth are in pairs facing each other (made by the same punch), forming a split tooth type plate. Each tooth has a chisel point on its outside edge. These points are diagonally opposite each other for each pair. The top half of each tooth has a twist for stiffness. The pairs are repeated on approximately 7/8 in. centers with four rows of teeth per inch of plate width. Where the truss intersects with the interior face of the exterior walls, the min truss depth shall be 5-1/4 in. with a min roof slope of 3/12 and a min. area in the plane of the truss of 21 sq/ft. Where the truss intersects with the interior face of the exterior walls, the min truss depth may be reduced to 3 in. if the batts and blankets (Item 3) are used as shown in the above illustration (Alternate Insulation Placement) and are firmly packed against the intersection of the bottom chords and the plywood sheathing.

3. Batts and Blankets* — (Optional) -Glass fiber insulation, secured to the wood structural panesl with staples spaced 12 in. OC or to the trusses with 0.090 in. diam galv steel wires spaced 12 in. OC. Any glass fiber insulation bearing the UL Classification Marking as to Surface Burning Characteristics and/or Fire Resistance, having a min density of 0.5 pcf. As an option, the insulation may be fitted in the concealed space, draped over the resilient channel/gypsum wallboard ceiling membrane when resilient channels and gypsum wallboard attachment is modified as specified in Items 6 and 7. The finished rating has only been determined when the insulation is secured to the decking.

4. Furring Channels — Resilient channels formed of 25 MSG thick galv steel, spaced 16 in. OC, installed perpendicular to trusses. When batt and blanket material, Item 3, is draped over the resilient channel/gypsum wallboard ceiling membrane, the spacing shall be 12 in. OC. Channels secured to each truss with 1-1/4 in. long Type S steel screws. Channels overlapped 4 in. at splices. Channels oriented opposite at wallboard butt joints (spaced 6 in. OC) as shown in the above illustration.

5. Gypsum Board* — Nom 5/8 in. thick, 48 in. wide, installed with long dimension perpendicular to resilient channels with 1 in. long Type S screws spaced 12 in. OC and located a min of 1/2 in. from side joints and 3 in. from the end joints. At end joints, two resilient channels are used, extending a min of 6 in. beyond both ends of the joint. When batt and blanket insulation, Item 3, is draped over the resilient channel/gypsum wallboard ceiling membrane, screws shall be installed at 8 in. OC.



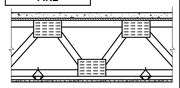
Approx. Ceiling Weight: 5 psf
Fire Test: FM FC 172, 2-25-72; ITS, 8-6-98

FLOOR-CEILING SYSTEMS, WOOD-FRAMED

GA FILE NO. FC 5514	GENERIC	1 HOUR FIRE

LIGHTWEIGHT CONCRETE, PLYWOOD, WOOD TRUSSES, GYPSUM WALLBOARD

Base layer 1/2" type X gypsum wallboard applied at right angles to minimum 9 1/2" deep wood I-joists, with minimum 1 1/4" deep x 1 1/2" wide flanges and minimum 3/8" webs, 24" o.c. with 1 5/8" Type W or S drywall screws 12" o.c. **Face** layer 1/2" type X gypsum wallboard applied at right angles to I-joists with 2" Type W or S drywall screws 12" o.c. at intermediate I-joists, 8" o.c. at end joints, and 1 1/2" Type G drywall screws 8" o.c. placed 6" back on either side of end joints. Joints offset 24" from base layer joints. Wood trusses supporting 3/4" nominal interior plywood with exterior glue, T & G edges, applied at right angles to trusses with construction adhesive and 6d ring shank nails 12" o.c. Adhesive applied to each top chord and grooved edges of plywood. End joints staggered 48", 1 1/2" lightweight concrete poured over plywood.



Approx. Ceiling Weight: 5 psf
Fire Test: FM J.I. 2C9Q7.AC, 9-29-78, FM Design FC-268

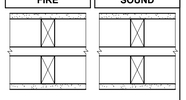
WALLS AND INTERIOR PARTITIONS, WOOD-FRAMED

GA FILE NO. WP 3370	GENERIC	1 HOUR FIRE	45 to 49 STC SOUND

GYPSUM WALLBOARD, WOOD STUDS

One layer 5/8" type X gypsum wallboard or gypsum veneer base applied parallel or at right angles to each side of double row of 2 x 4 wood studs 16" o.c. on separate plates 1" apart with 6d coated nails, 1 7/8" long, 0.0915" shank, 1/4" heads, 7" o.c.

Joints staggered 16" on opposite sides. Horizontal bracing required at mid-height.
(LOAD-BEARING)



Thickness: 9 1/2"
Approx. Weight: 8 psf
Fire Test: See WP 3605 (UL R1319-4, 6, 6-17-52; UL R2717-39, 1-20-68; UL R3501-52, 3-15-66, UL Design U305; ULC Design W301)
Sound Test: Estimated

EXTERIOR WALLS

2009 IBC 720.1 (2) 15-1.31 2009 IBC 720.1 (2) 14-1.31	GENERIC	1 HOUR FIRE

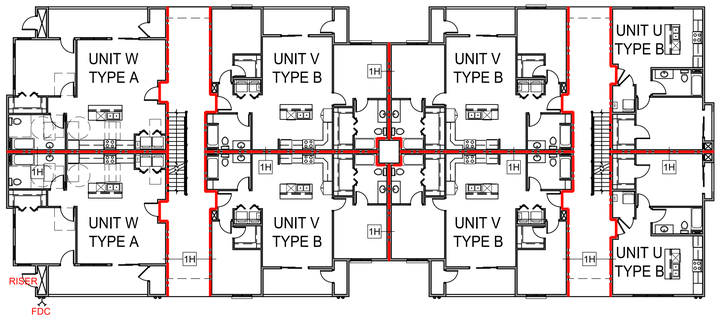
WOOD STUDS, CEMENT STUCCO

EXTERIOR - 2" x 4" wood studs 16" on center with 7/1s" cement plaster (measured from the face of studs) on the exterior surface with interior surface treatment as required

Varies for interior wood stud partitions in this table. Plaster mix 1:4 for scratch coat and 1:5 for brown coat, by volume, cement to sand.

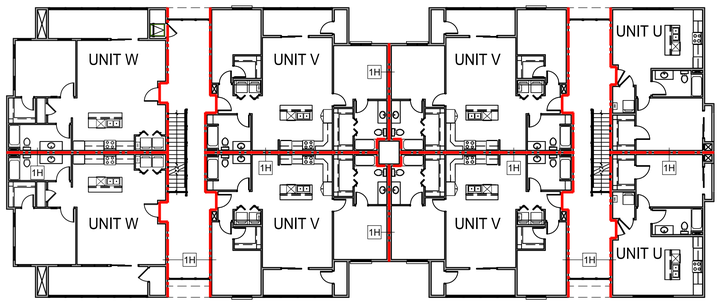
INTERIOR - Type X gypsum wallboard applied vertically or horizontally nailed with 6d cooler 4 n or wallboard nails at 7" on center with end joints on nailing members. Stagger joints each side.





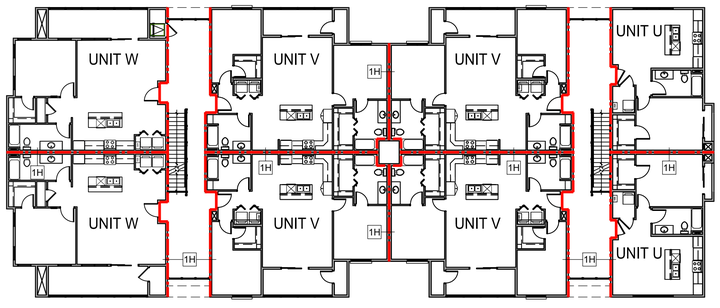
BUILDING C GROUND LEVEL CODE ANALYSIS PLAN

SCALE: 1/16" = 1'-0"



BUILDING C SECOND LEVEL CODE ANALYSIS PLAN

SCALE: 1/16" = 1'-0"



BUILDING C THIRD LEVEL CODE ANALYSIS PLAN

SCALE: 1/16" = 1'-0"

CODE ANALYSIS

AOCCUPANCY CLASSIFICATION
APARTMENT R-2

BUILDING TYPE:
IBC TABLE 601 & SECTION 602.2
CONSTRUCTION TYPE — TYPE V - B + S13R

FIRE-RESISTIVE REQUIREMENTS PER IBC TABLE 601

STRUCTURAL FRAME	0 HR
EXTERIOR BEARING WALLS	0 HR
INTERIOR BEARING WALLS	0 HR
NON-BEARING WALLS	0 HR
FLOOR CONSTRUCTION	0 HR
ROOF CONSTRUCTION	0 HR

ACTUAL FLOOR AREA:

LEVEL 1, R-2 OCCUPANCY =	9,790 SF
LEVEL 2, R-2 OCCUPANCY =	9,790 SF
LEVEL 3, R-2 OCCUPANCY =	9,790 SF

MAXIMUM HEIGHT AND STORIES:
IBC TABLES 504.3 & 504.4

R-2 TYPE V-B: S13R ALLOWABLE = 4 FLOORS, 60FT IN HEIGHT
PROVIDED = 3 FLOORS, 44 FT IN HEIGHT

AREA SEPARATION:
IBC TABLE 508.4

N/A

OCCUPANT LOAD:
IBC TABLE 1004.1.1

LEVEL 1, R-2, 9,790 SF / 200 OCC PER SF =	49 OCCUPANTS
LEVEL 2, R-2, 9,790 SF / 200 OCC PER SF =	49 OCCUPANTS
LEVEL 3, R-2, 9,790 SF / 200 OCC PER SF =	49 OCCUPANTS
TOTAL OCCUPANT LOAD =	147 OCCUPANTS

AUTOMATIC SPRINKLER SYSTEM:
REQUIRED - 903.2.8 GROUP R. AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3 SHALL BE PROVIDED THROUGHOUT ALL BUILDINGS WITH A GROUP R FIRE AREA.

FIRE ALARM & DETECTION SYSTEM:
REQUIRED - PER IBC 907.2.11

PROVIDED ON THE CEILING OR WALL OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF BEDROOMS.

SPECIAL REQUIREMENTS BASED ON OCCUPANCY:
IBC 420

VERTICAL SEPARATION BETWEEN UNITS = 1HR.

HORIZONTAL SEPARATION BETWEEN UNITS = 1HR.

GROUP R ACCESSIBILITY:
IBC 1107.6

TYPE A & B UNITS DEFINED AS PER IBC 1102 & ICC A117.1.

156 TOTAL UNITS, IN THE PROJECT AS A WHOLE (NO ELEVATOR)
ONLY GROUND FLOOR UNITS REQUIRED TO BY TYPE "A" OR "B" (PER 1107.7.1)

(TABLE 1107.6.1.1) 156 UNITS:
MIN 6 UNITS WITHOUT ROLL-IN SHOWER
MIN 2 WITH ROLL-IN SHOWER
MIN 8 ACCESSIBLE UNITS

ALL GROUND FLOOR UNITS THAT ARE NOT TYPE "A" SHALL BE TYPE "B" (1106.2.2.2)

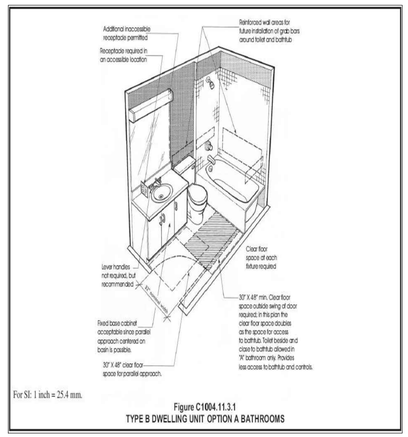


Figure C1004.11.3.1
TYPE B DWELLING UNIT OPTION A BATHROOMS

NOTE:

ALL AUTOMATIC FIRE PROTECTION SYSTEMS & FIRE ALARM SYSTEMS SHOP DRAWINGS WILL BE SUBMITTED TO THE FIRE MARSHAL.

A 2-WAY COMMUNICATION SYSTEM SHALL BE INSTALLED AT ALL ELEVATORS AS REQUIRED IN IBC 1007.8.

PROVIDE 1 EA 2A:10BC EXTINGUISHER AT EACH UNIT

CODE LEGEND

- 3 HOUR FIRE RATED ASSEMBLY — 3H
- 2 HOUR FIRE RATED ASSEMBLY — 2H
- 1 HOUR FIRE RATED ASSEMBLY — 1H
- SMOKE BARRIER 1 HOUR RATED — SB
- DIRECTION OF EGRESS
- DIRECTION OF EGRESS WITH NUMBER OF OCCUPANTS INDICATED
- FIRE EXTINGUISHER CABINET — FEC
  FIRE EXTINGUISHER IN AREAS OTHER THAN THE KITCHEN ARE TO BE 2A:10BC SURFACE MOUNTED TYPE ABC. FIRE EXTINGUISHER IN THE KITCHEN TO BE TYPE K.
- FIRE DEPARTMENT HOSE CONNECTION

No	Revision Item	Date

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LEGACY AT CABEZON APARTMENTS
1017 ROSARITO DR SE
RIO RANCHO, NM 87124

DRAWING TITLE
BUILDING C CODE ANALYSIS PLAN

SEAL: STATE OF NEW MEXICO — SCOTT C. ANDERSON — NM NO. 4341 — 8/20/2020 — REGISTERED ARCHITECT

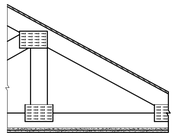
DESIGNED	PROJECT NO
DRAWN	SCALE
CHECKED	DRAWING NO
REVIEWED	G-103
DATE 8/20/2020	

ROOF-CEILING SYSTEMS

GA FILE NO. RC 2602	GENERIC	1 HOUR FIRE

WOOD TRUSSES, GYPSUM WALLBOARD

Base layer 5/8" type X gypsum wallboard applied at right angles to wood trusses 24" o.c. with 1 1/4" Type W or S drywall screws 24" o.c. **Face** layer 5/8" type X gypsum wallboard or gypsum veneer base applied at right angles to trusses with 1 7/8" Type W or S drywall screws 12" o.c. at joints and intermediate trusses and 1 1/2" Type G drywall screws 12" o.c. placed 2" back on either side of end joints. Joints offset 24" from base layer joints. Wood trusses supporting 1/2" wood structural panels applied at right angles to trusses with 8d nails. Appropriate roof covering.



Approx. Ceiling Weight: 5 psf
Fire Test: FM FC 172, 2-25-72; ITS, 8-6-98

ROOF-CEILING SYSTEMS

UL P531	GENERIC	1 HOUR FIRE

WOOD TRUSSES, GYPSUM WALLBOARD

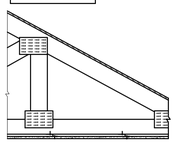
1. Roofing System* — Any UL Class A, B or C Roofing System (TGFU) or Prepared Roof Covering (TFWZ) acceptable for use over nom 15/32 in. thick wood structural panels, min. grade "C-D" or "Sheathing"; Nom 15/32 in. thick wood structural panels secured to trusses with construction adhesive and No. 6d ringed shank nails. Nails spaced 12 in. OC along each truss. Staples having equal or greater withdrawal and lateral resistance strength may be substituted for the 6d nails.

2. Trusses — Pitch or Parallel chord trusses, spaced a max of 24 in. OC, fabricated from nom 2 by 4 lumber, with lumber oriented vertically or horizontally. Truss members secured together min.0.0356 in. thick galv steel plates. Plates have 5/16 in. long teeth projecting perpendicular to the plane of the plate. The teeth are in pairs facing each other (made by the same punch), forming a split tooth type plate. Each tooth has a chisel point on its outside edge. These points are diagonally opposite each other for each pair. The top half of each tooth has a twist for stiffness. The pairs are repeated on approximately 7/8 in. centers with four rows of teeth per inch of plate width. Where the truss intersects with the interior face of the exterior walls, the min truss depth shall be 5-1/4 in. with a min roof slope of 3/12 and a min. area in the plane of the truss of 21 sq/ft. Where the truss intersects with the interior face of the exterior walls, the min truss depth may be reduced to 3 in. if the batts and blankets (Item 3) are used as shown in the above illustration (Alternate Insulation Placement) and are firmly packed against the intersection of the bottom chords and the plywood sheathing.

3. Batts and Blankets* — (Optional) -Glass fiber insulation, secured to the wood structural panesl with staples spaced 12 in. OC or to the trusses with 0.090 in. diam galv steel wires spaced 12 in. OC. Any glass fiber insulation bearing the UL Classification Marking as to Surface Burning Characteristics and/or Fire Resistance, having a min density of 0.5 pcf. As an option, the insulation may be fitted in the concealed space, draped over the resilient channelgypsum wallboard ceiling membrane when resilient channels and gypsum wallboard attachment is modified as specified in Items 6 and 7. The finished rating has only been determined when the insulation is secured to the decking.

4. Furring Channels — Resilient channels formed of 25 MSG thick galv steel, spaced 16 in. OC, installed perpendicular to trusses. When batt and blanket material, Item 3, is draped over the resilient channel/gypsum wallboard ceiling membrane, the spacing shall be 12 in. OC. Channels secured to each truss with 1-1/4 in. long Type S steel screws. Channels overlapped 4 in. at splices. Channels oriented opposite at wallboard butt joints (spaced 6 in. OC) as shown in the above illustration.

5. Gypsum Board* — Nom 5/8 in. thick, 48 in. wide, installed with long dimension perpendicular to resilient channels with 1 in. long Type S screws spaced 12 in. OC and located a min of 1/2 in. from side joints and 3 in. from the end joints. At end joints, two resilient channels are used, extending a min of 6 in. beyond both ends of the joint. When batt and blanket insulation, Item 3, is draped over the resilient channel/gypsum wallboard ceiling membrane, screws shall be installed at 8 in. OC.



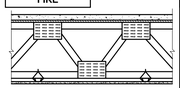
Approx. Ceiling Weight: 5 psf
Fire Test: FM FC 172, 2-25-72; ITS, 8-6-98

FLOOR-CEILING SYSTEMS, WOOD-FRAMED

GA FILE NO. FC 5514	GENERIC	1 HOUR FIRE

LIGHTWEIGHT CONCRETE, PLYWOOD, WOOD TRUSSES, GYPSUM WALLBOARD

Base layer 1/2" type X gypsum wallboard applied at right angles to minimum 9 1/2" deep wood I-joists, with minimum 1 1/4" deep x 1 1/2" wide flanges and minimum 3/8" webs, 24" o.c. with 1 5/8" Type W or S drywall screws 12" o.c. **Face** layer 1/2" type X gypsum wallboard applied at right angles to I-joists with 2" Type W or S drywall screws 12" o.c. at intermediate I-joists, 8" o.c. at end joints, and 1 1/2" Type G drywall screws 8" o.c. placed 6" back on either side of end joints. Joints offset 24" from base layer joints. Wood trusses supporting 3/4" nominal interior plywood with exterior glue, T & G edges, applied at right angles to trusses with construction adhesive and 6d ring shank nails 12" o.c. Adhesive applied to each top chord and grooved edges of plywood. End joints staggered 48", 1 1/2" lightweight concrete poured over plywood.



Approx. Ceiling Weight: 5 psf
Fire Test: FM J.I. 2C9G7.AC, 9-29-78, FM Design FC-268

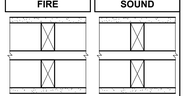
WALLS AND INTERIOR PARTITIONS, WOOD-FRAMED

GA FILE NO. WP 3370	GENERIC	1 HOUR FIRE	45 to 49 STC SOUND

GYPSUM WALLBOARD, WOOD STUDS

One layer 5/8" type X gypsum wallboard or gypsum veneer base applied parallel or at right angles to each side of double row of 2 x 4 wood studs 16" o.c. on separate plates 1" apart with 6d coated nails, 1 7/8" long, 0.0915" shank, 1/4" heads, 7" o.c.

Joints staggered 16" on opposite sides. Horizontal bracing required at mid-height.
(LOAD-BEARING)



Thickness: 9 1/2"
Approx. Weight: 8 psf
Fire Test: See WP 3605 (UL R1319-4, 6, 6-17-52; UL R2717-39, 1-20-66; UL R3501-52, 3-15-66, UL Design U305; ULC Design W301)
Sound Test: Estimated

EXTERIOR WALLS

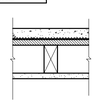
2009 IBC 720.1 (2) 15-1.31 2009 IBC 720.1 (2) 14-1.31	GENERIC	1 HOUR FIRE

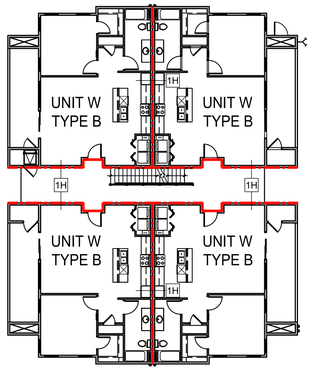
WOOD STUDS, CEMENT STUCCO

EXTERIOR - 2" x 4" wood studs 16" on center with 71s" cement plaster (measured from the face of studs) on the exterior surface with interior surface treatment as required

Varies for interior wood stud partitions in this table. Plaster mix 1:4 for scratch coat and 1:5 for brown coat, by volume, cement to sand.

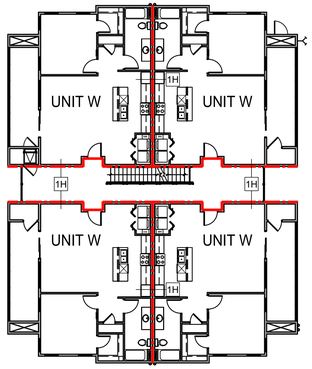
INTERIOR - Type X gypsum wallboard applied vertically or horizontally nailed with 6d cooler 4 n or wallboard nails at 7" on center with end joints on nailing members. Stagger joints each side.





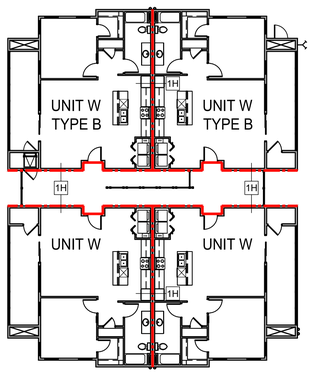
BUILDING D GROUND LEVEL CODE ANALYSIS PLAN

SCALE: 1/16" = 1'-0"



BUILDING D SECOND LEVEL CODE ANALYSIS PLAN

SCALE: 1/16" = 1'-0"



BUILDING D THIRD LEVEL CODE ANALYSIS PLAN

SCALE: 1/16" = 1'-0"

CODE ANALYSIS

AOCCUPANCY CLASSIFICATION
APARTMENT R-2

BUILDING TYPE:
IBC TABLE 601 & SECTION 602.2
CONSTRUCTION TYPE — TYPE V - B + S13R

FIRE-RESISTIVE REQUIREMENTS PER IBC TABLE 601

STRUCTURAL FRAME	0 HR
EXTERIOR BEARING WALLS	0 HR
INTERIOR BEARING WALLS	0 HR
NON-BEARING WALLS	0 HR
FLOOR CONSTRUCTION	0 HR
ROOF CONSTRUCTION	0 HR

ACTUAL FLOOR AREA:

LEVEL 1, R-2 OCCUPANCY =	4,920 SF
LEVEL 2, R-2 OCCUPANCY =	4,920 SF
LEVEL 3, R-2 OCCUPANCY =	4,920 SF

MAXIMUM HEIGHT AND STORIES:
IBC TABLES 504.3 & 504.4

R-2 TYPE V-B: S13R ALLOWABLE = 4 FLOORS, 60FT IN HEIGHT
PROVIDED = 3 FLOORS, 44 FT IN HEIGHT

AREA SEPARATION:
IBC TABLE 508.4

N/A

OCCUPANT LOAD:
IBC TABLE 1004.1.1

LEVEL 1, R-2, 4,920 SF / 200 OCC PER SF =	25 OCCUPANTS
LEVEL 2, R-2, 4,920 SF / 200 OCC PER SF =	25 OCCUPANTS
LEVEL 3, R-2, 4,920 SF / 200 OCC PER SF =	25 OCCUPANTS
TOTAL OCCUPANT LOAD =	75 OCCUPANTS

AUTOMATIC SPRINKLER SYSTEM:
REQUIRED - 903.2.8 GROUP R. AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3 SHALL BE PROVIDED THROUGHOUT ALL BUILDINGS WITH A GROUP R FIRE AREA.

FIRE ALARM & DETECTION SYSTEM:
REQUIRED - PER IBC 907.2.11

PROVIDED ON THE CEILING OR WALL OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF BEDROOMS.

SPECIAL REQUIREMENTS BASED ON OCCUPANCY:
IBC 420

VERTICAL SEPARATION BETWEEN UNITS = 1HR.

HORIZONTAL SEPARATION BETWEEN UNITS = 1HR.

GROUP R ACCESSIBILITY:
IBC 1107.6

TYPE A & B UNITS DEFINED AS PER IBC 1102 & ICC A117.1.

156 TOTAL UNITS, IN THE PROJECT AS A WHOLE (NO ELEVATOR)
ONLY GROUND FLOOR UNITS REQUIRED TO BY TYPE "A" OR "B" (PER 1107.7.1)

(TABLE 1107.6.1.1) 156 UNITS:
MIN 6 UNITS WITHOUT ROLL-IN SHOWER
MIN 2 WITH ROLL-IN SHOWER
MIN 8 ACCESSIBLE UNITS

ALL GROUND FLOOR UNITS THAT ARE NOT TYPE "A" SHALL BE TYPE "B" (1106.2.2.2)

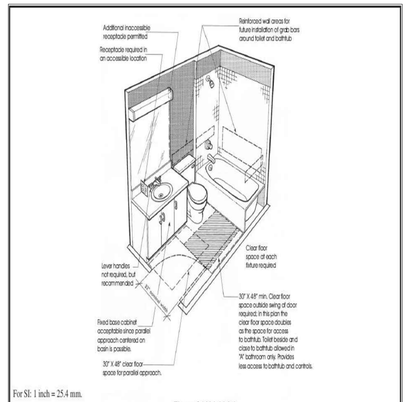


Figure C1004.11.3.1
TYPE B DWELLING UNIT OPTION A BATHROOMS

NOTE:

ALL AUTOMATIC FIRE PROTECTION SYSTEMS & FIRE ALARM SYSTEMS SHOP DRAWINGS WILL BE SUBMITTED TO THE FIRE MARSHAL.

A 2-WAY COMMUNICATION SYSTEM SHALL BE INSTALLED AT ALL ELEVATORS AS REQUIRED IN IBC 1007.8.

PROVIDE 1 EA 2A:10BC EXTINGUISHER AT EACH UNIT

CODE LEGEND

- 3 HOUR FIRE RATED ASSEMBLY — 3H
- 2 HOUR FIRE RATED ASSEMBLY — 2H
- 1 HOUR FIRE RATED ASSEMBLY — 1H
- SMOKE BARRIER 1 HOUR RATED — SB
- DIRECTION OF EGRESS
- DIRECTION OF EGRESS WITH NUMBER OF OCCUPANTS INDICATED
- FIRE EXTINGUISHER CABINET — FEC
  FIRE EXTINGUISHER IN AREAS OTHER THAN THE KITCHEN ARE TO BE 2A:10BC SURFACE MOUNTED TYPE ABC. FIRE EXTINGUISHER IN THE KITCHEN TO BE TYPE K.
- FIRE DEPARTMENT HOSE CONNECTION

No	Revision Item	Date

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LEGACY AT CABEZON APARTMENTS
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DRAWING TITLE
BUILDING D CODE ANALYSIS PLAN

SEAL: STATE OF NEW MEXICO — SCOTT C. ANDERSON No. 4341 4/10/2020 — REGISTERED ARCHITECT

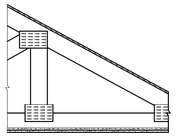
DESIGNED	PROJECT NO
DRAWN	SCALE
CHECKED	DRAWING NO
REVIEWED	G-104
DATE 4/10/2020	

ROOF-CEILING SYSTEMS

GA FILE NO. RC 2602	GENERIC	1 HOUR FIRE

WOOD TRUSSES, GYPSUM WALLBOARD

Base layer 5/8" type X gypsum wallboard applied at right angles to wood trusses 24" o.c. with 1 1/4" Type W or S drywall screws 24" o.c. **Face** layer 5/8" type X gypsum wallboard or gypsum veneer base applied at right angles to trusses with 1 7/8" Type W or S drywall screws 12" o.c. at joints and intermediate trusses and 1 1/2" Type G drywall screws 12" o.c. placed 2" back on either side of end joints. Joints offset 24" from base layer joints. Wood trusses supporting 1/2" wood structural panels applied at right angles to trusses with 8d nails. Appropriate roof covering.



Approx. Ceiling Weight: 5 psf
Fire Test: FM FC 172, 2-25-72; ITS, 8-6-98

ROOF-CEILING SYSTEMS

UL P531	GENERIC	1 HOUR FIRE

WOOD TRUSSES, GYPSUM WALLBOARD

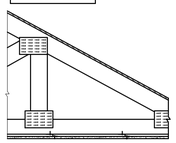
1. Roofing System* — Any UL Class A, B or C Roofing System (TGFU) or Prepared Roof Covering (TFWZ) acceptable for use over nom 15/32 in. thick wood structural panels, min. grade "C-D" or "Sheathing"; Nom 15/32 in. thick wood structural panels secured to trusses with construction adhesive and No. 6d ringed shank nails. Nails spaced 12 in. OC along each truss. Staples having equal or greater withdrawal and lateral resistance strength may be substituted for the 6d nails.

2. Trusses — Pitch or Parallel chord trusses, spaced a max of 24 in. OC, fabricated from nom 2 by 4 lumber, with lumber oriented vertically or horizontally. Truss members secured together min.0.0356 in. thick galv steel plates. Plates have 5/16 in. long teeth projecting perpendicular to the plane of the plate. The teeth are in pairs facing each other (made by the same punch), forming a split tooth type plate. Each tooth has a chisel point on its outside edge. These points are diagonally opposite each other for each pair. The top half of each tooth has a twist for stiffness. The pairs are repeated on approximately 7/8 in. centers with four rows of teeth per inch of plate width. Where the truss intersects with the interior face of the exterior walls, the min truss depth shall be 5-1/4 in. with a min roof slope of 3/12 and a min. area in the plane of the truss of 21 sq/ft. Where the truss intersects with the interior face of the exterior walls, the min truss depth may be reduced to 3 in. if the batts and blankets (Item 3) are used as shown in the above illustration (Alternate Insulation Placement) and are firmly packed against the intersection of the bottom chords and the plywood sheathing.

3. Batts and Blankets* — (Optional) -Glass fiber insulation, secured to the wood structural panesl with staples spaced 12 in. OC or to the trusses with 0.090 in. diam galv steel wires spaced 12 in. OC. Any glass fiber insulation bearing the UL Classification Marking as to Surface Burning Characteristics and/or Fire Resistance, having a min density of 0.5 pcf. As an option, the insulation may be fitted in the concealed space, draped over the resilient channelgypsum wallboard ceiling membrane when resilient channels and gypsum wallboard attachment is modified as specified in Items 6 and 7. The finished rating has only been determined when the insulation is secured to the decking.

4. Furring Channels — Resilient channels formed of 25 MSG thick galv steel, spaced 16 in. OC, installed perpendicular to trusses. When batt and blanket material, Item 3, is draped over the resilient channel/gypsum wallboard ceiling membrane, the spacing shall be 12 in. OC. Channels secured to each truss with 1-1/4 in. long Type S steel screws. Channels overlapped 4 in. at splices. Channels oriented opposite at wallboard butt joints (spaced 6 in. OC) as shown in the above illustration.

5. Gypsum Board* — Nom 5/8 in. thick, 48 in. wide, installed with long dimension perpendicular to resilient channels with 1 in. long Type S screws spaced 12 in. OC and located a min of 1/2 in. from side joints and 3 in. from the end joints. At end joints, two resilient channels are used, extending a min of 6 in. beyond both ends of the joint. When batt and blanket insulation, Item 3, is draped over the resilient channel/gypsum wallboard ceiling membrane, screws shall be installed at 8 in. OC.



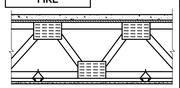
Approx. Ceiling Weight: 5 psf
Fire Test: FM FC 172, 2-25-72; ITS, 8-6-98

FLOOR-CEILING SYSTEMS, WOOD-FRAMED

GA FILE NO. FC 5514	GENERIC	1 HOUR FIRE

LIGHTWEIGHT CONCRETE, PLYWOOD, WOOD TRUSSES, GYPSUM WALLBOARD

Base layer 1/2" type X gypsum wallboard applied at right angles to minimum 9 1/2" deep wood I-joists, with minimum 1 1/4" deep x 1 1/2" wide flanges and minimum 3/8" webs, 24" o.c. with 1 5/8" Type W or S drywall screws 12" o.c. **Face** layer 1/2" type X gypsum wallboard applied at right angles to I-joists with 2" Type W or S drywall screws 12" o.c. at intermediate I-joists, 8" o.c. at end joints, and 1 1/2" Type G drywall screws 8" o.c. placed 6" back on either side of end joints. Joints offset 24" from base layer joints. Wood trusses supporting 3/4" nominal interior plywood with exterior glue, T & G edges, applied at right angles to trusses with construction adhesive and 6d ring shank nails 12" o.c. Adhesive applied to each top chord and grooved edges of plywood. End joints staggered 48", 1 1/2" lightweight concrete poured over plywood.



Approx. Ceiling Weight: 5 psf
Fire Test: FM J.I. 2C9G7.AC, 9-29-78, FM Design FC-268

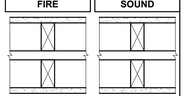
WALLS AND INTERIOR PARTITIONS, WOOD-FRAMED

GA FILE NO. WP 3370	GENERIC	1 HOUR FIRE	45 to 49 STC SOUND

GYPSUM WALLBOARD, WOOD STUDS

One layer 5/8" type X gypsum wallboard or gypsum veneer base applied parallel or at right angles to each side of double row of 2 x 4 wood studs 16" o.c. on separate plates 1" apart with 6d coated nails, 1 7/8" long, 0.0915" shank, 1/4" heads, 7" o.c.

Joints staggered 16" on opposite sides. Horizontal bracing required at mid-height.
(LOAD-BEARING)



Thickness: 9 1/2"
Approx. Weight: 8 psf
Fire Test: See WP 3605 (UL R1319-4, 6, 6-17-52; UL R2717-39, 1-20-66; UL R3501-52, 3-15-66, UL Design U305; ULC Design W301)
Sound Test: Estimated

EXTERIOR WALLS

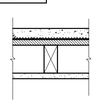
2009 IBC 720.1 (2) 15-1.31 2009 IBC 720.1 (2) 14-1.31	GENERIC	1 HOUR FIRE

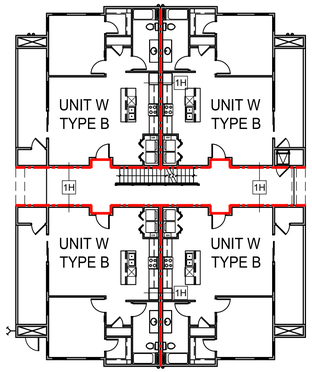
WOOD STUDS, CEMENT STUCCO

EXTERIOR - 2" x 4" wood studs 16" on center with 71s" cement plaster (measured from the face of studs) on the exterior surface with interior surface treatment as required

Varies for interior wood stud partitions in this table. Plaster mix 1:4 for scratch coat and 1:5 for brown coat, by volume, cement to sand.

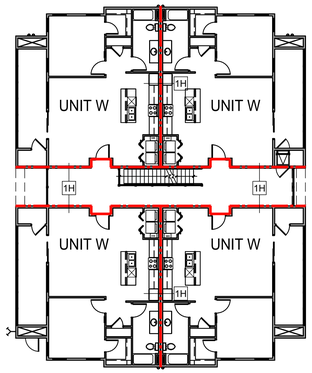
INTERIOR - Type X gypsum wallboard applied vertically or horizontally nailed with 6d cooler 4 n or wallboard nails at 7" on center with end joints on nailing members. Stagger joints each side.





BUILDING E GROUND LEVEL
CODE ANALYSIS PLAN

SCALE: 1/16" = 1'-0"



BUILDING E SECOND LEVEL
CODE ANALYSIS PLAN

SCALE: 1/16" = 1'-0"

CODE ANALYSIS

AOCCUPANCY CLASSIFICATION
APARTMENT R-2

BUILDING TYPE:
IBC TABLE 601 & SECTION 602.2
CONSTRUCTION TYPE — TYPE V - B + S13R

FIRE-RESISTIVE REQUIREMENTS PER IBC TABLE 601

STRUCTURAL FRAME	0 HR
EXTERIOR BEARING WALLS	0 HR
INTERIOR BEARING WALLS	0 HR
NON-BEARING WALLS	0 HR
FLOOR CONSTRUCTION	0 HR
ROOF CONSTRUCTION	0 HR

ACTUAL FLOOR AREA:

LEVEL 1, R-2 OCCUPANCY =	4,920 SF
LEVEL 2, R-2 OCCUPANCY =	4,920 SF

MAXIMUM HEIGHT AND STORIES:
IBC TABLES 504.3 & 504.4

R-2 TYPE V-B: S13R ALLOWABLE = 4 FLOORS, 60FT IN HEIGHT
PROVIDED = 3 FLOORS, 44 FT IN HEIGHT

AREA SEPARATION:
IBC TABLE 508.4

N/A

OCCUPANT LOAD:
IBC TABLE 1004.1.1

LEVEL 1, R-2, 4,920 SF / 200 OCC PER SF =	25 OCCUPANTS
LEVEL 2, R-2, 4,920 SF / 200 OCC PER SF =	25 OCCUPANTS
TOTAL OCCUPANT LOAD =	50 OCCUPANTS

AUTOMATIC SPRINKLER SYSTEM:
REQUIRED - 903.2.8 GROUP R. AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3 SHALL BE PROVIDED THROUGHOUT ALL BUILDINGS WITH A GROUP R FIRE AREA.

FIRE ALARM & DETECTION SYSTEM:
REQUIRED - PER IBC 907.2.11

PROVIDED ON THE CEILING OR WALL OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF BEDROOMS.

SPECIAL REQUIREMENTS BASED ON OCCUPANCY:
IBC 420

VERTICAL SEPARATION BETWEEN UNITS = 1HR.

HORIZONTAL SEPARATION BETWEEN UNITS = 1HR.

GROUP R ACCESSIBILITY:
IBC 1107.6

TYPE A & B UNITS DEFINED AS PER IBC 1102 & ICC A117.1.

156 TOTAL UNITS, IN THE PROJECT AS A WHOLE (NO ELEVATOR)
ONLY GROUND FLOOR UNITS REQUIRED TO BY TYPE "A" OR "B" (PER 1107.7.1)

(TABLE 1107.6.1.1) 156 UNITS:
MIN 6 UNITS WITHOUT ROLL-IN SHOWER
MIN 2 WITH ROLL-IN SHOWER
MIN 8 ACCESSIBLE UNITS

ALL GROUND FLOOR UNITS THAT ARE NOT TYPE "A" SHALL BE TYPE "B" (1106.2.2.2)

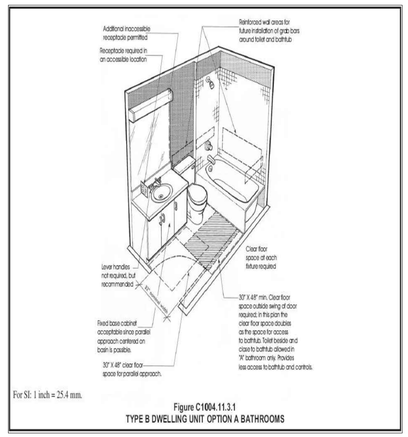


Figure C1004.11.3.1
TYPE B DWELLING UNIT OPTION A BATHROOMS

NOTE:

ALL AUTOMATIC FIRE PROTECTION SYSTEMS & FIRE ALARM SYSTEMS SHOP DRAWINGS WILL BE SUBMITTED TO THE FIRE MARSHAL.

A 2-WAY COMMUNICATION SYSTEM SHALL BE INSTALLED AT ALL ELEVATORS AS REQUIRED IN IBC 1007.8.

PROVIDE 1 EA 2A:10BC EXTINGUISHER AT EACH UNIT

CODE LEGEND

3 HOUR FIRE RATED ASSEMBLY — 3H
2 HOUR FIRE RATED ASSEMBLY — 2H
1 HOUR FIRE RATED ASSEMBLY — 1H
SMOKE BARRIER 1 HOUR RATED — SB
DIRECTION OF EGRESS
DIRECTION OF EGRESS WITH NUMBER OF OCCUPANTS INDICATED
FIRE EXTINGUISHER CABINET — FEC
FIRE EXTINGUISHER IN AREAS OTHER THAN THE KITCHEN ARE TO BE 2A:10BC SURFACE MOUNTED TYPE ABC. FIRE EXTINGUISHER IN THE KITCHEN TO BE TYPE K.
FIRE DEPARTMENT HOSE CONNECTION

No	Revision Item	Date

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LEGACY AT CABEZON APARTMENTS
1017 ROSARITO DR SE
RIO RANCHO, NM 87124

DRAWING TITLE
BUILDING E CODE ANALYSIS PLAN

SEAL: STATE OF NEW MEXICO — SCOTT C. ANDERSON — No. 4341 — 4/10/2020 — REGISTERED ARCHITECT

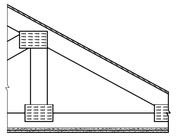
DESIGNED	PROJECT NO
DRAWN	SCALE
CHECKED	DRAWING NO
REVIEWED	G-105
DATE 4/10/2020	

ROOF-CEILING SYSTEMS

GA FILE NO. RC 2602	GENERIC	1 HOUR FIRE

WOOD TRUSSES, GYPSUM WALLBOARD

Base layer 5/8" type X gypsum wallboard applied at right angles to wood trusses 24" o.c. with 1 1/4" Type W or S drywall screws 24" o.c. **Face** layer 5/8" type X gypsum wallboard or gypsum veneer base applied at right angles to trusses with 1 7/8" Type W or S drywall screws 12" o.c. at joints and intermediate trusses and 1 1/2" Type G drywall screws 12" o.c. placed 2" back on either side of end joints. Joints offset 24" from base layer joints. Wood trusses supporting 1/2" wood structural panels applied at right angles to trusses with 8d nails. Appropriate roof covering.



Approx. Ceiling Weight: 5 psf
Fire Test: FM FC 172, 2-25-72; ITS, 8-6-98

ROOF-CEILING SYSTEMS

UL P531	GENERIC	1 HOUR FIRE

WOOD TRUSSES, GYPSUM WALLBOARD

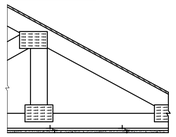
1. Roofing System* — Any UL Class A, B or C Roofing System (TGFU) or Prepared Roof Covering (TFWZ) acceptable for use over nom 15/32 in. thick wood structural panels, min. grade "C-D" or "Sheathing". Nom 15/32 in. thick wood structural panels secured to trusses with construction adhesive and No. 6d ringed shank nails. Nails spaced 12 in. OC along each truss. Staples having equal or greater withdrawal and lateral resistance strength may be substituted for the 6d nails.

2. Trusses — Pitch or Parallel chord trusses, spaced a max of 24 in. OC, fabricated from nom 2 by 4 lumber, with lumber oriented vertically or horizontally. Truss members secured together min.0.0356 in. thick galv steel plates. Plates have 5/16 in. long teeth projecting perpendicular to the plane of the plate. The teeth are in pairs facing each other (made by the same punch), forming a split tooth type plate. Each tooth has a chisel point on its outside edge. These points are diagonally opposite each other for each pair. The top half of each tooth has a twist for stiffness. The pairs are repeated on approximately 7/8 in. centers with four rows of teeth per inch of plate width. Where the truss intersects with the interior face of the exterior walls, the min truss depth shall be 5-1/4 in. with a min roof slope of 3/12 and a min. area in the plane of the truss of 21 sq/ft. Where the truss intersects with the interior face of the exterior walls, the min truss depth may be reduced to 3 in. if the batts and blankets (Item 3) are used as shown in the above illustration (Alternate Insulation Placement) and are firmly packed against the intersection of the bottom chords and the plywood sheathing.

3. Batts and Blankets* — (Optional) -Glass fiber insulation, secured to the wood structural panesl with staples spaced 12 in. OC or to the trusses with 0.090 in. diam galv steel wires spaced 12 in. OC. Any glass fiber insulation bearing the UL Classification Marking as to Surface Burning Characteristics and/or Fire Resistance, having a min density of 0.5 pcf. As an option, the insulation may be fitted in the concealed space, draped over the resilient channel/gypsum wallboard ceiling membrane when resilient channels and gypsum wallboard attachment is modified as specified in Items 6 and 7. The finished rating has only been determined when the insulation is secured to the decking.

4. Furring Channels — Resilient channels formed of 25 MSG thick galv steel, spaced 16 in. OC, Installed perpendicular to trusses. When batt and blanket material, Item 3, is draped over the resilient channel/gypsum wallboard ceiling membrane, the spacing shall be 12 in. OC. Channels secured to each truss with 1-1/4 in. long Type S steel screws. Channels overlapped 4 in. at splices. Channels oriented opposite at wallboard butt joints (spaced 6 in. OC) as shown in the above illustration.

5. Gypsum Board* — Nom 5/8 in. thick, 48 in. wide, installed with long dimension perpendicular to resilient channels with 1 in. long Type S screws spaced 12 in. OC and located a min of 1/2 in. from side joints and 3 in. from the end joints. At end joints, two resilient channels are used, extending a min of 6 in. beyond both ends of the joint. When batt and blanket insulation, Item 3, is draped over the resilient channel/gypsum wallboard ceiling membrane, screws shall be installed at 8 in. OC.



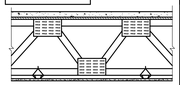
Approx. Ceiling Weight: 5 psf
Fire Test: FM FC 172, 2-25-72; ITS, 8-6-98

FLOOR-CEILING SYSTEMS, WOOD-FRAMED

GA FILE NO. FC 5514	GENERIC	1 HOUR FIRE

LIGHTWEIGHT CONCRETE, PLYWOOD, WOOD TRUSSES, GYPSUM WALLBOARD

Base layer 1/2" type X gypsum wallboard applied at right angles to minimum 9 1/2" deep wood I-joists, with minimum 1 1/4" deep x 1 1/2" wide flanges and minimum 3/8" webs, 24" o.c. with 1 5/8" Type W or S drywall screws 12" o.c. **Face** layer 1/2" type X gypsum wallboard applied at right angles to I-joists with 2" Type W or S drywall screws 12" o.c. at intermediate I-joists, 8" o.c. at end joints, and 1 1/2" Type G drywall screws 8" o.c. placed 6" back on either side of end joints. Joints offset 24" from base layer joints. Wood trusses supporting 3/4" nominal interior plywood with exterior glue, T & G edges, applied at right angles to trusses with construction adhesive and 6d ring shank nails 12" o.c. Adhesive applied to each top chord and grooved edges of plywood. End joints staggered 48", 1 1/2" lightweight concrete poured over plywood.



Approx. Ceiling Weight: 5 psf
Fire Test: FM J.I. 2C9Q7.AC, 9-29-78, FM Design FC-268

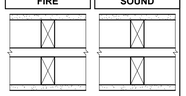
WALLS AND INTERIOR PARTITIONS, WOOD-FRAMED

GA FILE NO. WP 3370	GENERIC	1 HOUR FIRE	45 to 49 STC SOUND

GYPSUM WALLBOARD, WOOD STUDS

One layer 5/8" type X gypsum wallboard or gypsum veneer base applied parallel or at right angles to each side of double row of 2 x 4 wood studs 16" o.c. on separate plates 1" apart with 6d coated nails, 1 7/8" long, 0.0915" shank, 1/4" heads, 7" o.c.

Joints staggered 16" on opposite sides. Horizontal bracing required at mid-height.
(LOAD-BEARING)



Thickness: 9 1/2"
Approx. Weight: 8 psf
Fire Test: See WP 3605 (UL R1319-4, 6, 6-17-52; UL R2717-39, 1-20-66; UL R3501-52, 3-15-66, UL Design U305; ULC Design W301)
Sound Test: Estimated

EXTERIOR WALLS

2009 IBC 720.1 (2) 15-1.31 2009 IBC 720.1 (2) 14-1.31	GENERIC	1 HOUR FIRE

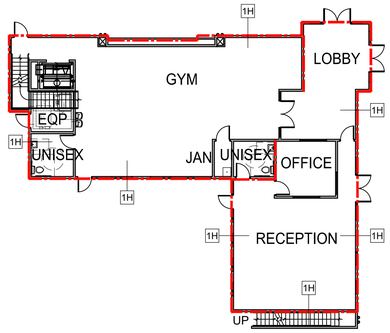
WOOD STUDS, CEMENT STUCCO

EXTERIOR - 2" x 4" wood studs 16" on center with 7⅛" cement plaster (measured from the face of studs) on the exterior surface with interior surface treatment as required

Varies for interior wood stud partitions in this table. Plaster mix 1:4 for scratch coat and 1:5 for brown coat, by volume, cement to sand.

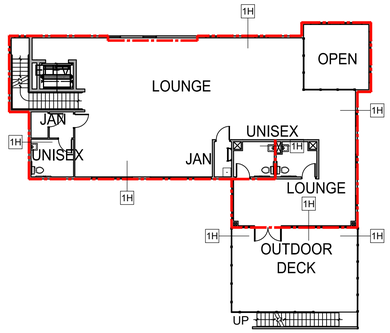
INTERIOR - Type X gypsum wallboard applied vertically or horizontally nailed with 6d cooler 4 n or wallboard nails at 7" on center with end joints on nailing members. Stagger joints each side.





BUILDING F GROUND LEVEL CODE ANALYSIS PLAN

SCALE: 1/16" = 1'-0"



BUILDING F SECOND LEVEL CODE ANALYSIS PLAN

SCALE: 1/16" = 1'-0"

OCCUPANT LOAD

ROOM #	ROOM NAME	AREA	OLF	OCCUPANTS
LEVEL 1	LOBBY	397	100	3.97
LEVEL 1	OFFICE	184	100	1.84
LEVEL 1	RECEPTION	806	100	8.06
LEVEL 1	UNISEX	64	100	0.64
LEVEL 1	UNISEX	64	100	0.64
LEVEL 1	JANITOR	48	300	0.16
LEVEL 1	GYM	1,324	50	26.48
LEVEL 1	UNISEX	82	100	0.82
LEVEL 1	EQUIPMENT	86	300	0.29
LEVEL 1	ELEVATOR	56	7	8.00
LEVEL 2	LOUNGE	2,004	15	133.60
LEVEL 2	OUTDOOR DECK	520	15	34.67
LEVEL 2	UNISEX	64	100	0.64
LEVEL 2	UNISEX	64	100	0.64
LEVEL 2	JANITOR	48	300	0.16
LEVEL 2	STORAGE	32	300	0.11
		5,843		220.71

CODE ANALYSIS

AOCCUPANCY CLASSIFICATION
LEASING OFFICE / GYM GROUP B OCCUPANCY

BUILDING TYPE:
IBC TABLE 601 & SECTION 602.2
CONSTRUCTION TYPE TYPE V - A - NS

FIRE-RESISTIVE REQUIREMENTS PER IBC TABLE 601

STRUCTURAL FRAME	1 HR
EXTERIOR BEARING WALLS	1 HR
INTERIOR BEARING WALLS	1 HR
NON-BEARING WALLS	0 HR
FLOOR CONSTRUCTION	1 HR
ROOF CONSTRUCTION	1 HR

ACTUAL FLOOR AREA:

LEVEL 1, B OCCUPANCY =	3,133 SF
LEVEL 2, B OCCUPANCY =	2,786 SF

ALLOWABLE = 9,000 SF

MAXIMUM HEIGHT AND STORIES:
IBC TABLES 504.3 & 504.4

B TYPE V-A: NS ALLOWABLE = 2 FLOORS, 50FT IN HEIGHT
PROVIDED = 2 FLOORS, 45 FT IN HEIGHT

AREA SEPARATION:
IBC TABLE 508.4

N/A

OCCUPANT LOAD:
IBC TABLE 1004.1.1

232 OCCUPANTS

AUTOMATIC SPRINKLER SYSTEM:
NOT REQUIRED - NOT PROVIDED

FIRE ALARM & DETECTION SYSTEM:
REQUIRED - PER IBC 907.2.11, ANNUNCIATOR FIRE PANEL LOCATED IN LOBBY

GROUP B PLUMBING:
IBC 1107.6.1.1

GROUP B:
OCCUPANT LOAD 221
WC 1 / 25 = 1
196 / 50 = 4 WC
LAVATORIES 1 / 40 = 1
181 OCC / 80 = 3
DRINKING FOUNTAIN = OCC / 400 = 1
1 SERVICE SINK REQUIRED

NOTE:

ALL AUTOMATIC FIRE PROTECTION SYSTEMS & FIRE ALARM SYSTEMS SHOP DRAWINGS WILL BE SUBMITTED TO THE FIRE MARSHAL.

A 2-WAY COMMUNICATION SYSTEM SHALL BE INSTALLED AT ALL ELEVATORS AS REQUIRED IN IBC 1007.8.

PROVIDE 1 EA 2A:10BC EXTINGUISHER AT EACH UNIT

CODE LEGEND

- 3 HOUR FIRE RATED ASSEMBLY — 3H
- 2 HOUR FIRE RATED ASSEMBLY — 2H
- 1 HOUR FIRE RATED ASSEMBLY — 1H
- SMOKE BARRIER 1 HOUR RATED — SB
- DIRECTION OF EGRESS
- DIRECTION OF EGRESS WITH NUMBER OF OCCUPANTS INDICATED
- FIRE EXTINGUISHER CABINET — FEC
  FIRE EXTINGUISHER IN AREAS OTHER THAN THE KITCHEN ARE TO BE 2A:10BC SURFACE MOUNTED TYPE ABC. FIRE EXTINGUISHER IN THE KITCHEN TO BE TYPE K.
- FIRE DEPARTMENT HOSE CONNECTION

No	Revision Item	Date

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LEGACY AT CABEZON APARTMENTS
1017 ROSARITO DR SE
RIO RANCHO, NM 87124

DRAWING TITLE
BUILDING F CODE ANALYSIS PLAN

SEAL
STATE OF NEW MEXICO
SCOTT C. ANDERSON
NM No. 4341
4/10/2020
REGISTERED ARCHITECT

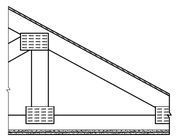
DESIGNED	PROJECT NO
DRAWN	SCALE
CHECKED	DRAWING NO **G-106**
REVIEWED	
DATE 4/10/2020	

ROOF-CEILING SYSTEMS

GA FILE NO. RC 2602	GENERIC	1 HOUR FIRE

WOOD TRUSSES, GYPSUM WALLBOARD

Base layer 5/8" type X gypsum wallboard applied at right angles to wood trusses 24" o.c. with 1 1/4" Type W or S drywall screws 24" o.c. **Face** layer 5/8" type X gypsum wallboard or gypsum veneer base applied at right angles to trusses with 1 7/8" Type W or S drywall screws 12" o.c. at joints and intermediate trusses and 1 1/2" Type G drywall screws 12" o.c. placed 2" back on either side of end joints. Joints offset 24" from base layer joints. Wood trusses supporting 1/2" wood structural panels applied at right angles to trusses with 8d nails. Appropriate roof covering.



Approx. Ceiling Weight: 5 psf
Fire Test: FM FC 172, 2-25-72; ITS, 8-6-98

ROOF-CEILING SYSTEMS

UL P531	GENERIC	1 HOUR FIRE

WOOD TRUSSES, GYPSUM WALLBOARD

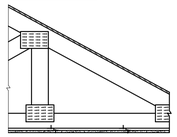
1. Roofing System* — Any UL Class A, B or C Roofing System (TGFU) or Prepared Roof Covering (TFWZ) acceptable for use over nom 15/32 in. thick wood structural panels, min. grade "C-D" or "Sheathing". Nom 15/32 in. thick wood structural panels secured to trusses with construction adhesive and No. 6d ringed shank nails. Nails spaced 12 in. OC along each truss. Staples having equal or greater withdrawal and lateral resistance strength may be substituted for the 6d nails.

2. Trusses — Pitch or Parallel chord trusses, spaced a max of 24 in. OC, fabricated from nom 2 by 4 lumber, with lumber oriented vertically or horizontally. Truss members secured together min.0.0356 in. thick galv steel plates. Plates have 5/16 in. long teeth projecting perpendicular to the plane of the plate. The teeth are in pairs facing each other (made by the same punch), forming a split tooth type plate. Each tooth has a chisel point on its outside edge. These points are diagonally opposite each other for each pair. The top half of each tooth has a twist for stiffness. The pairs are repeated on approximately 7/8 in. centers with four rows of teeth per inch of plate width. Where the truss intersects with the interior face of the exterior walls, the min truss depth shall be 5-1/4 in. with a min roof slope of 3/12 and a min. area in the plane of the truss of 21 sq/ft. Where the truss intersects with the interior face of the exterior walls, the min truss depth may be reduced to 3 in. if the batts and blankets (Item 3) are used as shown in the above illustration (Alternate Insulation Placement) and are firmly packed against the intersection of the bottom chords and the plywood sheathing.

3. Batts and Blankets* — (Optional) -Glass fiber insulation, secured to the wood structural panesl with staples spaced 12 in. OC or to the trusses with 0.090 in. diam galv steel wires spaced 12 in. OC. Any glass fiber insulation bearing the UL Classification Marking as to Surface Burning Characteristics and/or Fire Resistance, having a min density of 0.5 pcf. As an option, the insulation may be fitted in the concealed space, draped over the resilient channel/gypsum wallboard ceiling membrane when resilient channels and gypsum wallboard attachment is modified as specified in Items 6 and 7. The finished rating has only been determined when the insulation is secured to the decking.

4. Furring Channels — Resilient channels formed of 25 MSG thick galv steel, spaced 16 in. OC, installed perpendicular to trusses. When batt and blanket material, Item 3, is draped over the resilient channel/gypsum wallboard ceiling membrane, the spacing shall be 12 in. OC. Channels secured to each truss with 1-1/4 in. long Type S steel screws. Channels overlapped 4 in. at splices. Channels oriented opposite at wallboard butt joints (spaced 6 in. OC) as shown in the above illustration.

5. Gypsum Board* — Nom 5/8 in. thick, 48 in. wide, installed with long dimension perpendicular to resilient channels with 1 in. long Type S screws spaced 12 in. OC and located a min of 1/2 in. from side joints and 3 in. from the end joints. At end joints, two resilient channels are used, extending a min of 6 in. beyond both ends of the joint. When batt and blanket insulation, Item 3, is draped over the resilient channel/gypsum wallboard ceiling membrane, screws shall be installed at 8 in. OC.



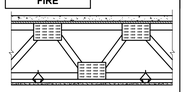
Approx. Ceiling Weight: 5 psf
Fire Test: FM FC 172, 2-25-72; ITS, 8-6-98

FLOOR-CEILING SYSTEMS, WOOD-FRAMED

GA FILE NO. FC 5514	GENERIC	1 HOUR FIRE

LIGHTWEIGHT CONCRETE, PLYWOOD, WOOD TRUSSES, GYPSUM WALLBOARD

Base layer 1/2" type X gypsum wallboard applied at right angles to minimum 9 1/2" deep wood I-joists, with minimum 1 1/4" deep x 1 1/2" wide flanges and minimum 3/8" webs, 24" o.c. with 1 5/8" Type W or S drywall screws 12" o.c. **Face** layer 1/2" type X gypsum wallboard applied at right angles to I-joists with 2" Type W or S drywall screws 12" o.c. at intermediate I-joists, 8" o.c. at end joints, and 1 1/2" Type G drywall screws 8" o.c. placed 6" back on either side of end joints. Joints offset 24" from base layer joints. Wood trusses supporting 3/4" nominal interior plywood with exterior glue, T & G edges, applied at right angles to trusses with construction adhesive and 6d ring shank nails 12" o.c. Adhesive applied to each top chord and grooved edges of plywood. End joints staggered 48", 1 1/2" lightweight concrete poured over plywood.



Approx. Ceiling Weight: 5 psf
Fire Test: FM J.I. 2C9Q7.AC, 9-29-78, FM Design FC-268

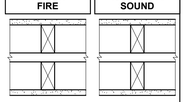
WALLS AND INTERIOR PARTITIONS, WOOD-FRAMED

GA FILE NO. WP 3370	GENERIC	1 HOUR FIRE	45 to 49 STC SOUND

GYPSUM WALLBOARD, WOOD STUDS

One layer 5/8" type X gypsum wallboard or gypsum veneer base applied parallel or at right angles to each side of double row of 2 x 4 wood studs 16" o.c. on separate plates 1" apart with 6d coated nails, 1 7/8" long, 0.0915" shank, 1/4" heads, 7" o.c.

Joints staggered 16" on opposite sides. Horizontal bracing required at mid-height.
(LOAD-BEARING)



Thickness: 9 1/2"
Approx. Weight: 8 psf
Fire Test: See WP 3605 (UL R1319-4, 6, 6-17-52; UL R2717-39, 1-20-66; UL R3501-52, 3-15-66, UL Design U305; ULC Design W301)
Sound Test: Estimated

EXTERIOR WALLS

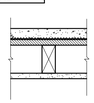
2009 IBC 720.1 (2) 15-1.31 2009 IBC 720.1 (2) 14-1.31	GENERIC	1 HOUR FIRE

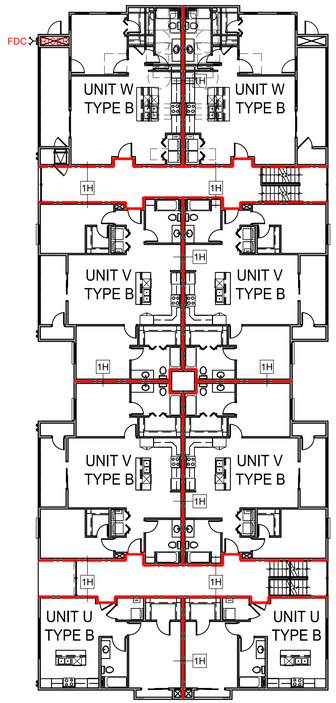
WOOD STUDS, CEMENT STUCCO

EXTERIOR - 2" x 4" wood studs 16" on center with 7⅛" cement plaster (measured from the face of studs) on the exterior surface with interior surface treatment as required

Varies for interior wood stud partitions in this table. Plaster mix 1:4 for scratch coat and 1:5 for brown coat, by volume, cement to sand.

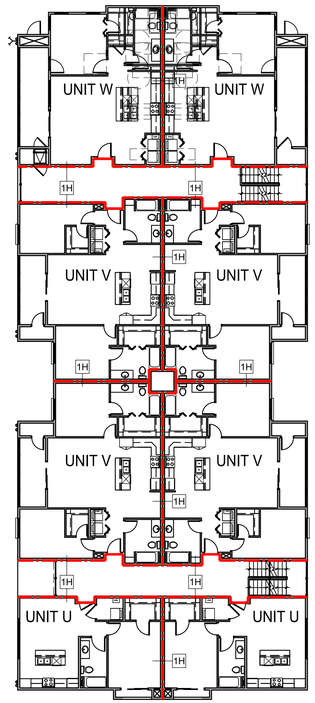
INTERIOR - Type X gypsum wallboard applied vertically or horizontally nailed with 6d cooler 4 n or wallboard nails at 7" on center with end joints on nailing members. Stagger joints each side.





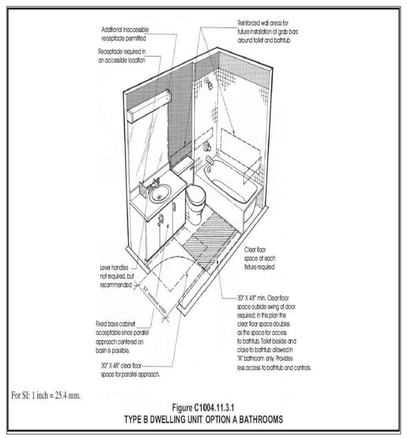
BUILDING G GROUND LEVEL CODE ANALYSIS PLAN

SCALE: 1/16" = 1'-0"



BUILDING G SECOND LEVEL CODE ANALYSIS PLAN

SCALE: 1/16" = 1'-0"



For SI: 1 inch = 25.4 mm.

Figure C1004.11.3.1
TYPE B DWELLING UNIT OPTION A BATHROOMS

CODE ANALYSIS

AOCCUPANCY CLASSIFICATION
APARTMENT R-2

BUILDING TYPE:
IBC TABLE 601 & SECTION 602.2
CONSTRUCTION TYPE — TYPE V - B + S13R

FIRE-RESISTIVE REQUIREMENTS PER IBC TABLE 601

STRUCTURAL FRAME	0 HR
EXTERIOR BEARING WALLS	0 HR
INTERIOR BEARING WALLS	0 HR
NON-BEARING WALLS	0 HR
FLOOR CONSTRUCTION	0 HR
ROOF CONSTRUCTION	0 HR

ACTUAL FLOOR AREA:

LEVEL 1, R-2 OCCUPANCY =	9,790 SF
LEVEL 2, R-2 OCCUPANCY =	9,790 SF

MAXIMUM HEIGHT AND STORIES:
IBC TABLES 504.3 & 504.4

R-2 TYPE V-B: S13R ALLOWABLE = 4 FLOORS, 60FT IN HEIGHT
PROVIDED = 3 FLOORS, 44 FT IN HEIGHT

AREA SEPARATION:
IBC TABLE 508.4

N/A

OCCUPANT LOAD:
IBC TABLE 1004.1.1

LEVEL 1, R-2, 9,790 SF / 200 OCC PER SF =	49 OCCUPANTS
LEVEL 2, R-2, 9,790 SF / 200 OCC PER SF =	49 OCCUPANTS
TOTAL OCCUPANT LOAD =	98 OCCUPANTS

AUTOMATIC SPRINKLER SYSTEM:
REQUIRED - 903.2.8 GROUP R. AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3 SHALL BE PROVIDED THROUGHOUT ALL BUILDINGS WITH A GROUP R FIRE AREA.

FIRE ALARM & DETECTION SYSTEM:
REQUIRED - PER IBC 907.2.11

PROVIDED ON THE CEILING OR WALL OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF BEDROOMS.

SPECIAL REQUIREMENTS BASED ON OCCUPANCY:
IBC 420

VERTICAL SEPARATION BETWEEN UNITS = 1HR.

HORIZONTAL SEPARATION BETWEEN UNITS = 1HR.

GROUP R ACCESSIBILITY:
IBC 1107.6

TYPE A & B UNITS DEFINED AS PER IBC 1102 & ICC A117.1.

156 TOTAL UNITS, IN THE PROJECT AS A WHOLE (NO ELEVATOR)
ONLY GROUND FLOOR UNITS REQUIRED TO BY TYPE "A" OR "B" (PER 1107.7.1)

(TABLE 1107.6.1.1) 156 UNITS:
MIN 6 UNITS WITHOUT ROLL-IN SHOWER
MIN 2 WITH ROLL-IN SHOWER
MIN 8 ACCESSIBLE UNITS

ALL GROUND FLOOR UNITS THAT ARE NOT TYPE "A" SHALL BE TYPE "B" (1106.2.2.2)

NOTE:

ALL AUTOMATIC FIRE PROTECTION SYSTEMS & FIRE ALARM SYSTEMS SHOP DRAWINGS WILL BE SUBMITTED TO THE FIRE MARSHAL.

A 2-WAY COMMUNICATION SYSTEM SHALL BE INSTALLED AT ALL ELEVATORS AS REQUIRED IN IBC 1007.8.

PROVIDE 1 EA 2A:10BC EXTINGUISHER AT EACH UNIT

CODE LEGEND

3 HOUR FIRE RATED ASSEMBLY — 3H
2 HOUR FIRE RATED ASSEMBLY — 2H
1 HOUR FIRE RATED ASSEMBLY — 1H
SMOKE BARRIER 1 HOUR RATED — SB
DIRECTION OF EGRESS
DIRECTION OF EGRESS WITH NUMBER OF OCCUPANTS INDICATED
FIRE EXTINGUISHER CABINET — FEC
FIRE EXTINGUISHER IN AREAS OTHER THAN THE KITCHEN ARE TO BE 2A:10BC SURFACE MOUNTED TYPE ABC. FIRE EXTINGUISHER IN THE KITCHEN TO BE TYPE K.
FIRE DEPARTMENT HOSE CONNECTION

No	Revision Item	Date

SCOTT C. ANDERSON & associates architects
4419 4th St nw ste B
albuquerque, nm 87107
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LEGACY AT CABEZON APARTMENTS
1017 ROSARITO DR SE
RIO RANCHO, NM 87124

DRAWING TITLE
BUILDING G CODE ANALYSIS PLAN

SEAL: STATE OF NEW MEXICO — SCOTT C. ANDERSON — No. 4341 — 8/20/2020 — REGISTERED ARCHITECT

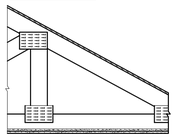
DESIGNED	PROJECT NO
DRAWN	SCALE
CHECKED	DRAWING NO
REVIEWED	G-107
DATE 8/20/2020	

ROOF-CEILING SYSTEMS

GA FILE NO. RC 2602	GENERIC	1 HOUR FIRE

WOOD TRUSSES, GYPSUM WALLBOARD

Base layer 5/8" type X gypsum wallboard applied at right angles to wood trusses 24" o.c. with 1 1/4" Type W or S drywall screws 24" o.c. **Face** layer 5/8" type X gypsum wallboard or gypsum veneer base applied at right angles to trusses with 1 7/8" Type W or S drywall screws 12" o.c. at joints and intermediate trusses and 1 1/2" Type G drywall screws 12" o.c. placed 2" back on either side of end joints. Joints offset 24" from base layer joints. Wood trusses supporting 1/2" wood structural panels applied at right angles to trusses with 8d nails. Appropriate roof covering.



Approx. Ceiling Weight: 5 psf
Fire Test: FM FC 172, 2-25-72; ITS, 8-6-98

ROOF-CEILING SYSTEMS

UL P531	GENERIC	1 HOUR FIRE

WOOD TRUSSES, GYPSUM WALLBOARD

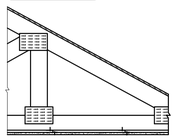
1. Roofing System* — Any UL Class A, B or C Roofing System (TGFU) or Prepared Roof Covering (TFWZ) acceptable for use over nom 15/32 in. thick wood structural panels, min. grade "C-D" or "Sheathing". Nom 15/32 in. thick wood structural panels secured to trusses with construction adhesive and No. 6d ringed shank nails. Nails spaced 12 in. OC along each truss. Staples having equal or greater withdrawal and lateral resistance strength may be substituted for the 6d nails.

2. Trusses — Pitch or Parallel chord trusses, spaced a max of 24 in. OC, fabricated from nom 2 by 4 lumber, with lumber oriented vertically or horizontally. Truss members secured together min.0.0356 in. thick galv steel plates. Plates have 6/16 in. long teeth projecting perpendicular to the plane of the plate. The teeth are in pairs facing each other (made by the same punch), forming a split tooth type plate. Each tooth has a chisel point on its outside edge. These points are diagonally opposite each other for each pair. The top half of each tooth has a twist for stiffness. The pairs are repeated on approximately 7/8 in. centers with four rows of teeth per inch of plate width. Where the truss intersects with the interior face of the exterior walls, the min truss depth shall be 5-1/4 in. with a min roof slope of 3/12 and a min. area in the plane of the truss of 21 sq/ft. Where the truss intersects with the interior face of the exterior walls, the min truss depth may be reduced to 3 in. if the batts and blankets (Item 3) are used as shown in the above illustration (Alternate Insulation Placement) and are firmly packed against the intersection of the bottom chords and the plywood sheathing.

3. Batts and Blankets* — (Optional) -Glass fiber insulation, secured to the wood structural panesl with staples spaced 12 in. OC or to the trusses with 0.090 in. diam galv steel wires spaced 12 in. OC. Any glass fiber insulation bearing the UL Classification Marking as to Surface Burning Characteristics and/or Fire Resistance, having a min density of 0.5 pcf. As an option, the insulation may be fitted in the concealed space, draped over the resilient channel/gypsum wallboard ceiling membrane when resilient channels and gypsum wallboard attachment is modified as specified in Items 6 and 7. The finished rating has only been determined when the insulation is secured to the decking.

4. Furring Channels — Resilient channels formed of 25 MSG thick galv steel, spaced 16 in. OC, installed perpendicular to trusses. When batt and blanket material, Item 3, is draped over the resilient channel/gypsum wallboard ceiling membrane, the spacing shall be 12 in. OC. Channels secured to each truss with 1-1/4 in. long Type S steel screws. Channels overlapped 4 in. at splices. Channels oriented opposite at wallboard butt joints (spaced 6 in. OC) as shown in the above illustration.

5. Gypsum Board* — Nom 5/8 in. thick, 48 in. wide, installed with long dimension perpendicular to resilient channels with 1 in. long Type S screws spaced 12 in. OC and located a min of 1/2 in. from side joints and 3 in. from the end joints. At end joints, two resilient channels are used, extending a min of 6 in. beyond both ends of the joint. When batt and blanket insulation, Item 3, is draped over the resilient channel/gypsum wallboard ceiling membrane, screws shall be installed at 8 in. OC.



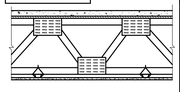
Approx. Ceiling Weight: 5 psf
Fire Test: FM FC 172, 2-25-72; ITS, 8-6-98

FLOOR-CEILING SYSTEMS, WOOD-FRAMED

GA FILE NO. FC 5514	GENERIC	1 HOUR FIRE

LIGHTWEIGHT CONCRETE, PLYWOOD, WOOD TRUSSES, GYPSUM WALLBOARD

Base layer 1/2" type X gypsum wallboard applied at right angles to minimum 9 1/2" deep wood I-joists, with minimum 1 1/4" deep x 1 1/2" wide flanges and minimum 3/8" webs, 24" o.c. with 1 5/8" Type W or S drywall screws 12" o.c. **Face** layer 1/2" type X gypsum wallboard applied at right angles to I-joists with 2" Type W or S drywall screws 12" o.c. at intermediate I-joists, 8" o.c. at end joints, and 1 1/2" Type G drywall screws 8" o.c. placed 6" back on either side of end joints. Joints offset 24" from base layer joints. Wood trusses supporting 3/4" nominal interior plywood with exterior glue, T & G edges, applied at right angles to trusses with construction adhesive and 6d ring shank nails 12" o.c. Adhesive applied to each top chord and grooved edges of plywood. End joints staggered 48", 1 1/2" lightweight concrete poured over plywood.



Approx. Ceiling Weight: 5 psf
Fire Test: FM J.I. 2C9Q7.AC, 9-29-78, FM Design FC-268

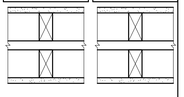
WALLS AND INTERIOR PARTITIONS, WOOD-FRAMED

GA FILE NO. WP 3370	GENERIC	1 HOUR FIRE	45 to 49 STC SOUND

GYPSUM WALLBOARD, WOOD STUDS

One layer 5/8" type X gypsum wallboard or gypsum veneer base applied parallel or at right angles to each side of double row of 2 x 4 wood studs 16" o.c. on separate plates 1" apart with 6d coated nails, 1 7/8" long, 0.0915" shank, 1/4" heads, 7" o.c.

Joints staggered 16" on opposite sides. Horizontal bracing required at mid-height.
(LOAD-BEARING)



Thickness: 9 1/2"
Approx. Weight: 8 psf
Fire Test: See WP 3605 (UL R1319-4, 6, 6-17-52; UL R2717-39, 1-20-66; UL R3501-52, 3-15-66, UL Design U305; ULC Design W301)
Sound Test: Estimated

EXTERIOR WALLS

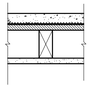
2009 IBC 720.1 (2) 15-1.31 2009 IBC 720.1 (2) 14-1.31	GENERIC	1 HOUR FIRE

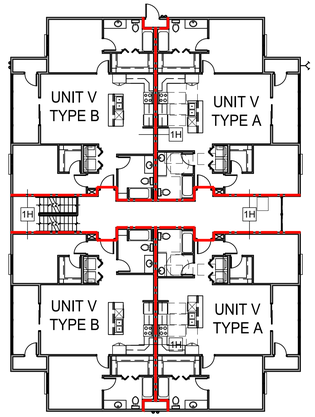
WOOD STUDS, CEMENT STUCCO

EXTERIOR - 2" x 4" wood studs 16" on center with 7⅛" cement plaster (measured from the face of studs) on the exterior surface with interior surface treatment as required

Varies for interior wood stud partitions in this table. Plaster mix 1:4 for scratch coat and 1:5 for brown coat, by volume, cement to sand.

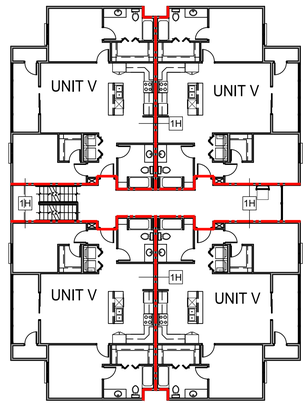
INTERIOR - Type X gypsum wallboard applied vertically or horizontally nailed with 6d cooler 4 n or wallboard nails at 7" on center with end joints on nailing members. Stagger joints each side.





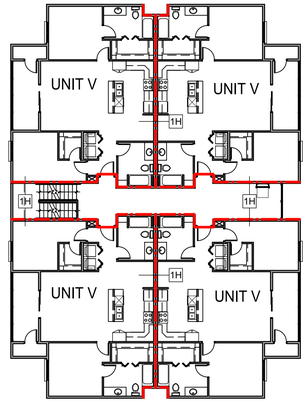
BUILDING H GROUND LEVEL CODE ANALYSIS PLAN

SCALE: 1/16" = 1'-0"



BUILDING H SECOND LEVEL CODE ANALYSIS PLAN

SCALE: 1/16" = 1'-0"



BUILDING H THIRD LEVEL CODE ANALYSIS PLAN

SCALE: 1/16" = 1'-0"

CODE ANALYSIS

AOCCUPANCY CLASSIFICATION
APARTMENT R-2

BUILDING TYPE:
IBC TABLE 601 & SECTION 602.2
CONSTRUCTION TYPE — TYPE V - B + S13R

FIRE-RESISTIVE REQUIREMENTS PER IBC TABLE 601

STRUCTURAL FRAME	0 HR
EXTERIOR BEARING WALLS	0 HR
INTERIOR BEARING WALLS	0 HR
NON-BEARING WALLS	0 HR
FLOOR CONSTRUCTION	0 HR
ROOF CONSTRUCTION	0 HR

ACTUAL FLOOR AREA:

LEVEL 1, R-2 OCCUPANCY =	5,418 SF
LEVEL 2, R-2 OCCUPANCY =	5,418 SF
LEVEL 3, R-2 OCCUPANCY =	5,418 SF

MAXIMUM HEIGHT AND STORIES:
IBC TABLES 504.3 & 504.4

R-2 TYPE V-B: S13R ALLOWABLE = 4 FLOORS, 60FT IN HEIGHT
PROVIDED = 3 FLOORS, 44 FT IN HEIGHT

AREA SEPARATION:
IBC TABLE 508.4

N/A

OCCUPANT LOAD:
IBC TABLE 1004.1.1

LEVEL 1, R-2, 5,418 SF / 200 OCC PER SF =	28 OCCUPANTS
LEVEL 2, R-2, 5,418 SF / 200 OCC PER SF =	28 OCCUPANTS
LEVEL 3, R-2, 5,418 SF / 200 OCC PER SF =	28 OCCUPANTS
TOTAL OCCUPANT LOAD =	84 OCCUPANTS

AUTOMATIC SPRINKLER SYSTEM:
REQUIRED - 903.2.8 GROUP R. AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3 SHALL BE PROVIDED THROUGHOUT ALL BUILDINGS WITH A GROUP R FIRE AREA.

FIRE ALARM & DETECTION SYSTEM:
REQUIRED - PER IBC 907.2.11

PROVIDED ON THE CEILING OR WALL OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF BEDROOMS.

SPECIAL REQUIREMENTS BASED ON OCCUPANCY:
IBC 420

VERTICAL SEPARATION BETWEEN UNITS = 1HR.

HORIZONTAL SEPARATION BETWEEN UNITS = 1HR.

GROUP R ACCESSIBILITY:
IBC 1107.6

TYPE A & B UNITS DEFINED AS PER IBC 1102 & ICC A117.1.

156 TOTAL UNITS, IN THE PROJECT AS A WHOLE (NO ELEVATOR)
ONLY GROUND FLOOR UNITS REQUIRED TO BY TYPE "A" OR "B" (PER 1107.7.1)

(TABLE 1107.6.1.1) 156 UNITS:
MIN 6 UNITS WITHOUT ROLL-IN SHOWER
MIN 2 WITH ROLL-IN SHOWER
MIN 8 ACCESSIBLE UNITS

ALL GROUND FLOOR UNITS THAT ARE NOT TYPE "A" SHALL BE TYPE "B" (1106.2.2.2)

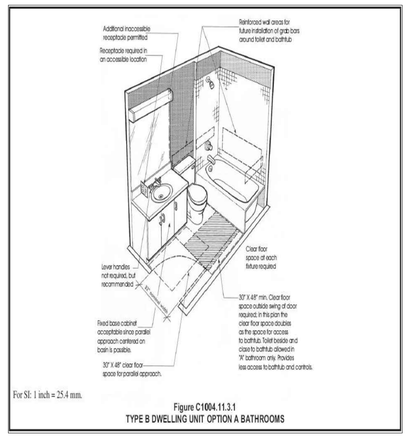


Figure C1004.11.3.1
TYPE B DWELLING UNIT OPTION A BATHROOMS

NOTE:

ALL AUTOMATIC FIRE PROTECTION SYSTEMS & FIRE ALARM SYSTEMS SHOP DRAWINGS WILL BE SUBMITTED TO THE FIRE MARSHAL.

A 2-WAY COMMUNICATION SYSTEM SHALL BE INSTALLED AT ALL ELEVATORS AS REQUIRED IN IBC 1007.8.

PROVIDE 1 EA 2A:10BC EXTINGUISHER AT EACH UNIT

CODE LEGEND

3 HOUR FIRE RATED ASSEMBLY — 3H
2 HOUR FIRE RATED ASSEMBLY — 2H
1 HOUR FIRE RATED ASSEMBLY — 1H
SMOKE BARRIER 1 HOUR RATED — SB
DIRECTION OF EGRESS
DIRECTION OF EGRESS WITH NUMBER OF OCCUPANTS INDICATED
FIRE EXTINGUISHER CABINET — FEC
FIRE EXTINGUISHER IN AREAS OTHER THAN THE KITCHEN ARE TO BE 2A:10BC SURFACE MOUNTED TYPE ABC. FIRE EXTINGUISHER IN THE KITCHEN TO BE TYPE K.
FIRE DEPARTMENT HOSE CONNECTION

No	Revision Item	Date

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albuquerque, nm 87107
scott@sawarchitects.com
505.401.7575

LEGACY AT CABEZON APARTMENTS
1017 ROSARITO DR SE
RIO RANCHO, NM 87124

DRAWING TITLE
BUILDING H CODE ANALYSIS PLAN

SEAL: STATE OF NEW MEXICO — SCOTT C. ANDERSON — No. No. 4341 — 4/10/2020 — REGISTERED ARCHITECT

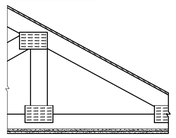
DESIGNED	PROJECT NO
DRAWN	SCALE
CHECKED	DRAWING NO
REVIEWED	G-108
DATE 4/10/2020	

ROOF-CEILING SYSTEMS

GA FILE NO. RC 2602	GENERIC	1 HOUR FIRE

WOOD TRUSSES, GYPSUM WALLBOARD

Base layer 5/8" type X gypsum wallboard applied at right angles to wood trusses 24" o.c. with 1 1/4" Type W or S drywall screws 24" o.c. **Face** layer 5/8" type X gypsum wallboard or gypsum veneer base applied at right angles to trusses with 1 7/8" Type W or S drywall screws 12" o.c. at joints and intermediate trusses and 1 1/2" Type G drywall screws 12" o.c. placed 2" back on either side of end joints. Joints offset 24" from base layer joints. Wood trusses supporting 1/2" wood structural panels applied at right angles to trusses with 8d nails. Appropriate roof covering.



Approx. Ceiling Weight: 5 psf
Fire Test: FM FC 172, 2-25-72; ITS, 8-6-98

ROOF-CEILING SYSTEMS

UL P531	GENERIC	1 HOUR FIRE

WOOD TRUSSES, GYPSUM WALLBOARD

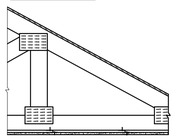
1. Roofing System* — Any UL Class A, B or C Roofing System (TGFU) or Prepared Roof Covering (TFWZ) acceptable for use over nom 15/32 in. thick wood structural panels, min. grade "C-D" or "Sheathing". Nom 15/32 in. thick wood structural panels secured to trusses with construction adhesive and No. 6d ringed shank nails. Nails spaced 12 in. OC along each truss. Staples having equal or greater withdrawal and lateral resistance strength may be substituted for the 6d nails.

2. Trusses — Pitch or Parallel chord trusses, spaced a max of 24 in. OC, fabricated from nom 2 by 4 lumber, with lumber oriented vertically or horizontally. Truss members secured together min.0.0356 in. thick galv steel plates. Plates have 5/16 in. long teeth projecting perpendicular to the plane of the plate. The teeth are in pairs facing each other (made by the same punch), forming a split tooth type plate. Each tooth has a chisel point on its outside edge. These points are diagonally opposite each other for each pair. The top half of each tooth has a twist for stiffness. The pairs are repeated on approximately 7/8 in. centers with four rows of teeth per inch of plate width. Where the truss intersects with the interior face of the exterior walls, the min truss depth shall be 5-1/4 in. with a min roof slope of 3/12 and a min. area in the plane of the truss of 21 sq/ft. Where the truss intersects with the interior face of the exterior walls, the min truss depth may be reduced to 3 In. if the batts and blankets (Item 3) are used as shown in the above illustration (Alternate Insulation Placement) and are firmly packed against the intersection of the bottom chords and the plywood sheathing.

3. Batts and Blankets* — (Optional) -Glass fiber insulation, secured to the wood structural panesl with staples spaced 12 in. OC or to the trusses with 0.090 in. diam galv steel wires spaced 12 in. OC. Any glass fiber insulation bearing the UL Classification Marking as to Surface Burning Characteristics and/or Fire Resistance, having a min density of 0.5 pcf. As an option, the insulation may be fitted in the concealed space, draped over the resilient channel/gypsum wallboard ceiling membrane when resilient channels and gypsum wallboard attachment is modified as specified in Items 6 and 7. The finished rating has only been determined when the insulation is secured to the decking.

4. Furring Channels — Resilient channels formed of 25 MSG thick galv steel, spaced 16 in. OC, installed perpendicular to trusses. When batt and blanket material, Item 3, is draped over the resilient channel/gypsum wallboard ceiling membrane, the spacing shall be 12 in. OC. Channels secured to each truss with 1-1/4 in. long Type S steel screws. Channels overlapped 4 in. at splices. Channels oriented opposite at wallboard butt joints (spaced 6 in. OC) as shown in the above illustration.

5. Gypsum Board* — Nom 5/8 in. thick, 48 in. wide, installed with long dimension perpendicular to resilient channels with 1 in. long Type S screws spaced 12 in. OC and located a min of 1/2 in. from side joints and 3 in. from the end joints. At end joints, two resilient channels are used, extending a min of 6 in. beyond both ends of the joint. When batt and blanket insulation, Item 3, is draped over the resilient channel/gypsum wallboard ceiling membrane, screws shall be installed at 8 in. OC.



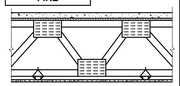
Approx. Ceiling Weight: 5 psf
Fire Test: FM FC 172, 2-25-72; ITS, 8-6-98

FLOOR-CEILING SYSTEMS, WOOD-FRAMED

GA FILE NO. FC 5514	GENERIC	1 HOUR FIRE

LIGHTWEIGHT CONCRETE, PLYWOOD, WOOD TRUSSES, GYPSUM WALLBOARD

Base layer 1/2" type X gypsum wallboard applied at right angles to minimum 9 1/2" deep wood I-joists, with minimum 1 1/4" deep x 1 1/2" wide flanges and minimum 3/8" webs, 24" o.c. with 1 5/8" Type W or S drywall screws 12" o.c. **Face** layer 1/2" type X gypsum wallboard applied at right angles to I-joists with 2" Type W or S drywall screws 12" o.c. at intermediate I-joists, 8" o.c. at end joints, and 1 1/2" Type G drywall screws 8" o.c. placed 6" back on either side of end joints. Joints offset 24" from base layer joints. Wood trusses supporting 3/4" nominal interior plywood with exterior glue, T & G edges, applied at right angles to trusses with construction adhesive and 6d ring shank nails 12" o.c. Adhesive applied to each top chord and grooved edges of plywood. End joints staggered 48", 1 1/2" lightweight concrete poured over plywood.



Approx. Ceiling Weight: 5 psf
Fire Test: FM J.I. 2C9Q7.AC, 9-29-78, FM Design FC-268

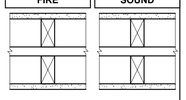
WALLS AND INTERIOR PARTITIONS, WOOD-FRAMED

GA FILE NO. WP 3370	GENERIC	1 HOUR FIRE	45 to 49 STC SOUND

GYPSUM WALLBOARD, WOOD STUDS

One layer 5/8" type X gypsum wallboard or gypsum veneer base applied parallel or at right angles to each side of double row of 2 x 4 wood studs 16" o.c. on separate plates 1" apart with 6d coated nails, 1 7/8" long, 0.0915" shank, 1/4" heads, 7" o.c.

Joints staggered 16" on opposite sides. Horizontal bracing required at mid-height.
(LOAD-BEARING)



Thickness: 9 1/2"
Approx. Weight: 8 psf
Fire Test: See WP 3605 (UL R1319-4, 6, 6-17-52; UL R2717-39, 1-20-66; UL R3501-52, 3-15-66, UL Design U305; ULC Design W301)
Sound Test: Estimated

EXTERIOR WALLS

2009 IBC 720.1 (2) 15-1.31 2009 IBC 720.1 (2) 14-1.31	GENERIC	1 HOUR FIRE

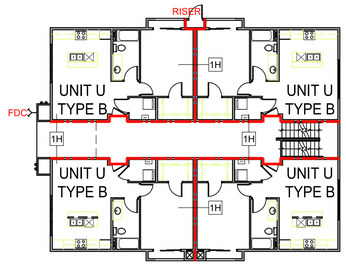
WOOD STUDS, CEMENT STUCCO

EXTERIOR - 2" x 4" wood studs 16" on center with 7⅛" cement plaster (measured from the face of studs) on the exterior surface with interior surface treatment as required

Varies for interior wood stud partitions in this table. Plaster mix 1:4 for scratch coat and 1:5 for brown coat, by volume, cement to sand.

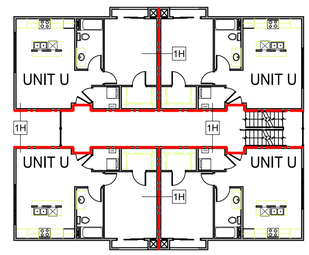
INTERIOR - Type X gypsum wallboard applied vertically or horizontally nailed with 6d cooler 4 n or wallboard nails at 7" on center with end joints on nailing members. Stagger joints each side.





BUILDING I GROUND LEVEL CODE ANALYSIS PLAN

SCALE: 1/16" = 1'-0"



BUILDING I SECOND LEVEL CODE ANALYSIS PLAN

SCALE: 1/16" = 1'-0"

CODE ANALYSIS

AOCCUPANCY CLASSIFICATION
APARTMENT R-2

BUILDING TYPE:
IBC TABLE 601 & SECTION 602.2
CONSTRUCTION TYPE — TYPE V - B + S13R

FIRE-RESISTIVE REQUIREMENTS PER IBC TABLE 601

STRUCTURAL FRAME	0 HR
EXTERIOR BEARING WALLS	0 HR
INTERIOR BEARING WALLS	0 HR
NON-BEARING WALLS	0 HR
FLOOR CONSTRUCTION	0 HR
ROOF CONSTRUCTION	0 HR

ACTUAL FLOOR AREA:

LEVEL 1, R-2 OCCUPANCY =	3,328 SF
LEVEL 2, R-2 OCCUPANCY =	3,328 SF

MAXIMUM HEIGHT AND STORIES:
IBC TABLES 504.3 & 504.4

R-2 TYPE V-B: S13R ALLOWABLE = 4 FLOORS, 60FT IN HEIGHT
PROVIDED = 3 FLOORS, 44 FT IN HEIGHT

AREA SEPARATION:
IBC TABLE 508.4

N/A

OCCUPANT LOAD:
IBC TABLE 1004.1.1

LEVEL 1, R-2, 3,328 SF / 200 OCC PER SF =	17 OCCUPANTS
LEVEL 2, R-2, 3,328 SF / 200 OCC PER SF =	17 OCCUPANTS
TOTAL OCCUPANT LOAD =	34 OCCUPANTS

AUTOMATIC SPRINKLER SYSTEM:
REQUIRED - 903.2.8 GROUP R. AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3 SHALL BE PROVIDED THROUGHOUT ALL BUILDINGS WITH A GROUP R FIRE AREA.

FIRE ALARM & DETECTION SYSTEM:
REQUIRED - PER IBC 907.2.11

PROVIDED ON THE CEILING OR WALL OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF BEDROOMS.

SPECIAL REQUIREMENTS BASED ON OCCUPANCY:
IBC 420

VERTICAL SEPARATION BETWEEN UNITS = 1HR.

HORIZONTAL SEPARATION BETWEEN UNITS = 1HR.

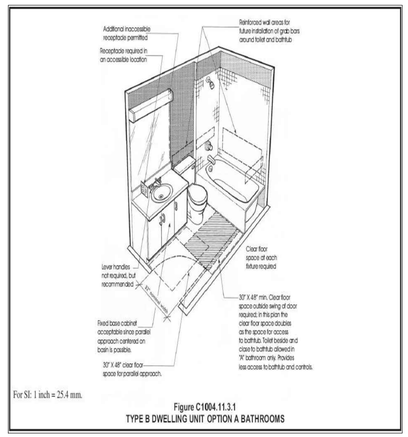
GROUP R ACCESSIBILITY:
IBC 1107.6

TYPE A & B UNITS DEFINED AS PER IBC 1102 & ICC A117.1.

156 TOTAL UNITS, IN THE PROJECT AS A WHOLE (NO ELEVATOR)
ONLY GROUND FLOOR UNITS REQUIRED TO BY TYPE "A" OR "B" (PER 1107.7.1)

(TABLE 1107.6.1.1) 156 UNITS:
MIN 6 UNITS WITHOUT ROLL-IN SHOWER
MIN 2 WITH ROLL-IN SHOWER
MIN 8 ACCESSIBLE UNITS

ALL GROUND FLOOR UNITS THAT ARE NOT TYPE "A" SHALL BE TYPE "B" (1106.2.2.2)



For SI: 1 inch = 25.4 mm.

Figure C1004.11.3.1
TYPE B DWELLING UNIT OPTION A BATHROOMS

NOTE:

ALL AUTOMATIC FIRE PROTECTION SYSTEMS & FIRE ALARM SYSTEMS SHOP DRAWINGS WILL BE SUBMITTED TO THE FIRE MARSHAL.

A 2-WAY COMMUNICATION SYSTEM SHALL BE INSTALLED AT ALL ELEVATORS AS REQUIRED IN IBC 1007.8.

PROVIDE 1 EA 2A:10BC EXTINGUISHER AT EACH UNIT

CODE LEGEND

3 HOUR FIRE RATED ASSEMBLY — 3H
2 HOUR FIRE RATED ASSEMBLY — 2H
1 HOUR FIRE RATED ASSEMBLY — 1H
SMOKE BARRIER 1 HOUR RATED — SB
DIRECTION OF EGRESS
DIRECTION OF EGRESS WITH NUMBER OF OCCUPANTS INDICATED
FIRE EXTINGUISHER CABINET — FEC
FIRE EXTINGUISHER IN AREAS OTHER THAN THE KITCHEN ARE TO BE 2A:10BC SURFACE MOUNTED TYPE ABC. FIRE EXTINGUISHER IN THE KITCHEN TO BE TYPE K.
FIRE DEPARTMENT HOSE CONNECTION

No	Revision Item	Date

SCOTT C. ANDERSON & associates architects
4419 4th St nw ste B
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LEGACY AT CABEZON APARTMENTS
1017 ROSARITO DR SE
RIO RANCHO, NM 87124

DRAWING TITLE
BUILDING I CODE ANALYSIS PLAN

SEAL: STATE OF NEW MEXICO — SCOTT C. ANDERSON — NM NO. 4341 — 8/20/2020 — REGISTERED ARCHITECT

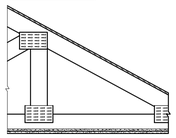
DESIGNED	PROJECT NO
DRAWN	SCALE
CHECKED	DRAWING NO
REVIEWED	G-109
DATE 8/20/2020	

ROOF-CEILING SYSTEMS

GA FILE NO. RC 2602	GENERIC	1 HOUR FIRE

WOOD TRUSSES, GYPSUM WALLBOARD

Base layer 5/8" type X gypsum wallboard applied at right angles to wood trusses 24" o.c. with 1 1/4" Type W or S drywall screws 24" o.c. **Face** layer 5/8" type X gypsum wallboard or gypsum veneer base applied at right angles to trusses with 1 7/8" Type W or S drywall screws 12" o.c. at joints and intermediate trusses and 1 1/2" Type G drywall screws 12" o.c. placed 2" back on either side of end joints. Joints offset 24" from base layer joints. Wood trusses supporting 1/2" wood structural panels applied at right angles to trusses with 8d nails. Appropriate roof covering.



Approx. Ceiling Weight: 5 psf
Fire Test: FM FC 172, 2-25-72; ITS, 8-6-98

ROOF-CEILING SYSTEMS

UL P531	GENERIC	1 HOUR FIRE

WOOD TRUSSES, GYPSUM WALLBOARD

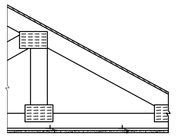
1. Roofing System* — Any UL Class A, B or C Roofing System (TGFU) or Prepared Roof Covering (TFWZ) acceptable for use over nom 15/32 in. thick wood structural panels, min. grade "C-D" or "Sheathing". Nom 15/32 in. thick wood structural panels secured to trusses with construction adhesive and No. 6d ringed shank nails. Nails spaced 12 in. OC along each truss. Staples having equal or greater withdrawal and lateral resistance strength may be substituted for the 6d nails.

2. Trusses — Pitch or Parallel chord trusses, spaced a max of 24 in. OC, fabricated from nom 2 by 4 lumber, with lumber oriented vertically or horizontally. Truss members secured together min.0.0356 in. thick galv steel plates. Plates have 5/16 in. long teeth projecting perpendicular to the plane of the plate. The teeth are in pairs facing each other (made by the same punch), forming a split tooth type plate. Each tooth has a chisel point on its outside edge. These points are diagonally opposite each other for each pair. The top half of each tooth has a twist for stiffness. The pairs are repeated on approximately 7/8 in. centers with four rows of teeth per inch of plate width. Where the truss intersects with the interior face of the exterior walls, the min truss depth shall be 5-1/4 in. with a min roof slope of 3/12 and a min. area in the plane of the truss of 21 sq/ft. Where the truss intersects with the interior face of the exterior walls, the min truss depth may be reduced to 3 in. if the batts and blankets (item 3) are used as shown in the above illustration (Alternate Insulation Placement) and are firmly packed against the intersection of the bottom chords and the plywood sheathing.

3. Batts and Blankets* — (Optional) -Glass fiber insulation, secured to the wood structural panesl with staples spaced 12 in. OC or to the trusses with 0.090 in. diam galv steel wires spaced 12 in. OC. Any glass fiber insulation bearing the UL Classification Marking as to Surface Burning Characteristics and/or Fire Resistance, having a min density of 0.5 pcf. As an option, the insulation may be fitted in the concealed space, draped over the resilient channel/gypsum wallboard ceiling membrane when resilient channels and gypsum wallboard attachment is modified as specified in Items 6 and 7. The finished rating has only been determined when the insulation is secured to the decking.

4. Furring Channels — Resilient channels formed of 25 MSG thick galv steel, spaced 16 in. OC, installed perpendicular to trusses. When batt and blanket material, Item 3, is draped over the resilient channel/gypsum wallboard ceiling membrane, the spacing shall be 12 in. OC. Channels secured to each truss with 1-1/4 in. long Type S steel screws. Channels overlapped 4 in. at splices. Channels oriented opposite at wallboard butt joints (spaced 6 in. OC) as shown in the above illustration.

5. Gypsum Board* — Nom 5/8 in. thick, 48 in. wide, installed with long dimension perpendicular to resilient channels with 1 in. long Type S screws spaced 12 in. OC and located a min of 1/2 in. from side joints and 3 in. from the end joints. At end joints, two resilient channels are used, extending a min of 6 in. beyond both ends of the joint. When batt and blanket insulation, Item 3, is draped over the resilient channel/gypsum wallboard ceiling membrane, screws shall be installed at 8 in. OC.



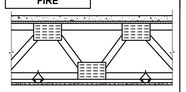
Approx. Ceiling Weight: 5 psf
Fire Test: FM FC 172, 2-25-72; ITS, 8-6-98

FLOOR-CEILING SYSTEMS, WOOD-FRAMED

GA FILE NO. FC 5514	GENERIC	1 HOUR FIRE

LIGHTWEIGHT CONCRETE, PLYWOOD, WOOD TRUSSES, GYPSUM WALLBOARD

Base layer 1/2" type X gypsum wallboard applied at right angles to minimum 9 1/2" deep wood I-joists, with minimum 1 1/4" deep x 1 1/2" wide flanges and minimum 3/8" webs, 24" o.c. with 1 5/8" Type W or S drywall screws 12" o.c. **Face** layer 1/2" type X gypsum wallboard applied at right angles to I-joists with 2" Type W or S drywall screws 12" o.c. at intermediate I-joists, 8" o.c. at end joints, and 1 1/2" Type G drywall screws 8" o.c. placed 6" back on either side of end joints. Joints offset 24" from base layer joints. Wood trusses supporting 3/4" nominal interior plywood with exterior glue, T & G edges, applied at right angles to trusses with construction adhesive and 6d ring shank nails 12" o.c. Adhesive applied to each top chord and grooved edges of plywood. End joints staggered 48", 1 1/2" lightweight concrete poured over plywood.



Approx. Ceiling Weight: 5 psf
Fire Test: FM J.I. 2C9Q7.AC, 9-29-78, FM Design FC-268

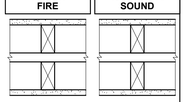
WALLS AND INTERIOR PARTITIONS, WOOD-FRAMED

GA FILE NO. WP 3370	GENERIC	1 HOUR FIRE	45 to 49 STC SOUND

GYPSUM WALLBOARD, WOOD STUDS

One layer 5/8" type X gypsum wallboard or gypsum veneer base applied parallel or at right angles to each side of double row of 2 x 4 wood studs 16" o.c. on separate plates 1" apart with 6d coated nails, 1 7/8" long, 0.0915" shank, 1/4" heads, 7" o.c.

Joints staggered 16" on opposite sides. Horizontal bracing required at mid-height.
(LOAD-BEARING)



Thickness: 9 1/2"
Approx. Weight: 8 psf
Fire Test: See WP 3605 (UL R1319-4, 6, 6-17-52; UL R2717-39, 1-20-66; UL R3501-52, 3-15-66, UL Design U305; ULC Design W301)
Sound Test: Estimated

EXTERIOR WALLS

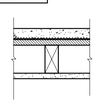
2009 IBC 720.1 (2) 15-1.31 2009 IBC 720.1 (2) 14-1.31	GENERIC	1 HOUR FIRE

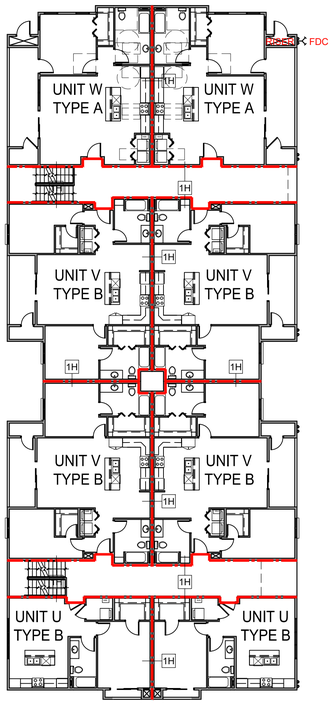
WOOD STUDS, CEMENT STUCCO

EXTERIOR - 2" x 4" wood studs 16" on center with 7⅛" cement plaster (measured from the face of studs) on the exterior surface with interior surface treatment as required

Varies for interior wood stud partitions in this table. Plaster mix 1:4 for scratch coat and 1:5 for brown coat, by volume, cement to sand.

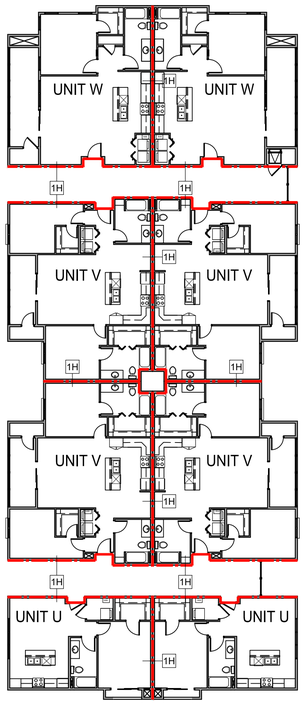
INTERIOR - Type X gypsum wallboard applied vertically or horizontally nailed with 6d cooler 4 n or wallboard nails at 7" on center with end joints on nailing members. Stagger joints each side.





BUILDING J GROUND LEVEL CODE ANALYSIS PLAN

SCALE: 1/16" = 1'-0"



BUILDING J SECOND LEVEL CODE ANALYSIS PLAN

SCALE: 1/16" = 1'-0"

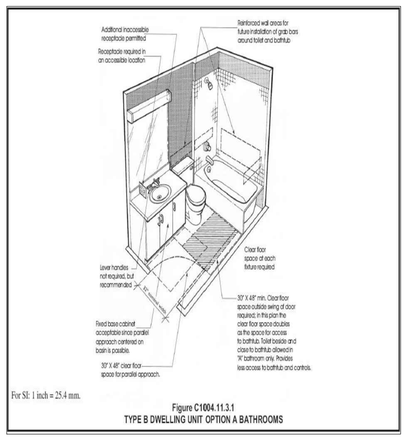


Figure C1004.11.3.1
TYPE B DWELLING UNIT OPTION A BATHROOMS

CODE ANALYSIS

AOCCUPANCY CLASSIFICATION
APARTMENT R-2

BUILDING TYPE:
IBC TABLE 601 & SECTION 602.2
CONSTRUCTION TYPE — TYPE V - B + S13R

FIRE-RESISTIVE REQUIREMENTS PER IBC TABLE 601

STRUCTURAL FRAME	0 HR
EXTERIOR BEARING WALLS	0 HR
INTERIOR BEARING WALLS	0 HR
NON-BEARING WALLS	0 HR
FLOOR CONSTRUCTION	0 HR
ROOF CONSTRUCTION	0 HR

ACTUAL FLOOR AREA:

LEVEL 1, R-2 OCCUPANCY =	9,790 SF
LEVEL 2, R-2 OCCUPANCY =	9,790 SF

MAXIMUM HEIGHT AND STORIES:
IBC TABLES 504.3 & 504.4

R-2 TYPE V-B: S13R ALLOWABLE = 4 FLOORS, 60FT IN HEIGHT
PROVIDED = 3 FLOORS, 44 FT IN HEIGHT

AREA SEPARATION:
IBC TABLE 508.4

N/A

OCCUPANT LOAD:
IBC TABLE 1004.1.1

LEVEL 1, R-2, 9,790 SF / 200 OCC PER SF =	49 OCCUPANTS
LEVEL 2, R-2, 9,790 SF / 200 OCC PER SF =	49 OCCUPANTS
TOTAL OCCUPANT LOAD =	98 OCCUPANTS

AUTOMATIC SPRINKLER SYSTEM:
REQUIRED - 903.2.8 GROUP R. AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3 SHALL BE PROVIDED THROUGHOUT ALL BUILDINGS WITH A GROUP R FIRE AREA.

FIRE ALARM & DETECTION SYSTEM:
REQUIRED - PER IBC 907.2.11

PROVIDED ON THE CEILING OR WALL OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF BEDROOMS.

SPECIAL REQUIREMENTS BASED ON OCCUPANCY:
IBC 420

VERTICAL SEPARATION BETWEEN UNITS = 1HR.

HORIZONTAL SEPARATION BETWEEN UNITS = 1HR.

GROUP R ACCESSIBILITY:
IBC 1107.6

TYPE A & B UNITS DEFINED AS PER IBC 1102 & ICC A117.1.

156 TOTAL UNITS, IN THE PROJECT AS A WHOLE (NO ELEVATOR)
ONLY GROUND FLOOR UNITS REQUIRED TO BY TYPE "A" OR "B" (PER 1107.7.1)

(TABLE 1107.6.1.1) 156 UNITS:
MIN 6 UNITS WITHOUT ROLL-IN SHOWER
MIN 2 WITH ROLL-IN SHOWER
MIN 8 ACCESSIBLE UNITS

ALL GROUND FLOOR UNITS THAT ARE NOT TYPE "A" SHALL BE TYPE "B" (1106.2.2.2)

NOTE:

ALL AUTOMATIC FIRE PROTECTION SYSTEMS & FIRE ALARM SYSTEMS SHOP DRAWINGS WILL BE SUBMITTED TO THE FIRE MARSHAL.

A 2-WAY COMMUNICATION SYSTEM SHALL BE INSTALLED AT ALL ELEVATORS AS REQUIRED IN IBC 1007.8.

PROVIDE 1 EA 2A:10BC EXTINGUISHER AT EACH UNIT

CODE LEGEND

3 HOUR FIRE RATED ASSEMBLY — 3H
2 HOUR FIRE RATED ASSEMBLY — 2H
1 HOUR FIRE RATED ASSEMBLY — 1H
SMOKE BARRIER 1 HOUR RATED — SB
DIRECTION OF EGRESS
DIRECTION OF EGRESS WITH NUMBER OF OCCUPANTS INDICATED
FIRE EXTINGUISHER CABINET — FEC
FIRE EXTINGUISHER IN AREAS OTHER THAN THE KITCHEN ARE TO BE 2A:10BC SURFACE MOUNTED TYPE ABC. FIRE EXTINGUISHER IN THE KITCHEN TO BE TYPE K.
FIRE DEPARTMENT HOSE CONNECTION

No	Revision Item	Date

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& associates architects
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505.401.7375

LEGACY AT CABEZON APARTMENTS
1017 ROSARITO DR SE
RIO RANCHO, NM 87124

DRAWING TITLE
BUILDING J CODE ANALYSIS PLAN

SEAL: STATE OF NEW MEXICO — SCOTT C. ANDERSON — No. 4341 — 8/20/2020 — REGISTERED ARCHITECT

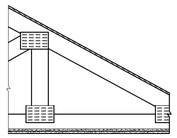
DESIGNED	PROJECT NO
DRAWN	SCALE
CHECKED	DRAWING NO
REVIEWED	G-110
DATE 8/20/2020	

ROOF-CEILING SYSTEMS

GA FILE NO. RC 2602	GENERIC	1 HOUR FIRE

WOOD TRUSSES, GYPSUM WALLBOARD

Base layer 5/8" type X gypsum wallboard applied at right angles to wood trusses 24" o.c. with 1 1/4" Type W or S drywall screws 24" o.c. **Face** layer 5/8" type X gypsum wallboard or gypsum veneer base applied at right angles to trusses with 1 7/8" Type W or S drywall screws 12" o.c. at joints and intermediate trusses and 1 1/2" Type G drywall screws 12" o.c. placed 2" back on either side of end joints. Joints offset 24" from base layer joints. Wood trusses supporting 1/2" wood structural panels applied at right angles to trusses with 8d nails. Appropriate roof covering.



Approx. Ceiling Weight: 5 psf
Fire Test: FM FC 172, 2-25-72; ITS, 8-6-98

ROOF-CEILING SYSTEMS

UL P531	GENERIC	1 HOUR FIRE

WOOD TRUSSES, GYPSUM WALLBOARD

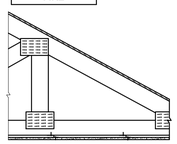
1. Roofing System* — Any UL Class A, B or C Roofing System (TGFU) or Prepared Roof Covering (TFWZ) acceptable for use over nom 15/32 in. thick wood structural panels, min. grade "C-D" or "Sheathing". Nom 15/32 in. thick wood structural panels secured to trusses with construction adhesive and No. 6d ringed shank nails. Nails spaced 12 in. OC along each truss. Staples having equal or greater withdrawal and lateral resistance strength may be substituted for the 6d nails.

2. Trusses — Pitch or Parallel chord trusses, spaced a max of 24 in. OC, fabricated from nom 2 by 4 lumber, with lumber oriented vertically or horizontally. Truss members secured together min.0.0356 in. thick galv steel plates. Plates have 5/16 in. long teeth projecting perpendicular to the plane of the plate. The teeth are in pairs facing each other (made by the same punch), forming a split tooth type plate. Each tooth has a chisel point on its outside edge. These points are diagonally opposite each other for each pair. The top half of each tooth has a twist for stiffness. The pairs are repeated on approximately 7/8 in. centers with four rows of teeth per inch of plate width. Where the truss intersects with the interior face of the exterior walls, the min truss depth shall be 5-1/4 in. with a min roof slope of 3/12 and a min. area in the plane of the truss of 21 sq/ft. Where the truss intersects with the interior face of the exterior walls, the min truss depth may be reduced to 3 In. if the batts and blankets (Item 3) are used as shown in the above illustration (Alternate Insulation Placement) and are firmly packed against the intersection of the bottom chords and the plywood sheathing.

3. Batts and Blankets* — (Optional) -Glass fiber insulation, secured to the wood structural panesl with staples spaced 12 in. OC or to the trusses with 0.090 in. diam galv steel wires spaced 12 in. OC. Any glass fiber insulation bearing the UL Classification Marking as to Surface Burning Characteristics and/or Fire Resistance, having a min density of 0.5 pcf. As an option, the insulation may be fitted in the concealed space, draped over the resilient channel/gypsum wallboard ceiling membrane when resilient channels and gypsum wallboard attachment is modified as specified in Items 6 and 7. The finished rating has only been determined when the insulation is secured to the decking.

4. Furring Channels — Resilient channels formed of 25 MSG thick galv steel, spaced 16 in. OC, installed perpendicular to trusses. When batt and blanket material, Item 3, is draped over the resilient channel/gypsum wallboard ceiling membrane, the spacing shall be 12 in. OC. Channels secured to each truss with 1-1/4 in. long Type S steel screws. Channels overlapped 4 in. at splices. Channels oriented opposite at wallboard butt joints (spaced 6 in. OC) as shown in the above illustration.

5. Gypsum Board* — Nom 5/8 in. thick, 48 in. wide, installed with long dimension perpendicular to resilient channels with 1 in. long Type S screws spaced 12 in. OC and located a min of 1/2 in. from side joints and 3 in. from the end joints. At end joints, two resilient channels are used, extending a min of 6 in. beyond both ends of the joint. When batt and blanket insulation, Item 3, is draped over the resilient channel/gypsum wallboard ceiling membrane, screws shall be installed at 8 in. OC.



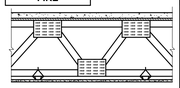
Approx. Ceiling Weight: 5 psf
Fire Test: FM FC 172, 2-25-72; ITS, 8-6-98

FLOOR-CEILING SYSTEMS, WOOD-FRAMED

GA FILE NO. FC 5514	GENERIC	1 HOUR FIRE

LIGHTWEIGHT CONCRETE, PLYWOOD, WOOD TRUSSES, GYPSUM WALLBOARD

Base layer 1/2" type X gypsum wallboard applied at right angles to minimum 9 1/2" deep wood I-joists, with minimum 1 1/4" deep x 1 1/2" wide flanges and minimum 3/8" webs, 24" o.c. with 1 5/8" Type W or S drywall screws 12" o.c. **Face** layer 1/2" type X gypsum wallboard applied at right angles to I-joists with 2" Type W or S drywall screws 12" o.c. at intermediate I-joists, 8" o.c. at end joints, and 1 1/2" Type G drywall screws 8" o.c. placed 6" back on either side of end joints. Joints offset 24" from base layer joints. Wood trusses supporting 3/4" nominal interior plywood with exterior glue, T & G edges, applied at right angles to trusses with construction adhesive and 6d ring shank nails 12" o.c. Adhesive applied to each top chord and grooved edges of plywood. End joints staggered 48", 1 1/2" lightweight concrete poured over plywood.



Approx. Ceiling Weight: 5 psf
Fire Test: FM J.I. 2C9Q7.AC, 9-29-78, FM Design FC-268

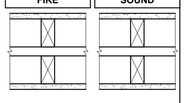
WALLS AND INTERIOR PARTITIONS, WOOD-FRAMED

GA FILE NO. WP 3370	GENERIC	1 HOUR FIRE	45 to 49 STC SOUND

GYPSUM WALLBOARD, WOOD STUDS

One layer 5/8" type X gypsum wallboard or gypsum veneer base applied parallel or at right angles to each side of double row of 2 x 4 wood studs 16" o.c. on separate plates 1" apart with 6d coated nails, 1 7/8" long, 0.0915" shank, 1/4" heads, 7" o.c.

Joints staggered 16" on opposite sides. Horizontal bracing required at mid-height.
(LOAD-BEARING)



Thickness: 9 1/2"
Approx. Weight: 8 psf
Fire Test: See WP 3605 (UL R1319-4, 6, 6-17-52; UL R2717-39, 1-20-66; UL R3501-52, 3-15-66, UL Design U305; ULC Design W301)
Sound Test: Estimated

EXTERIOR WALLS

2009 IBC 720.1 (2) 15-1.31 2009 IBC 720.1 (2) 14-1.31	GENERIC	1 HOUR FIRE

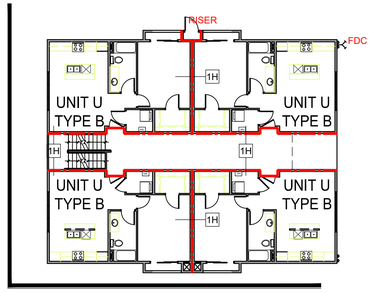
WOOD STUDS, CEMENT STUCCO

EXTERIOR - 2" x 4" wood studs 16" on center with 7⅛" cement plaster (measured from the face of studs) on the exterior surface with interior surface treatment as required

Varies for interior wood stud partitions in this table. Plaster mix 1:4 for scratch coat and 1:5 for brown coat, by volume, cement to sand.

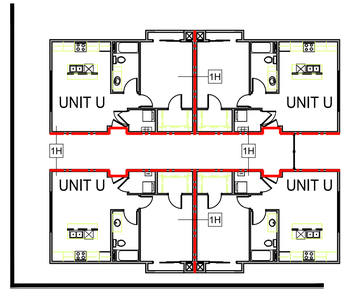
INTERIOR - Type X gypsum wallboard applied vertically or horizontally nailed with 6d cooler 4 n or wallboard nails at 7" on center with end joints on nailing members. Stagger joints each side.





BUILDING K GROUND LEVEL CODE ANALYSIS PLAN

SCALE: 1/16" = 1'-0"



BUILDING K SECOND LEVEL CODE ANALYSIS PLAN

SCALE: 1/16" = 1'-0"

CODE ANALYSIS

AOCCUPANCY CLASSIFICATION
APARTMENT R-2

BUILDING TYPE:
IBC TABLE 601 & SECTION 602.2
CONSTRUCTION TYPE — TYPE V - B + S13R

FIRE-RESISTIVE REQUIREMENTS PER IBC TABLE 601

STRUCTURAL FRAME	0 HR
EXTERIOR BEARING WALLS	0 HR
INTERIOR BEARING WALLS	0 HR
NON-BEARING WALLS	0 HR
FLOOR CONSTRUCTION	0 HR
ROOF CONSTRUCTION	0 HR

ACTUAL FLOOR AREA:

LEVEL 1, R-2 OCCUPANCY =	3,328 SF
LEVEL 2, R-2 OCCUPANCY =	3,328 SF

MAXIMUM HEIGHT AND STORIES:
IBC TABLES 504.3 & 504.4

R-2 TYPE V-B: S13R ALLOWABLE = 4 FLOORS, 60FT IN HEIGHT
PROVIDED = 3 FLOORS, 44 FT IN HEIGHT

AREA SEPARATION:
IBC TABLE 508.4

N/A

OCCUPANT LOAD:
IBC TABLE 1004.1.1

LEVEL 1, R-2, 3,328 SF / 200 OCC PER SF =	17 OCCUPANTS
LEVEL 2, R-2, 3,328 SF / 200 OCC PER SF =	17 OCCUPANTS
TOTAL OCCUPANT LOAD =	34 OCCUPANTS

AUTOMATIC SPRINKLER SYSTEM:
REQUIRED - 903.2.8 GROUP R. AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3 SHALL BE PROVIDED THROUGHOUT ALL BUILDINGS WITH A GROUP R FIRE AREA.

FIRE ALARM & DETECTION SYSTEM:
REQUIRED - PER IBC 907.2.11

PROVIDED ON THE CEILING OR WALL OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF BEDROOMS.

SPECIAL REQUIREMENTS BASED ON OCCUPANCY:
IBC 420

VERTICAL SEPARATION BETWEEN UNITS = 1HR.

HORIZONTAL SEPARATION BETWEEN UNITS = 1HR.

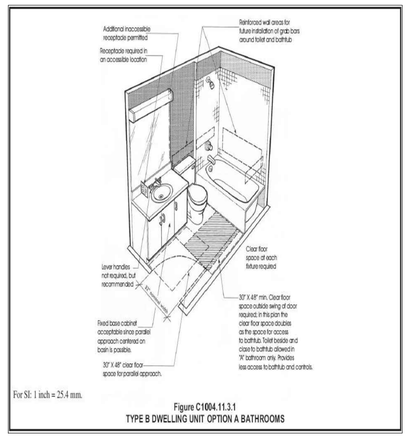
GROUP R ACCESSIBILITY:
IBC 1107.6

TYPE A & B UNITS DEFINED AS PER IBC 1102 & ICC A117.1.

156 TOTAL UNITS, IN THE PROJECT AS A WHOLE (NO ELEVATOR)
ONLY GROUND FLOOR UNITS REQUIRED TO BY TYPE "A" OR "B" (PER 1107.7.1)

(TABLE 1107.6.1.1) 156 UNITS:
MIN 6 UNITS WITHOUT ROLL-IN SHOWER
MIN 2 WITH ROLL-IN SHOWER
MIN 8 ACCESSIBLE UNITS

ALL GROUND FLOOR UNITS THAT ARE NOT TYPE "A" SHALL BE TYPE "B" (1106.2.2.2)



For SI: 1 inch = 25.4 mm.

Figure C1004.11.3.1
TYPE B DWELLING UNIT OPTION A BATHROOMS

NOTE:

ALL AUTOMATIC FIRE PROTECTION SYSTEMS & FIRE ALARM SYSTEMS SHOP DRAWINGS WILL BE SUBMITTED TO THE FIRE MARSHAL.

A 2-WAY COMMUNICATION SYSTEM SHALL BE INSTALLED AT ALL ELEVATORS AS REQUIRED IN IBC 1007.8.

PROVIDE 1 EA 2A:10BC EXTINGUISHER AT EACH UNIT

CODE LEGEND

3 HOUR FIRE RATED ASSEMBLY — 3H
2 HOUR FIRE RATED ASSEMBLY — 2H
1 HOUR FIRE RATED ASSEMBLY — 1H
SMOKE BARRIER 1 HOUR RATED — SB
DIRECTION OF EGRESS
DIRECTION OF EGRESS WITH NUMBER OF OCCUPANTS INDICATED
FIRE EXTINGUISHER CABINET — FEC
FIRE EXTINGUISHER IN AREAS OTHER THAN THE KITCHEN ARE TO BE 2A:10BC SURFACE MOUNTED TYPE ABC. FIRE EXTINGUISHER IN THE KITCHEN TO BE TYPE K.
FIRE DEPARTMENT HOSE CONNECTION

No	Revision Item	Date

SCOTT C. ANDERSON & associates architects
4419 4th St nw ste B
albuquerque, nm 87107
scott@scottandersonarchitects.com
505.401.7375

LEGACY AT CABEZON APARTMENTS
1017 ROSARITO DR SE
RIO RANCHO, NM 87124

DRAWING TITLE
BUILDING K CODE ANALYSIS PLAN

SEAL: STATE OF NEW MEXICO — SCOTT C. ANDERSON — NM NO. 4341 — 8/20/2020 — REGISTERED ARCHITECT

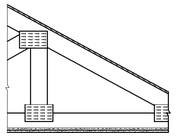
DESIGNED	PROJECT NO
DRAWN	SCALE
CHECKED	DRAWING NO
REVIEWED	G-111
DATE 8/20/2020	

ROOF-CEILING SYSTEMS

GA FILE NO. RC 2602	GENERIC	1 HOUR FIRE

WOOD TRUSSES, GYPSUM WALLBOARD

Base layer 5/8" type X gypsum wallboard applied at right angles to wood trusses 24" o.c. with 1 1/4" Type W or S drywall screws 24" o.c. **Face** layer 5/8" type X gypsum wallboard or gypsum veneer base applied at right angles to trusses with 1 7/8" Type W or S drywall screws 12" o.c. at joints and intermediate trusses and 1 1/2" Type G drywall screws 12" o.c. placed 2" back on either side of end joints. Joints offset 24" from base layer joints. Wood trusses supporting 1/2" wood structural panels applied at right angles to trusses with 8d nails. Appropriate roof covering.



Approx. Ceiling Weight: 5 psf
Fire Test: FM FC 172, 2-25-72; ITS, 8-6-98

ROOF-CEILING SYSTEMS

UL P531	GENERIC	1 HOUR FIRE

WOOD TRUSSES, GYPSUM WALLBOARD

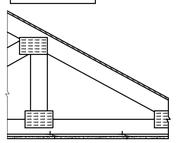
1. Roofing System* — Any UL Class A, B or C Roofing System (TGFU) or Prepared Roof Covering (TFWZ) acceptable for use over nom 15/32 in. thick wood structural panels, min. grade "C-D" or "Sheathing"; Nom 15/32 in. thick wood structural panels secured to trusses with construction adhesive and No. 6d ringed shank nails. Nails spaced 12 in. OC along each truss. Staples having equal or greater withdrawal and lateral resistance strength may be substituted for the 6d nails.

2. Trusses — Pitch or Parallel chord trusses, spaced a max of 24 in. OC, fabricated from nom 2 by 4 lumber, with lumber oriented vertically or horizontally. Truss members secured together min.0.0356 in. thick galv steel plates. Plates have 6/16 in. long teeth projecting perpendicular to the plane of the plate. The teeth are in pairs facing each other (made by the same punch), forming a split tooth type plate. Each tooth has a chisel point on its outside edge. These points are diagonally opposite each other for each pair. The top half of each tooth has a twist for stiffness. The pairs are repeated on approximately 7/8 in. centers with four rows of teeth per inch of plate width. Where the truss intersects with the interior face of the exterior walls, the min truss depth shall be 5-1/4 in. with a min roof slope of 3/12 and a min. area in the plane of the truss of 21 sq/ft. Where the truss intersects with the interior face of the exterior walls, the min truss depth may be reduced to 3 in. if the batts and blankets (Item 3) are used as shown in the above illustration (Alternate Insulation Placement) and are firmly packed against the intersection of the bottom chords and the plywood sheathing.

3. Batts and Blankets* — (Optional) -Glass fiber insulation, secured to the wood structural panesl with staples spaced 12 in. OC or to the trusses with 0.090 in. diam galv steel wires spaced 12 in. OC. Any glass fiber insulation bearing the UL Classification Marking as to Surface Burning Characteristics and/or Fire Resistance, having a min density of 0.5 pcf. As an option, the insulation may be fitted in the concealed space, draped over the resilient channelgypsum wallboard ceiling membrane when resilient channels and gypsum wallboard attachment is modified as specified in Items 6 and 7. The finished rating has only been determined when the insulation is secured to the decking.

4. Furring Channels — Resilient channels formed of 25 MSG thick galv steel, spaced 16 in. OC, installed perpendicular to trusses. When batt and blanket material, Item 3, is draped over the resilient channel/gypsum wallboard ceiling membrane, the spacing shall be 12 in. OC. Channels secured to each truss with 1-1/4 in. long Type S steel screws. Channels overlapped 4 in. at splices. Channels oriented opposite at wallboard butt joints (spaced 6 in. OC) as shown in the above illustration.

5. Gypsum Board* — Nom 5/8 in. thick, 48 in. wide, installed with long dimension perpendicular to resilient channels with 1 in. long Type S screws spaced 12 in. OC and located a min of 1/2 in. from side joints and 3 in. from the end joints. At end joints, two resilient channels are used, extending a min of 6 in. beyond both ends of the joint. When batt and blanket insulation, Item 3, is draped over the resilient channel/gypsum wallboard ceiling membrane, screws shall be installed at 8 in. OC.



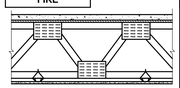
Approx. Ceiling Weight: 5 psf
Fire Test: FM FC 172, 2-25-72; ITS, 8-6-98

FLOOR-CEILING SYSTEMS, WOOD-FRAMED

GA FILE NO. FC 5514	GENERIC	1 HOUR FIRE

LIGHTWEIGHT CONCRETE, PLYWOOD, WOOD TRUSSES, GYPSUM WALLBOARD

Base layer 1/2" type X gypsum wallboard applied at right angles to minimum 9 1/2" deep wood I-joists, with minimum 1 1/4" deep x 1 1/2" wide flanges and minimum 3/8" webs, 24" o.c. with 1 5/8" Type W or S drywall screws 12" o.c. **Face** layer 1/2" type X gypsum wallboard applied at right angles to I-joists with 2" Type W or S drywall screws 12" o.c. at intermediate I-joists, 8" o.c. at end joints, and 1 1/2" Type G drywall screws 8" o.c. placed 6" back on either side of end joints. Joints offset 24" from base layer joints. Wood trusses supporting 3/4" nominal interior plywood with exterior glue, T & G edges, applied at right angles to trusses with construction adhesive and 6d ring shank nails 12" o.c. Adhesive applied to each top chord and grooved edges of plywood. End joints staggered 48", 1 1/2" lightweight concrete poured over plywood.



Approx. Ceiling Weight: 5 psf
Fire Test: FM J.I. 2C9G7.AC, 9-29-78, FM Design FC-268

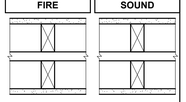
WALLS AND INTERIOR PARTITIONS, WOOD-FRAMED

GA FILE NO. WP 3370	GENERIC	1 HOUR FIRE	45 to 49 STC SOUND

GYPSUM WALLBOARD, WOOD STUDS

One layer 5/8" type X gypsum wallboard or gypsum veneer base applied parallel or at right angles to each side of double row of 2 x 4 wood studs 16" o.c. on separate plates 1" apart with 6d coated nails, 1 7/8" long, 0.0915" shank, 1/4" heads, 7" o.c.

Joints staggered 16" on opposite sides. Horizontal bracing required at mid-height.
(LOAD-BEARING)



Thickness: 9 1/2"
Approx. Weight: 8 psf
Fire Test: See WP 3605 (UL R1319-4, 6, 6-17-52; UL R2717-39, 1-20-66; UL R3501-52, 3-15-66, UL Design U305; ULC Design W301)
Sound Test: Estimated

EXTERIOR WALLS

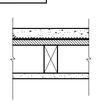
2009 IBC 720.1 (2) 15-1.31 2009 IBC 720.1 (2) 14-1.31	GENERIC	1 HOUR FIRE

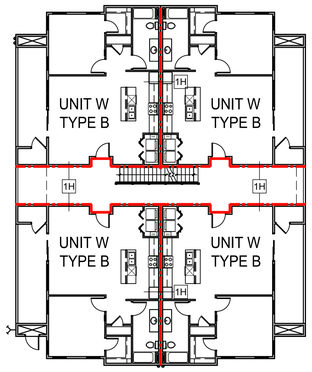
WOOD STUDS, CEMENT STUCCO

EXTERIOR - 2" x 4" wood studs 16" on center with 71s" cement plaster (measured from the face of studs) on the exterior surface with interior surface treatment as required

Varies for interior wood stud partitions in this table. Plaster mix 1:4 for scratch coat and 1:5 for brown coat, by volume, cement to sand.

INTERIOR - Type X gypsum wallboard applied vertically or horizontally nailed with 6d cooler 4 n or wallboard nails at 7" on center with end joints on nailing members. Stagger joints each side.



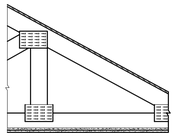

UNIT W
TYPE B
UNIT W
TYPE B
UNIT W
TYPE B
UNIT W
TYPE B
1H
1H
1H

ROOF-CEILING SYSTEMS

GA FILE NO. RC 2602	GENERIC	1 HOUR FIRE

WOOD TRUSSES, GYPSUM WALLBOARD

Base layer 5/8" type X gypsum wallboard applied at right angles to wood trusses 24" o.c. with 1 1/4" Type W or S drywall screws 24" o.c. **Face** layer 5/8" type X gypsum wallboard or gypsum veneer base applied at right angles to trusses with 1 7/8" Type W or S drywall screws 12" o.c. at joints and intermediate trusses and 1 1/2" Type G drywall screws 12" o.c. placed 2" back on either side of end joints. Joints offset 24" from base layer joints. Wood trusses supporting 1/2" wood structural panels applied at right angles to trusses with 8d nails. Appropriate roof covering.



Approx. Ceiling Weight: 5 psf
Fire Test: FM FC 172, 2-25-72; ITS, 8-6-98

ROOF-CEILING SYSTEMS

UL P531	GENERIC	1 HOUR FIRE

WOOD TRUSSES, GYPSUM WALLBOARD

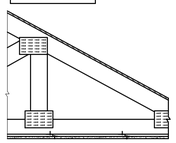
1. Roofing System* — Any UL Class A, B or C Roofing System (TGFU) or Prepared Roof Covering (TFWZ) acceptable for use over nom 15/32 in. thick wood structural panels, min. grade "C-D" or "Sheathing"; Nom 15/32 in. thick wood structural panels secured to trusses with construction adhesive and No. 6d ringed shank nails. Nails spaced 12 in. OC along each truss. Staples having equal or greater withdrawal and lateral resistance strength may be substituted for the 6d nails.

2. Trusses — Pitch or Parallel chord trusses, spaced a max of 24 in. OC, fabricated from nom 2 by 4 lumber, with lumber oriented vertically or horizontally. Truss members secured together min.0.0356 in. thick galv steel plates. Plates have 5/16 in. long teeth projecting perpendicular to the plane of the plate. The teeth are in pairs facing each other (made by the same punch), forming a split tooth type plate. Each tooth has a chisel point on its outside edge. These points are diagonally opposite each other for each pair. The top half of each tooth has a twist for stiffness. The pairs are repeated on approximately 7/8 in. centers with four rows of teeth per inch of plate width. Where the truss intersects with the interior face of the exterior walls, the min truss depth shall be 5-1/4 in. with a min roof slope of 3/12 and a min. area in the plane of the truss of 21 sq/ft. Where the truss intersects with the interior face of the exterior walls, the min truss depth may be reduced to 3 in. if the batts and blankets (Item 3) are used as shown in the above illustration (Alternate Insulation Placement) and are firmly packed against the intersection of the bottom chords and the plywood sheathing.

3. Batts and Blankets* — (Optional) -Glass fiber insulation, secured to the wood structural panesl with staples spaced 12 in. OC or to the trusses with 0.090 in. diam galv steel wires spaced 12 in. OC. Any glass fiber insulation bearing the UL Classification Marking as to Surface Burning Characteristics and/or Fire Resistance, having a min density of 0.5 pcf. As an option, the insulation may be fitted in the concealed space, draped over the resilient channelgypsum wallboard ceiling membrane when resilient channels and gypsum wallboard attachment is modified as specified in Items 6 and 7. The finished rating has only been determined when the insulation is secured to the decking.

4. Furring Channels — Resilient channels formed of 25 MSG thick galv steel, spaced 16 in. OC, installed perpendicular to trusses. When batt and blanket material, Item 3, is draped over the resilient channel/gypsum wallboard ceiling membrane, the spacing shall be 12 in. OC. Channels secured to each truss with 1-1/4 in. long Type S steel screws. Channels overlapped 4 in. at splices. Channels oriented opposite at wallboard butt joints (spaced 6 in. OC) as shown in the above illustration.

5. Gypsum Board* — Nom 5/8 in. thick, 48 in. wide, installed with long dimension perpendicular to resilient channels with 1 in. long Type S screws spaced 12 in. OC and located a min of 1/2 in. from side joints and 3 in. from the end joints. At end joints, two resilient channels are used, extending a min of 6 in. beyond both ends of the joint. When batt and blanket insulation, Item 3, is draped over the resilient channel/gypsum wallboard ceiling membrane, screws shall be installed at 8 in. OC.



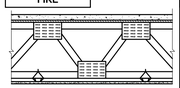
Approx. Ceiling Weight: 5 psf
Fire Test: FM FC 172, 2-25-72; ITS, 8-6-98

FLOOR-CEILING SYSTEMS, WOOD-FRAMED

GA FILE NO. FC 5514	GENERIC	1 HOUR FIRE

LIGHTWEIGHT CONCRETE, PLYWOOD, WOOD TRUSSES, GYPSUM WALLBOARD

Base layer 1/2" type X gypsum wallboard applied at right angles to minimum 9 1/2" deep wood I-joists, with minimum 1 1/4" deep x 1 1/2" wide flanges and minimum 3/8" webs, 24" o.c. with 1 5/8" Type W or S drywall screws 12" o.c. **Face** layer 1/2" type X gypsum wallboard applied at right angles to I-joists with 2" Type W or S drywall screws 12" o.c. at intermediate I-joists, 8" o.c. at end joints, and 1 1/2" Type G drywall screws 8" o.c. placed 6" back on either side of end joints. Joints offset 24" from base layer joints. Wood trusses supporting 3/4" nominal interior plywood with exterior glue, T & G edges, applied at right angles to trusses with construction adhesive and 6d ring shank nails 12" o.c. Adhesive applied to each top chord and grooved edges of plywood. End joints staggered 48", 1 1/2" lightweight concrete poured over plywood.



Approx. Ceiling Weight: 5 psf
Fire Test: FM J.I. 2C9G7.AC, 9-29-78, FM Design FC-268

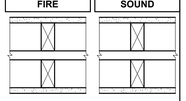
WALLS AND INTERIOR PARTITIONS, WOOD-FRAMED

GA FILE NO. WP 3370	GENERIC	1 HOUR FIRE	45 to 49 STC SOUND

GYPSUM WALLBOARD, WOOD STUDS

One layer 5/8" type X gypsum wallboard or gypsum veneer base applied parallel or at right angles to each side of double row of 2 x 4 wood studs 16" o.c. on separate plates 1" apart with 6d coated nails, 1 7/8" long, 0.0915" shank, 1/4" heads, 7" o.c.

Joints staggered 16" on opposite sides. Horizontal bracing required at mid-height.
(LOAD-BEARING)



Thickness: 9 1/2"
Approx. Weight: 8 psf
Fire Test: See WP 3605 (UL R1319-4, 6, 6-17-52; UL R2717-39, 1-20-66; UL R3501-52, 3-15-66, UL Design U305; ULC Design W301)
Sound Test: Estimated

EXTERIOR WALLS

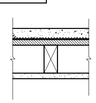
2009 IBC 720.1 (2) 15-1.31 2009 IBC 720.1 (2) 14-1.31	GENERIC	1 HOUR FIRE

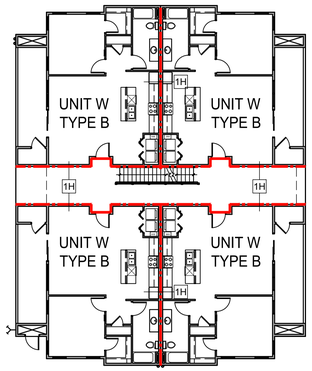
WOOD STUDS, CEMENT STUCCO

EXTERIOR - 2" x 4" wood studs 16" on center with 71s" cement plaster (measured from the face of studs) on the exterior surface with interior surface treatment as required

Varies for interior wood stud partitions in this table. Plaster mix 1:4 for scratch coat and 1:5 for brown coat, by volume, cement to sand.

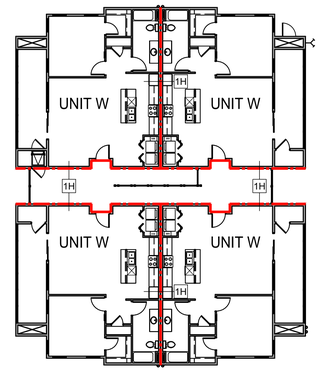
INTERIOR - Type X gypsum wallboard applied vertically or horizontally nailed with 6d cooler 4 n or wallboard nails at 7" on center with end joints on nailing members. Stagger joints each side.





BUILDING M GROUND LEVEL CODE ANALYSIS PLAN

SCALE: 1/16" = 1'-0"



BUILDING M SECOND LEVEL CODE ANALYSIS PLAN

SCALE: 1/16" = 1'-0"

CODE ANALYSIS

AOCCUPANCY CLASSIFICATION
APARTMENT R-2

BUILDING TYPE:
IBC TABLE 601 & SECTION 602.2
CONSTRUCTION TYPE — TYPE V - B + S13R

FIRE-RESISTIVE REQUIREMENTS PER IBC TABLE 601

STRUCTURAL FRAME	0 HR
EXTERIOR BEARING WALLS	0 HR
INTERIOR BEARING WALLS	0 HR
NON-BEARING WALLS	0 HR
FLOOR CONSTRUCTION	0 HR
ROOF CONSTRUCTION	0 HR

ACTUAL FLOOR AREA:

LEVEL 1, R-2 OCCUPANCY =	4,920 SF
LEVEL 2, R-2 OCCUPANCY =	4,920 SF

MAXIMUM HEIGHT AND STORIES:
IBC TABLES 504.3 & 504.4

R-2 TYPE V-B: S13R ALLOWABLE = 4 FLOORS, 60FT IN HEIGHT
PROVIDED = 3 FLOORS, 44 FT IN HEIGHT

AREA SEPARATION:
IBC TABLE 508.4

N/A

OCCUPANT LOAD:
IBC TABLE 1004.1.1

LEVEL 1, R-2, 4,920 SF / 200 OCC PER SF =	25 OCCUPANTS
LEVEL 2, R-2, 4,920 SF / 200 OCC PER SF =	25 OCCUPANTS
TOTAL OCCUPANT LOAD =	50 OCCUPANTS

AUTOMATIC SPRINKLER SYSTEM:
REQUIRED - 903.2.8 GROUP R. AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3 SHALL BE PROVIDED THROUGHOUT ALL BUILDINGS WITH A GROUP R FIRE AREA.

FIRE ALARM & DETECTION SYSTEM:
REQUIRED - PER IBC 907.2.11

PROVIDED ON THE CEILING OR WALL OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF BEDROOMS.

SPECIAL REQUIREMENTS BASED ON OCCUPANCY:
IBC 420

VERTICAL SEPARATION BETWEEN UNITS = 1HR.

HORIZONTAL SEPARATION BETWEEN UNITS = 1HR.

GROUP R ACCESSIBILITY:
IBC 1107.6

TYPE A & B UNITS DEFINED AS PER IBC 1102 & ICC A117.1.

156 TOTAL UNITS, IN THE PROJECT AS A WHOLE (NO ELEVATOR)
ONLY GROUND FLOOR UNITS REQUIRED TO BY TYPE "A" OR "B" (PER 1107.7.1)

(TABLE 1107.6.1.1) 156 UNITS:
MIN 6 UNITS WITHOUT ROLL-IN SHOWER
MIN 2 WITH ROLL-IN SHOWER
MIN 8 ACCESSIBLE UNITS

ALL GROUND FLOOR UNITS THAT ARE NOT TYPE "A" SHALL BE TYPE "B" (1106.2.2.2)

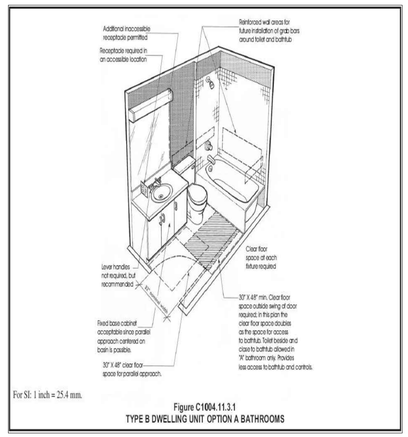


Figure C1004.11.3.1
TYPE B DWELLING UNIT OPTION A BATHROOMS

NOTE:

ALL AUTOMATIC FIRE PROTECTION SYSTEMS & FIRE ALARM SYSTEMS SHOP DRAWINGS WILL BE SUBMITTED TO THE FIRE MARSHAL.

A 2-WAY COMMUNICATION SYSTEM SHALL BE INSTALLED AT ALL ELEVATORS AS REQUIRED IN IBC 1007.8.

PROVIDE 1 EA 2A:10BC EXTINGUISHER AT EACH UNIT

CODE LEGEND

- 3 HOUR FIRE RATED ASSEMBLY — 3H
- 2 HOUR FIRE RATED ASSEMBLY — 2H
- 1 HOUR FIRE RATED ASSEMBLY — 1H
- SMOKE BARRIER 1 HOUR RATED — SB
- DIRECTION OF EGRESS
- DIRECTION OF EGRESS WITH NUMBER OF OCCUPANTS INDICATED
- FIRE EXTINGUISHER CABINET — FEC
  FIRE EXTINGUISHER IN AREAS OTHER THAN THE KITCHEN ARE TO BE 2A:10BC SURFACE MOUNTED TYPE ABC. FIRE EXTINGUISHER IN THE KITCHEN TO BE TYPE K.
- FIRE DEPARTMENT HOSE CONNECTION

No	Revision Item	Date

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LEGACY AT CABEZON APARTMENTS
1017 ROSARITO DR SE
RIO RANCHO, NM 87124

DRAWING TITLE
BUILDING M CODE ANALYSIS PLAN

SEAL: STATE OF NEW MEXICO — SCOTT C. ANDERSON — No. 4341 — 4/10/2020 — REGISTERED ARCHITECT

DESIGNED	PROJECT NO
DRAWN	SCALE
CHECKED	DRAWING NO
REVIEWED	G-113
DATE 4/10/2020	

CODE ANALYSIS

AOCCUPANCY CLASSIFICATION
STORAGE S-1

BUILDING TYPE:
IBC TABLE 601 & SECTION 602.2
CONSTRUCTION TYPE — TYPE V - B - NS

FIRE-RESISTIVE REQUIREMENTS PER IBC TABLE 601

STRUCTURAL FRAME	0 HR
EXTERIOR BEARING WALLS	0 HR
INTERIOR BEARING WALLS	0 HR
NON-BEARING WALLS	0 HR
FLOOR CONSTRUCTION	0 HR
ROOF CONSTRUCTION	0 HR

ACTUAL FLOOR AREA:

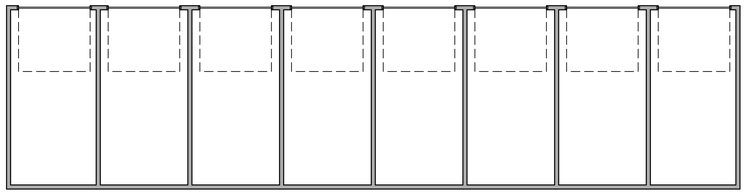
BUILDING N, S-1 OCCUPANCY =	1,681 SF
BUILDING O, S-1 OCCUPANCY =	1,681 SF
BUILDING P, S-1 OCCUPANCY =	1,681 SF

MAXIMUM HEIGHT AND STORIES:
IBC TABLES 504.3 & 504.4

S-1 TYPE V-B: NS ALLOWABLE = 1 FLOORS, 40FT IN HEIGHT
PROVIDED = 1 FLOORS, 40 FT IN HEIGHT

AREA SEPARATION:
IBC TABLE 508.4

N/A



CODE ANALYSIS PLAN BUILDINGS N, O, & P

SCALE: 1/8" = 1'-0"

NOTE:

ALL AUTOMATIC FIRE PROTECTION SYSTEMS & FIRE ALARM SYSTEMS SHOP DRAWINGS WILL BE SUBMITTED TO THE FIRE MARSHAL.

A 2-WAY COMMUNICATION SYSTEM SHALL BE INSTALLED AT ALL ELEVATORS AS REQUIRED IN IBC 1007.8.

PROVIDE 1 EA 2A:10BC EXTINGUISHER AT EACH UNIT

CODE LEGEND

3 HOUR FIRE RATED ASSEMBLY — 3H

2 HOUR FIRE RATED ASSEMBLY — 2H

1 HOUR FIRE RATED ASSEMBLY — 1H

SMOKE BARRIER 1 HOUR RATED — SB

DIRECTION OF EGRESS

DIRECTION OF EGRESS WITH NUMBER OF OCCUPANTS INDICATED

FIRE EXTINGUISHER CABINET — FEC
FIRE EXTINGUISHER IN AREAS OTHER THAN THE KITCHEN ARE TO BE 2A:10BC SURFACE MOUNTED TYPE ABC. FIRE EXTINGUISHER IN THE KITCHEN TO BE TYPE K.

FIRE DEPARTMENT HOSE CONNECTION

No	Revision Item	Date

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505.401.7575

LEGACY AT CABEZON APARTMENTS
1017 ROSARITO DR SE
RIO RANCHO, NM 87124

DRAWING TITLE
CODE ANALYSIS PLAN BUILDINGS N, O, & P

SEAL
STATE OF NEW MEXICO
SCOTT C. ANDERSON
NM No. 4341
4/10/2020
REGISTERED ARCHITECT

DESIGNED	PROJECT NO
DRAWN	SCALE
CHECKED	DRAWING NO
REVIEWED	G-114
DATE 4/10/2020	

GENERAL NOTES

IT IS THE INTENT OF THIS PLAN TO COMPLY WITH APPLICABLE CITY WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE PLANTING RESTRICTION APPROACH. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY EXEMPTION FROM WATER WASTE PROVISIONS OF THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE.

LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. THE PROPERTY OWNER SHALL MAINTAIN STREET TREES IN A LIVING, HEALTHY, AND ATTRACTIVE CONDITION.

APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY EXEMPTION FROM WATER WASTE PROVISIONS OF THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE. WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.

ALL LANDSCAPING WILL BE IN CONFORMANCE WITH THE CITY OF RIO RANCHO ZONING CODES, LAND-USE ORDINANCES, AND WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE. IN GENERAL, WATER CONSERVATIVE, ENVIRONMENTALLY SOUND LANDSCAPE PRINCIPLES WILL BE FOLLOWED IN DESIGN AND INSTALLATION.

GRAY GRAVEL OVER FILTER FABRIC TO A MINIMUM DEPTH OF 3" SHALL BE PLACED IN ALL LANDSCAPE AREAS WHICH ARE NOT DESIGNATED TO RECEIVE NATIVE SEED OR OTHER HATCHED GROUNDCOVER AREA. ALL GRAVEL SHALL BE PLACED .5"-1" LOWER THAN ADJACENT HARD SURFACES.

PRIOR TO CONSTRUCTION, LANDSCAPE CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITY LINES. IN CASE OF A DISCREPANCY BETWEEN UTILITIES INDICATED ON PLAN AND ACTUAL FIELD VERIFICATION, CONTRACTOR SHALL CEASE WORK AND NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY FOR DIRECTIONS ON HOW TO PROCEED.

POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES IS TO REMAIN AFTER ALL LANDSCAPE WORK IS COMPLETED.

IRRIGATION NOTES:

IRRIGATION SYSTEM MAINTENANCE AND OPERATION SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER. IT SHALL BE THE OWNERS RESPONSIBILITY TO ENSURE THAT FUGITIVE WATER DOES NOT LEAVE THE SITE DUE TO OVERWATERING OR MALFUNCTIONING EQUIPMENT.

ALL ON-SITE PLANT MATERIAL, NEW AND EXISTING, SHALL BE IRRIGATED BY COMPLETE, AUTOMATIC DRIP IRRIGATION WITH SUBTERRANEAN LATERALS. TREES SHALL RECEIVE FIVE (5) 1Ø GPH DRIP EMITTERS AND SHRUBS SHALL RECEIVE (2) 1Ø GPH DRIP EMITTERS. DRIP AND BUBBLER SYSTEMS TO BE TIED TO 1/2" POLYPIPE WITH FLUSH CAPS AT EACH END.

RUN TIME PER EACH SHRUB DRIP VALVE WILL BE APPROXIMATELY 15 MINUTES PER DAY. TREE DRIP VALVE SHALL RUN 15 HOURS, 3 TIMES PER WEEK. RUN TIME WILL BE ADJUSTED ACCORDING TO THE SEASON.

POINT OF CONNECTION FOR IRRIGATION SYSTEM IS UNKNOWN AT CURRENT TIME AND WILL BE COORDINATED IN THE FIELD. IRRIGATION WILL BE OPERATED BY AUTOMATIC CONTROLLER.

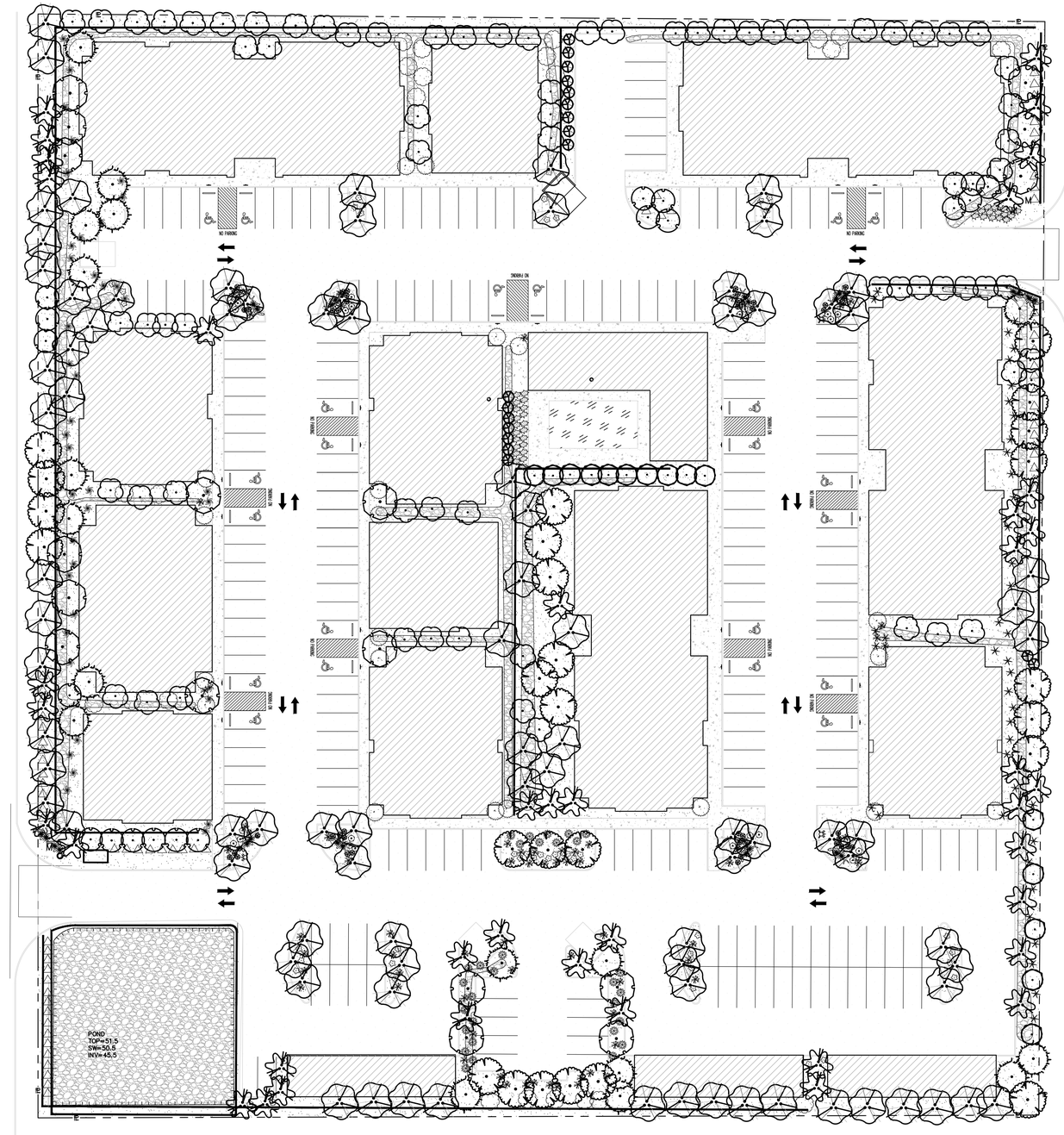
LOCATION OF CONTROLLER TO BE FIELD DETERMINED AND POWER SOURCE FOR CONTROLLER TO BE PROVIDED BY OTHERS.

IRRIGATION MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

WATER AND POWER SOURCE SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/BUILDER.

LANDSCAPE CALCULATIONS

ZONING	SU: SPECIAL USE (R-3 USE)
APPLICABLE REGULATION(S)	CITY OF RIO RANCHO § 154 154.60 (E) (2): DESIGN CRITERIA FOR MULTI-FAMILY DWELLINGS
TOTAL LOT AREA (ACRES)	6.00
TOTAL LOT AREA (SF)	261360
BUILDING AREA (SF)	82472
NET LOT AREA (SF)	178,888
NUMBER OF UNITS	156
PROVIDED UNIT TREES (X2)	312
PROVIDED UNIT SHRUBS (X3)	468
COOL SEASON GRASS (SF)	0

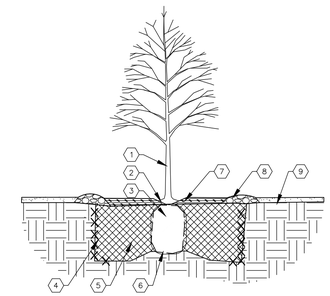


LANDSCAPE LEGEND

SYMB.	QTY	SIZE (INSTALL)	COMMON/BOTANICAL	MATURE H/W	WATER USE
		Trees			
	89	2+ Trunks w/ 1.5"+ Combined Cal.	Desert Willow *Chilopsis linearis*	20' x 25'	L
	11	2+ Trunks w/ 1.5"+ Combined Cal.	New Mexico Olive *Foresteria neomexicana*	15' x 15'	M
	26	1.5" Cal.	Raywood Ash *Fraxinus oxycarpa*	20' x 20'	M+
	11	1.5" Cal.	Spartan Juniper *Juniperus chinensis 'Spartan'*	15' x 5'	M+
	73	1.5" Cal.	Flowering Crab Apple *Malus x'Reg. Royal Raindrops'*	20' x 15'	M
	11	1.5" Cal. 8'-0"	Pinon Pine *Pinus edulis*	20' x 20'	M+
	18	1.5" Cal.	Purple-Leaf Plum *Prunus cerasifera*	20' x 20'	M
	15	1.5" Cal.	Flowering Pear *Pyrus calleryana 'Aristocrat'*	15' x 12'	M
	40	2+ Trunks w/ 1.5"+ Combined Cal.	Chaste Tree *Vitex agnus-castus*	20' x 20'	L+
	312			Total Tree Coverage:	
		Shrubs & Groundcovers			
	39	5 Gal	Blue Mist Spirea *Caryopteris x clandonensis*	3' x 3'	Low+
	23	5 Gal	Curl-Leaf Mountain Mahogany *Cercocarpus ledifolius*	15' x 15'	Low+
	40	5 Gal	Sotol *Dasylirion wheeleri*	5' x 5'	RW
	42	5 Gal	Red Yucca *Hesperaloe parviflolia*	3' x 3'	Low+
	20	5 Gal	Althea / Rose of Sharon *Hibiscus syriacus*	10' x 10'	M
	72	5 Gal	Morning Light Maidengrass *Miscanthus sinensis var.*	5' x 5'	M
	30	5 Gal	Bear Grass *Nolina macrocarpa*	5' x 6'	RW
	66	5 Gal	Switchgrass *Panicum virgatum*	4' x 4'	M
	28	5 Gal	Three-Leaf Sumac *Rhus trilobata*	6' x 6'	Low+
	36	5 Gal	Pink Double Knock Out Rose *Rose 'Pink Double Knock Out'*	4' x 4'	M
	48	5 Gal	Autumn Cherry Sage *Salvia greggii*	2' x 3'	Low+
	24	5 Gal	Adanna Needle w/ Cobble Accent *Yucca filamentosa*	20' x 5'	RW
	468	468		Total Shrub Coverage:	

Other Materials

SYMB.	QTY	TYPE
	15 EA	Boulders (2-3ct) To be placed at contractor's discretion
	47505 SF	Landscape Gravel A with Filter Fabric ¾"-1" Blue Salz Gravel
	15960 SF	Oversize Landscape Gravel / No Filter Fabric 2-4" Arastra Cobble/RipRap
		Concrete See site plan
		Asphalt Parking Areas and Drivelanes See site plan
		Stormwater Management Depression



TREE PLANTING KEYED NOTES

1. TREE LOCATION, SPECIES, AND CONDITION AS PER PLAN.
2. REMOVING EXISTING SOIL (FROM NURSERY) AS NEEDED TO EXPOSE ROOT FLARE. INSTALL WITH ROOT FLARE FLUSH WITH SUBGRADE (BOTTOM OF MULCH)
3. INSTALL TREE PLUMB. REMOVE WIRE BASKET, WOOD BOX, PLASTIC, TWINE, AND/OR ROPE PRIOR TO BACKFILL. REMOVE BURLAP EXCEPT FROM BOTTOM OF ROOT BALL.
4. SCARIFY AND LOOSEN EDGES OF PLANTING PIT.
5. BACKFILL PER SPECIFICATIONS. LIGHTLY TAMP IN LIFTS AND WATER-IN TO ELIMINATE VOIDS AND AIR POCKETS.
6. UNDISTURBED NATIVE SOIL UNDER ROOTBALL TO PREVENT SETTLING.
7. INSTALL WOOD CHIP ORGANIC MULCH OVER ROOTBALL AND BELOW DRIP LINE. GENERALLY, MULCH SHOULD BE HELD 4" BACK FROM TREE TRUNK
8. 4" HIGH X 16" WIDE COBBLE BERM AT DRIP LINE.
9. MULCH - SEE PLANTING PLAN

Ø1 TREE PLANTING

NTS DETAIL-FILE

GRAPHIC SCALE

20 10 0 10 20

SCALE: 1" = 20'-0"

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ted@hilltoplandscaping.com

STATE OF NEW MEXICO
CRAIG SOLETHER
67
REGISTERED LANDSCAPE ARCHITECT
April 2, 2020

Legacy at Cabezon Apartments
1017 Rosarito Dr SE
Rio Rancho, NM 87108

Conceptual Landscape Plan

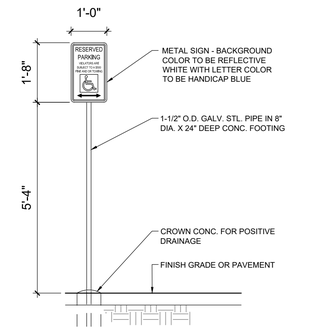
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The Hilltop
LANDSCAPE ARCHITECTS & CONTRACTORS

DRAWN BY	REVISION #	DATE
TED	-	04/01/2020

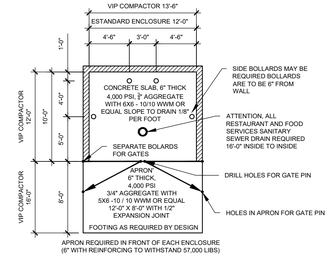
SHEET #
LS-101

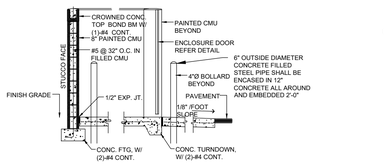
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1:1



HC PARKING SIGN

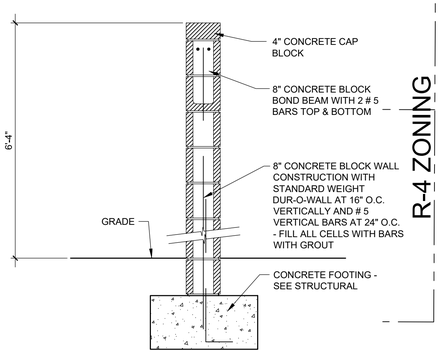
SCALE: 1/2" = 1'-0"





REFUSE ENCLOSURE

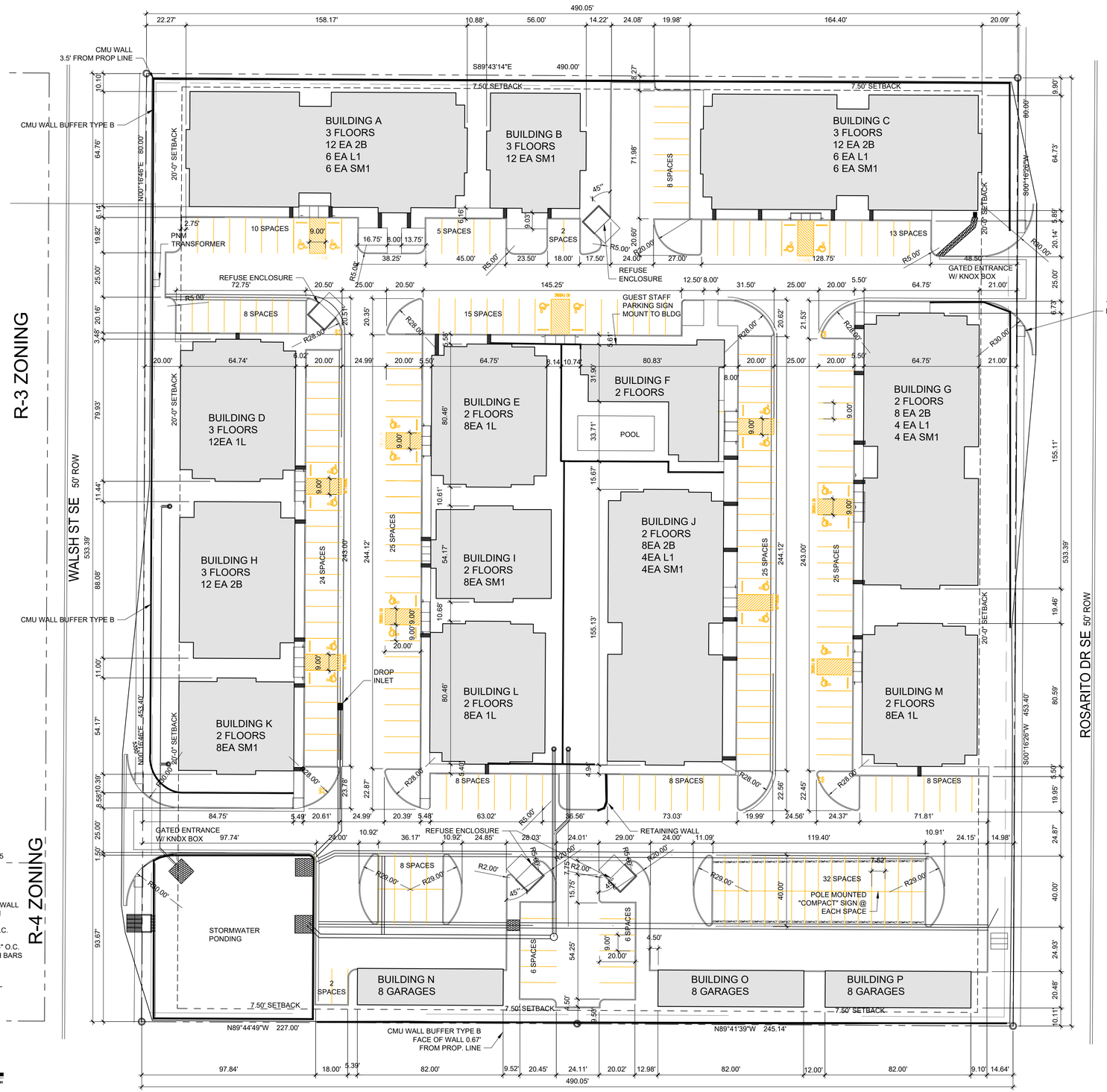
SCALE: 1/8" = 1'-0"



BUFFER TYPE B CMU WALL

SCALE: 3/4" = 1'-0"

C-1 ZONING



R-4 ZONING

SITE PLAN

SCALE: 1" = 30'-0"



PLATTING: ALL EXISTING LOTS SHALL BE RE-PLATTED INTO A SINGLE LOT.

PHASING:
THE PROJECT SHALL BE CONSTRUCTED IN A SINGLE PHASE INCLUDING ALL UTILITIES, DRIVE ENTRANCES, GRADING, GATES, PEDESTRIAN CONNECTIVITY, AND FIRE SYSTEMS.

PARKING:
104 EACH 1BR UNITS X 1.5 = 156 SPACES
52 EACH 2BR UNITS X 1.75 = 91 SPACES
CLUBHOUSE BUILDING F = 5 SPACES
GUEST / STAFF = 6 SPACES
258 SPACES REQUIRED, 8 DESIGNATED ADA 2 OF WHICH ARE VAN ACCESSIBLE
260 SPACES PROVIDED
22 HC PROVIDED, 22 VAN ACCESSIBLE

TOTAL SITE AREA = 261,393 SF (6.00 ACRES)

156 UNITS / 6 ACRES = 26 UNITS PER ACRE

LANDSCAPING
156 UNITS X 2 TREES = 312 TREES 1 ½" CAL. DECIDUOUS/ 8FT EVERGREEN REQUIRED
156 UNITS X 3 SHRUBS = 468 SCRUBS @ 5 GAL. REQUIRED

MINIMUM REQUIRED SETBACKS
20FT FRONT: 20FT @ ROSARITO (EAST) AND 20FT @ WALSH (WEST)
7.5 FT SIDE (10FT PROVIDED NORTH AND SOUTH)
LEGAL:
LOTS 10-15 AND 48-53, BLOCK 87, UNIT 16, RIO RANCHO ESTATES

GENERAL NOTES:

1. PROVIDE WATER / WASTEWATER AVAILABILITY STATEMENT.
2. PROVIDE TRIP GENERATION REPORT, PER CITY REQUIREMENTS.
3. PROVIDE GRADING AND DRAINAGE PLAN WITH EROSION CONTROL PLAN.
4. PROVIDE ENGINEERED DRAWINGS FOR ALL WORK PERFORMED IN THE CITY RIGHT OF WAY. THESE DRAWINGS SHALL CONTAIN A TRAFFIC CONTROL PLAN.
5. INSTALL KNOX BOX @ ALL ENTRY GATES.
6. FIRE SPRINKLER DRAWINGS SHALL BE SUBMITTED TO THE FIRE MARSHAL FOR APPROVAL.
7. ALL APARTMENT STRUCTURES SHALL BE SPRINKLERED.
8. TYPICAL PARKING STALL = 9'-0" X 20'-0"
9. MIN. TURNING RADII SHALL BE 28'-0".
10. FIRE LANES SHALL BE IN APPROVED LOCATIONS
11. ADA ADJACENT AISLES SHALL BE CLEARLY MARKED WITH BLUE STRIPING. PAINT "NO PARKING" IN 12" HIGH X 2" WIDE LETTERS AT REAR OF AISLE.
12. ALL EXTERIOR LIGHTING SHALL COMPLY WITH TITLE XV LAND USAGE, CHAPTER 159 CITY OF RIO RANCHO OUTDOOR LIGHTING ORDINANCE AND THE NM NIGHT SKY PROTECTION ACT.
13. ALL LANDSCAPING SHALL BE PERPETUALLY MAINTAINED INCLUDING LANDSCAPING IN ROW.

No	Revision Item	Date

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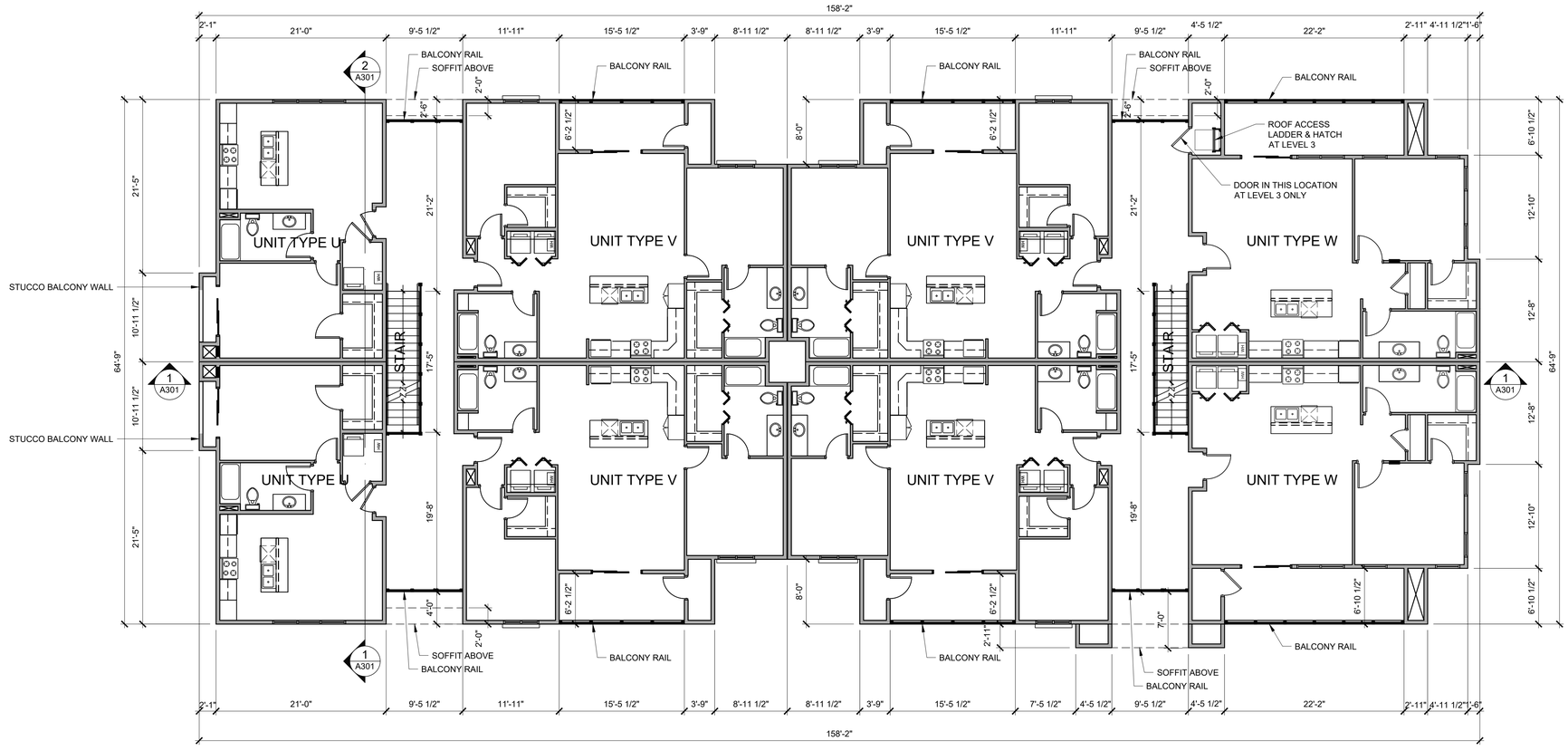
LEGACY AT CABEZON APARTMENTS
1017 ROSARITO DR SE
RIO RANCHO, NM 87124

DRAWING TITLE
SITE PLAN

SEAL
STATE OF NEW MEXICO
SCOTT C. ANDERSON
No. 4341
11/20/2020
REGISTERED ARCHITECT

DESIGNED	PROJECT NO
DRAWN	SCALE
CHECKED	DRAWING NO
REVIEWED	**A-100**
DATE 11/20/2020	

0 15' 30' 60'



SECOND & THIRD LEVEL FLOOR PLAN BUILDING A

SCALE: 1/8" = 1'-0"

GENERAL NOTES:

1. ALL DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE
2. ALL WORK TO COMPLY WITH LATEST VERSIONS OF THE IBC, AND NFPA.
3. PROVIDE BLOCKING IN WALLS FOR INSTALLATION OF GRAB BARS, TOWEL RACKS AND SHELVES.
4. PROVIDE BLOCKING IN WALLS AS REQUIRED BY FHA AS REQUIRED FOR THE INSTALLATION OF CABINETS AND UNIT FINISHES.
5. ALL WORK SHALL BE PERFORMED IN A SATISFACTORY AND WORKMANLIKE MANNER. DEFICIENT WORK AND OR MATERIALS SHALL BE REMOVED AND REPLACED IN A TIMELY FASHION AS DIRECTED BY THE OWNER
6. ALL GYPSUM BOARD TO BE 5/8" TYPE "X" UNLESS NOTED OTHERWISE.
7. MOISTURE RESISTANT GYPSUM BOARD SHALL BE USED IN RESTROOM AND OTHER WET AREAS, (I.E. BEHIND ELECTRIC WATER COOLERS).
8. SIGNAGE FOR INDIVIDUAL AREAS AND ROOMS TO BE PER OWNER'S SPECIFICATIONS AND COORDINATED BY CONTRACTOR.
9. FOR FIRE EXTINGUISHER CABINET REFERENCE DETAIL ON SHEET A502.
10. REFERENCE SHEET A410 FOR FIXTURE MOUNTING HEIGHTS.
11. CONTRACTOR (HARDWARE SUPPLIER) SHALL CAREFULLY REVIEW CONDITIONS AND DETAILS AT EACH OPENING AND FURNISH COMPLETE ITEMS OF HARD-WARE W/ APPROPRIATE FASTENERS AND OTHER ACCESSORY ITEMS AS REQUIRED TO PROVIDE THE INDICATED, WHETHER OR NOT THE ACCESSORY ITEMS ARE CONTRACTOR TO MEET W/ OWNER TO COORDINATE ALL KEYING OF LOCKS.
12. PROVIDE SILENCERS ON ALL DOORS. ALL FINISHES ARE US26D OR TO MATCH SAME, UNLESS NOTED OTHERWISE.
13. HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERABLE DEVICES ON ACCESSIBLE DOORS SHALL HAVE A SHAPE THAT IS EASY TO GRASP W/ ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING, OR TWISTING OF THE WRIST TO OPERATE. THEY SHALL BE MOUNTED NO HIGHER THAN A MAXIMUM HEIGHT OF 48" A.F.F..
14. THE MAXIMUM FORCE, EXPRESSED IN POUNDS-FORCE FOR PUSHING OR PULLING OPEN A DOOR SHALL BE AS FOLLOWS: EXTERIOR HINGED DOORS: 8.5 LBF INTERIOR HINGED DOORS: 5.0 LBF
15. ALL EXTERIOR DOORS TO HAVE WEATHER STRIPPING AND SWEEP.
16. HARDWARE TO BE COORDINATED AND APPROVED BY OWNER PRIOR TO INSTALLATION, FINISH IS BRUSHED CHROME, ALL LOCKS TO BE ON MASTERKEY SYSTEM, AND ALL HARDWARE TO BE SCHLAGE D-SERIES OR EQUAL.
17. REFERENCE ENLARGED UNIT PLANS FOR TOILET FIXTURES, TOILET ACCESSORIES, THEIR MOUNTING LOCATIONS AND MOUNTING HEIGHTS.
18. ALL FIRE EXTINGUISHERS TO BE 2A:10BC SURFACE MOUNTED TYPE ABC.

No	Revision Item	Date

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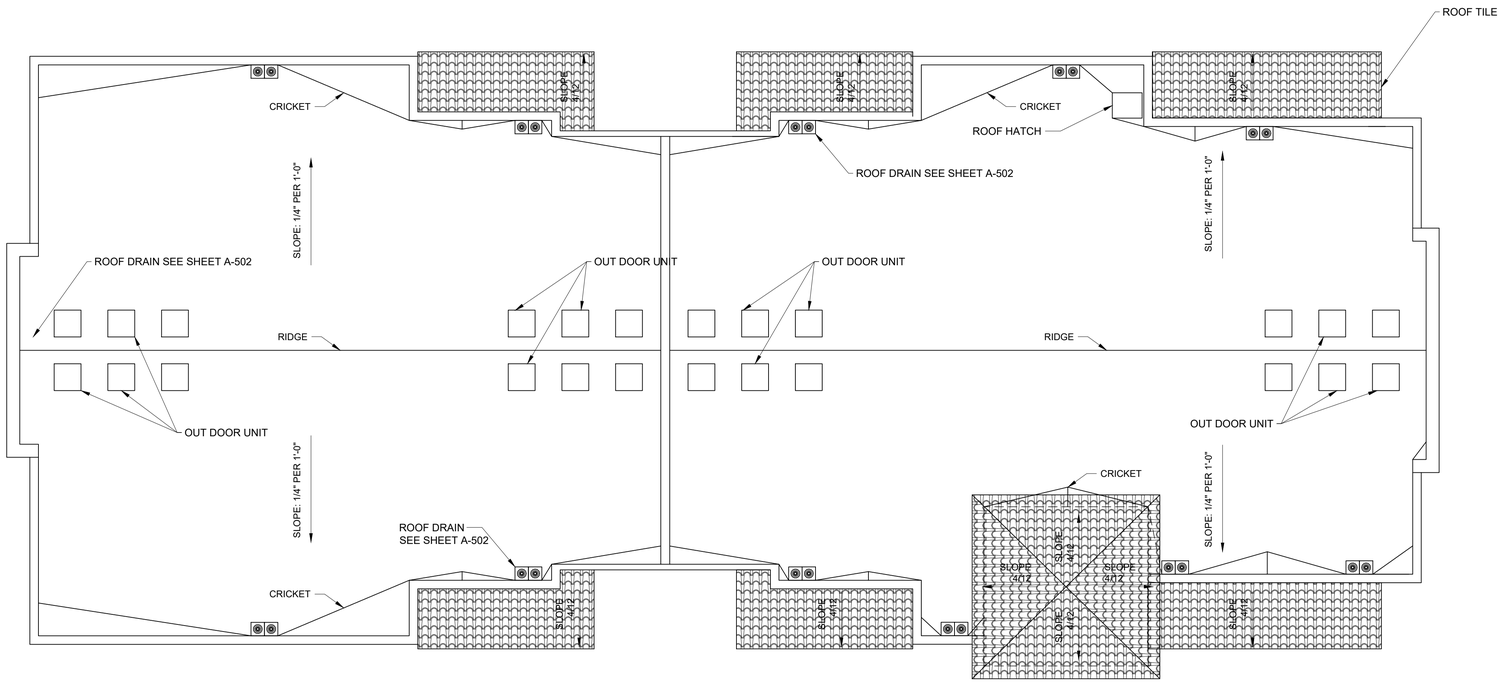
LEGACY AT CABEZON APARTMENTS
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RIO RANCHO, NM 87124

DRAWING TITLE
SECOND & THIRD LEVEL FLOOR PLAN BUILDING A

SEAL

STATE OF NEW MEXICO
SCOTT C. ANDERSON
No. 4341
4/10/2020
REGISTERED ARCHITECT

DESIGNED	PROJECT NO
DRAWN	SCALE
CHECKED	DRAWING NO
REVIEWED	**A-101.1**
DATE 4/10/2020	



ROOF PLAN BUILDING A

SCALE: 1/8" = 1'-0"

GENERAL NOTES:

1. THE CONTRACTOR SHALL EXTEND ALL VENT-THRU-ROOF PIPES TO 12" MINIMUM ABOVE THE FINISHED ROOFING SYSTEM.
2. ALL LOCATIONS OF ITEMS SHOWN ON ROOF PLANS ARE APPROXIMATE.
3. TPO ROOF COVERING SHALL HAVE SOLAR REFLECTANCE VALUE OF 0.65 OR GREATER.
4. PIPES 1-1/2" AND SMALLER SHALL BE SUPPORTED AT 8'-0" O.C. MAXIMUM AND PIPES 2" AND LARGER SHALL BE SUPPORTED AT 10'-0" O.C. MAXIMUM.
5. ALL CRICKETS SHALL HAVE A MINIMUM SLOPE OF 1/2" PER 1'-0" AS MEASURED FROM LEVEL FOR POSITIVE DRAINAGE
6. ALL ROOF TOP EQUIPMENT SHALL BE INSTALLED A MINIMUM OF 8" OR MORE ABOVE THE FINISHED ROOF AS REQUIRED BY THE ROOFING SYSTEM.MAINTAIN UNIFORM SIDE AND STAGGERED END LAPS. BOND AND SEAL LAPS, LEAVING NO VOIDS.
7. BASE FLASHING: INSTALL BASE-SHEET BACKER AND MODIFIED BITUMINOUS MEMBRANE BASE FLASHING AND SECURE TO SUBSTRATE. PROTECT ROOFING AND BASE FLASHINGS FROM DAMAGE AND WEAR DURING REMAINDER OF CONSTRUCTION PERIOD.
8. THE ROOFING CONTRACTOR SHALL PROVIDE FASTENERS AS REQUIRED FOR CORROSIVE AGENTS ADDED TO TREATED WOOD NAILERS AND AS RECOMMENDED BY THE ROOFING MANUFACTURER AND AS REQUIRED FOR THE WARRANTY.
9. ALL ROOFING SHALL MEET FM I-95 FOR WIND UPLIFT.
10. SEE SHEET A-502 FOR TYPICAL ROOF PLUMBING VENT FLASHING.
11. SEE SHEET A-502 FOR TYPICAL VENT DETAILING AND FLASHING.
12. INSTALL ROOF TILE OVER 90# CAP SHEET.
13. DRIP EDGE SHALL BE INSTALLED AT THE EAVE OVER THE SHEATHING. METAL SHALL BE FASTENED 6" O.C. WITH 12 GA CORROSION RESISTANT ROOFING NAILS OR EQUAL. ALL JOINTS SHALL BE LAPPED 3" MIN. ALL METAL LAPS SHALL BE SEALED.
14. ROOF VENTING 8,736 SF / 150 = 58.25 SF

No	Revision Item	Date

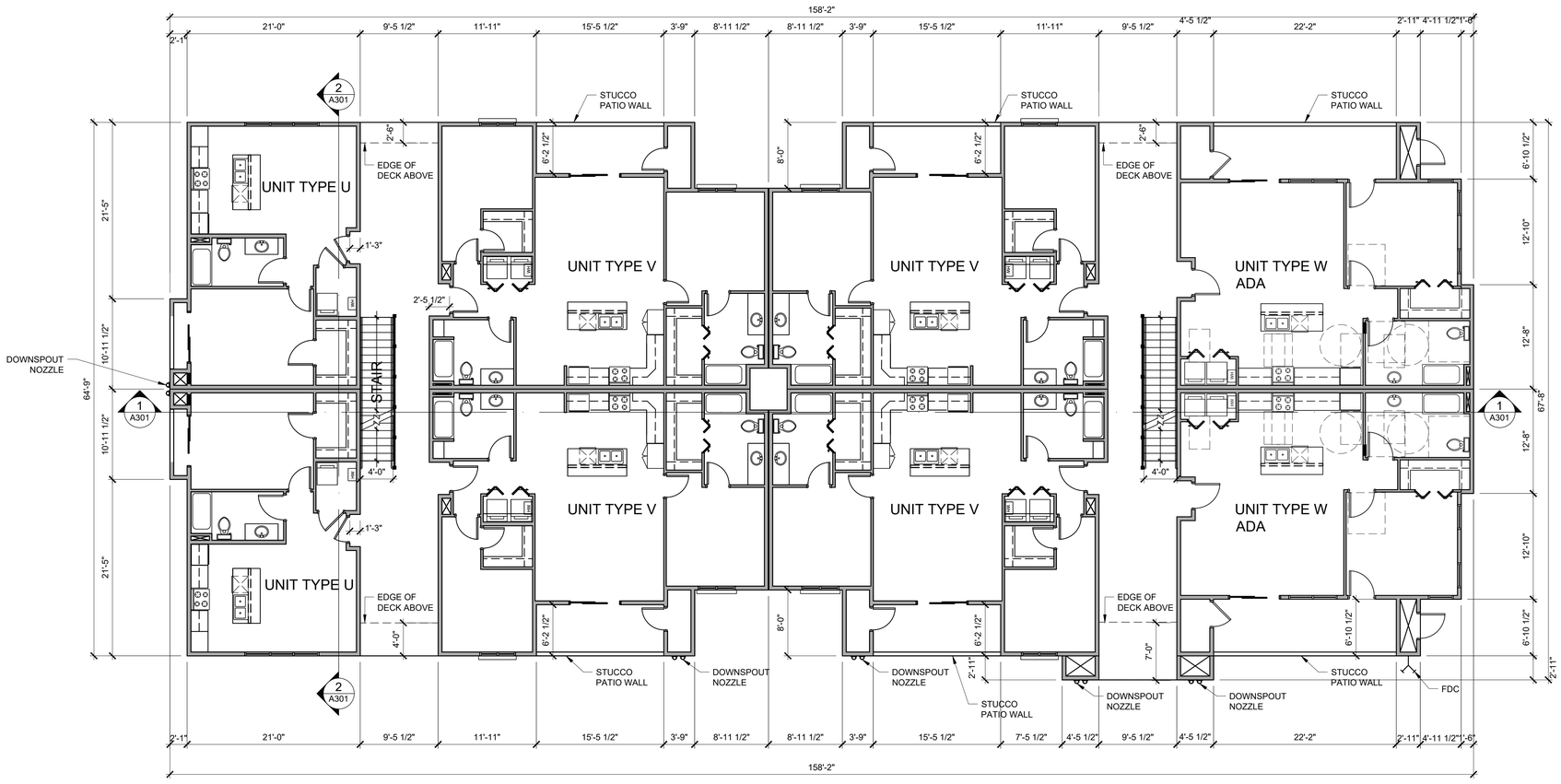
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DRAWING TITLE
ROOF PLAN BUILDING A

SEAL
STATE OF NEW MEXICO
SCOTT C. ANDERSON
No. 4341
4/10/2020
REGISTERED ARCHITECT

DESIGNED	PROJECT NO
DRAWN	SCALE
CHECKED	DRAWING NO
REVIEWED	**A-101.2**
DATE 4/10/2020	



BUILDING A GROUND LEVEL FLOOR PLAN

SCALE: 1/8" = 1'-0"

GENERAL NOTES:

1. ALL DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE
2. ALL WORK TO COMPLY WITH LATEST VERSIONS OF THE IBC, AND NFPA.
3. PROVIDE BLOCKING IN WALLS FOR INSTALLATION OF GRAB BARS, TOWEL RACKS AND SHELVES.
4. PROVIDE BLOCKING IN WALLS AS REQUIRED BY FHA AS REQUIRED FOR THE INSTALLATION OF CABINETS AND UNIT FINISHES.
5. ALL WORK SHALL BE PERFORMED IN A SATISFACTORY AND WORKMANLIKE MANNER. DEFICIENT WORK AND OR MATERIALS SHALL BE REMOVED AND REPLACED IN A TIMELY FASHION AS DIRECTED BY THE OWNER
6. ALL GYPSUM BOARD TO BE 5/8" TYPE "X" UNLESS NOTED OTHERWISE.
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8. SIGNAGE FOR INDIVIDUAL AREAS AND ROOMS TO BE PER OWNER'S SPECIFICATIONS AND COORDINATED BY CONTRACTOR.
9. FOR FIRE EXTINGUISHER CABINET REFERENCE DETAIL ON SHEET A502.
10. REFERENCE SHEET A410 FOR FIXTURE MOUNTING HEIGHTS.
11. CONTRACTOR (HARDWARE SUPPLIER) SHALL CAREFULLY REVIEW CONDITIONS AND DETAILS AT EACH OPENING AND FURNISH COMPLETE ITEMS OF HARD-WARE W/ APPROPRIATE FASTENERS AND OTHER ACCESSORY ITEMS AS REQUIRED TO PROVIDE THE INDICATED, WHETHER OR NOT THE ACCESSORY ITEMS ARE CONTRACTOR TO MEET W/ OWNER TO COORDINATE ALL KEYING OF LOCKS.
12. PROVIDE SILENCERS ON ALL DOORS. ALL FINISHES ARE US26D OR TO MATCH SAME, UNLESS NOTED OTHERWISE.
13. HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERABLE DEVICES ON ACCESSIBLE DOORS SHALL HAVE A SHAPE THAT IS EASY TO GRASP W/ ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING, OR TWISTING OF THE WRIST TO OPERATE. THEY SHALL BE MOUNTED NO HIGHER THAN A MAXIMUM HEIGHT OF 48" A.F.F..
14. THE MAXIMUM FORCE, EXPRESSED IN POUNDS-FORCE FOR PUSHING OR PULLING OPEN A DOOR SHALL BE AS FOLLOWS: EXTERIOR HINGED DOORS: 8.5 LBF INTERIOR HINGED DOORS: 5.0 LBF
15. ALL EXTERIOR DOORS TO HAVE WEATHER STRIPPING AND SWEEP.
16. HARDWARE TO BE COORDINATED AND APPROVED BY OWNER PRIOR TO INSTALLATION, FINISH IS BRUSHED CHROME, ALL LOCKS TO BE ON MASTERKEY SYSTEM, AND ALL HARDWARE TO BE SCHLAGE D-SERIES OR EQUAL.
17. REFERENCE ENLARGED UNIT PLANS FOR TOILET FIXTURES, TOILET ACCESSORIES, THEIR MOUNTING LOCATIONS AND MOUNTING HEIGHTS.
18. ALL FIRE EXTINGUISHERS TO BE 2A:10BC SURFACE MOUNTED TYPE ABC.

No	Revision Item	Date

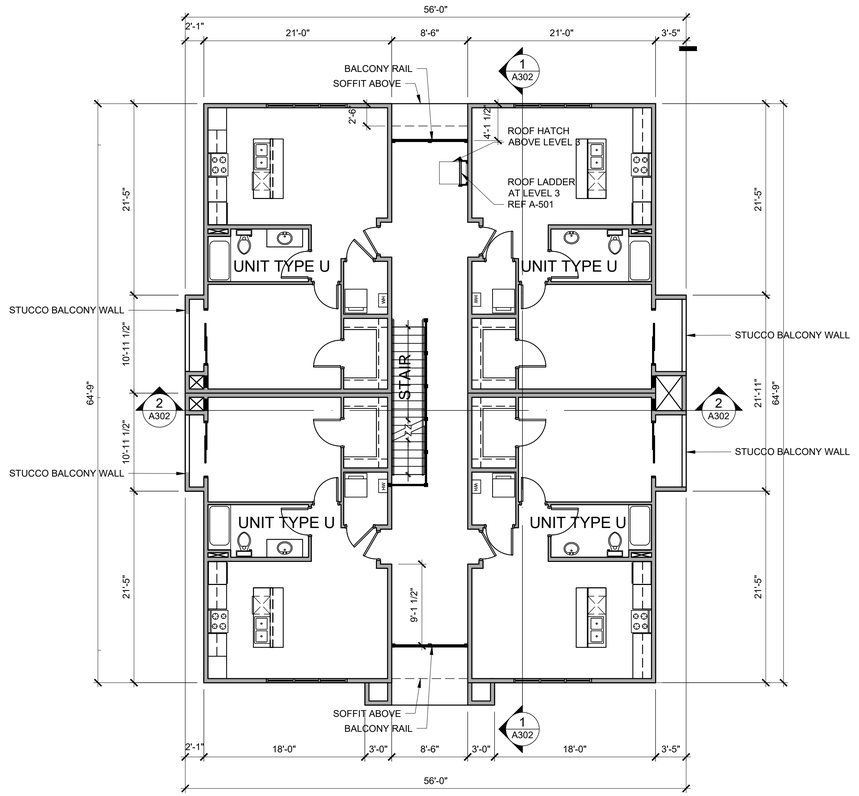
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DRAWING TITLE
BUILDING A GROUND LEVEL FLOOR PLAN

SEAL
STATE OF NEW MEXICO
SCOTT C. ANDERSON
No. 4341
4/10/2020
REGISTERED ARCHITECT

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REVIEWED	
DATE 4/10/2020	



SECOND AND THIRD FLOOR PLAN BUILDING B

SCALE: 1/8" = 1'-0"

GENERAL NOTES:

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14. THE MAXIMUM FORCE, EXPRESSED IN POUNDS-FORCE FOR PUSHING OR PULLING OPEN A DOOR SHALL BE AS FOLLOWS: EXTERIOR HINGED DOORS: 8.5 LBF INTERIOR HINGED DOORS: 5.0 LBF
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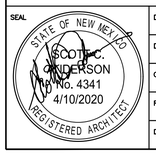
No	Revision Item	Date

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LEGACY AT CABEZON APARTMENTS
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RIO RANCHO, NM 87124

DRAWING TITLE **SECOND AND THIRD FLOOR PLAN BUILDING B**

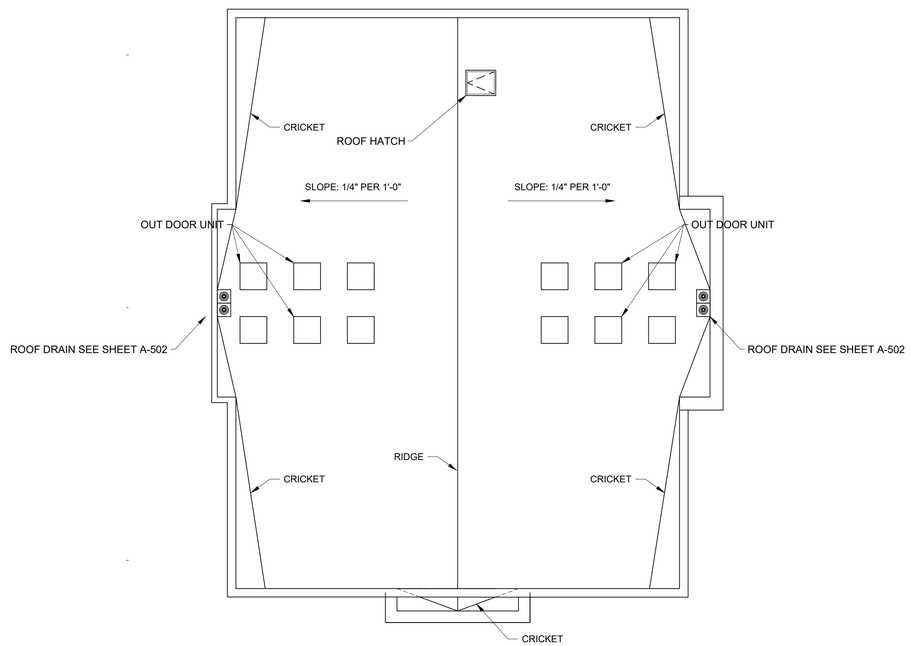
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DESIGNED	PROJECT NO
DRAWN	SCALE
CHECKED	DRAWING NO
REVIEWED	A-102.1
DATE 4/10/2020	

GENERAL NOTES:

1. THE CONTRACTOR SHALL EXTEND ALL VENT-THRU-ROOF PIPES TO 12" MINIMUM ABOVE THE FINISHED ROOFING SYSTEM.
2. ALL LOCATIONS OF ITEMS SHOWN ON ROOF PLANS ARE APPROXIMATE.
3. TPO ROOF COVERING SHALL HAVE SOLAR REFLECTANCE VALUE OF 0.65 OR GREATER.
4. PIPES 1-1/2" AND SMALLER SHALL BE SUPPORTED AT 8'-0" O.C. MAXIMUM AND PIPES 2" AND LARGER SHALL BE SUPPORTED AT 10'-0" O.C. MAXIMUM.
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8. THE ROOFING CONTRACTOR SHALL PROVIDE FASTENERS AS REQUIRED FOR CORROSIVE AGENTS ADDED TO TREATED WOOD NAILERS AND AS RECOMMENDED BY THE ROOFING MANUFACTURER AND AS REQUIRED FOR THE WARRANTY.
9. ALL ROOFING SHALL MEET FM I-95 FOR WIND UPLIFT.
10. SEE SHEET A-502 FOR TYPICAL ROOF PLUMBING VENT FLASHING.
11. SEE SHEET A-502 FOR TYPICAL VENT DETAILING AND FLASHING.
12. ROOF VENTING 3,304 SF / 150 = 22.1 SF



ROOF PLAN BUILDING B

SCALE: 1/8" = 1'-0"

No	Revision Item	Date

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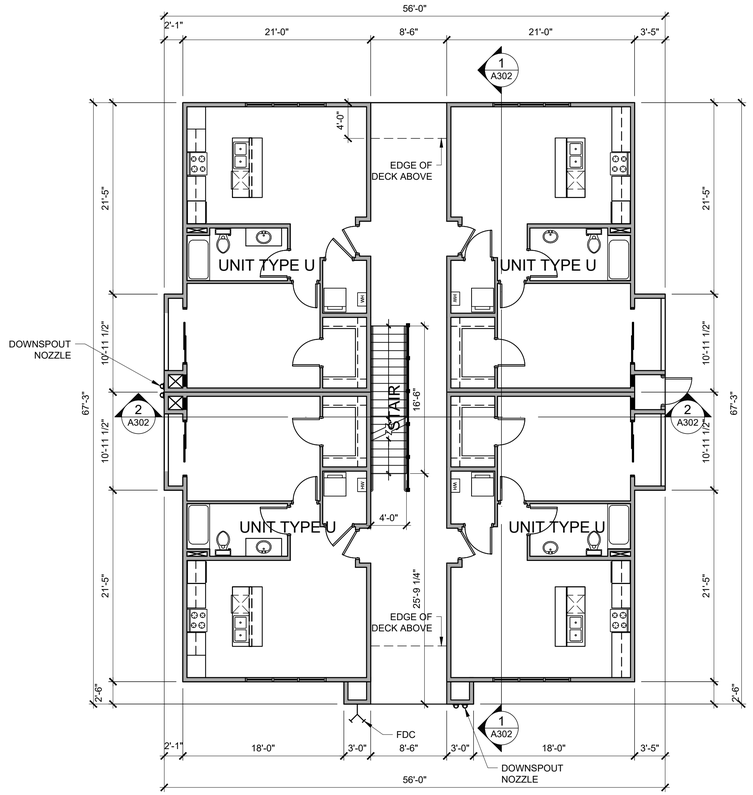
DRAWING TITLE

ROOF PLAN BUILDING B

SEAL

STATE OF NEW MEXICO
SCOTT C. ANDERSON
No. 4341
4/10/2020
REGISTERED ARCHITECT

DESIGNED	PROJECT NO
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CHECKED	DRAWING NO
REVIEWED	**A-102.2**
DATE 4/10/2020	



FIRST FLOOR PLAN BUILDING B

SCALE: 1/8" = 1'-0"

GENERAL NOTES:

1. ALL DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE
2. ALL WORK TO COMPLY WITH LATEST VERSIONS OF THE IBC, AND NFPA.
3. PROVIDE BLOCKING IN WALLS FOR INSTALLATION OF GRAB BARS, TOWEL RACKS AND SHELVES.
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14. THE MAXIMUM FORCE, EXPRESSED IN POUNDS-FORCE FOR PUSHING OR PULLING OPEN A DOOR SHALL BE AS FOLLOWS: EXTERIOR HINGED DOORS: 8.5 LBF INTERIOR HINGED DOORS: 5.0 LBF
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No	Revision Item	Date

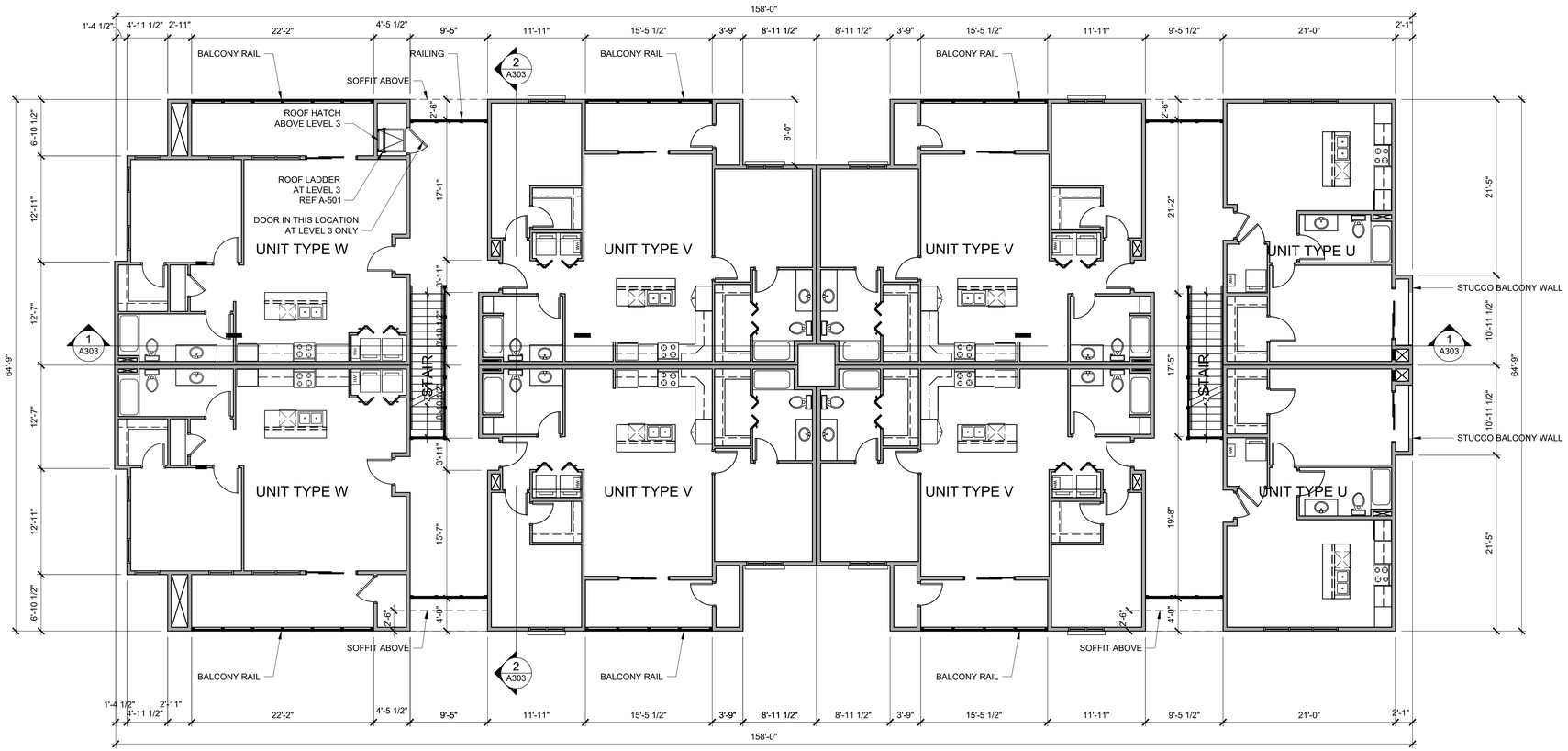
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DRAWING TITLE
FIRST FLOOR PLAN BUILDING B

SEAL
STATE OF NEW MEXICO
SCOTT C. ANDERSON
No. 4341
4/10/2020
REGISTERED ARCHITECT

DESIGNED	PROJECT NO
DRAWN	SCALE
CHECKED	DRAWING NO **A-102**
REVIEWED	
DATE 4/10/2020	



SECOND AND THIRD FLOOR PLAN BUILDING C

SCALE: 1/8" = 1'-0"

GENERAL NOTES:

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12. PROVIDE SILENCERS ON ALL DOORS. ALL FINISHES ARE US26D OR TO MATCH SAME, UNLESS NOTED OTHERWISE.
13. HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERABLE DEVICES ON ACCESSIBLE DOORS SHALL HAVE A SHAPE THAT IS EASY TO GRASP W/ ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING, OR TWISTING OF THE WRIST TO OPERATE. THEY SHALL BE MOUNTED NO HIGHER THAN A MAXIMUM HEIGHT OF 48" A.F.F..
14. THE MAXIMUM FORCE, EXPRESSED IN POUNDS-FORCE FOR PUSHING OR PULLING OPEN A DOOR SHALL BE AS FOLLOWS: EXTERIOR HINGED DOORS: 8.5 LBF INTERIOR HINGED DOORS: 5.0 LBF
15. ALL EXTERIOR DOORS TO HAVE WEATHER STRIPPING AND SWEEP.
16. HARDWARE TO BE COORDINATED AND APPROVED BY OWNER PRIOR TO INSTALLATION, FINISH IS BRUSHED CHROME, ALL LOCKS TO BE ON MASTERKEY SYSTEM, AND ALL HARDWARE TO BE SCHLAGE D-SERIES OR EQUAL.
17. REFERENCE ENLARGED UNIT PLANS FOR TOILET FIXTURES, TOILET ACCESSORIES, THEIR MOUNTING LOCATIONS AND MOUNTING HEIGHTS.
18. ALL FIRE EXTINGUISHERS TO BE 2A:10BC SURFACE MOUNTED TYPE ABC.

No	Revision Item	Date

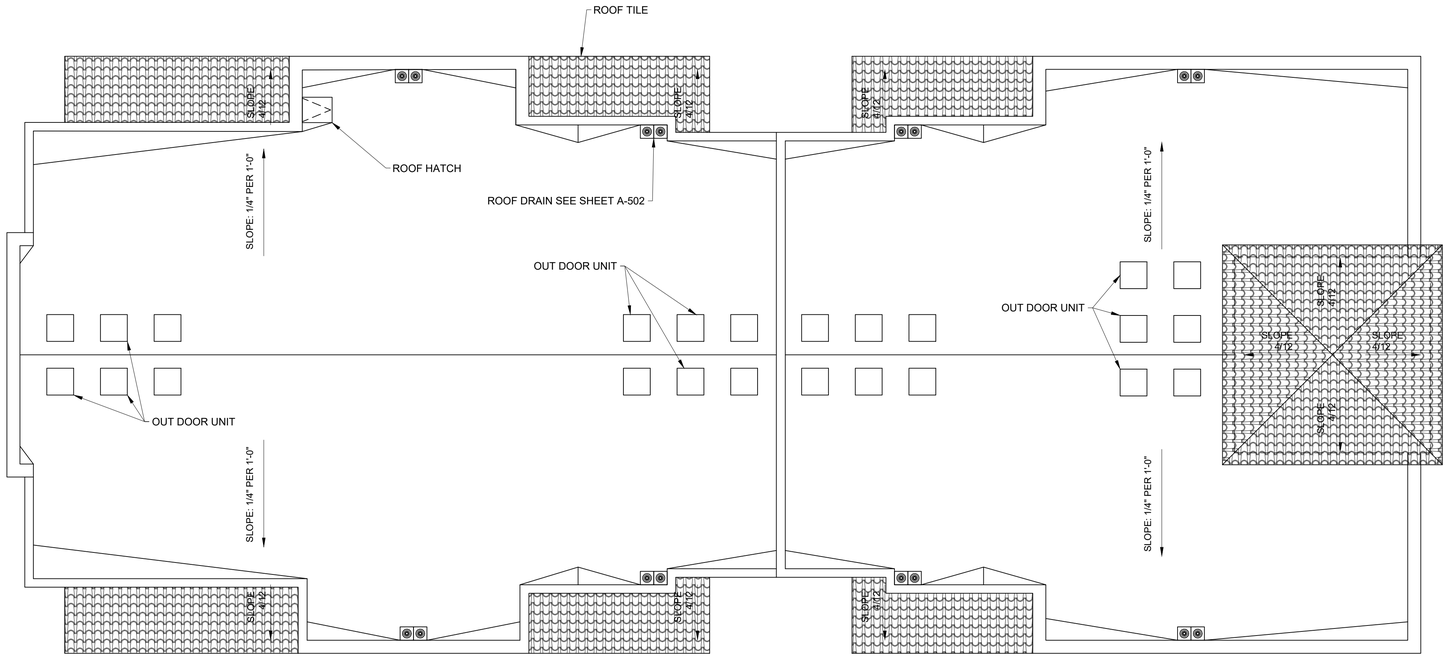
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LEGACY AT CABEZON APARTMENTS
1017 ROSARITO DR SE
RIO RANCHO, NM 87124

DRAWING TITLE **SECOND AND THIRD FLOOR PLAN BUILDING C**

SEAL: STATE OF NEW MEXICO — SCOTT C. ANDERSON — No. 4341 — 4/10/2020 — REGISTERED ARCHITECT

DESIGNED	PROJECT NO
DRAWN	SCALE
CHECKED	DRAWING NO **A-103.1**
REVIEWED	
DATE 4/10/2020	



ROOF PLAN BUILDING C

SCALE: 1/8" = 1'-0"

GENERAL NOTES:

1. THE CONTRACTOR SHALL EXTEND ALL VENT-THRU-ROOF PIPES TO 12" MINIMUM ABOVE THE FINISHED ROOFING SYSTEM.
2. ALL LOCATIONS OF ITEMS SHOWN ON ROOF PLANS ARE APPROXIMATE.
3. TPO ROOF COVERING SHALL HAVE SOLAR REFLECTANCE VALUE OF 0.65 OR GREATER.
4. PIPES 1-1/2" AND SMALLER SHALL BE SUPPORTED AT 8'-0" O.C. MAXIMUM AND PIPES 2" AND LARGER SHALL BE SUPPORTED AT 10'-0" O.C. MAXIMUM.
5. ALL CRICKETS SHALL HAVE A MINIMUM SLOPE OF 1/2" PER 1'-0" AS MEASURED FROM LEVEL FOR POSITIVE DRAINAGE
6. ALL ROOF TOP EQUIPMENT SHALL BE INSTALLED A MINIMUM OF 8" OR MORE ABOVE THE FINISHED ROOF AS REQUIRED BY THE ROOFING SYSTEM.MAINTAIN UNIFORM SIDE AND STAGGERED END LAPS. BOND AND SEAL LAPS, LEAVING NO VOIDS.
7. BASE FLASHING: INSTALL BASE-SHEET BACKER AND MODIFIED BITUMINOUS MEMBRANE BASE FLASHING AND SECURE TO SUBSTRATE. PROTECT ROOFING AND BASE FLASHINGS FROM DAMAGE AND WEAR DURING REMAINDER OF CONSTRUCTION PERIOD.
8. THE ROOFING CONTRACTOR SHALL PROVIDE FASTENERS AS REQUIRED FOR CORROSIVE AGENTS ADDED TO TREATED WOOD NAILERS AND AS RECOMMENDED BY THE ROOFING MANUFACTURER AND AS REQUIRED FOR THE WARRANTY.
9. ALL ROOFING SHALL MEET FM I-95 FOR WIND UPLIFT.
10. SEE SHEET A-502 FOR TYPICAL ROOF PLUMBING VENT FLASHING.
11. SEE SHEET A-502 FOR TYPICAL VENT DETAILING AND FLASHING.
12. INSTALL ROOF TILE OVER 90# CAP SHEET.
13. DRIP EDGE SHALL BE INSTALLED AT THE EAVE OVER THE SHEATHING. METAL SHALL BE FASTENED 6" O.C. WITH 12 GA CORROSION RESISTANT ROOFING NAILS OR EQUAL. ALL JOINTS SHALL BE LAPPED 3" MIN. ALL METAL LAPS SHALL BE SEALED.
14. ROOF VENTING 8,736 SF / 150 = 58.25 SF

No	Revision Item	Date

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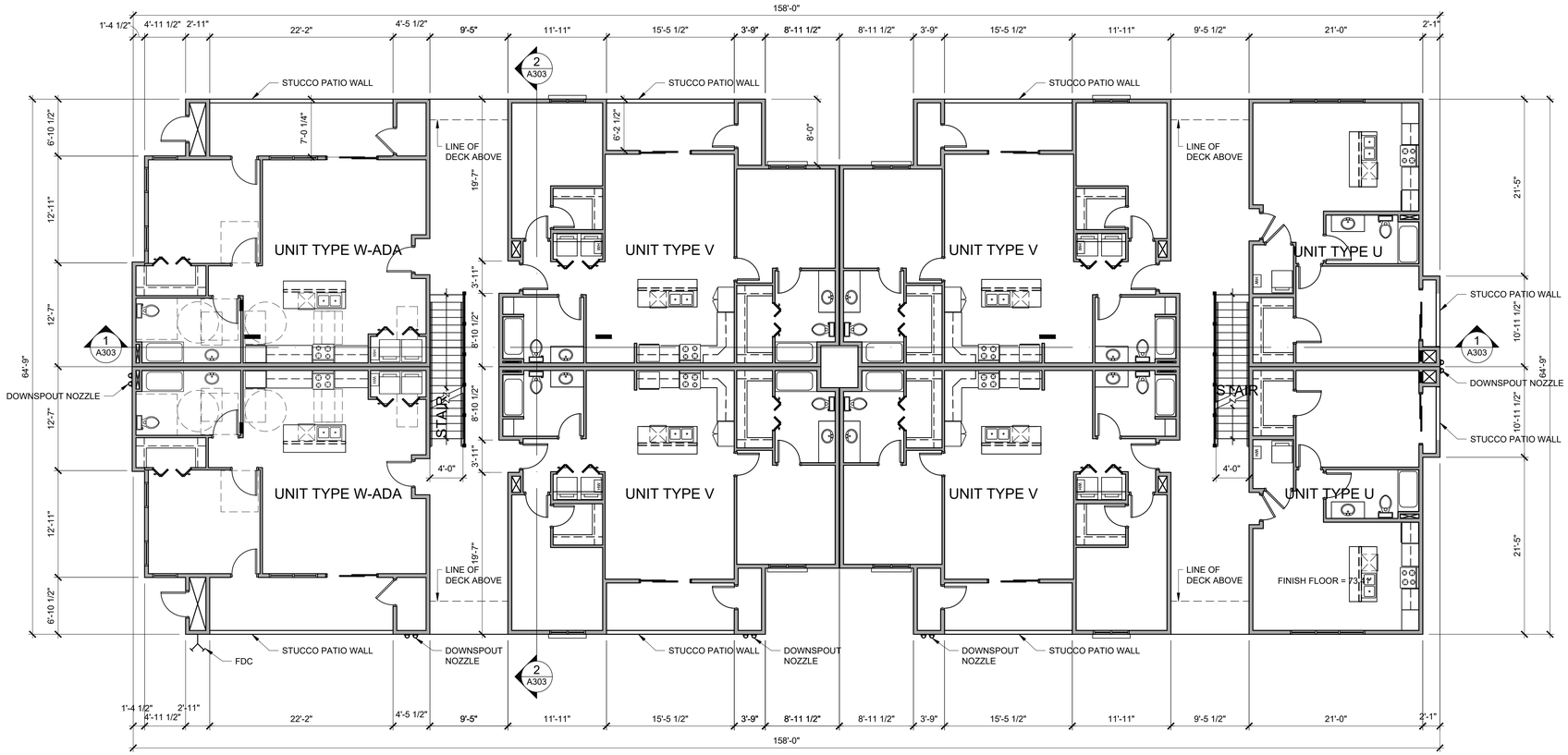
DRAWING TITLE

ROOF PLAN BUILDING C

SEAL

STATE OF NEW MEXICO
SCOTT C. ANDERSON
No. 4341
4/10/2020
REGISTERED ARCHITECT

DESIGNED	PROJECT NO
DRAWN	SCALE
CHECKED	DRAWING NO
REVIEWED	**A-103.2**
DATE 4/10/2020	



BUILDING C GROUND FLOOR PLAN

SCALE: 1/8" = 1'-0"

GENERAL NOTES:

1. ALL DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE
2. ALL WORK TO COMPLY WITH LATEST VERSIONS OF THE IBC, AND NFPA.
3. PROVIDE BLOCKING IN WALLS FOR INSTALLATION OF GRAB BARS, TOWEL RACKS AND SHELVES.
4. PROVIDE BLOCKING IN WALLS AS REQUIRED BY FHA AS REQUIRED FOR THE INSTALLATION OF CABINETS AND UNIT FINISHES.
5. ALL WORK SHALL BE PERFORMED IN A SATISFACTORY AND WORKMANLIKE MANNER. DEFICIENT WORK AND OR MATERIALS SHALL BE REMOVED AND REPLACED IN A TIMELY FASHION AS DIRECTED BY THE OWNER
6. ALL GYPSUM BOARD TO BE 5/8" TYPE "X" UNLESS NOTED OTHERWISE.
7. MOISTURE RESISTANT GYPSUM BOARD SHALL BE USED IN RESTROOM AND OTHER WET AREAS, (I.E. BEHIND ELECTRIC WATER COOLERS).
8. SIGNAGE FOR INDIVIDUAL AREAS AND ROOMS TO BE PER OWNER'S SPECIFICATIONS AND COORDINATED BY CONTRACTOR.
9. FOR FIRE EXTINGUISHER CABINET REFERENCE DETAIL ON SHEET A502.
10. REFERENCE SHEET A410 FOR FIXTURE MOUNTING HEIGHTS.
11. CONTRACTOR (HARDWARE SUPPLIER) SHALL CAREFULLY REVIEW CONDITIONS AND DETAILS AT EACH OPENING AND FURNISH COMPLETE ITEMS OF HARD-WARE W/ APPROPIATE FASTENERS AND OTHER ACCESSORY ITEMS AS REQUIRED TO PROVIDE THE INDICATED, WHETHER OR NOT THE ACCESSORY ITEMS ARE CONTRACTOR TO MEET W/ OWNER TO COORDINATE ALL KEYING OF LOCKS.
12. PROVIDE SILENCERS ON ALL DOORS. ALL FINISHES ARE US26D OR TO MATCH SAME, UNLESS NOTED OTHERWISE.
13. HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERABLE DEVICES ON ACCESSIBLE DOORS SHALL HAVE A SHAPE THAT IS EASY TO GRASP W/ ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING, OR TWISTING OF THE WRIST TO OPERATE. THEY SHALL BE MOUNTED NO HIGHER THAN A MAXIMUM HEIGHT OF 48" A.F.F..
14. THE MAXIMUM FORCE, EXPRESSED IN POUNDS-FORCE FOR PUSHING OR PULLING OPEN A DOOR SHALL BE AS FOLLOWS: EXTERIOR HINGED DOORS: 8.5 LBF INTERIOR HINGED DOORS: 5.0 LBF
15. ALL EXTERIOR DOORS TO HAVE WEATHER STRIPPING AND SWEEP.
16. HARDWARE TO BE COORDINATED AND APPROVED BY OWNER PRIOR TO INSTALLATION, FINISH IS BRUSHED CHROME, ALL LOCKS TO BE ON MASTERKEY SYSTEM, AND ALL HARDWARE TO BE SCHLAGE D-SERIES OR EQUAL.
17. REFERENCE ENLARGED UNIT PLANS FOR TOILET FIXTURES, TOILET ACCESSORIES, THEIR MOUNTING LOCATIONS AND MOUNTING HEIGHTS.
18. ALL FIRE EXTINGUISHERS TO BE 2A:10BC SURFACE MOUNTED TYPE ABC.

No	Revision Item	Date

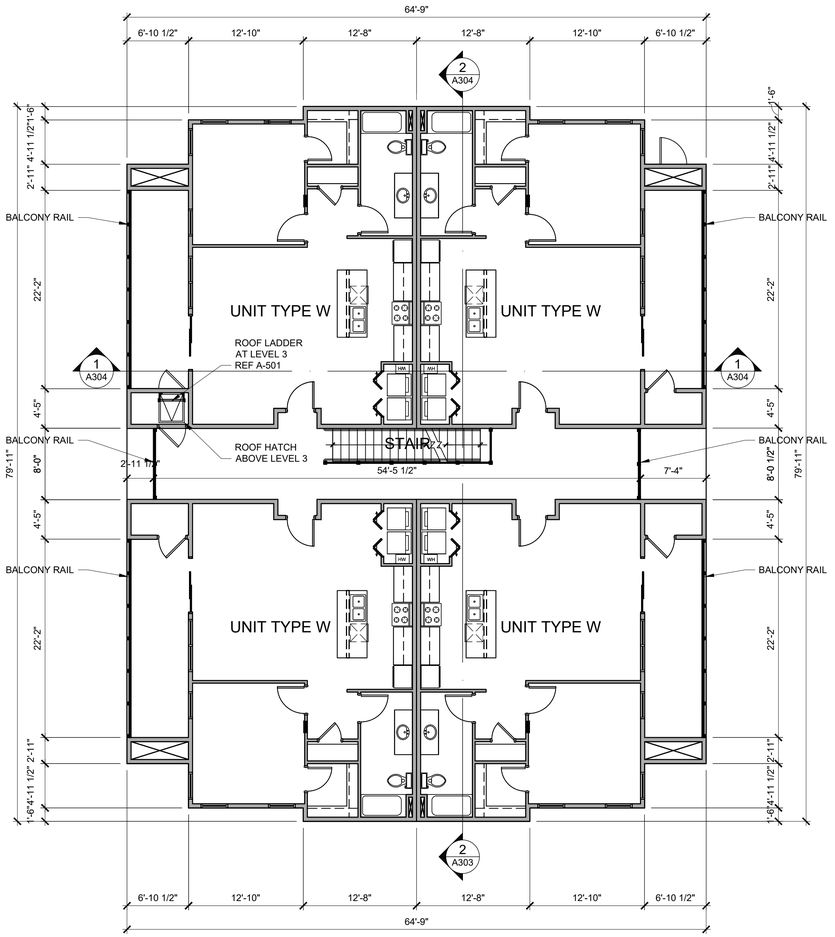
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DRAWING TITLE
FIRST FLOOR PLAN BUILDING C

SEAL
STATE OF NEW MEXICO
SCOTT C. ANDERSON
No. 4341
4/10/2020
REGISTERED ARCHITECT

DESIGNED	PROJECT NO
DRAWN	SCALE
CHECKED	DRAWING NO
REVIEWED	**A-103**
DATE 4/10/2020	



FLOOR PLAN BUILDING D

SCALE: 1/8" = 1'-0"

GENERAL NOTES:

1. ALL DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE
2. ALL WORK TO COMPLY WITH LATEST VERSIONS OF THE IBC, AND NFPA.
3. PROVIDE BLOCKING IN WALLS FOR INSTALLATION OF GRAB BARS, TOWEL RACKS AND SHELVES.
4. PROVIDE BLOCKING IN WALLS AS REQUIRED BY FHA AS REQUIRED FOR THE INSTALLATION OF CABINETS AND UNIT FINISHES.
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6. ALL GYPSUM BOARD TO BE 5/8" TYPE "X" UNLESS NOTED OTHERWISE.
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12. PROVIDE SILENCERS ON ALL DOORS. ALL FINISHES ARE US26D OR TO MATCH SAME, UNLESS NOTED OTHERWISE.
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14. THE MAXIMUM FORCE, EXPRESSED IN POUNDS-FORCE FOR PUSHING OR PULLING OPEN A DOOR SHALL BE AS FOLLOWS: EXTERIOR HINGED DOORS: 8.5 LBF INTERIOR HINGED DOORS: 5.0 LBF
15. ALL EXTERIOR DOORS TO HAVE WEATHER STRIPPING AND SWEEP.
16. HARDWARE TO BE COORDINATED AND APPROVED BY OWNER PRIOR TO INSTALLATION, FINISH IS BRUSHED CHROME, ALL LOCKS TO BE ON MASTERKEY SYSTEM, AND ALL HARDWARE TO BE SCHLAGE D-SERIES OR EQUAL.
17. REFERENCE ENLARGED UNIT PLANS FOR TOILET FIXTURES, TOILET ACCESSORIES, THEIR MOUNTING LOCATIONS AND MOUNTING HEIGHTS.
18. ALL FIRE EXTINGUISHERS TO BE 2A:10BC SURFACE MOUNTED TYPE ABC.

No	Revision Item	Date

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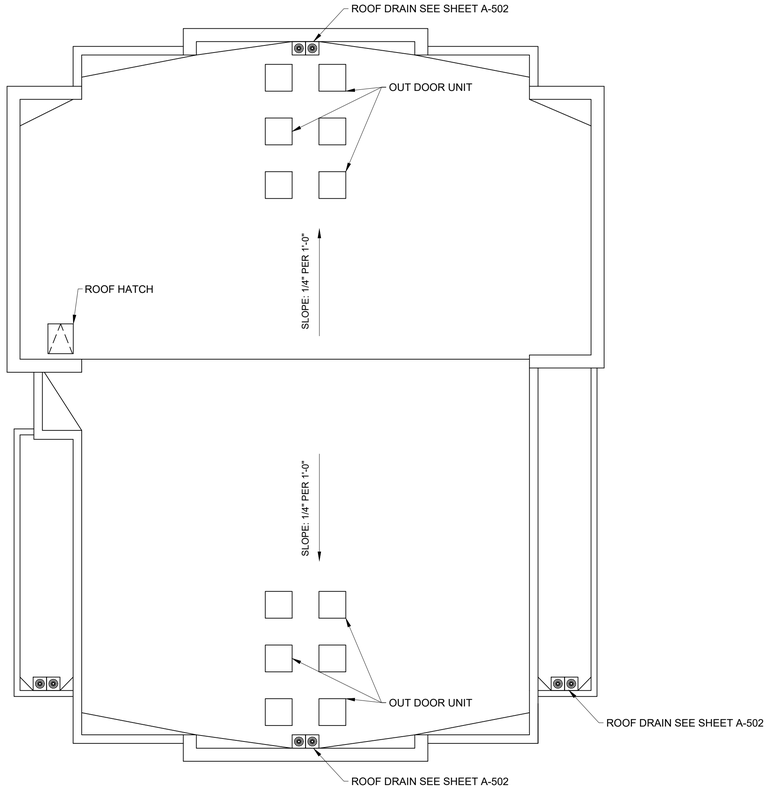
LEGACY AT CABEZON APARTMENTS
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DRAWING TITLE **SECOND AND THIRD FLOOR PLAN BUILDING D**

SEAL

STATE OF NEW MEXICO
SCOTT C. ANDERSON
No. 4341
4/10/2020
REGISTERED ARCHITECT

DESIGNED	PROJECT NO
DRAWN	SCALE
CHECKED	DRAWING NO
REVIEWED	**A-104.1**
DATE 4/10/2020	



ROOF PLAN BUILDING D

SCALE: 1/8" = 1'-0"

GENERAL NOTES:

1. THE CONTRACTOR SHALL EXTEND ALL VENT-THRU-ROOF PIPES TO 12" MINIMUM ABOVE THE FINISHED ROOFING SYSTEM.
2. ALL LOCATIONS OF ITEMS SHOWN ON ROOF PLANS ARE APPROXIMATE.
3. TPO ROOF COVERING SHALL HAVE SOLAR REFLECTANCE VALUE OF 0.65 OR GREATER.
4. PIPES 1-1/2" AND SMALLER SHALL BE SUPPORTED AT 8'-0" O.C. MAXIMUM AND PIPES 2" AND LARGER SHALL BE SUPPORTED AT 10'-0" O.C. MAXIMUM.
5. ALL CRICKETS SHALL HAVE A MINIMUM SLOPE OF 1/2" PER 1'-0" AS MEASURED FROM LEVEL FOR POSITIVE DRAINAGE
6. ALL ROOF TOP EQUIPMENT SHALL BE INSTALLED A MINIMUM OF 8" OR MORE ABOVE THE FINISHED ROOF AS REQUIRED BY THE ROOFING SYSTEM.MAINTAIN UNIFORM SIDE AND STAGGERED END LAPS. BOND AND SEAL LAPS, LEAVING NO VOIDS.
7. BASE FLASHING: INSTALL BASE-SHEET BACKER AND MODIFIED BITUMINOUS MEMBRANE BASE FLASHING AND SECURE TO SUBSTRATE. PROTECT ROOFING AND BASE FLASHINGS FROM DAMAGE AND WEAR DURING REMAINDER OF CONSTRUCTION PERIOD.
8. THE ROOFING CONTRACTOR SHALL PROVIDE FASTENERS AS REQUIRED FOR CORROSIVE AGENTS ADDED TO TREATED WOOD NAILERS AND AS RECOMMENDED BY THE ROOFING MANUFACTURER AND AS REQUIRED FOR THE WARRANTY.
9. ALL ROOFING SHALL MEET FM I-95 FOR WIND UPLIFT.
10. SEE SHEET A-502 FOR TYPICAL ROOF PLUMBING VENT FLASHING.
11. SEE SHEET A-502 FOR TYPICAL VENT DETAILING AND FLASHING.
12. INSTALL ROOF TILE OVER 90# CAP SHEET.
13. DRIP EDGE SHALL BE INSTALLED AT THE EAVE OVER THE SHEATHING. METAL SHALL BE FASTENED 6" O.C. WITH 12 GA CORROSION RESISTANT ROOFING NAILS OR EQUAL. ALL JOINTS SHALL BE LAPPED 3" MIN. ALL METAL LAPS SHALL BE SEALED.
14. ROOF VENTING 4,310 SF / 150 = 28.8 SF

No	Revision Item	Date

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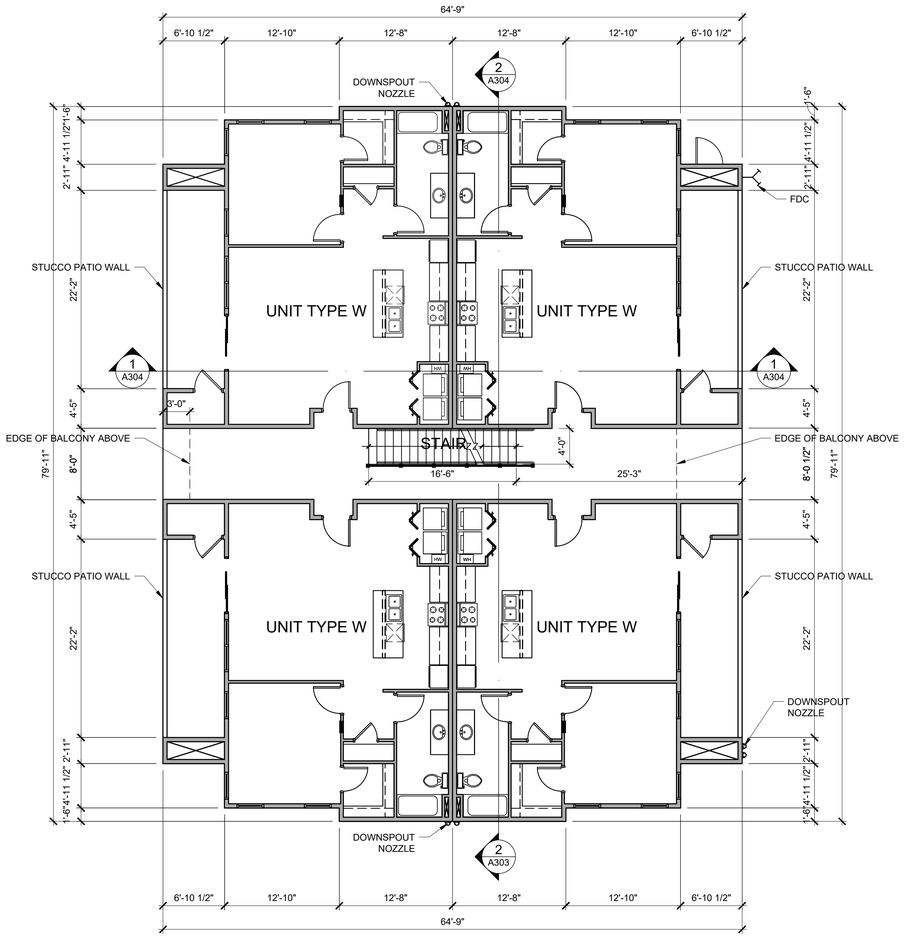
DRAWING TITLE

ROOF PLAN BUILDING D

SEAL

STATE OF NEW MEXICO
SCOTT C. ANDERSON
No. 4341
4/10/2020
REGISTERED ARCHITECT

DESIGNED	PROJECT NO
DRAWN	SCALE
CHECKED	DRAWING NO
REVIEWED	**A-104.2**
DATE 4/10/2020	



FLOOR PLAN BUILDING D

SCALE: 1/8" = 1'-0"

GENERAL NOTES:

1. ALL DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE
2. ALL WORK TO COMPLY WITH LATEST VERSIONS OF THE IBC, AND NFPA.
3. PROVIDE BLOCKING IN WALLS FOR INSTALLATION OF GRAB BARS, TOWEL RACKS AND SHELVES.
4. PROVIDE BLOCKING IN WALLS AS REQUIRED BY FHA AS REQUIRED FOR THE INSTALLATION OF CABINETS AND UNIT FINISHES.
5. ALL WORK SHALL BE PERFORMED IN A SATISFACTORY AND WORKMANLIKE MANNER. DEFICIENT WORK AND OR MATERIALS SHALL BE REMOVED AND REPLACED IN A TIMELY FASHION AS DIRECTED BY THE OWNER
6. ALL GYPSUM BOARD TO BE 5/8" TYPE "X" UNLESS NOTED OTHERWISE.
7. MOISTURE RESISTANT GYPSUM BOARD SHALL BE USED IN RESTROOM AND OTHER WET AREAS, (I.E. BEHIND ELECTRIC WATER COOLERS).
8. SIGNAGE FOR INDIVIDUAL AREAS AND ROOMS TO BE PER OWNER'S SPECIFICATIONS AND COORDINATED BY CONTRACTOR.
9. FOR FIRE EXTINGUISHER CABINET REFERENCE DETAIL ON SHEET A502.
10. REFERENCE SHEET A410 FOR FIXTURE MOUNTING HEIGHTS.
11. CONTRACTOR (HARDWARE SUPPLIER) SHALL CAREFULLY REVIEW CONDITIONS AND DETAILS AT EACH OPENING AND FURNISH COMPLETE ITEMS OF HARD-WARE W/ APPROPIATE FASTENERS AND OTHER ACCESSORY ITEMS AS REQUIRED TO PROVIDE THE INDICATED, WHETHER OR NOT THE ACCESSORY ITEMS ARE CONTRACTOR TO MEET W/ OWNER TO COORDINATE ALL KEYING OF LOCKS.
12. PROVIDE SILENCERS ON ALL DOORS. ALL FINISHES ARE US26D OR TO MATCH SAME, UNLESS NOTED OTHERWISE.
13. HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERABLE DEVICES ON ACCESSIBLE DOORS SHALL HAVE A SHAPE THAT IS EASY TO GRASP W/ ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING, OR TWISTING OF THE WRIST TO OPERATE. THEY SHALL BE MOUNTED NO HIGHER THAN A MAXIMUM HEIGHT OF 48" A.F.F..
14. THE MAXIMUM FORCE, EXPRESSED IN POUNDS-FORCE FOR PUSHING OR PULLING OPEN A DOOR SHALL BE AS FOLLOWS: EXTERIOR HINGED DOORS: 8.5 LBF INTERIOR HINGED DOORS: 5.0 LBF
15. ALL EXTERIOR DOORS TO HAVE WEATHER STRIPPING AND SWEEP.
16. HARDWARE TO BE COORDINATED AND APPROVED BY OWNER PRIOR TO INSTALLATION, FINISH IS BRUSHED CHROME, ALL LOCKS TO BE ON MASTERKEY SYSTEM, AND ALL HARDWARE TO BE SCHLAGE D-SERIES OR EQUAL.
17. REFERENCE ENLARGED UNIT PLANS FOR TOILET FIXTURES, TOILET ACCESSORIES, THEIR MOUNTING LOCATIONS AND MOUNTING HEIGHTS.
18. ALL FIRE EXTINGUISHERS TO BE 2A:10BC SURFACE MOUNTED TYPE ABC.

No	Revision Item	Date

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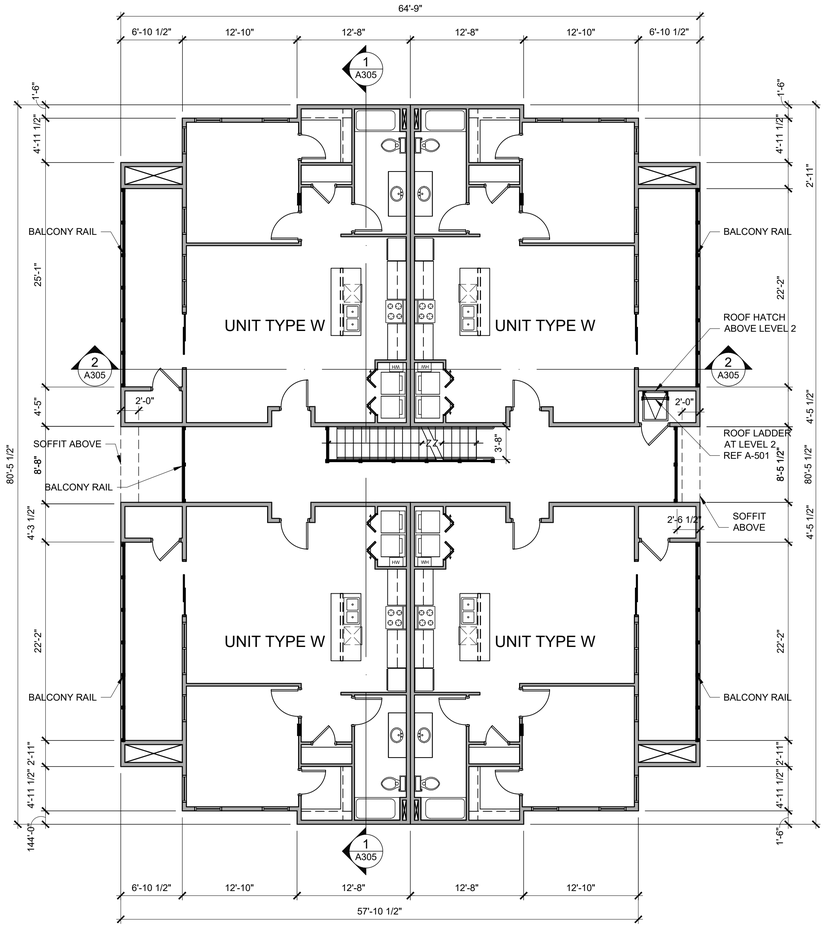
DRAWING TITLE

FLOOR PLAN BUILDING D

SEAL

STATE OF NEW MEXICO
SCOTT C. ANDERSON
No. 4341
4/10/2020
REGISTERED ARCHITECT

DESIGNED	PROJECT NO
DRAWN	SCALE
CHECKED	DRAWING NO
REVIEWED	**A-104**
DATE 4/10/2020	



SECOND FLOOR PLAN BUILDING E

SCALE: 1/8" = 1'-0"

GENERAL NOTES:

1. ALL DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE
2. ALL WORK TO COMPLY WITH LATEST VERSIONS OF THE IBC, AND NFPA.
3. PROVIDE BLOCKING IN WALLS FOR INSTALLATION OF GRAB BARS, TOWEL RACKS AND SHELVES.
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17. REFERENCE ENLARGED UNIT PLANS FOR TOILET FIXTURES, TOILET ACCESSORIES, THEIR MOUNTING LOCATIONS AND MOUNTING HEIGHTS.
18. ALL FIRE EXTINGUISHERS TO BE 2A:10BC SURFACE MOUNTED TYPE ABC.

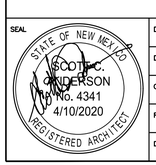
No	Revision Item	Date

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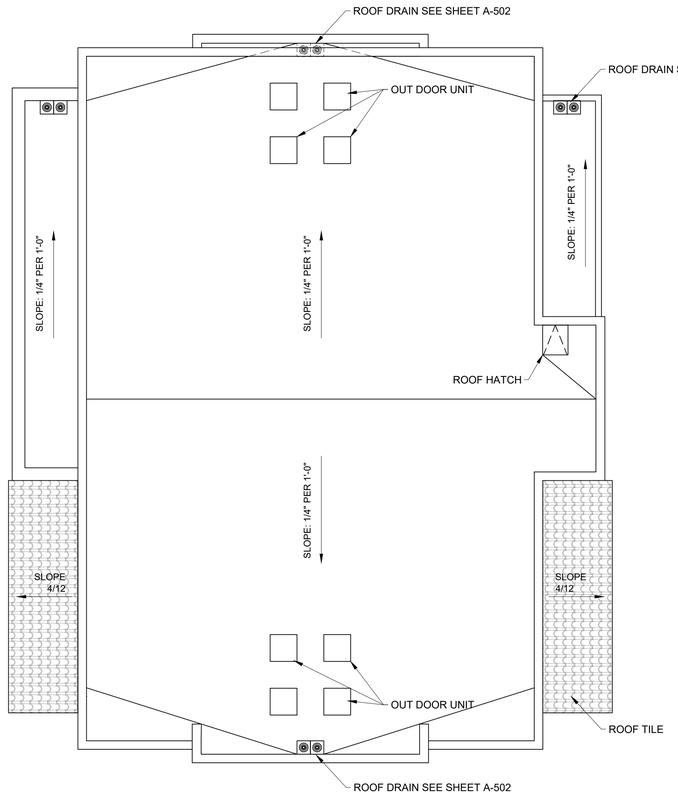
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DRAWING TITLE **SECOND FLOOR PLAN BUILDING E**

SEAL



DESIGNED	PROJECT NO
DRAWN	SCALE
CHECKED	DRAWING NO **A-101.1**
REVIEWED	
DATE 4/10/2020	



ROOF PLAN BUILDING E

SCALE: 1/8" = 1'-0"

GENERAL NOTES:

1. THE CONTRACTOR SHALL EXTEND ALL VENT-THRU-ROOF PIPES TO 12" MINIMUM ABOVE THE FINISHED ROOFING SYSTEM.
2. ALL LOCATIONS OF ITEMS SHOWN ON ROOF PLANS ARE APPROXIMATE.
3. TPO ROOF COVERING SHALL HAVE SOLAR REFLECTANCE VALUE OF 0.65 OR GREATER.
4. PIPES 1-1/2" AND SMALLER SHALL BE SUPPORTED AT 8'-0" O.C. MAXIMUM AND PIPES 2" AND LARGER SHALL BE SUPPORTED AT 10'-0" O.C. MAXIMUM.
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7. BASE FLASHING: INSTALL BASE-SHEET BACKER AND MODIFIED BITUMINOUS MEMBRANE BASE FLASHING AND SECURE TO SUBSTRATE. PROTECT ROOFING AND BASE FLASHINGS FROM DAMAGE AND WEAR DURING REMAINDER OF CONSTRUCTION PERIOD.
8. THE ROOFING CONTRACTOR SHALL PROVIDE FASTENERS AS REQUIRED FOR CORROSIVE AGENTS ADDED TO TREATED WOOD NAILERS AND AS RECOMMENDED BY THE ROOFING MANUFACTURER AND AS REQUIRED FOR THE WARRANTY.
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11. SEE SHEET A-502 FOR TYPICAL VENT DETAILING AND FLASHING.
12. INSTALL ROOF TILE OVER 90# CAP SHEET.
13. DRIP EDGE SHALL BE INSTALLED AT THE EAVE OVER THE SHEATHING. METAL SHALL BE FASTENED 6" O.C. WITH 12 GA CORROSION RESISTANT ROOFING NAILS OR EQUAL. ALL JOINTS SHALL BE LAPPED 3" MIN. ALL METAL LAPS SHALL BE SEALED.
14. ROOF VENTING 4,015 SF / 150 = 26.8 SF

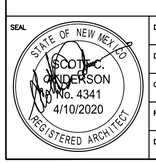
No	Revision Item	Date

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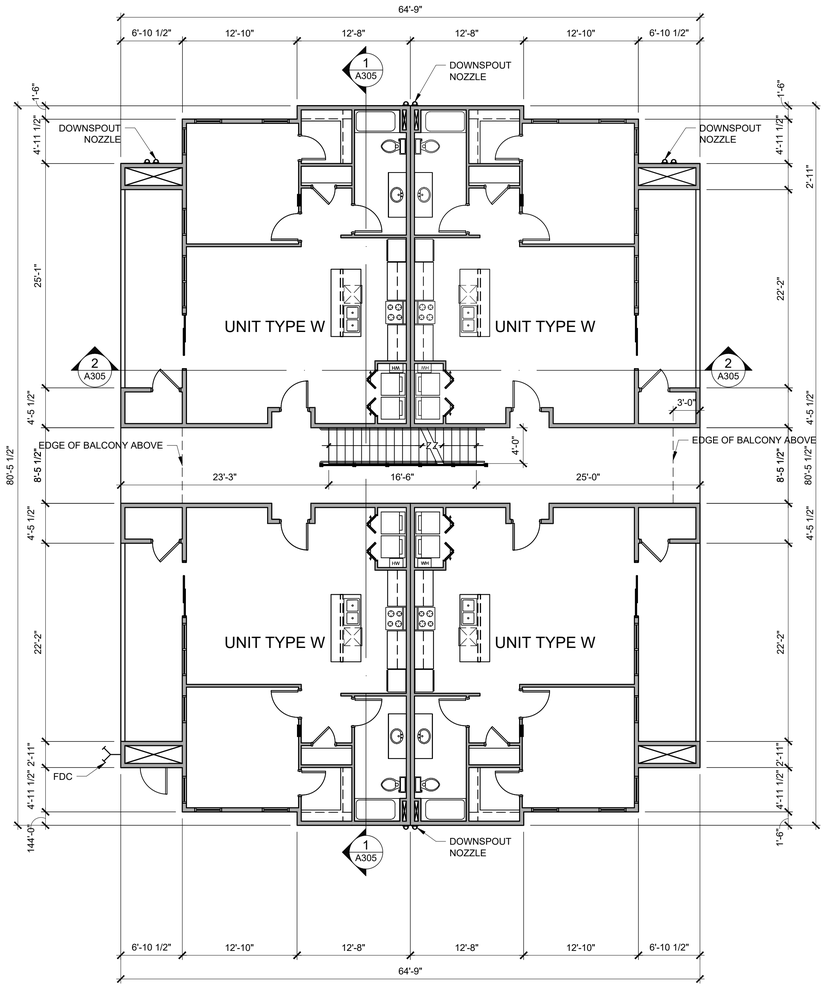
LEGACY AT CABEZON APARTMENTS
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RIO RANCHO, NM 87124

DRAWING TITLE **ROOF PLAN BUILDING E**

SEAL



DESIGNED	PROJECT NO
DRAWN	SCALE
CHECKED	DRAWING NO **A-105.2**
REVIEWED	
DATE 4/10/2020	



FIRST FLOOR PLAN BUILDING E

SCALE: 1/8" = 1'-0"

GENERAL NOTES:

1. ALL DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE
2. ALL WORK TO COMPLY WITH LATEST VERSIONS OF THE IBC, AND NFPA.
3. PROVIDE BLOCKING IN WALLS FOR INSTALLATION OF GRAB BARS, TOWEL RACKS AND SHELVES.
4. PROVIDE BLOCKING IN WALLS AS REQUIRED BY FHA AS REQUIRED FOR THE INSTALLATION OF CABINETS AND UNIT FINISHES.
5. ALL WORK SHALL BE PERFORMED IN A SATISFACTORY AND WORKMANLIKE MANNER. DEFICIENT WORK AND OR MATERIALS SHALL BE REMOVED AND REPLACED IN A TIMELY FASHION AS DIRECTED BY THE OWNER
6. ALL GYPSUM BOARD TO BE 5/8" TYPE "X" UNLESS NOTED OTHERWISE.
7. MOISTURE RESISTANT GYPSUM BOARD SHALL BE USED IN RESTROOM AND OTHER WET AREAS, (I.E. BEHIND ELECTRIC WATER COOLERS).
8. SIGNAGE FOR INDIVIDUAL AREAS AND ROOMS TO BE PER OWNER'S SPECIFICATIONS AND COORDINATED BY CONTRACTOR.
9. FOR FIRE EXTINGUISHER CABINET REFERENCE DETAIL ON SHEET A502.
10. REFERENCE SHEET A410 FOR FIXTURE MOUNTING HEIGHTS.
11. CONTRACTOR (HARDWARE SUPPLIER) SHALL CAREFULLY REVIEW CONDITIONS AND DETAILS AT EACH OPENING AND FURNISH COMPLETE ITEMS OF HARD-WARE W/ APPROPIATE FASTENERS AND OTHER ACCESSORY ITEMS AS REQUIRED TO PROVIDE THE INDICATED, WHETHER OR NOT THE ACCESSORY ITEMS ARE CONTRACTOR TO MEET W/ OWNER TO COORDINATE ALL KEYING OF LOCKS.
12. PROVIDE SILENCERS ON ALL DOORS. ALL FINISHES ARE US26D OR TO MATCH SAME, UNLESS NOTED OTHERWISE.
13. HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERABLE DEVICES ON ACCESSIBLE DOORS SHALL HAVE A SHAPE THAT IS EASY TO GRASP W/ ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING, OR TWISTING OF THE WRIST TO OPERATE. THEY SHALL BE MOUNTED NO HIGHER THAN A MAXIMUM HEIGHT OF 48" A.F.F.,
14. THE MAXIMUM FORCE, EXPRESSED IN POUNDS-FORCE FOR PUSHING OR PULLING OPEN A DOOR SHALL BE AS FOLLOWS: EXTERIOR HINGED DOORS: 8.5 LBF INTERIOR HINGED DOORS: 5.0 LBF
15. ALL EXTERIOR DOORS TO HAVE WEATHER STRIPPING AND SWEEP.
16. HARDWARE TO BE COORDINATED AND APPROVED BY OWNER PRIOR TO INSTALLATION, FINISH IS BRUSHED CHROME, ALL LOCKS TO BE ON MASTERKEY SYSTEM, AND ALL HARDWARE TO BE SCHLAGE D-SERIES OR EQUAL.
17. REFERENCE ENLARGED UNIT PLANS FOR TOILET FIXTURES, TOILET ACCESSORIES, THEIR MOUNTING LOCATIONS AND MOUNTING HEIGHTS.
18. ALL FIRE EXTINGUISHERS TO BE 2A:10BC SURFACE MOUNTED TYPE ABC.

No	Revision Item	Date

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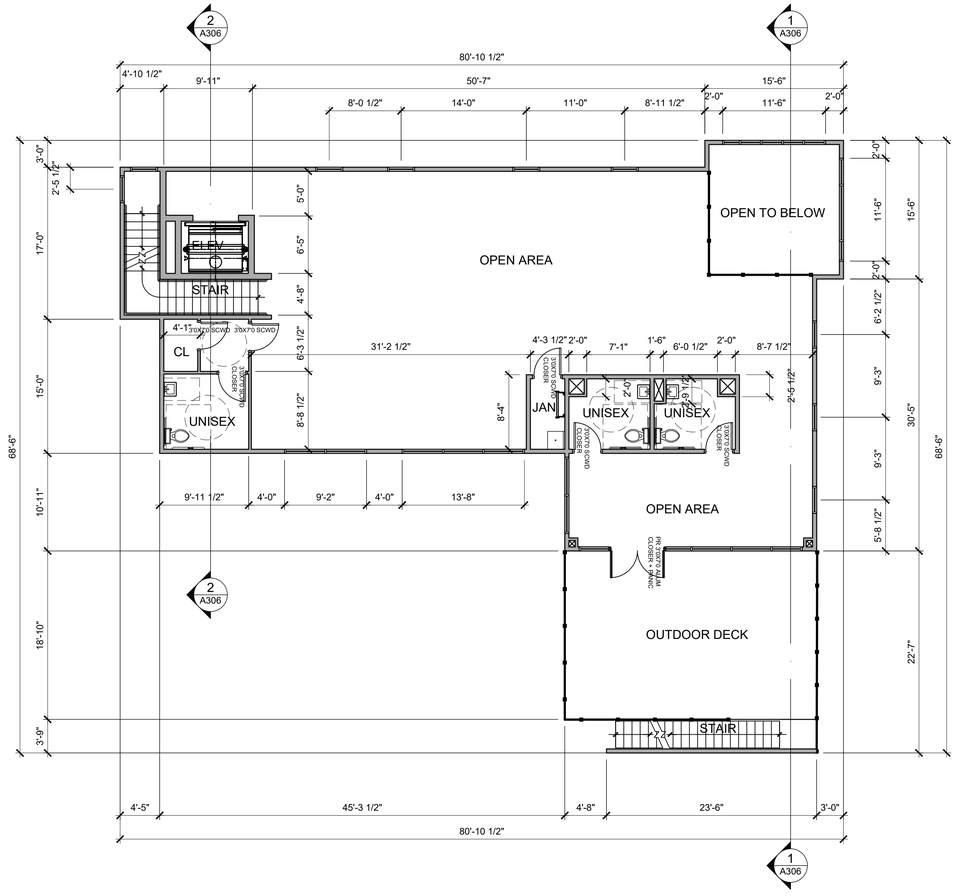
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DRAWING TITLE **FIRST FLOOR PLAN BUILDING E**

SEAL

STATE OF NEW MEXICO
SCOTT C. ANDERSON
No. 4341
4/10/2020
REGISTERED ARCHITECT

DESIGNED	PROJECT NO
DRAWN	SCALE
CHECKED	DRAWING NO **A-105**
REVIEWED	
DATE 4/10/2020	



SECOND FLOOR PLAN BUILDING F

SCALE: 1/8" = 1'-0"

GENERAL NOTES:

1. ALL DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE
2. ALL WORK TO COMPLY WITH LATEST VERSIONS OF THE IBC, AND NFPA.
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No	Revision Item	Date

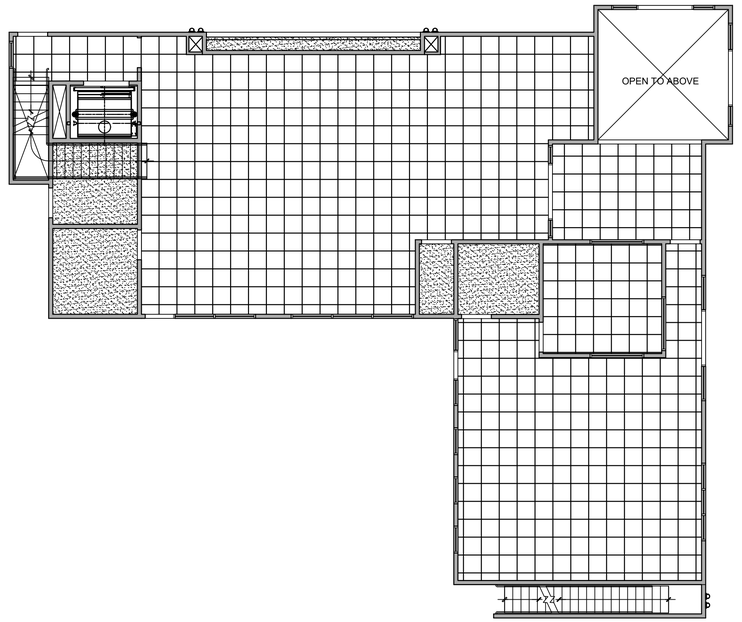
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DRAWING TITLE
SECOND FLOOR PLAN BUILDING F

SEAL
STATE OF NEW MEXICO
SCOTT C. ANDERSON
NM No. 4341
4/10/2020
REGISTERED ARCHITECT

DESIGNED	PROJECT NO
DRAWN	SCALE
CHECKED	DRAWING NO
REVIEWED	**A-106.1**
DATE 4/10/2020	



FIRST FLOOR CEILING PLAN BUILDING F

SCALE: 1/8" = 1'-0"

GENERAL NOTES:

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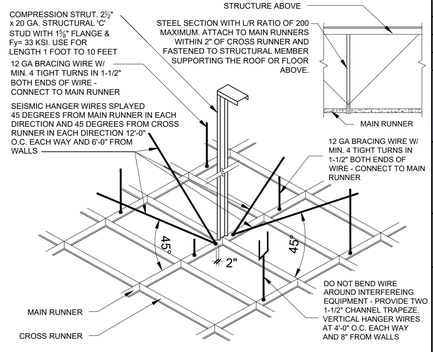
1. VERTICAL HANGERS - SUSPENSION WIRES SHALL NOT BE SMALLER THAN NO. 12 GA. SPACED @ 4'-0" O.C. OR NO. 10 GA. SPACED @ 5'-0" O.C. ALONG EACH MAIN RUNNER. EACH VERTICAL WIRE SHALL BE ATTACHED TO THE CEILING SUSPENSION MEMBER AND TO THE SUPPORT ABOVE WITH A MINIMUM OF THREE TURNS. ANY CONNECTION DEVICE AT THE SUPPORTING CONSTRUCTION SHALL BE CAPABLE OF CARRYING NOT LESS THAN 100 POUNDS. SUSPENSION WIRES SHALL NOT HANG MORE THAN 1-IN-6 OUT-OF-PLUMB UNLESS COUNTER SLOPING WIRES ARE PROVIDED. WIRES SHALL NOT ATTACH TO OR BEND AROUND INTERFERING MATERIAL OR EQUIPMENT. A TRAPEZE OR EQUIVALENT DEVICE SHALL BE USED WHERE OBSTRUCTIONS PRECLUDE DIRECT SUSPENSION. TRAPEZE SUSPENSIONS SHALL BE A MINIMUM OF BACK-TO-BACK 1-1/4" COLD-ROLLED CHANNELS FOR SPANS EXCEEDING 48".

2. PERIMETER HANGERS - THE PERIMETER ENDS OF EACH CROSS RUNNER AND MAIN RUNNER SHALL BE SUPPORTED INDEPENDENTLY A MAXIMUM OF 8" FROM EACH WALL OR CEILING DISCONTINUITY WITH NO 12 GA. WIRE OR APPROVED WALL SUPPORT. THESE WIRES SHALL NOT HANG MORE THAN 1-IN-6 OUT-OF-PLUMB AND MUST BE CONNECTED TO AN ADJACENT WALL OR TO THE STRUCTURE ABOVE.

3. LATERAL FORCE BRACING - WHERE DESIGN CALCULATIONS BY A STRUCTURAL ENGINEER ARE NOT PROVIDED, HORIZONTAL RESTRAINTS SHALL BE EFFECTED BY FOUR NO 12 GA. WIRES SECURED TO THE MAIN RUNNER WITHIN 2" OF THE CROSS RUNNER INTERSECTION AND SPLAYED 90° FROM EACH OTHER AT AN ANGLE NOT EXCEEDING 45° FROM THE PLANE OF THE CEILING. A STRUT FASTENED TO THE MAIN RUNNER SHALL BE EXTENDED TO AND FASTENED TO THE STRUCTURAL MEMBERS SUPPORTING THE ROOF OR FLOOR ABOVE. THE STRUT SHALL BE ADEQUATE TO RESIST THE VERTICAL COMPONENT INDUCED BY THE BRACING WIRES. THESE HORIZONTAL RESTRAINT POINTS SHALL BE PLACED 12'-0" O.C. IN BOTH DIRECTIONS WITH THE FIRST POINT WITHIN 6'-0" FROM EACH WALL. ATTACHMENT OF THE RESTRAINT WIRES TO THE STRUCTURE ABOVE SHALL BE ADEQUATE FOR THE LOAD IMPOSED. LATERAL FORCE BRACING MEMBERS SHALL BE SPACED A MINIMUM OF 6" FROM ALL HORIZONTAL PIPING OR DUCT WORK THAT IS NOT PROVIDED WITH BRACING RESTRAINTS FOR HORIZONTAL FORCES. BRACING WIRES SHALL BE ATTACHED TO THE GRID AND TO THE STRUCTURE IN SUCH A MANNER THAT THEY CAN SUPPORT A DESIGN LOAD OF NOT LESS THAN 200 POUNDS OR THE ACTUAL DESIGN LOAD, WITH A SAFETY FACTOR OF 2, WHICHEVER IS GREATER.

4. PERIMETER MEMBERS - WALL ANGLES OR CHANNELS SHALL BE CONSIDERED AS AESTHETIC CLOSURES AND SHALL HAVE NO STRUCTURAL VALUE ASSESSED TO THEM OR THEIR METHOD OF ATTACHMENT TO THE WALLS. ENDS OF MAIN RUNNERS AND CROSS MEMBERS SHALL BE TIED TOGETHER TO PREVENT THEM FROM SPREADING.

5. ATTACHMENT OF MEMBERS TO THE PERIMETER - TO FACILITATE INSTALLATION, MAIN RUNNERS AND CROSS RUNNERS MAY BE ATTACHED TO THE PERIMETER MEMBER AT TWO ADJACENT WALLS WITH CLEARANCE BETWEEN THE WALL AND THE RUNNERS MAINTAINED AT THE OTHER TWO WALLS.



LAY-IN CEILING

SCALE: NTS

No	Revision Item	Date

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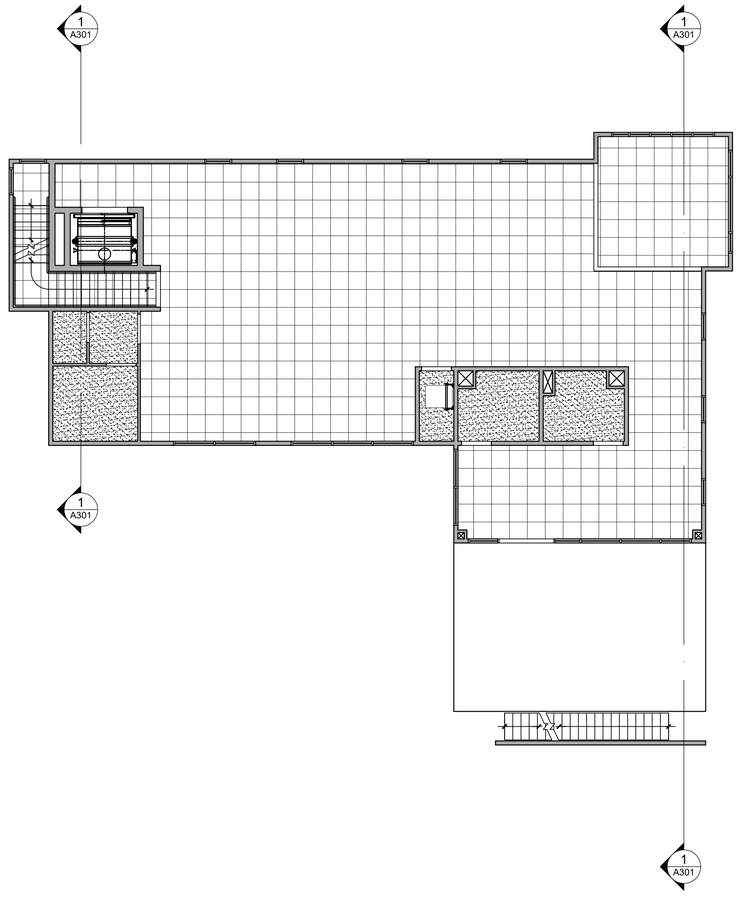
DRAWING TITLE

FIRST FLOOR CEILING PLAN BUILDING F

SEAL

STATE OF NEW MEXICO
SCOTT C. ANDERSON
No. 4341
4/10/2020
REGISTERED ARCHITECT

DESIGNED	PROJECT NO
DRAWN	SCALE
CHECKED	DRAWING NO
REVIEWED	**A-106.2**
DATE 4/10/2020	



SECOND FLOOR CEILING PLAN BUILDING F

SCALE: 1/8" = 1'-0"

GENERAL NOTES:

1. ALL DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE
2. ALL WORK TO COMPLY WITH LATEST VERSIONS OF THE IBC, AND NFPA.
3. PROVIDE BLOCKING IN WALLS FOR INSTALLATION OF GRAB BARS, TOWEL RACKS AND SHELVES.
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8. SIGNAGE FOR INDIVIDUAL AREAS AND ROOMS TO BE PER OWNER'S SPECIFICATIONS AND COORDINATED BY CONTRACTOR.
9. FOR FIRE EXTINGUISHER CABINET REFERENCE DETAIL ON SHEET A502.
10. REFERENCE SHEET A410 FOR FIXTURE MOUNTING HEIGHTS.
11. CONTRACTOR (HARDWARE SUPPLIER) SHALL CAREFULLY REVIEW CONDITIONS AND DETAILS AT EACH OPENING AND FURNISH COMPLETE ITEMS OF HARD-WARE W/ APPROPIATE FASTENERS AND OTHER ACCESSORY ITEMS AS REQUIRED TO PROVIDE THE INDICATED, WHETHER OR NOT THE ACCESSORY ITEMS ARE CONTRACTOR TO MEET W/ OWNER TO COORDINATE ALL KEYING OF LOCKS.
12. PROVIDE SILENCERS ON ALL DOORS. ALL FINISHES ARE US26D OR TO MATCH SAME, UNLESS NOTED OTHERWISE.
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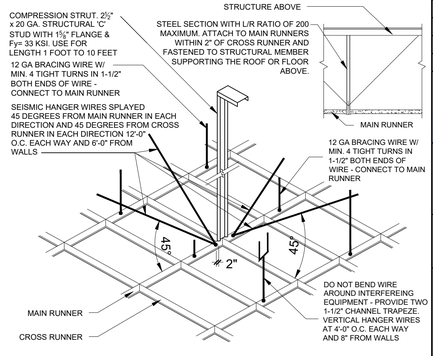
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LAY-IN CEILING

SCALE: NTS

No	Revision Item	Date

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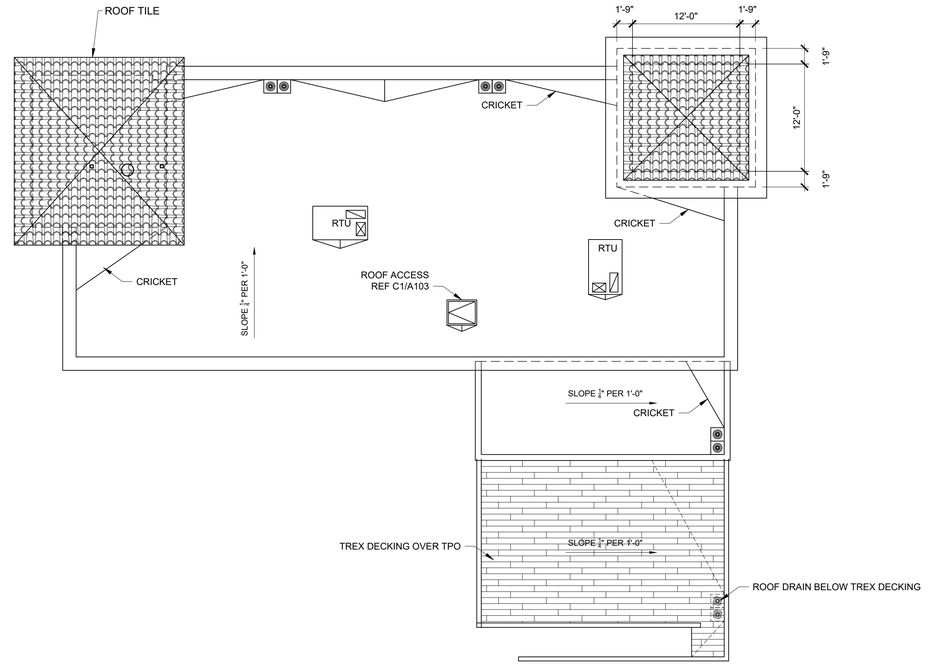
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DRAWING TITLE **SECOND FLOOR CEILING PLAN BUILDING F**

SEAL

STATE OF NEW MEXICO
SCOTT C. ANDERSON
NM No. 4341
4/10/2020
REGISTERED ARCHITECT

DESIGNED	PROJECT NO
DRAWN	SCALE
CHECKED	DRAWING NO **A-106.3**
REVIEWED	
DATE 4/10/2020	



ROOF PLAN BUILDING F

SCALE: 1/8" = 1'-0"

GENERAL NOTES:

1. THE CONTRACTOR SHALL EXTEND ALL VENT-THRU-ROOF PIPES TO 12" MINIMUM ABOVE THE FINISHED ROOFING SYSTEM.
2. ALL LOCATIONS OF ITEMS SHOWN ON ROOF PLANS ARE APPROXIMATE.
3. TPO ROOF COVERING SHALL HAVE SOLAR REFLECTANCE VALUE OF 0.65 OR GREATER.
4. PIPES 1-1/2" AND SMALLER SHALL BE SUPPORTED AT 8'-0" O.C. MAXIMUM AND PIPES 2" AND LARGER SHALL BE SUPPORTED AT 10'-0" O.C. MAXIMUM.
5. ALL CRICKETS SHALL HAVE A MINIMUM SLOPE OF 1/2" PER 1'-0" AS MEASURED FROM LEVEL FOR POSITIVE DRAINAGE
6. ALL ROOF TOP EQUIPMENT SHALL BE INSTALLED A MINIMUM OF 8" OR MORE ABOVE THE FINISHED ROOF AS REQUIRED BY THE ROOFING SYSTEM.MAINTAIN UNIFORM SIDE AND STAGGERED END LAPS. BOND AND SEAL LAPS, LEAVING NO VOIDS.
7. BASE FLASHING: INSTALL BASE-SHEET BACKER AND MODIFIED BITUMINOUS MEMBRANE BASE FLASHING AND SECURE TO SUBSTRATE. PROTECT ROOFING AND BASE FLASHINGS FROM DAMAGE AND WEAR DURING REMAINDER OF CONSTRUCTION PERIOD.
8. THE ROOFING CONTRACTOR SHALL PROVIDE FASTENERS AS REQUIRED FOR CORROSIVE AGENTS ADDED TO TREATED WOOD NAILERS AND AS RECOMMENDED BY THE ROOFING MANUFACTURER AND AS REQUIRED FOR THE WARRANTY.
9. ALL ROOFING SHALL MEET FM I-95 FOR WIND UPLIFT.
10. SEE SHEET A-502 FOR TYPICAL ROOF PLUMBING VENT FLASHING.
11. SEE SHEET A-502 FOR TYPICAL VENT DETAILING AND FLASHING.
12. INSTALL ROOF TILE OVER 90# CAP SHEET.
13. DRIP EDGE SHALL BE INSTALLED AT THE EAVE OVER THE SHEATHING. METAL SHALL BE FASTENED 6" O.C. WITH 12 GA CORROSION RESISTANT ROOFING NAILS OR EQUAL. ALL JOINTS SHALL BE LAPPED 3" MIN. ALL METAL LAPS SHALL BE SEALED.
14. ROOF VENTING 2,674 SF / 150 = 17.8 SF

No	Revision Item	Date

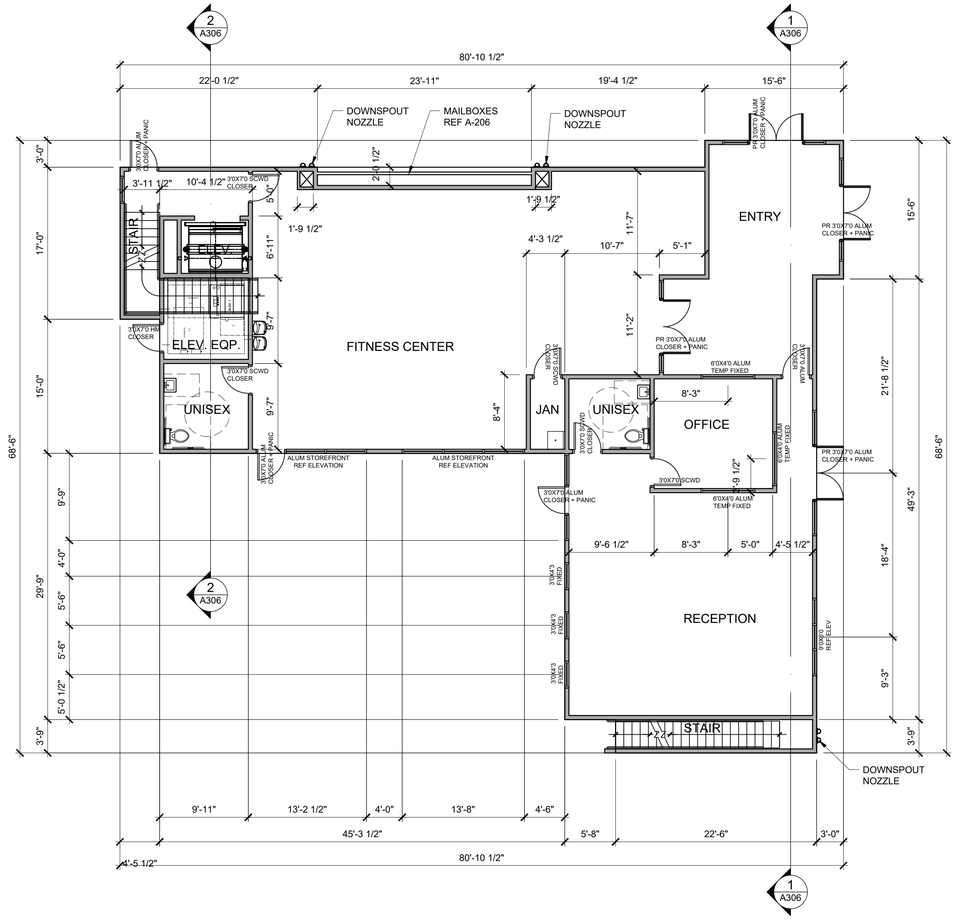
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LEGACY AT CABEZON APARTMENTS
1017 ROSARITO DR SE
RIO RANCHO, NM 87124

DRAWING TITLE
ROOF PLAN BUILDING F

SEAL
STATE OF NEW MEXICO
SCOTT C. ANDERSON
No. 4341
4/10/2020
REGISTERED ARCHITECT

DESIGNED	PROJECT NO
DRAWN	SCALE
CHECKED	DRAWING NO
REVIEWED	**A-106.4**
DATE 4/10/2020	



FIRST FLOOR PLAN BUILDING F

SCALE: 1/8" = 1'-0"

GENERAL NOTES:

1. ALL DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE
2. ALL WORK TO COMPLY WITH LATEST VERSIONS OF THE IBC, AND NFPA.
3. PROVIDE BLOCKING IN WALLS FOR INSTALLATION OF GRAB BARS, TOWEL RACKS AND SHELVES.
4. PROVIDE BLOCKING IN WALLS AS REQUIRED BY FHA AS REQUIRED FOR THE INSTALLATION OF CABINETS AND UNIT FINISHES.
5. ALL WORK SHALL BE PERFORMED IN A SATISFACTORY AND WORKMANLIKE MANNER. DEFICIENT WORK AND OR MATERIALS SHALL BE REMOVED AND REPLACED IN A TIMELY FASHION AS DIRECTED BY THE OWNER
6. ALL GYPSUM BOARD TO BE 5/8" TYPE "X" UNLESS NOTED OTHERWISE.
7. MOISTURE RESISTANT GYPSUM BOARD SHALL BE USED IN RESTROOM AND OTHER WET AREAS, (I.E. BEHIND ELECTRIC WATER COOLERS).
8. SIGNAGE FOR INDIVIDUAL AREAS AND ROOMS TO BE PER OWNER'S SPECIFICATIONS AND COORDINATED BY CONTRACTOR.
9. FOR FIRE EXTINGUISHER CABINET REFERENCE DETAIL ON SHEET A502.
10. REFERENCE SHEET A410 FOR FIXTURE MOUNTING HEIGHTS.
11. CONTRACTOR (HARDWARE SUPPLIER) SHALL CAREFULLY REVIEW CONDITIONS AND DETAILS AT EACH OPENING AND FURNISH COMPLETE ITEMS OF HARD-WARE W/ APPROPRIATE FASTENERS AND OTHER ACCESSORY ITEMS AS REQUIRED TO PROVIDE THE INDICATED, WHETHER OR NOT THE ACCESSORY ITEMS ARE CONTRACTOR TO MEET W/ OWNER TO COORDINATE ALL KEYING OF LOCKS.
12. PROVIDE SILENCERS ON ALL DOORS. ALL FINISHES ARE US26D OR TO MATCH SAME, UNLESS NOTED OTHERWISE.
13. HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERABLE DEVICES ON ACCESSIBLE DOORS SHALL HAVE A SHAPE THAT IS EASY TO GRASP W/ ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING, OR TWISTING OF THE WRIST TO OPERATE. THEY SHALL BE MOUNTED NO HIGHER THAN A MAXIMUM HEIGHT OF 48" A.F.F..
14. THE MAXIMUM FORCE, EXPRESSED IN POUNDS-FORCE FOR PUSHING OR PULLING OPEN A DOOR SHALL BE AS FOLLOWS: EXTERIOR HINGED DOORS: 8.5 LBF INTERIOR HINGED DOORS: 5.0 LBF
15. ALL EXTERIOR DOORS TO HAVE WEATHER STRIPPING AND SWEEP.
16. HARDWARE TO BE COORDINATED AND APPROVED BY OWNER PRIOR TO INSTALLATION, FINISH IS BRUSHED CHROME, ALL LOCKS TO BE ON MASTERKEY SYSTEM, AND ALL HARDWARE TO BE SCHLAGE D-SERIES OR EQUAL.
17. REFERENCE ENLARGED UNIT PLANS FOR TOILET FIXTURES, TOILET ACCESSORIES, THEIR MOUNTING LOCATIONS AND MOUNTING HEIGHTS.
18. ALL FIRE EXTINGUISHERS TO BE 2A:10BC SURFACE MOUNTED TYPE ABC.

No	Revision Item	Date

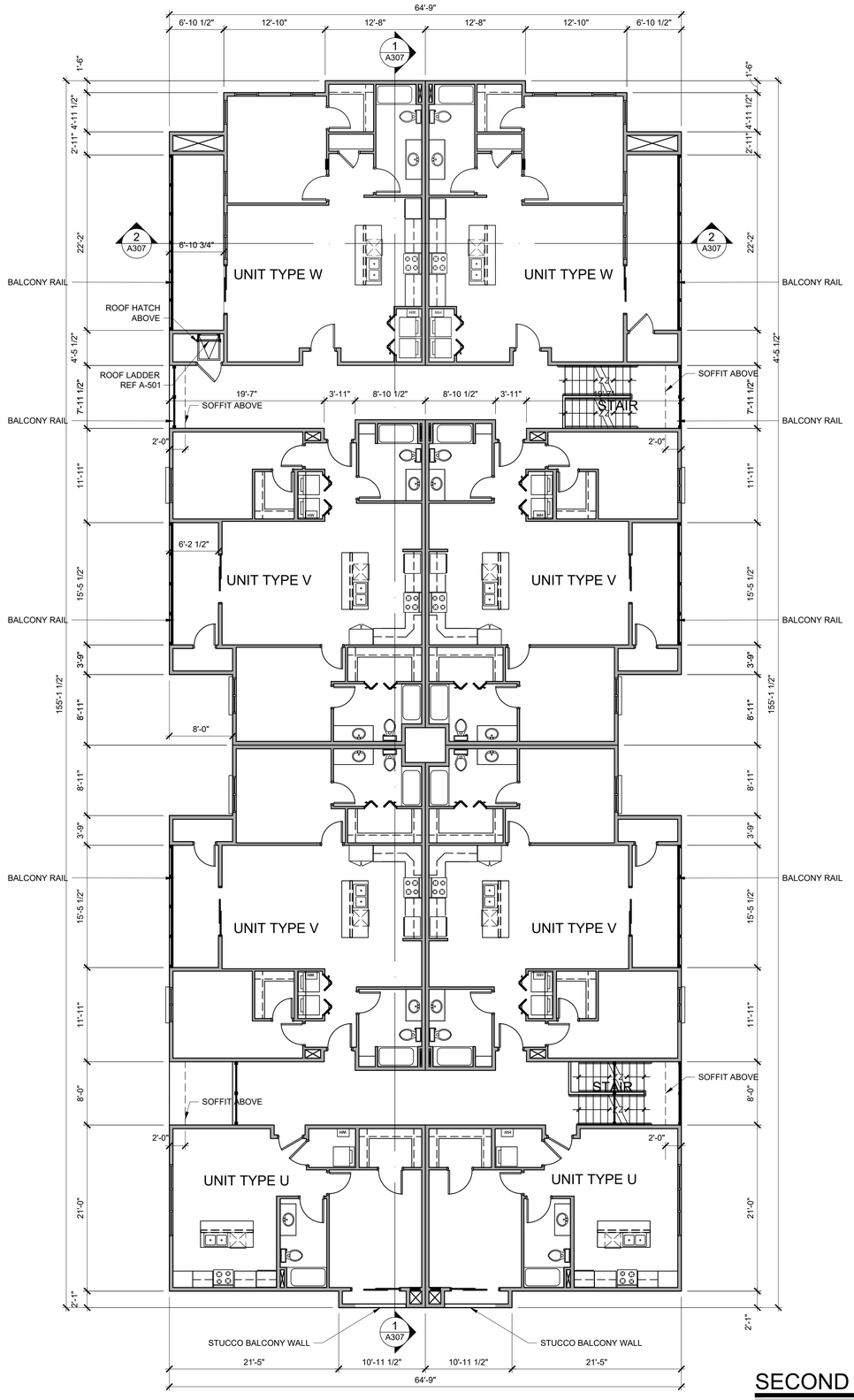
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505.401.7575

LEGACY AT CABEZON APARTMENTS
1017 ROSARITO DR SE
RIO RANCHO, NM 87124

DRAWING TITLE
FIRST FLOOR PLAN BUILDING F

SEAL
STATE OF NEW MEXICO
SCOTT C. ANDERSON
No. 4341
4/10/2020
REGISTERED ARCHITECT

DESIGNED	PROJECT NO
DRAWN	SCALE
CHECKED	DRAWING NO **A-106**
REVIEWED	
DATE 4/10/2020	



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SECOND FLOOR PLAN BUILDING G

SCALE: 1/8" = 1'-0"

No	Revision Item	Date

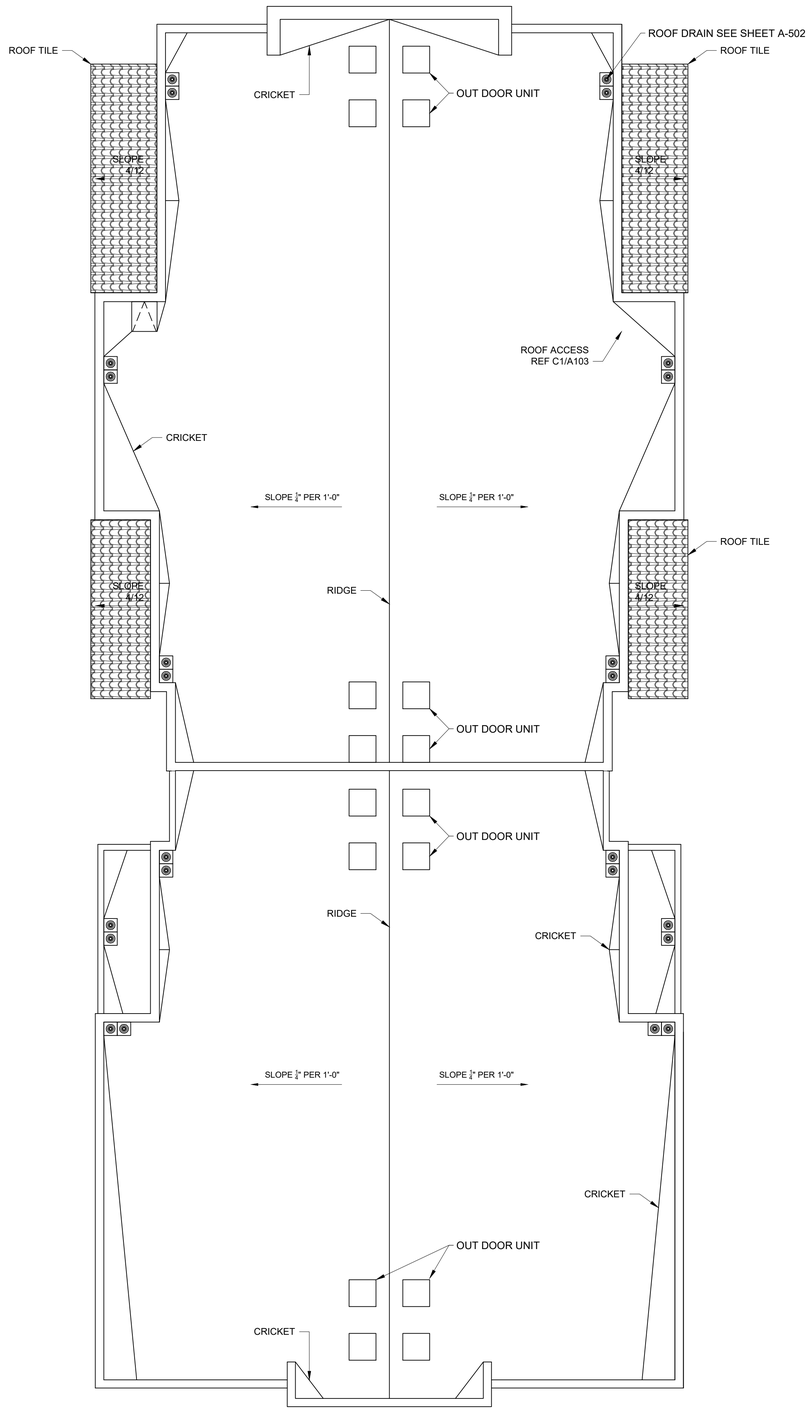
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LEGACY AT CABEZON APARTMENTS
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RIO RANCHO, NM 87124

DRAWING TITLE
SECOND FLOOR PLAN BUILDING G

SEAL
STATE OF NEW MEXICO
SCOTT C. ANDERSON
NM No. 4341
4/10/2020
REGISTERED ARCHITECT

DESIGNED	PROJECT NO
DRAWN	SCALE
CHECKED	DRAWING NO
REVIEWED	**A-107.1**
DATE 4/10/2020	



GENERAL NOTES:

1. THE CONTRACTOR SHALL EXTEND ALL VENT-THRU-ROOF PIPES TO 12" MINIMUM ABOVE THE FINISHED ROOFING SYSTEM.
2. ALL LOCATIONS OF ITEMS SHOWN ON ROOF PLANS ARE APPROXIMATE.
3. TPO ROOF COVERING SHALL HAVE SOLAR REFLECTANCE VALUE OF 0.65 OR GREATER.
4. PIPES 1-1/2" AND SMALLER SHALL BE SUPPORTED AT 8'-0" O.C. MAXIMUM AND PIPES 2" AND LARGER SHALL BE SUPPORTED AT 10'-0" O.C. MAXIMUM.
5. ALL CRICKETS SHALL HAVE A MINIMUM SLOPE OF 1/2" PER 1'-0" AS MEASURED FROM LEVEL FOR POSITIVE DRAINAGE
6. ALL ROOF TOP EQUIPMENT SHALL BE INSTALLED A MINIMUM OF 8" OR MORE ABOVE THE FINISHED ROOF AS REQUIRED BY THE ROOFING SYSTEM.MAINTAIN UNIFORM SIDE AND STAGGERED END LAPS. BOND AND SEAL LAPS, LEAVING NO VOIDS.
7. BASE FLASHING: INSTALL BASE-SHEET BACKER AND MODIFIED BITUMINOUS MEMBRANE BASE FLASHING AND SECURE TO SUBSTRATE. PROTECT ROOFING AND BASE FLASHINGS FROM DAMAGE AND WEAR DURING REMAINDER OF CONSTRUCTION PERIOD.
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10. SEE SHEET A-502 FOR TYPICAL ROOF PLUMBING VENT FLASHING.
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13. DRIP EDGE SHALL BE INSTALLED AT THE EAVE OVER THE SHEATHING. METAL SHALL BE FASTENED 6" O.C. WITH 12 GA CORROSION RESISTANT ROOFING NAILS OR EQUAL. ALL JOINTS SHALL BE LAPPED 3" MIN. ALL METAL LAPS SHALL BE SEALED.
14. ROOF VENTING 8,736 SF / 150 = 58.25 SF

ROOF PLAN BUILDING G

SCALE: 1/8" = 1'-0"

No	Revision Item	Date

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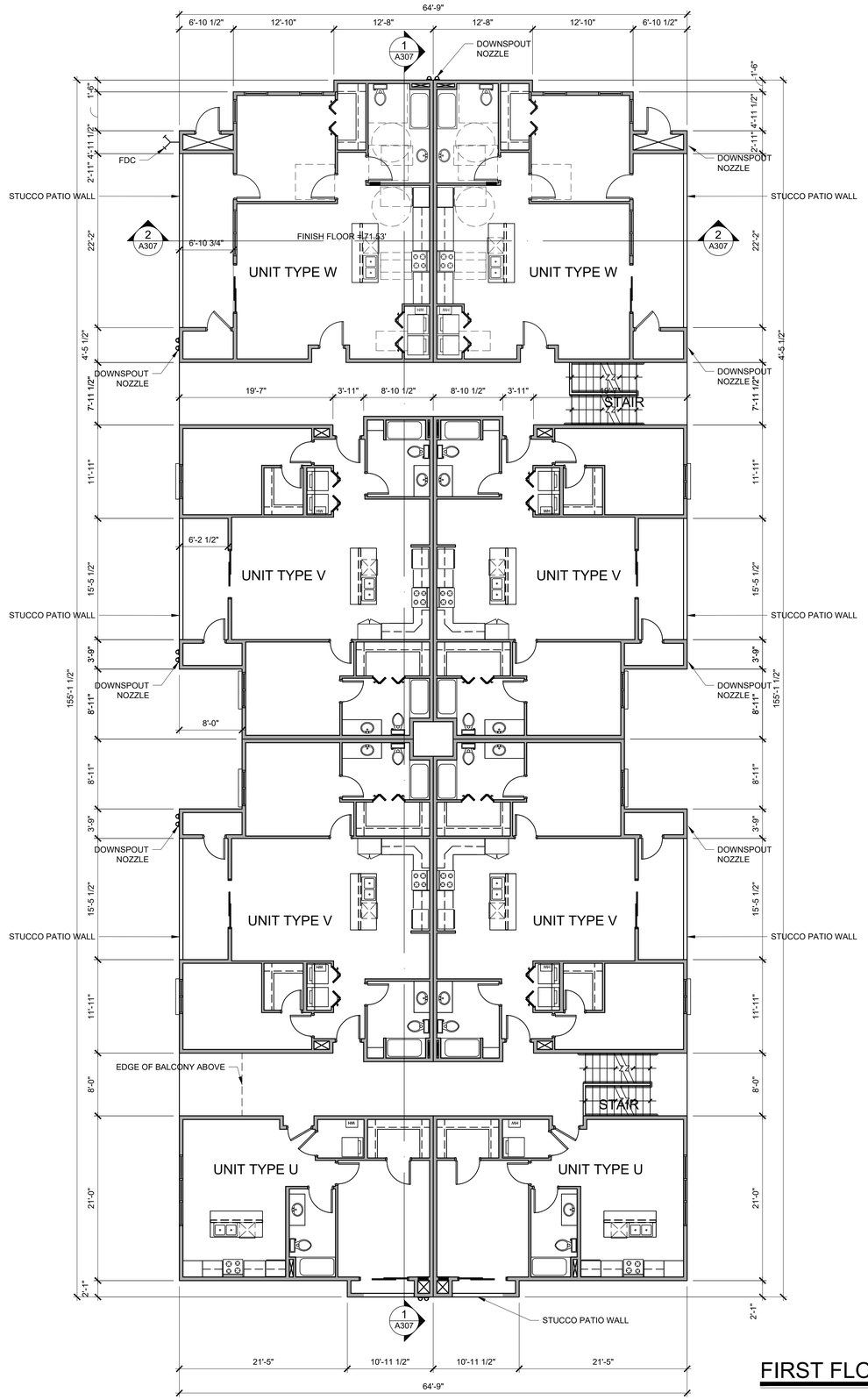
DRAWING TITLE

ROOF PLAN BUILDING G

SEAL

STATE OF NEW MEXICO
SCOTT C. ANDERSON
No. 4341
4/10/2020
REGISTERED ARCHITECT

DESIGNED	PROJECT NO
DRAWN	SCALE
CHECKED	DRAWING NO
REVIEWED	**A-107.2**
DATE 4/10/2020	



GENERAL NOTES:

1. ALL DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE
2. ALL WORK TO COMPLY WITH LATEST VERSIONS OF THE IBC, AND NFPA.
3. PROVIDE BLOCKING IN WALLS FOR INSTALLATION OF GRAB BARS, TOWEL RACKS AND SHELVES.
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18. ALL FIRE EXTINGUISHERS TO BE 2A:10BC SURFACE MOUNTED TYPE ABC.

FIRST FLOOR PLAN BUILDING G

SCALE: 1/8" = 1'-0"

No	Revision Item	Date

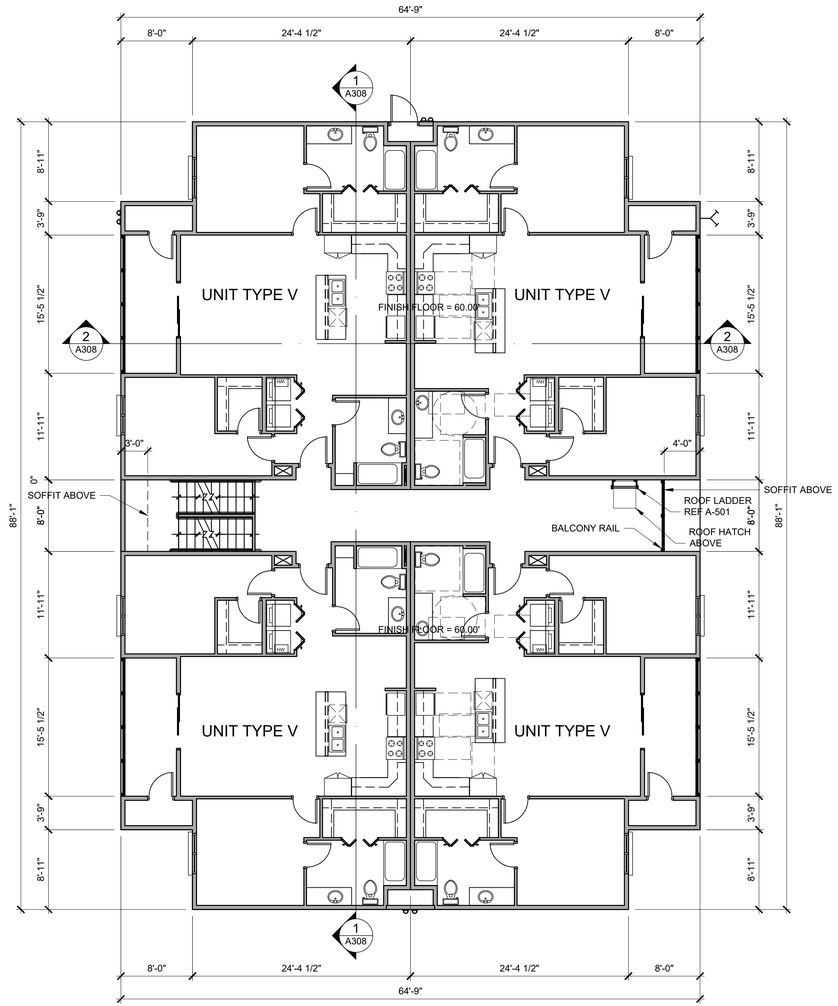
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LEGACY AT CABEZON APARTMENTS
1017 ROSARITO DR SE
RIO RANCHO, NM 87124

DRAWING TITLE
FIRST FLOOR PLAN BUILDING G

SEAL
STATE OF NEW MEXICO
SCOTT C. ANDERSON
NM No. 4341
4/10/2020
REGISTERED ARCHITECT

DESIGNED	PROJECT NO
DRAWN	SCALE
CHECKED	DRAWING NO **A-107**
REVIEWED	
DATE 4/10/2020	



SECOND & THIRD FLOOR PLAN BUILDING H

SCALE: 1/8" = 1'-0"

GENERAL NOTES:

1. ALL DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE
2. ALL WORK TO COMPLY WITH LATEST VERSIONS OF THE IBC, AND NFPA.
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14. THE MAXIMUM FORCE, EXPRESSED IN POUNDS-FORCE FOR PUSHING OR PULLING OPEN A DOOR SHALL BE AS FOLLOWS: EXTERIOR HINGED DOORS: 8.5 LBF INTERIOR HINGED DOORS: 5.0 LBF
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18. ALL FIRE EXTINGUISHERS TO BE 2A:10BC SURFACE MOUNTED TYPE ABC.

No	Revision Item	Date

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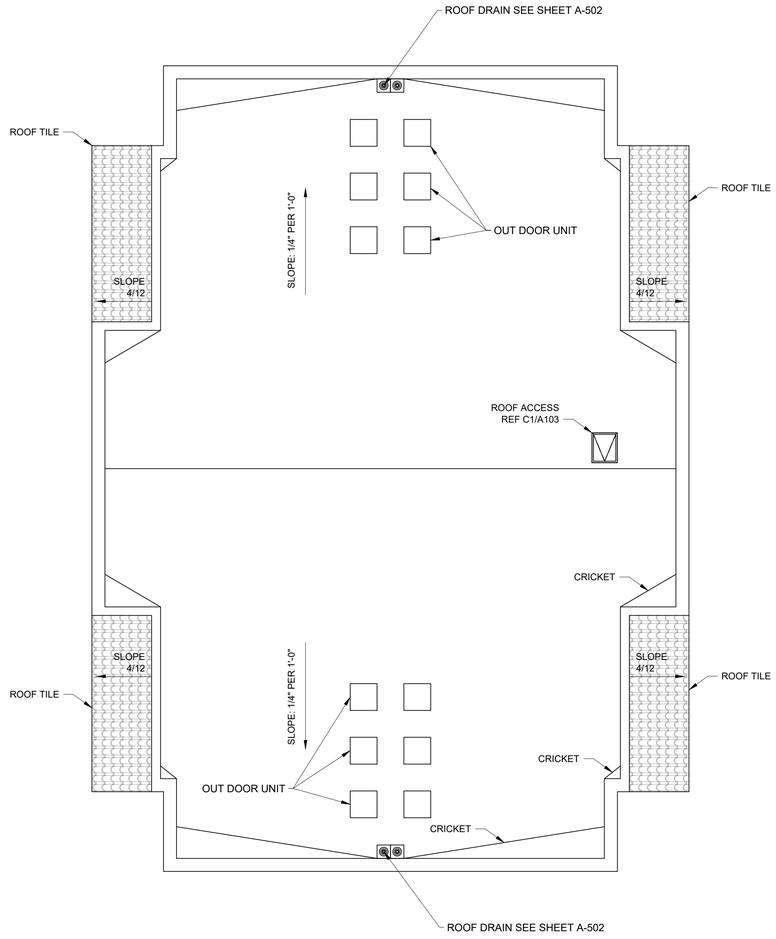
LEGACY AT CABEZON APARTMENTS
1017 ROSARITO DR SE
RIO RANCHO, NM 87124

DRAWING TITLE **SECOND & THIRD FLOOR PLAN BUILDING H**

SEAL

STATE OF NEW MEXICO
SCOTT C. ANDERSON
NM No. 4341
4/10/2020
REGISTERED ARCHITECT

DESIGNED	PROJECT NO
DRAWN	SCALE
CHECKED	DRAWING NO
REVIEWED	**A-108.1**
DATE 4/10/2020	



ROOF PLAN BUILDING H

SCALE: 1/8" = 1'-0"

GENERAL NOTES:

1. THE CONTRACTOR SHALL EXTEND ALL VENT-THRU-ROOF PIPES TO 12" MINIMUM ABOVE THE FINISHED ROOFING SYSTEM.
2. ALL LOCATIONS OF ITEMS SHOWN ON ROOF PLANS ARE APPROXIMATE.
3. TPO ROOF COVERING SHALL HAVE SOLAR REFLECTANCE VALUE OF 0.65 OR GREATER.
4. PIPES 1-1/2" AND SMALLER SHALL BE SUPPORTED AT 8'-0" O.C. MAXIMUM AND PIPES 2" AND LARGER SHALL BE SUPPORTED AT 10'-0" O.C. MAXIMUM.
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14. ROOF VENTING 4,802 SF / 150 = 32 SF

No	Revision Item	Date

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LEGACY AT CABEZON APARTMENTS
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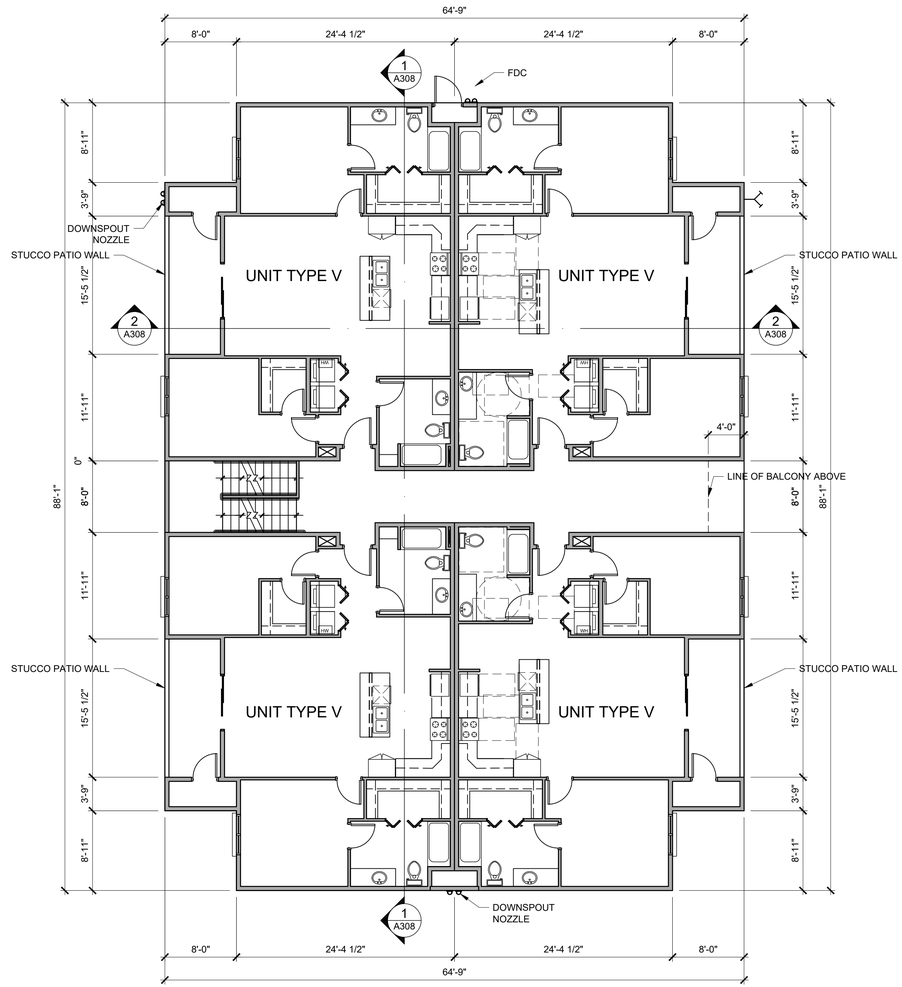
DRAWING TITLE

ROOF PLAN BUILDING H

SEAL

STATE OF NEW MEXICO
SCOTT C. ANDERSON
No. 4341
4/10/2020
REGISTERED ARCHITECT

DESIGNED	PROJECT NO
DRAWN	SCALE
CHECKED	DRAWING NO
REVIEWED	**A-108.2**
DATE 4/10/2020	



FIRST FLOOR PLAN BUILDING H

SCALE: 1/8" = 1'-0"

GENERAL NOTES:

1. ALL DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE
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14. THE MAXIMUM FORCE, EXPRESSED IN POUNDS-FORCE FOR PUSHING OR PULLING OPEN A DOOR SHALL BE AS FOLLOWS: EXTERIOR HINGED DOORS: 8.5 LBF INTERIOR HINGED DOORS: 5.0 LBF
15. ALL EXTERIOR DOORS TO HAVE WEATHER STRIPPING AND SWEEP.
16. HARDWARE TO BE COORDINATED AND APPROVED BY OWNER PRIOR TO INSTALLATION, FINISH IS BRUSHED CHROME, ALL LOCKS TO BE ON MASTERKEY SYSTEM, AND ALL HARDWARE TO BE SCHLAGE D-SERIES OR EQUAL.
17. REFERENCE ENLARGED UNIT PLANS FOR TOILET FIXTURES, TOILET ACCESSORIES, THEIR MOUNTING LOCATIONS AND MOUNTING HEIGHTS.
18. ALL FIRE EXTINGUISHERS TO BE 2A:10BC SURFACE MOUNTED TYPE ABC.

No	Revision Item	Date

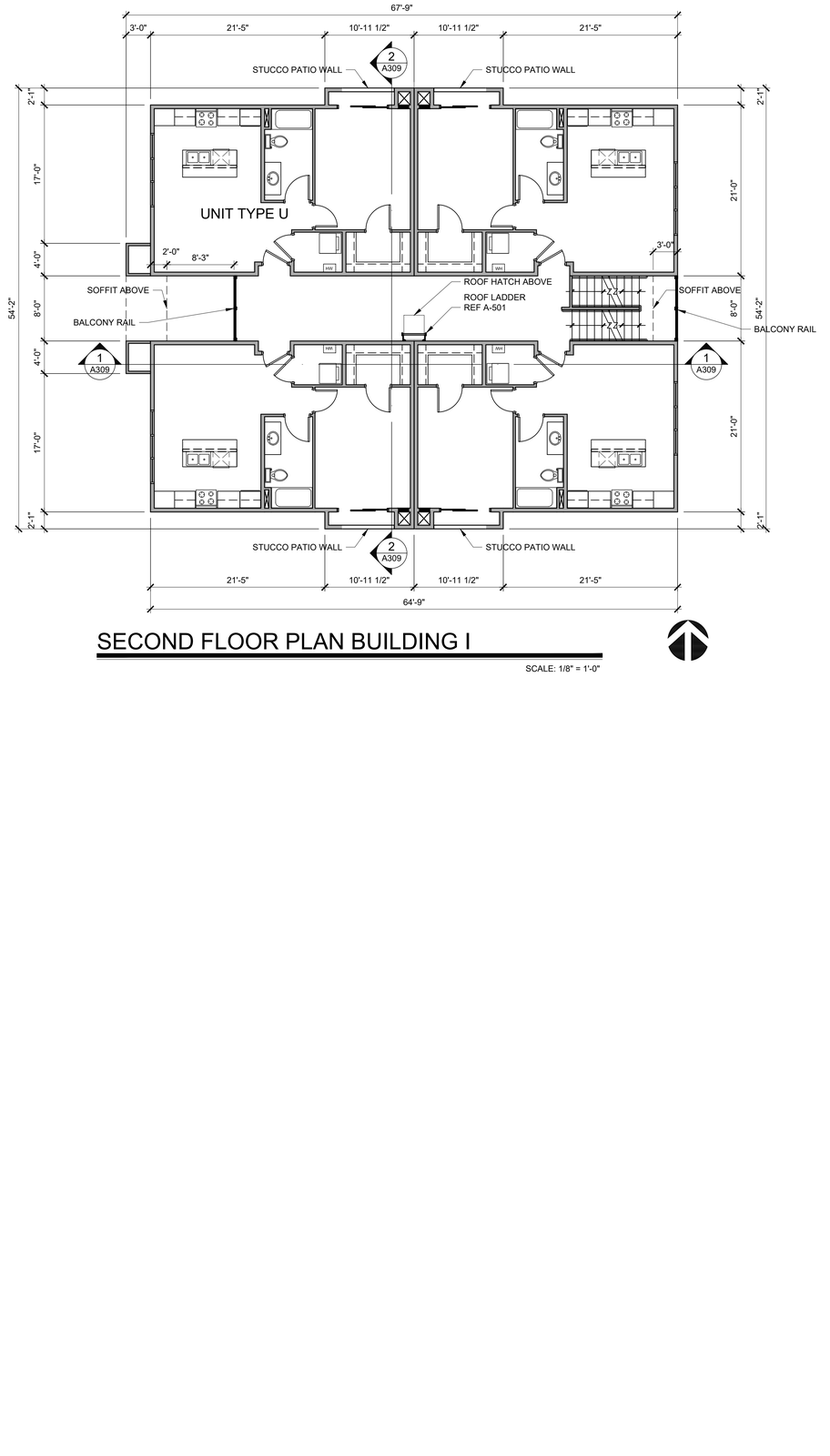
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LEGACY AT CABEZON APARTMENTS
1017 ROSARITO DR SE
RIO RANCHO, NM 87124

DRAWING TITLE
FIRST FLOOR PLAN BUILDING H

SEAL
STATE OF NEW MEXICO
SCOTT C. ANDERSON
NM No. 4341
4/10/2020
REGISTERED ARCHITECT

DESIGNED	PROJECT NO
DRAWN	SCALE
CHECKED	DRAWING NO
REVIEWED	**A-108**
DATE 4/10/2020	



SECOND FLOOR PLAN BUILDING I

SCALE: 1/8" = 1'-0"

GENERAL NOTES:

1. ALL DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE
2. ALL WORK TO COMPLY WITH LATEST VERSIONS OF THE IBC, AND NFPA.
3. PROVIDE BLOCKING IN WALLS FOR INSTALLATION OF GRAB BARS, TOWEL RACKS AND SHELVES.
4. PROVIDE BLOCKING IN WALLS AS REQUIRED BY FHA AS REQUIRED FOR THE INSTALLATION OF CABINETS AND UNIT FINISHES.
5. ALL WORK SHALL BE PERFORMED IN A SATISFACTORY AND WORKMANLIKE MANNER. DEFICIENT WORK AND OR MATERIALS SHALL BE REMOVED AND REPLACED IN A TIMELY FASHION AS DIRECTED BY THE OWNER
6. ALL GYPSUM BOARD TO BE 5/8" TYPE "X" UNLESS NOTED OTHERWISE.
7. MOISTURE RESISTANT GYPSUM BOARD SHALL BE USED IN RESTROOM AND OTHER WET AREAS, (I.E. BEHIND ELECTRIC WATER COOLERS).
8. SIGNAGE FOR INDIVIDUAL AREAS AND ROOMS TO BE PER OWNER'S SPECIFICATIONS AND COORDINATED BY CONTRACTOR.
9. FOR FIRE EXTINGUISHER CABINET REFERENCE DETAIL ON SHEET A502.
10. REFERENCE SHEET A410 FOR FIXTURE MOUNTING HEIGHTS.
11. CONTRACTOR (HARDWARE SUPPLIER) SHALL CAREFULLY REVIEW CONDITIONS AND DETAILS AT EACH OPENING AND FURNISH COMPLETE ITEMS OF HARD-WARE W/ APPROPIATE FASTENERS AND OTHER ACCESSORY ITEMS AS REQUIRED TO PROVIDE THE INDICATED, WHETHER OR NOT THE ACCESSORY ITEMS ARE CONTRACTOR TO MEET W/ OWNER TO COORDINATE ALL KEYING OF LOCKS.
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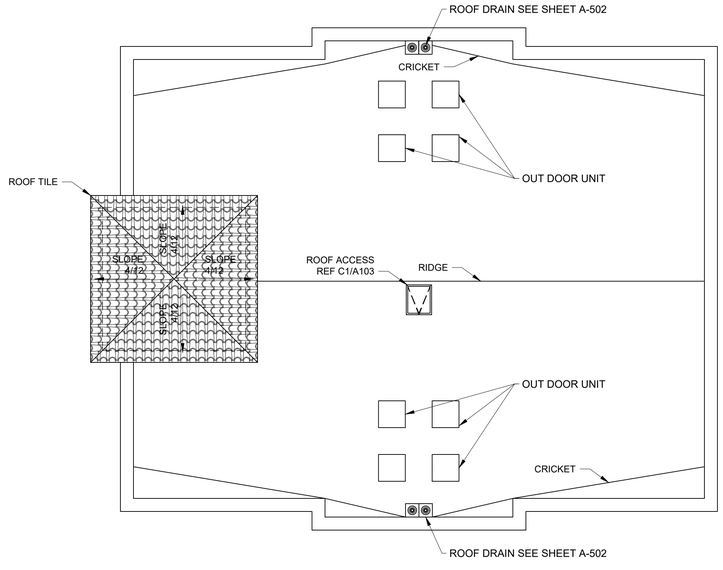
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DRAWING TITLE
SECOND FLOOR PLAN BUILDING I

SEAL
STATE OF NEW MEXICO
SCOTT C. ANDERSON
No. 4341
4/10/2020
REGISTERED ARCHITECT

DESIGNED	PROJECT NO
DRAWN	SCALE
CHECKED	DRAWING NO
REVIEWED	**A-109.1**
DATE 4/10/2020	



ROOF BUILDING I

SCALE: 1/8" = 1'-0"

GENERAL NOTES:

1. THE CONTRACTOR SHALL EXTEND ALL VENT-THRU-ROOF PIPES TO 12" MINIMUM ABOVE THE FINISHED ROOFING SYSTEM.
2. ALL LOCATIONS OF ITEMS SHOWN ON ROOF PLANS ARE APPROXIMATE.
3. TPO ROOF COVERING SHALL HAVE SOLAR REFLECTANCE VALUE OF 0.65 OR GREATER.
4. PIPES 1-1/2" AND SMALLER SHALL BE SUPPORTED AT 8'-0" O.C. MAXIMUM AND PIPES 2" AND LARGER SHALL BE SUPPORTED AT 10'-0" O.C. MAXIMUM.
5. ALL CRICKETS SHALL HAVE A MINIMUM SLOPE OF 1/2" PER 1'-0" AS MEASURED FROM LEVEL FOR POSITIVE DRAINAGE
6. ALL ROOF TOP EQUIPMENT SHALL BE INSTALLED A MINIMUM OF 8" OR MORE ABOVE THE FINISHED ROOF AS REQUIRED BY THE ROOFING SYSTEM.MAINTAIN UNIFORM SIDE AND STAGGERED END LAPS. BOND AND SEAL LAPS, LEAVING NO VOIDS.
7. BASE FLASHING: INSTALL BASE-SHEET BACKER AND MODIFIED BITUMINOUS MEMBRANE BASE FLASHING AND SECURE TO SUBSTRATE. PROTECT ROOFING AND BASE FLASHINGS FROM DAMAGE AND WEAR DURING REMAINDER OF CONSTRUCTION PERIOD.
8. THE ROOFING CONTRACTOR SHALL PROVIDE FASTENERS AS REQUIRED FOR CORROSIVE AGENTS ADDED TO TREATED WOOD NAILERS AND AS RECOMMENDED BY THE ROOFING MANUFACTURER AND AS REQUIRED FOR THE WARRANTY.
9. ALL ROOFING SHALL MEET FM I-95 FOR WIND UPLIFT.
10. SEE SHEET A-502 FOR TYPICAL ROOF PLUMBING VENT FLASHING.
11. SEE SHEET A-502 FOR TYPICAL VENT DETAILING AND FLASHING.
12. INSTALL ROOF TILE OVER 90# CAP SHEET.
13. DRIP EDGE SHALL BE INSTALLED AT THE EAVE OVER THE SHEATHING. METAL SHALL BE FASTENED 6" O.C. WITH 12 GA CORROSION RESISTANT ROOFING NAILS OR EQUAL. ALL JOINTS SHALL BE LAPPED 3" MIN. ALL METAL LAPS SHALL BE SEALED.
14. ROOF VENTING 3,230 SF / 150 = 21.5 SF

No	Revision Item	Date

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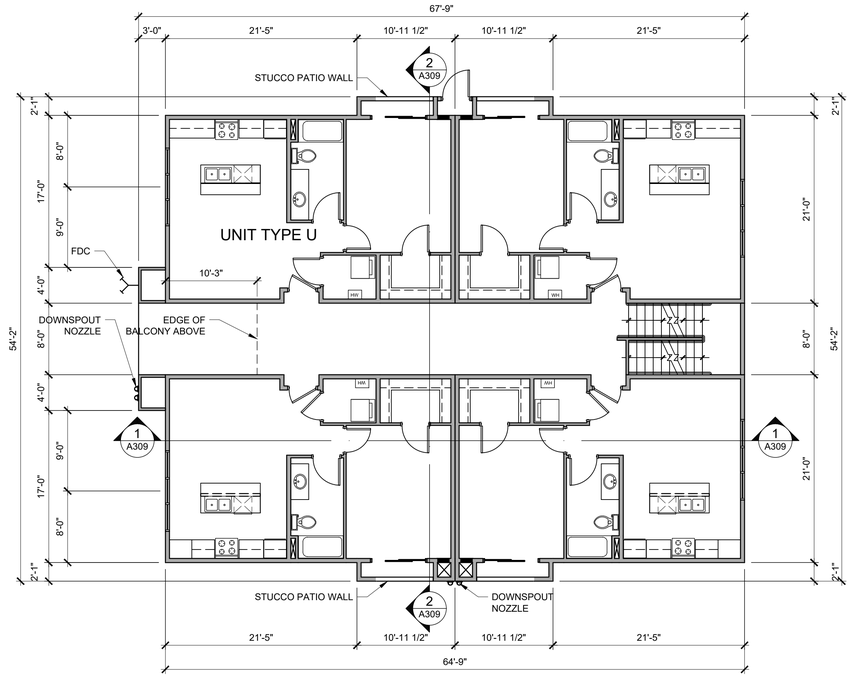
DRAWING TITLE

ROOF PLAN BUILDING I

SEAL

STATE OF NEW MEXICO
SCOTT C. ANDERSON
No. 4341
4/10/2020
REGISTERED ARCHITECT

DESIGNED	PROJECT NO
DRAWN	SCALE
CHECKED	DRAWING NO
REVIEWED	**A-109.2**
DATE 4/10/2020	



FIRST FLOOR PLAN BUILDING I

SCALE: 1/8" = 1'-0"

GENERAL NOTES:

1. ALL DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE
2. ALL WORK TO COMPLY WITH LATEST VERSIONS OF THE IBC, AND NFPA.
3. PROVIDE BLOCKING IN WALLS FOR INSTALLATION OF GRAB BARS, TOWEL RACKS AND SHELVES.
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18. ALL FIRE EXTINGUISHERS TO BE 2A:10BC SURFACE MOUNTED TYPE ABC.

No	Revision Item	Date

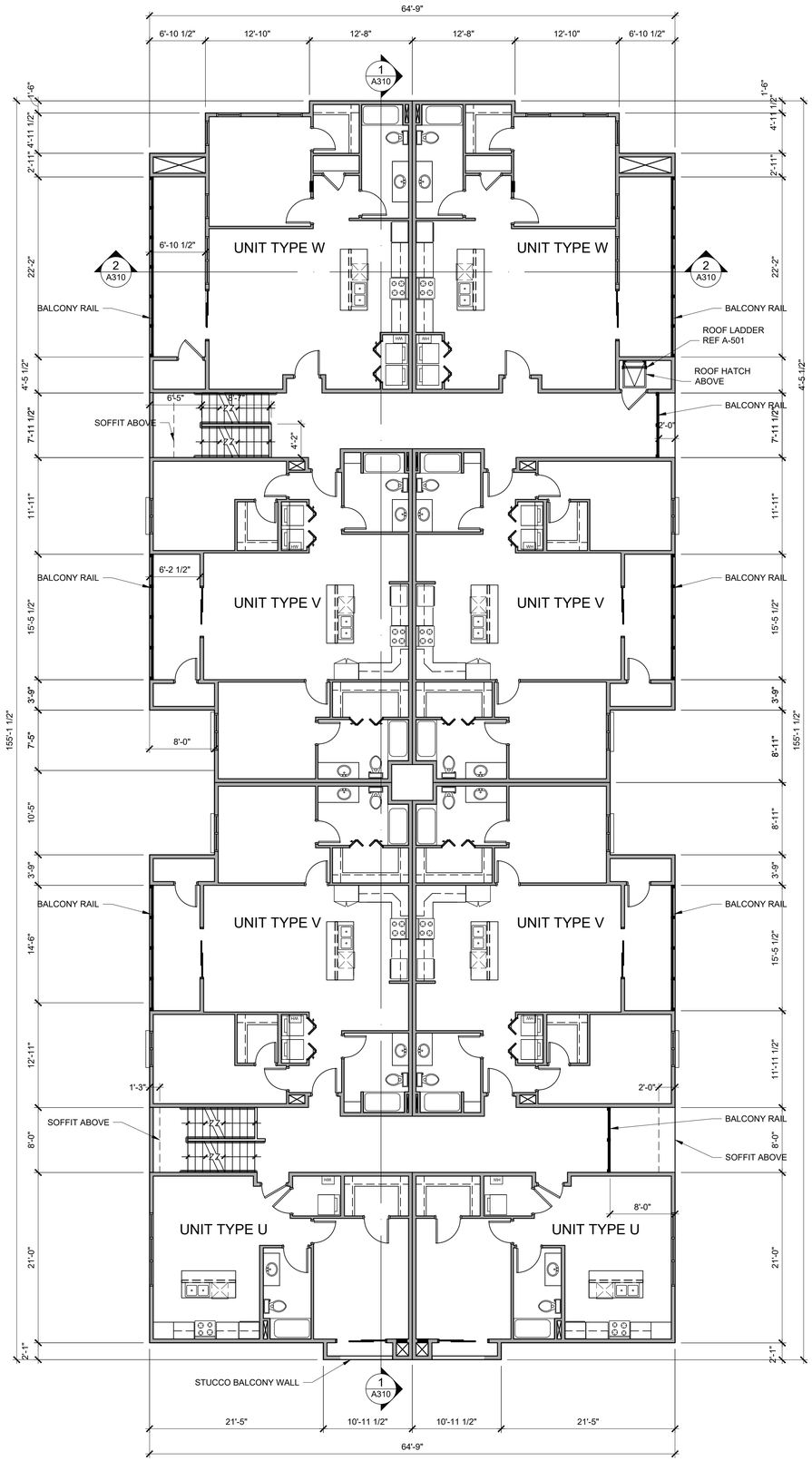
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DRAWING TITLE
FIRST FLOOR PLAN BUILDING I

SEAL
STATE OF NEW MEXICO
SCOTT C. ANDERSON
No. 4341
4/10/2020
REGISTERED ARCHITECT

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SECOND FLOOR PLAN BUILDING J

SCALE: 1/8" = 1'-0"

No	Revision Item	Date

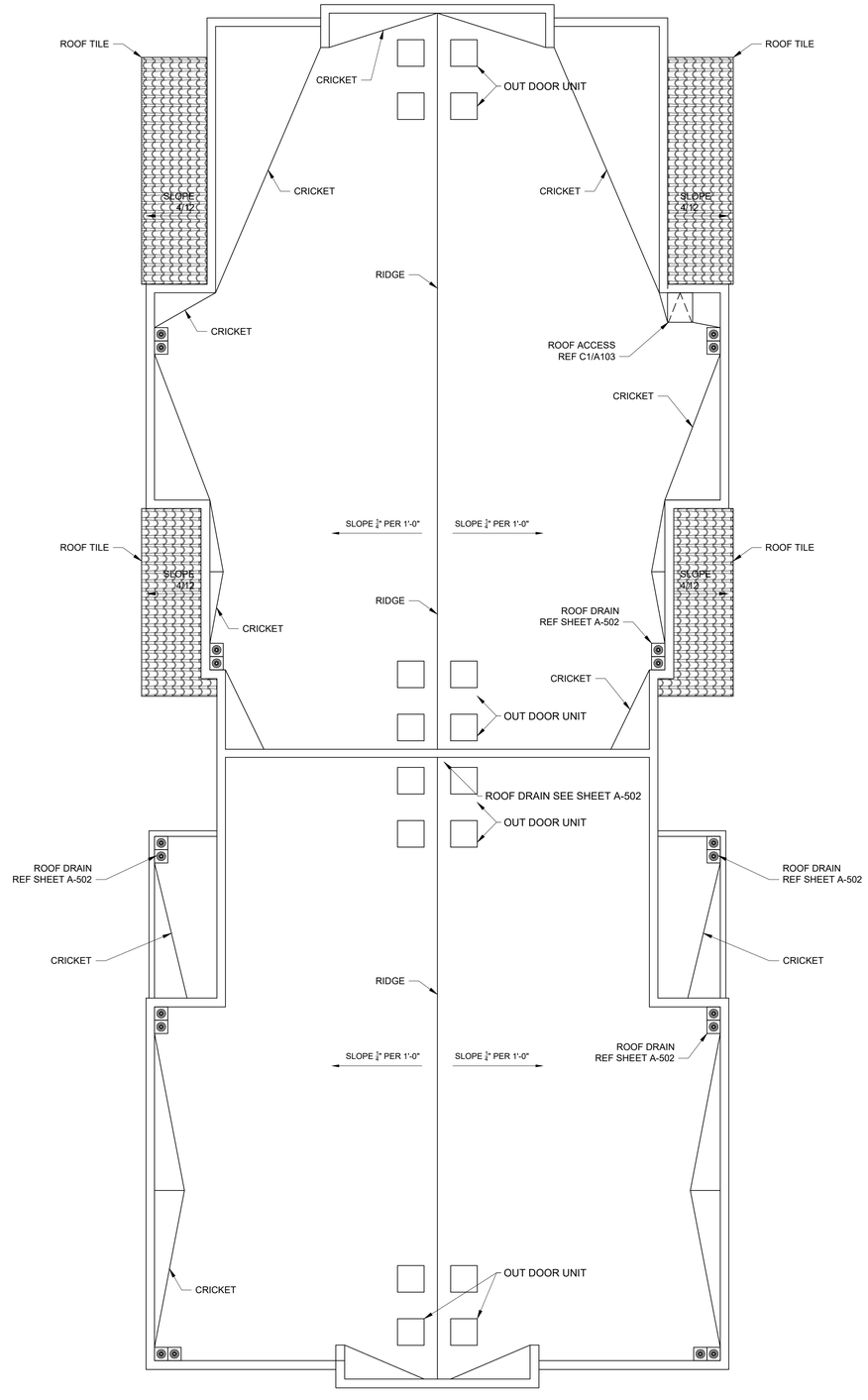
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RIO RANCHO, NM 87124

DRAWING TITLE
SECOND FLOOR PLAN BUILDING J

SEAL
STATE OF NEW MEXICO
SCOTT C. ANDERSON
No. 4341
4/10/2020
REGISTERED ARCHITECT

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GENERAL NOTES:

1. THE CONTRACTOR SHALL EXTEND ALL VENT-THRU-ROOF PIPES TO 12" MINIMUM ABOVE THE FINISHED ROOFING SYSTEM.
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3. TPO ROOF COVERING SHALL HAVE SOLAR REFLECTANCE VALUE OF 0.65 OR GREATER.
4. PIPES 1-1/2" AND SMALLER SHALL BE SUPPORTED AT 8'-0" O.C. MAXIMUM AND PIPES 2" AND LARGER SHALL BE SUPPORTED AT 10'-0" O.C. MAXIMUM.
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14. ROOF VENTING 8,736 SF / 150 = 58.25 SF

ROOF PLAN BUILDING J

SCALE: 1/8" = 1'-0"

No	Revision Item	Date

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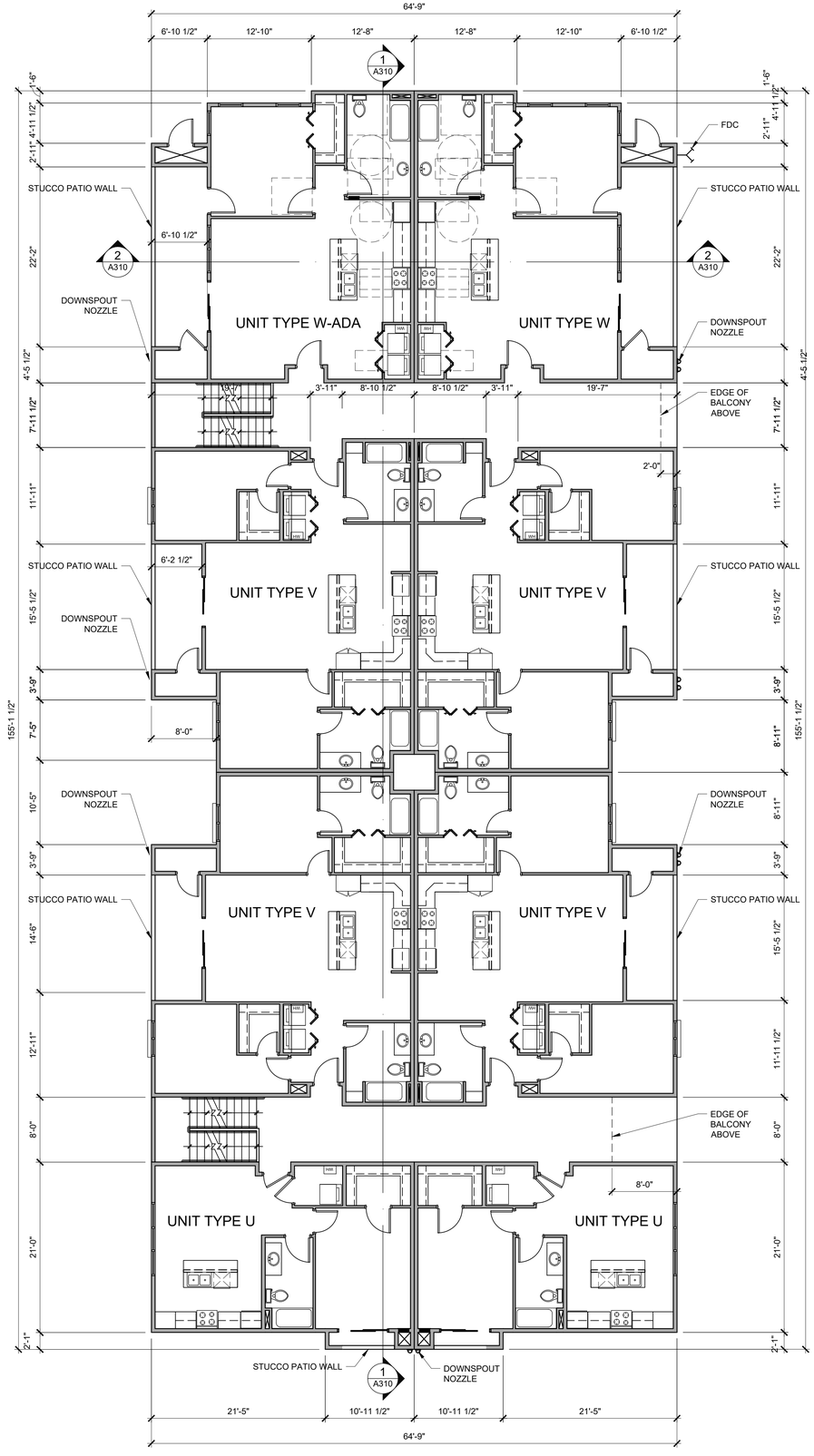
DRAWING TITLE

ROOF PLAN BUILDING J

SEAL

STATE OF NEW MEXICO
SCOTT C. ANDERSON
No. 4341
4/10/2020
REGISTERED ARCHITECT

DESIGNED	PROJECT NO
DRAWN	SCALE
CHECKED	DRAWING NO **A-110.2**
REVIEWED	
DATE 4/10/2020	



GENERAL NOTES:

1. ALL DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE
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FIRST FLOOR PLAN BUILDING J

SCALE: 1/8" = 1'-0"

No	Revision Item	Date

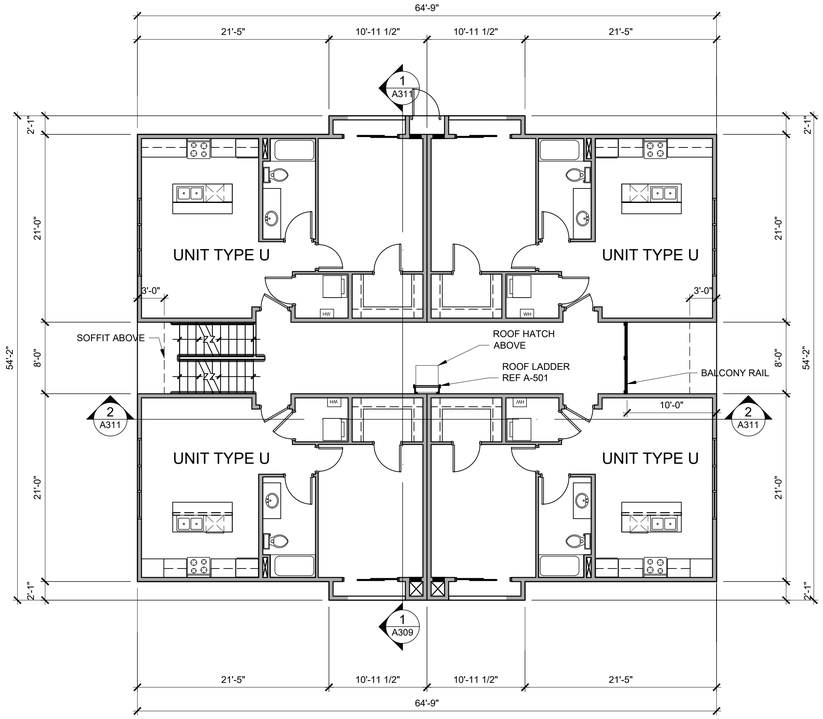
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DRAWING TITLE
FIRST FLOOR PLAN BUILDING J

SEAL
STATE OF NEW MEXICO
SCOTT C. ANDERSON
NM No. 4341
4/10/2020
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DATE 4/10/2020	



SECOND FLOOR PLAN BUILDING K

SCALE: 1/8" = 1'-0"

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14. THE MAXIMUM FORCE, EXPRESSED IN POUNDS-FORCE FOR PUSHING OR PULLING OPEN A DOOR SHALL BE AS FOLLOWS: EXTERIOR HINGED DOORS: 8.5 LBF INTERIOR HINGED DOORS: 5.0 LBF
15. ALL EXTERIOR DOORS TO HAVE WEATHER STRIPPING AND SWEEP.
16. HARDWARE TO BE COORDINATED AND APPROVED BY OWNER PRIOR TO INSTALLATION, FINISH IS BRUSHED CHROME, ALL LOCKS TO BE ON MASTERKEY SYSTEM, AND ALL HARDWARE TO BE SCHLAGE D-SERIES OR EQUAL.
17. REFERENCE ENLARGED UNIT PLANS FOR TOILET FIXTURES, TOILET ACCESSORIES, THEIR MOUNTING LOCATIONS AND MOUNTING HEIGHTS.
18. ALL FIRE EXTINGUISHERS TO BE 2A:10BC SURFACE MOUNTED TYPE ABC.

No	Revision Item	Date

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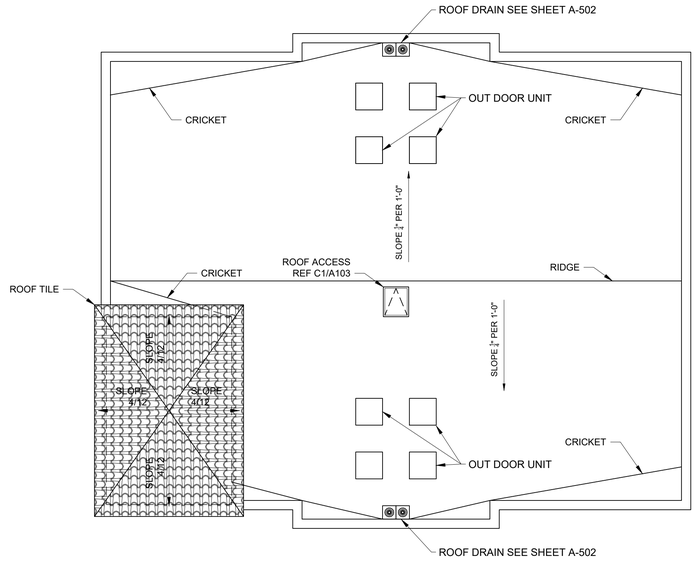
LEGACY AT CABEZON APARTMENTS
1017 ROSARITO DR SE
RIO RANCHO, NM 87124

DRAWING TITLE
SECOND FLOOR PLAN BUILDING K

SEAL

STATE OF NEW MEXICO
SCOTT C. ANDERSON
No. 4341
4/10/2020
REGISTERED ARCHITECT

DESIGNED	PROJECT NO
DRAWN	SCALE
CHECKED	DRAWING NO
REVIEWED	**A-111.1**
DATE 4/10/2020	



ROOF PLAN BUILDING K

SCALE: 1/8" = 1'-0"

GENERAL NOTES:

1. THE CONTRACTOR SHALL EXTEND ALL VENT-THRU-ROOF PIPES TO 12" MINIMUM ABOVE THE FINISHED ROOFING SYSTEM.
2. ALL LOCATIONS OF ITEMS SHOWN ON ROOF PLANS ARE APPROXIMATE.
3. TPO ROOF COVERING SHALL HAVE SOLAR REFLECTANCE VALUE OF 0.65 OR GREATER.
4. PIPES 1-1/2" AND SMALLER SHALL BE SUPPORTED AT 8'-0" O.C. MAXIMUM AND PIPES 2" AND LARGER SHALL BE SUPPORTED AT 10'-0" O.C. MAXIMUM.
5. ALL CRICKETS SHALL HAVE A MINIMUM SLOPE OF 1/2" PER 1'-0" AS MEASURED FROM LEVEL FOR POSITIVE DRAINAGE
6. ALL ROOF TOP EQUIPMENT SHALL BE INSTALLED A MINIMUM OF 8" OR MORE ABOVE THE FINISHED ROOF AS REQUIRED BY THE ROOFING SYSTEM.MAINTAIN UNIFORM SIDE AND STAGGERED END LAPS. BOND AND SEAL LAPS, LEAVING NO VOIDS.
7. BASE FLASHING: INSTALL BASE-SHEET BACKER AND MODIFIED BITUMINOUS MEMBRANE BASE FLASHING AND SECURE TO SUBSTRATE. PROTECT ROOFING AND BASE FLASHINGS FROM DAMAGE AND WEAR DURING REMAINDER OF CONSTRUCTION PERIOD.
8. THE ROOFING CONTRACTOR SHALL PROVIDE FASTENERS AS REQUIRED FOR CORROSIVE AGENTS ADDED TO TREATED WOOD NAILERS AND AS RECOMMENDED BY THE ROOFING MANUFACTURER AND AS REQUIRED FOR THE WARRANTY.
9. ALL ROOFING SHALL MEET FM I-95 FOR WIND UPLIFT.
10. SEE SHEET A-502 FOR TYPICAL ROOF PLUMBING VENT FLASHING.
11. SEE SHEET A-502 FOR TYPICAL VENT DETAILING AND FLASHING.
12. INSTALL ROOF TILE OVER 90# CAP SHEET.
13. DRIP EDGE SHALL BE INSTALLED AT THE EAVE OVER THE SHEATHING. METAL SHALL BE FASTENED 6" O.C. WITH 12 GA CORROSION RESISTANT ROOFING NAILS OR EQUAL. ALL JOINTS SHALL BE LAPPED 3" MIN. ALL METAL LAPS SHALL BE SEALED.
14. ROOF VENTING 3,230 SF / 150 = 21.5 SF

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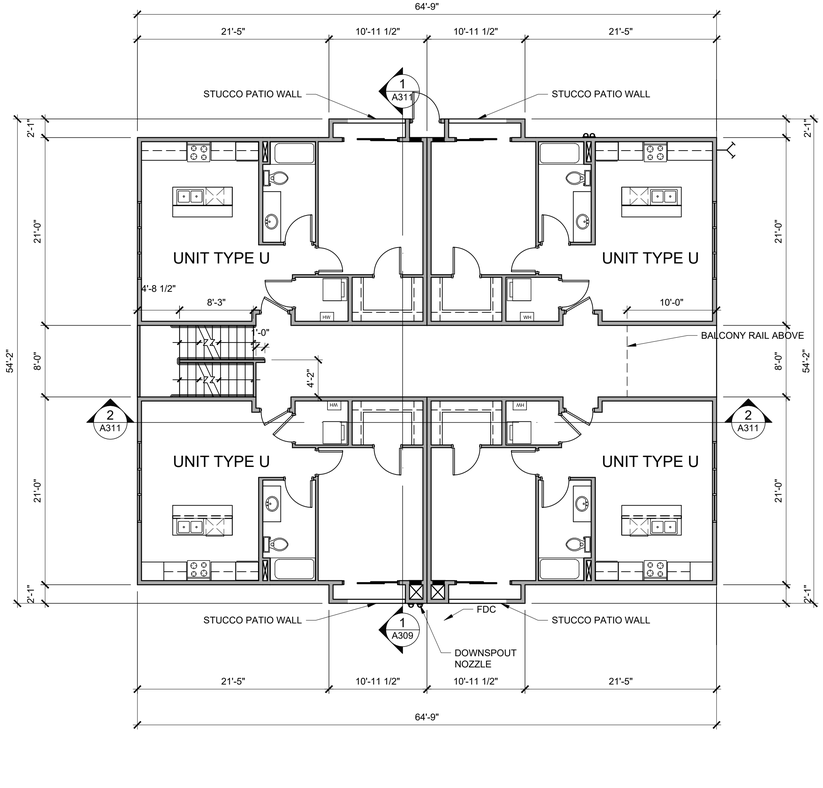
LEGACY AT CABEZON APARTMENTS
1017 ROSARITO DR SE
RIO RANCHO, NM 87124

DRAWING TITLE **ROOF PLAN BUILDING K**

SEAL

STATE OF NEW MEXICO
SCOTT C. ANDERSON
No. 4341
4/10/2020
REGISTERED ARCHITECT

DESIGNED	PROJECT NO
DRAWN	SCALE
CHECKED	DRAWING NO **A-111.2**
REVIEWED	
DATE 4/10/2020	



FIRST FLOOR PLAN BUILDING K

SCALE: 1/8" = 1'-0"

GENERAL NOTES:

1. ALL DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE
2. ALL WORK TO COMPLY WITH LATEST VERSIONS OF THE IBC, AND NFPA.
3. PROVIDE BLOCKING IN WALLS FOR INSTALLATION OF GRAB BARS, TOWEL RACKS AND SHELVES.
4. PROVIDE BLOCKING IN WALLS AS REQUIRED BY FHA AS REQUIRED FOR THE INSTALLATION OF CABINETS AND UNIT FINISHES.
5. ALL WORK SHALL BE PERFORMED IN A SATISFACTORY AND WORKMANLIKE MANNER. DEFICIENT WORK AND OR MATERIALS SHALL BE REMOVED AND REPLACED IN A TIMELY FASHION AS DIRECTED BY THE OWNER
6. ALL GYPSUM BOARD TO BE 5/8" TYPE "X" UNLESS NOTED OTHERWISE.
7. MOISTURE RESISTANT GYPSUM BOARD SHALL BE USED IN RESTROOM AND OTHER WET AREAS, (I.E. BEHIND ELECTRIC WATER COOLERS).
8. SIGNAGE FOR INDIVIDUAL AREAS AND ROOMS TO BE PER OWNER'S SPECIFICATIONS AND COORDINATED BY CONTRACTOR.
9. FOR FIRE EXTINGUISHER CABINET REFERENCE DETAIL ON SHEET A502.
10. REFERENCE SHEET A410 FOR FIXTURE MOUNTING HEIGHTS.
11. CONTRACTOR (HARDWARE SUPPLIER) SHALL CAREFULLY REVIEW CONDITIONS AND DETAILS AT EACH OPENING AND FURNISH COMPLETE ITEMS OF HARD-WARE W/ APPROPIATE FASTENERS AND OTHER ACCESSORY ITEMS AS REQUIRED TO PROVIDE THE INDICATED, WHETHER OR NOT THE ACCESSORY ITEMS ARE CONTRACTOR TO MEET W/ OWNER TO COORDINATE ALL KEYING OF LOCKS.
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No	Revision Item	Date

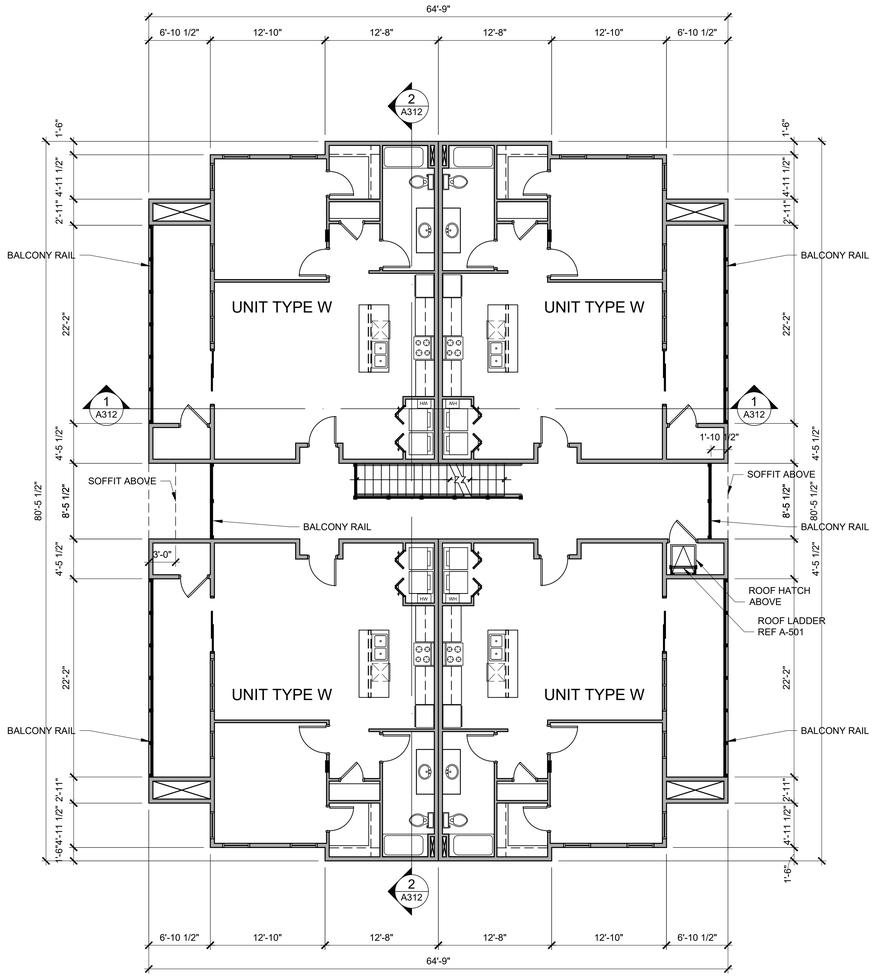
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DRAWING TITLE
FIRST FLOOR PLAN BUILDING K

SEAL
STATE OF NEW MEXICO
SCOTT C. ANDERSON
No. 4341
4/10/2020
REGISTERED ARCHITECT

DESIGNED	PROJECT NO
DRAWN	SCALE
CHECKED	DRAWING NO
REVIEWED	**A-111**
DATE 4/10/2020	



SECOND FLOOR PLAN BUILDING L

SCALE: 1/8" = 1'-0"

GENERAL NOTES:

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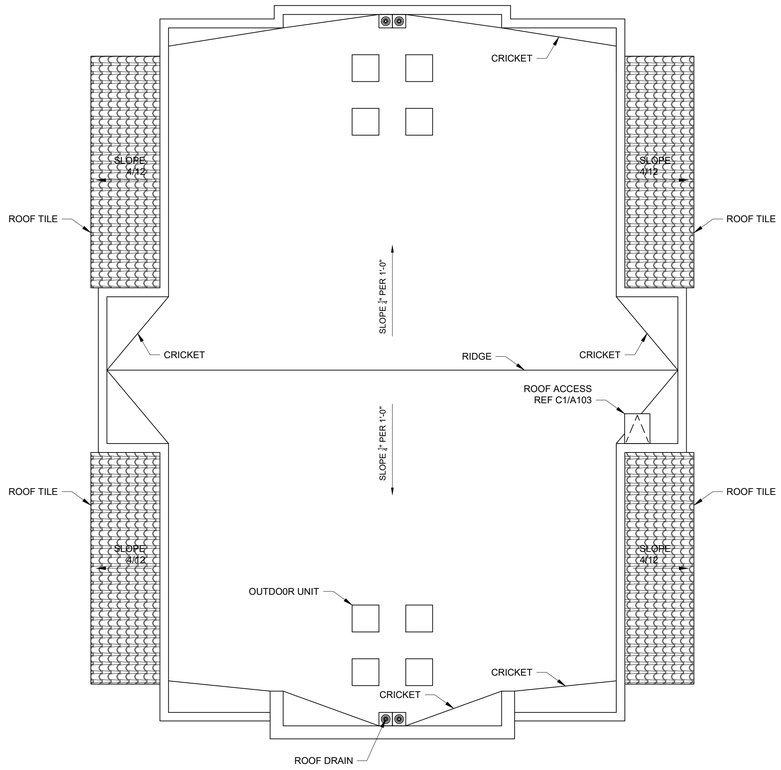
DRAWING TITLE
SECOND FLOOR PLAN BUILDING L

SEAL
STATE OF NEW MEXICO
SCOTT C. ANDERSON
No. 4341
4/10/2020
REGISTERED ARCHITECT

DESIGNED	PROJECT NO
DRAWN	SCALE
CHECKED	DRAWING NO
REVIEWED	**A-112.1**
DATE 4/10/2020	

GENERAL NOTES:

1. THE CONTRACTOR SHALL EXTEND ALL VENT-THRU-ROOF PIPES TO 12" MINIMUM ABOVE THE FINISHED ROOFING SYSTEM.
2. ALL LOCATIONS OF ITEMS SHOWN ON ROOF PLANS ARE APPROXIMATE.
3. TPO ROOF COVERING SHALL HAVE SOLAR REFLECTANCE VALUE OF 0.65 OR GREATER.
4. PIPES 1-1/2" AND SMALLER SHALL BE SUPPORTED AT 8'-0" O.C. MAXIMUM AND PIPES 2" AND LARGER SHALL BE SUPPORTED AT 10'-0" O.C. MAXIMUM.
5. ALL CRICKETS SHALL HAVE A MINIMUM SLOPE OF 1/2" PER 1'-0" AS MEASURED FROM LEVEL FOR POSITIVE DRAINAGE
6. ALL ROOF TOP EQUIPMENT SHALL BE INSTALLED A MINIMUM OF 8" OR MORE ABOVE THE FINISHED ROOF AS REQUIRED BY THE ROOFING SYSTEM.MAINTAIN UNIFORM SIDE AND STAGGERED END LAPS. BOND AND SEAL LAPS, LEAVING NO VOIDS.
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9. ALL ROOFING SHALL MEET FM I-95 FOR WIND UPLIFT.
10. SEE SHEET A-502 FOR TYPICAL ROOF PLUMBING VENT FLASHING.
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14. ROOF VENTING 4,128 SF / 150 = 27.5 SF



ROOF PLAN BUILDING L

SCALE: 1/8" = 1'-0"

No	Revision Item	Date

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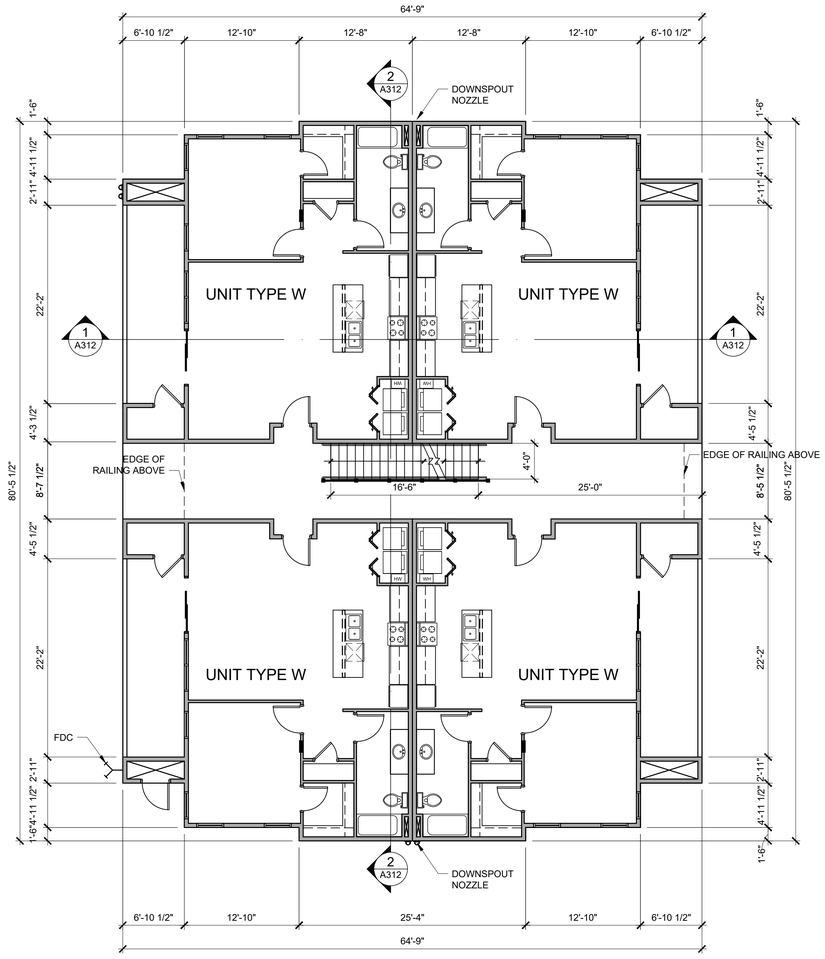
DRAWING TITLE

ROOF PLAN BUILDING L

SEAL

STATE OF NEW MEXICO
SCOTT C. ANDERSON
No. 4341
4/10/2020
REGISTERED ARCHITECT

DESIGNED	PROJECT NO
DRAWN	SCALE
CHECKED	DRAWING NO
REVIEWED	**A-112.2**
DATE 4/10/2020	



FIRST FLOOR PLAN BUILDING L

SCALE: 1/8" = 1'-0"

GENERAL NOTES:

1. ALL DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE
2. ALL WORK TO COMPLY WITH LATEST VERSIONS OF THE IBC, AND NFPA.
3. PROVIDE BLOCKING IN WALLS FOR INSTALLATION OF GRAB BARS, TOWEL RACKS AND SHELVES.
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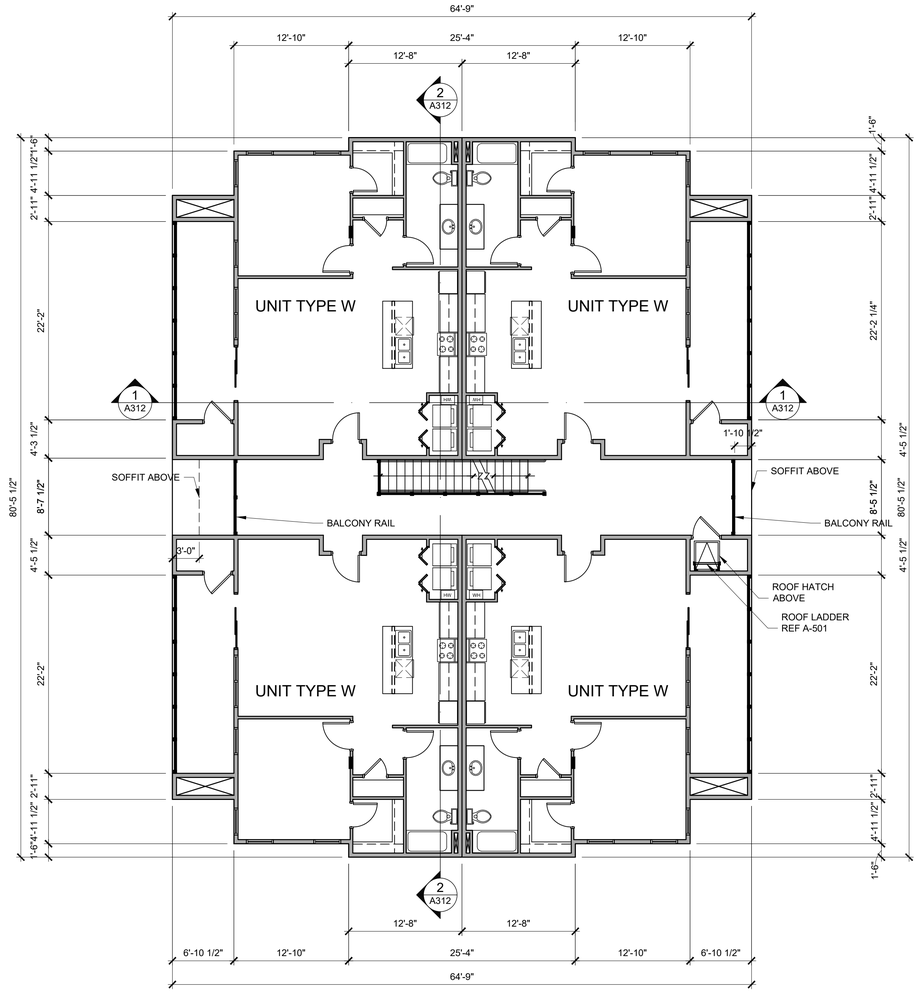
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DRAWING TITLE
FIRST FLOOR PLAN BUILDING L

SEAL
STATE OF NEW MEXICO
SCOTT C. ANDERSON
No. 4341
4/10/2020
REGISTERED ARCHITECT

DESIGNED	PROJECT NO
DRAWN	SCALE
CHECKED	DRAWING NO
REVIEWED	**A-112**
DATE 4/10/2020	



SECOND FLOOR PLAN BUILDING M

SCALE: 1/8" = 1'-0"

GENERAL NOTES:

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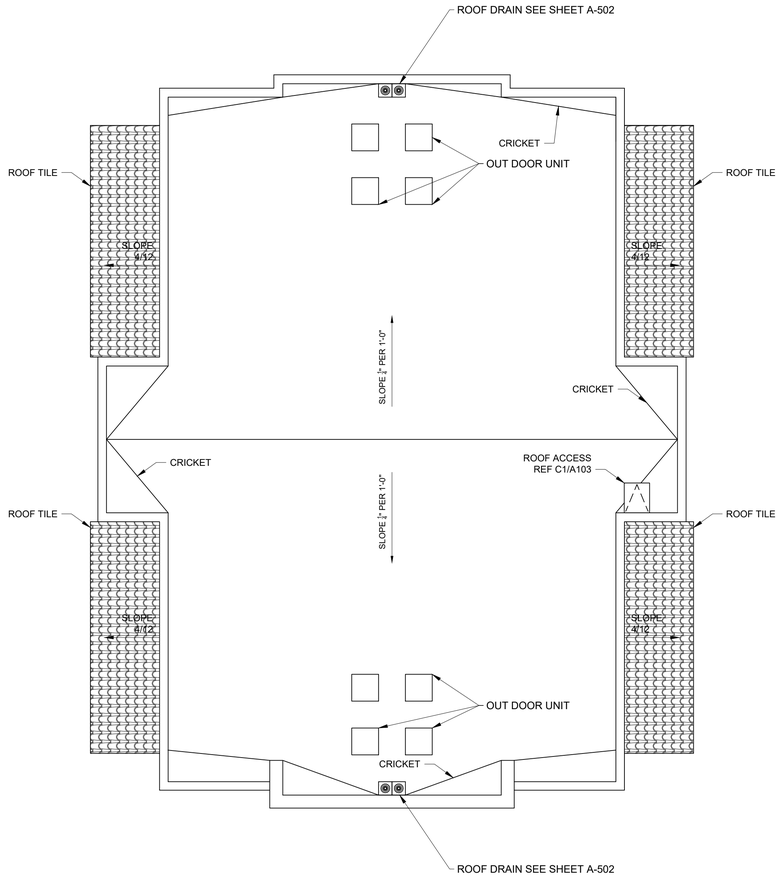
DRAWING TITLE
SECOND FLOOR PLAN BUILDING M

SEAL
STATE OF NEW MEXICO
SCOTT C. ANDERSON
No. 4341
4/10/2020
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DESIGNED	PROJECT NO
DRAWN	SCALE
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ROOF PLAN BUILDING M

SCALE: 1/8" = 1'-0"

No	Revision Item	Date

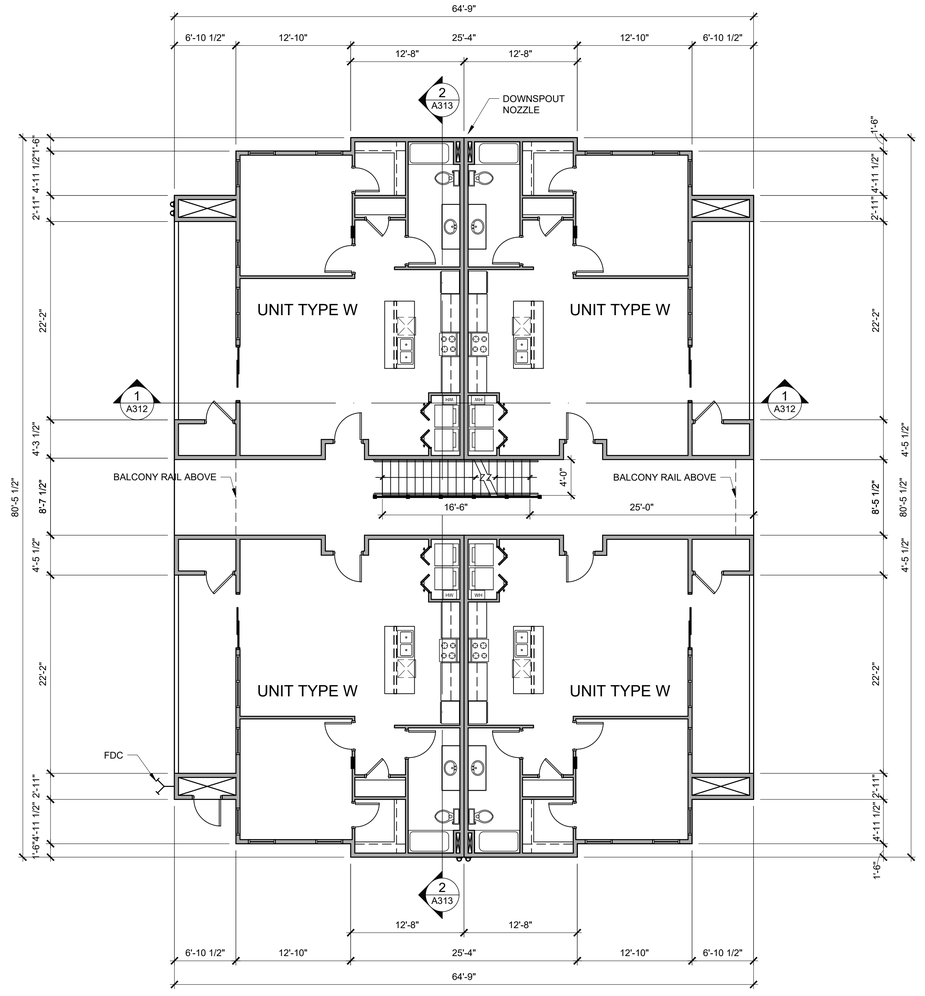
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scott@scasarchitects.com
505.401.7575

LEGACY AT CABEZON APARTMENTS
1017 ROSARITO DR SE
RIO RANCHO, NM 87124

DRAWING TITLE **ROOF PLAN BUILDING M**

SEAL: STATE OF NEW MEXICO — SCOTT C. ANDERSON — No. 4341 — 4/10/2020 — REGISTERED ARCHITECT

DESIGNED	PROJECT NO
DRAWN	SCALE
CHECKED	DRAWING NO
REVIEWED	**A-113.2**
DATE 4/10/2020	



FIRST FLOOR PLAN BUILDING M

SCALE: 1/8" = 1'-0"

GENERAL NOTES:

1. ALL DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE
2. ALL WORK TO COMPLY WITH LATEST VERSIONS OF THE IBC, AND NFPA.
3. PROVIDE BLOCKING IN WALLS FOR INSTALLATION OF GRAB BARS, TOWEL RACKS AND SHELVES.
4. PROVIDE BLOCKING IN WALLS AS REQUIRED BY FHA AS REQUIRED FOR THE INSTALLATION OF CABINETS AND UNIT FINISHES.
5. ALL WORK SHALL BE PERFORMED IN A SATISFACTORY AND WORKMANLIKE MANNER. DEFICIENT WORK AND OR MATERIALS SHALL BE REMOVED AND REPLACED IN A TIMELY FASHION AS DIRECTED BY THE OWNER
6. ALL GYPSUM BOARD TO BE 5/8" TYPE "X" UNLESS NOTED OTHERWISE.
7. MOISTURE RESISTANT GYPSUM BOARD SHALL BE USED IN RESTROOM AND OTHER WET AREAS, (I.E. BEHIND ELECTRIC WATER COOLERS).
8. SIGNAGE FOR INDIVIDUAL AREAS AND ROOMS TO BE PER OWNER'S SPECIFICATIONS AND COORDINATED BY CONTRACTOR.
9. FOR FIRE EXTINGUISHER CABINET REFERENCE DETAIL ON SHEET A502.
10. REFERENCE SHEET A410 FOR FIXTURE MOUNTING HEIGHTS.
11. CONTRACTOR (HARDWARE SUPPLIER) SHALL CAREFULLY REVIEW CONDITIONS AND DETAILS AT EACH OPENING AND FURNISH COMPLETE ITEMS OF HARD-WARE W/ APPROPIATE FASTENERS AND OTHER ACCESSORY ITEMS AS REQUIRED TO PROVIDE THE INDICATED, WHETHER OR NOT THE ACCESSORY ITEMS ARE CONTRACTOR TO MEET W/ OWNER TO COORDINATE ALL KEYING OF LOCKS.
12. PROVIDE SILENCERS ON ALL DOORS. ALL FINISHES ARE US26D OR TO MATCH SAME, UNLESS NOTED OTHERWISE.
13. HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERABLE DEVICES ON ACCESSIBLE DOORS SHALL HAVE A SHAPE THAT IS EASY TO GRASP W/ ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING, OR TWISTING OF THE WRIST TO OPERATE. THEY SHALL BE MOUNTED NO HIGHER THAN A MAXIMUM HEIGHT OF 48" A.F.F..
14. THE MAXIMUM FORCE, EXPRESSED IN POUNDS-FORCE FOR PUSHING OR PULLING OPEN A DOOR SHALL BE AS FOLLOWS: EXTERIOR HINGED DOORS: 8.5 LBF INTERIOR HINGED DOORS: 5.0 LBF
15. ALL EXTERIOR DOORS TO HAVE WEATHER STRIPPING AND SWEEP.
16. HARDWARE TO BE COORDINATED AND APPROVED BY OWNER PRIOR TO INSTALLATION, FINISH IS BRUSHED CHROME, ALL LOCKS TO BE ON MASTERKEY SYSTEM, AND ALL HARDWARE TO BE SCHLAGE D-SERIES OR EQUAL.
17. REFERENCE ENLARGED UNIT PLANS FOR TOILET FIXTURES, TOILET ACCESSORIES, THEIR MOUNTING LOCATIONS AND MOUNTING HEIGHTS.
18. ALL FIRE EXTINGUISHERS TO BE 2A:10BC SURFACE MOUNTED TYPE ABC.

No	Revision Item	Date

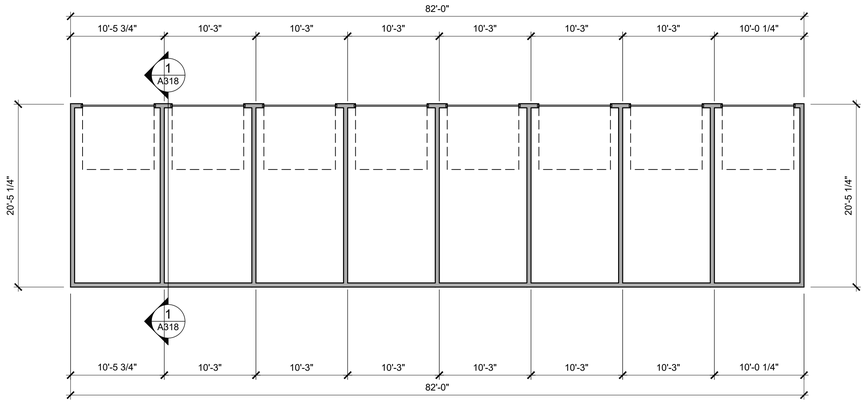
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DRAWING TITLE
FIRST FLOOR PLAN BUILDING M

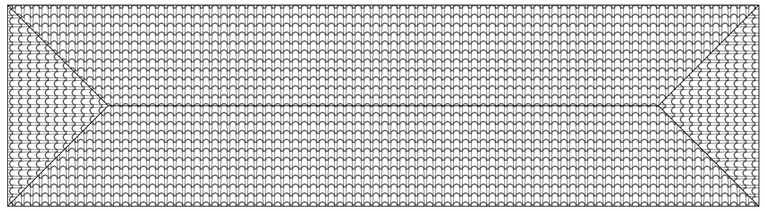
SEAL
STATE OF NEW MEXICO
SCOTT C. ANDERSON
No. 4341
4/10/2020
REGISTERED ARCHITECT

DESIGNED	PROJECT NO
DRAWN	SCALE
CHECKED	DRAWING NO
REVIEWED	A-113
DATE 4/10/2020	



FLOOR PLAN BUILDING N

SCALE: 1/8" = 1'-0"



ROOF PLAN BUILDING N

SCALE: 1/8" = 1'-0"

GENERAL NOTES:

1. ALL DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE
2. ALL WORK TO COMPLY WITH LATEST VERSIONS OF THE IBC, AND NFPA.
3. PROVIDE BLOCKING IN WALLS FOR INSTALLATION OF GRAB BARS, TOWEL RACKS AND SHELVES.
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9. FOR FIRE EXTINGUISHER CABINET REFERENCE DETAIL ON SHEET A502.
10. REFERENCE SHEET A410 FOR FIXTURE MOUNTING HEIGHTS.
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18. ALL FIRE EXTINGUISHERS TO BE 2A:10BC SURFACE MOUNTED TYPE ABC.

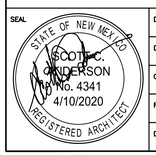
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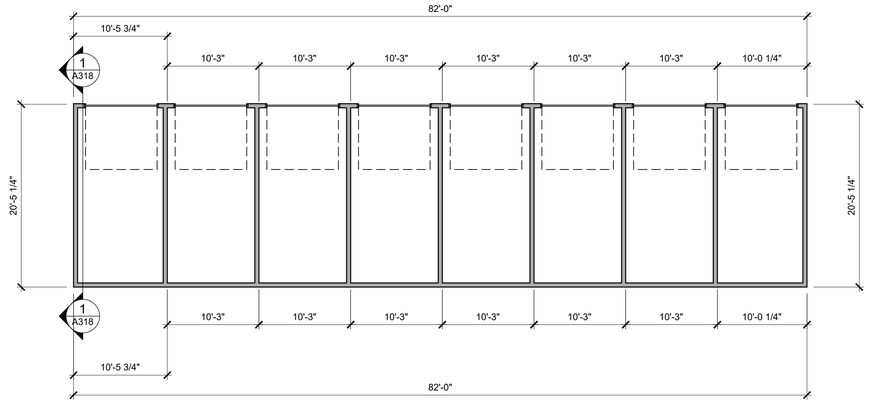
LEGACY AT CABEZON APARTMENTS
1017 ROSARITO DR SE
RIO RANCHO, NM 87124

DRAWING TITLE **FLOOR PLAN & ROOF PLAN BUILDING N**

SEAL

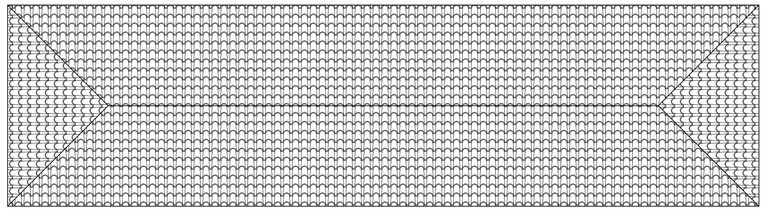


DESIGNED	PROJECT NO
DRAWN	SCALE
CHECKED	DRAWING NO **A-114**
REVIEWED	
DATE 4/10/2020	



FLOOR PLAN BUILDING O

SCALE: 1/8" = 1'-0"



ROOF PLAN BUILDING O

SCALE: 1/8" = 1'-0"

GENERAL NOTES:

1. ALL DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE
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No	Revision Item	Date

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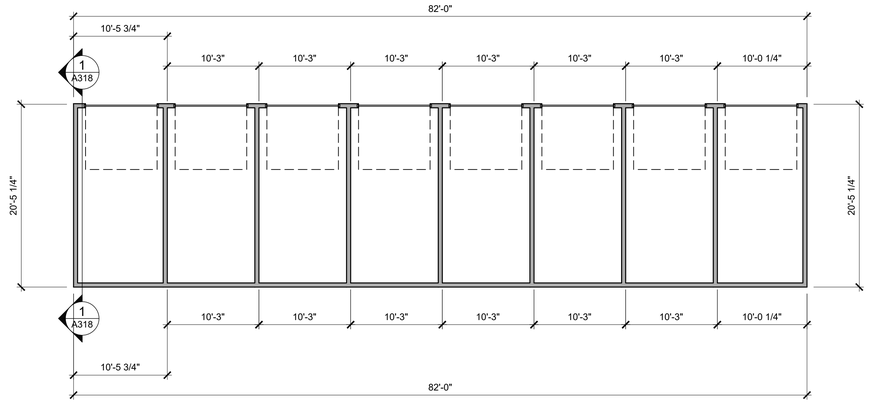
DRAWING TITLE

FLOOR PLAN & ROOF PLAN BUILDING O

SEAL

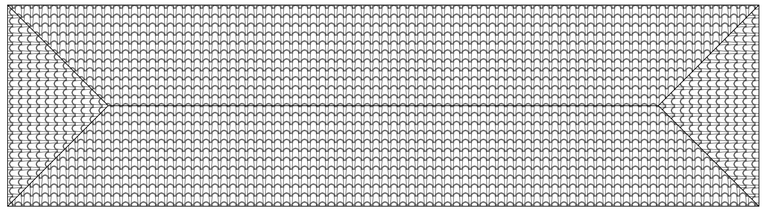
STATE OF NEW MEXICO
SCOTT C. ANDERSON
No. 4341
4/10/2020
REGISTERED ARCHITECT

DESIGNED	PROJECT NO
DRAWN	SCALE
CHECKED	DRAWING NO **A-115**
REVIEWED	
DATE 4/10/2020	



FLOOR PLAN BUILDING P

SCALE: 1/8" = 1'-0"



ROOF PLAN BUILDING P

SCALE: 1/8" = 1'-0"

GENERAL NOTES:

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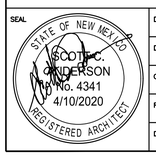
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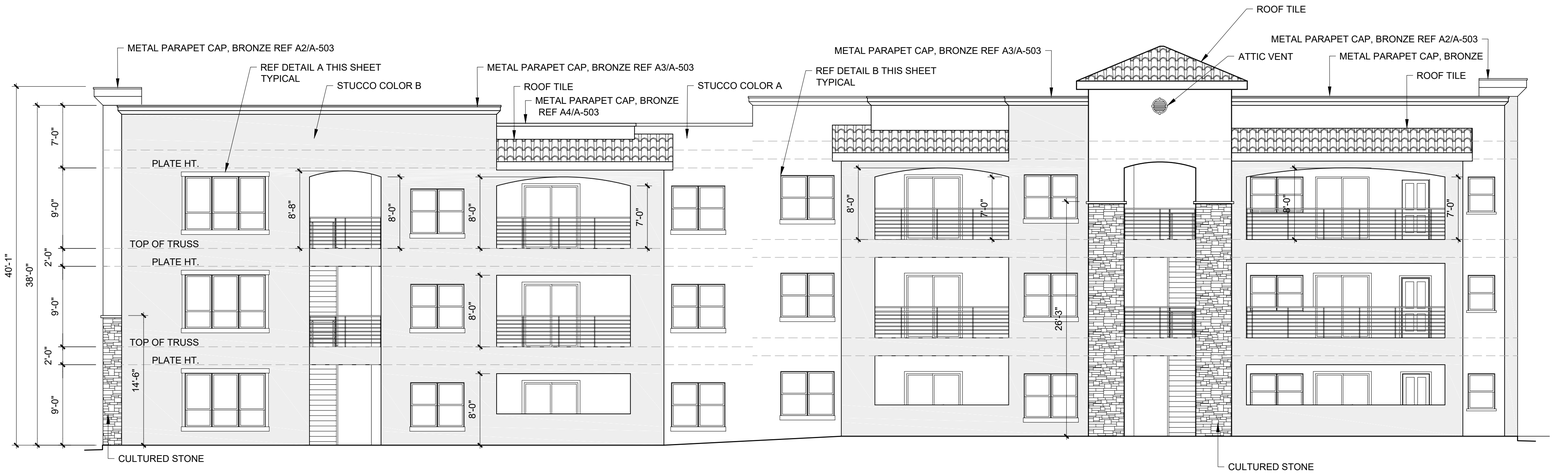
LEGACY AT CABEZON APARTMENTS
1017 ROSARITO DR SE
RIO RANCHO, NM 87124

DRAWING TITLE **FLOOR PLAN & ROOF PLAN BUILDING P**

SEAL

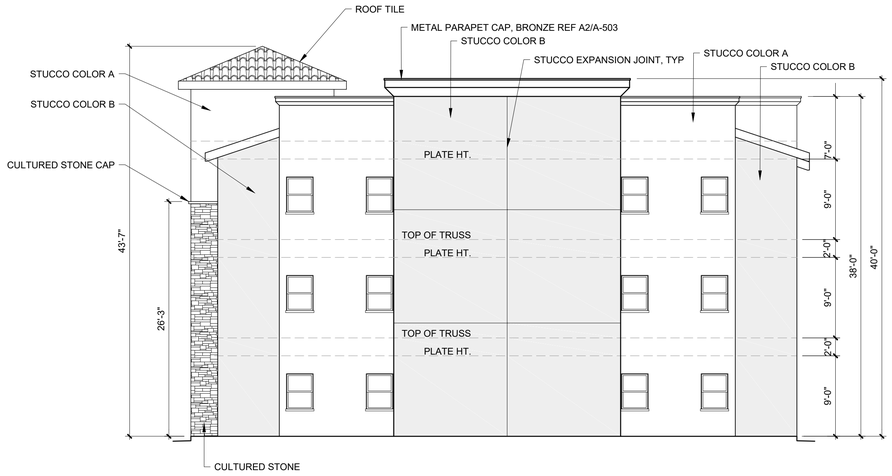


DESIGNED	PROJECT NO
DRAWN	SCALE
CHECKED	DRAWING NO **A-116**
REVIEWED	
DATE 4/10/2020	



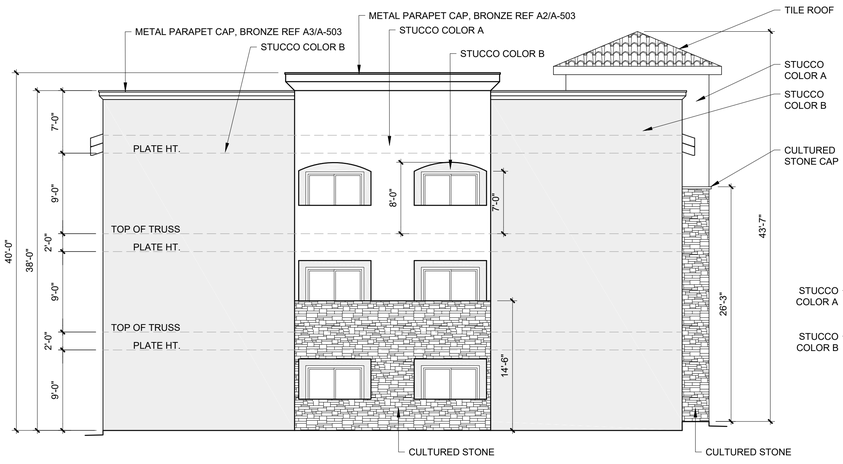
SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



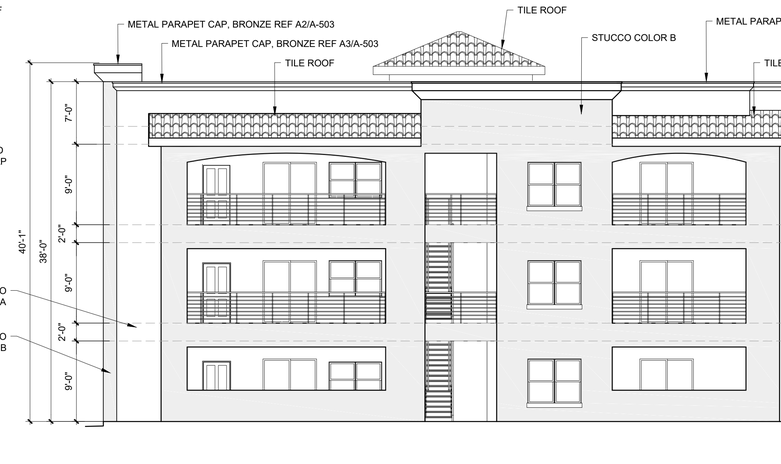
EAST ELEVATION

SCALE: 1/8" = 1'-0"



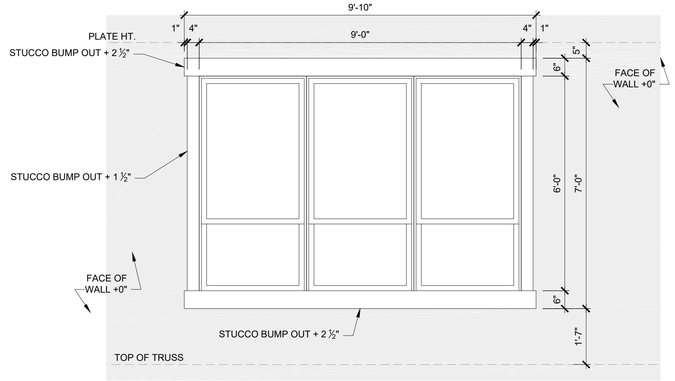
WEST ELEVATION

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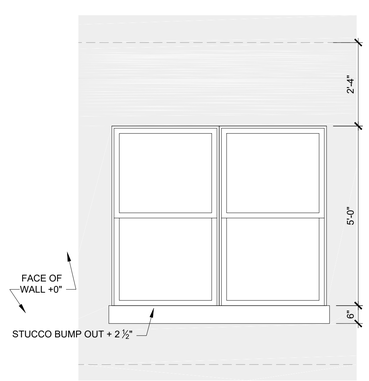
NORTH ELEVATION

SCALE: 1/8" = 1'-0"



A - WINDOW DETAIL

SCALE: 1/2" = 1'-0"



B - WINDOW DETAIL

SCALE: 1/2" = 1'-0"

GENERAL NOTES

1. SUBMIT MANUFACTURER'S STANDARD COLOR CHART TO OWNER FOR THE SELECTION OF THE STUCCO COLOR.
2. STUCCO UNDERLAYMENT MINIMUM GRADE D BUILDING PAPER (2 LAYERS) COMPLYING WITH FEDERAL SPECIFICATIONS UUB 790A. WEATHERLAP EDGES 4 INCHES MIN. ATTACH WITH LARGE HEAD PLASTIC WASHER HEAD SCREWS OR 1 INCH CROWN STAPLES.
3. INSTALL EXPANDED METAL LATH THAT MEETS ASTM C847-93. FURRING AND SELF-FURRING REQUIREMENTS AS SET FORTH FOR WIRE-FABRIC LATH. MINIMUM WEIGHT IS 2.5 LB/YD2.
4. INSTALL "ULTRAKOTE" STUCCO CONDITIONER READY MIXED CLEAR PENETRATING SEALER WITH NO FILLERS OVER METAL LATH.
5. INSTALL 3/4" "ULTRAKOTE" CEMENTIOUS BASE COAT CONCENTRATE.
6. INSTALL "ULTRAPRIME" ACRYLIC READY MIXED MOISTURE RESISTANT PRIMER AND SEALER THAT EQUAL THE SUCTION OF THE BASE COAT AND FINISH, PROVIDING A SUITABLE SURFACE FOR THE APPLICATION OF ULTRAKOTE COATINGS.
7. EXTERIOR FINISH COAT TO BE FACTORY MIXED, "STRETCHKOAT" ELASTOMERIC COATING. FINISH TEXTURE AND THICKNESS TO MATCH OWNER APPROVED SAMPLE.

No	Revision Item	Date

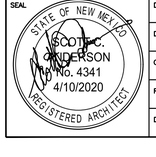
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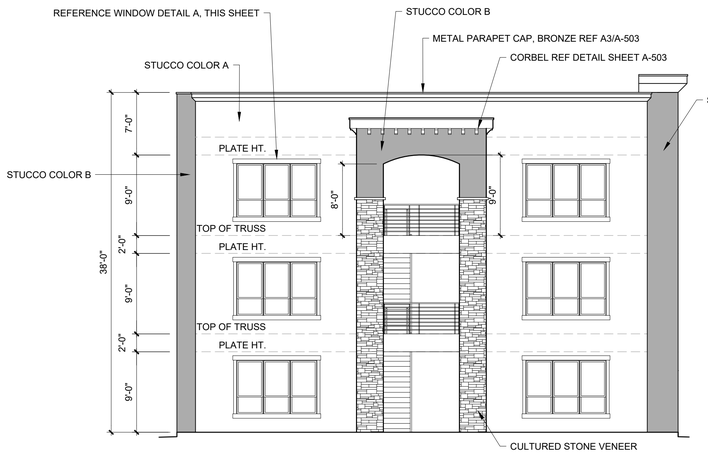
DRAWING TITLE

BUILDING A ELEVATIONS

SEAL

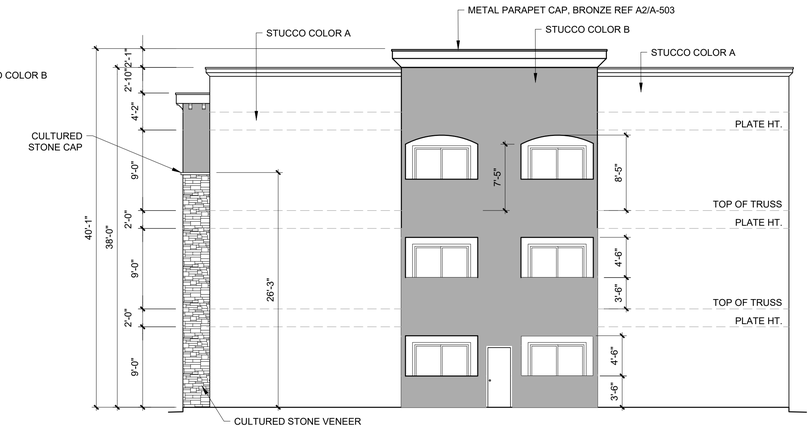


DESIGNED	PROJECT NO
DRAWN	SCALE
CHECKED	DRAWING NO **A-201**
REVIEWED	
DATE 4/10/2020	



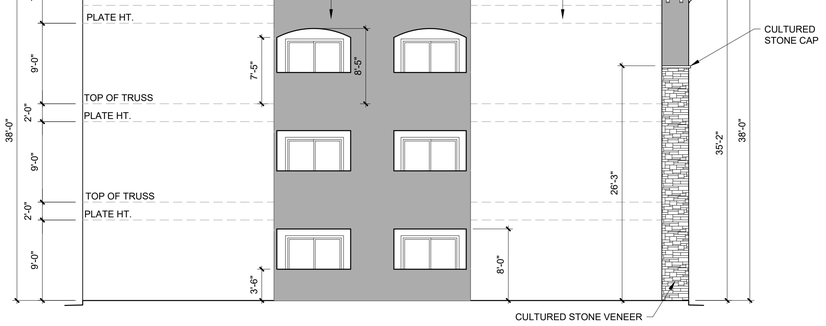
SOUTH ELEVATION

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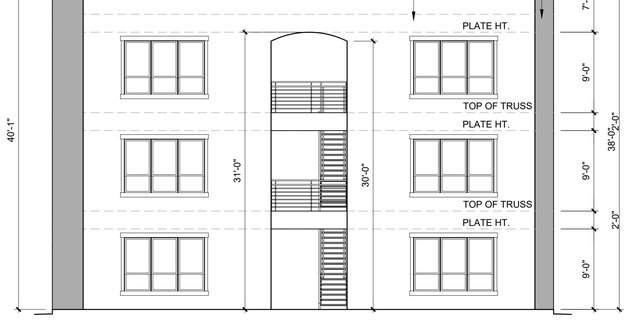
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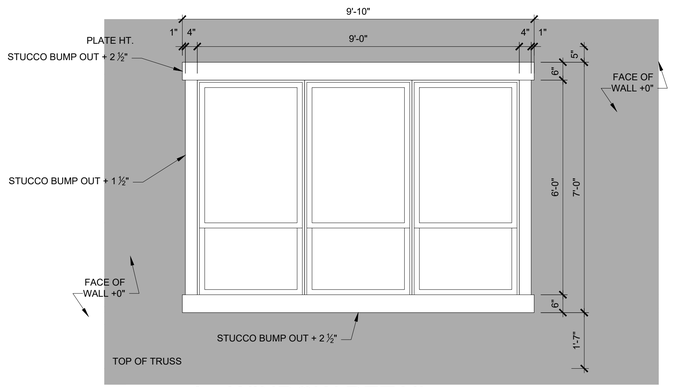
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SCALE: 1/8" = 1'-0"



NORTH ELEVATION

SCALE: 1/8" = 1'-0"



A - WINDOW DETAIL

SCALE: 1/2" = 1'-0"

GENERAL NOTES

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2. STUCCO UNDERLAYMENT MINIMUM GRADE D BUILDING PAPER (2 LAYERS) COMPLYING WITH FEDERAL SPECIFICATIONS UUB 790A. WEATHERLAP EDGES 4 INCHES MIN. ATTACH WITH LARGE HEAD PLASTIC WASHER HEAD SCREWS OR 1 INCH CROWN STAPLES.
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7. EXTERIOR FINISH COAT TO BE FACTORY MIXED, "STRETCHKOAT" ELASTOMERIC COATING. FINISH TEXTURE AND THICKNESS TO MATCH OWNER APPROVED SAMPLE.

No	Revision Item	Date

SCOTT C. ANDERSON
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scott@scottcanderson.com
505.401.7575

LEGACY AT CABEZON APARTMENTS
1017 ROSARITO DR SE
RIO RANCHO, NM 87124

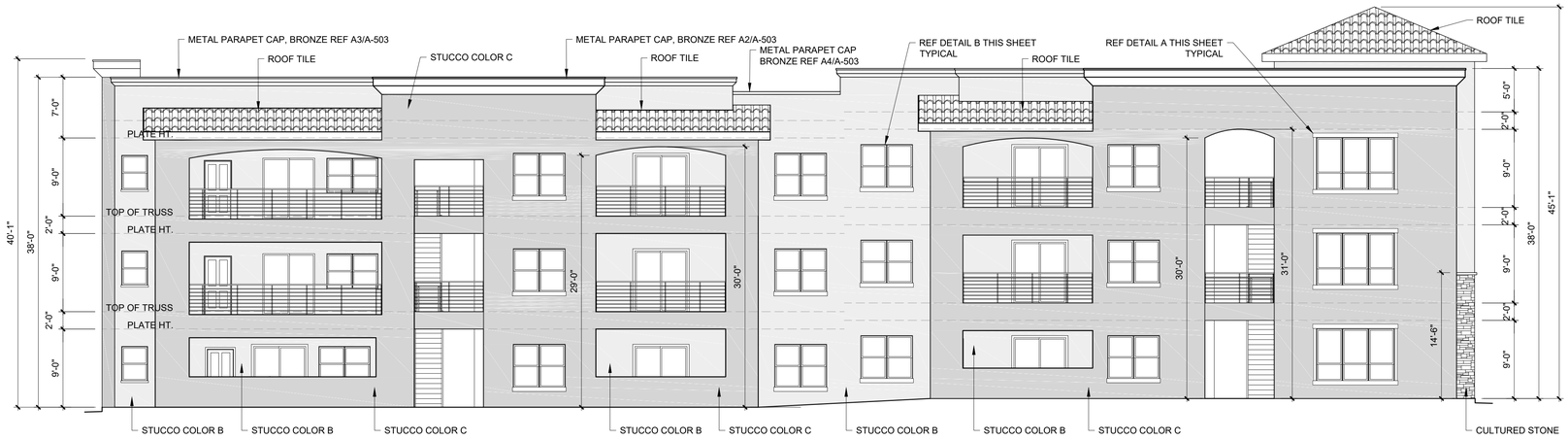
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BUILDING B ELEVATIONS

SEAL

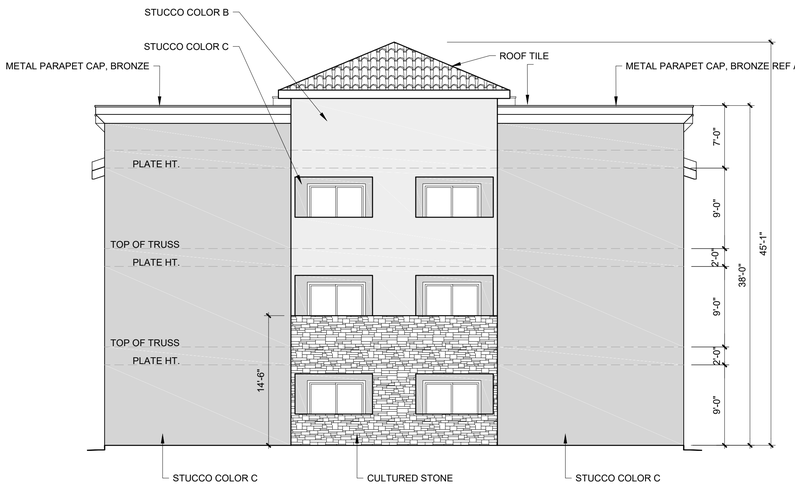
STATE OF NEW MEXICO
SCOTT C. ANDERSON
NM No. 4341
4/10/2020
REGISTERED ARCHITECT

DESIGNED	PROJECT NO
DRAWN	SCALE
CHECKED	DRAWING NO
REVIEWED	A-202
DATE 4/10/2020	



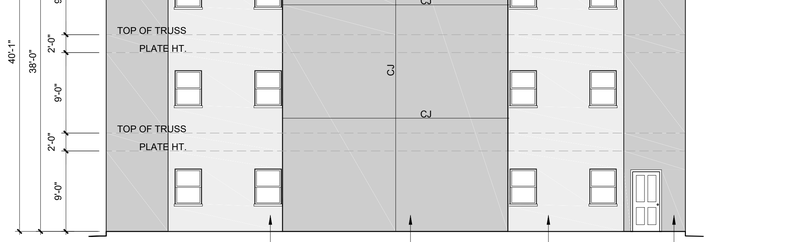
SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



EAST ELEVATION

SCALE: 1/8" = 1'-0"



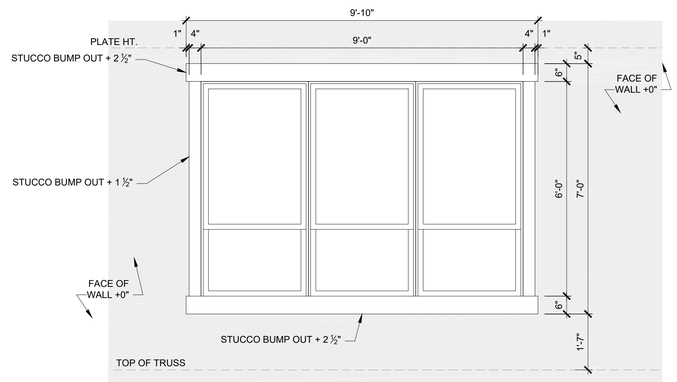
WEST ELEVATION

SCALE: 1/8" = 1'-0"



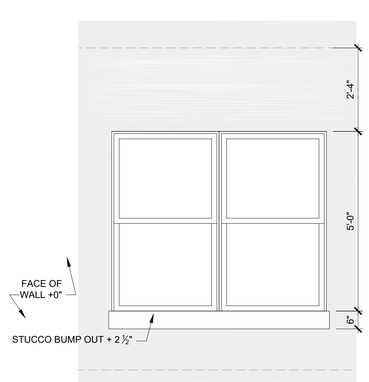
NORTH ELEVATION

SCALE: 1/8" = 1'-0"



A - WINDOW DETAIL

SCALE: 1/2" = 1'-0"



B - WINDOW DETAIL

SCALE: 1/2" = 1'-0"

GENERAL NOTES

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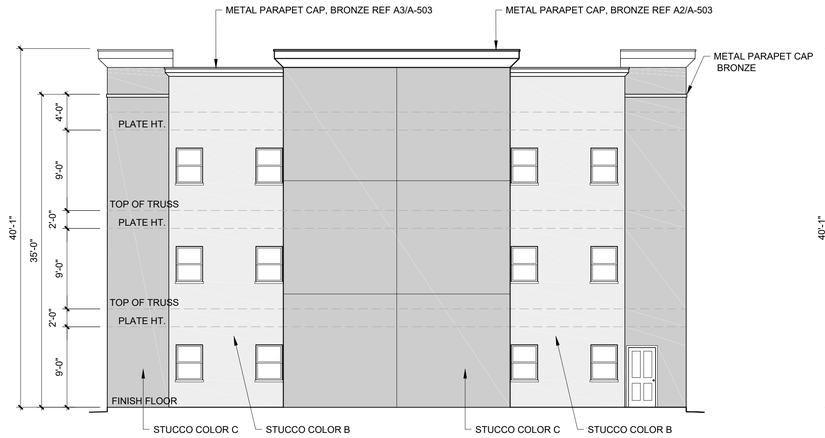
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BUILDING C ELEVATIONS

SEAL

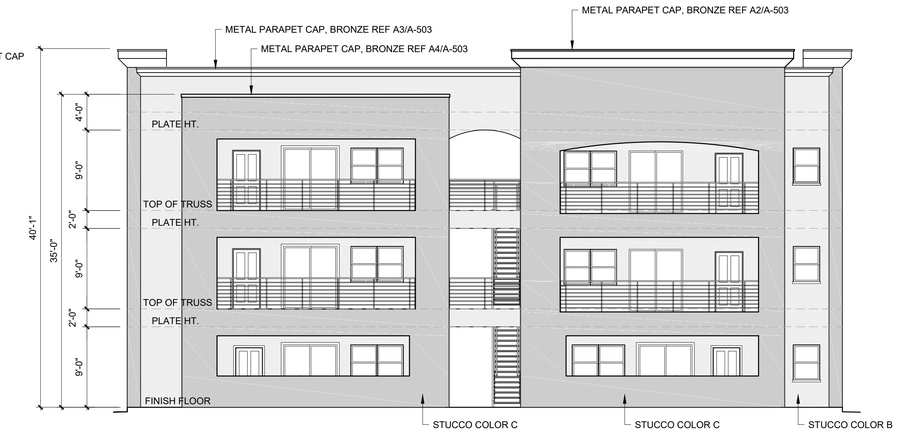
STATE OF NEW MEXICO
SCOTT C. ANDERSON
No. 4341
4/10/2020
REGISTERED ARCHITECT

DESIGNED	PROJECT NO
DRAWN	SCALE
CHECKED	DRAWING NO
REVIEWED	**A-203**
DATE 4/10/2020	



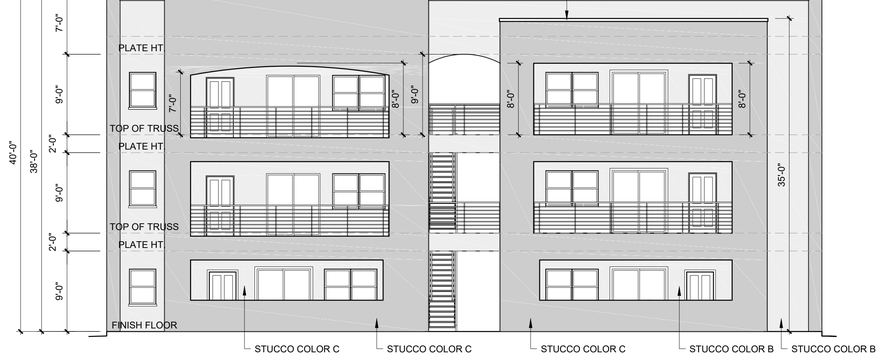
SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



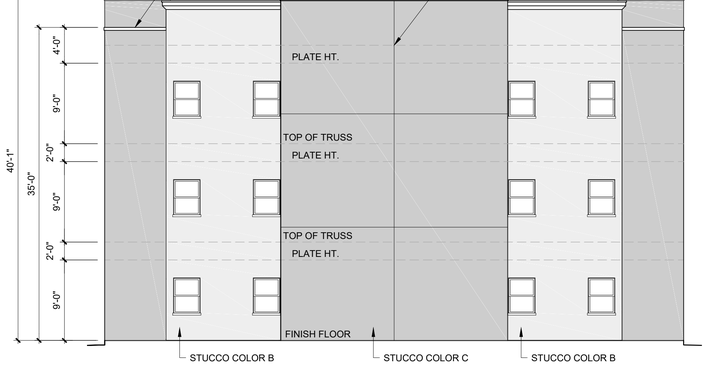
EAST ELEVATION

SCALE: 1/8" = 1'-0"



WEST ELEVATION

SCALE: 1/8" = 1'-0"



NORTH ELEVATION

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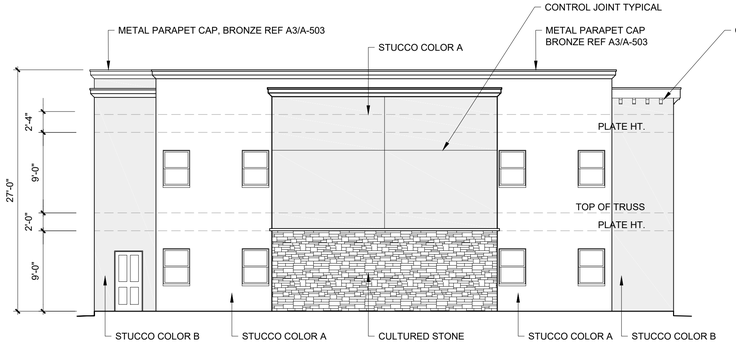
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BUILDING D ELEVATIONS

SEAL

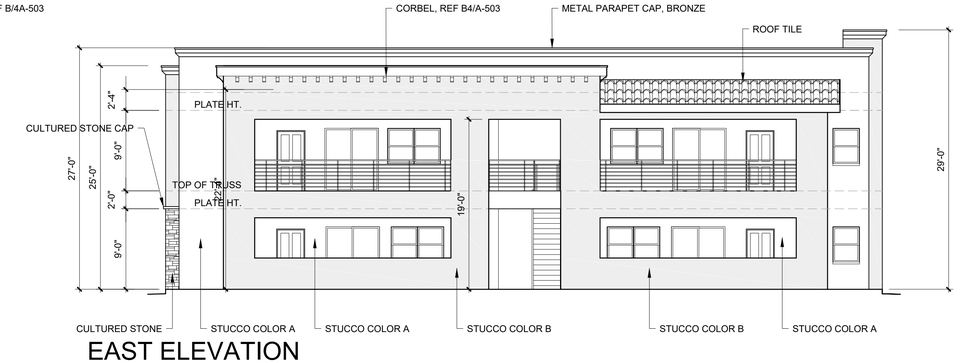
STATE OF NEW MEXICO
SCOTT C. ANDERSON
No. 4341
4/10/2020
REGISTERED ARCHITECT

DESIGNED	PROJECT NO
DRAWN	SCALE
CHECKED	DRAWING NO
REVIEWED	A-204
DATE 4/10/2020	



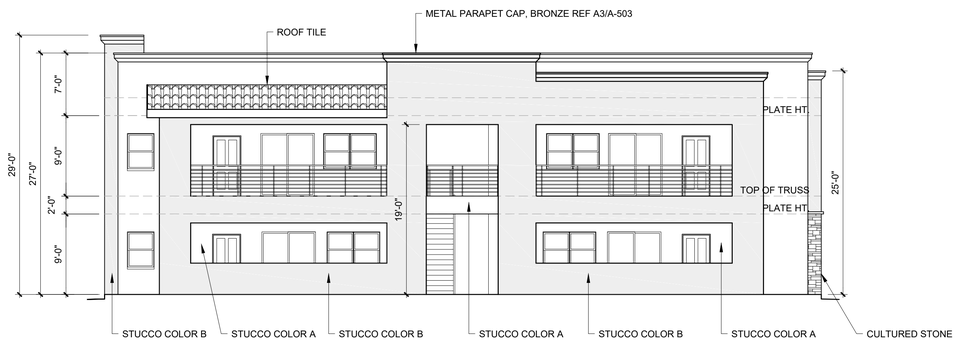
SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



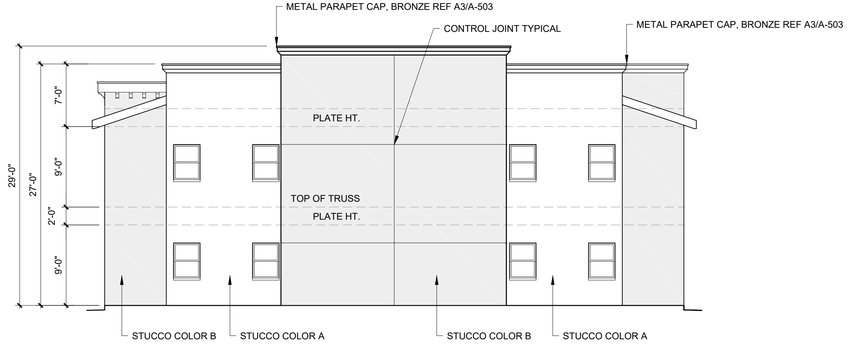
EAST ELEVATION

SCALE: 1/8" = 1'-0"



WEST ELEVATION

SCALE: 1/8" = 1'-0"



NORTH ELEVATION

SCALE: 1/8" = 1'-0"

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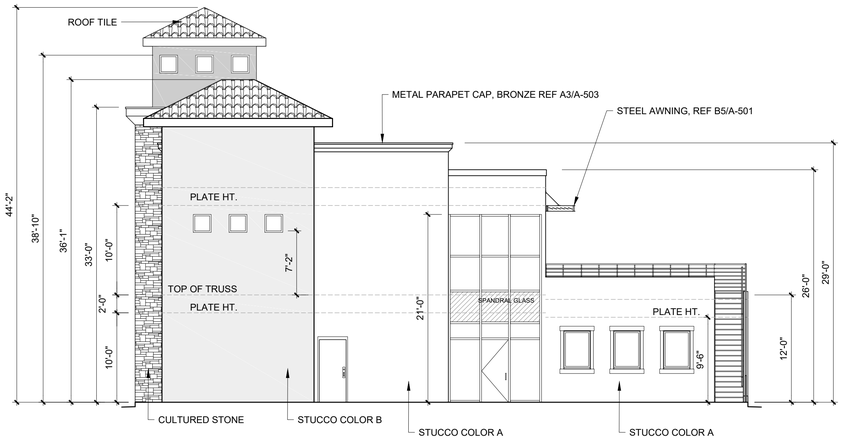
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BUILDING E ELEVATIONS

SEAL

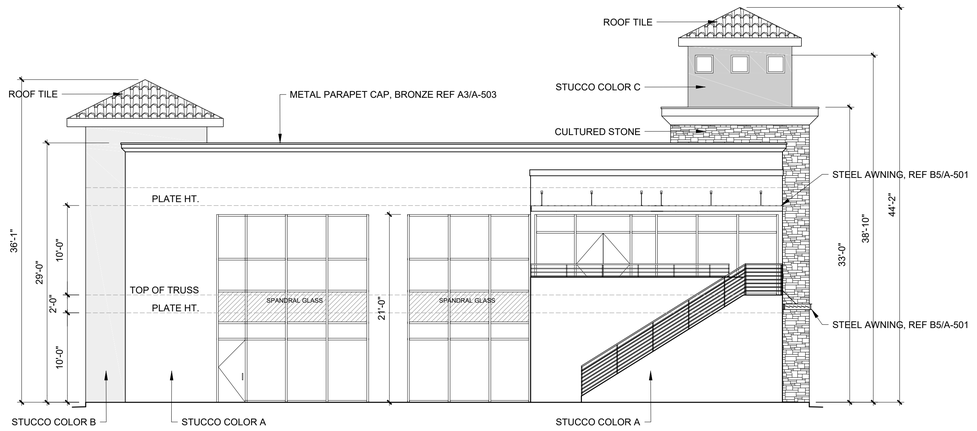
STATE OF NEW MEXICO
SCOTT C. ANDERSON
No. 4341
4/10/2020
REGISTERED ARCHITECT

DESIGNED	PROJECT NO
DRAWN	SCALE
CHECKED	DRAWING NO
REVIEWED	**A-205**
DATE 4/10/2020	



SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

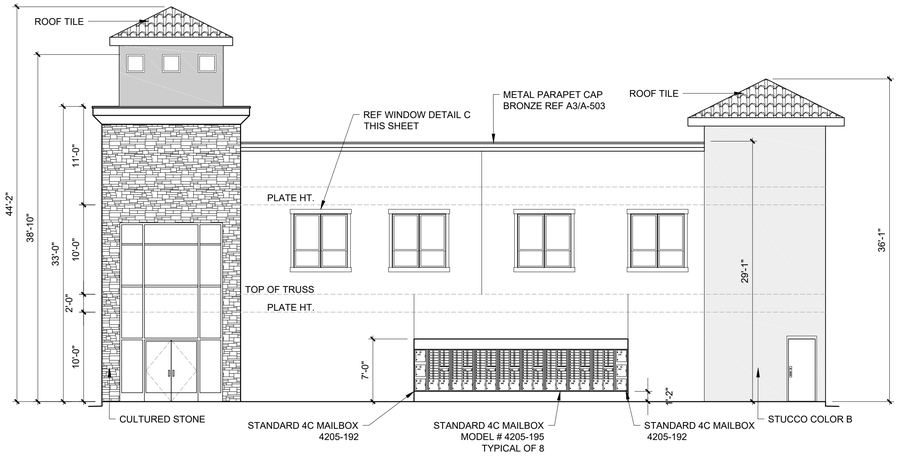


EAST ELEVATION

SCALE: 1/8" = 1'-0"

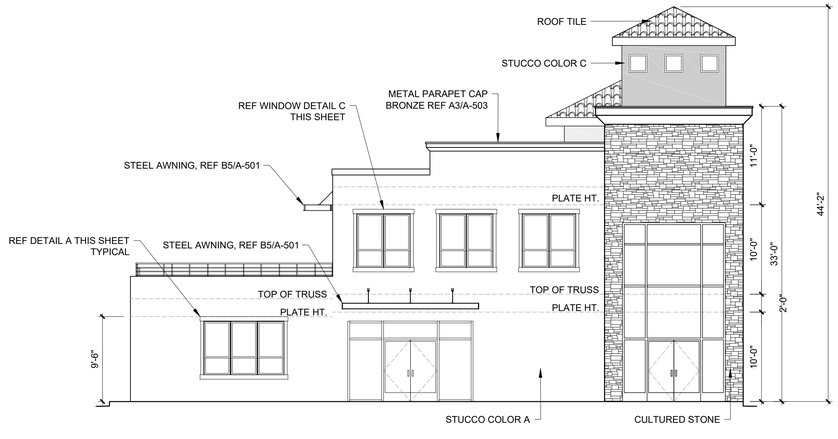
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8. MAILBOXES BY AMERICAN POSTAL MANUFACTURING CO., 530 W OKLAHOMA AVE. SUITE 600 MILWAUKEE, WI 53207 TOLL FREE: 1-800-450-0015 FAX: (414) 290-1515 WWW.MAILPRODUCTS.COM



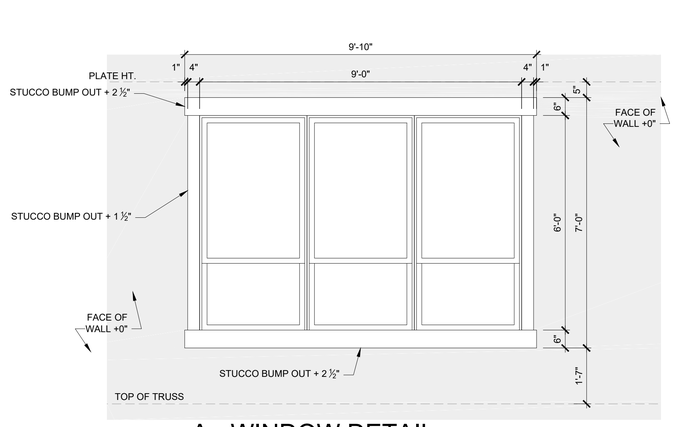
WEST ELEVATION

SCALE: 1/8" = 1'-0"



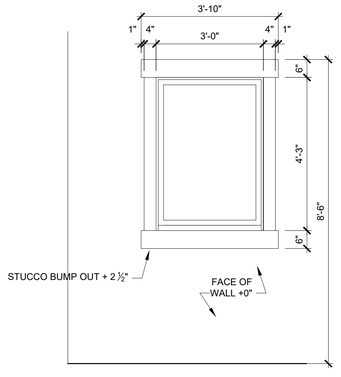
NORTH ELEVATION

SCALE: 1/8" = 1'-0"



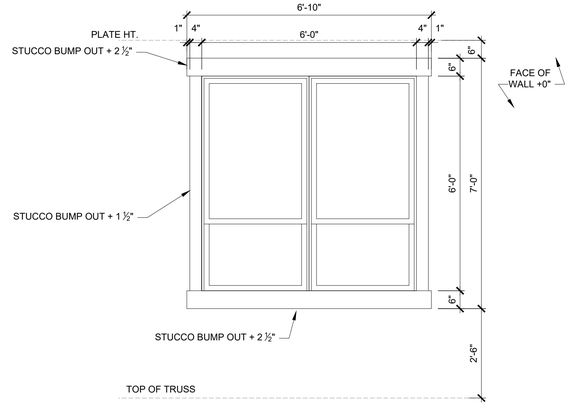
A - WINDOW DETAIL

SCALE: 1/2" = 1'-0"



B - WINDOW DETAIL

SCALE: 1/2" = 1'-0"



C - WINDOW DETAIL

SCALE: 1/2" = 1'-0"

No	Revision Item	Date

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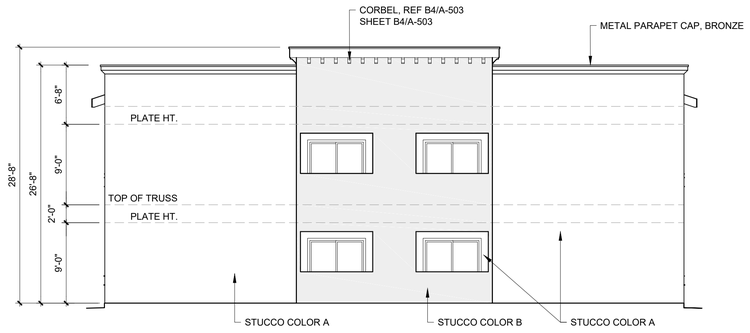
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BUILDING F ELEVATIONS

SEAL

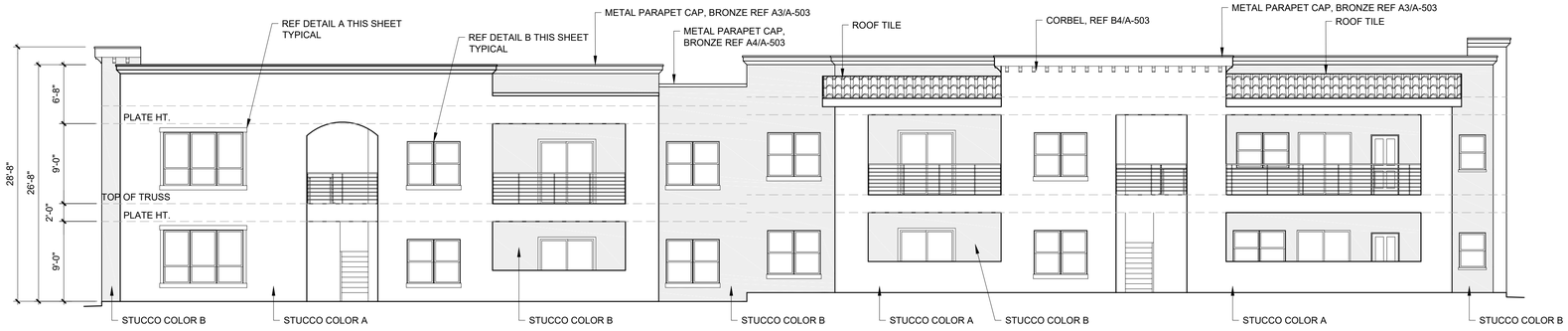
STATE OF NEW MEXICO
SCOTT C. ANDERSON
No. 4341
4/10/2020
REGISTERED ARCHITECT

DESIGNED	PROJECT NO
DRAWN	SCALE
CHECKED	DRAWING NO **A-206**
REVIEWED	
DATE 4/10/2020	



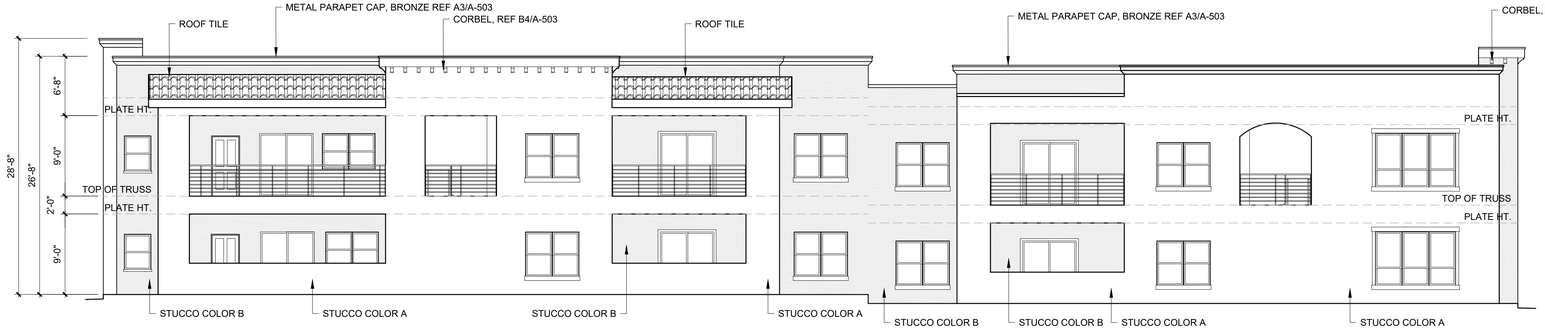
SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



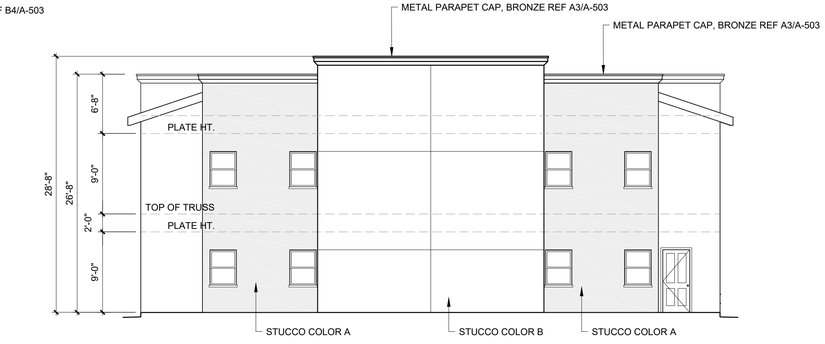
EAST ELEVATION

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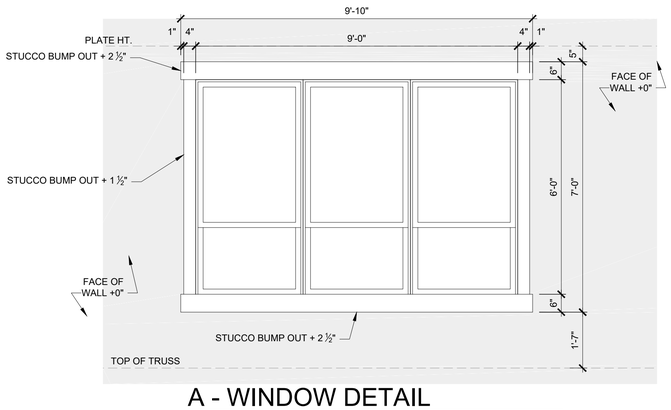
WEST ELEVATION

SCALE: 1/8" = 1'-0"



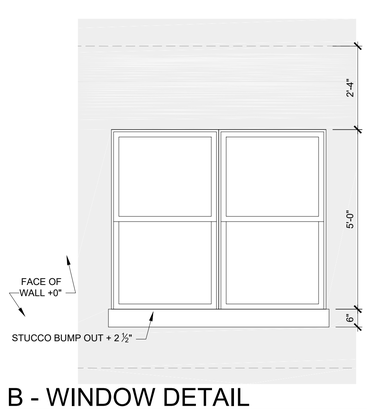
NORTH ELEVATION

SCALE: 1/8" = 1'-0"



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SCALE: 1/2" = 1'-0"



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SCALE: 1/2" = 1'-0"

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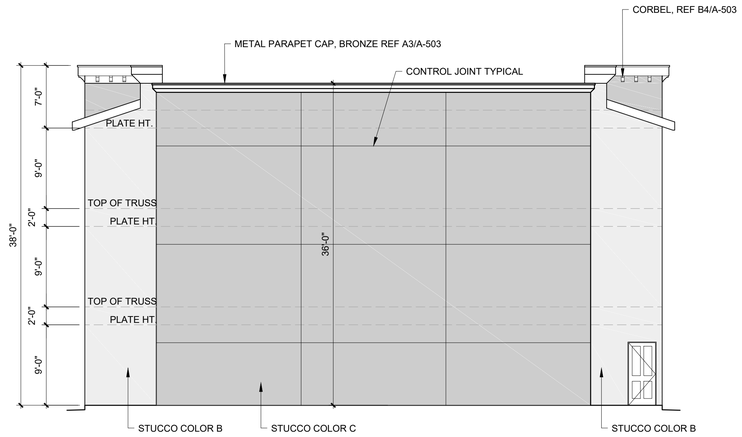
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BUILDING G ELEVATIONS

SEAL

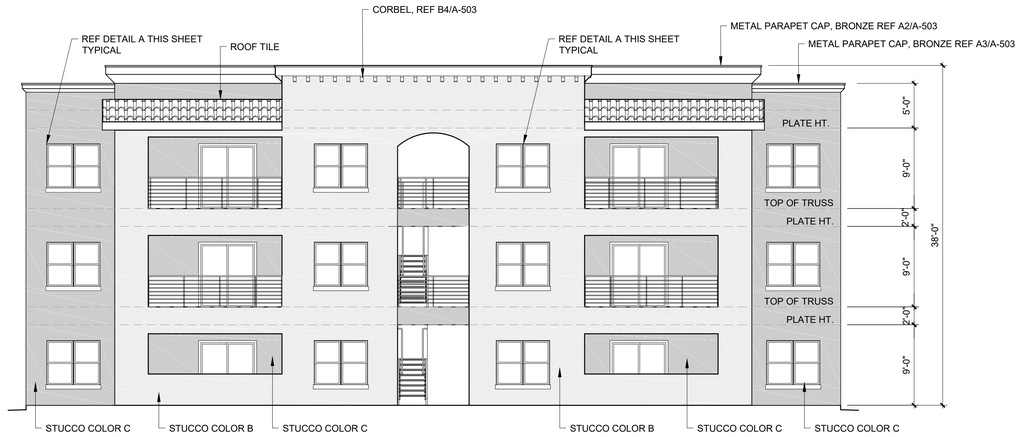
STATE OF NEW MEXICO
SCOTT C. ANDERSON
No. 4341
4/10/2020
REGISTERED ARCHITECT

DESIGNED	PROJECT NO
DRAWN	SCALE
CHECKED	DRAWING NO **A-207**
REVIEWED	
DATE 4/10/2020	



SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

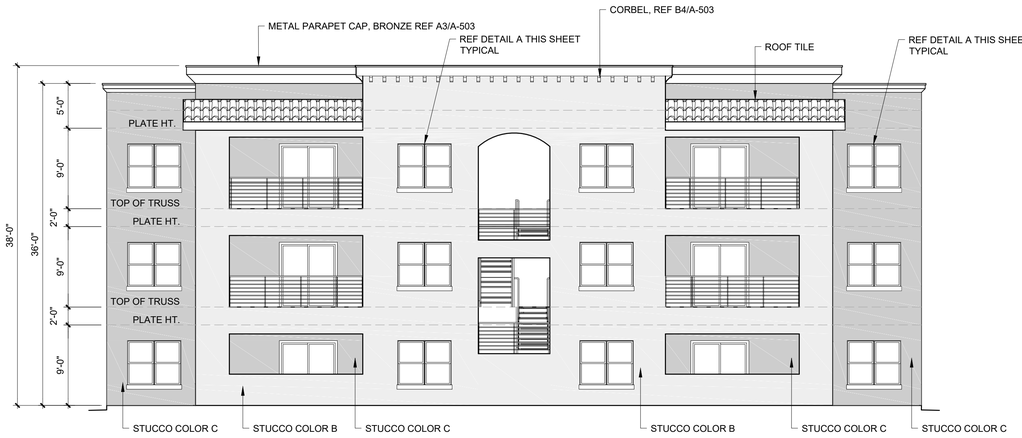


EAST ELEVATION

SCALE: 1/8" = 1'-0"

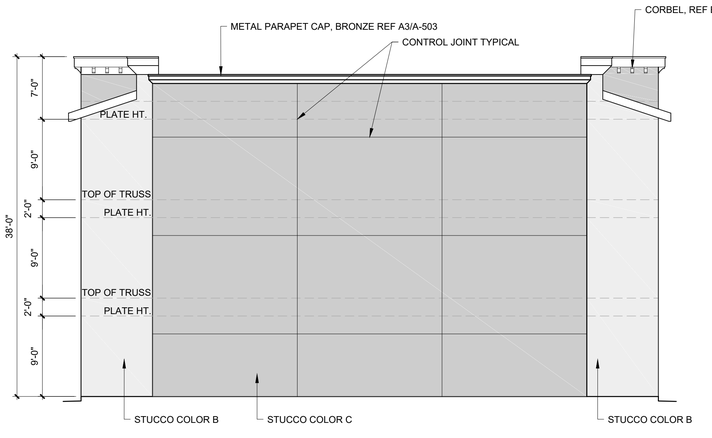
GENERAL NOTES

1. SUBMIT MANUFACTURER'S STANDARD COLOR CHART TO OWNER FOR THE SELECTION OF THE STUCCO COLOR.
2. STUCCO UNDERLAYMENT MINIMUM GRADE D BUILDING PAPER (2 LAYERS) COMPLYING WITH FEDERAL SPECIFICATIONS UUB 790A. WEATHERLAP EDGES 4 INCHES MIN. ATTACH WITH LARGE HEAD PLASTIC WASHER HEAD SCREWS OR 1 INCH CROWN STAPLES.
3. INSTALL EXPANDED METAL LATH THAT MEETS ASTM C847-93. FURRING AND SELF-FURRING REQUIREMENTS AS SET FORTH FOR WIRE-FABRIC LATH. MINIMUM WEIGHT IS 2.5 LB/YD2.
4. INSTALL "ULTRAKOTE" STUCCO CONDITIONER READY MIXED CLEAR PENETRATING SEALER WITH NO FILLERS OVER METAL LATH.
5. INSTALL 3/4" "ULTRAKOTE" CEMENTIOUS BASE COAT CONCENTRATE.
6. INSTALL "ULTRAPRIME" ACRYLIC READY MIXED MOISTURE RESISTANT PRIMER AND SEALER THAT EQUAL THE SUCTION OF THE BASE COAT AND FINISH, PROVIDING A SUITABLE SURFACE FOR THE APPLICATION OF ULTRAKOTE COATINGS.
7. EXTERIOR FINISH COAT TO BE FACTORY MIXED, "STRETCHKOAT" ELASTOMERIC COATING. FINISH TEXTURE AND THICKNESS TO MATCH OWNER APPROVED SAMPLE.



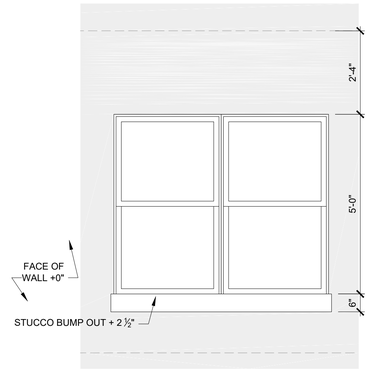
WEST ELEVATION

SCALE: 1/8" = 1'-0"



NORTH ELEVATION

SCALE: 1/8" = 1'-0"



A - WINDOW DETAIL

SCALE: 1/2" = 1'-0"

No	Revision Item	Date

SCOTT C. ANDERSON
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scott@scottandersonarch.com
505.401.7575

LEGACY AT CABEZON APARTMENTS
1017 ROSARITO DR SE
RIO RANCHO, NM 87124

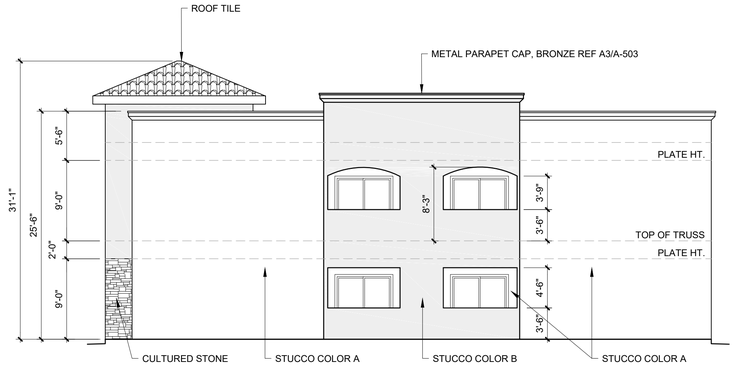
DRAWING TITLE

BUILDING H ELEVATIONS

SEAL

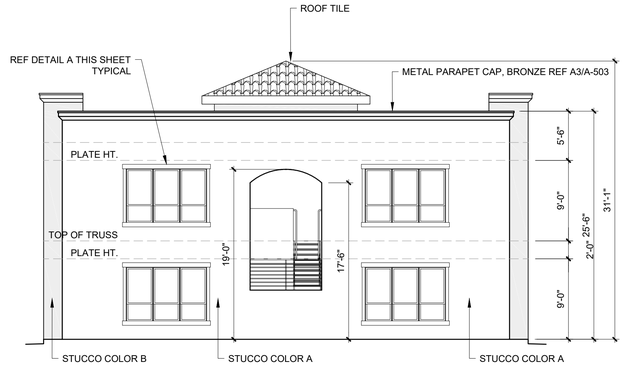
STATE OF NEW MEXICO
SCOTT C. ANDERSON
No. 4341
4/10/2020
REGISTERED ARCHITECT

DESIGNED	PROJECT NO
DRAWN	SCALE
CHECKED	DRAWING NO **A-208**
REVIEWED	
DATE 4/10/2020	



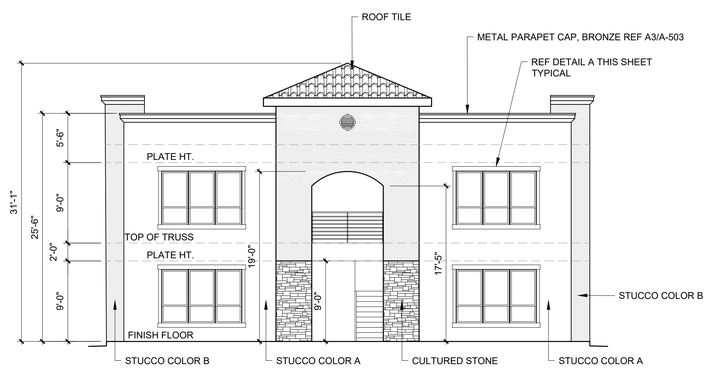
SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



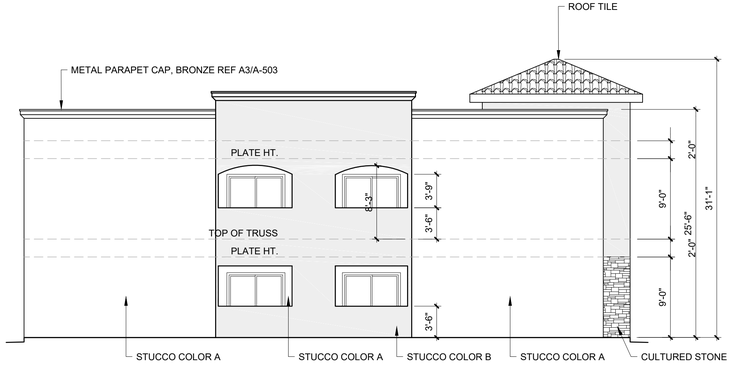
EAST ELEVATION

SCALE: 1/8" = 1'-0"



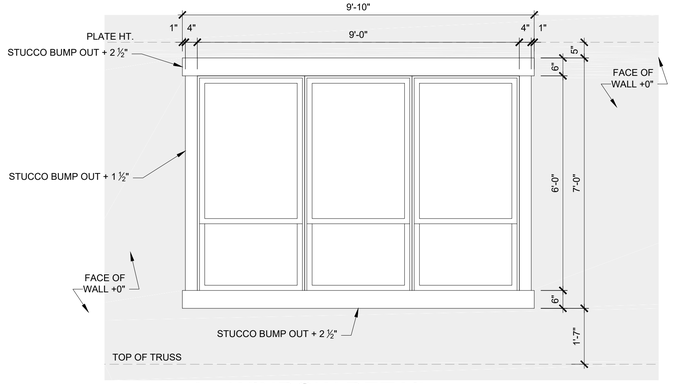
WEST ELEVATION

SCALE: 1/8" = 1'-0"



NORTH ELEVATION

SCALE: 1/8" = 1'-0"



A - WINDOW DETAIL

SCALE: 1/2" = 1'-0"

GENERAL NOTES

1. SUBMIT MANUFACTURER'S STANDARD COLOR CHART TO OWNER FOR THE SELECTION OF THE STUCCO COLOR.
2. STUCCO UNDERLAYMENT MINIMUM GRADE D BUILDING PAPER (2 LAYERS) COMPLYING WITH FEDERAL SPECIFICATIONS UUB 790A. WEATHERLAP EDGES 4 INCHES MIN. ATTACH WITH LARGE HEAD PLASTIC WASHER HEAD SCREWS OR 1 INCH CROWN STAPLES.
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5. INSTALL 3/4" "ULTRAKOTE" CEMENTIOUS BASE COAT CONCENTRATE.
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No	Revision Item	Date

SCOTT C. ANDERSON
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albuquerque, nm 87107
scott@scottcanderson.com
505.401.7575

LEGACY AT CABEZON APARTMENTS
1017 ROSARITO DR SE
RIO RANCHO, NM 87124

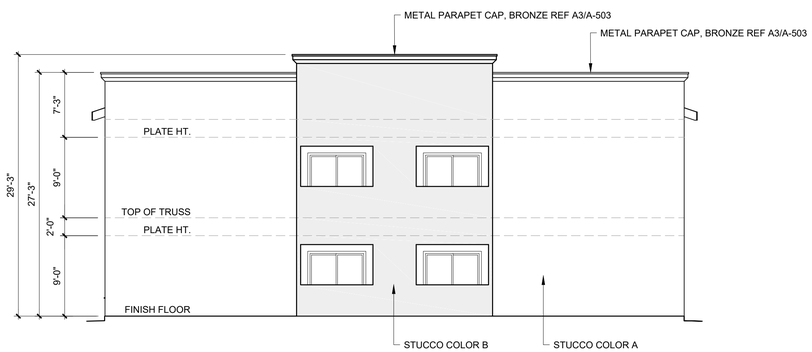
DRAWING TITLE

BUILDING I ELEVATIONS

SEAL

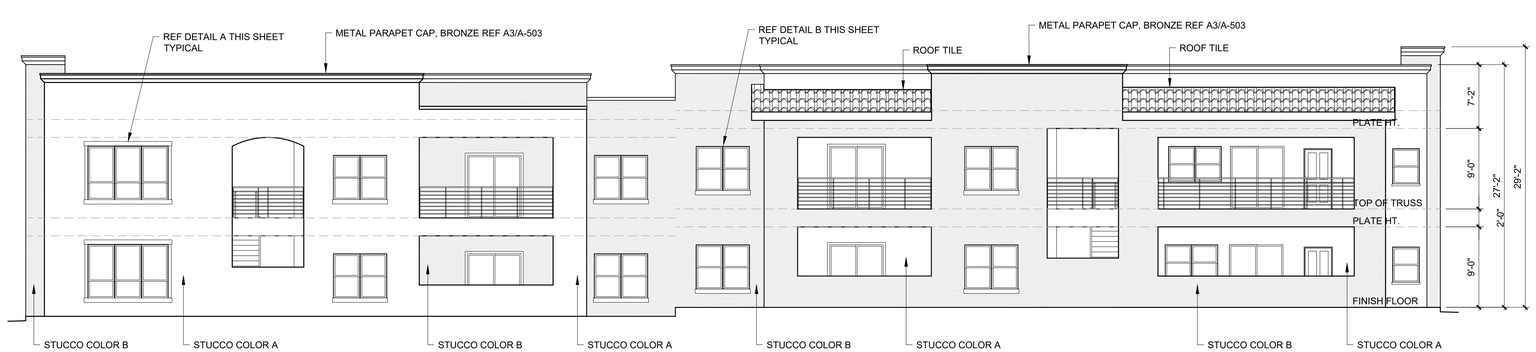
STATE OF NEW MEXICO
SCOTT C. ANDERSON
No. 4341
4/10/2020
REGISTERED ARCHITECT

DESIGNED	PROJECT NO
DRAWN	SCALE
CHECKED	DRAWING NO
REVIEWED	A-209
DATE 4/10/2020	



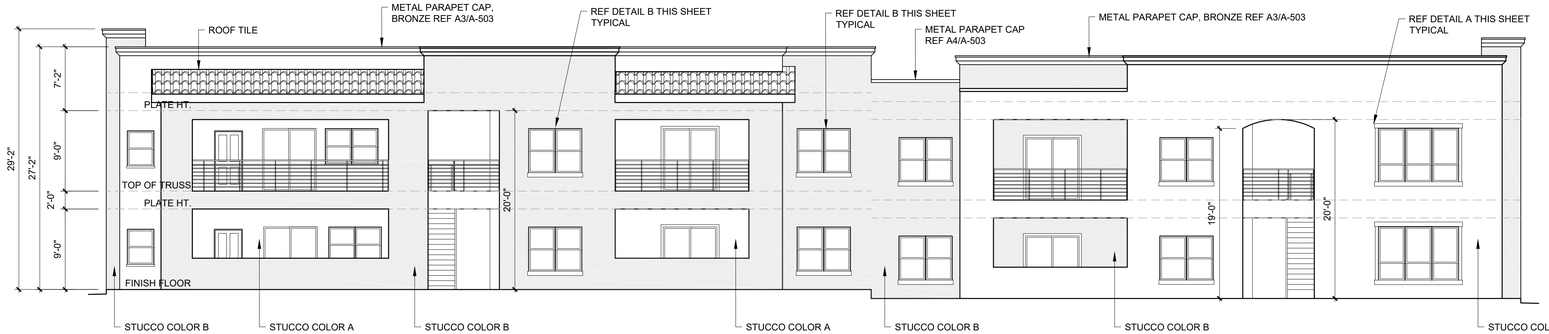
SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



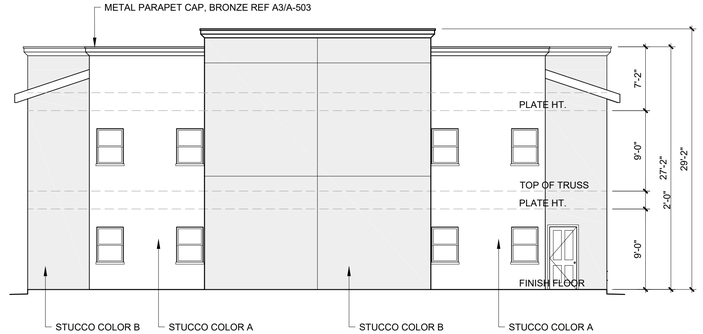
EAST ELEVATION

SCALE: 1/8" = 1'-0"



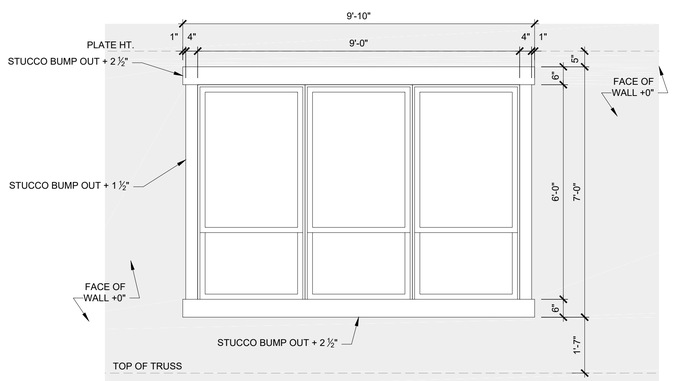
WEST ELEVATION

SCALE: 1/8" = 1'-0"



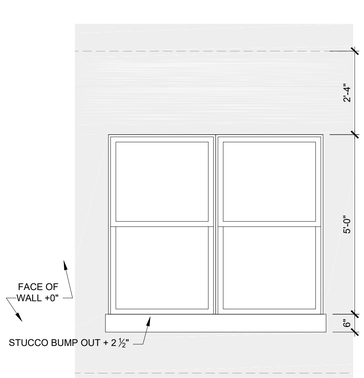
NORTH ELEVATION

SCALE: 1/8" = 1'-0"



A - WINDOW DETAIL

SCALE: 1/2" = 1'-0"



B - WINDOW DETAIL

SCALE: 1/2" = 1'-0"

GENERAL NOTES

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No	Revision Item	Date

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505.401.7575

LEGACY AT CABEZON APARTMENTS
1017 ROSARITO DR SE
RIO RANCHO, NM 87124

DRAWING TITLE

BUILDING J ELEVATIONS

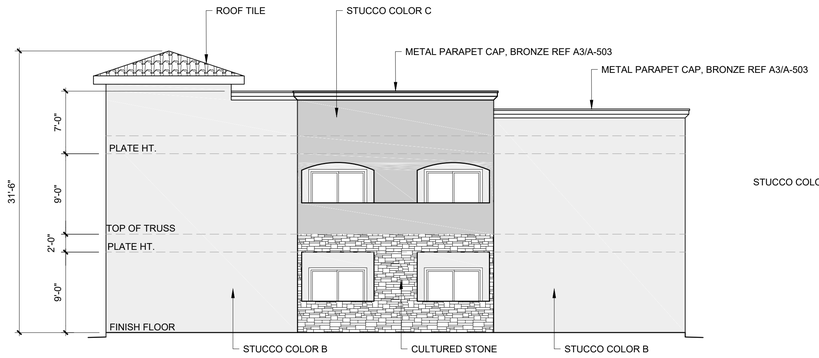
SEAL

STATE OF NEW MEXICO
SCOTT C. ANDERSON
No. 4341
4/10/2020
REGISTERED ARCHITECT

DESIGNED	PROJECT NO
DRAWN	SCALE
CHECKED	DRAWING NO
REVIEWED	A-210
DATE 4/10/2020	

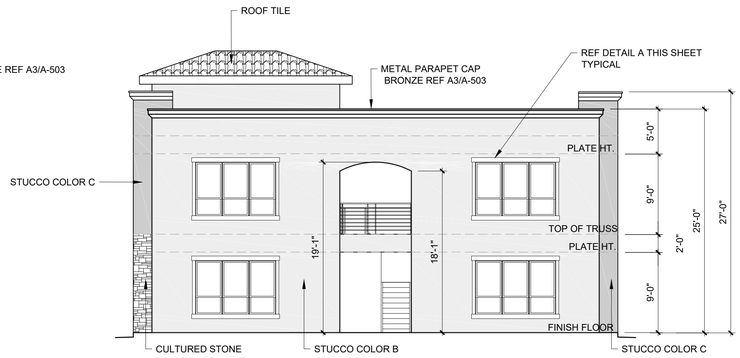
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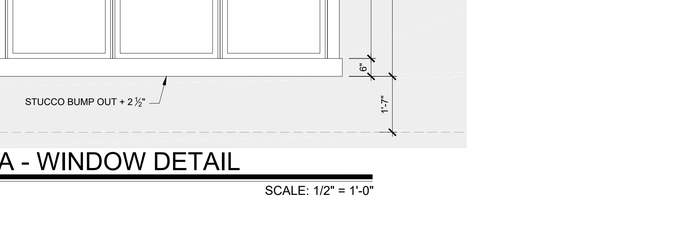
SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



EAST ELEVATION

SCALE: 1/8" = 1'-0"

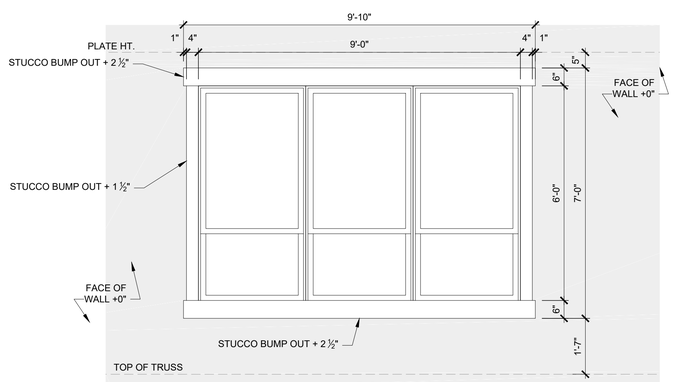


WEST ELEVATION

SCALE: 1/8" = 1'-0"

NORTH ELEVATION

SCALE: 1/8" = 1'-0"



A - WINDOW DETAIL

SCALE: 1/2" = 1'-0"

No	Revision Item	Date

SCOTT C. ANDERSON
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505.401.7575

LEGACY AT CABEZON APARTMENTS
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RIO RANCHO, NM 87124

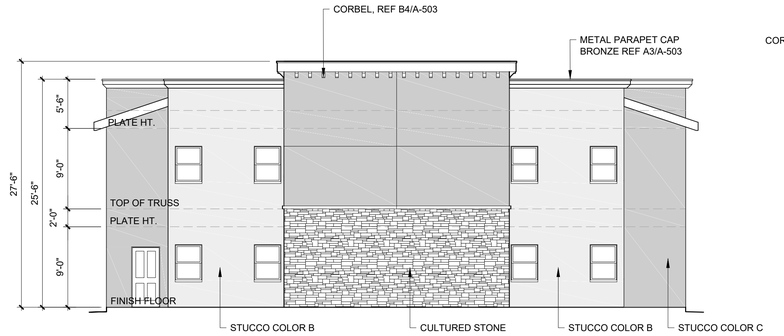
DRAWING TITLE

BUILDING K ELEVATIONS

SEAL

STATE OF NEW MEXICO
SCOTT C. ANDERSON
NM No. 4341
4/10/2020
REGISTERED ARCHITECT

DESIGNED	PROJECT NO
DRAWN	SCALE
CHECKED	DRAWING NO
REVIEWED	**A-211**
DATE 4/10/2020	



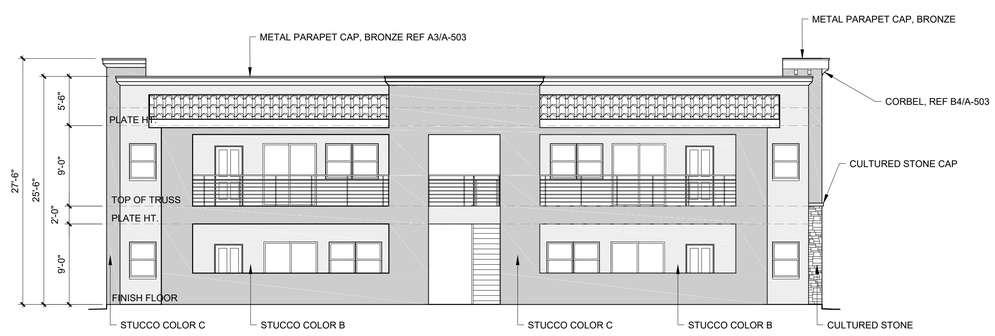
SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



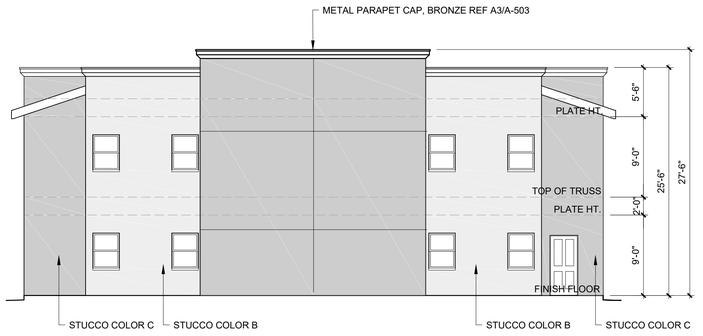
EAST ELEVATION

SCALE: 1/8" = 1'-0"



WEST ELEVATION

SCALE: 1/8" = 1'-0"



NORTH ELEVATION

SCALE: 1/8" = 1'-0"

GENERAL NOTES

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2. STUCCO UNDERLAYMENT MINIMUM GRADE D BUILDING PAPER (2 LAYERS) COMPLYING WITH FEDERAL SPECIFICATIONS UUB 790A. WEATHERLAP EDGES 4 INCHES MIN. ATTACH WITH LARGE HEAD PLASTIC WASHER HEAD SCREWS OR 1 INCH CROWN STAPLES.
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LEGACY AT CABEZON APARTMENTS
1017 ROSARITO DR SE
RIO RANCHO, NM 87124

DRAWING TITLE

BUILDING L ELEVATIONS

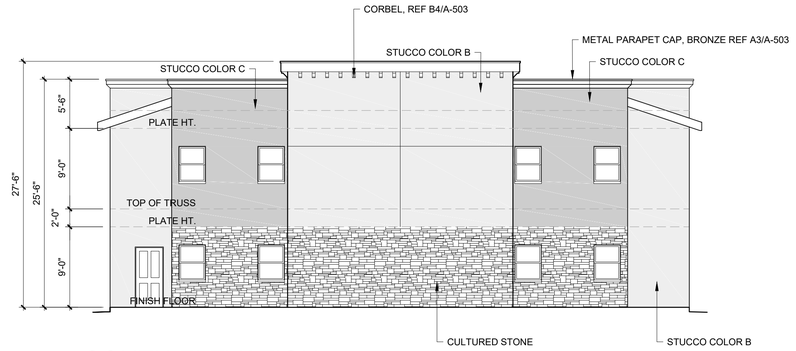
SEAL

STATE OF NEW MEXICO
SCOTT C. ANDERSON
NM No. 4341
4/10/2020
REGISTERED ARCHITECT

DESIGNED	PROJECT NO
DRAWN	SCALE
CHECKED	DRAWING NO
REVIEWED	A-212
DATE 4/10/2020	

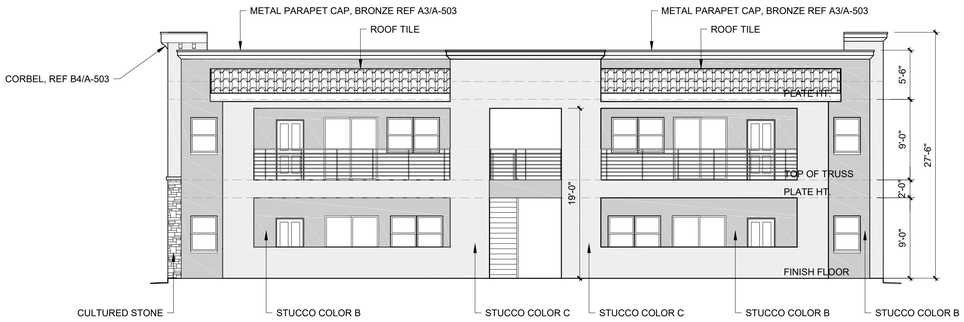
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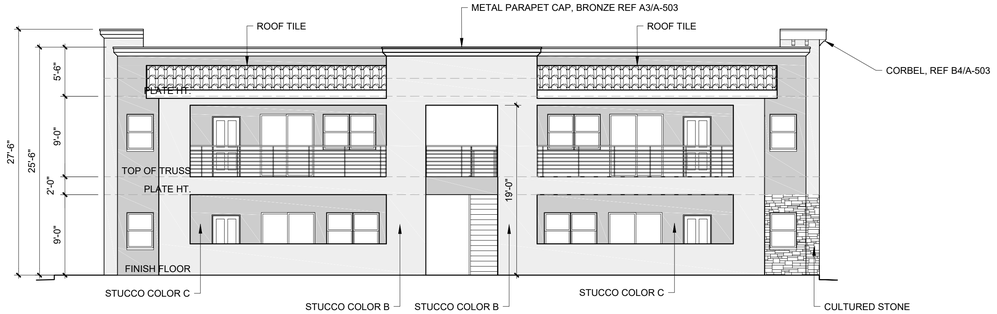
SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



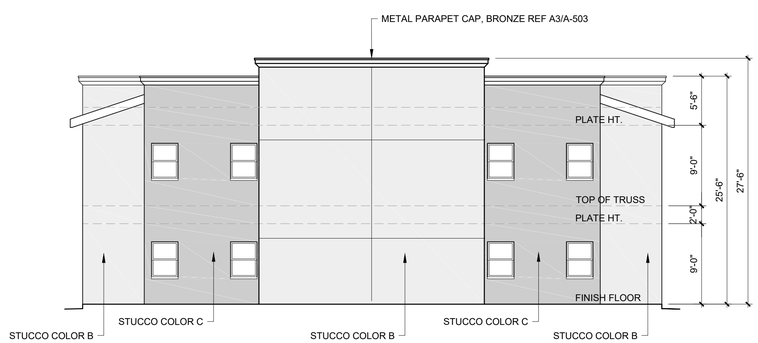
EAST ELEVATION

SCALE: 1/8" = 1'-0"



WEST ELEVATION

SCALE: 1/8" = 1'-0"



NORTH ELEVATION

SCALE: 1/8" = 1'-0"

No	Revision Item	Date

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LEGACY AT CABEZON APARTMENTS
1017 ROSARITO DR SE
RIO RANCHO, NM 87124

DRAWING TITLE

BUILDING M ELEVATIONS

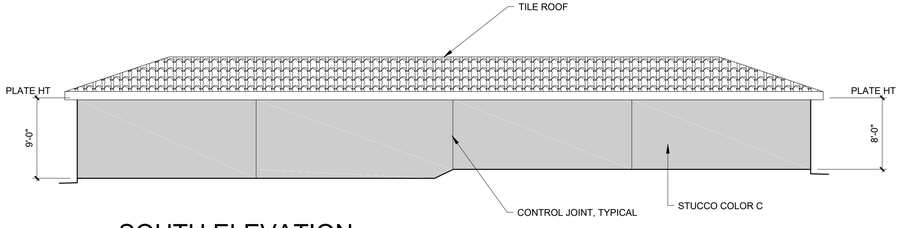
SEAL

STATE OF NEW MEXICO
SCOTT C. ANDERSON
No. 4341
4/10/2020
REGISTERED ARCHITECT

DESIGNED	PROJECT NO
DRAWN	SCALE
CHECKED	DRAWING NO
REVIEWED	A-213
DATE 4/10/2020	

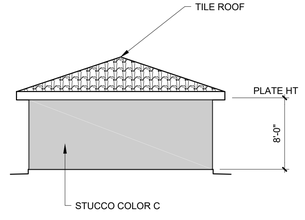
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2. STUCCO UNDERLAYMENT MINIMUM GRADE D BUILDING PAPER (2 LAYERS) COMPLYING WITH FEDERAL SPECIFICATIONS UUB 790A. WEATHERLAP EDGES 4 INCHES MIN. ATTACH WITH LARGE HEAD PLASTIC WASHER HEAD SCREWS OR 1 INCH CROWN STAPLES.
3. INSTALL EXPANDED METAL LATH THAT MEETS ASTM C847-93. FURRING AND SELF-FURRING REQUIREMENTS AS SET FORTH FOR WIRE-FABRIC LATH. MINIMUM WEIGHT IS 2.5 LB/YD2.
4. INSTALL "ULTRAKOTE" STUCCO CONDITIONER READY MIXED CLEAR PENETRATING SEALER WITH NO FILLERS OVER METAL LATH.
5. INSTALL 3/4" "ULTRAKOTE" CEMENTIOUS BASE COAT CONCENTRATE.
6. INSTALL "ULTRAPRIME" ACRYLIC READY MIXED MOISTURE RESISTANT PRIMER AND SEALER THAT EQUAL THE SUCTION OF THE BASE COAT AND FINISH, PROVIDING A SUITABLE SURFACE FOR THE APPLICATION OF ULTRAKOTE COATINGS.
7. EXTERIOR FINISH COAT TO BE FACTORY MIXED, "STRETCHKOAT" ELASTOMERIC COATING. FINISH TEXTURE AND THICKNESS TO MATCH OWNER APPROVED SAMPLE.



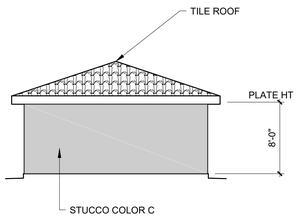
SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



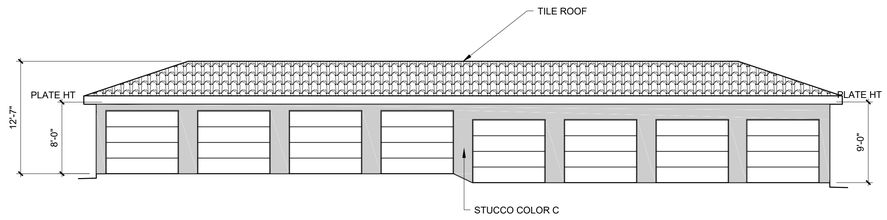
EAST ELEVATION

SCALE: 1/8" = 1'-0"



WEST ELEVATION

SCALE: 1/8" = 1'-0"



NORTH ELEVATION

SCALE: 1/8" = 1'-0"

No	Revision Item	Date

SCOTT C. ANDERSON
& associates architects
4419 4th St nw ste B
albuquerque, nm 87107
scott@scottcbloom.com
505.401.7575

LEGACY AT CABEZON APARTMENTS
1017 ROSARITO DR SE
RIO RANCHO, NM 87124

DRAWING TITLE

BUILDING N ELEVATIONS

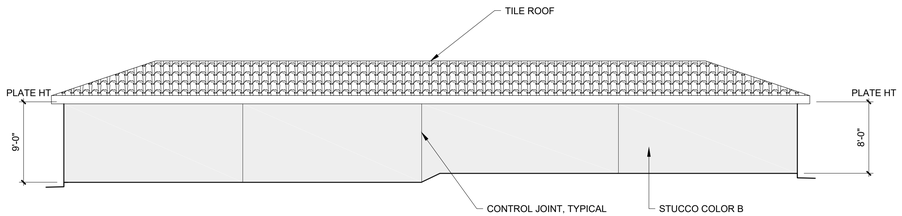
SEAL

STATE OF NEW MEXICO
SCOTT C. ANDERSON
No. 4341
4/10/2020
REGISTERED ARCHITECT

DESIGNED	PROJECT NO
DRAWN	SCALE
CHECKED	DRAWING NO
REVIEWED	**A-214**
DATE 4/10/2020	

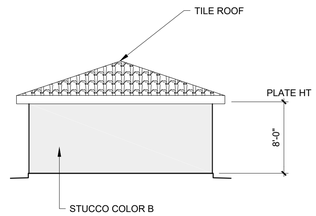
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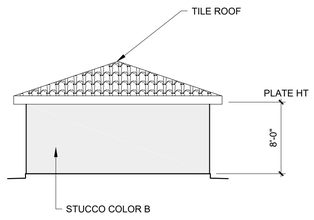
SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



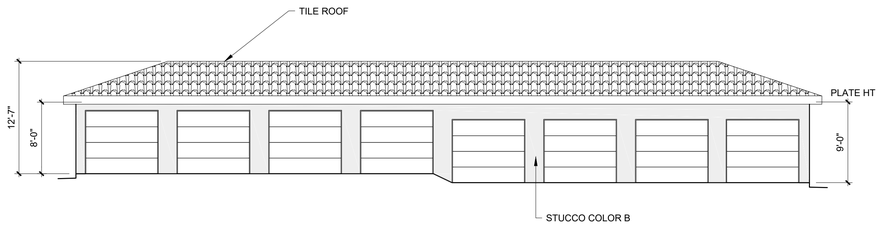
EAST ELEVATION

SCALE: 1/8" = 1'-0"



WEST ELEVATION

SCALE: 1/8" = 1'-0"



NORTH ELEVATION

SCALE: 1/8" = 1'-0"

No	Revision Item	Date

SCOTT C. ANDERSON
& associates architects
4419 4th St nw ste B
albuquerque, nm 87107
scott@scasarchitects.com
505.401.7575

LEGACY AT CABEZON APARTMENTS
1017 ROSARITO DR SE
RIO RANCHO, NM 87124

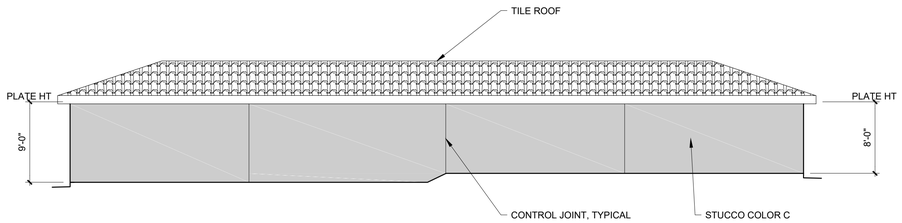
DRAWING TITLE

BUILDING O ELEVATIONS

SEAL

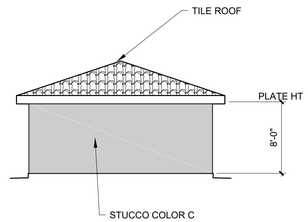
STATE OF NEW MEXICO
SCOTT C. ANDERSON
No. 4341
4/10/2020
REGISTERED ARCHITECT

DESIGNED	PROJECT NO
DRAWN	SCALE
CHECKED	DRAWING NO
REVIEWED	**A-215**
DATE 4/10/2020	



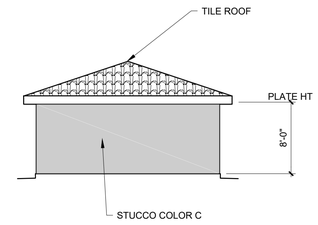
SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



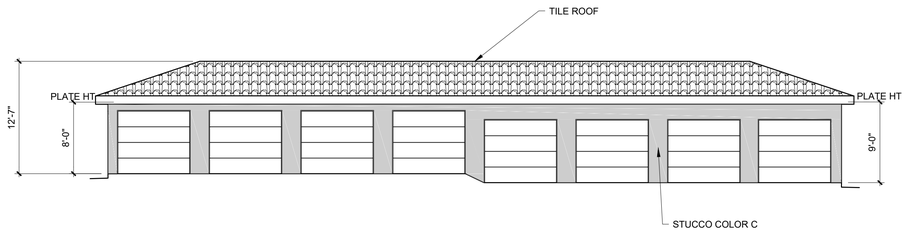
EAST ELEVATION

SCALE: 1/8" = 1'-0"



WEST ELEVATION

SCALE: 1/8" = 1'-0"



NORTH ELEVATION

SCALE: 1/8" = 1'-0"

GENERAL NOTES

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No	Revision Item	Date

SCOTT C. ANDERSON
& associates architects
4419 4th St nw ste B
albuquerque, nm 87107
scott@scottcbloom.com
505.401.7575

LEGACY AT CABEZON APARTMENTS
1017 ROSARITO DR SE
RIO RANCHO, NM 87124

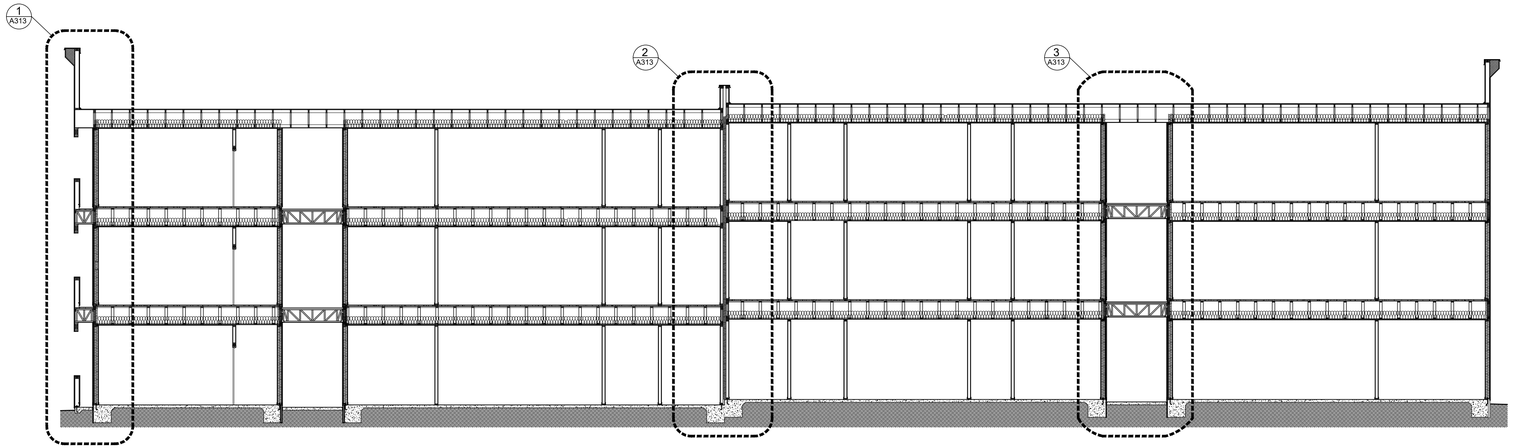
DRAWING TITLE

BUILDING P ELEVATIONS

SEAL

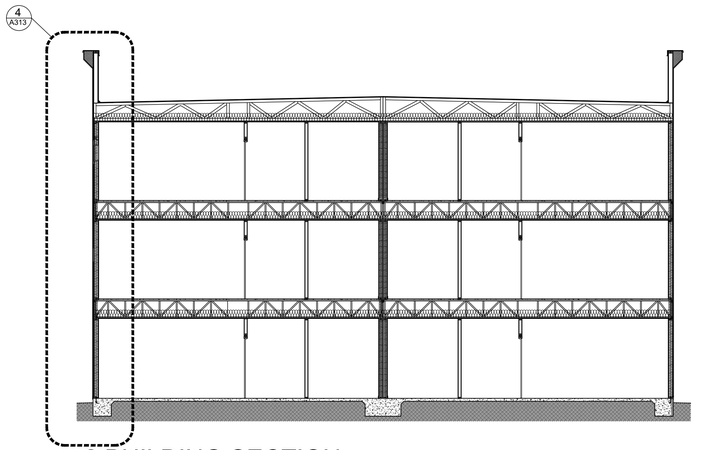
STATE OF NEW MEXICO
SCOTT C. ANDERSON
No. 4341
4/10/2020
REGISTERED ARCHITECT

DESIGNED	PROJECT NO
DRAWN	SCALE
CHECKED	DRAWING NO
REVIEWED	**A-216**
DATE 4/10/2020	



1 BUILDING SECTION

SCALE: 1/8" = 1'-0"



2 BUILDING SECTION

SCALE: 1/8" = 1'-0"

No	Revision Item	Date
	ISSUE FOR CONSTRUCTION	10/11/2022

..\..\..\LIBRARY\# Title Block\SCAnderson-Title Block1.tif

LEGACY AT CABEZON APARTMENTS
1017 ROSARITO DR SE
RIO RANCHO, NM 87124

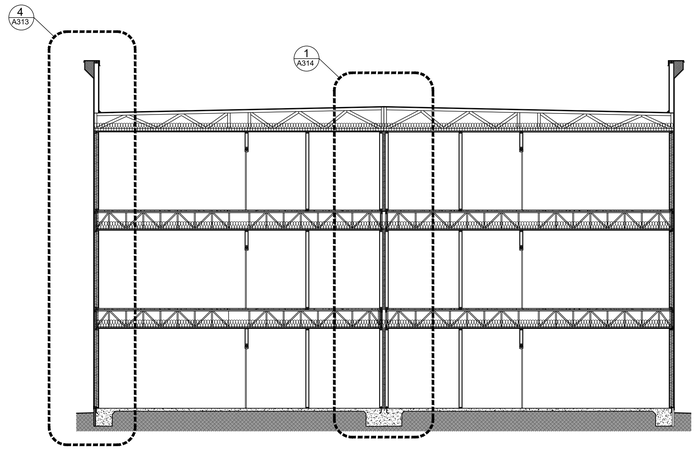
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BUILDING 1 SECTIONS

SEAL

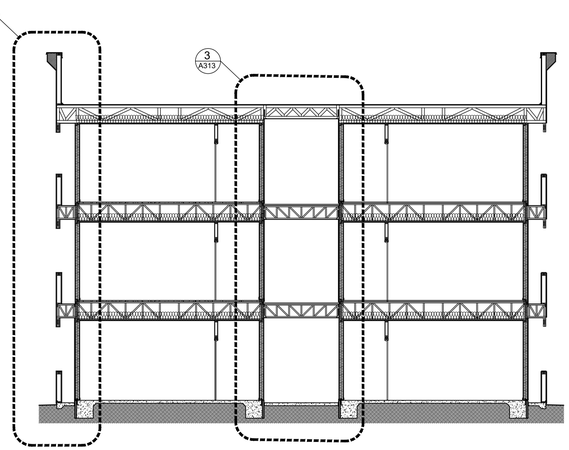
STATE OF NEW MEXICO
SCOTT C. ANDERSON
NM No. 4341
05/28/2021
REGISTERED ARCHITECT

DESIGNED	PROJECT NO
DRAWN	SCALE
CHECKED	DRAWING NO **A-301**
REVIEWED	
DATE 5/28/2021	



1 BUILDING SECTION

SCALE: 1/8" = 1'-0"



2 BUILDING SECTION

SCALE: 1/8" = 1'-0"

No	Revision Item	Date
	ISSUE FOR CONSTRUCTION	10/11/2022

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LEGACY AT CABEZON APARTMENTS
1017 ROSARITO DR SE
RIO RANCHO, NM 87124

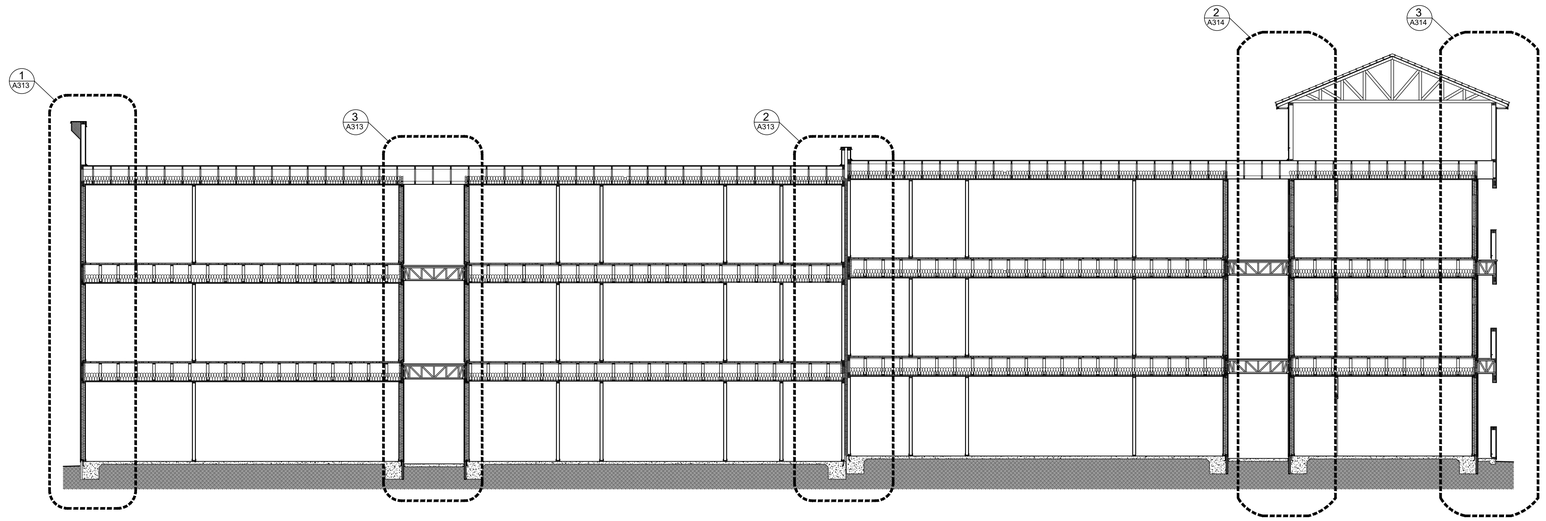
DRAWING TITLE

BUILDING 2 SECTIONS

SEAL

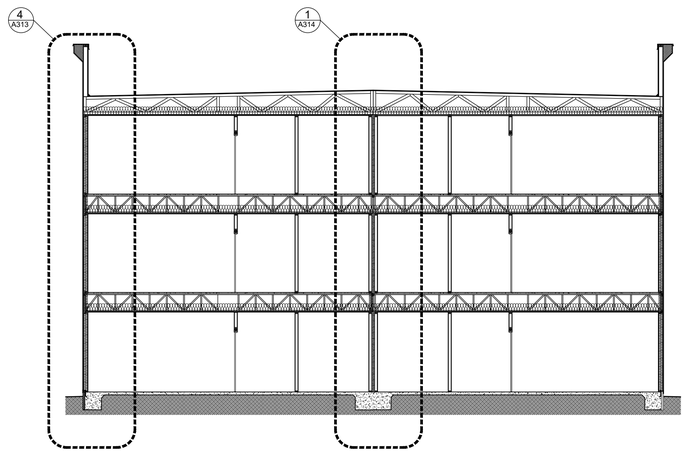
STATE OF NEW MEXICO
SCOTT C. ANDERSON
No. 4341
05/28/2021
REGISTERED ARCHITECT

DESIGNED	PROJECT NO
DRAWN	SCALE
CHECKED	DRAWING NO. **A-302**
REVIEWED	
DATE 5/28/2021	



1 BUILDING SECTION

SCALE: 1/8" = 1'-0"



2 BUILDING SECTION

SCALE: 1/8" = 1'-0"

No	Revision Item	Date
	ISSUE FOR CONSTRUCTION	10/11/2022

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LEGACY AT CABEZON APARTMENTS
1017 ROSARITO DR SE
RIO RANCHO, NM 87124

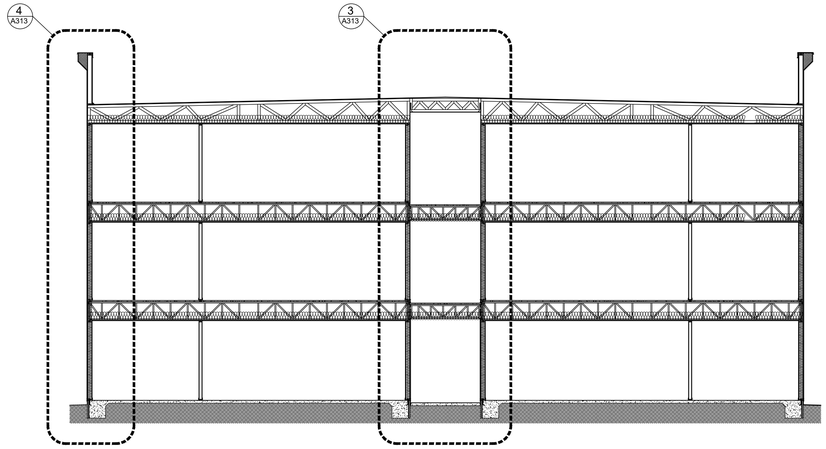
DRAWING TITLE

BUILDING 1 SECTIONS

SEAL

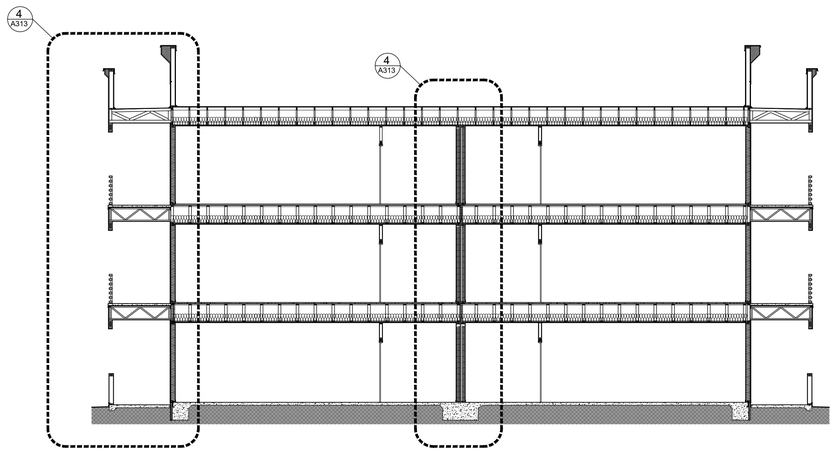
STATE OF NEW MEXICO
SCOTT C. ANDERSON
NM No. 4341
05/28/2021
REGISTERED ARCHITECT

DESIGNED	PROJECT NO
DRAWN	SCALE
CHECKED	DRAWING NO **A-303**
REVIEWED	
DATE 5/28/2021	



1 BUILDING SECTION

SCALE: 1/8" = 1'-0"



2 BUILDING SECTION

SCALE: 1/8" = 1'-0"

No	Revision Item	Date
	ISSUE FOR CONSTRUCTION	10/11/2022

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LEGACY AT CABEZON APARTMENTS
1017 ROSARITO DR SE
RIO RANCHO, NM 87124

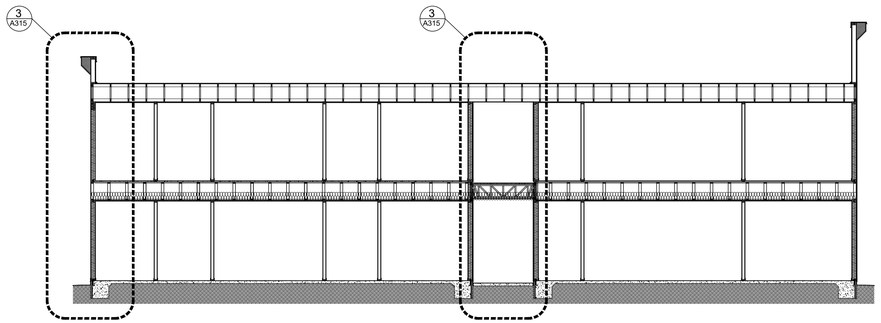
DRAWING TITLE

BUILDING 4 SECTIONS

SEAL

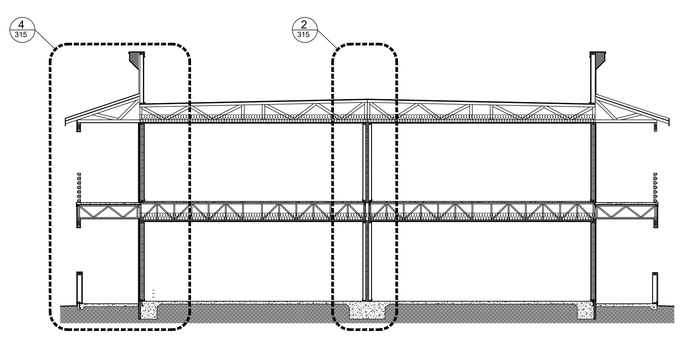
STATE OF NEW MEXICO
SCOTT C. ANDERSON
NM NO. 4341
05/28/2021
REGISTERED ARCHITECT

DESIGNED	PROJECT NO
DRAWN	SCALE
CHECKED	DRAWING NO
REVIEWED	**A-304**
DATE 5/28/2021	



1 BUILDING SECTION

SCALE: 1/8" = 1'-0"



2 BUILDING SECTION

SCALE: 1/8" = 1'-0"

No	Revision Item	Date
	ISSUE FOR CONSTRUCTION	10/11/2022

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LEGACY AT CABEZON APARTMENTS
1017 ROSARITO DR SE
RIO RANCHO, NM 87124

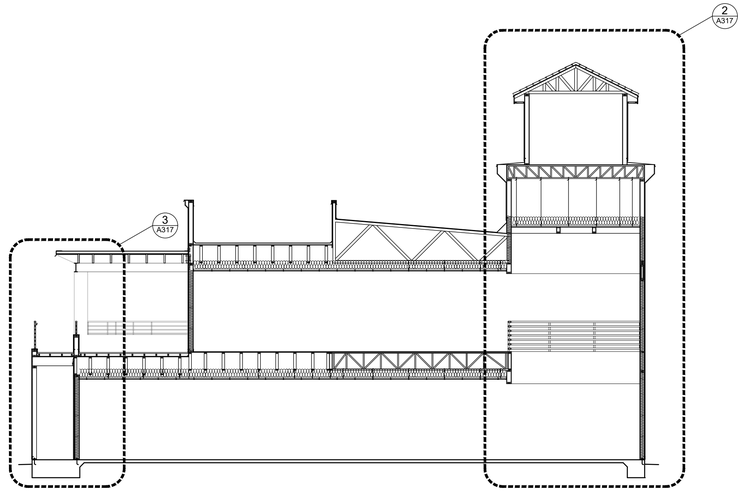
DRAWING TITLE

BUILDING 5 SECTIONS

SEAL

STATE OF NEW MEXICO
SCOTT C. ANDERSON
NM No. 4341
05/28/2021
REGISTERED ARCHITECT

DESIGNED	PROJECT NO
DRAWN	SCALE
CHECKED	DRAWING NO **A-305**
REVIEWED	
DATE 5/28/2021	

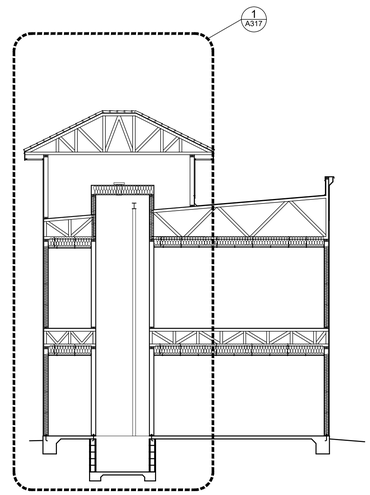


1 BUILDING SECTION

SCALE: 1/8" = 1'-0"

GENERAL NOTES

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8. MAILBOXES BY AMERICAN POSTAL MANUFACTURING CO., 530 W OKLAHOMA AVE. SUITE 600 MILWAUKEE, WI 53207 TOLL FREE: 1-800-450-0015 FAX: (414) 290-1515 WWW.MAILPRODUCTS.COM



1 BUILDING SECTION

SCALE: 1/8" = 1'-0"

No	Revision Item	Date
	ISSUE FOR CONSTRUCTION	10/11/2022

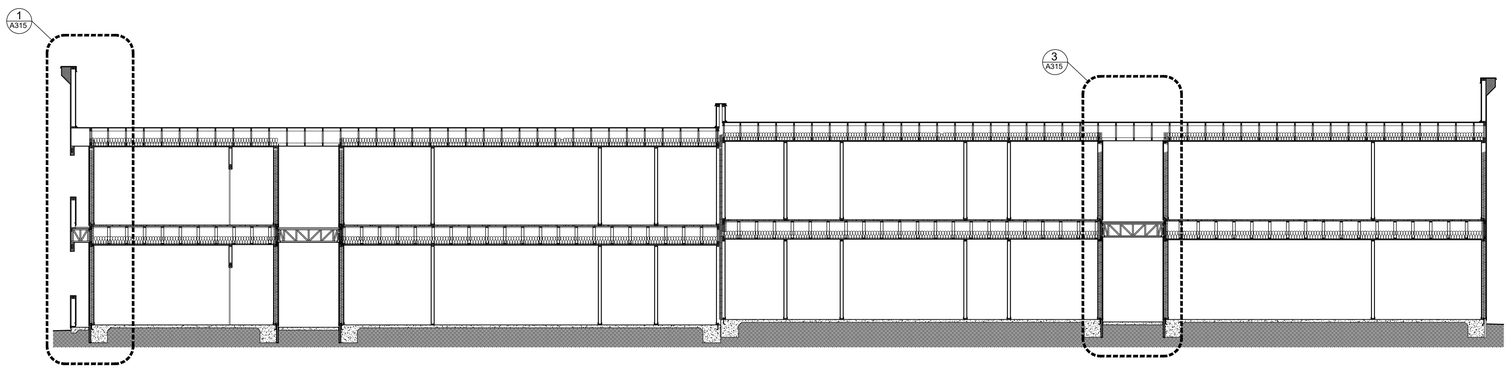
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LEGACY AT CABEZON APARTMENTS
1017 ROSARITO DR SE
RIO RANCHO, NM 87124

DRAWING TITLE
CLUBHOUSE / LEASING OFFICE SECTION

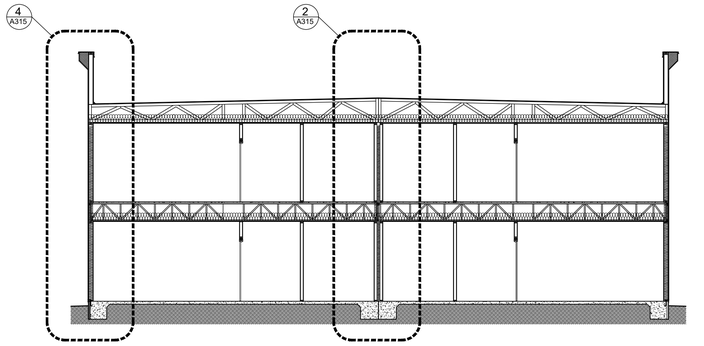
SEAL
STATE OF NEW MEXICO
SCOTT C. ANDERSON
NM No. 4341
05/28/2021
REGISTERED ARCHITECT

DESIGNED	PROJECT NO
DRAWN	SCALE
CHECKED	DRAWING NO **A-306**
REVIEWED	
DATE 5/28/2021	



1 BUILDING SECTION

SCALE: 1/8" = 1'-0"



2 BUILDING SECTION

SCALE: 1/8" = 1'-0"

No	Revision Item	Date
	ISSUE FOR CONSTRUCTION	10/11/2022

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LEGACY AT CABEZON APARTMENTS
1017 ROSARITO DR SE
RIO RANCHO, NM 87124

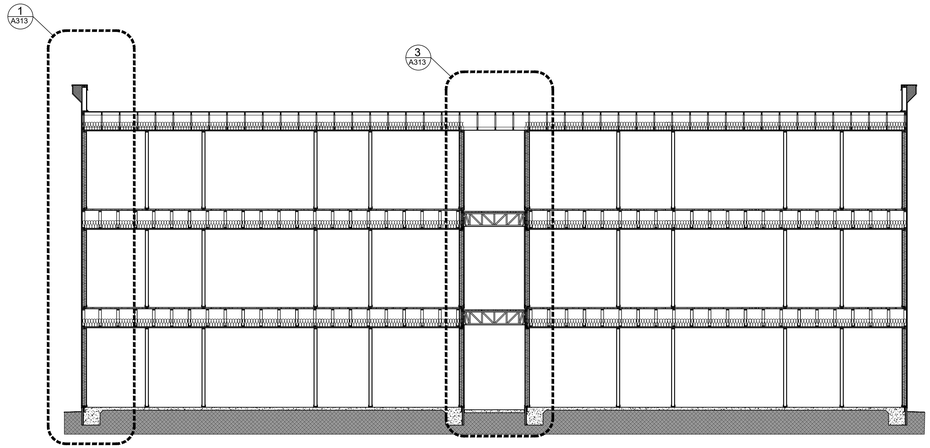
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BUILDING 12 SECTIONS

SEAL

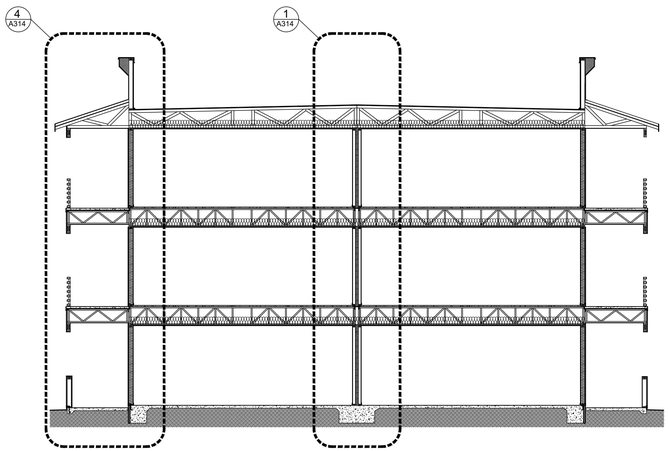
STATE OF NEW MEXICO
SCOTT C. ANDERSON
NM No. 4341
05/28/2021
REGISTERED ARCHITECT

DESIGNED	PROJECT NO
DRAWN	SCALE
CHECKED	DRAWING NO **A-307**
REVIEWED	
DATE 5/28/2021	



1 BUILDING SECTION

SCALE: 1/8" = 1'-0"



2 BUILDING SECTION

SCALE: 1/8" = 1'-0"

No	Revision Item	Date
	ISSUE FOR CONSTRUCTION	10/11/2022

..\..\..\LIBRARY\# Title Block\SCAnderson-Title Block1.tif

LEGACY AT CABEZON APARTMENTS
1017 ROSARITO DR SE
RIO RANCHO, NM 87124

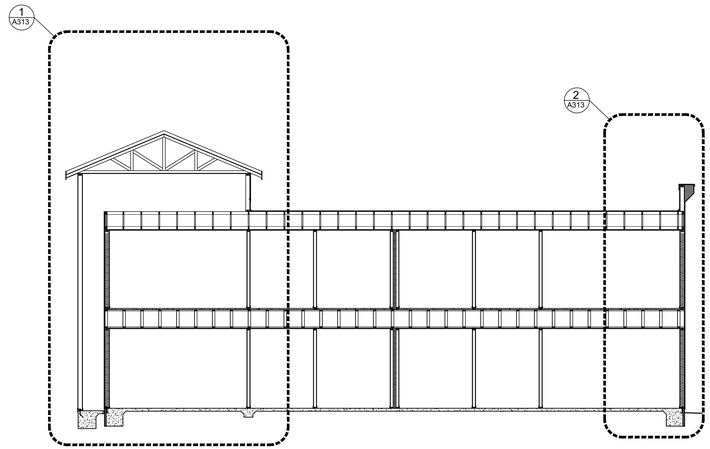
DRAWING TITLE

BUILDING 6 SECTIONS

SEAL

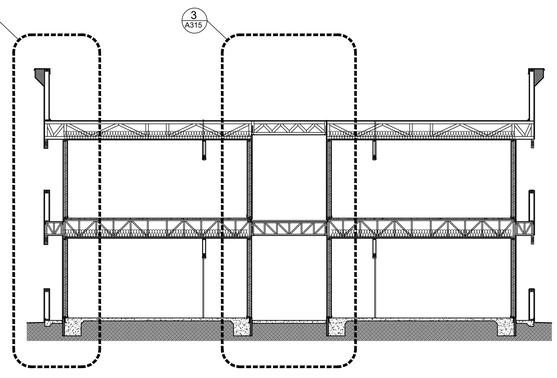
STATE OF NEW MEXICO
SCOTT C. ANDERSON
No. 4341
05/28/2021
REGISTERED ARCHITECT

DESIGNED	PROJECT NO
DRAWN	SCALE
CHECKED	DRAWING NO
REVIEWED	**A-308**
DATE 5/28/2021	



1 BUILDING SECTION

SCALE: 1/8" = 1'-0"



2 BUILDING SECTION

SCALE: 1/8" = 1'-0"

No	Revision Item	Date
	ISSUE FOR CONSTRUCTION	10/11/2022

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LEGACY AT CABEZON APARTMENTS
1017 ROSARITO DR SE
RIO RANCHO, NM 87124

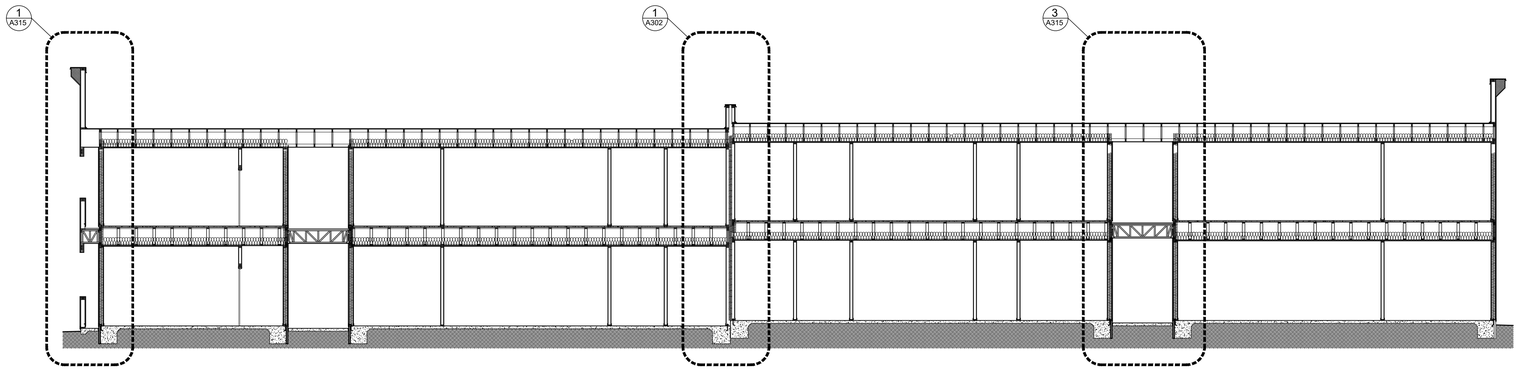
DRAWING TITLE

BUILDING 7 SECTIONS

SEAL

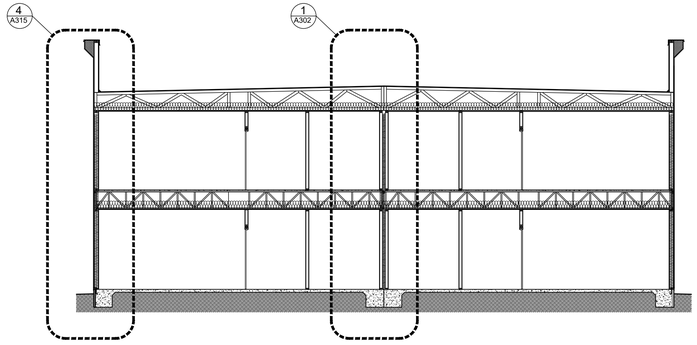
STATE OF NEW MEXICO
SCOTT C. ANDERSON
No. 4341
05/28/2021
REGISTERED ARCHITECT

DESIGNED	PROJECT NO
DRAWN	SCALE
CHECKED	DRAWING NO **A-309**
REVIEWED	
DATE 5/28/2021	



1 BUILDING SECTION

SCALE: 1/8" = 1'-0"



2 BUILDING SECTION

SCALE: 1/8" = 1'-0"

No	Revision Item	Date
	ISSUE FOR CONSTRUCTION	10/11/2022

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LEGACY AT CABEZON APARTMENTS
1017 ROSARITO DR SE
RIO RANCHO, NM 87124

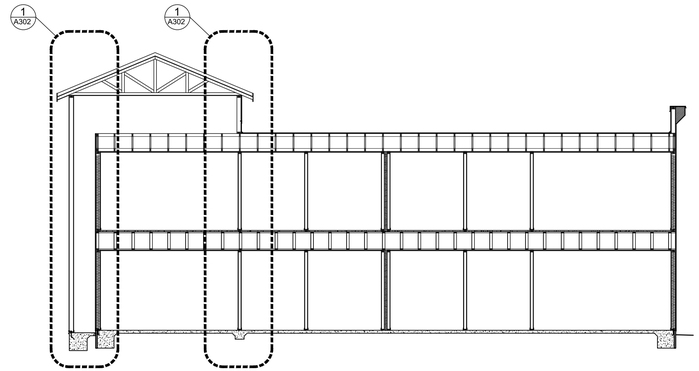
DRAWING TITLE

BUILDING 10 SECTIONS

SEAL

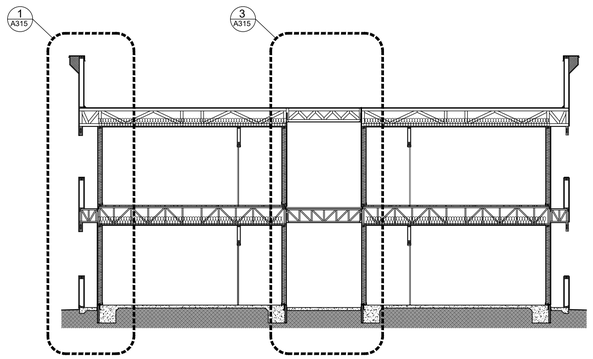
STATE OF NEW MEXICO
SCOTT C. ANDERSON
NM NO. 4341
05/28/2021
REGISTERED ARCHITECT

DESIGNED	PROJECT NO
DRAWN	SCALE
CHECKED	DRAWING NO **A-310**
REVIEWED	
DATE 5/28/2021	



1 BUILDING SECTION

SCALE: 1/8" = 1'-0"



2 BUILDING SECTION

SCALE: 1/8" = 1'-0"

No	Revision Item	Date
	ISSUE FOR CONSTRUCTION	10/11/2022

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LEGACY AT CABEZON APARTMENTS
1017 ROSARITO DR SE
RIO RANCHO, NM 87124

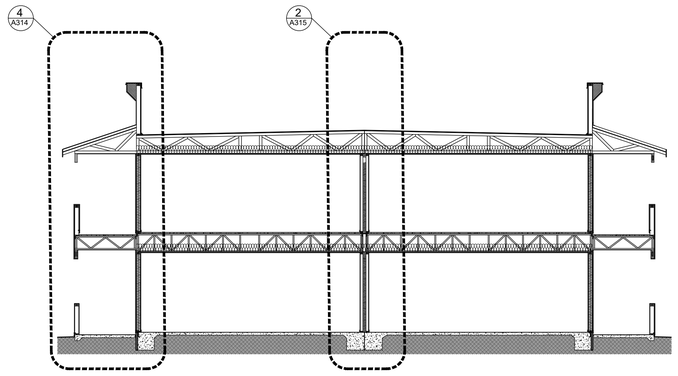
DRAWING TITLE

BUILDING 8 SECTIONS

SEAL

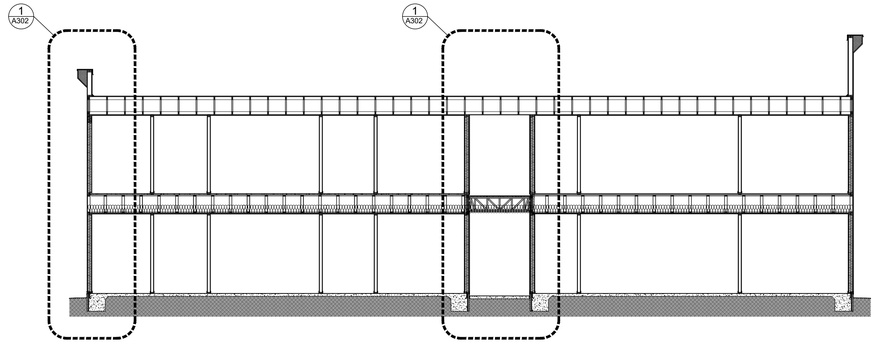
STATE OF NEW MEXICO
SCOTT C. ANDERSON
No. 4341
05/28/2021
REGISTERED ARCHITECT

DESIGNED	PROJECT NO
DRAWN	SCALE
CHECKED	DRAWING NO
REVIEWED	**A-311**
DATE 5/28/2021	



1 BUILDING SECTION

SCALE: 1/8" = 1'-0"



2 BUILDING SECTION

SCALE: 1/8" = 1'-0"

No	Revision Item	Date
	ISSUE FOR CONSTRUCTION	10/11/2022

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LEGACY AT CABEZON APARTMENTS
1017 ROSARITO DR SE
RIO RANCHO, NM 87124

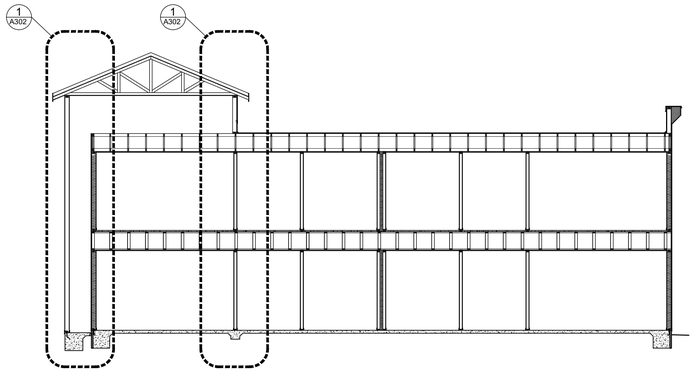
DRAWING TITLE

BUILDING 9 SECTIONS

SEAL

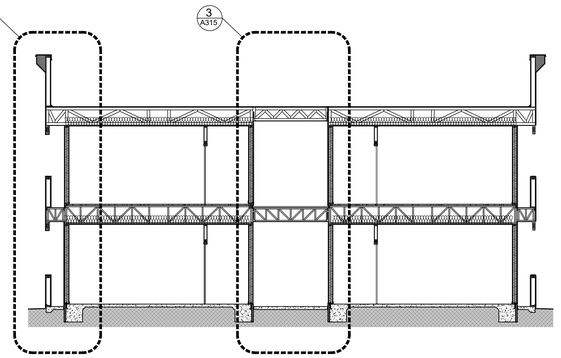
STATE OF NEW MEXICO
SCOTT C. ANDERSON
No. 4341
05/28/2021
REGISTERED ARCHITECT

DESIGNED	PROJECT NO
DRAWN	SCALE
CHECKED	DRAWING NO. **A-312**
REVIEWED	
DATE 5/28/2021	



1 BUILDING SECTION

SCALE: 1/8" = 1'-0"



2 BUILDING SECTION

SCALE: 1/8" = 1'-0"

No	Revision Item	Date
	ISSUE FOR CONSTRUCTION	10/11/2022

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LEGACY AT CABEZON APARTMENTS
1017 ROSARITO DR SE
RIO RANCHO, NM 87124

DRAWING TITLE

BUILDING 11 SECTIONS

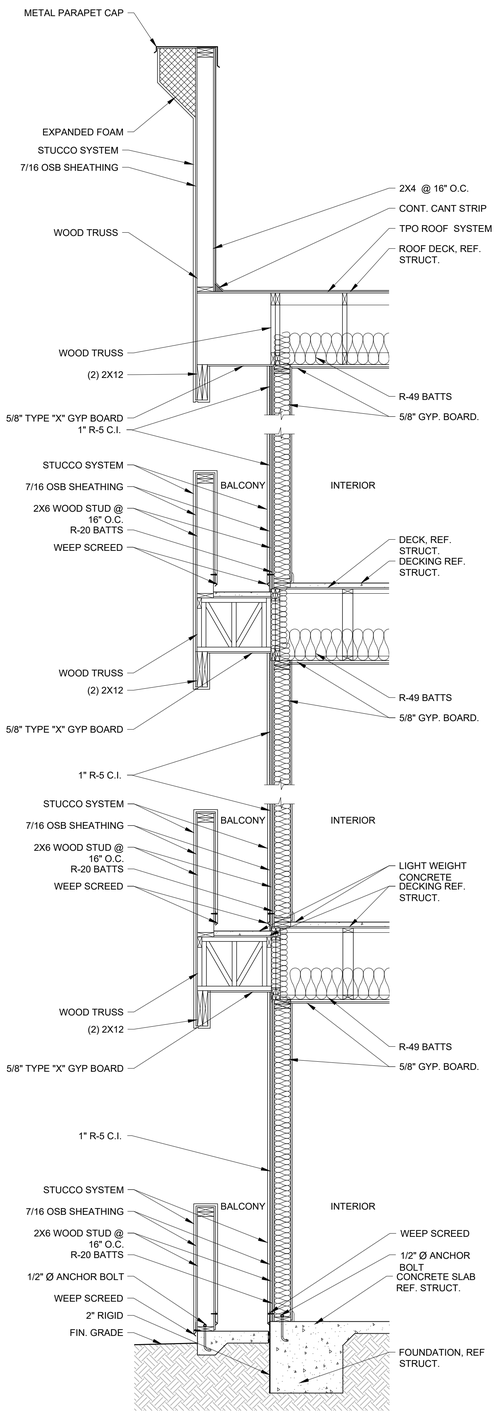
SEAL

STATE OF NEW MEXICO
SCOTT C. ANDERSON
No. 4341
05/28/2021
REGISTERED ARCHITECT

DESIGNED	PROJECT NO
DRAWN	SCALE
CHECKED	DRAWING NO
REVIEWED	**A-313**
DATE 5/28/2021	

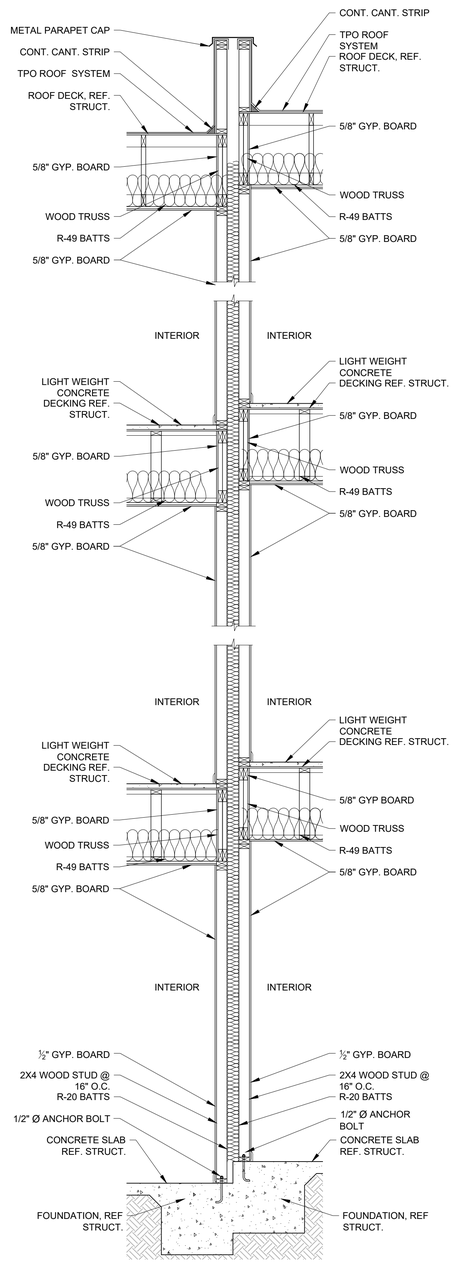
GENERAL NOTE:

REFERENCE "G" SHEETS FOR STC AND FIRE RATINGS



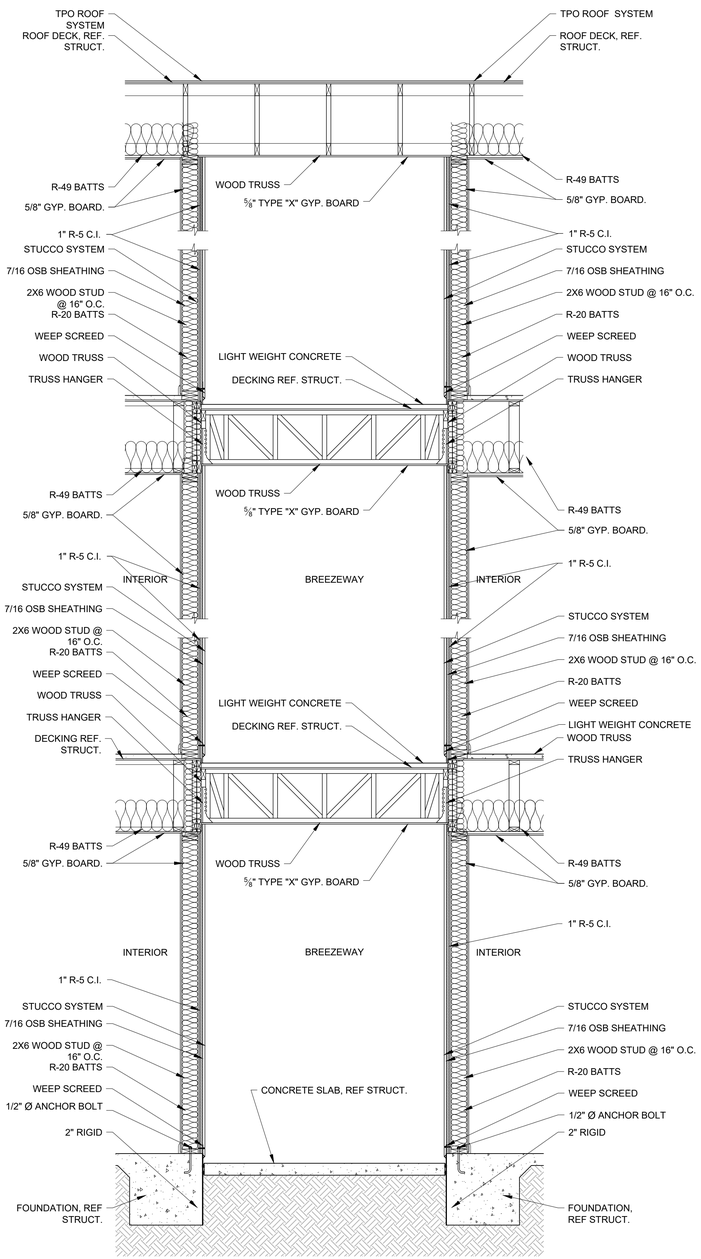
1 WALL SECTION

SCALE: 1/2" = 1'-0"



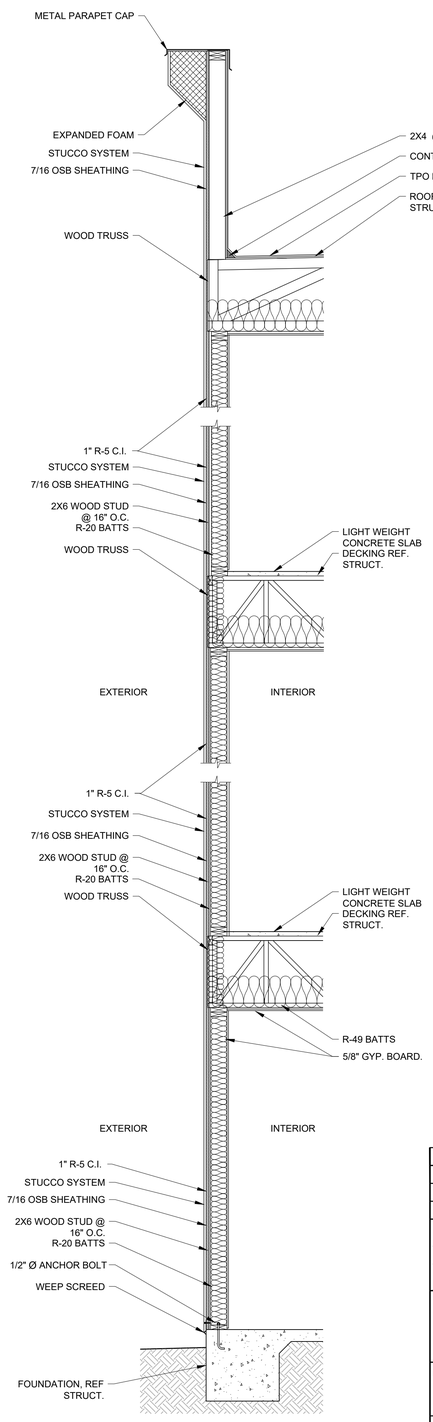
2 WALL SECTION

SCALE: 1/2" = 1'-0"



3 WALL SECTION

SCALE: 1/2" = 1'-0"



4 WALL SECTION

SCALE: 1/2" = 1'-0"

No	Revision Item	Date
	ISSUE FOR CONSTRUCTION	10/11/2022

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LEGACY AT CABEZON APARTMENTS
1017 ROSARITO DR SE
RIO RANCHO, NM 87124

DRAWING TITLE

WALL SECTIONS

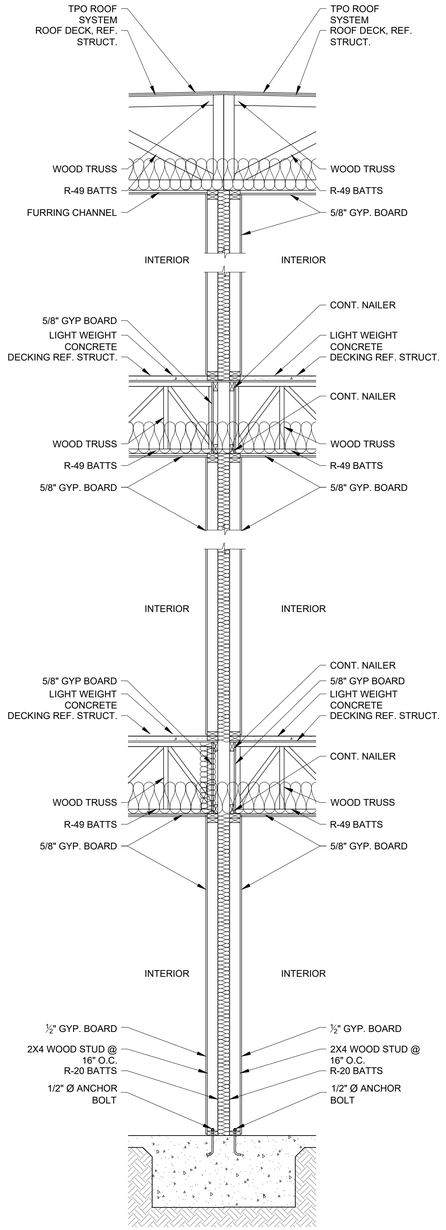
SEAL

STATE OF NEW MEXICO
SCOTT C. ANDERSON
No. 4341
05/28/2021
REGISTERED ARCHITECT

DESIGNED	PROJECT NO
DRAWN	SCALE
CHECKED	DRAWING NO. A-314
REVIEWED	
DATE 5/28/2021	

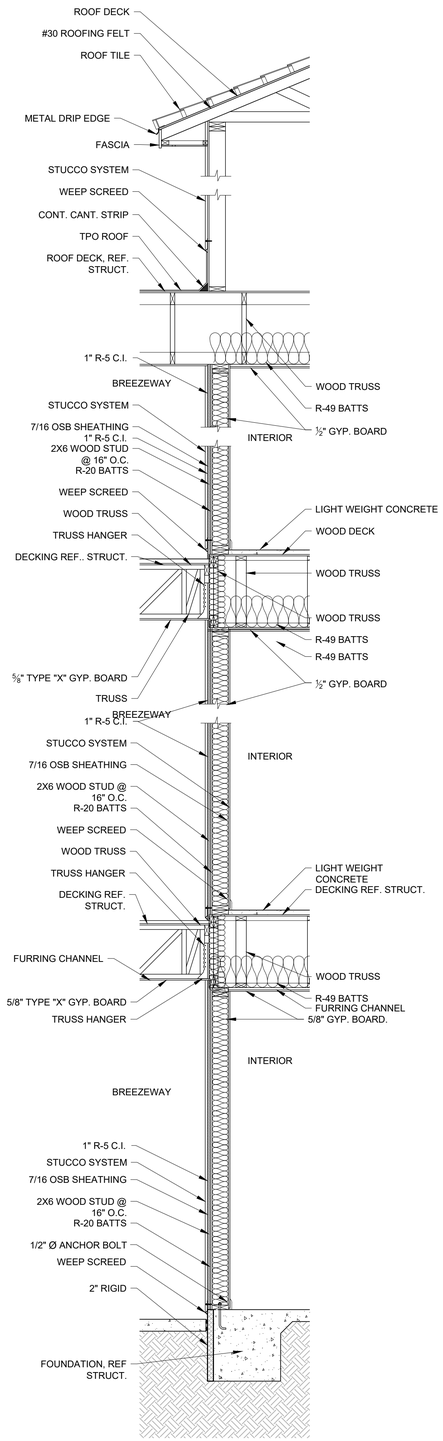
GENERAL NOTE:

REFERENCE "G" SHEETS FOR STC AND FIRE RATINGS



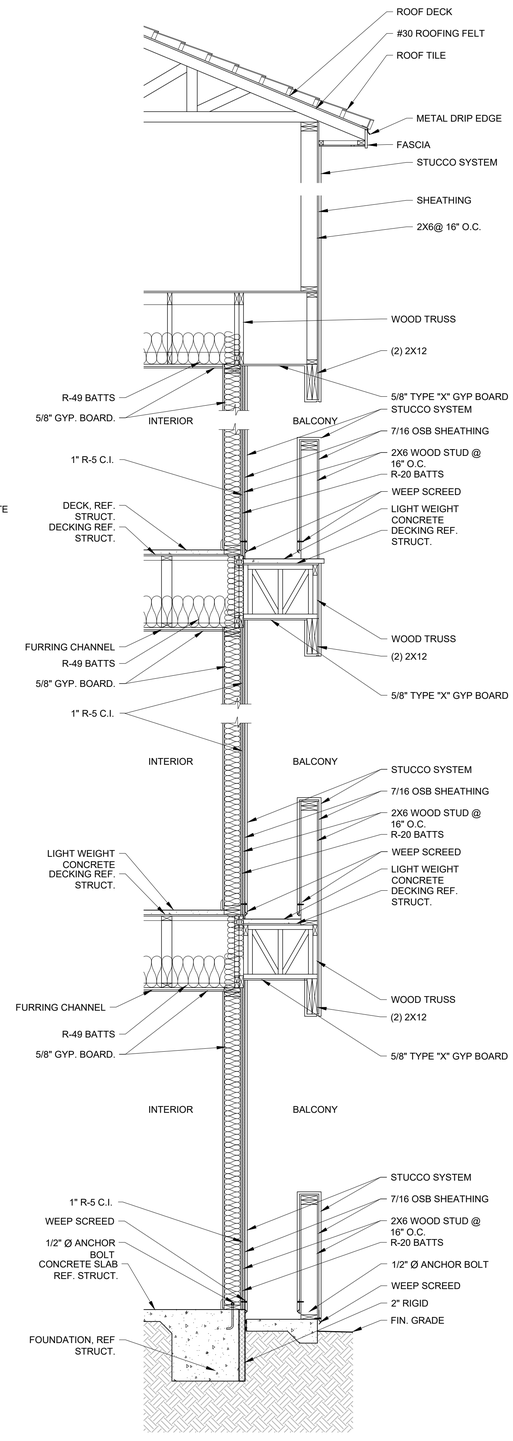
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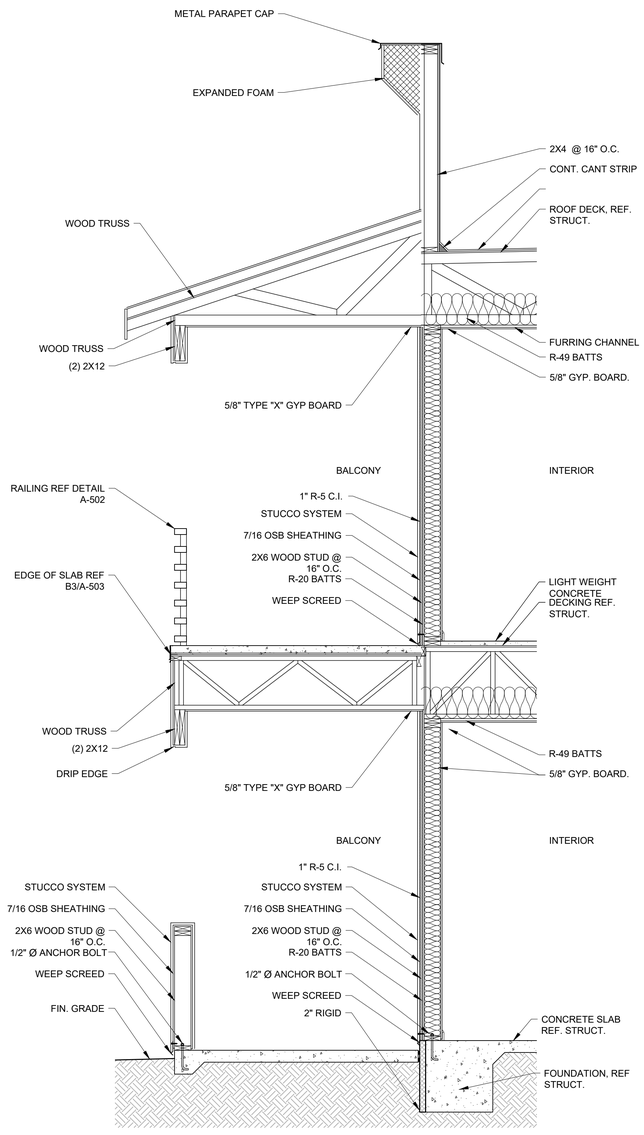
2 WALL SECTION

SCALE: 1/2" = 1'-0"



3 WALL SECTION

SCALE: 1/2" = 1'-0"



4 WALL SECTION

SCALE: 1/2" = 1'-0"

No	Revision Item	Date
	ISSUE FOR CONSTRUCTION	10/11/2022

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LEGACY AT CABEZON APARTMENTS
1017 ROSARITO DR SE
RIO RANCHO, NM 87124

DRAWING TITLE

WALL SECTIONS

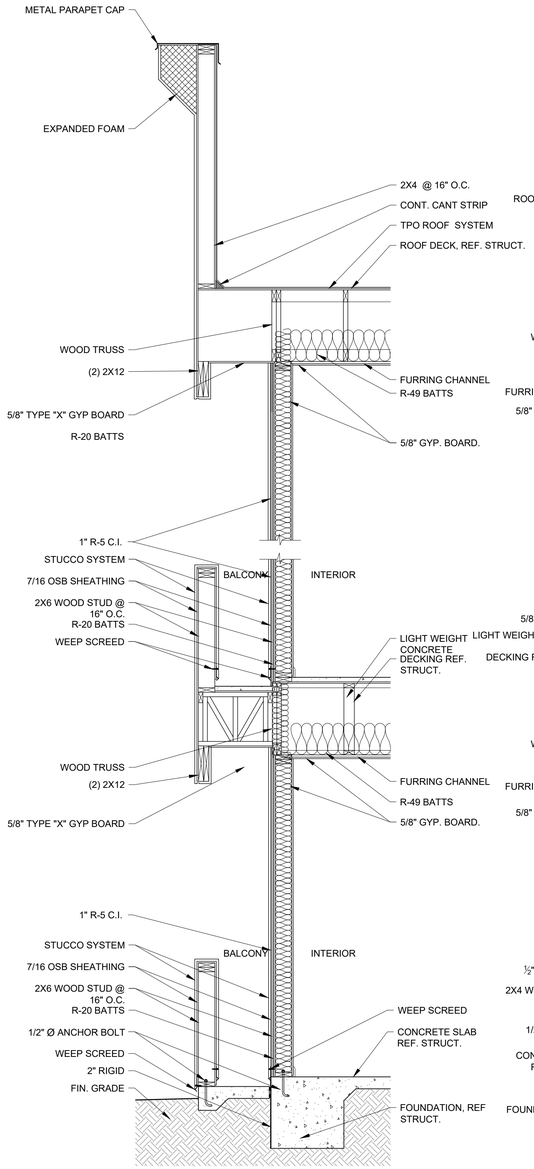
SEAL

STATE OF NEW MEXICO
SCOTT C. ANDERSON
NO. 4341
05/28/2021
REGISTERED ARCHITECT

DESIGNED	PROJECT NO
DRAWN	SCALE
CHECKED	DRAWING NO. **A-315**
REVIEWED	
DATE 5/28/2021	

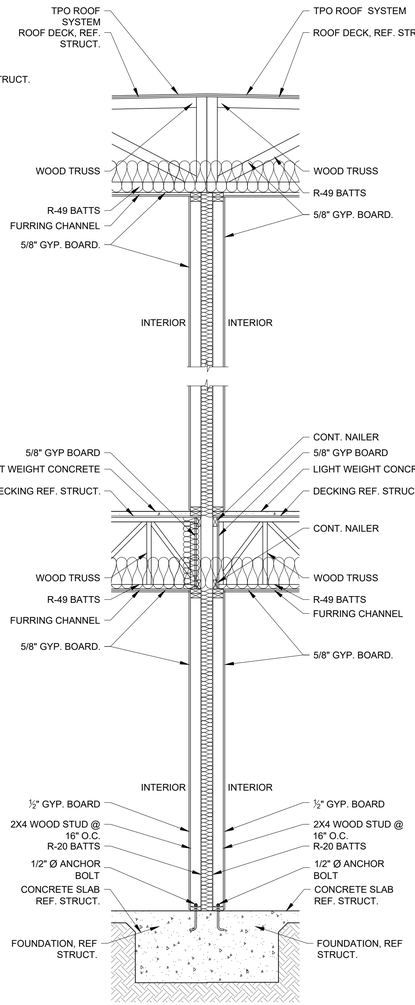
GENERAL NOTE:

REFERENCE "G" SHEETS FOR STC AND FIRE RATINGS



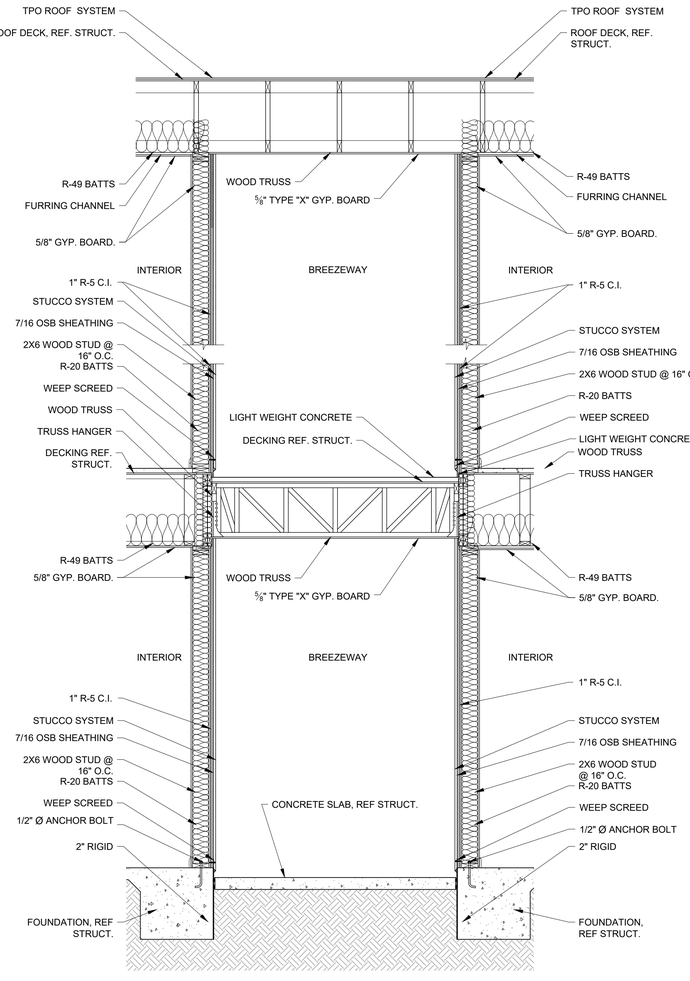
1 WALL SECTION

SCALE: 1/2" = 1'-0"



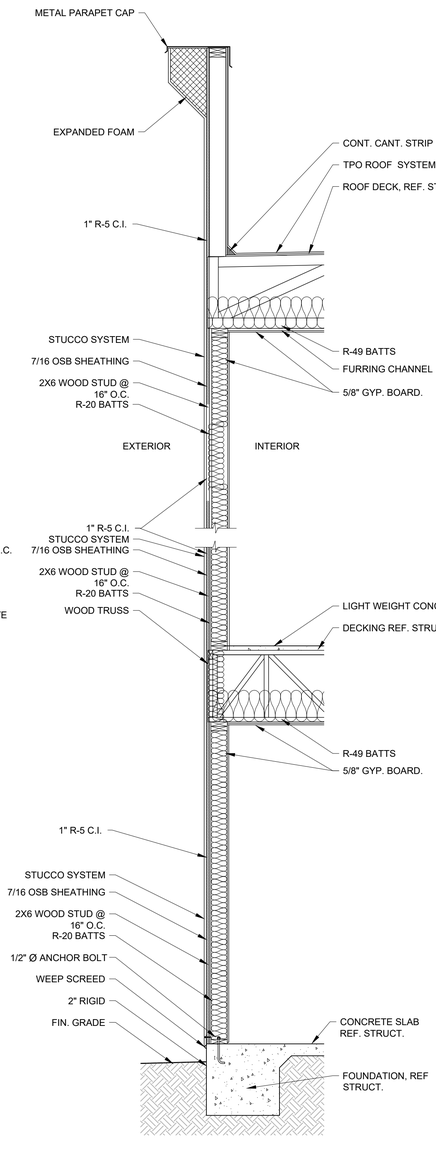
2 WALL SECTION

SCALE: 1/2" = 1'-0"



3 WALL SECTION

SCALE: 1/2" = 1'-0"



4 WALL SECTION

SCALE: 1/2" = 1'-0"

No	Revision Item	Date
	ISSUE FOR CONSTRUCTION	10/11/2022

..\..\..\LIBRARY\# Title Block\SCAnderson-Title Block1.tif

LEGACY AT CABEZON APARTMENTS
1017 ROSARITO DR SE
RIO RANCHO, NM 87124

DRAWING TITLE

WALL SECTIONS

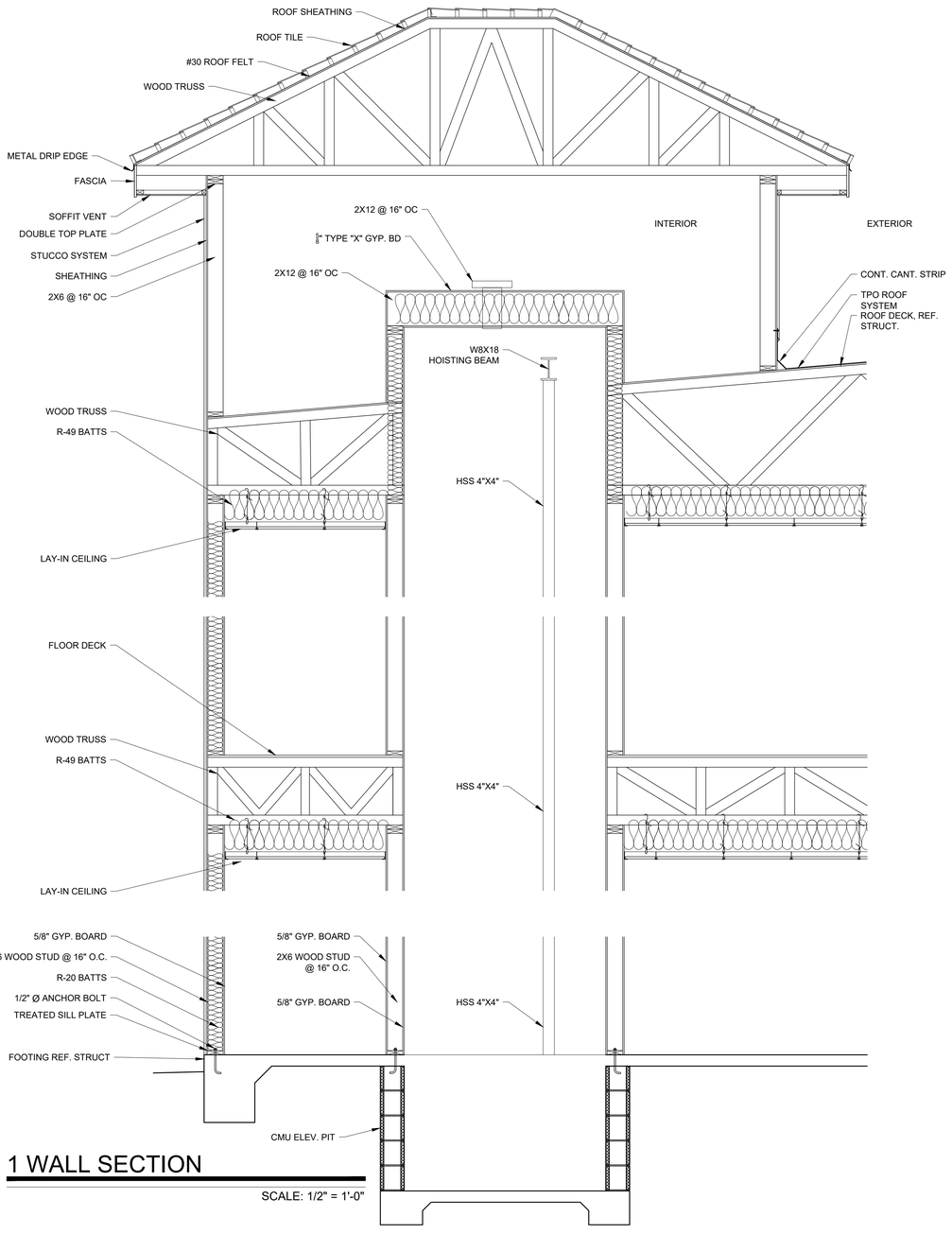
SEAL

STATE OF NEW MEXICO
SCOTT C. ANDERSON
NM No. 4341
05/28/2021
REGISTERED ARCHITECT

DESIGNED	PROJECT NO
DRAWN	SCALE
CHECKED	DRAWING NO. A-316
REVIEWED	
DATE 5/28/2021	

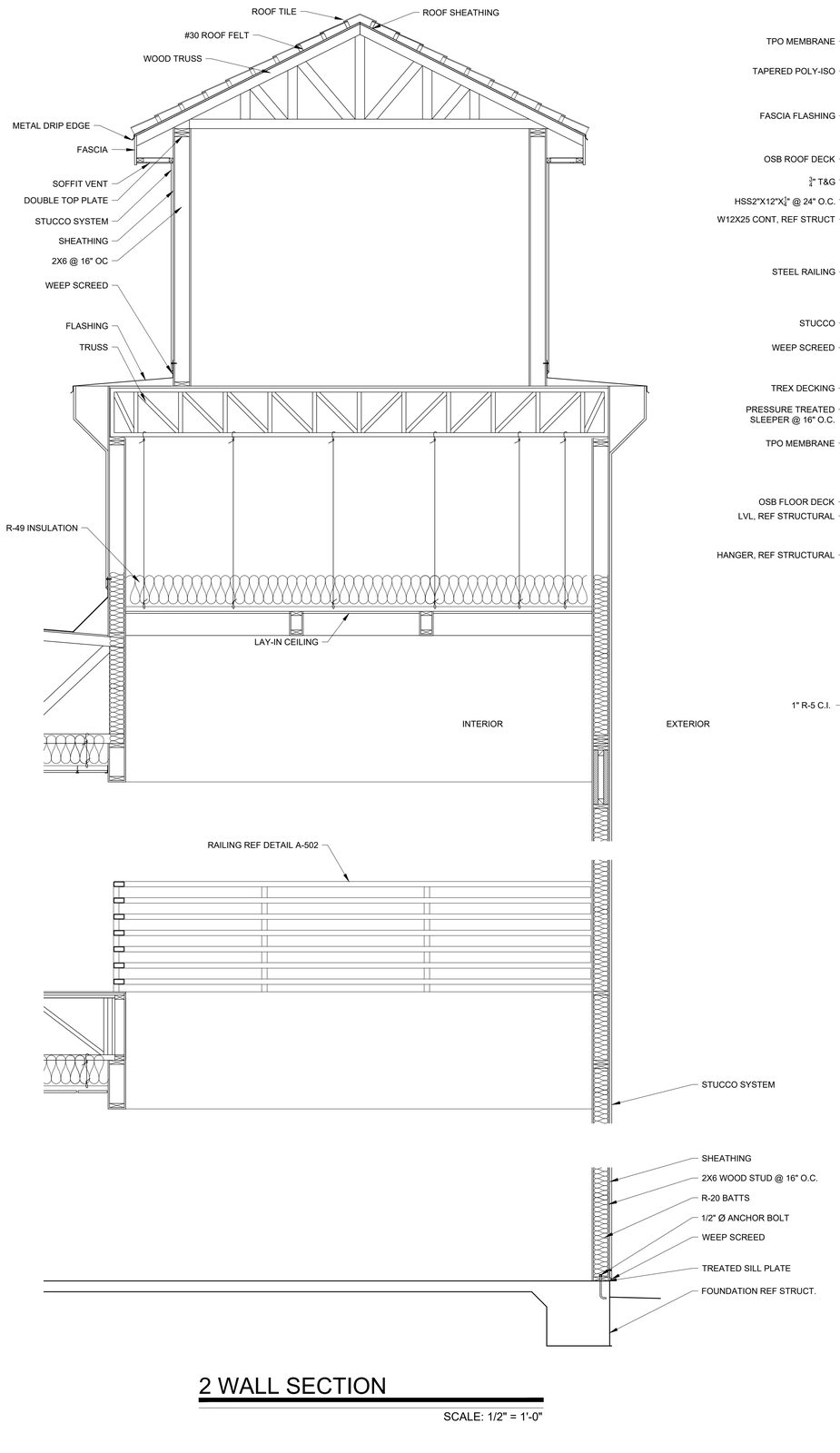
GENERAL NOTE:

REFERENCE "G" SHEETS FOR STC AND FIRE RATINGS



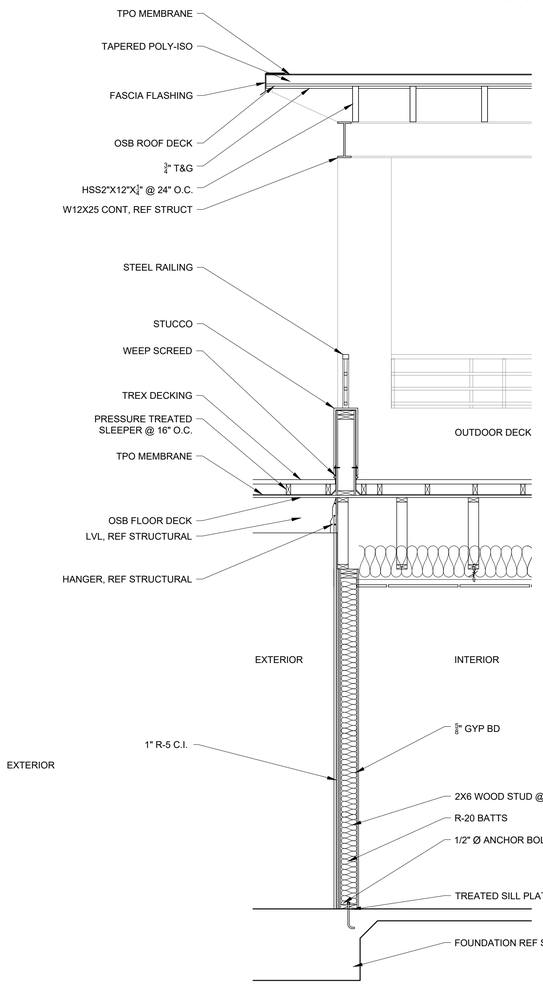
1 WALL SECTION

SCALE: 1/2" = 1'-0"



2 WALL SECTION

SCALE: 1/2" = 1'-0"



3 WALL SECTION

SCALE: 1/2" = 1'-0"

No	Revision Item	Date
	ISSUE FOR CONSTRUCTION	10/11/2022

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LEGACY AT CABEZON APARTMENTS
1017 ROSARITO DR SE
RIO RANCHO, NM 87124

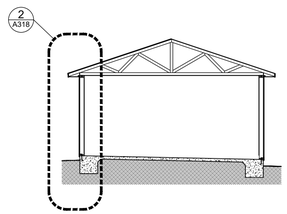
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WALL SECTIONS

SEAL

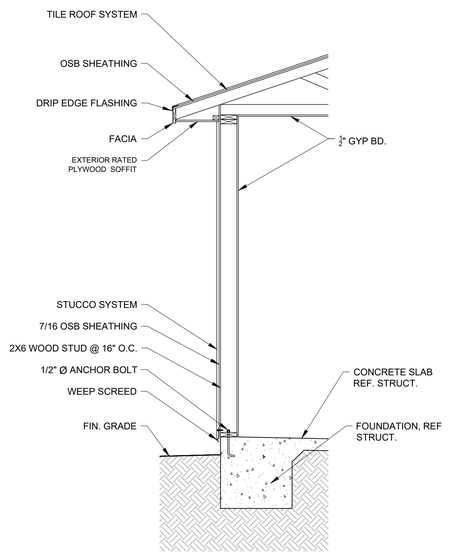
STATE OF NEW MEXICO
SCOTT C. ANDERSON
NM No. 4341
05/28/2021
REGISTERED ARCHITECT

DESIGNED	PROJECT NO
DRAWN	SCALE
CHECKED	DRAWING NO
REVIEWED	A-317
DATE 5/28/2021	



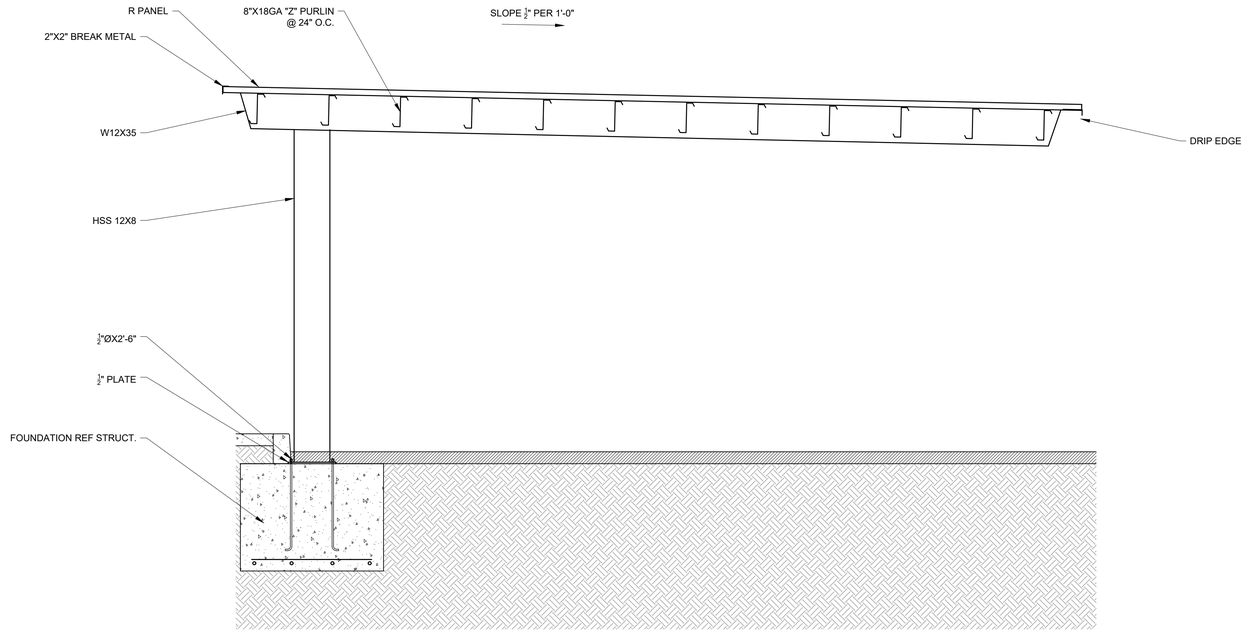
1 BUILDING SECTION

SCALE: 1/2" = 1'-0"



2 BUILDING SECTION

SCALE: 1/2" = 1'-0"



3 BUILDING SECTION

SCALE: 1/2" = 1'-0"

GENERAL NOTE:

REFERENCE "G" SHEETS FOR STC AND FIRE RATINGS

No	Revision Item	Date
	ISSUE FOR CONSTRUCTION	10/11/2022

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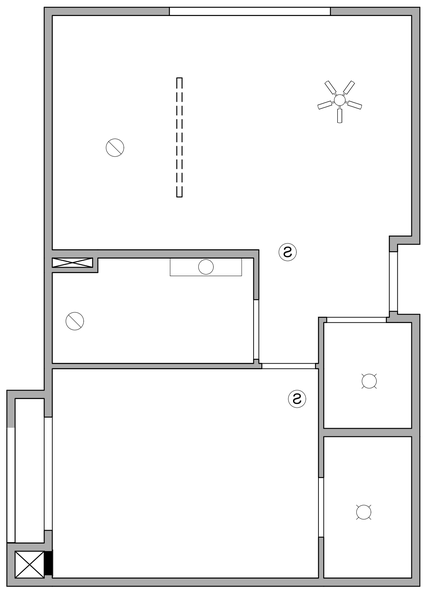
LEGACY AT CABEZON APARTMENTS
1017 ROSARITO DR SE
RIO RANCHO, NM 87124

DRAWING TITLE **GARAGE BUILDINGS AND CARPORT SECTIONS**

SEAL

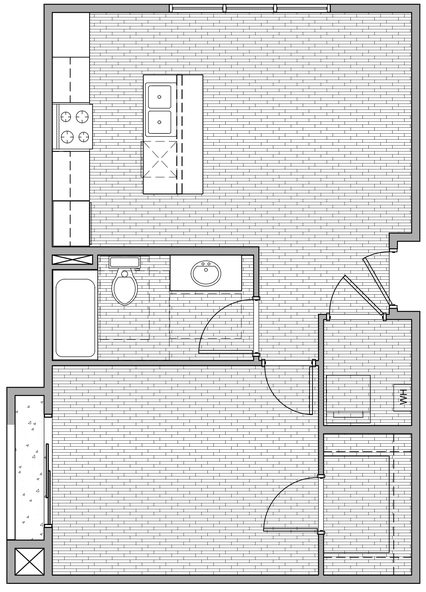
STATE OF NEW MEXICO
SCOTT C. ANDERSON
NM No. 4341
05/28/2021
REGISTERED ARCHITECT

DESIGNED	PROJECT NO
DRAWN	SCALE
CHECKED	DRAWING NO **A-318**
REVIEWED	
DATE 5/28/2021	



UNIT U CEILING PLAN

SCALE: 1/4" = 1'-0"



UNIT U FINISH PLAN

SCALE: 1/4" = 1'-0"

ICC A117.1-2009 TYPE "B"UNITS:

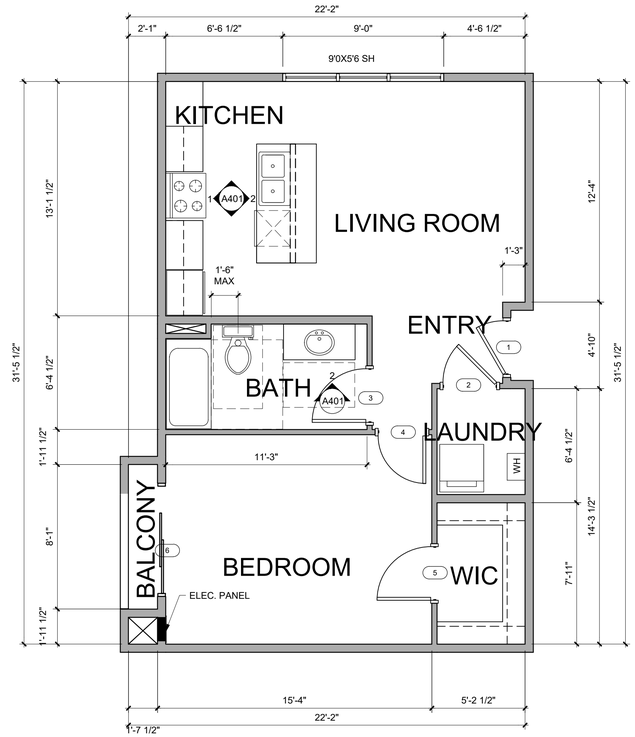
TOILET AND BATHING FACILITIES SHALL HAVE BACKING INSTALLED FOR GRAB BARS @ TOILETS AND BATHING FACILITIES

1004.11.3 LAVATORY CLEAR FLOOR SPACE COMPLYING WITH SECTION 305.3 POSITIONED FOR A PARALLEL APPROACH SHALL BE PROVIDED AT THE LAVATORY. THE CLEAR SPACE SHALL BE CENTERED ON THE LAVATORY.

1004.11.3.1.2 CENTERLINE OF THE WATER CLOSET SHALL BE 16"-18" FROM ONE SIDE OF THE REQUIRED CLEARANCE

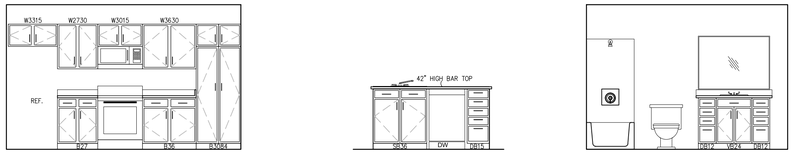
1004.11.3.1.2 WATER CLOSET CLEARANCE WIDTH SHALL BE MIN 48" IN WIDTH, 24" CLEARANCE OVERLAP PERMITTED PER 1004.11.3.1.2.2.4. (REF FIG 1004.11.3.1.2)

1004.11.3.1.3.2 FORWARD APPROACH BATHTUB CLEARANCE SHALL BE A MIN OF 48" X 60". WATER CLOSET AND LAVATORY SHALL BE PERMITTED IN THE CLEARANCE AT ONE END OF THE BATHTUB.



UNIT U FLOOR PLAN

SCALE: 1/4" = 1'-0"



INTERIOR ELEVATIONS

SCALE: 1/4" = 1'-0"

FINISH SCHEDULE

ROOM NAME	FLOOR			BASE		WALL			CEILING		
						REF GEN. NOTES			MATERIAL		
	CERAMIC TILE	CARPET	PLANK VINYL	WOOD TILE		EGG SHELL LATEX	GLOSS LATEX		EGG SHELL LATEX	GLOSS LATEX	
LIVING ROOM			●	●		●			●		
KITCHEN			●	●			●			●	
BEDROOM		●		●		●			●		
LAUNDRY			●	●		●			●		
BATHROOM			●	●			●			●	
WATER HEATER			●	●		●			●		
BEDROOM CLOSET		●		●		●			●		

UNIT TYPE U DOOR SCHEDULE

DOOR NUMBER	LOCATION	DOOR					FRAME		DETAIL SEE SHEET A			FIRE RATING (MIN.)	HARDWARE SET	NOTES
		WIDTH	HEIGHT	THICKNESS	TYPE	MATERIAL	TYPE	MATERIAL	HEAD	JAMB	SILL			
1	ENTRY	3'-0"	6'-8"	1 3/4"	1	FG	A	HM	-	-	-	45	1	
2	HOT WATER CLOSET	3'-0"	6'-8"	1 3/4"	2	HCW	B	WD	-	-	-	-	2	
3	BATHROOM	2'-8"	6'-8"	1 3/4"	2	HCW	B	WD	-	-	-	-	3	
4	BEDROOM	2'-8"	6'-8"	1 3/4"	2	HCW	B	WD	-	-	-	-	3	
5	CLOSET	5'-0"	6'-8"	1 3/4"	3	HCW	B	WD	-	-	-	-	4	CLOSET DOOR
6	BALCONY	6'-0"	6'-8"	1 3/4"	4	GLZ	C		-	-	-	-	5	SLIDING GLASS DOOR

GENERAL NOTES

1. ALL DIMENSIONS TO PRESCIENT WALLS ARE TO FACE OF STUD, U.O.N.
2. ENLARGED UNIT PLANS MAY BE MIRRORED TO BASE PLAN. REFER TO OVERALL PLANS FOR PROPER ORIENTATION.
3. ALL UNITS ARE TYPE B ACCESSIBLE PER THE 2003 117.1 ANSI STANDARDS EXCEPT THOSE INDICATED AS "TYPE A" ACCESSIBLE. REFER TO ACCESSIBILITY DIAGRAMS ON TYPE "A" UNIT PLANS FOR INDICATED CLEARANCES.
4. REFER TO SHEET G-002 FOR PARTITION TYPES.
5. ALL PARTITIONS ARE PERPENDICULAR OR PARALLEL U.O.N.
6. FIRE RESISTIVE CONSTRUCTION IS REQUIRED AT CORRIDOR AND
7. DEMISING WALLS AS INDICATED ON CODE PLANS SHEETS G-102.
8. CEMENT, FIBER-CEMENT OR GLASS MAT GYPSUM BACKERS SHALL BE USED AT ALL WET LOCATIONS
9. REFER TO SHEET A-600 FOR DOOR TYPES.
10. LOCATE INTERIOR DOOR FRAMES 4" FROM PERPENDICULAR CORNER OR CENTERED IN OPENING, U.O.N.
11. INSTALL BLOCKING FOR FUTURE INSTALLATION OF GRAB BARS AT ALL PLUMBING FIXTURES IN ALL BATHROOMS PER THE ANSI 117.1 STANDARDS ON SHEET G-001.
12. INSTALL BLOCKING FOR ALL WALL-MOUNTED ACCESSORIES AS REQUIRED.
13. INSTALL BLOCKING FOR FUTURE WALL-MOUNTED TELEVISION INSTALLATION AS INDICATED.
14. CLOSET DEPTH TO BE 2'-0" CLEAR, U.O.N.
15. THE REFLECTED CEILING PLAN INDICATES THE LOCATION OF CEILING HEIGHTS, LIGHT FIXTURES, AND ASSOCIATED ITEMS. REFER TO ENGINEERING DRAWINGS FOR ADDITIONAL ELECTRICAL, HVAC, SPRINKLER AND LIFE SAFETY. IN THE EVENT OF DISCREPANCIES BETWEEN THE DESIGNER'S REFLECTED CEILING PLAN AND THE ENGINEERS' PLANS, IMMEDIATELY NOTIFY THE DESIGNER IN WRITING BEFORE ORDERING MATERIALS OR PROCEEDING WITH WORK.
16. COORDINATE ALL TRADES INVOLVED IN THE CEILING WORK TO INSURE CLEARANCES FOR FIXTURES, DUCTS, PIPING, CEILING SUSPENSION SYSTEMS, ETC., NECESSARY TO MAINTAIN THE FINISHED CEILING HEIGHTS INDICATED ON THE DESIGNERS' DRAWINGS.
17. REFER TO ELECTRICAL DRAWINGS FOR LIGHTING SCHEDULE.
18. REFER TO MECHANICAL PLANS FOR ACCESS PANEL AND DIFFUSER SIZES.
19. ANY ACCESS HATCHES NOT SHOWN ON THE CEILING PLAN BUT REQUIRED BY PLUMBING, MECHANICAL, OR ELECTRICAL SYSTEMS SHALL BE REVIEWED WITH ARCHITECT FOR LOCATION.
20. CONTRACTOR TO COORDINATE LOCATION OF FIRE SPRINKLER HEADS.
21. ALL NEW GYPSUM BOARD SOFFITS AND CEILINGS ARE TO BE PAINTED P U.O.N.
22. DIMENSIONS OF SPECIALTY LIGHT FIXTURES ARE TO CENTER OF FIXTURE, U.O.N.
23. PROVIDE BUILDING STANDARD LIGHT FIXTURES AND SUSPENDED CEILING THROUGHOUT, U.O.N
24. REFER TO SHEET A-502 FOR TYPICAL CEILING DETAILS.
25. SEE SHEET A-502 FOR FLOOR TRANSITION DETAILS.
26. FLOOR MATERIAL TRANSITIONS SHALL OCCUR AT THE CENTERLINE OF DOOR, U.O.N.
27. ALL PAINT TRANSITIONS TO OCCUR AT INSIDE CORNERS, U.O.N.
28. PAINT ALL WALLS P UNLESS OTHERWISE NOTED.
29. PAINT ALL DOOR FRAMES U.O.N.
30. PAINT EXPOSED CONDUIT TO MATCH SURROUNDING FINISHES.
31. PROVIDE SAMPLES OF ALL FINISH MATERIALS TO DESIGNER FOR APPROVAL PRIOR TO COMMENCEMENT OF WORK.
32. FLOORING TO BE CONTINUOUS UNDER APPLIANCES

HEATED AREA 625 SF
BALCONY AREA 13 SF
TOTAL LEASABLE 638 SF

No	Revision Item	Date

SCOTT C. ANDERSON
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LEGACY AT CABEZON APARTMENTS
1017 ROSARITO DR SE
RIO RANCHO, NM 87124

DRAWING TITLE

UNIT U FLOOR PLAN

SEAL

STATE OF NEW MEXICO
SCOTT C. ANDERSON
NM No. 4341
8/20/2020
REGISTERED ARCHITECT

DESIGNED	PROJECT NO
DRAWN	SCALE
CHECKED	DRAWING NO **A-401**
REVIEWED	
DATE 8/20/2020	

ICC A117.1-2009 TYPE "B"UNITS:

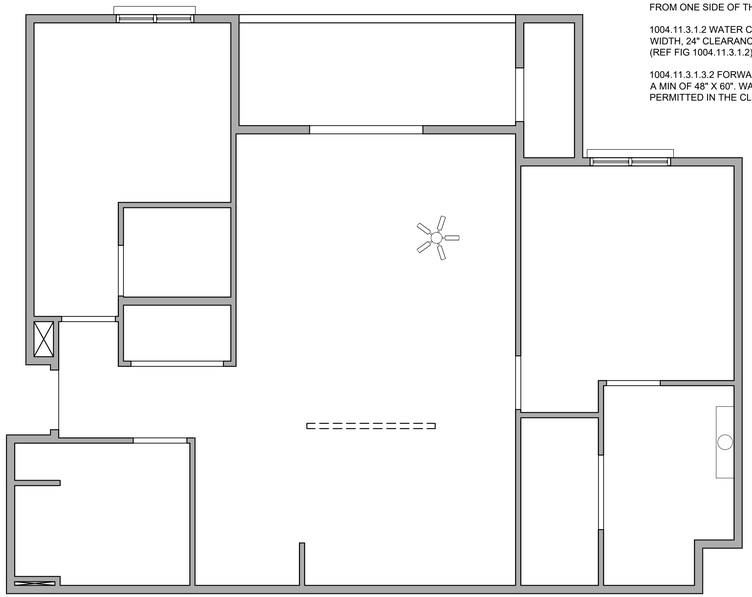
TOILET AND BATHING FACILITIES SHALL HAVE BACKING INSTALLED FOR GRAB BARS @ TOILETS AND BATHING FACILITIES

1004.11.3 LAVATORY CLEAR FLOOR SPACE COMPLYING WITH SECTION 305.3 POSITIONED FOR A PARALLEL APPROACH SHALL BE PROVIDED AT THE LAVATORY. THE CLEAR SPACE SHALL BE CENTERED ON THE LAVATORY.

1004.11.3.1.2 CENTERLINE OF THE WATER CLOSET SHALL BE 16"-18" FROM ONE SIDE OF THE REQUIRED CLEARANCE

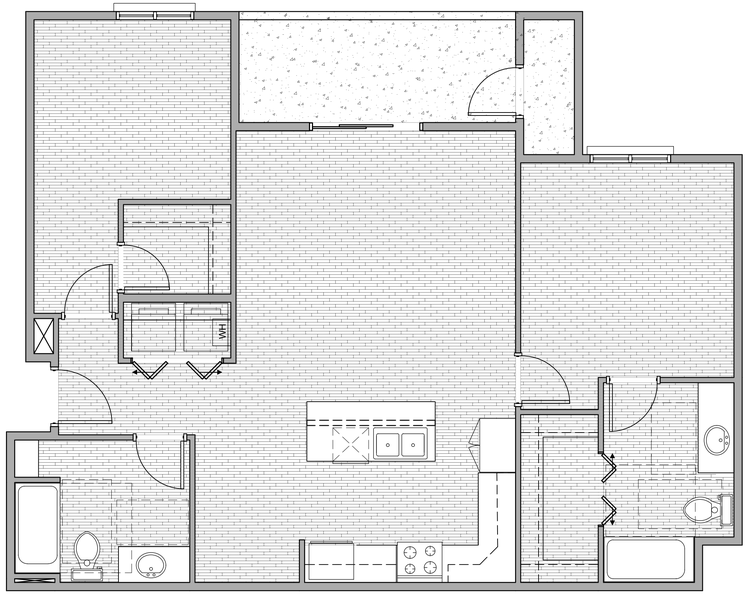
1004.11.3.1.2 WATER CLOSET CLEARANCE WIDTH SHALL BE MIN 48" IN WIDTH, 24" CLEARANCE OVERLAP PERMITTED PER 1004.11.3.1.2.2.4. (REF FIG 1004.11.3.1.2)

1004.11.3.1.3.2 FORWARD APPROACH BATHTUB CLEARANCE SHALL BE A MIN OF 48" X 60". WATER CLOSET AND LAVATORY SHALL BE PERMITTED IN THE CLEARANCE AT ONE END OF THE BATHTUB.



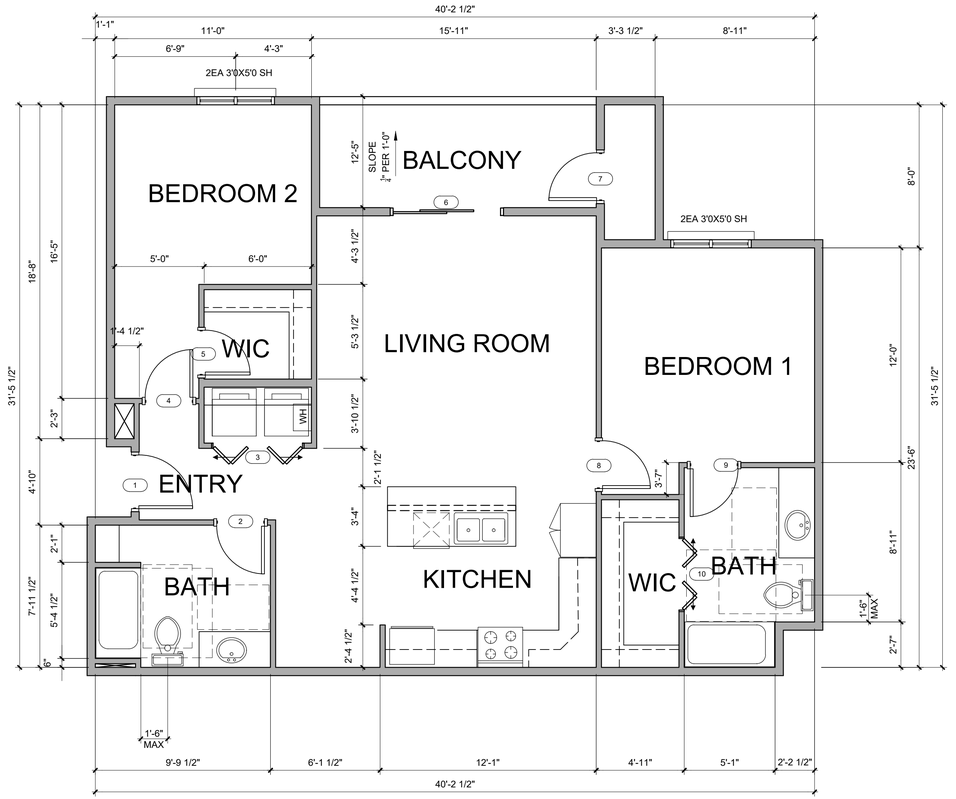
UNIT V CEILING PLAN

SCALE: 1/4" = 1'-0"



UNIT V FINISH PLAN

SCALE: 1/4" = 1'-0"



UNIT V FLOOR PLAN

SCALE: 1/4" = 1'-0"



INTERIOR ELEVATIONS

SCALE: 1/4" = 1'-0"

FINISH SCHEDULE

ROOM NAME	FLOOR			BASE		WALL		CEILING		
						REF GEN. NOTES		MATERIAL		
	CERAMIC TILE	CARPET	PLANK VINYL	WOOD	TILE	EGG SHELL LATEX	GLOSS LATEX	EGG SHELL LATEX	GLOSS LATEX	
LIVING ROOM				●	●	●		●		
KITCHEN				●	●		●		●	
BEDROOM		●			●	●		●		
LAUNDRY			●		●	●		●		
MASTER BATH				●	●		●		●	
BATHROOM				●	●		●		●	
WATER HEATER				●	●	●		●		
CLOSET		●			●	●		●		

UNIT TYPE C DOOR SCHEDULE

DOOR NUMBER	LOCATION	DOOR					FRAME		DETAIL SEE SHEET A			FIRE RATING (MIN.)	HARDWARE SET	NOTES
		WIDTH	HEIGHT	THICKNESS	TYPE	MATERIAL	TYPE	MATERIAL	HEAD	JAMB	SILL			
1	ENTRY	3'-0"	6'-8"	1 3/4"	1	FG	A	HM	-	-	-	45	1	
2	BATHROOM	2'-8"	6'-8"	1 3/4"	2	HCW	B	WD	-	-	-	-	3	
3	LAUNDRY	(PR) 2'-0"	6'-8"	1 3/4"	5	HCW	B	WD	-	-	-	-		BIFOLD DOOR
4	BEDROOM 2	2'-8"	6'-8"	1 3/4"	2	HCW	B	WD	-	-	-	-	3	
5	CLOSET	2'-8"	6'-8"	1 3/4"	2	HCW	B	WD	-	-	-	-	3	
6	BALCONY	6'-0"	6'-8"	1 3/4"	4	GLZ	C		-	-	-	-	5	SLIDING GLASS DOOR
7	CLOSET	2'-8"	6'-8"	1 3/4"	2	FG	B	HM	-	-	-	-	2	
8	BEDROOM 1	2'-8"	6'-8"	1 3/4"	2	HCW	B	WD	-	-	-	-	3	
9	BATHROOM	2'-8"	6'-8"	1 3/4"	2	HCW	B	WD	-	-	-	-	3	
10	CLOSET	(PR) 2'-0"	6'-8"	1 3/4"	5	HCW	B	WD	-	-	-	-		BIFOLD DOOR

GENERAL NOTES

1. ALL DIMENSIONS TO PRESCIENT WALLS ARE TO FACE OF STUD, U.O.N.
2. ENLARGED UNIT PLANS MAY BE MIRRORED TO BASE PLAN. REFER TO OVERALL PLANS FOR PROPER ORIENTATION.
3. ALL UNITS ARE TYPE B ACCESSIBLE PER THE 2003 117.1 ANSI STANDARDS EXCEPT THOSE INDICATED AS "TYPE A" ACCESSIBLE. REFER TO ACCESSIBILITY DIAGRAMS ON TYPE "A" UNIT PLANS FOR INDICATED CLEARANCES.
4. REFER TO SHEET G-002 FOR PARTITION TYPES.
5. ALL PARTITIONS ARE PERPENDICULAR OR PARALLEL U.O.N.
6. FIRE RESISTIVE CONSTRUCTION IS REQUIRED AT CORRIDOR AND
7. DEMISING WALLS AS INDICATED ON CODE PLANS SHEETS G-102.
8. CEMENT, FIBER-CEMENT OR GLASS MAT GYPSUM BACKERS SHALL BE USED AT ALL WET LOCATIONS
9. REFER TO SHEET A-600 FOR DOOR TYPES.
10. LOCATE INTERIOR DOOR FRAMES 4" FROM PERPENDICULAR CORNER OR CENTERED IN OPENING, U.O.N.
11. INSTALL BLOCKING FOR FUTURE INSTALLATION OF GRAB BARS AT ALL PLUMBING FIXTURES IN ALL BATHROOMS PER THE ANSI 117.1 STANDARDS ON SHEET G-001.
12. INSTALL BLOCKING FOR ALL WALL-MOUNTED ACCESSORIES AS REQUIRED.
13. INSTALL BLOCKING FOR FUTURE WALL-MOUNTED TELEVISION INSTALLATION AS INDICATED.
14. CLOSET DEPTH TO BE 2'-0" CLEAR, U.O.N.
15. THE REFLECTED CEILING PLAN INDICATES THE LOCATION OF CEILING HEIGHTS, LIGHT FIXTURES, AND ASSOCIATED ITEMS. REFER TO ENGINEERING DRAWINGS FOR ADDITIONAL ELECTRICAL, HVAC, SPRINKLER AND LIFE SAFETY. IN THE EVENT OF DISCREPANCIES BETWEEN THE DESIGNER'S REFLECTED CEILING PLAN AND THE ENGINEERS' PLANS, IMMEDIATELY NOTIFY THE DESIGNER IN WRITING BEFORE ORDERING MATERIALS OR PROCEEDING WITH WORK.
16. COORDINATE ALL TRADES INVOLVED IN THE CEILING WORK TO INSURE CLEARANCES FOR FIXTURES, DUCTS, PIPING, CEILING SUSPENSION SYSTEMS, ETC., NECESSARY TO MAINTAIN THE FINISHED CEILING HEIGHTS INDICATED ON THE DESIGNERS' DRAWINGS.
17. REFER TO ELECTRICAL DRAWINGS FOR LIGHTING SCHEDULE.
18. REFER TO MECHANICAL PLANS FOR ACCESS PANEL AND DIFFUSER SIZES.
19. ANY ACCESS HATCHES NOT SHOWN ON THE CEILING PLAN BUT REQUIRED BY PLUMBING, MECHANICAL, OR ELECTRICAL SYSTEMS SHALL BE REVIEWED WITH ARCHITECT FOR LOCATION.
20. CONTRACTOR TO COORDINATE LOCATION OF FIRE SPRINKLER HEADS.
21. ALL NEW GYPSUM BOARD SOFFITS AND CEILINGS ARE TO BE PAINTED P U.O.N.
22. DIMENSIONS OF SPECIALTY LIGHT FIXTURES ARE TO CENTER OF FIXTURE, U.O.N.
23. PROVIDE BUILDING STANDARD LIGHT FIXTURES AND SUSPENDED CEILING THROUGHOUT, U.O.N
24. REFER TO SHEET A-502 FOR TYPICAL CEILING DETAILS.
25. SEE SHEET A-502 FOR FLOOR TRANSITION DETAILS.
26. FLOOR MATERIAL TRANSITIONS SHALL OCCUR AT THE CENTERLINE OF DOOR, U.O.N.
27. ALL PAINT TRANSITIONS TO OCCUR AT INSIDE CORNERS, U.O.N.
28. PAINT ALL WALLS P UNLESS OTHERWISE NOTED.
29. PAINT ALL DOOR FRAMES U.O.N.
30. PAINT EXPOSED CONDUIT TO MATCH SURROUNDING FINISHES.
31. PROVIDE SAMPLES OF ALL FINISH MATERIALS TO DESIGNER FOR APPROVAL PRIOR TO COMMENCEMENT OF WORK.
32. FLOORING TO BE CONTINUOUS UNDER APPLIANCES

HEATED AREA 1,104 SF
OUTDOOR AREA 113 SF
TOTAL AREA 1,217 SF

No	Revision Item	Date

SCOTT C. ANDERSON
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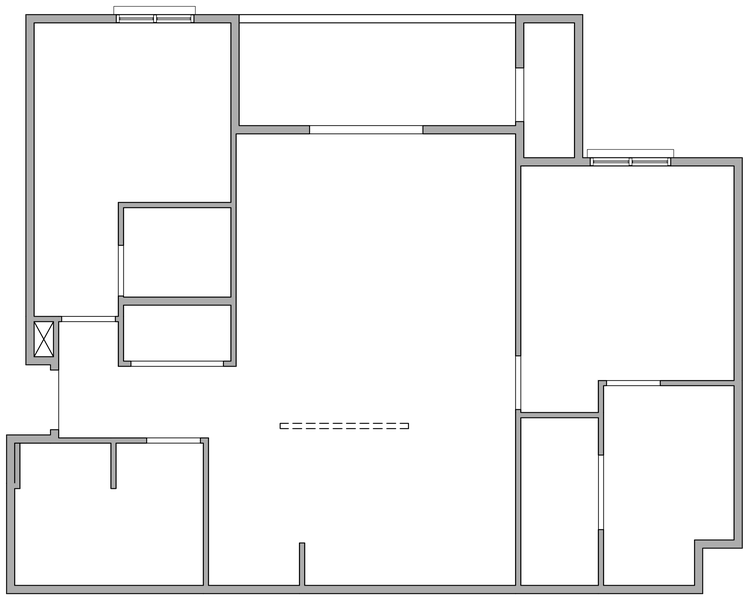
DRAWING TITLE

UNIT V FLOOR PLAN

SEAL

STATE OF NEW MEXICO
SCOTT C. ANDERSON
No. 4341
8/20/2020
REGISTERED ARCHITECT

DESIGNED	PROJECT NO
DRAWN	SCALE
CHECKED	DRAWING NO **A-402**
REVIEWED	
DATE 8/20/2020	

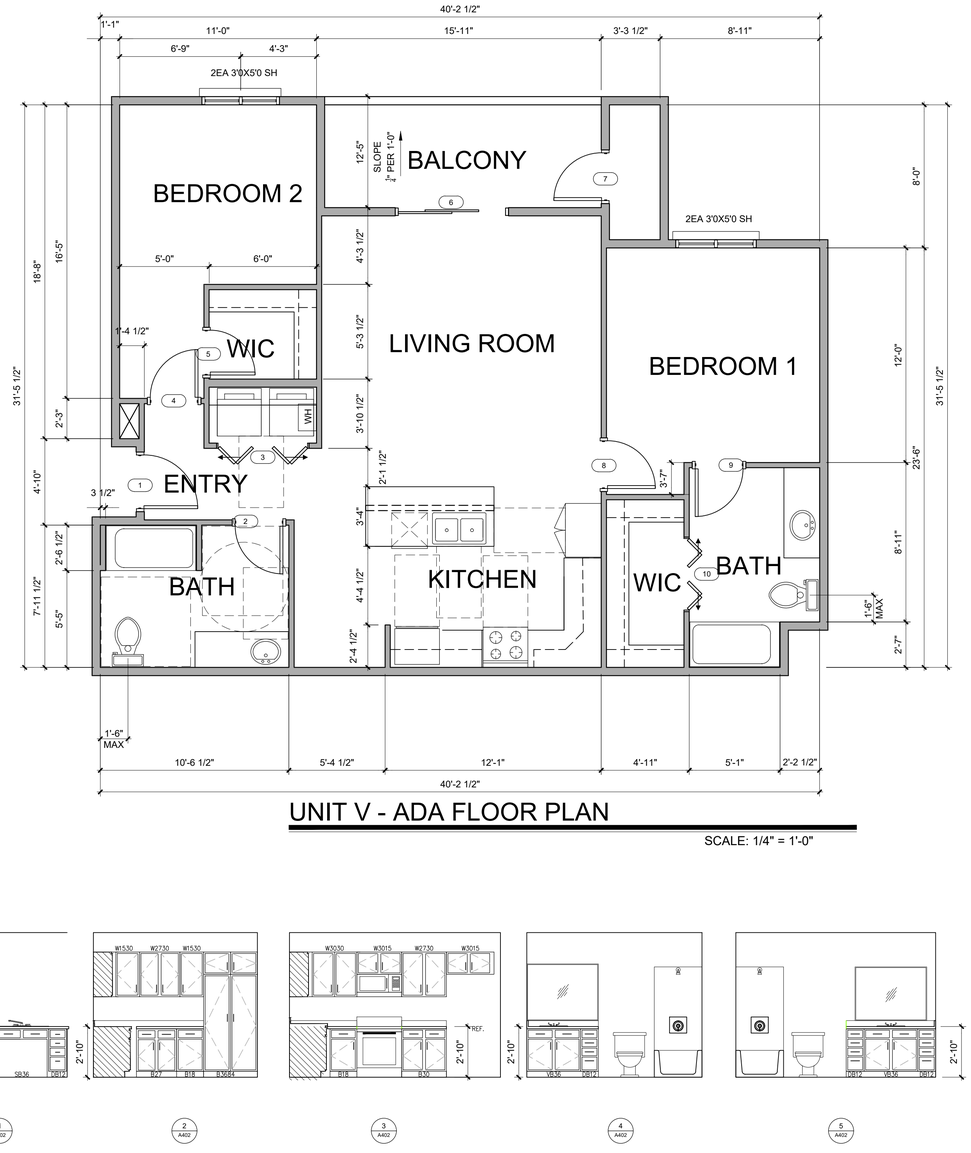


UNIT V - ADA CEILING PLAN

SCALE: 1/4" = 1'-0"

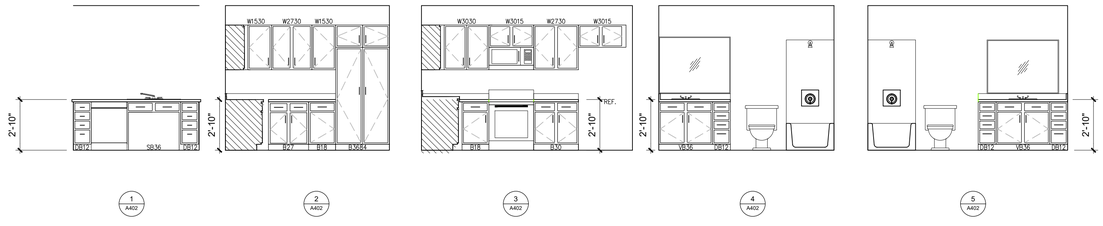
UNIT V-ADA FINISH PLAN

SCALE: 1/4" = 1'-0"



UNIT V - ADA FLOOR PLAN

SCALE: 1/4" = 1'-0"



INTERIOR ELEVATIONS

SCALE: 1/4" = 1'-0"

FINISH SCHEDULE

ROOM NAME	FLOOR			BASE		WALL			CEILING		
						REF GEN. NOTES			MATERIAL		
	CERAMIC TILE	CARPET	PLANK VINYL	WOOD	TILE	EGG SHELL LATEX	GLOSS LATEX		EGG SHELL LATEX	GLOSS LATEX	
LIVING ROOM				●		●			●		
KITCHEN				●			●			●	
BEDROOM		●		●		●			●		
LAUNDRY			●	●		●			●		
MASTER BATH			●	●			●			●	
BATHROOM			●	●			●			●	
WATER HEATER			●	●		●			●		
CLOSET		●		●		●			●		

UNIT TYPE C DOOR SCHEDULE

DOOR NUMBER	LOCATION	DOOR					FRAME		DETAIL SEE SHEET A			FIRE RATING (MIN.)	HARDWARE SET	NOTES
		WIDTH	HEIGHT	THICKNESS	TYPE	MATERIAL	TYPE	MATERIAL	HEAD	JAMB	SILL			
1	ENTRY	3'-0"	6'-8"	1 3/4"	1	FG	A	HM	-	-	-	45	1	
2	BATHROOM	3'-0"	6'-8"	1 3/4"	2	HCW	B	WD	-	-	-	-	3	
3	LAUNDRY	(PR) 2'-6"	6'-8"	1 3/4"	5	HCW	B	WD	-	-	-	-		BIFOLD DOOR
4	BEDROOM 2	2'-8"	6'-8"	1 3/4"	2	HCW	B	WD	-	-	-	-	3	
5	CLOSET	2'-8"	6'-8"	1 3/4"	2	HCW	B	WD	-	-	-	-		
6	BALCONY	6'-0"	6'-8"	1 3/4"	4	GLZ	C		-	-	-	-	5	SLIDING GLASS DOOR
7	CLOSET	2'-8"	6'-8"	1 3/4"	1	FG	A	HM	-	-	-	-	2	
8	BEDROOM 1	2'-8"	6'-8"	1 3/4"	2	HCW	B	WD	-	-	-	-	3	
9	BATHROOM	3'-0"	6'-8"	1 3/4"	2	HCW	B	WD	-	-	-	-	3	
10	CLOSET	(PR) 2'-0"	6'-8"	1 3/4"	5	HCW	B	WD	-	-	-	-		BIFOLD DOOR

GENERAL NOTES

1. ALL DIMENSIONS TO PRESCIENT WALLS ARE TO FACE OF STUD, U.O.N.
2. ENLARGED UNIT PLANS MAY BE MIRRORED TO BASE PLAN. REFER TO OVERALL PLANS FOR PROPER ORIENTATION.
3. ALL UNITS ARE TYPE B ACCESSIBLE PER THE 2003 117.1 ANSI STANDARDS EXCEPT THOSE INDICATED AS "TYPE A" ACCESSIBLE. REFER TO ACCESSIBILITY DIAGRAMS ON TYPE "A" UNIT PLANS FOR INDICATED CLEARANCES.
4. REFER TO SHEET G-002 FOR PARTITION TYPES.
5. ALL PARTITIONS ARE PERPENDICULAR OR PARALLEL U.O.N.
6. FIRE RESISTIVE CONSTRUCTION IS REQUIRED AT CORRIDOR AND
7. DEMISING WALLS AS INDICATED ON CODE PLANS SHEETS G-102.
8. CEMENT, FIBER-CEMENT OR GLASS MAT GYPSUM BACKERS SHALL BE USED AT ALL WET LOCATIONS
9. REFER TO SHEET A-600 FOR DOOR TYPES.
10. LOCATE INTERIOR DOOR FRAMES 4" FROM PERPENDICULAR CORNER OR CENTERED IN OPENING, U.O.N.
11. INSTALL BLOCKING FOR FUTURE INSTALLATION OF GRAB BARS AT ALL PLUMBING FIXTURES IN ALL BATHROOMS PER THE ANSI 117.1 STANDARDS ON SHEET G-001.
12. INSTALL BLOCKING FOR ALL WALL-MOUNTED ACCESSORIES AS REQUIRED.
13. INSTALL BLOCKING FOR FUTURE WALL-MOUNTED TELEVISION INSTALLATION AS INDICATED.
14. CLOSET DEPTH TO BE 2'-0" CLEAR, U.O.N.
15. THE REFLECTED CEILING PLAN INDICATES THE LOCATION OF CEILING HEIGHTS, LIGHT FIXTURES, AND ASSOCIATED ITEMS. REFER TO ENGINEERING DRAWINGS FOR ADDITIONAL ELECTRICAL, HVAC, SPRINKLER AND LIFE SAFETY. IN THE EVENT OF DISCREPANCIES BETWEEN THE DESIGNER'S REFLECTED CEILING PLAN AND THE ENGINEERS' PLANS, IMMEDIATELY NOTIFY THE DESIGNER IN WRITING BEFORE ORDERING MATERIALS OR PROCEEDING WITH WORK.
16. COORDINATE ALL TRADES INVOLVED IN THE CEILING WORK TO INSURE CLEARANCES FOR FIXTURES, DUCTS, PIPING, CEILING SUSPENSION SYSTEMS, ETC., NECESSARY TO MAINTAIN THE FINISHED CEILING HEIGHTS INDICATED ON THE DESIGNERS' DRAWINGS.
17. REFER TO ELECTRICAL DRAWINGS FOR LIGHTING SCHEDULE.
18. REFER TO MECHANICAL PLANS FOR ACCESS PANEL AND DIFFUSER SIZES.
19. ANY ACCESS HATCHES NOT SHOWN ON THE CEILING PLAN BUT REQUIRED BY PLUMBING, MECHANICAL, OR ELECTRICAL SYSTEMS SHALL BE REVIEWED WITH ARCHITECT FOR LOCATION.
20. CONTRACTOR TO COORDINATE LOCATION OF FIRE SPRINKLER HEADS.
21. ALL NEW GYPSUM BOARD SOFFITS AND CEILINGS ARE TO BE PAINTED P U.O.N.
22. DIMENSIONS OF SPECIALTY LIGHT FIXTURES ARE TO CENTER OF FIXTURE, U.O.N.
23. PROVIDE BUILDING STANDARD LIGHT FIXTURES AND SUSPENDED CEILING THROUGHOUT, U.O.N
24. REFER TO SHEET A-502 FOR TYPICAL CEILING DETAILS.
25. SEE SHEET A-502 FOR FLOOR TRANSITION DETAILS.
26. FLOOR MATERIAL TRANSITIONS SHALL OCCUR AT THE CENTERLINE OF DOOR, U.O.N.
27. ALL PAINT TRANSITIONS TO OCCUR AT INSIDE CORNERS, U.O.N.
28. PAINT ALL WALLS P UNLESS OTHERWISE NOTED.
29. PAINT ALL DOOR FRAMES U.O.N.
30. PAINT EXPOSED CONDUIT TO MATCH SURROUNDING FINISHES.
31. PROVIDE SAMPLES OF ALL FINISH MATERIALS TO DESIGNER FOR APPROVAL PRIOR TO COMMENCEMENT OF WORK.
32. FLOORING TO BE CONTINUOUS UNDER APPLIANCES

HEATED AREA 1,098 SF
OUTDOOR AREA 125 SF
TOTAL AREA 1,213 SF

No	Revision Item	Date

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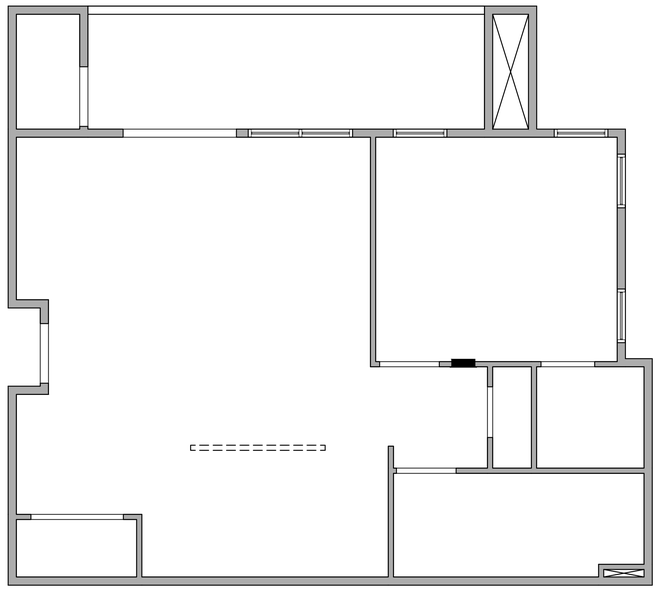
DRAWING TITLE

UNIT V - TYPE "A" ACCESSIBLE FLOOR PLAN

SEAL

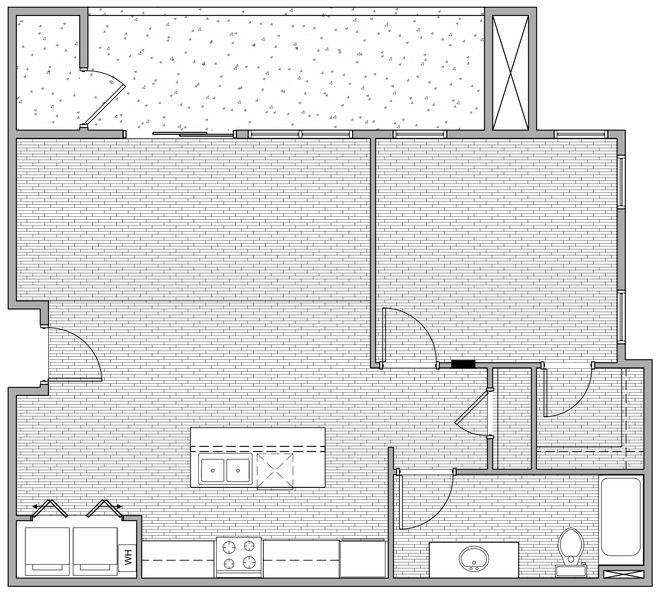


DESIGNED	PROJECT NO
DRAWN	SCALE
CHECKED	DRAWING NO **A-403**
REVIEWED	
DATE 8/20/2020	



UNIT W CEILING PLAN

SCALE: 1/4" = 1'-0"



UNIT W FINISH PLAN

SCALE: 1/4" = 1'-0"

ICC A117.1-2009 TYPE "B"UNITS:

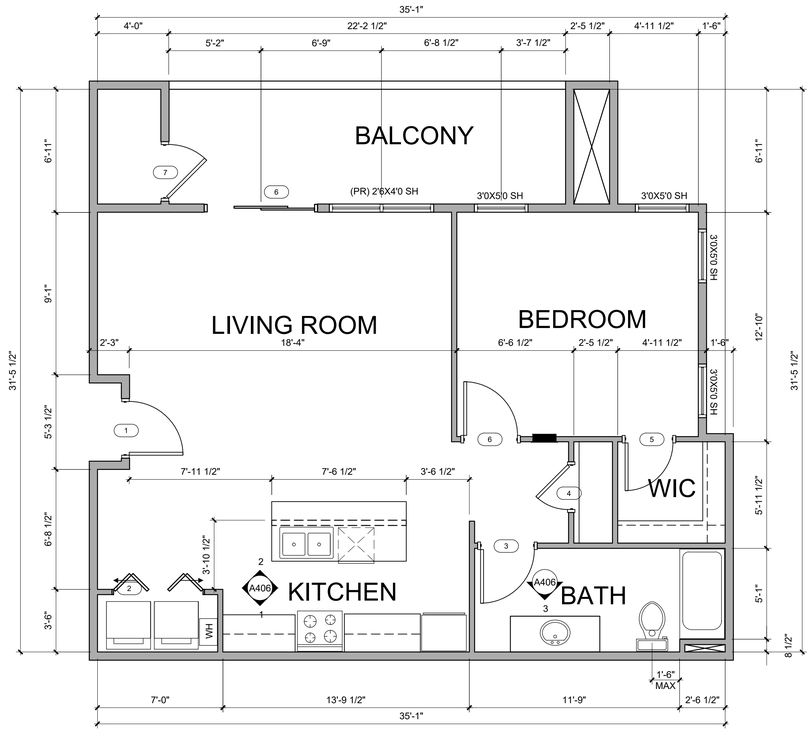
TOILET AND BATHING FACILITIES SHALL HAVE BACKING INSTALLED FOR GRAB BARS @ TOILETS AND BATHING FACILITIES

1004.11.3 LAVATORY CLEAR FLOOR SPACE COMPLYING WITH SECTION 305.3 POSITIONED FOR A PARALLEL APPROACH SHALL BE PROVIDED AT THE LAVATORY. THE CLEAR SPACE SHALL BE CENTERED ON THE LAVATORY.

1004.11.3.1.2 CENTERLINE OF THE WATER CLOSET SHALL BE 16"-18" FROM ONE SIDE OF THE REQUIRED CLEARANCE

1004.11.3.1.2 WATER CLOSET CLEARANCE WIDTH SHALL BE MIN 48" IN WIDTH, 24" CLEARANCE OVERLAP PERMITTED PER 1004.11.3.1.2.2.4. (REF FIG 1004.11.3.1.2)

1004.11.3.1.3.2 FORWARD APPROACH BATHTUB CLEARANCE SHALL BE A MIN OF 48" X 60". WATER CLOSET AND LAVATORY SHALL BE PERMITTED IN THE CLEARANCE AT ONE END OF THE BATHTUB.





1 A405 2 A405 3 A405

INTERIOR ELEVATIONS

SCALE: 1/4" = 1'-0"

FINISH SCHEDULE

ROOM NAME	FLOOR: CERAMIC TILE	FLOOR: CARPET	FLOOR: PLANK VINYL	BASE: WOOD	BASE: TILE	WALL (REF GEN. NOTES): EGG SHELL LATEX	WALL (REF GEN. NOTES): GLOSS LATEX	CEILING MATERIAL: EGG SHELL LATEX	CEILING MATERIAL: GLOSS LATEX
LIVING ROOM			●	●		●		●	
KITCHEN			●	●			●		●
BEDROOM		●		●		●		●	
LAUNDRY			●	●		●		●	
MASTER BATH			●	●			●		●
BATHROOM			●	●			●		●
WATER HEATER			●	●		●		●	
BEDROOM CLOSET		●		●		●		●	
ENTRY CLOSET			●	●		●		●	

UNIT TYPE E DOOR SCHEDULE

DOOR NUMBER	LOCATION	DOOR: WIDTH	DOOR: HEIGHT	DOOR: THICKNESS	DOOR: TYPE	DOOR: MATERIAL	FRAME: TYPE	FRAME: MATERIAL	DETAIL SEE SHEET A: HEAD	DETAIL SEE SHEET A: JAMB	DETAIL SEE SHEET A: SILL	FIRE RATING (MIN.)	HARDWARE SET	DOOR SIGN: SIGN TYPE	DOOR SIGN: TEXT
1	ENTRY	3'-0"	6'-8"	1 3/4"	1	FG	A	HM	-	-	-	45	1		
2	LAUNDRY	PR 2'-6"	6'-8"	1 3/4"	5	HCW	B	WD	-	-	-	-			BIFOLD
3	BATHROOM	2'-8"	6'-8"	1 3/4"	2	HCW	B	WD	-	-	-	-	2		
4	CLOSET	2'-8"	6'-8"	1 3/4"	2	HCW	B	HM	-	-	-	-	2		
5	CLOSET	2'-8"	6'-8"	1 3/4"	2	HCW	B	HM	-	-	-	-	2		
5	BEDROOM 1	2'-8"	6'-8"	1 3/4"	2	HCW	B	WD	-	-	-	-	2		
6	BALCONY	6'-0"	6'-8"	3/4"	4	GLZ	C	HM					1		SLIDING GLASS DOOR
7	CLOSET	3'-0"	6'-8"	1 3/4"	1	FG	A	HM	-	-	-	-	2		

GENERAL NOTES

1. ALL DIMENSIONS TO PRESCIENT WALLS ARE TO FACE OF STUD, U.O.N.
2. ENLARGED UNIT PLANS MAY BE MIRRORED TO BASE PLAN. REFER TO OVERALL PLANS FOR PROPER ORIENTATION.
3. ALL UNITS ARE TYPE B ACCESSIBLE PER THE 2003 117.1 ANSI STANDARDS EXCEPT THOSE INDICATED AS "TYPE A" ACCESSIBLE. REFER TO ACCESSIBILITY DIAGRAMS ON TYPE "A" UNIT PLANS FOR INDICATED CLEARANCES.
4. REFER TO SHEET G-002 FOR PARTITION TYPES.
5. ALL PARTITIONS ARE PERPENDICULAR OR PARALLEL U.O.N.
6. FIRE RESISTIVE CONSTRUCTION IS REQUIRED AT CORRIDOR AND
7. DEMISING WALLS AS INDICATED ON CODE PLANS SHEETS G-102.
8. CEMENT, FIBER-CEMENT OR GLASS MAT GYPSUM BACKERS SHALL BE USED AT ALL WET LOCATIONS
9. REFER TO SHEET A-600 FOR DOOR TYPES.
10. LOCATE INTERIOR DOOR FRAMES 4" FROM PERPENDICULAR CORNER OR CENTERED IN OPENING, U.O.N.
11. INSTALL BLOCKING FOR FUTURE INSTALLATION OF GRAB BARS AT ALL PLUMBING FIXTURES IN ALL BATHROOMS PER THE ANSI 117.1 STANDARDS ON SHEET G-001.
12. INSTALL BLOCKING FOR ALL WALL-MOUNTED ACCESSORIES AS REQUIRED.
13. INSTALL BLOCKING FOR FUTURE WALL-MOUNTED TELEVISION INSTALLATION AS INDICATED.
14. CLOSET DEPTH TO BE 2'-0" CLEAR, U.O.N.
15. THE REFLECTED CEILING PLAN INDICATES THE LOCATION OF CEILING HEIGHTS, LIGHT FIXTURES, AND ASSOCIATED ITEMS. REFER TO ENGINEERING DRAWINGS FOR ADDITIONAL ELECTRICAL, HVAC, SPRINKLER AND LIFE SAFETY. IN THE EVENT OF DISCREPANCIES BETWEEN THE DESIGNER'S REFLECTED CEILING PLAN AND THE ENGINEERS' PLANS, IMMEDIATELY NOTIFY THE DESIGNER IN WRITING BEFORE ORDERING MATERIALS OR PROCEEDING WITH WORK.
16. COORDINATE ALL TRADES INVOLVED IN THE CEILING WORK TO INSURE CLEARANCES FOR FIXTURES, DUCTS, PIPING, CEILING SUSPENSION SYSTEMS, ETC., NECESSARY TO MAINTAIN THE FINISHED CEILING HEIGHTS INDICATED ON THE DESIGNERS' DRAWINGS.
17. REFER TO ELECTRICAL DRAWINGS FOR LIGHTING SCHEDULE.
18. REFER TO MECHANICAL PLANS FOR ACCESS PANEL AND DIFFUSER SIZES.
19. ANY ACCESS HATCHES NOT SHOWN ON THE CEILING PLAN BUT REQUIRED BY PLUMBING, MECHANICAL, OR ELECTRICAL SYSTEMS SHALL BE REVIEWED WITH ARCHITECT FOR LOCATION.
20. CONTRACTOR TO COORDINATE LOCATION OF FIRE SPRINKLER HEADS.
21. ALL NEW GYPSUM BOARD SOFFITS AND CEILINGS ARE TO BE PAINTED P U.O.N.
22. DIMENSIONS OF SPECIALTY LIGHT FIXTURES ARE TO CENTER OF FIXTURE, U.O.N.
23. PROVIDE BUILDING STANDARD LIGHT FIXTURES AND SUSPENDED CEILING THROUGHOUT, U.O.N
24. REFER TO SHEET A-502 FOR TYPICAL CEILING DETAILS.
25. SEE SHEET A-502 FOR FLOOR TRANSITION DETAILS.
26. FLOOR MATERIAL TRANSITIONS SHALL OCCUR AT THE CENTERLINE OF DOOR, U.O.N.
27. ALL PAINT TRANSITIONS TO OCCUR AT INSIDE CORNERS, U.O.N.
28. PAINT ALL WALLS P UNLESS OTHERWISE NOTED.
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30. PAINT EXPOSED CONDUIT TO MATCH SURROUNDING FINISHES.
31. PROVIDE SAMPLES OF ALL FINISH MATERIALS TO DESIGNER FOR APPROVAL PRIOR TO COMMENCEMENT OF WORK.
32. FLOORING TO BE CONTINUOUS UNDER APPLIANCES

HEATED AREA 831 SF
LEASABLE AREA 168 SF

No	Revision Item	Date

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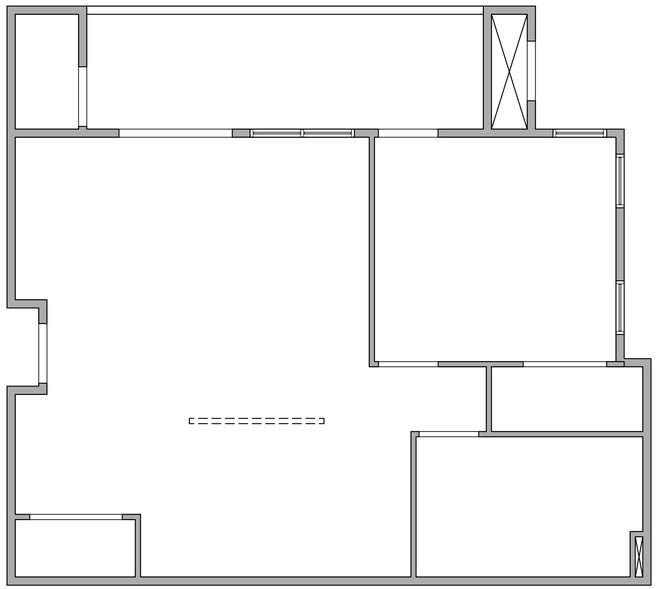
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UNIT W FLOOR PLAN

SEAL

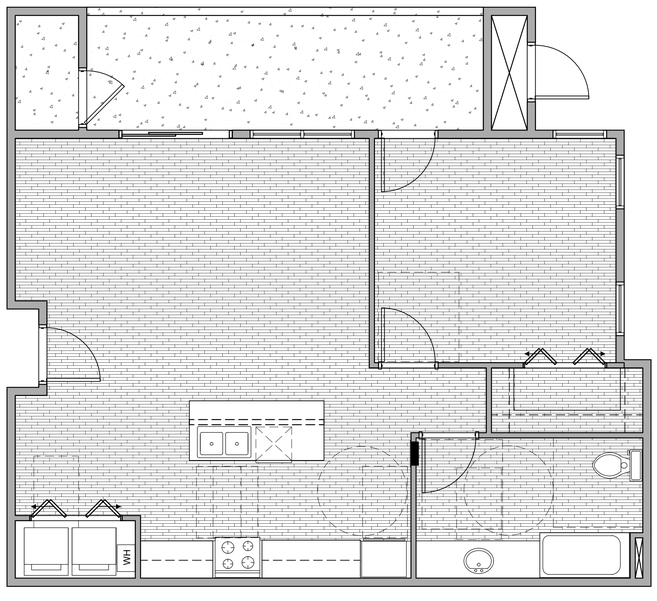
STATE OF NEW MEXICO
SCOTT C. ANDERSON
No. 4341
8/20/2020
REGISTERED ARCHITECT

DESIGNED	PROJECT NO
DRAWN	SCALE
CHECKED	DRAWING NO **A-404**
REVIEWED	
DATE 8/20/2020	



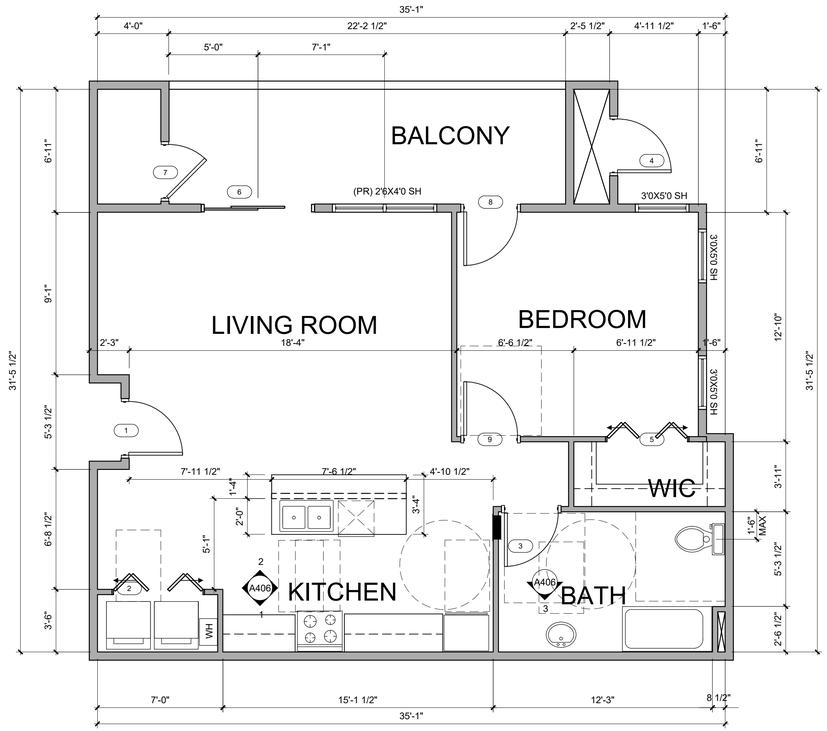
UNIT W CEILING PLAN

SCALE: 1/4" = 1'-0"



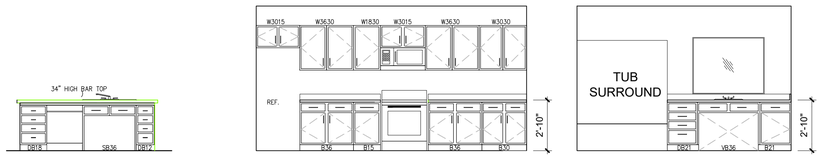
UNIT W FINISH PLAN

SCALE: 1/4" = 1'-0"



UNIT W FLOOR PLAN

SCALE: 1/4" = 1'-0"



INTERIOR ELEVATIONS

SCALE: 1/4" = 1'-0"

FINISH SCHEDULE

ROOM NAME	FLOOR: CERAMIC TILE	FLOOR: CARPET	FLOOR: PLANK VINYL	BASE: WOOD	BASE: TILE	WALL (REF GEN. NOTES): EGG SHELL LATEX	WALL (REF GEN. NOTES): GLOSS LATEX	CEILING MATERIAL: EGG SHELL LATEX	CEILING MATERIAL: GLOSS LATEX
LIVING ROOM			●	●		●		●	
KITCHEN			●	●			●		●
BEDROOM		●		●		●		●	
LAUNDRY			●	●		●		●	
MASTER BATH			●	●			●		●
BATHROOM			●	●			●		●
WATER HEATER			●	●		●		●	
BEDROOM CLOSET		●		●		●		●	
ENTRY CLOSET			●	●		●		●	

UNIT TYPE E DOOR SCHEDULE

DOOR NUMBER	LOCATION	DOOR: WIDTH	DOOR: HEIGHT	DOOR: THICKNESS	DOOR: TYPE	DOOR: MATERIAL	FRAME: TYPE	FRAME: MATERIAL	DETAIL SEE SHEET A: HEAD	DETAIL SEE SHEET A: JAMB	DETAIL SEE SHEET A: SILL	FIRE RATING (MIN.)	HARDWARE SET	DOOR SIGN: SIGN TYPE	DOOR SIGN: TEXT
1	ENTRY	3'-0"	6'-8"	1 3/4"	1	FG	A	HM	-	-	-	45	1		
2	LAUNDRY	5'-0"	6'-8"	1 3/4"	5	HCW	B	WD	-	-	-	-			BIFOLD
3	BATHROOM	3'-0"	6'-8"	1 3/4"	2	HCW	B	WD	-	-	-	-	3		
4	EXTERIOR	3'-0"	6'-8"	1 3/4"	1	FG	B	HM	-	-	-	-	1		
5	CLOSET	PR 2'-0"	6'-8"	1 3/4"	5	HCW	B	HM	-	-	-	-			BIFOLD
6	BALCONY	6'-0"	6'-8"	3/4"	4	GLZ	C	V					5		SLIDING GLASS DOOR
7	CLOSET	3'-0"	6'-8"	1 3/4"	1	FG	B	HM	-	-	-	-	2		
8	PATIO	3'-0"	6'-8"	1 3/4"	1	FG		HM					1		FULL LIGHT FIBERGLASS
9	BEDROOM	3'-0"	6'-8"	1 3/4"	2	HCW		WD					3		

GENERAL NOTES

1. ALL DIMENSIONS TO PRESCIENT WALLS ARE TO FACE OF STUD, U.O.N.
2. ENLARGED UNIT PLANS MAY BE MIRRORED TO BASE PLAN. REFER TO OVERALL PLANS FOR PROPER ORIENTATION.
3. ALL UNITS ARE TYPE B ACCESSIBLE PER THE 2003 117.1 ANSI STANDARDS EXCEPT THOSE INDICATED AS "TYPE A" ACCESSIBLE. REFER TO ACCESSIBILITY DIAGRAMS ON TYPE "A" UNIT PLANS FOR INDICATED CLEARANCES.
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HEATED AREA 831 SF
LEASABLE AREA 168 SF

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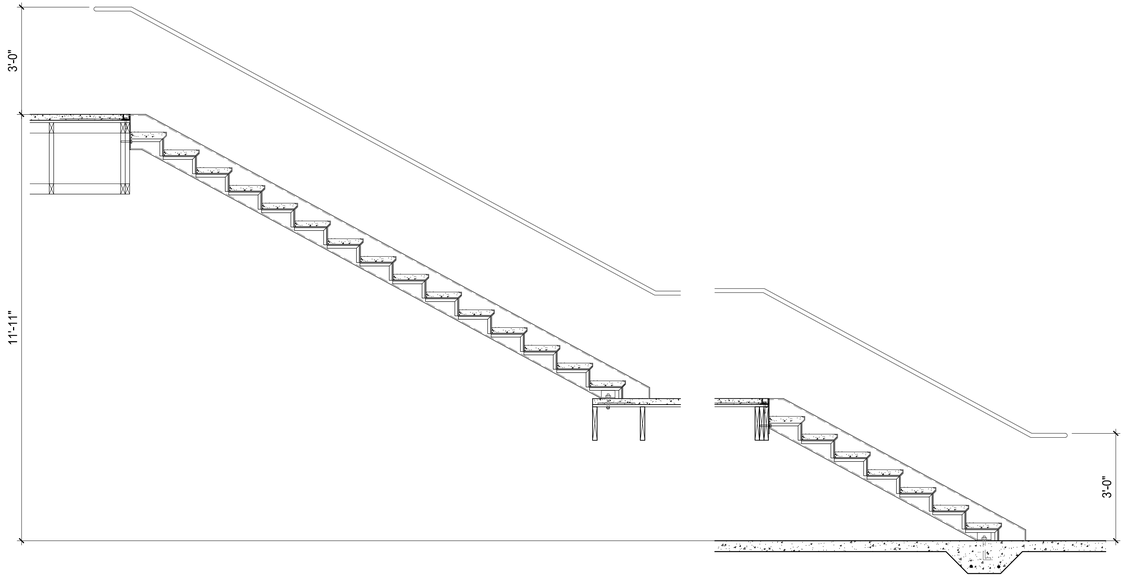
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UNIT W - TYPE "A"
ACCESSIBLE FLOOR PLAN

SEAL

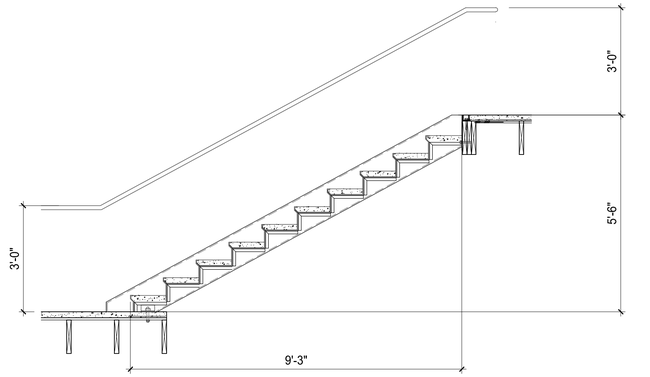
STATE OF NEW MEXICO
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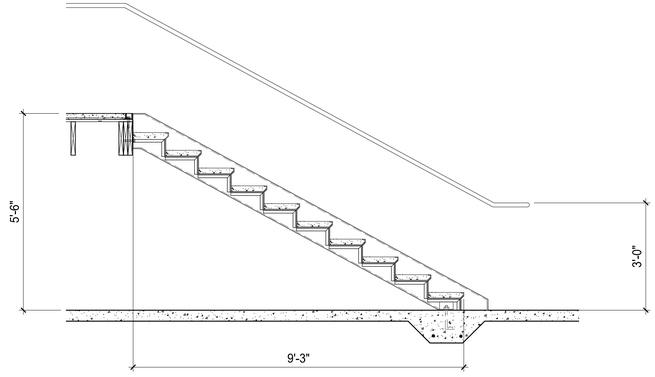
DESIGNED	PROJECT NO
DRAWN	SCALE
CHECKED	DRAWING NO **A-405**
REVIEWED	
DATE 8/20/2020	



C1 BUILDING F INTERIOR STAIR

SCALE: 1/2" = 1'-0"



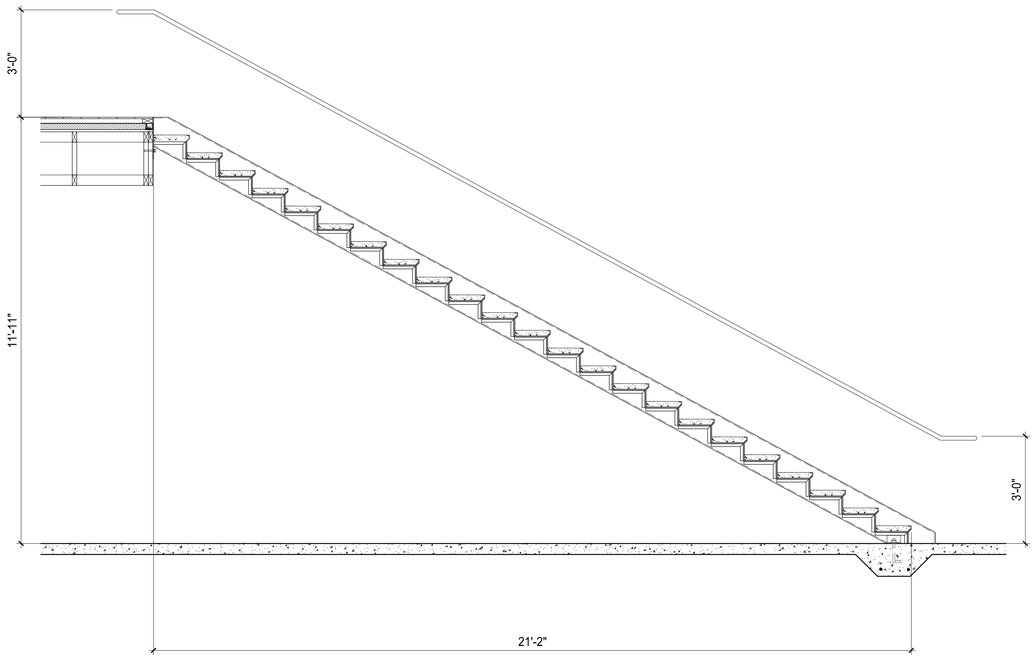


C5 APARTMENT STAIR

SCALE: 1/2" = 1'-0"

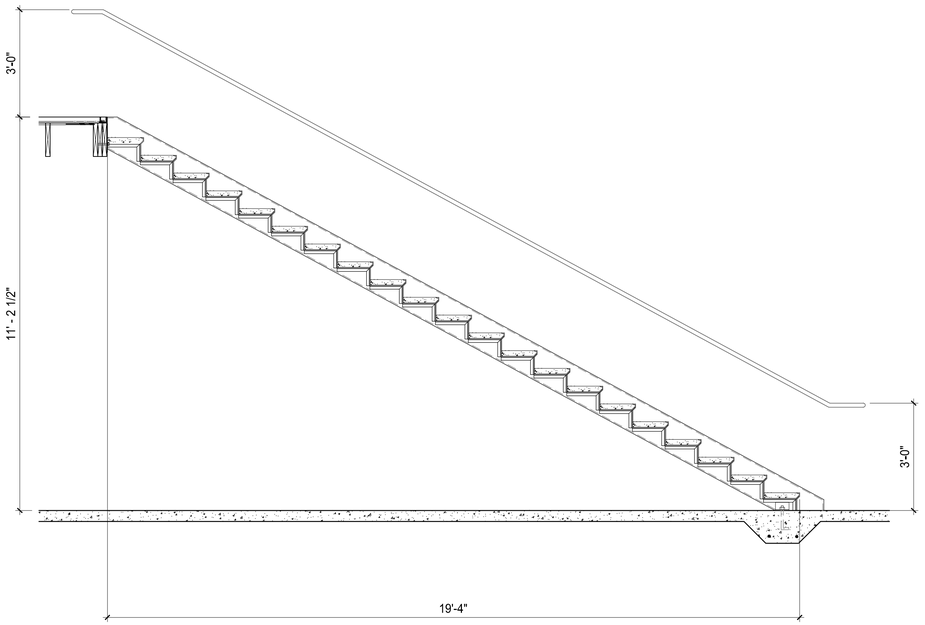
GENERAL NOTES

1. FIELD VERIFY FLOOR TO FLOOR AND OPENING DIMENSIONS PRIOR TO STAIR FABRICATION
2. REFERENCE SHEET A-502 FOR STAIR & HANDRAIL DETAILS
3. ALL STAIR WIDTHS ARE 4'-0" UNLESS NOTED.



A1 BUILDING F EXTERIOR STAIR

SCALE: 1/2" = 1'-0"



A5 APARTMENT STAIR

SCALE: 1/2" = 1'-0"

No	Revision Item	Date

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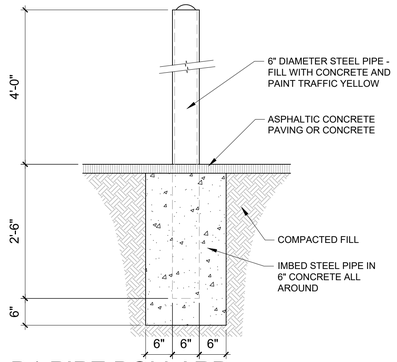
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STAIR SECTIONS

SEAL

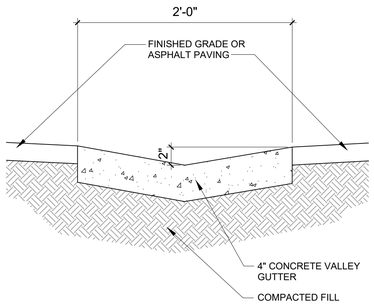
STATE OF NEW MEXICO
SCOTT C. ANDERSON
NO. 4341
4/10/2020
REGISTERED ARCHITECT

DESIGNED	PROJECT NO
DRAWN	SCALE
CHECKED	DRAWING NO **A-406**
REVIEWED	
DATE 4/10/2020	



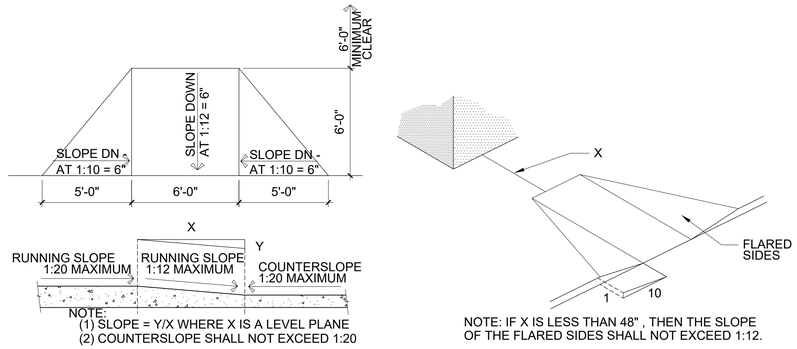
D1 PIPE BOLLARD

SCALE: 3/4" = 1'-0"



D2 VALLEY GUTTER

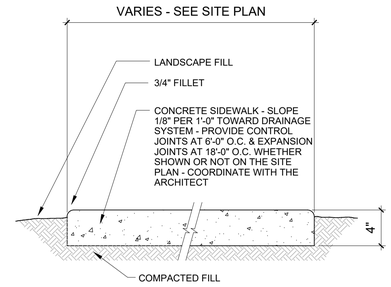
SCALE: 1 1/2" = 1'-0"



D3 HC PARKING RAMP

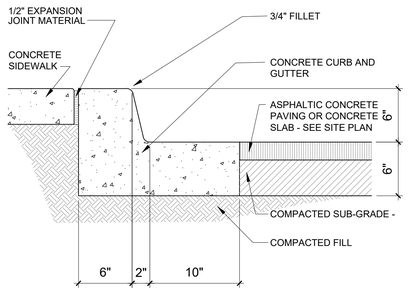
SCALE: 1/4" = 1'-0"

NOTE: IF X IS LESS THAN 48" , THEN THE SLOPE OF THE FLARED SIDES SHALL NOT EXCEED 1:12.



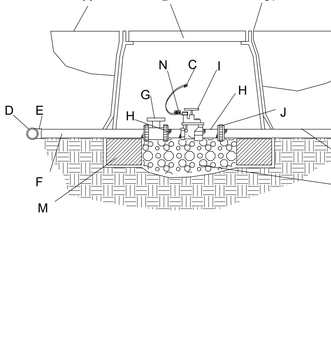
D5 TYPICAL SIDEWALK

SCALE: 1 1/2" = 1'-0"



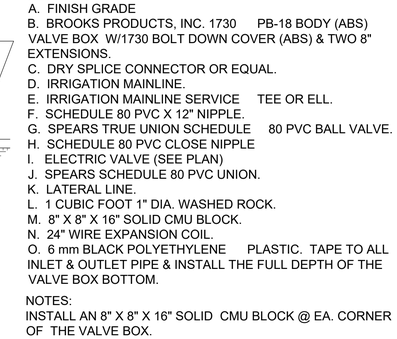
D6 CURB & GUTTER

SCALE: 1 1/2" = 1'-0"



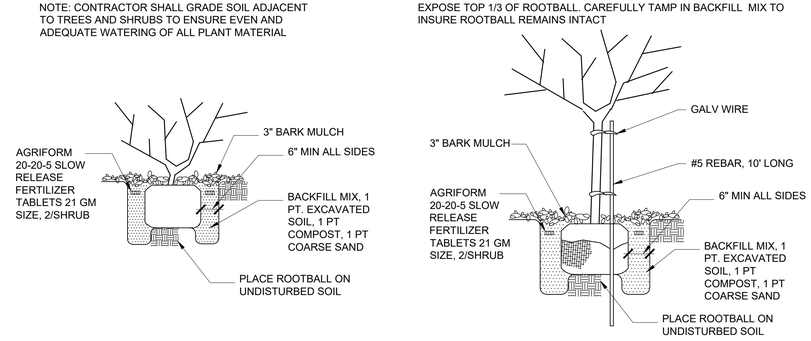
C1 BIKE RACK

SCALE: 1/2" = 1'-0"



C2 PARKING BUMPER

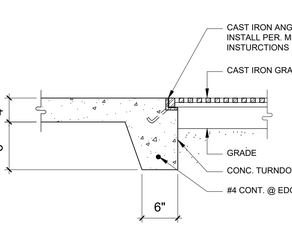
SCALE: 3/4" = 1'-0"



C3 HC PARKING RAMP

SCALE: 1/4" = 1'-0"

NOTE: CURB SLOPES UP ON BOTH SIDES AT 1:12.



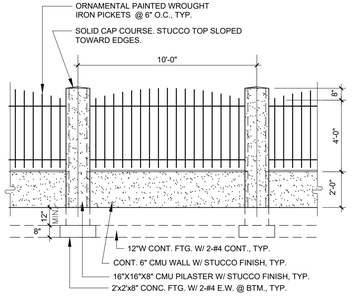
C5 HC PAVEMENT MARKING

SCALE: NTS



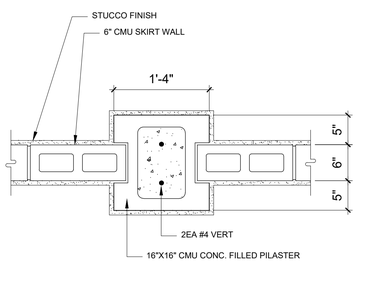
C6 HC PARKING SIGN

SCALE: 1 1/2" = 1'-0"



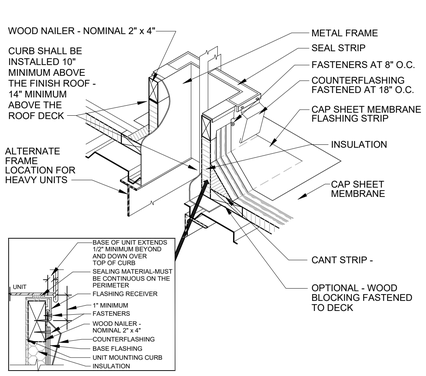
B1 FENCE ELEVATION

SCALE: NTS



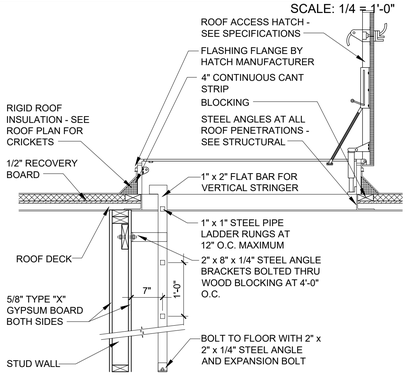
B2 FENCE PILASTER

SCALE: 1" = 1'-0"



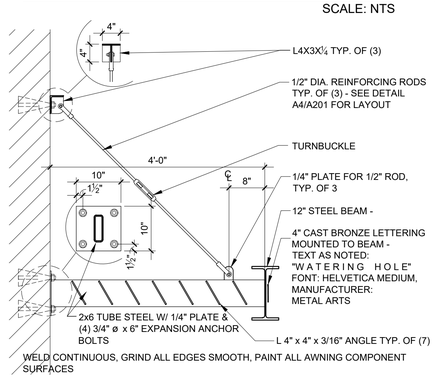
B3 EQUIPMENT CURB

SCALE: NTS



B4 ROOF HATCH & LADDER

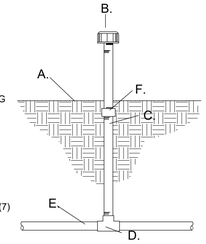
SCALE: NTS



B5 STEEL AWNING

SCALE:NTS

NOTE:
LATERAL LINE TESTING SHALL BE COMPLETED PRIOR TO INSTALLATION LATERAL TESTING SHALL BE ACCOMPLISHED BY INSTALLING A PLUG IN THE OUTLET OF LATERAL LINE TEES AND ELLS.



KEYED NOTES:
A. FINISH GRADE
B. FLOOD BUBBLER (SEE PLAN)
C. SCH. 80 PVC NIPPLE.
D. SCH 40 PVC TEE.
E. LATERAL PIPE.
F. SCH 40 PVC THREADED COUPLER

B6 IRRIGATION

SCALE: NTS

KEYED NOTES:
A. FINISH GRADE
B. BROOKS PRODUCTS, INC. 1730 PB-18 BODY (ABS) VALVE BOX W/1730 BOLT DOWN COVER (ABS) & TWO 8" EXTENSIONS.
C. DRY SPLICE CONNECTOR OR EQUAL.
D. IRRIGATION MAINLINE.
E. IRRIGATION MAINLINE SERVICE TEE OR ELL.
F. SCHEDULE 80 PVC X 12" NIPPLE.
G. SPEARS TRUE UNION SCHEDULE 80 PVC BALL VALVE.
H. SCHEDULE 80 PVC CLOSE NIPPLE
I. ELECTRIC VALVE (SEE PLAN)
J. SPEARS SCHEDULE 80 PVC UNION.
K. LATERAL LINE.
L. 1 CUBIC FOOT 1" DIA. WASHED ROCK.
M. 8" X 8" X 16" SOLID CMU BLOCK.
N. 24" WIRE EXPANSION COIL.
O. 6 mm BLACK POLYETHYLENE PLASTIC. TAPE TO ALL INLET & OUTLET PIPE & INSTALL THE FULL DEPTH OF THE VALVE BOX BOTTOM.

NOTES:
INSTALL AN 8" X 8" X 16" SOLID CMU BLOCK @ EA. CORNER OF THE VALVE BOX.
WASH ROCK SHALL BE INSTALLED FLUSH WITH BOTTOM OF PIPE & VALVE.

A1 IRRIGATION VALVE BOX

SCALE: NTS

NOTE: CONTRACTOR SHALL GRADE SOIL ADJACENT TO TREES AND SHRUBS TO ENSURE EVEN AND ADEQUATE WATERING OF ALL PLANT MATERIAL

A3 PLANTING DETAIL

SCALE: NTS

NOTE: CUT & REMOVE WIRE FROM ROOTBALL. PEEL BACK BURLAP TO EXPOSE TOP 1/3 OF ROOTBALL. CAREFULLY TAMP IN BACKFILL MIX TO INSURE ROOTBALL REMAINS INTACT

A4 PLANTING DETAIL

SCALE: NTS

A5 TREE WELL

SCALE: 1" = 1'-0"

No	Revision Item	Date

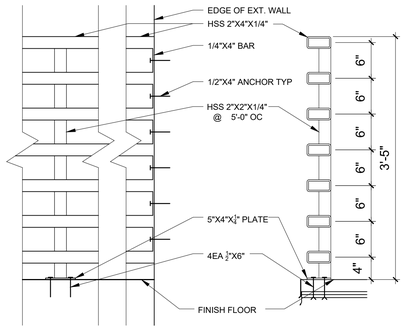
SCOTT C. ANDERSON & associates architects
4419 4th St nw ste B
albuquerque, nm 87107
scott@scacarchitects.com
505.401.7575

LEGACY AT CABEZON APARTMENTS
1017 ROSARITO DR SE
RIO RANCHO, NM 87124

DRAWING TITLE
ARCHITECTURAL SITE DETAILS

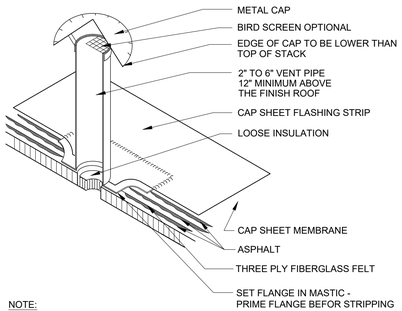
SEAL
STATE OF NEW MEXICO
SCOTT C. ANDERSON
NM No. 4341
4/10/2020
REGISTERED ARCHITECT

DESIGNED	PROJECT NO
DRAWN	SCALE
CHECKED	DRAWING NO
REVIEWED	**A-501**
DATE 4/10/2020	



D1 GUARDRAIL

SCALE: 1" = 1'-0"

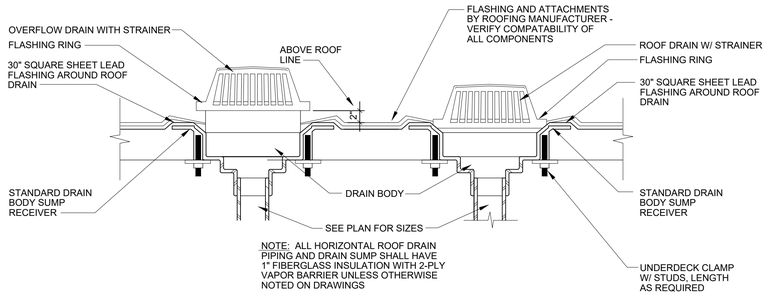


NOTE:

1. SHEET LEAD MINIMUM OF 2-1/2 POUNDS PER SQUARE FOOT.

D2 ROOF VENT

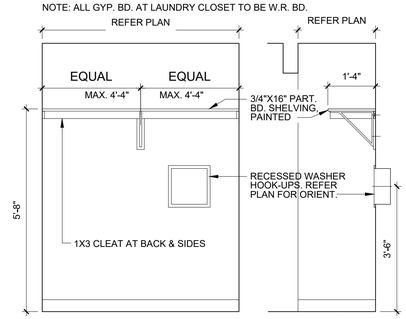
SCALE: 1 1/2" = 1'-0"



NOTE: ALL HORIZONTAL ROOF DRAIN PIPING AND DRAIN SUMP SHALL HAVE 1" FIBERGLASS INSULATION WITH 2-PLY VAPOR BARRIER UNLESS OTHERWISE NOTED ON DRAWINGS

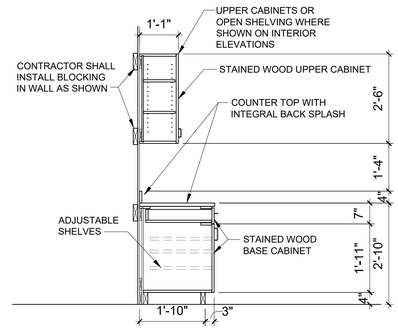
D3 ROOF DRAIN WITH OVERFLOW

SCALE: 1" = 1'-0"



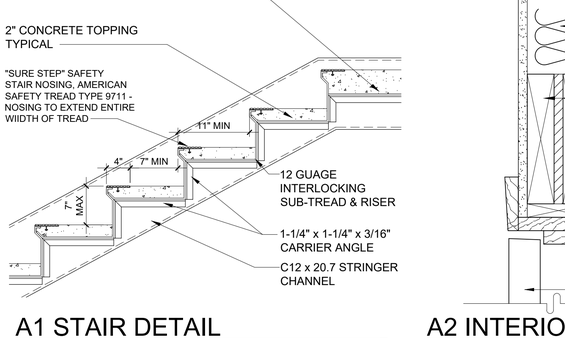
D5 DRYER BOX

SCALE: 1/2" = 1'-0"



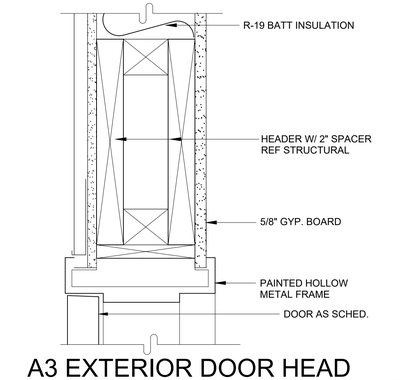
D6 ADA CABINET SECTION

SCALE: 1/2" = 1'-0"



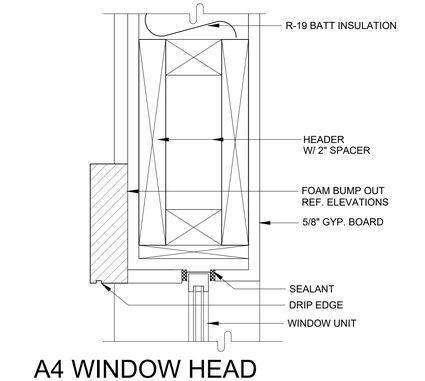
C1 STAIR

SCALE: 3/4" = 1'-0"



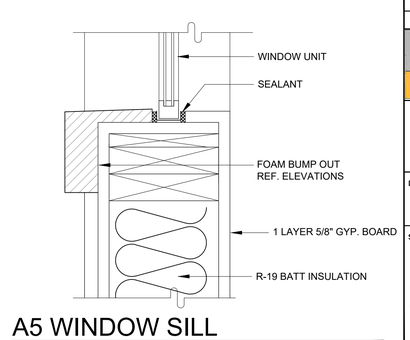
C3 EXTERIOR THRESHOLD

SCALE: NTS



C4 ALUM STOREFRONT SILL

SCALE: NTS

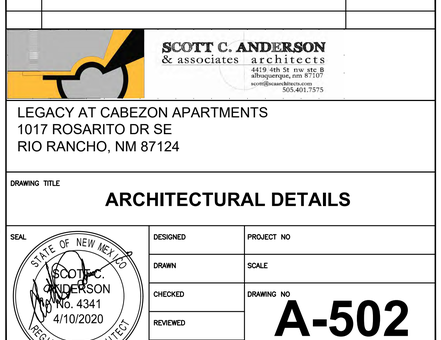


NOTE: IF MULTIPLE PENETRATIONS EXIST THERE MUST BE 1'-0" BETWEEN PENETRATIONS.

FLASHING MINIMUM 6" HIGH WHENEVER POSSIBLE AND MUST BE ABOVE ROOF FLOOD LEVEL.

C5 PIPE PENETRATION

SCALE: NTS



C6 EQUIPMENT CURB

SCALE: 1/2" = 1'-0"

B1 HANDRAIL

SCALE: 3" = 1'-0"

B2 INTERIOR DOOR JAMB

SCALE: 3" = 1'-0"

B3 EXTERIOR DOOR JAMB

SCALE: 3" = 1'-0"

NOTES:

A. REMOVE WEATHER RESISTIVE BARRIER FROM TOP OF WINDOW SILL PLATE

B. INSTALL FLEXIBLE, SELF ADHERING FLASHING (BUTYL OR EQUAL) IN ORDER AS SHOWN BY NUMBERS

C. INSTALL WEATHER RESISTIVE BARRIER TO FORM WATER-SHEDDING LAPS

HEAD FLASHING TIE-IN INSTRUCTIONS:

1. CUT, FOLD UP AND TEMPORARILY SECURE WEATHER RESISTIVE BARRIER ABOVE HEADER TO ALLOW FOR FLASHING INSTALLATION
2. INSTALL HEAD FLASHING UNDER WEATHER RESISTIVE BARRIER ALONG HEADER
3. FOLD WEATHER RESISTIVE BARRIER BACK OVER HEAD FLASHING AND SEAL WITH TAPE AS SHOWN ABOVE

B4 WINDOW FLASHING

SCALE:NTS

B6 BEDROOM CLOSET

SCALE: 1/2" = 1'-0"

A1 STAIR DETAIL

SCALE: 1" = 1'-0"

A2 INTERIOR DOOR HEAD

SCALE: 3" = 1'-0"

A3 EXTERIOR DOOR HEAD

SCALE: 3" = 1'-0"

A4 WINDOW HEAD

SCALE: 3" = 1'-0"

A5 WINDOW SILL

SCALE: 3" = 1'-0"

No	Revision Item	Date

SCOTT C. ANDERSON
& associates architects
4419 4th St nw ste B
albuquerque, nm 87107
scott@scaarchitects.com
505.401.7575

LEGACY AT CABEZON APARTMENTS
1017 ROSARITO DR SE
RIO RANCHO, NM 87124

DRAWING TITLE

ARCHITECTURAL DETAILS

SEAL

STATE OF NEW MEXICO
SCOTT C. ANDERSON
No. 4341
4/10/2020
REGISTERED ARCHITECT

DESIGNED	PROJECT NO
DRAWN	SCALE
CHECKED	DRAWING NO
REVIEWED	A-502
DATE 4/10/2020	

THE LEGACY AT CABEZON
1017 ROSARITO DR, SE
RIO RANCHO, NEW MEXICO 87124



Owner: 1017 Rosarito, LLC Date

General Contractor: Insight Construction, LLC Date

Architect: Scott C Anderson & Associates Architects, LLC Date

Bonding Company: The Cincinnati Insurance Company Date

Lender: Dwight Capital LLC Date

SCOTT C. ANDERSON
& associates | architects
4419 4th st nw ste b albuquerque, nm 87120
andersonscottc@comcast.net
505.401.7575

END OF SET

CITY OF RIO RANCHO
GOVERNING BODY AGENDA BRIEFING MEMORANDUM
and PLANNING AND ZONING BOARD REPORT

Legislative Item: _____

HEARING DATE: August 28, 2019

DEPARTMENT: Development Services

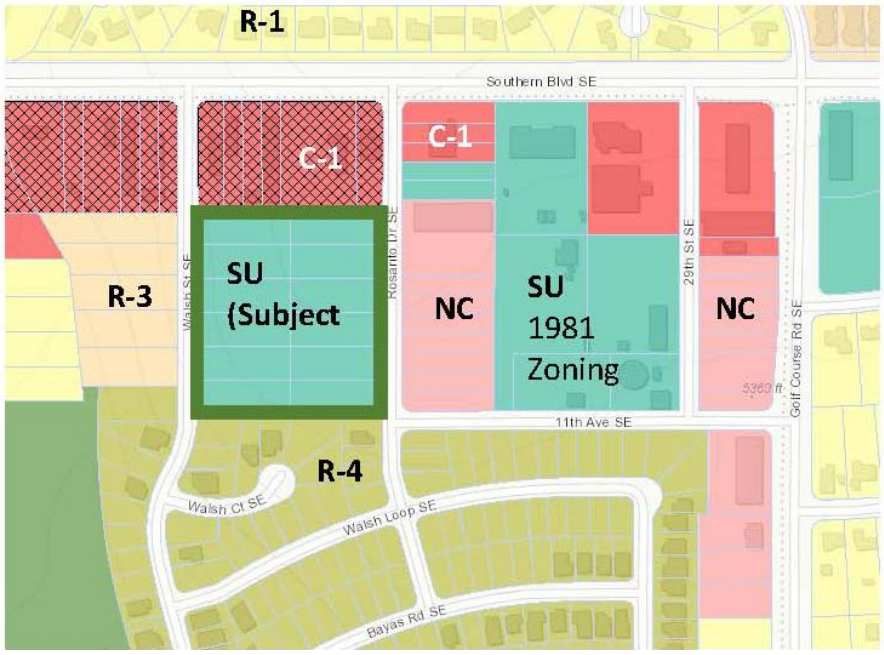
SUBJECT: Case No. 19-160-00002 Site Plan Approval

PROPERTY: Lots 10-15 & 48-53, Block 87, Unit 16 (Between Walsh and Rosarito south of Southern Boulevard

PURPOSE: The applicant requests a site plan approval for a proposed 156 unit apartment complex on 6 +/- acres (26 DU per acre)

APPLICANT(S) / AGENT: Emil Landeros & Andrea Patterson
Scott Anderson

BACKGROUND / SYNOPIS:
The applicants, Emil Landeros and Andrea Patterson, are requesting the approval of a site plan for an apartment complex generally located south of Southern Boulevard between Walsh Street SE and Rosarito Drive SE. This ±6 acre site was zoned SU: Special Use District on July 26, 2007 with Ordinance No. 45, Enactment No. 07-45. This special use ordinance allows for, "R-3 Multi Family District uses and apartments," with the requirement that;



2. If the property is to be developed with an apartment complex:
(a) the lots shall be consolidated into a single lot through platting; and
(b) a site development plan must be submitted for review and approval by the Planning and Planning [sic] Board prior the issuance of any building permit for an apartment complex on the property

In order to comply with the requirements of the special use ordinance, approval of this site plan will be conditioned upon the consolidation of the ±6 acre site into a single lot through platting, meeting R-3: Mixed residential District zoning regulations.

In addition, to comply with the requirements of the Special Use Ordinance (O-45, 07-45) this site plan will be reviewed by the Planning and Zoning Board at their meeting scheduled on August 27, 2019. The Governing Body will be provided with the details and recommendation of the Planning and Zoning board's recommendation on or before the Governing Body's action on this case.

CONFORMANCE WITH THE CITY ZONING ORDINANCE:

The Rio Rancho Code of Ordinances (R.O. 2003) § 154.43 (3) requires, "All SU zoned property must have a site plan approved by the Governing Body. The site plan may accompany the application for a change in zoning designation or may be submitted for approval at a later date. Approval of the site plan must be obtained prior to any development of the property."

Pursuant to the criteria provided by R.O. 2003 § 154.43 (3)(a) through (3)(j), "The site plans at a minimum shall contain the following."

(a) Scale and north arrow;

Criteria is satisfied.

(b) Lot boundaries and easements;

Criteria may be satisfied. Prior to the obtainment of a building permit, the applicant will be required to combine, what is currently, 12 lots which will modify the location(s) of the existing lot boundaries and easements. [Condition No. 1]

(c) Existing and proposed utilities;

Criteria may be satisfied. Engineered drawings are required for development of public and private infrastructure. The location of sanitary sewer and potable water may need to be modified due to existing infrastructure. [Condition No.'s 4, 5, 6, & 7]

(d) Existing and proposed rights-of-way;

Criteria may be satisfied. The applicant will need to give additional details on the gates and queuing system to get into and out of the subject site. [Condition No. 10]

(e) Proposed structures with uses, dimensions, and setbacks;

Criteria is satisfied. The number of units per acre is 26 which meets the R-3 standards of 26 dwelling units per acre. However, the subject site does not require a conditional use permit pursuant to R.O. 2003 § 154.10 (C)(6) based upon the Land Uses in Ordinance No. 45, Enactment No. 07-45 which states, "Permitted uses shall be those listed in the R-3 Multi-Family Residential District and shall also include apartments (constructed in a single complex) and related recreational facilities and amenities normally related with this type of development."

(f) Proposed ingress, egress, parking and circulation;

Criteria may satisfied. ADA parking will be assessed at the most current requirements at the time of development. Queuing length for the proposed gates must meet the standards described in the New Mexico Department of Transportation (NMDOT) State Access Manual (SAMM). [Condition No. 10]

(g) Landscaping and landscape buffers;

Criteria may be satisfied. Submittal of a landscaping plan illustrating compliance with R.O. 2003 § 154.60 (E)(2) shall be submitted and approved by the Development Services Department required prior to commencement of construction. Buffer walls shall be required pursuant to R.O. 2003 § 154.77 § (F)(4), "*Buffer Walls.* Fences that are required with multi-family or non-residential development must be erected and continuously maintained so that a six-foot opaque fence exists along the property line that abut the residentially zoned property." [Condition No.'s 2 & 3

(h) Elevations;

Criteria is satisfied. The buildings will be a maximum of forty (40) feet in height (Attachment IV) which is within the maximum allowable height in the R-3 Multi-family District which is fifty (50) feet.

(i) Adjacent property characteristics;

Criteria is satisfied. The properties to the north are zoned C-1, R-3 & R-4 to the west and south and NC to the east. The proposed used would function as a transition between the existing single family land uses to the south and west and the more intensive commercial type land uses to the north and east.

(j) Preliminary drainage plan.

Criteria may be satisfied. A grading and drainage report and an erosion control plan will be required upon development. The site plan includes ponding that will need to be reviewed and approved by the Southern Sandoval County Arroyo and Flood Control Authority and the City's Development Services Engineering Division.

REVIEWED BY:

☒ Engineering/DSD	☒ Fire and Rescue	☒ PRCS
☒ Police	☒ Planning & Zoning/DSD	☒ SSCAFCA

NOTIFICATIONS:

Neighboring property owners were notified of the Governing Body hearing by certified mail. A legal notice was published in the Rio Rancho Observer on August 11, 2019 for the Governing Body meeting.

IMPACT:

There are no adverse impacts which would be cause for a denial of the site development plan. This site development plan approval, with conditions and constructed in accordance with those conditions, is consistent with the requirements of R.O. 2003 §154.43(3).

ALTERNATIVES:

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

1. Recommend approval of the site plan with or without changes to the conditions of approval;
2. Recommend denial of the site plan;
3. Postpone its decisions to allow for further review and consideration.

DEPARTMENT RECOMMENDATION:

The Planning & Zoning Board (PZB) recommends **Approval** of the applicants request for Site Plan Approval with the **Conditions of Approval and Findings of Fact** set forth below. Development Services concurs with the PZB recommendation.

CONDITIONS OF APPROVAL:

1. This approval is subject to the submittal of a summary plat/lot combination application. Pursuant to Ordinance No. 45, Enactment No. 07-45, the lots shall be consolidated into a single lot through platting.
2. Approval of the Landscaping plan by the Development Services Department required prior to commencement of construction.
3. A six foot opaque buffer shall be constructed in all areas that abut single family residential zones. Fences/walls require a separate permit. <u>This</u>

buffer shall be a Buffer Type B as described and in accordance with buffer requirements for Unit 10 as adopted by Ordinance No. 20, Enactment 18-24. The existing retaining wall abutting Yucatan Del Este may be utilized as a fence or wall as required in Buffer Type B.

4. Approval of a Grading and Drainage plan by the Development Services Department required prior to commencement of construction.
5. Erosion Control Plan for development needs to be approved by the Engineering Division of the Development Services Department prior to commencement of construction.
6. Water/waste water availability statement from the Utility Department needs to be submitted prior to commencement of construction.
7. 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 with the City of Rio Rancho for work performed in the City Right-of-Way.
8. The lighting plan must be submitted and approved to meet the minimum requirements set forth in Section 159 Outdoor Lighting Ordinance prior to commencement of construction. In addition:
   a) free standing (pole) lighting fixtures shall not exceed sixteen (16) feet in height and properly baffled to insure there is not spill over lighting into the residential neighborhood and zoning to the south; and,
   b) no lighting fixtures shall be attached to any southern face of any building.
9. The Director of Development Services may approve minor changes to this site plan if the change is consistent with the use and other written requirements and/or conditions of approval, if the buildings are of the same general configuration, if the total square footage is not greater than 10% than the approved plan, the site circulation is similar in its effect on adjacent property or streets, and the approving official finds that neither the city nor any person will be substantially aggrieved by the altered site plan.
10. Queuing length for the proposed gates per the New Mexico Department of Transportation (NMDOT) State Access Management Manual (SAMM) for Gated Access shall be provided.
11. If the project is developed in phases, a phasing plan shall be required which will include; specific dates, circulation of each phase (i.e., ingress and egress, pedestrian connectivity, roadway functionality), and when gates/walls will be constructed.
12. This approval is valid for a period of two years from date of approval, in which time a building permit for the proposed structures must be applied for and issued, remain active, and the authorized construction shall be started and diligently pursued to completion without cessation of thirty (30) days or more. Failure to meet the requirement for construction shall cause this conditional use approval to expire and become invalid.
13. Fire hydrants shall be at approved locations and distances.
14. Confirm turning radius is 28 ft.

15. Gates shall be required to have KNOX box entry
16. Fire sprinkler and fire alarm drawings shall be submitted for approval.
17. Fire lanes shall be in approved locations.

FINDINGS OF FACT:

GENERAL FINDINGS:

1. The Planning & Zoning Board and Governing Body has jurisdiction over the applicant's request for site plan approval.
2. The property owner has 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 IN SUPPORT OF THE GENERAL FINDINGS INCLUDE:

1. The subject property, zoned SU: Special Use for R-3 uses with Ordinance No. 45, Enactment No. 07-45.
2. The SU ordinance allows for the inclusion of apartments as a permissive use, so no additional conditional use permit is required.
3. Ordinance No. 45, Enactment No. 07-45 requires approval by the Planning & Zoning Board prior to the issuance of a building permit and the Planning and Zoning Board approved the site plan, with conditions, at their meeting held on August 27, 2019.
4. The SU zoning designation requires that a site plan be approved prior to development occurring. Approval is needed the Governing Body which occurred on August 28, 2019.
5. The site plan conforms to Rio Rancho Code of Ordinances (R.O. 2003) Section 154.43 and Ordinance No. 45, Enactment No. 07-45.
6. Development of the site will conform to all regulations set forth by City ordinances, standards and specifications.
7. The review and approval of subsequent building permit applications will ensure conformance to the approved site plan, and City ordinances, standards and specifications.

ATTACHMENT I: Location Map
ATTACHMENT II: Application/Owner Authorization
ATTACHMENT III: Ordinance No. 45, Enactment No 07-45
ATTACHMENT IV: Site Plan/Elevations
ATTACHMENT V: Reproduction of Notifications

DEVELOPMENT SERVICES DEPARTMENT— TRANSMITTAL AND REVIEW SHEET

DATE: July 22, 2025

TO:
(X) Development Services –David Serrano, Amy Rincon, Peter Prukop
(X) Fire and Rescue – Brian Johnson, James Wenzel
(X) Police - Justin Garcia
(X) SSCAFCA – Andy Edmondson, Sara Rassa
(X) Parks and Recreation - Dyane Sonier
(X) Rio Rancho Public Schools – Michael Baker
(X) MRCOG – Aaron Hill

FROM: **Development Services Department, Planning & Zoning Division**

RE: Site Plan DSD #25-160-00011 (1017 Rosarito Dr SE)

This is a transmittal for a Site Plan for a 156 unit apartment complex at 1017 Rosarito Dr SE. The lot is legally described as U16, Blk 87, Lot 10-A, is zoned SU: Special Use, and consists of 6 acres. The applicant has provided a plan set as part of their submittal.

Please review and provide recommendations, comments or corrections on this form and return via hand delivery, fax or e-mail by **Thursday, July 31, 2025**. If redline comments are made on the application, please also provide me with a copy. Please contact Liz Ruiz Carlos at 505-896-8785 or e-mail lruizcarlos@rrnm.gov if you have any questions or would like to review a hard copy at my office.

This item has been reviewed and is hereby:
(_) RECOMMENDED FOR APPROVAL
(X) RETURNED FOR REVISIONS RESUBMITTAL REQUIRED
(_) RETURNED WITH COMMENTS RESUBMITTAL NOT REQUIRED

IFC 2021 shall be referenced for Fire and Life Safety Code. Appendix D shall be referenced for Fire Apparatus Access Roads. A Fire 1 Plan shall be submitted to the Fire Marshals Office for review and approval prior to sending in the full plan set for permitting. The approved Fire 1 and a Fire 2 Plan shall be submitted with the full plan set. Separate deferred submittals shall be submitting for Fire Alarm, Fire Sprinkler, and any other special systems that require review and approval.

Fire Marshal Brian Johnson — Reviewer

7/28/2025 — Date

DEVELOPMENT SERVICES DEPARTMENT— TRANSMITTAL AND REVIEW SHEET

DATE: July 22, 2025

TO:
(X) Development Services –David Serrano, Amy Rincon, Peter Prukop
(X) Fire and Rescue – Brian Johnson, James Wenzel
(X) Police - Justin Garcia
(X) SSCAFCA – Andy Edmondson, Sara Rassa
(X) Parks and Recreation - Dyane Sonier
(X) Rio Rancho Public Schools – Michael Baker
(X) MRCOG – Aaron Hill

FROM: **Development Services Department, Planning & Zoning Division**

RE: Site Plan DSD #25-160-00011 (1017 Rosarito Dr SE)

This is a transmittal for a Site Plan for a 156 unit apartment complex at 1017 Rosarito Dr SE. The lot is legally described as U16, Blk 87, Lot 10-A, is zoned SU: Special Use, and consists of 6 acres. The applicant has provided a plan set as part of their submittal.

Please review and provide recommendations, comments or corrections on this form and return via hand delivery, fax or e-mail by **Thursday, July 31, 2025**. If redline comments are made on the application, please also provide me with a copy. Please contact Liz Ruiz Carlos at 505-896-8785 or e-mail lruizcarlos@rrnm.gov if you have any questions or would like to review a hard copy at my office.

This item has been reviewed and is hereby:
(_) RECOMMENDED FOR APPROVAL
(X) RETURNED FOR REVISIONS RESUBMITTAL REQUIRED
(_) RETURNED WITH COMMENTS RESUBMITTAL NOT REQUIRED

While the various plan sheets provided mention the handicap parking signs and striping will follow MUTCD, the "NO PARKING" lettering indicated on sheets showing HC parking space and access aisle layout do not reflect MUTCD or the State Statute and a clarifying detail of striping and markings for the HC access aisles is not provided on sheet A-501(which is to have white lettering 2" wide by 1' high and be within the angled blue striping of the access aisles, not outside of them). Provide additional sheets not submitted with this case if they have this correct criteria, or update the related plan detail sheet to ensure compliance. PRCS defers to DSD for any other recommendations, requirements or approvals.

Dyane N. Sonier *07/31/2025*

Reviewer Date

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

August 8, 2025

RE: Site Plan Approval
Case No. 25-160-00011
1017 Rosarito Dr SE

Dear Property Owner:

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

The applicant, Emil Landeros, through their agent, Scott Anderson, requests approval of a Site Plan for a 156 unit apartment complex at 1017 Rosarito Dr SE. The lot is legally described as U16, Blk 87, Lot 10-A, is zoned SU: Special Use, and consists of 6 acres.

The **Governing Body** will consider the request on **Thursday, August 28, 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 the black outline.

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

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

Please do not hesitate to contact me via e-mail me at lruizcarlos@rrnm.gov or call me at 505-896-8785, if you have any questions concerning this matter. The agenda for this hearing and related staff reports will be posted on the City's website, www.rrnm.gov, the Friday before the hearing.

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

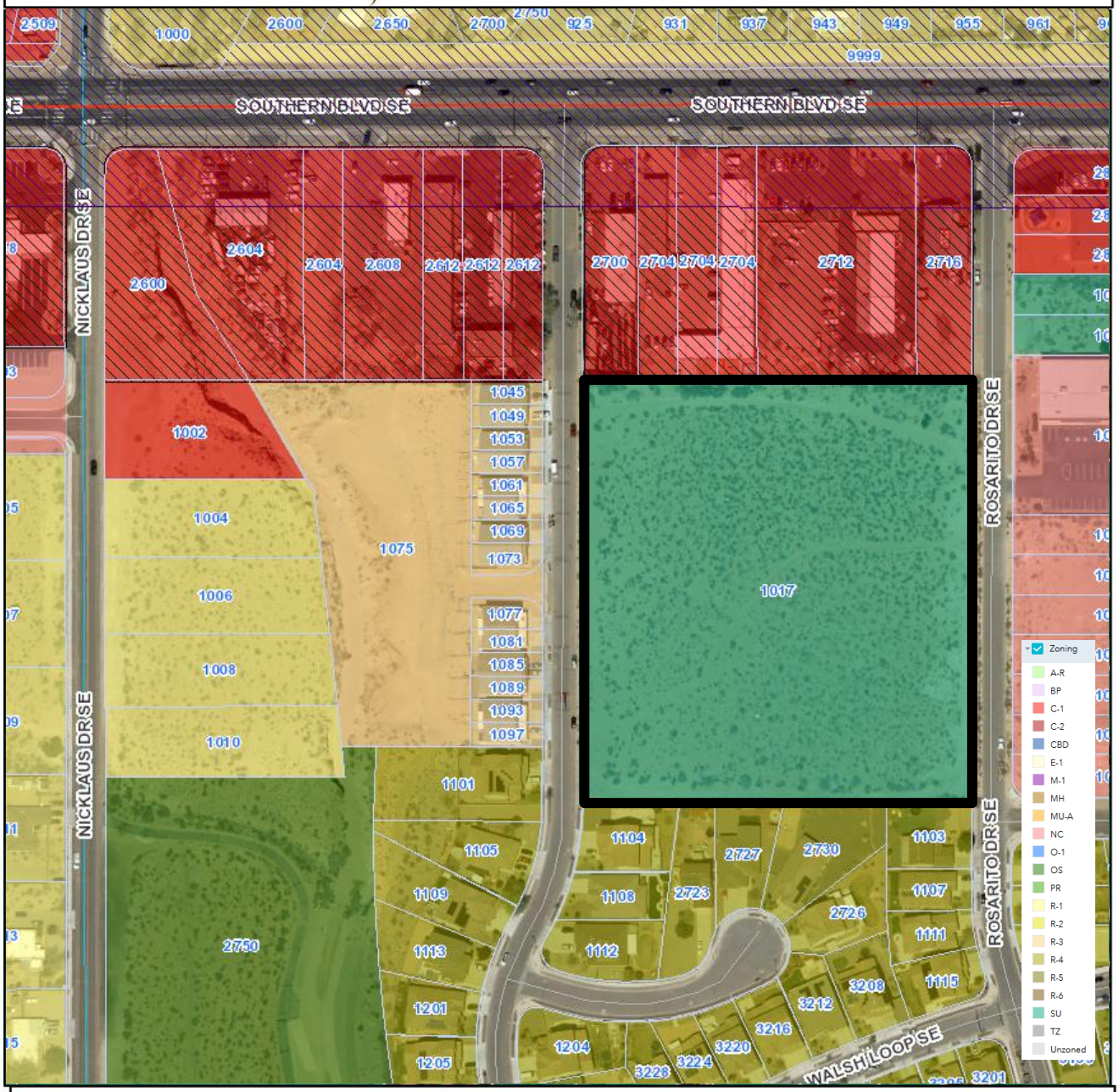
Respectfully,

Liz Ruiz Carlos
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

SITE PLAN APPROVAL
1017 ROSARITO DR SE
U16, BLK 87, LOT 10A



RioRancho City of Vision

0 55 110 220 330 440 Feet

Subject Properties
Roads

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.

GIS Moving Spatial Data Forward

Map Created by Liz Ruiz Carlos on 5/23/2025

N W E S

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 28, 2025:

Site Plan
Case #25-160-00011
The applicant, Emil Landeros, through their agent, Scott Anderson, requests approval of a Site Plan for a 156-unit apartment complex at 1017 Rosarito Dr SE. The lot is legally described as U16, Blk 87, Lot 10-A, is zoned SU: Special Use, and consists of 6 acres.

Zone Map Amendment
Case #25-100-00001
The applicant, Paseo Gateway, LLC., through their agent, Consensus Planning Inc., requests approval of a Zone Map Amendment for PG, Tracts 10A, 10B, 10C, and 8, from R-3 to R-4; Tracts 11, 7, and 4, from R-2 to R-4; Tracts 5 and 6 from R-1 to R-4; and Tracts 9 and 10A from Open Space to R-4.

Master Plan
Case #25-410-00003
The applicant, Paseo Gateway, LLC., through their agent, Consensus Planning Inc., requests approval of the Cleveland Heights Master Plan.

Master Plan Amendment
Case #25-400-00002
The applicant, Paseo Gateway, LLC., through their agent, Consensus Planning Inc., requests approval of a Master Plan Amendment to the Paseo Gateway Master Plan, to remove the State Land Office parcels from the existing plan.

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: August 13, 2025



Notice Map: • - Certified letter to adjacent property owners

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: R95

AGENDA DATE:
August 28, 2025

DEPARTMENT:
Development Services

SUBJECT:
R95, Resolution Amending the Paseo Gateway Master Plan

BACKGROUND AND ANALYSIS:
The applicant, Paseo Gateway, LLC., through their agent, Consensus Planning, requests approval of a Master Plan Amendment to the Paseo Gateway Master Plan, to separate the tracts owned by the State Land Office and create a new Master Plan for said tracts, named the "Cleveland Heights Master Plan". The tracts being removed are legally described as: Paseo Gateway, Tracts 19, 20, 21 (open space), 22, 23, 24A, 25, Parcel B (Open Space), 26, 27, and 28.

The original Paseo Gateway Master Plan was adopted in 2006. A concurrent Zone Map Amendment to rezone Paseo Gateway, Tracts 10A, 10B, 10C, and 8, from R-3 to R-4; Tracts 11, 7, and 4, from R-2 to R-4; Tracts 5 and 6 from R-1 to R-4; and Tracts 9 and 10A from Open Space to R-4, is being heard concurrently under case #25-100-00004. A concurrent request for the approval of the Cleveland Heights Master Plan, is also being heard under case #25-400-00002.

This item was withdrawn from the June 24, 2025 Planning and Zoning Board Meeting, and re-noticed for the July 22, 2025 meeting.
The Planning and Zoning Board reviewed this item at the July 22, 2025 meeting and recommended the Governing Body adopt the resolution by a vote of 7 For and 0 Against.

REVIEW CRITERIA: The Rio Rancho Comprehensive Plan defines a master plan as a detailed development plan often created by a developer, which may fit within a Specific Area Plan boundary or may provide sufficient planning detail that they may be developed in unplanned areas and stand in place of a Specific Area Plan. It states that, "The City will rely on the development of Specific Area Plans and Master Plans for identifying a specific land use at the parcel-level. Specific Area Plans and Master Plans are a part of the Land Use Element and are used as a statement of policy to guide land use decision making by the Governing Body." The City's Comprehensive Plan further outlines the type of material expected to be included in a Specific Area Plan or Master Plan.

Staff has used the list as the guiding policy on whether the amendments fit with Master Plans in general.

Policy L-1 (5.6.3) of the Comprehensive Land Use Plan states: "Encourage master planning of developments that establish a community character that considers circulation, landscaping, open space, storm drainage, utilities, and building location and design in the master plan."

The current boundaries of the Master Plan will change to reflect the loss of the State Land Office parcels. The exhibits have been updated to reflect the new layout and boundaries.

In their justification, the applicant states: "the Cleveland Heights Master Plan will have sole ownership and management, which will allow more efficiency in the sale and development of the [State Land Office properties]. Modification of the tract boundaries within the Cleveland Heights Master Plan will provide uniform bulk plats, which are desirable to housing developers. The remaining parcels will make up the Paseo Gateway Master Plan. No zone changes or additional amendments are requested. The amended Paseo Gateway Master Plan reflects the separation of the State Land Office tracts. The updates to the Paseo Gateway Master Plan include updated acreage, and graphics including the Land Use and Zoning Map shown in Figure 3. "

The Planning and Zoning Board recommends the Governing Body find that the proposed amendments are solely to separate the State Land Office parcels from the existing Paseo Gateway Master Plan. The character of the remaining Paseo Gateway Master Plan remains unchanged. Additionally, the separation may facilitate more timely and efficient development of the affected parcels, given that they will be sectioned off into bulk plats.

The Planning and Zoning Board recommends the Governing Body find that the resulting separate Master Plan being heard concurrently will allow for two separate Master Plans, while still being compatible and allowing for cohesive development within each separately owned area. The Planning and Zoning Board recommends the Governing Body find that the amendment is in compliance with the Comprehensive Plan, as the general standards and regulations of the Paseo Gateway Master Plan will remain unchanged.

SITE ANALYSIS: The Paseo Gateway Master Plan currently comprises approximately 953 acres, and it is bounded by Paseo Del Volcan NE (a principal arterial) to the South, and undeveloped R-1: Single-Family Residential land to the north and west, as well as undeveloped TZ: Transitional Zoned district to the east.

The update acreage of the proposed Paseo Gateway Master Plan Area is 278.3 acres, with an updated boundary of Paseo Del Volcan NE (a principal arterial) to the South, and Iris Rd NE (a minor arterial road) and Cleveland Dr NE (a residential road) to the west.

LAND USE: There are no proposed changes in land use for the remaining Paseo Gateway Master Plan area.

GRADING & DRAINAGE: The remaining properties will still be subject to the approved 2009 Paseo Gateway State Land Office Drainage Management Plan, together with it's two subsequent amendments from 2010 and 2016.

CIRCULATION: There are no proposed changes in circulation for the remaining Paseo Gateway Master Plan area.

PHASING AND FINANCING: There are no proposed changes in phasing/financing for the remaining Paseo Gateway Master Plan area.

DESIGN STANDARDS: There are no proposed changes in design standards for the remaining Paseo Gateway Master Plan area.

NOTIFICATIONS: Notifications were sent to affected property owners in conjunction with the Master Plan and Zone Map Amendment requests. A legal advertisement was placed in the August 13, 2025 edition of the Albuquerque Journal. All legal notification requirements have been met.

INTERDEPARTMENTAL/INTERAGENCY REVIEW: See comments listed for Zone Map Amendment case #25-100-00004.

IMPACT:

The Planning and Zoning Board recommends that the Governing Body approve of the applicant's request for a Master Plan Amendment to the Paseo Gateway Master Plan, subject to the following findings below:

GENERAL FINDINGS OF FACT:

1. The Planning and Zoning Board may make a recommendation to the Governing Body on the applicant's request for a Master Plan Amendment.
2. The applicant has the authority to apply for an amendment to the Paseo Gateway Master Plan.
3. The applicant and adjacent property owners received due process.

SPECIFIC FINDINGS OF FACT AND CONDITIONS OF APPROVAL:

1. The proposed Master Plan Amendment to the Paseo Gateway Master Plan does not adversely affect the intended character of the Master Plan area as the design guidelines, standards, and other regulations within Paseo Gateway are not being changed.
2. The proposed Master Plan Amendment is consistent with the goals and elements of the Comprehensive Plan.

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 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 recommends the Governing Body adopt the Resolution.

ATTACHMENT: Resolution_R95
ATTACHMENT: Application
ATTACHMENT: Master Plan
ATTACHMENT: Redlined Master Plan.
ATTACHMENT: Zoning Map
ATTACHMENT: Notices
ATTACHMENT: Public Comment

CITY OF RIO RANCHO
RESOLUTION

RESOLUTION NO. **ENACTMENT NO.**

A RESOLUTION AMENDING THE PASEO GATEWAY 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 recognizes the need for long range, integrated comprehensive planning to direct future growth and development of the City; and

WHEREAS: the Governing Body of the City of Rio Rancho adopted the Paseo Gateway Master Plan on May 24, 2006, under Resolution No. 43, Enactment No. 06-45, and amended on October 8, 2008 under Resolution No. 87, Enactment No. 08-080, November 12, 2008 under Resolution No. 101, Enactment 08-096, April 28, 2010 under Resolution No. 36, Enactment No. 10-040, December 10, 2014 under Resolution No. 84, Enactment No. 14-080, and on February 27, 2019 under Resolution No. 17, Enactment No. 19-016; and

WHEREAS: the Planning and Zoning Board of the City of Rio Rancho reviewed the amendments to the Paseo Gateway Master Plan, at their meeting held on July 22, 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. 25-400-00002) to the Paseo Gateway Master Plan at their meeting held August 28, 2025, and following public hearing and receipt of the Planning and Zoning Board's report and recommendation, has determined that the amended Plan is in conformance with the City of Rio Rancho Comprehensive Plan.

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

Section 1. The Governing Body hereby approves and adopts the amendments and modifications to the Paseo Gateway Master Plan, per the attached exhibit.

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 (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: Paseo Gateway, LLC.		Phone: 505 573-2868
Address: 302 8th Street, NW		E-Mail: greg@westwoodnm.com
City: Albuquerque	State: NM	Zip: 87102
Proprietary Interest: Lesee	List Owners: New Mexico State Land Office	
Deed or Ownership Verification Provided: (Initials)		Letter of Authorization Provided: (Initials) CJ

Agent Name: Consensus Planning, Inc.		Phone: 505 764-9801
Address: 302 8th Street NW		E-Mail: johnson@consensusplanning.com
City: Albuquerque	State: NM	ZIP Code: 87102

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

Amendment to the existing Paseo Gateway Master Plan to remove the parcels owned by the State Land Office and create a new Cleveland Heights Master Plan. Zone Map Amendment to R-4 for SLO properties within Cleveland Heights Master Plan.

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit : Paseo Gateway	Block(s):	Lot(s): See attached
Existing Zoning: R-1, R-2, R-3,	Proposed Zoning: R-4	
No. of existing lots: CHMP -21	No. of proposed lots: CH - 16	Total area of site (acres) PG - 284 /CH - 674 7

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: Charlene A. Johnson	Applicant: Cleveland Heights, LLC	Agent: Consensus Planning, Inc.
Signature:		Date: 6/25/2025

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

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

Form revised June 2014

Cleveland Heights Master Plan Lots:
PG, Tract 4
PG, Tract 5
PG, Tract 6
PG, Tract 7
PG, Tract 8
PG, Tract 9
PG, Tract 10A
PG, Tract 10B
PG, Tract 10C
PG, Tract 11
PG, Tract 12
PG, Tract 13
PG, Tract 14
PG, Tract 16
PG, Tract 15
PG, Tract 17
PG, Tract B-1A
PG, Tract 3A
PG, Tract 2A
PG, Tract 1
PG, Tract 18

Paseo Gateway Master Plan Amendment:
PG, Tract 20
PG, Tract 21
PG,Tract 22
PGTract 23
PG, Tract 24A
PG, Tract 25
PG, Tract 28
PG, Tract 27
PG, Tract 26
PG,Tract 19
PG, Parcel B

CITY OF RIO RANCHO

Paseo Gateway Master Plan

AMENDED 2025

Prepared by:
CONSENSUS PLANNING, INC.

Prepared for:
STATE LAND OFFICE
RIO RANCHO PUBLIC SCHOOLS
AMREP SOUTHWEST

NEW ORDINANCE

NEW RESOLUTION

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1. INTRODUCTION

This document is prepared as a Master Plan for the area known as the Paseo Gateway, located in central Rio Rancho, in Sandoval County. The previous version of the Paseo Gateway Master Plan (2019) included approximately 953 acres and included land owned by the New Mexico State Land Office (NMSLO), Rio Rancho Public Schools, the existing Cleveland Heights Subdivision, and AMREP. In 2025, the lands owned by the SLO, Rio Rancho Public Schools, and Cleveland Heights Subdivision were removed from the Paseo Gateway Master Plan and are now part of the Cleveland Heights Master Plan (2024). The amended Paseo Gateway Master Plan contains 284 acres of undeveloped land owned by AMREP (see map on page 4). The goal of this Master Plan is to identify land uses, zoning, and transportation corridors. The following are the objectives of the Master Plan:

- To allow for flexibility and change on the property as more in-depth planning and infrastructure studies are conducted and as end users/developers are identified;
- To follow City guidelines for land use and zoning;
- To correspond to existing transportation corridors identified in the City's Transportation Policy;
- To complement the land uses and public facilities proposed for the City Center development to the west, the V. Sue Cleveland High School, and the Cleveland Heights Master Plan area;
- To provide a balanced land use mix that accommodates high quality residential development of various density and high quality commercial development with convenient access to housing and the high school; and
- To comply with the Rio Rancho Comprehensive Plan.

Master Planning Process

This Master Plan was accomplished in collaboration with City of Rio Rancho Development Services Department, the State Land Commissioner, AMREP Southwest, and Consensus Planning, Inc. Petitions for annexation and establishment of zoning, as well as a zone map amendment request were also included in conjunction with the original Master Plan approval, which occurred in 2006. Subsequent approvals of site plans and/or subdivision plats will be required to implement the specific portions of the Paseo Gateway plan area contained herein.

2. EXISTING CONDITIONS

The existing conditions for the approximately 284.5 acre Paseo Gateway Master Plan Area consider the surrounding land use pattern, zoning, transportation, infrastructure, and other site issues that affect development. Analyzing the benefits and constraints of existing conditions helps to provide insight into the application of planning elements to the area as it relates to the general goals, objectives, and policies of the City of Rio Rancho's Comprehensive Plan.

Ownership

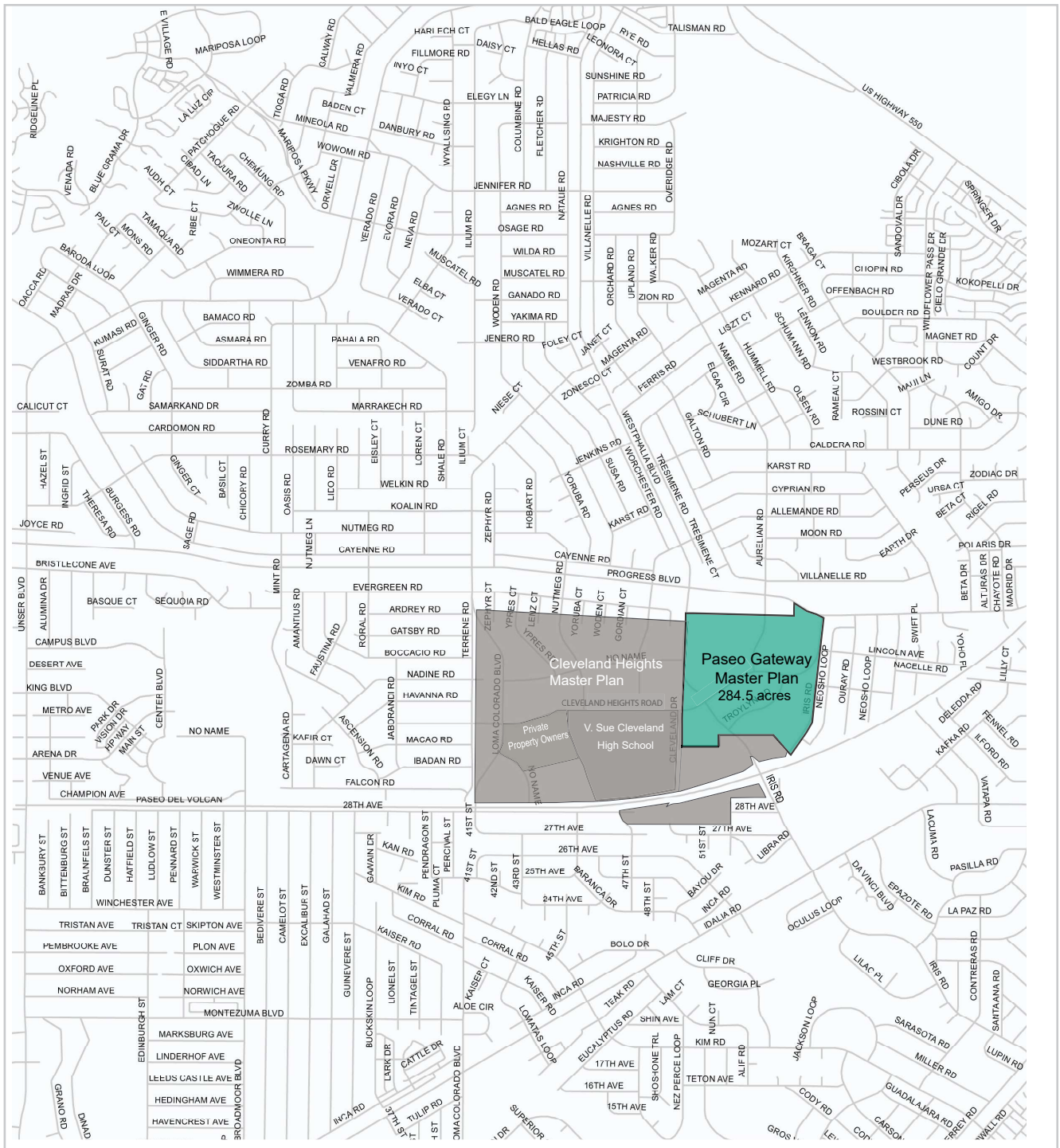
The lands of Paseo Gateway are owned by AMREP Southwest, Inc. Paseo Gateway is located at the intersection of anticipated prime development for the City's benefit. The highest and best use for these lands is mixed use, commercial, and residential of various densities.

Land Use

Surrounding land uses impacting the property are minimal. Currently, the a majority of the planning area is vacant with the exception of V. Sue Cleveland High School located north of Paseo del Volcan and east of Loma Colorado Boulevard. Northern Meadows and North Hills to the west and southwest, respectively, are the closest residential land uses to the Master Plan Area. There are a number of existing residences located south of Paseo del Volcan in the vicinity and the Cleveland Heights Subdivision located to the west of the the High School.

Transportation Corridors

The main transportation corridor serving this property is Paseo del Volcan, a limited access principal arterial that extends from US Highway 550 to Unser Boulevard and is planned to continue west. Paseo del Volcan will provide excellent access to Interstate 25 and 40, which will help this area to attract commercial services and employers helping to increase the job base in the City. Other existing transportation corridors include primary north-south corridors such as Unser Boulevard, Broadmoor Boulevard, Loma Colorado Boulevard, and Iris Road. The property is primarily served by Loma Colorado Boulevard and Iris Road as the primary north/south arterials. Future street name changes shall be completed in conjunction with the City of Rio Rancho to facilitate the unique identity for the Paseo Gateway community.



PASEO GATEWAY MASTER PLAN
Vicinity Map

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

3. LAND USE AND ZONING

Land use and zoning for the Paseo Gateway Area is intended to allow for a mix of uses that will provide convenient access to services. With residential, commercial and employment areas clustered together, walkability is enhanced. With enhanced walkability, safety improves and traffic congestion lessens. Specific design standards for commercial uses will be determined through site plans. All commercial uses should further the conservation and natural environment element of the Comprehensive Plan.

The following pages include the land use and zoning plans for the Master Plan. Table 1 below and the Land Use Map on page 5 show the acreage and zoning requested. Recommended land uses and zoning addresses the 284.5 acres of land of the Paseo Gateway Master Plan.

Table 1: Land Use and Zoning Acreage Distribution

Land Use/Zoning	Size (acres)	% of Total
Residential (R-2)	134.8	45.7%
Residential (R-3)	59.1	19.3%
Residential (R-6)	30.1	10.1%
Commercial (C-1)	28.6	7.8%
Mixed Use (SU)**	24.7	8.0%
Open Space (OS)	7.2	2.3%
Totals	**284.5**	**100.0%**

**SU/Special Uses require site plan approval by the Governing Body.

R-2: Residential
There are 134.8 acres planned for R-2 on Tracts 19, 20, and 23, located in the northern section of the master plan area.

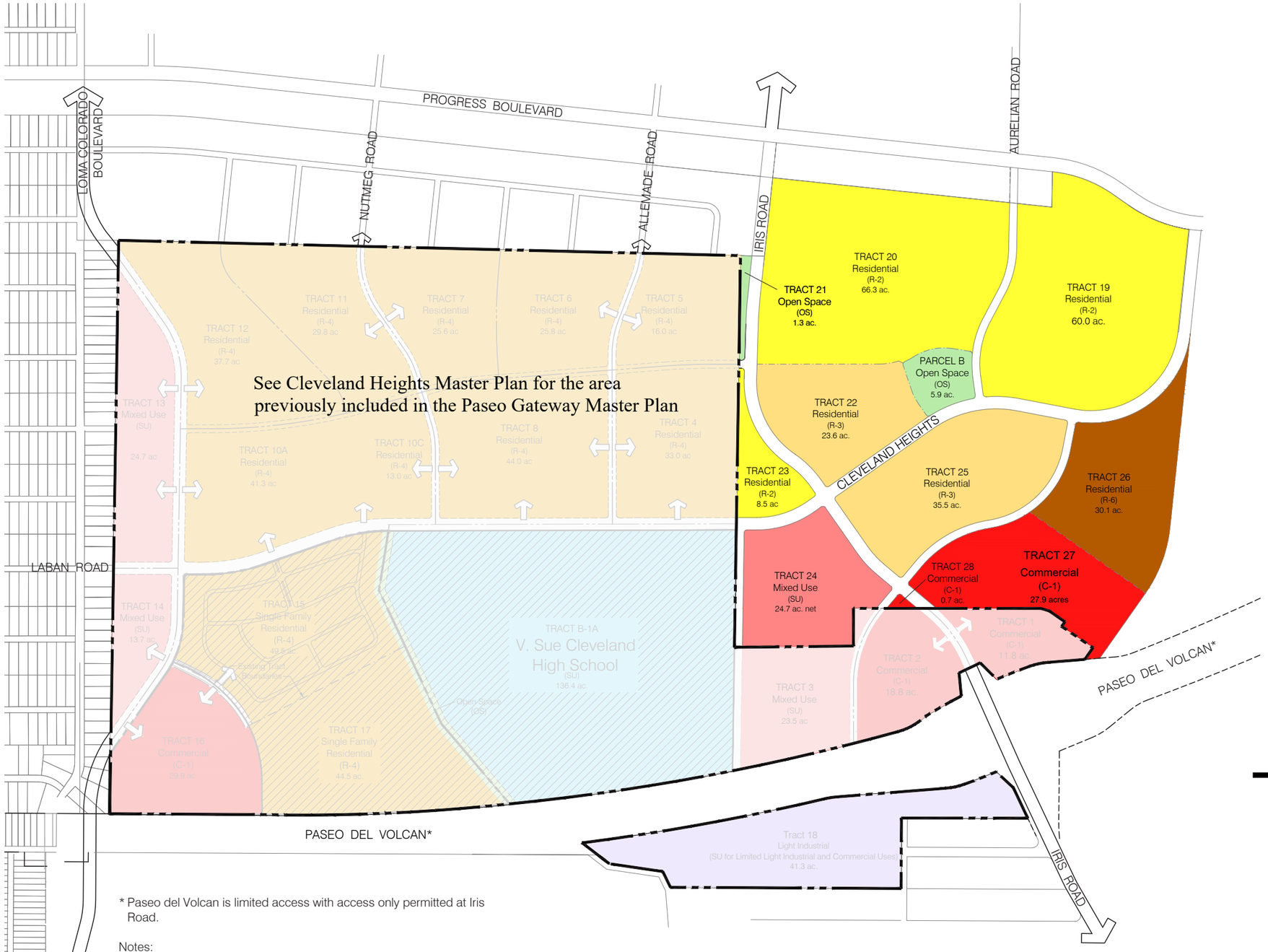
R-3: Residential
There are 59.1 acres planned for R-3 on Tracts 22 and 23, located at the center of the master plan area to the north and south of Cleveland Heights Road.

R-6: Residential
There are 30.1 acres planned for R-6 on Tract 26, located the eastern portion of the master plan area adjacent to commercially zoned property.

C-1: Commercial
There are 28.6 acres planned for C-1 on Tracts 28 and 27 at the southeast portion of the master plan area near Paseo del Volcan. The majority of Commercial is located on Tract 27 (27.9 acres).

Mixed Use (SU)
The Mixed Use designation is a Special Use zone that provides flexibility to provide a mix of higher density residential and commercial/office uses. The Mixed Use district supplies employment and housing opportunities for the community. The uses may be integrated vertically or adjacent to each other with appropriate buffering. There are 24.7 acres dedicated to Mixed Use within the AMREP property located on Tract 24 at the southwestern portion of the master plan area.

OS: Open Space
The OS or Open Space zone shall allow for active and passive recreational amenities, natural open space areas for wildlife habitat and cultural and natural resource preservation. There are 7.2 acres of OS in the master plan area located on Parcel B and Tract 21.



LAND USE / ZONING

- Residential (R-2)
- Residential (R-3)
- Residential (R-6)
- Mixed Used (SU)
- Commercial (C-1)
- Open Space/Drainage Pond (OS)

PASEO GATEWAY

LAND USE / ZONING

Prepared For:

Paseo Gateway, LLC

Prepared By:

Consensus Planning, Inc.
Huitt-Zollars, Inc.

* Paseo del Volcan is limited access with access only permitted at Iris Road.

Notes:
1. All interior street locations and alignments are conceptual.

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

Scale: 1" = 400'

NORTH 200 0 400 800

March, 2023

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4. INFRASTRUCTURE

The following briefly describes the general infrastructure for the Master Plan area. Development engineering will be required for future planned development per the City of Rio Rancho Development Process Manual (DPM).

A. Water and Sewer

Water and sewer availability will be reviewed at subdivision plat.

B. Drainage

A drainage study has been completed for the Paseo Gateway area and preliminary plans have been developed to limit drainage flows to historic rates beyond Paseo del Volcan. Detention ponds will be constructed as part of the overall development plan. Discharge will be provided via the Upper Venada Off-Channel Facility agreement with SSCAFCA executed in 2023.

C. Roadways

Primary access to the area is provided from Paseo del Volcan at Loma Colorado Boulevard, Iris Road, and Westphalia Boulevard.

5. RIO RANCHO COMPREHENSIVE PLAN

The Paseo Gateway Master Plan adheres to the Rio Rancho Comprehensive Plan. The Comprehensive Plan is a policy document that lays out goals, policies, and actions to guide the growth and development of Rio Rancho. The Paseo Gateway Master Plan will help implement the nine elements of the Rio Rancho Comprehensive Plan, as explained below.

ANNEXATIONS, ANTIQUATED PLATTING & ADDRESSING

This element of the Comprehensive Plan is not applicable to the Paseo Gateway Master Plan The property has already been annexed and platted, and will continue to be platted and addressed according to City standards as development occurs within the Plan Area.

CONSERVATION AND THE NATURAL ENVIRONMENT

The intent of this element is to ensure that sustainability is a key component of the City's growth. As development occurs, this element is intended to ensure that concerns such as water quality, air quality, water conservation, geological features, and soil conditions are taken into consideration when development decisions are made.

The Conservation and Natural Environment Section of the Comprehensive Plan include some of the following goals, policies, and actions for achieving these objectives:

- ◊ Preserve water resources
- ◊ Reuse and recycle materials, and reduce waste
- ◊ Implement the use of low impact development techniques and green building practices
- ◊ Limit the use of turf in landscape areas in residential and commercial developments

The Paseo Gateway Master Plan meets these objective through the provision of design guidelines that require the sensitive use of landscape materials in order to conserve water, the creation of open spaces that serve dual drainage and recreational functions, such as a trail in the north/south open space corridor. Builders at Paseo Gateway are encouraged to join green building programs and employ green building techniques.

The basic tenet of the conservation element is to maintain and improve natural resources in Rio Rancho for generations to come. Ways to achieve this include the support for recycling, water conservation, low-impact transportation alternatives, and the use of renewable resources.

Night sky compliant lighting shall be required within the Paseo Gateway Master Plan. Drought tolerant and native landscaping materials are encouraged.

Planning and design of infrastructure within the Paseo Gateway Master Plan shall minimize the alteration of natural flood plains, stream channels and natural protective barriers. Flooding, grading and development activities shall be managed to prevent flood or erosion damage.

LAND USE, POPULATION AND HOUSING

The goals, policies, and actions for land use, population, and housing in Rio Rancho include the following:

- ◊ 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
- ◊ Promote and support development that incorporates walkability
- ◊ Encourage adequate pedestrian connections to future transit facilities in all residential site development
- ◊ Maintain the strength, vitality, and stability of all residential neighborhoods and types
- ◊ Promote quality, community-friendly multi-family development, through features such as enhanced open space and pedestrian connectivity

The intent of this element is to ensure a land use pattern that offers a diversity of housing, well designed residential development, provides park and open space amenities, and pedestrian connectivity. The land use concept for the Paseo Gateway Master Plan accomplishes the intent of the land use element by including a wide range of zoning densities, from R-1 to R-6. Master planning is one of the City's key action steps towards carrying out this element.

The Paseo Gateway Master Plan outlines the framework for development that meets the intent of the Comprehensive Plan by providing pedestrian trails and sidewalks that connect to the major streets bounding the Plan Area and through the provision of park and open space within the Plan Area.

Land uses include office, commercial, institutional, entertainment, residential, and industrial. Paseo Gateway is located east of the City Center. Residents living in the Paseo Gateway community will have convenient access to employment, education, and commercial services.

The Paseo Gateway Master Plan calls for a mix of land uses that can accommodate a diversity of housing options for residents. High-end and move-up housing will be available as well as attached and detached residential options, all in close proximity to commercial services.

The Paseo Gateway Master Plan will utilize existing City of Rio Rancho zoning categories and development will conform with the design standards contained in those zoning categories and this Master Plan. Design standards created for Paseo Gateway are designed to expand on the City's Zoning Ordinance and will provide unified streetscapes, unified signage design, perimeter wall and entry design, and open space areas. Landscaping requirements shall apply to streetscapes, detention ponds, perimeter areas adjacent to perimeter walls, and buffer areas.

TRANSPORTATION

The Transportation Section of the Comprehensive Plan contains the following goals, policies, and actions which are relevant to the Paseo Gateway Master Plan:

- ◊ A balanced transportation system that provides access to a variety of transportation options.

The transportation element hopes to establish a long-range transportation network to meet local and regional circulation needs. A multi-modal transportation system to move people and goods is encouraged. In addition, a coordinated pedestrian network is preferred throughout the Plan Area to help foster non-vehicular mobility and accessibility.

Prior to development, a Traffic Impact Analyses shall be provided to ensure that new residential development will not compromise the existing transportation network. Walkways and pedestrian corridors shall be provided both as sidewalks along the roadways and within Open Space corridors. Pedestrian and bicycle connections may be considered for arterial and collector roadways, or within trail corridors.

PUBLIC FACILITIES

The intent of the Public Facilities element of the Comprehensive Plan is to minimize the difficulties, due to antiquated platting, of providing infrastructure within the City. The applicable policy is listed below.

- ◊ Make land use recommendations based on the availability of adequate public facilities necessary to support a proposed land use

The Master Plan meets this intent and policy. The Master Plan is in an area of Rio Rancho where the project will be able to connect to existing infrastructure and is a logical location for expansion.

All residents should be assured proper access to police, fire and emergency services. Police, fire and emergency rescue services impacts should be considered in development plans. Coordination with the Department of Public Safety shall be a requirement for future Specific Area Plans to ensure federal standards are met for emergency response times.

PARKS AND RECREATION

The intent of the Parks and Recreation section of the Comprehensive Plan is to ensure that as the City of Rio Rancho develops, amenities such as parks and recreational facilities are provided for the growing population. The goals that are particularly applicable to the Master Plan are listed below:

- ◊ Be responsive to the recreational needs of the community
- ◊ Provide a variety of quality of life services to meet community needs, assuring that there are strong relationships with all sectors of the community and ample opportunities to foster human interaction

The Master Plan has designated land as open space with the intent that these areas will function as multi-use drainage, recreation, or trail corridors. The intent of the Master Plan is to provide the framework for the creation of a complete community that includes park and recreation areas.

URBAN DESIGN

The intent of the Urban Design element of the Comprehensive Plan is to ensure that development follows design standards that help to achieve the creation of community identity and aesthetic quality. Some of the relevant goals, policies, and actions within this element include:

- ◊ Create safe developments that discourage crime
- ◊ Support development that links neighborhoods and encourages the use of all modes of transportation
- ◊ Embrace the use of xeriscape landscaping

Design features within the Paseo Gateway Master Plan will highlight streetscapes, multi-use paths, perimeter walls, gateways, and pedestrian connections at the site planning stage. It is anticipated that a more detailed level of planning will be required for these properties to ensure adherence with the overall land use plans, transportation corridors and open space network. Future site plans and/or subdivisions shall include landscaping requirements for streetscapes, arroyos and retention/detention ponds, walls and screening patterns. Native and xeric plant species shall be encouraged and water harvesting and irrigation requirements shall be included in any future landscape plans.

ECONOMIC DEVELOPMENT

The primary goal of the economic development element is to expand employment opportunities, provide a mix of jobs, support existing retail and service needs as well as provide infrastructure

to support and attract existing and new businesses, while with respect to the State parcels, also benefiting the public schools of New Mexico by optimizing revenue to the trust administered by the Commissioner.

The land use plan for the Paseo Gateway area provides for an appropriate mix of residential, commercial, and employment uses. The intent of the land use plan is to provide ample space for a wide variety of potential employers and new industry to locate in Rio Rancho. With accessibility to Paseo del Volcan, NM State Road 528, US Highway 550, and Interstate 25, it is expected that this area will be desirable for future employers. The City may consider development incentives to attract employers and commercial services to Paseo Gateway by providing an expedited development.

6. DESIGN GUIDELINES

A. Residential Design Guidelines

The design guidelines are intended to create a sense of cohesiveness and identity within the Paseo Gateway Master Plan. These standards will help implement the Urban Design provisions of the City of Rio Rancho's Comprehensive Plan.

The standards are primarily intended as a generalized guide for end users/builders that will participate in the development of Paseo Gateway. Where these standards conflict with City of Rio Rancho ordinances or approved City standards, the more stringent shall apply.

SITE DESIGN
All individual neighborhoods should provide convenient pedestrian circulation through and between neighborhoods, to the external streets, and the proposed adjacent commercial development.

General

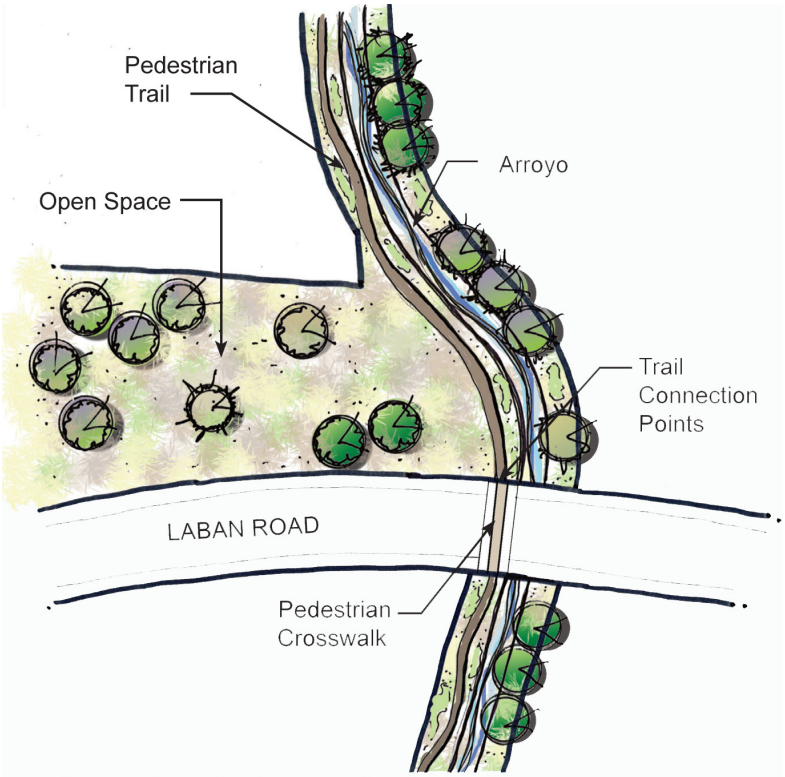
a. Sidewalk requirements shall be consistent with City of Rio Rancho standards.

b. Safe, convenient, and pleasant pedestrian circulation may be accomplished with sidewalks, trails, special pavings, and shade.

c. Pedestrian walkways shall be designed to be ADA accessible (see Americans with Disabilities Act Criteria for Barrier-Free Design).

d. Concrete, asphalt, or compacted decomposed granite with stabilizer are acceptable materials for pedestrian walkways.

e. Clear sight distances shall be maintained at all driveway locations and intersections per AASHTO design standards.



OPEN SPACE/TRAIL CHARACTER

f. Unfinished gray block walls, barbed wire, chain link, concertina wire, and wood or plastic/ vinyl fencing are prohibited.

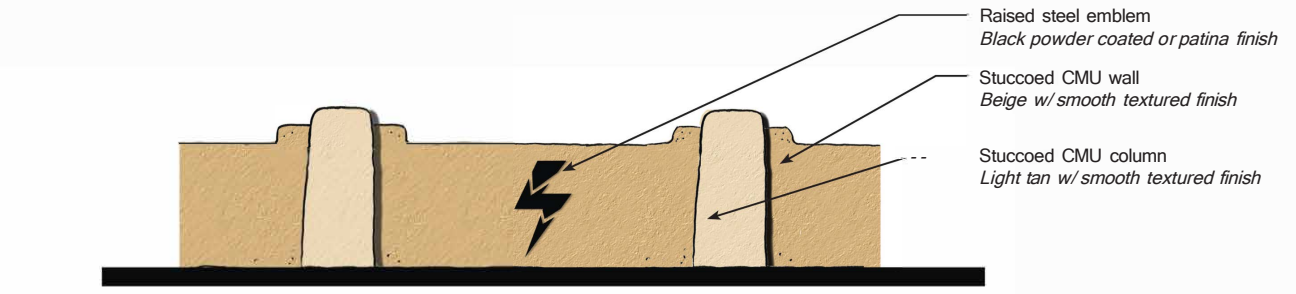
Single Family Residential

a. All development shall comply with the City of Rio Rancho Subdivision Ordinance.

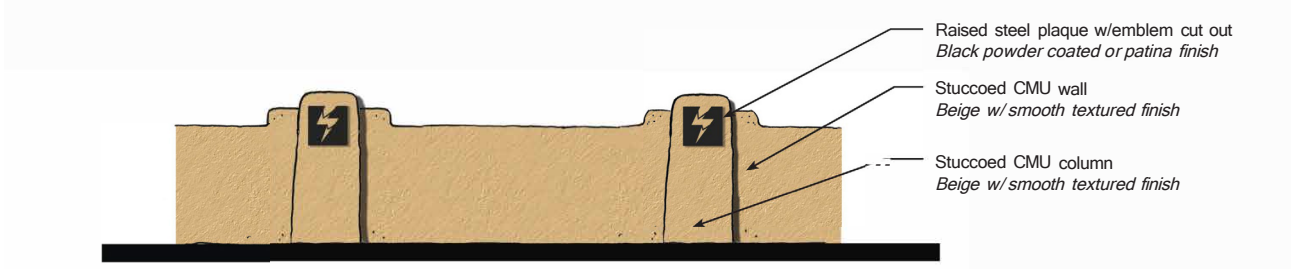
b. Single family units are prohibited from fronting or have driveway access to a collector or major local street.

c. Proposed driveway locations shall be consistent with curb cut requirements identified in the Rio Rancho City Code.

d. Lots that face streets at the front and rear shall be limited to one driveway at the front facing street. A solid wall shall be provided at the rear yard of the property to ensure limited access.



PERIMETER WALL CONCEPT A (ILLUSTRATIVE)



PERIMITER WALL CONCEPT B (ILLUSTRATIVE)

ARCHITECTURE

The architectural standards are intended to describe the general characteristics of the Master Plan. While the buildings will reflect these standards, it is not the intent of these design standards to prohibit a certain amount of individual expression and creativity.

Residential

a. Building height on houses with pitched roofs shall not exceed 32 feet to the highest point of the pitch. Building height on houses with flat roofs shall not exceed 26 feet.

b. The use of accent colors in entry portals, front door, window frames and trim, and other incidental elements is encouraged.

c. Front porches, entryways, and/or portals, if used, shall have a minimum 5 foot depth, and shall not be permitted within the front yard setback.

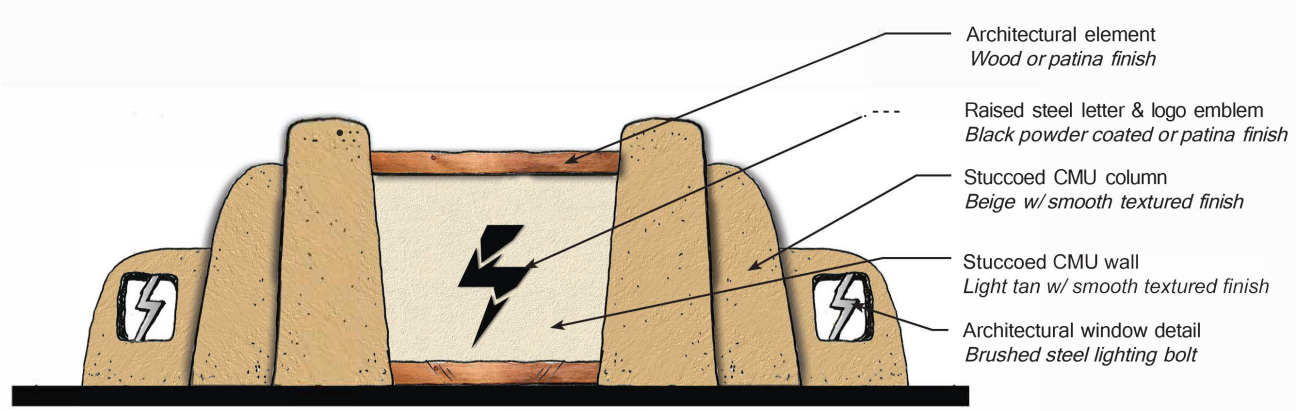
d. Antennae or solar collector equipment, if used, shall be installed so as to minimize its visibility from any public street or adjacent lot.

SIGNAGE

Signage should enhance the overall character and identity of the community, as well as provide directional instruction.

Residential Neighborhoods

a. All neighborhood entries shall include the specific subdivision name (example is located below).



NEIGHBORHOOD ENTRY MONUMENT (ILLUSTRATIVE)

b. Freestanding neighborhood entry signs shall be monument style. The maximum height shall not exceed 8 feet.

c. The signage program at Paseo Gateway will include project identification graphics in key locations along the perimeter of the project.

LIGHTING

The objective of the lighting standards is to preserve the “dark sky” while providing lighting that enhances the safety, security, and visual aesthetics of the area. Careful attention to lighting detail will contribute to the sense of a cohesive community image. Additional restrictions on lighting may be imposed through privately enforced covenants, conditions, and restrictions (CC&Rs).

General

a. Light fixtures and standards are intended to conform to local safety illumination standards and existing City regulations.

b. Street lights shall be per Rio Rancho and Public Service Company of New Mexico standards, which require street lights at all intersections, cul-de-sacs, and curves in the roadway.

c. Site lighting should be shielded and oriented so as to eliminate glare or light trespass onto adjacent roadways and properties. All lighting shall be in compliance with the City of Rio Rancho Lighting Ordinance.

d. Lighting layout should be coordinated with proposed landscaping and trees to maximize light distribution and avoid conflicts.

e. Bollard lights should be used at pedestrian connections.

LANDSCAPE AND STREETSCAPE

Landscaping should be used to buffer attenuate noise or block undesirable views, to provide wind protection, shade, and relief from the heat and glare generated by development, to control soil erosion, and enhance pedestrian and vehicular traffic and safety. Street trees are intended to soften and break-up the streetscape to avoid a canyon-like appearance. Recognizing the importance of water conservation, these standards promote the use of native and naturalized plant species that perform well in an arid environment.

General

a. Landscape plans shall comply with the City's Water Conservation Ordinance and Zoning Code.
b. Landscaping in accordance with an approved plan should be installed in a timely manner in accordance with the CC&Rs.
c. Turf should not be used within the street R.O.W. or within the landscape area between the curb and sidewalk. These areas should be planted with shrubs and trees.
d. A clear sight triangle must be maintained in any landscape area per AASHTO sight distance standards.
e. A fully automated irrigation system should be provided for all landscaped areas. The system should be designed to avoid overspraying walks, buildings, fences, etc.
f. Undeveloped areas held in reserve for future building or pavement should be stabilized with an acceptable polymer based agent or seeded with a mixture of native grasses wildflowers.
g. Coverage of the common landscape areas with living vegetative material will be governed by existing City regulations.
h. Street trees shall follow City of Rio Rancho standards.

Residential

a. Street trees should be provided at a rate of 2 tree per residential lot frontage along roads throughout the Area C portion of the Paseo Gateway Plan Area.
b. Street trees should be provided at a rate of one tree per 30 linear feet along subdivision perimeter and where lots back up to roadways.
c. Homebuilders should provide front yard landscaping for each residential lot. This requirement is in addition to the street tree in front of the residence.
d. Irrigation and maintenance of front yard landscape and street trees along internal neighborhood streets should be the responsibility of the individual homeowner.
e. Gravel, colored rock, and similar materials are acceptable as a top dressing for landscape areas, however, they shall not be considered a focal landscape element.

B. Tract 18 - SU/Light Industrial & Commercial Guidelines

Tract 18, in the Paseo Gateway Master Plan is a Special Use zone. The Light Industrial/ Commercial Special Use zone within the Paseo Gateway Master Plan requires a Site Plan approved by the Governing Body, and are subject to the following restrictions to insure proper use and appropriate development. Specifically to:

(a) mitigate negative impacts to adjacent residential properties;
(b) protect each Owner against improper development and use of the property;
(c) prevent construction of buildings of substandard materials;
(d) provide standards that include signage, adequate setbacks, architecture, landscape, streetscape, lighting, access, and walls.

The purpose of these design standards is to provide a flexible framework for community design that encourages innovative and creative solutions, rather than setting a rigid set of requirements. The standards will help implement the Urban Design provisions of the City of Rio Rancho Comprehensive Plan.

LIMITS AND RESTRICTIONS
The SU Light Industrial/Commercial Zone within the Plan Area will provide for limited industrial and commercial uses as specified by City of Rio Rancho Ordinance. provided such uses are conducted in a compatible and harmonious manner.

Permissive Uses:
SU for Light Industrial and C-1/Retail Commercial uses, which includes the following land uses:

1. Light manufacturing and assembly per Code of Ordinances, conducted indoors;
2. Storage warehousing, warehouse distribution and wholesaling merchandising;
3. Self-storage facilities;
4. Laboratories, research, and experimental stations;
5. Printing, publishing, and related establishments;
6. Lot for new and used vehicle sales, parts and service per Rio Rancho Code of
7. Office and office buildings;
8. Call Centers;
9. Stores for the sale of retail goods and products;
10. Repair shops for appliances and similar goods;
11. Bakeries and confectionaries where goods are sold
12. Restaurants, except free-standing bars and lounges;
13. Banks, and money lending;
14. Film Studios, Film Production, and related use;
15. Theatres;
16. Amusement centers and bowling alleys;
17. Photography studios, except adult photo studios
18. Dry cleaning, laundry, and tailor shops;
19. Beauty shop, barber shop, spa;
20. Hotel;
21. Health clubs and gymnasiums;
22. Hospitals and health care related uses;
23. Assisted living and similar institutions;
24. Nursery schools and daycare facilities;
25. Public and private schools;
26. Libraries and museums;
27. Churches and other places of worship, Sunday school buildings and parish houses
28. Public utilities
29. Parks, recreation parks, open space, and public facilities;
30. Construction trailers per Rio Rancho Code of Ordinances; and
31. Residential uses within the building for security purposes.

Building Height: Building height shall be per the C-1, Retail Commercial, District except that the maximum height of a hotel or office building shall be 50 feet if the structure is located, at minimum, 200 feet from the nearest residentially zoned property.

Setback: There shall be a 35-foot setback from the property boundary except adjacent to the Paseo del Volcan right-of-way.

Landscaping: Landscaping shall be per the C-1, Retail Commercial, District.

Buffering and Walls: Buffering shall be provided per the C-1, Retail Commercial, District with the following modifications:

1. The required buffer yard shall be 15 feet wide.
2. Plain grey CMU block shall not be used for the buffer wall unless painted or treated (e.g. stuccoed).
3. Chain-link (with or without slats), wood or plastic/vinyl fencing shall not be used for the buffer wall.
4. Barbed wire, concertina wire and similar materials are not permitted atop the buffer wall.
5. Buffering shall also be provided along the west boundary adjacent to the tributary of the La Barranca Arroyo.
6. All perimeter block walls facing rights-of-way shall be constructed of split-face concrete block and shall include a smooth, continuous 4-inch cap of a complementary color.

Off-street Parking: Off-street parking shall be provided per Code of Ordinances, Chapter 154.76.

Bicycle Parking: Each occupied building shall include bicycle racks that accommodate 0.25 bicycles per 1,000 square feet gross floor area or 3 bicycles, whichever is greater.

Equipment, Refuse and Storage Screening:

1. Ground and roof-mounted mechanical equipment shall be screened from the view of adjoining properties by landscaping or parapets, respectively.
2. Outdoor storage shall be visually screened from all property lines by a solid wall, opaque fence (chain-link fencing with slats not enough to fully screen the stored materials.
3. Refuse collection shall comply with Code of Ordinances, Chapter 50.07(B). Chain-link fencing with slats shall not be permitted as a suitable enclosure for the refuse container.

Lighting: Lighting shall comply with all applicable City ordinances and should shall be further restricted by the following design standards:

1. Site lighting shall be shielded and oriented so as to eliminate glare or light trespass on to adjacent rights-of-way and properties.
2. All parking lot lighting shall be fully shielded.
3. Bollard lights shall be fitted with louvers, diffusers or shields, as necessary, to eliminate glare or light trespass on to adjacent rights of-way and properties.
4. Light fixtures shall conform to the architectural character of the buildings and other site elements.
5. Accent lighting is permitted; however, building surface lighting is limited to an average of 2 foot-candles measured 4 feet from the surface level of any point on the building surface being illuminated.
6. The average lighting level shall be limited to 2 foot-candles with maximum levels limited to 16 foot-candles as measured 4 feet from above the surface level of any point on Tract 18.

Signage: Signs shall comply with all applicable City ordinances and should be further restricted by the following design standards:

1. All free-standing signs shall be monument signs as defined by Code of Ordinances, Chapter 156.02 except those signs for the direction of vehicular traffic and signs advertising properties for sale or lease.
2. Blinking, moving, internally illuminated or animated signs, product advertising signs or hand painted signs shall not be permitted.
3. Building signs shall consist of individually mounted letters, shall be limited to identification of the respective building or tenant occupant and shall not be illuminated if facing residential properties.
4. Signs for business identification may be permitted in the buffer, but shall not exceed four feet in height.
5. Signs advertising properties for sale or lease and signs required for the regulation and direction of vehicular traffic shall be allowed in the buffer, but such signs shall not exceed six square feet in area nor be higher than four feet above grade.

Architecture:

1. Primary building materials shall be stucco, colored concrete or colored block. Stone, tile, metal or brick accents are also allowed.
2. Materials prohibited as the primary building material include the following:
   a. Exposed, untreated precision block or wood walls;
   b. Highly reflective surfaces; and
   c. Metal paneling.
3. Stucco colors shall be limited to shades of brown, tan, sage green, and sand. Bright colors as the dominant exterior color are prohibited.
4. Earth tone, white, green, red, blue, and brown hues shall be the accent colors used on entry portals, front doors, window frames and trim, fascias, southwestern architectural features, and other related elements.

Access:

1. Primary access to Tract 18 shall be from Iris Road. via 28th Avenue. Access to 27th Avenue and 52nd Street south of the property line shall be prohibited unless otherwise required for reasons of public health, safety, or welfare.
2. Direct access from Paseo del Volcan or Iris Rd. shall require approval by the New Mexico Department of Transportation and the City of Rio Rancho.

Site Plan: Site plan approval per Code of Ordinances, Chapter 154.43 SU: Special use District, shall be granted by the Governing Body prior to development.

7. IMPLEMENTATION

The Implementation of the Paseo Gateway Master Plan shall occur as subplans, infrastructure planning and subdivisions are platted.

1. All land use decisions shall be in compliance with the adopted Paseo Gateway Master Plan, this includes zone map amendments, platting, and right-of-way acquisition in coordination with the Department of Development Services.

2. All infrastructure shall be planned and coordinated with City of Rio Rancho Department of Development Services, City of Rio Rancho Departments of Public Safety and Transportation, PNM, and any other established entities working with Sandoval County and the City of Rio Rancho.

3. National standards for emergency response times shall be upheld; therefore DPS facility planning shall be coordinated as subdivisions occur.

4. Access to Paseo Del Volcan will be restricted to Loma Colorado Boulevard, and Iris Road.

5. All interior streets locations and alignment are conceptual. Final location and alignment of internal streets shall be determined at the time of subdivision.

6. All major streets shall be dedicated upon request by the City during the subdivision process.

7. Designated open space, improved to meet City of Rio Rancho Park Design Standards in the Development Process Manual, may count towards the trail requirements established by the City of Rio Rancho.

8. A 25% rule is established for administrative amendments to the Paseo Gateway Master Plan. As residential projects get farther along in the design process, it is typical for minor readjustments to occur. Therefore we propose that any change that is less than 25% of the Master Plan area shall be processed administratively by the Planning Director. Changes that exceed 25% of the plan area will return to the Planning and Zoning Board and Governing Body for approval.

9. Future plans may be required to address specific issues such as design guidelines, coordination of infrastructure, transportation corridors.

10. It is anticipated that the property will be platted to correspond with development. In conjunction with platting actions, Development Agreement(s) may be prepared outlining infrastructure costs and requirements for the development.

APPENDIX A - UPPER VENADA OFF-CHANNEL FACILITY AGREEMENT (2023)

FLOOD CONTROL COST SHARE AGREEMENT
Upper Venada Off-Channel Facility

THIS FLOOD CONTROL COST SHARE AGREEMENT ("AGREEMENT") is made this day August 18, 2023 ("EFFECTIVE DATE"), by and between the Southern Sandoval County Arroyo Flood Control Authority, New Mexico, a political subdivision of the State of New Mexico (hereinafter "SSCAFCA"), and AMREP Southwest Inc., a New Mexico corporation (hereinafter "DEVELOPER").

RECITALS

WHEREAS, SSCAFCA is empowered and directed to acquire, equip, maintain, and operate a flood control system for the benefit of the authority and the inhabitants thereof, pursuant to NMSA 1978, Sections 72-19-1 through 72-19-103, and

WHEREAS, DEVELOPER is developing certain lands within the City of Rio Rancho, New Mexico ("CITY") generally described as a portion of Paseo Gateway, and more specifically including:

> Tracts numbered 19, 20, 22, 23, 25, 26, 28, Parcel B, Lots numbered 1 through 11, inclusive, in Block numbered 204 and Lots numbered 1 through 11, inclusive, in Block numbered 205, as the same are shown and described on the plat entitled "PASEO GATEWAY TRACTS 19 TRU 28 AND PARCEL B, A REPLAT AND VACATION OF PORTIONS OF UNIT TWENTY, within Section 33, Township 13 North, Range 3 East, New Mexico Principal Meridian, City of Rio Rancho, Sandoval County, New Mexico" filed for record on December 3, 2008, in vol. 3, folio 2982-A (Rio Rancho Estates Plat Book No. 21, Pages 125-128, in Sandoval County, New Mexico.

(hereinafter "DEVELOPMENT"), and

WHEREAS, DEVELOPER and SSCAFCA have previously executed a Drainage Agreement dated July 16, 2020 ("DA") for construction of a flood control pond on SSCAFCA's property for the discharge of storm water from the DEVELOPMENT, paid for by DEVELOPER and operated by SSCAFCA, and

WHEREAS, all conditions by both parties have been met from the DA with the exception of the construction of the flood control facility and DEVELOPER and SSCAFCA desire to terminate the DA and replace it with this AGREEMENT, and

WHEREAS, SSCAFCA is planning to construct the Upper Venada Off-Channel Facility on Tract H in a manner consistent with the conceptual layout reflected in Conceptual Layout for Tract H Detention Ponds, attached hereto as Exhibit A ("PROJECT"), to address regional flood control and storm water drainage, including from the final DEVELOPMENT. "Tract H" means Tract H, as the same is shown and designated on the plat entitled "Blocks 119 Thru 134, Portions of Blocks 88 and 89, Reserved Tracts "H" & "I", Unit Twenty, Rio Rancho Estates, Sandoval County, New Mexico," recorded in the office of the County Clerk of Sandoval County, New Mexico on June 19, 1972 in Rio Rancho Estates Plat Book No. 2, Page 59. Final drainage volumes from the DEVELOPMENT to the PROJECT shall be based on the land treatments identified in Potential Impacts of the Proposed Paseo Gateway Development on Peak Discharge and Runoff Volume Contributions to the Venada Arroyo, attached hereto as Exhibit B. SSCAFCA is currently assembling financial resources needed for PROJECT design and construction, including a financial contribution from DEVELOPER.

NOW, THEREFORE, for good and adequate consideration, the receipt of which is hereby acknowledged, SSCAFCA and DEVELOPER agree as follows:

1. **Termination of DA.** The DA is hereby terminated as of the EFFECTIVE DATE and all provisions of the DA that do not by their terms survive such termination are no longer in effect. Notwithstanding the prior sentence, the DA may be reinstated (and all terms in the DA shall be in effect following such reinstatement) pursuant to Section 4(e) of this AGREEMENT.

2. **Financial Contribution.** Subject to the terms of this AGREEMENT, DEVELOPER agrees to contribute $623,000 to the ultimate construction cost incurred by SSCAFCA for construction of the PROJECT ("FINANCIAL CONTRIBUTION"). Other than the FINANCIAL CONTRIBUTION, SSCAFCA shall be solely responsible for all of the fees, costs and expenses of the PROJECT.

3. **Procedures and Project Compliance**.

    a. The FINANCIAL CONTRIBUTION shall be paid as follows:

        i. DEVELOPER will pay 25% of the FINANCIAL CONTRIBUTION to SSCAFCA within 30 days of SSCAFCA providing DEVELOPER with notice that SSCAFCA has issued a notice to proceed to the prime construction contractor responsible for the PROJECT.

        ii. DEVELOPER will pay an additional 25% of the FINANCIAL CONTRIBUTION to SSCAFCA when the construction contractor for the PROJECT reaches 50% completion (as determined by the date on which the prime construction contractor responsible for the PROJECT reaches 50% of such contractor's pay application under its contract with SSCAFCA) Such payment will be due within 30 days of SSCAFCA notifying DEVELOPER of the occurrence of the 50% completion benchmark and providing DEVELOPER with invoices from SSCAFCA's construction contractor for the services underlying such benchmark.

        iii. DEVELOPER will pay the remaining 50% of the FINANCIAL CONTRIBUTION within sixty (60) days after the date SSCAFCA issues DEVELOPER a Substantial Completion certificate and DEVELOPER verifies that all components of the PROJECT contained in such certificate are accurate.

    b. Without limiting any other provision of this AGREEMENT, SSCAFCA shall design, construct, operate and maintain the PROJECT in compliance with all applicable governmental laws, ordinances, rules or other requirements governing the PROJECT and in a capacity to accept drainage from the DEVELOPMENT in the minimum amount equivalent to a 100-year, 24-hour recurrence interval storm calculated using the assumptions and figures provided by SSCAFCA in Exhibit B attached hereto. Notwithstanding DEVELOPER's payment of any portion of the FINANCIAL CONTRIBUTION, SSCAFCA shall at all times remain solely liable for the design, construction, operation and maintenance of the PROJECT. Offsite drainage that would naturally flow through the DEVELOPMENT to the Venada Arroyo shall be diverted to the Venada Arroyo upstream of the PROJECT by the DEVELOPER. In addition to drainage from the DEVELOPMENT, the PROJECT is a regional flood control facility that will be designed to manage stormwater from the Venada watershed west of the PROJECT.

4. **Drainage Allowance:**
    a. In consideration for the FINANCIAL CONTRIBUTION, DEVELOPER will be allowed to divert and discharge storm water from the DEVELOPMENT to the PROJECT as soon as is reasonably practicable following payment of the FINANCIAL CONTRIBUTION and in the vicinity of the location marked with an "X" on Exhibit A hereto, unless DEVELOPER and SSCAFCA agree to a different location in writing.

    b. DEVELOPER shall design the drainage plan for the DEVELOPMENT to limit the drainage from the DEVELOPMENT to the PROJECT to a 100-year, 24-hour recurrence interval storm calculated using the assumptions and figures provided by SSCAFCA in Exhibit B attached hereto.

    c. SSCAFCA shall not be responsible for design and construction of any storm water infrastructure or energy dissipation required to discharge from the DEVELOPMENT to the PROJECT.

    d. If DEVELOPER, in its discretion, adds additional property to the DEVELOPMENT during the term of this AGREEMENT, the term "DEVELOPMENT" herein will refer to the DEVELOPMENT as increased by such property without the need to separately amend this AGREEMENT.

    e. Notwithstanding anything to the contrary in this Agreement:

        i. In the event that the PROJECT is not under contract for construction by August 31, 2025, the DA shall be reinstated between the parties, and this AGREEMENT shall automatically terminate; and

        ii. In the event that SSCAFCA does not complete the PROJECT in accordance with its contract for construction or if DEVELOPER is unable to connect to the PROJECT when it is complete for reasons directly related to SSCAFCA's design or construction of the PROJECT, SSCAFCA shall immediately return all portions of the FINANCIAL CONTRIBUTION paid to SSCAFCA, the DA shall be reinstated between the parties and this AGREEMENT shall automatically terminate.

5. **Assignment**. No party to this AGREEMENT shall assign this AGREEMENT, in whole or in part, without prior written consent of the other party. No assignment of this AGREEMENT shall relieve DEVELOPER of any of its obligations unless the assignee/successor in interest has demonstrated it is equally or more capable of performing the duties and obligations of DEVELOPER and it has the financial wherewithal to complete the obligations required of DEVELOPER in this AGREEMENT, as determined in SSCAFCA's sole discretion, at the time of such assignment. No such assignment shall be effective until all obligations under this AGREEMENT have been assumed by the assignee and the notice of such assignment, together with a copy of the assumption, have been received and approved by SSCAFCA. Notwithstanding anything to the contrary in this Agreement: (a) DEVELOPER may assign its rights and/or obligations under this AGREEMENT to a subsidiary or affiliate of DEVELOPER upon written notice to SSCAFCA, and SSCAFCA's consent will not be required for any such assignment; (b) DEVELOPER may assign its rights and/or obligations under Paragraph 4 hereof, in whole or in part, to any person or entity taking ownership of all or any portion of the DEVELOPMENT, and SSCAFCA's consent will not be required for any such assignment; and (c) any such assignment will not relieve DEVELOPER of its obligation to pay the FINANCIAL

CONTRIBUTION pursuant to the terms in Sections 2 and 3 of this AGREEMENT.

6. **Binding Effect.** The terms and provisions of this AGREEMENT, together with the documents referenced herein, share inure to the benefit of and be binding upon the successors and assigns of each of the parties hereto.

7. **Governing Law.** This AGREEMENT shall be governed by and construed in accordance with the laws of the State of New Mexico.

8. **Authority.** Each individual signing for each of the parties hereunder warrants and represents that he/she is an authorized agent of such party, on whose benefit he/she is executing this AGREEMENT and is authorized to execute the same.

9. **No Joint Venture.** Nothing in this AGREEMENT shall create any association, agency, partnership or joint venture between the parties hereto and neither shall have any authority to bind the other in any way.

10. **Construction and Severability.** If any part of this AGREEMENT is held invalid or unenforceable, the reminder of the AGREEMENT will remain valid and enforceable if the remainder is reasonably capable of completion.

11. **Attorney's Fees.** In the event that either party shall employ an attorney or attorneys to enforce any of the provisions hereof or to protect its interests in any manner arising under this AGREEMENT or to recover damages from the breach of any portion of this AGREEMENT, the non-prevailing party in any action pursued, to the extent allowed by law, agrees to pay the prevailing party all reasonable costs, damages and expenses, including, attorney's fees expended or incurred in connection therewith.

12. **Indemnity and Limitations on Liability**.

    DEVELOPER shall indemnify, defend and hold harmless SSCAFCA and each officer and employee of SSCAFCA from and against any and all liability, claims, damages, losses or expenses (including attorneys' fees and expenses) ("DAMAGES") incurred by or asserted against SSCAFCA or any officer or employees of SSCAFCA caused by, resulting from or in connection with DEVELOPER's failure to comply with Section 4(b) of this Agreement. The prior sentence shall survive the expiration or termination of this AGREEMENT, except to the extent that the terms of the DA are reinstated pursuant to Section 4(e) herein, then the prior sentence shall not survive termination of this AGREEMENT; provided, however, that DEVELOPER shall not be in any way responsible for any DAMAGES directly attributable to portions of the DEVELOPMENT sold or transferred to persons or entities other than DEVELOPER from and after the respective dates of any such sales or transfers.

    SSCAFCA, to the extent permitted by law, shall indemnify, defend and hold harmless DEVELOPER, any of its affiliates and each officer and employee of DEVELOPER or any of its affiliates from and against any and all DAMAGES incurred by or asserted against DEVELOPER, any of its affiliates or any officer or employees of DEVELOPER or any of its affiliates caused by, resulting from or in connection with SSCAFCA's failure to comply with Section 3(b) of this Agreement. The prior sentence shall survive the expiration or termination of this AGREEMENT, except to the extent that the terms of the DA are reinstated pursuant to

Section 4(e) herein, then the prior sentence shall not survive termination of this AGREEMENT.

The liability of the Parties shall be subject in all cases to the immunities and limitations of the New Mexico Tort Claims Act §41-4-1 *et seq*. NMSA 1978 as amended. No provision of this Agreement establishes any waiver of immunity for alleged tortious conduct of any employee of any Party arising from the performance of this Agreement apart from that set forth in the New Mexico Tort Claims Act, NMSA 1978, §41-4-1, *et seq*.

13. **Notice**. All notices with respect to this AGREEMENT shall be in writing and shall be delivered via (i) receipted hand delivery; (ii) postage prepaid United States Mail, via certified mail, return receipt requested; or (iii) receipted overnight delivery, delivery fees prepaid, to the addresses set forth below or other such addresses as hereafter specified in writing by one party to the other:

SSCAFCA:
Executive Engineer
1041 Commercial Drive SE
Rio Rancho, NM 87124
dgatterman@ssafca.com

DEVELOPER:
AMREP Southwest Inc.
Attn: Vice President, Land Development
409 NM Highway 528 NE
Rio Rancho, NM 87124

With a required copy (which shall not constitute notice) to:
AMREP Corporation
Attn: President
850 West Chester Pike, Suite 205
Havertown, PA 19083

Any notice or communication given hereunder shall be deemed to have been given: (i) as of the date of delivery, if hand delivered; (ii) as of three (3) days following the date of delivery to the United States Postal Service, if sent by U.S. Mail; or (iii) as the day following the date of delivery to an overnight courier service, if sent by overnight delivery.

14. **Entire Agreement.** This AGREEMENT constitutes the entire agreement between the parties pertaining to the subject matter hereof and supersedes all prior and contemporaneous agreements, understandings, negotiations and discussions, whether oral or written, and there are no warranties, representatives or other agreements among the parties in connection with the subject matter hereof except as specifically set forth herein. This AGREEMENT can be amended or terminated only by written agreement signed by all parties. This AGREEMENT may be executed in counterparts, each of which shall be deemed an original, but all of which together shall be deemed to be one and the same agreement. A signed copy of this AGREEMENT delivered by facsimile, e-mail or other means of electronic transmission (to which a signed PDF copy is attached) shall be deemed to have the same legal effect as delivery of an original signed copy of this AGREEMENT. Either party may copy this completed AGREEMENT for electronic storage, at which time the paper form of this AGREEMENT may be destroyed. Each party agrees that following the electronic storage of this AGREEMENT, any hardcopy printout of that electronically stored information will constitute an original of this AGREEMENT.

[Signatures and acknowledgments on following pages]

IN WITNESS WHEREOF, DEVELOPER and SSCAFCA hereto have executed this AGREEMENT as of the EFFECTIVE DATE.

SOUTHERN SANDOVAL COUNTY ARROYO FLOOD CONTROL AUTHORITY:

By: Ron Abramshe
Ron Abramshe, Chair

Date: Aug. 17, 2023

ATTEST:

David Gatterman, P. E., Executive Engineer

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
) SS
COUNTY OF SANDOVAL)

This instrument was acknowledged before me on August 17, 2023 by Ron Abramshe, Chair of Southern Sandoval County Arroyo Flood Control Authority, a political subdivision of the State of New Mexico, on behalf of said political subdivision.

My Commission Expires:

3/14/26
(SEAL)

Notary Public

CARLA SALAZAR
Notary Public - State of New Mexico
Commission # 1137598
My Comm. Expires Mar 14, 2026

DEVELOPER – AMREP SOUTHWEST INC.:

By: _____
Name: Jarrod Likar
Title: Vice President, Land Development

Date: 8/17/23

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
) SS
COUNTY OF SANDOVAL)

This instrument was acknowledged before me on 8/17, 2023 by Jarrod Likar, Vice President, Land Development of AMREP Southwest Inc., a New Mexico corporation, on behalf of said corporation.

My Commission Expires: 3/14/26

CARLA SALAZAR
Notary Public - State of New Mexico
Commission # 1137598
My Comm. Expires Mar 14, 2026

(SEAL)

_____
Notary Public

EXHIBIT A
PROJECT CONCEPTUAL LAYOUT

EXHIBIT "A"



May 15, 2023

Approximate connection point for stormdrain from Paseo Gateway development

1:15,122
0 0.1 0.2 0.4 mi
0 0.15 0.3 0.6 km

Esri Community Maps Contributors, New Mexico State University, City of Rio Rancho, Texas Parks & Wildlife, Esri, HERE, Garmin, SafeGraph

EXHIBIT B
POTENTIAL IMPACTS OF THE PROPOSED PASEO GATEWAY DEVELOPMENT ON PEAK DISCHARGE AND RUNOFF VOLUME CONTRIBUTIONS TO THE VENADA ARROYO

Potential Impacts of the Proposed Paseo Gateway Development on Peak Discharge and Runoff Volume Contributions to the Venada Arroyo

March 7, 2023

The purpose of this analysis is to determine the cost contribution level for the developer (AMREP) to SSCAFCA's planned upper Venada stormwater detention facility. The analysis is not a substitute for a formal drainage submittal as required by the City of Rio Rancho. Any increase in runoff volume or flow rate identified in this document will be the responsibility of the development to manage. An overview map of the project location can be seen in Figure 1.

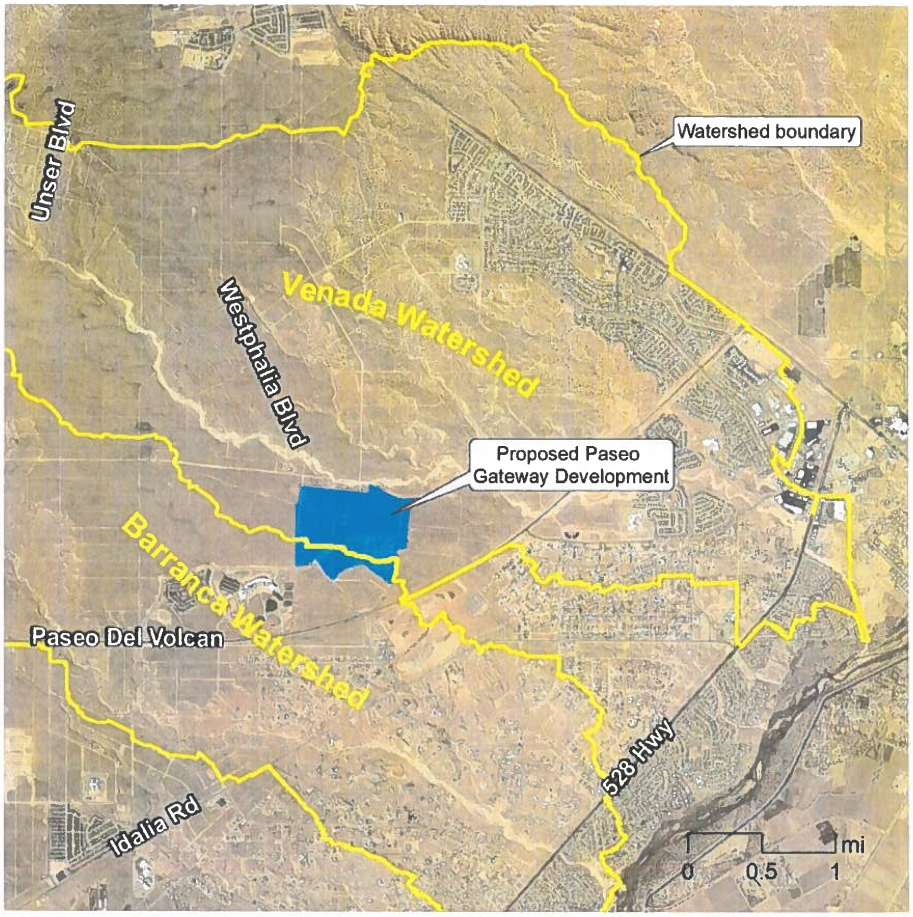


Figure 1: Overview map showing the location of the proposed Paseo Gateway development (shaded blue) within the Venada watershed (yellow outline).

1

The area in question encompasses approximately 0.41 square miles. Under current conditions, about 78% of the project area contributes flow to the Venada Arroyo; the remainder of the area is part of the Barranca watershed. The proposed development would therefore divert 0.09 square miles north to the Venada watershed. Potential impacts on peak flow and runoff volume contributions to the Venada Arroyo were assessed using HEC-HMS version 4.10 based on methods specified in SSCAFCA's Hydrology Manual v1.1.

Model assumptions are documented below.

Assumptions:

Existing Conditions

- The existing conditions scenario assumes that 0.32 square miles of the project area drain to the Venada Arroyo.
- The entire area is undeveloped (curve number = 74, no impervious surfaces).
- The area was modeled as a single basin.
- A sediment bulking factor of 1.18 was used.
- Lag time was estimated at 20 min.

Developed Conditions

- The developed conditions scenario assumes that 0.41 square miles of the project area drain to the Venada Arroyo.
- The area was modeled as a single basin.
- A sediment bulking factor of 1.06 was used.
- Lag time was estimated at 23 min.
- Land use densities for the project area are based on information obtained by SSCAFCA from the developer, AMREP Southwest, as shown in Figure 2.
- Land use categories and associated loss parameters are contained in Table 1. Values for directly connected impervious areas (DCIA) and curve numbers (CN) were based on analogous areas within the City of Rio Rancho (see Table 1 – justification for details).
- Based on the values shown in Table 1, 39% DCIA and a composite curve number of 85 were assumed for developed conditions.

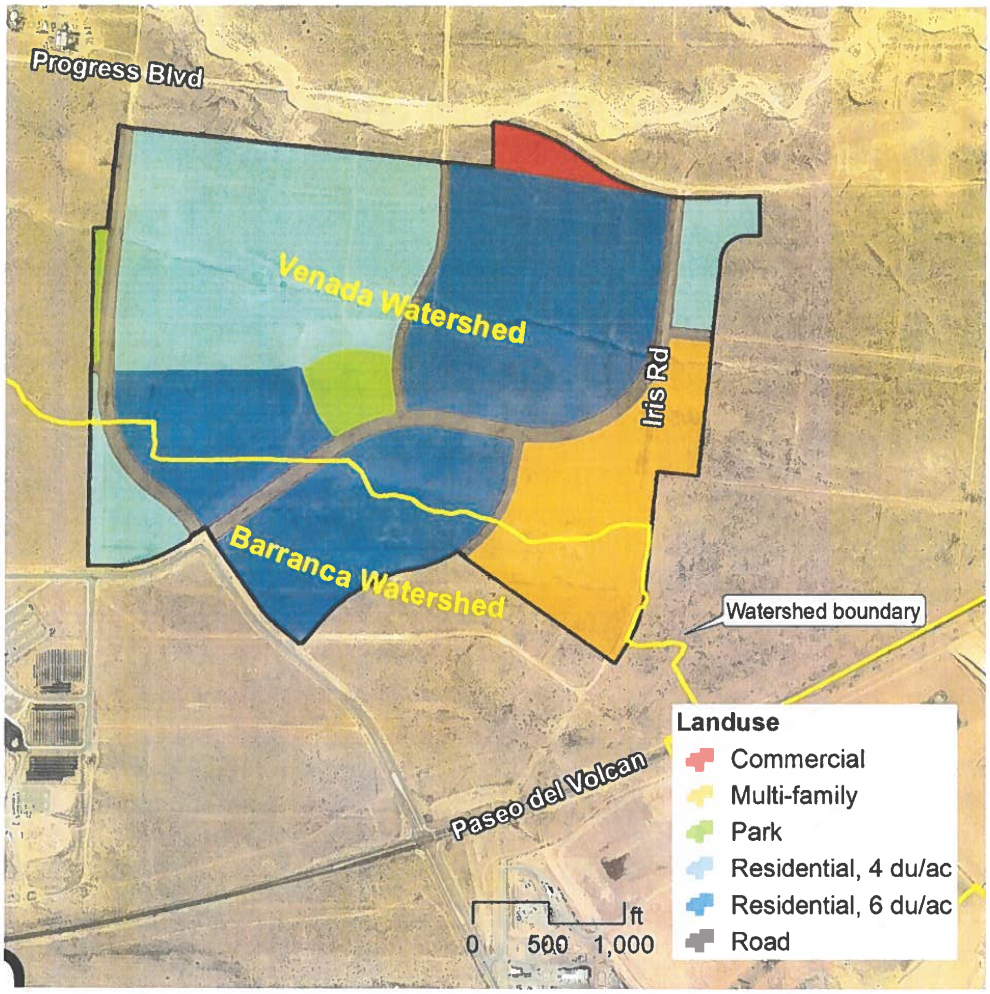


Figure 2: Land use densities used for the developed conditions scenario of the Paseo Gateway model.

Table 1: Land use categories and associated loss model parameters.

Land use	Area (ac)	% DCIA	CN	Justification
Commercial	4.2	85	77	Assumes 85% DCIA, remainder is natural desert landscaping (CN=77)
Multi-family	35.8	85	74	
Park	7.1	0	74	Equivalent to open space
Residential, 4 du/ac	81.7	21	84	Based on Northern Meadows subdivision; 22% disconnected impervious (CN=98), 10% road ROW (CN=92), 43% residential yard (CN=80), 25% open space (CN=74)
Residential, 6 du/ac	113.7	26	87	Based on High Range subdivision; 32% disconnected impervious (CN=98), 14% road ROW (CN=92), 46% residential yard (CN=80), 8% open space (CN=74)
Road	22.5	100		

Results

Table 2 lists runoff results based on the 100-year 24-hour design storm and the assumptions listed above. Estimated runoff values reported in this document are for regional planning purposes only. Loss model parameters (%DCIA, CN) were estimated based on areas with similar land use densities in the City of Rio Rancho. Substantial deviations from those assumptions will require re-analysis of the area, as will changes to the contributing area.

Table 2: Projected runoff volumes and peak flows from the Paseo Gateway area for existing and developed conditions.

Basin	Area (mi^2)	Peak discharge (cfs)	Runoff volume (ac-ft)
PG_exisiting	0.3231	163	13.4
PG_developed	0.4140	492	45.4

CITY OF RIO RANCHO

Paseo Gateway Master Plan

AMENDED ~~MARCH 2019~~ 2025

REDLINE VERSION

Prepared by:
CONSENSUS PLANNING, INC.

Prepared for:
STATE LAND OFFICE
RIO RANCHO PUBLIC SCHOOLS
AMREP SOUTHWEST

CITY OF RIO RANCHO
RESOLUTION

RESOLUTION NO. 17 **ENACTMENT NO. 19-016**

RESOLUTION AMENDING THE PASEO GATEWAY 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, and zoning pursuant to 3-19-1, NMSA, 1978; and

WHEREAS: the Governing Body of the City of Rio Rancho has adopted a Comprehensive Plan that addresses 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, Rio Rancho Comprehensive Plan; and

WHEREAS: the Governing Body of the City of Rio Rancho approved the Paseo Gateway Master Plan in 2006; and

WHEREAS: the Governing Body of the City of Rio Rancho has reviewed the proposed amendments to the Paseo Gateway Master Plan and 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 amendments and modifications to the Paseo Gateway Master Plan and revised Land Use Map comprised of approximately 953 acres located north of Paseo del Volcan Boulevard (Pete V. Domenici Memorial Highway), west of V. Sue Cleveland High School and east of Loma Colorado Boulevard as follows:

A. The Paseo Gateway Master Plan (Exhibit A) is revised and updated to reflect current land use and zoning within the boundaries of the Master Plan.
B. The Paseo Gateway Master Plan is hereby adopted and accepted with the changes outlined in the redline copy of the Amended December 2018 Plan

Section 2. Effective Date. This Resolution shall become effective immediately upon adoption.

ADOPTED THIS 27TH DAY OF FEBRUARY, 2019.

Greggory D. Hull, Mayor

ATTEST:

Yolanda Lucero, Acting City Clerk

(SEAL)

CITY OF RIO RANCHO
ORDINANCE

ORDINANCE NO. 8 **ENACTMENT NO. 19-13**

AN ORDINANCE OF THE CITY OF RIO RANCHO, NEW MEXICO AMENDING THE ZONING CLASSIFICATION AND OFFICIAL ZONING MAP FOR PROPERTY DESCRIBED AS AN 18.6 ACRE PORTION OF PASEO GATEWAY, TRACT 17 FROM SU/MU: SPECIAL USE MIXED USE DISTRICT (11.1 AC); AND OS: OPEN SPACE (7.5 AC) TO R-4: SINGLE FAMILY RESIDENTIAL DISTRICT FOR THE ENTIRE 44.5 ACRES, VERIFYING THE GENERALIZED LAND USE MAP DESIGNATION FOR THE PROPERTY AS BEING "LOW/MEDIUM DENSITY RESIDENTIAL", IDENTIFYING CONDITIONS OF DEVELOPMENT; 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. 18-100-00022; and

WHEREAS: the City of Rio Rancho Planning and Zoning Board held a duly noticed public hearing on January 22, 2019, 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 February 27, 2019 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 44.5 acres of property located north of Paseo del Volcan, east of Loma Colorado Boulevard, and west of V. Sue Cleveland High School from R-4: Single Family Residential District; SU/MU: Special Use Mixed Use District and OS: Open Space to R-4: Single Family Residential District on land legally described as:

Paseo Gateway, Tract 17, as shown on the plat entitled "PASEO GATEWAY, PARCEL A, TRACTS 1 THRU 9, 10A, 10B, 10C, 11 THRU 18, A AND B-1A, A REPLAT OF PORTIONS OF TRACT C IN THE TOWN OF ALAMEDA GRANT UNIT SEVENTEEN AND A REPLAT OF PARCEL A-1 AND B-1 IN PASEO GATE WAY AND THE REMAINING PORTION OF TRACT C IN UNIT TWENTY WITHIN SECTIONS 32 AND 33, TOWNSHIP 13 NORTH, RANGE 3 EAST, WITHIN SECTIONS 4 AND 5, TOWNSHIP 12 NORTH RANCHGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO" filed in the office of the County Clerk of Sandoval County on November 14, 2008 in Volume No. 3, Folio No. 2977-A (and in the Rio Rancho Estates Plat Book Number 21, Pages 121-124).

B. The City Comprehensive "Vision 2020" Plan, Generalized Land Use Map (GLUM), Map L-2, is hereby amended in the land described in Section 1A, above, as having a "Low/Medium Density Residential" GLUM designation.

Section 2. Land Use, Conditions, Development Standards/Regulations and use of PROPERTY:
The Property identified in Section 1, above is subject to all zoning regulations and requirements for development of the property in conformance with 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).

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 27th DAY OF FEBRUARY, 2019.

Greggory D. Hull, Mayor

ATTEST:

Yolanda Lucero, Acting City Clerk
(SEAL)

BEFORE THE GOVERNING BODY
OF THE
CITY OF RIO RANCHO, NEW MEXICO
FINDINGS OF FACT
In the Matter of:
Zone Map Amendment # 18-100-00022

AN ORDINANCE OF THE CITY OF RIO RANCHO, NEW MEXICO AMENDING THE ZONING CLASSIFICATION AND OFFICIAL ZONING MAP FOR PROPERTY DESCRIBED AS AN 18.6 ACRE PORTION OF PASEO GATEWAY, TRACT 17 FROM SU/MU: SPECIAL USE MIXED USE DISTRICT (11.1 AC); AND OS: OPEN SPACE (7.5 AC) TO R-4: SINGLE FAMILY RESIDENTIAL DISTRICT FOR THE ENTIRE 44.5 ACRES, VERIFYING THE GENERALIZED LAND USE MAP DESIGNATION FOR THE PROPERTY AS BEING "LOW/MEDIUM DENSITY RESIDENTIAL", IDENTIFYING CONDITIONS OF DEVELOPMENT; IDENTIFYING CONDITIONS OF DEVELOPMENT; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

Applicant: New Mexico State Land Office; Paseo Gateway, LLC

THIS MATTER having come before the Governing Body on this 27th day of February, 2019, the Governing Body having taken evidence and considered the merits;

THE GOVERNING BODY HEREBY FINDS:

GENERAL FINDINGS:

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

SPECIFIC FINDINGS in support of the General Findings include:

1. The applicant has submitted an application and narrative that meets the requirements of the Rio Rancho Code of Ordinances (R.O. 2003) Section 150.07 *Amendments*, including but not limited to:
   a. The applicant has provided sound justification for the change to R-4 for 44.5 acres of Paseo Gateway, Tract 17.
   b. The change is consistent with the amended Paseo Gateway Master Plan (PGMP) and the following adopted elements of the Comprehensive Plan:
      i. Goal PH-3: Promote a variety of housing types to meet the needs of all members of the community;
      ii. Goal PH-4: To ensure that single family and multifamily residential neighborhoods provide an attractive living environment;
      iii. Policy PH-5: Encourage mixed use and mixed income housing opportunities in designated growth nodes throughout the city
      iv. Policy PH-7: Support residential developments with appropriate amenities for families with children.
   c. The applicant has adequately demonstrated that the proposed zoning is more advantageous to the community by providing consistent zoning to one tract of land, by providing flexible housing options for households with a variety of incomes, and by adding density of housing to support commercial land uses Staff finds that the rezoning of Tract 17 provides consistency in zoning designation for the single tract of land which is more advantageous by providing diversity of housing options for the community located near the high school and employment centers. In addition, density of housing supports nearby commercial centers.
   d. The cost of land or other economic considerations pertaining to the applicant is not considered a determining factor in the decision to change the zoning designation on the property;
   e. Location on a collector or major street was not considered in the decision to change the zoning designation on the property; and,
   f. The zone change would not be considered a "spot zone" because the proposed R-4 zoning is consistent with the existing zoning designation of the northerly portion of Tract 17.

Conditions of Approval
Should the Governing Body approve of the zone change, the following condition shall apply: Development of the subject property shall occur in accordance with the Paseo Gateway Master Plan as amended, and shall conform to R.O. 2003 Chapter 154:11 R-4: Single Family Residential District.

THEREFORE: The Zone Map Ordinance is approved as being in conformance with the City of Rio Rancho Ordinances, and the Rio Rancho Comprehensive Plan, as evidenced by adoption of Resolution No. 17, Enactment No. 19-016 and Ordinance No. 08, Enactment No. 19-016 by the Governing Body of the City of Rio Rancho on February 27, 2019, subject to the conditions, restrictions and stipulations specified therein.

March 5, 2019
Date

Greggory D. Hull, Mayor

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1. INTRODUCTION

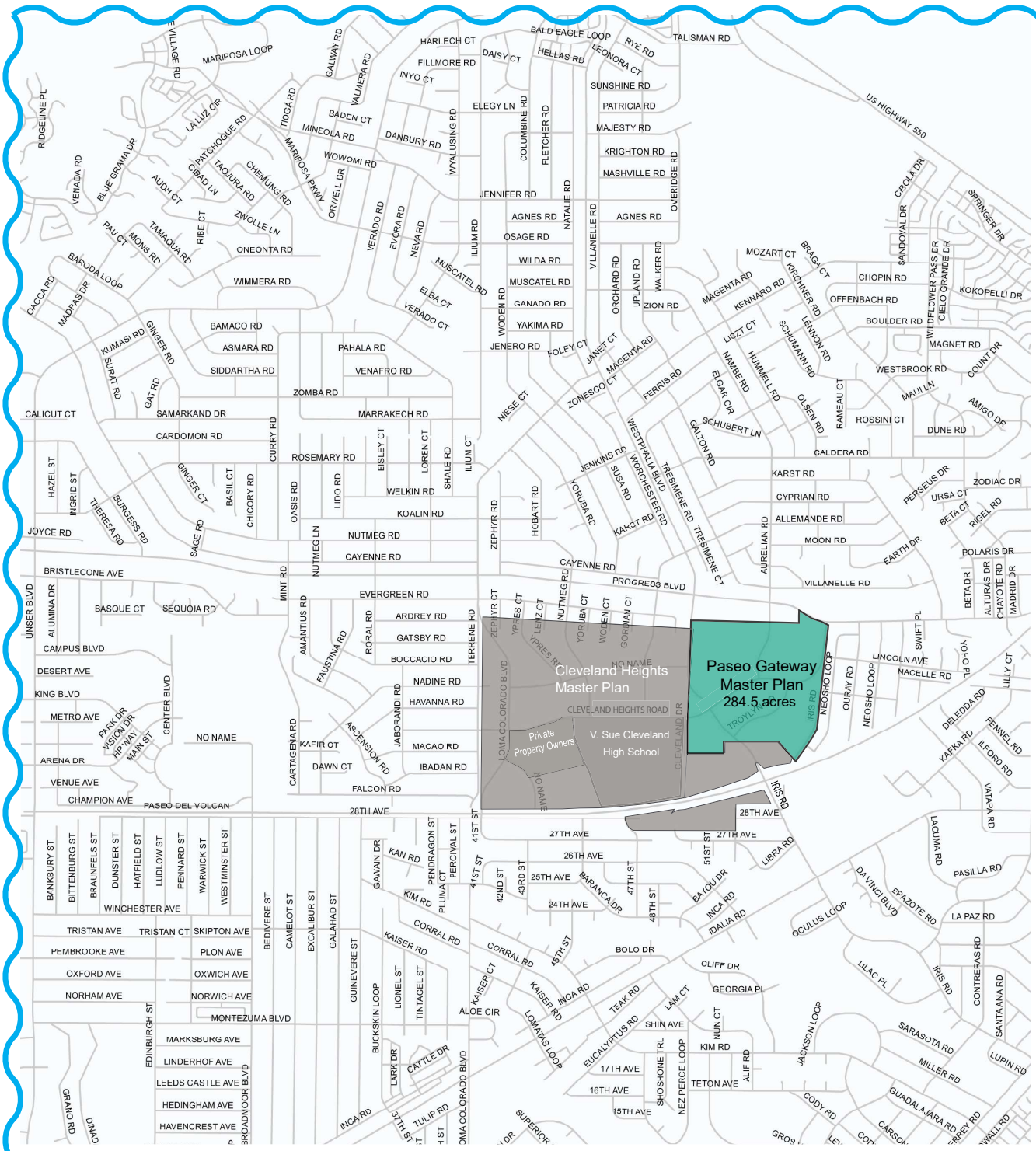
This document is prepared as a Master Plan for the area known as the Paseo Gateway, located in central Rio Rancho, in Sandoval County. The previous version of the Paseo Gateway Master Plan (2019) included approximately 953 acres and included land owned by the New Mexico State Land Office (NMSLO), Rio Rancho Public Schools, the existing Cleveland Heights Subdivision, and AMREP Southwest. ~~The Paseo Gateway Master Plan area is comprised of approximately 953 acres of lands owned by the New Mexico State Land Office ("State" or "NMSLO"), Rio Rancho Public Schools, and AMREP Southwest.~~ In 2025, the lands owned by the SLO, Rio Rancho Public Schools, and Cleveland Heights Subdivision were removed from the Paseo Gateway Master Plan and are now part of the Cleveland Heights Master Plan (2024). The amended Paseo Gateway Master Plan contains 284.5 acres of undeveloped land owned by AMREP (see map on page 4). The goal of this Master Plan is to identify land uses, zoning, and transportation corridors.~~The map located on page 4 illustrates the land ownership in the Plan Area.~~ The goal of this Master Plan is to identify land uses, zoning, and transportation corridors. The following are the objectives of the Master Plan:

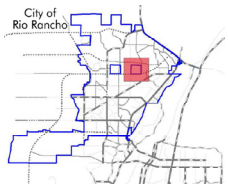
- To allow for flexibility and change on the property as more in-depth planning and infrastructure studies are conducted and as end users/developers are identified;
- To follow City guidelines for land use and zoning;
- To correspond to existing transportation corridors identified in the City's Transportation Policy;
- To complement the land uses and public facilities proposed for the City Center development to the west and the V. Sue Cleveland High School located in the plan area;
- To provide a balanced land use mix that accommodates high quality residential development of various density and high quality commercial development with convenient access to housing and the high school;
- To comply with the Rio Rancho Comprehensive Plan;
- To facilitate fulfillment of the New Mexico State Land Office obligation to optimize revenue to the trust created for the benefit of the public schools and other beneficiary institutions.

Master Planning Process

This Master Plan was accomplished in collaboration with City of Rio Rancho Development Services Department, the State Land Commissioner, AMREP Southwest, and Consensus Planning, Inc. Petitions for annexation and establishment of zoning, as well as a zone map amendment request were also included in conjunction with the original Master Plan approval, which occurred in 2006. Subsequent approvals of site plans and/or subdivision plats will be required to implement the specific portions of the Paseo Gateway plan area contained herein.

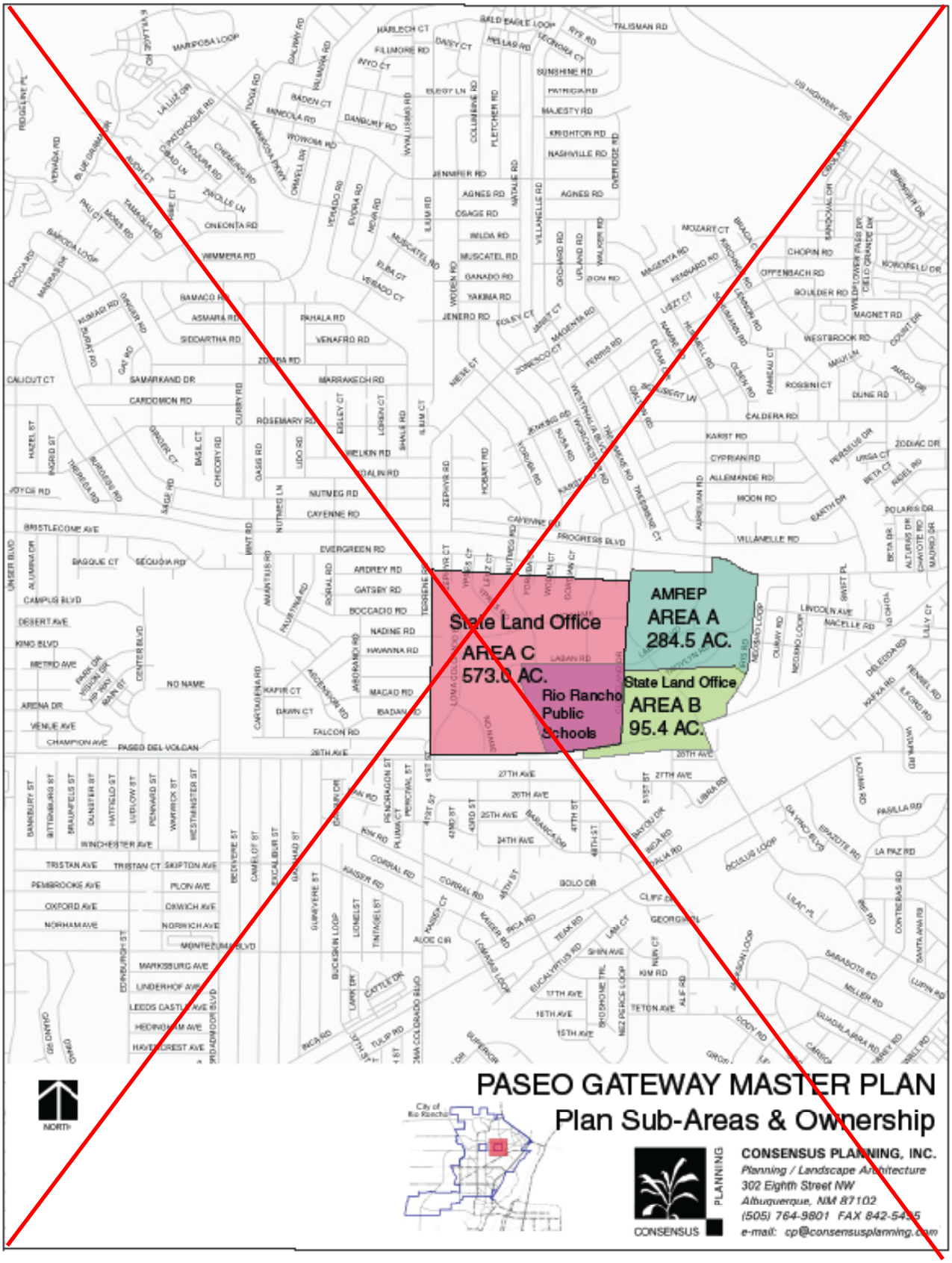

PASEO GATEWAY MASTER PLAN
PASEO GATEWAY MASTER PLAN
Site Vicinity
NORTH
City of Rio Rancho
CONSENSUS PLANNING, INC.
Planning / Landscape Architecture
302 Eighth Street NW
Albuquerque, NM 87102
(505) 764-9801 FAX 842-5495
e-mail: cp@consensusplanning.com
CONSENSUS PLANNING
UNM Campus
UNM Sandoval Regional Medical Center





PASEO GATEWAY MASTER PLAN
Vicinity Map

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


State Land Office
AREA C
573.0 AC.
AMREP
AREA A
284.5 AC.
State Land Office
AREA B
95.4 AC.
Rio Rancho
Public
Schools
PASEO GATEWAY MASTER PLAN
Plan Sub-Areas & Ownership
NORTH
City of
Rio Rancho
CONSENSUS PLANNING, INC.
Planning / Landscape Architecture
302 Eighth Street NW
Albuquerque, NM 87102
(505) 764-9801 FAX 842-5495
e-mail: cp@consensusplanning.com

2. EXISTING CONDITIONS

The existing conditions for the approximately 284.5 acre ~~953 acre~~ Master Plan Area consider the surrounding land use pattern, zoning, transportation, infrastructure, and other site issues that affect development. Analyzing the benefits and constraints of existing conditions helps to provide insight into the application of planning elements to the area as it relates to the general goals, objectives, and policies of the City of Rio Rancho's Comprehensive Plan. ~~The Master Plan Area consists of three subareas, with different ownership:~~

~~Area A - Owned by AMREP Southwest and consists of 284.5 acres.~~
~~Area B - Owned by the State Land Office and consists of 87.4 acres (commonly referred to as "the Trade Lands").~~
~~Area C - Owned by the State Land Office and Rio Rancho Public Schools and consists of 573.0 acres.~~

Ownership

The lands of Paseo Gateway are owned by AMREP Southwest, Inc. Paseo Gateway is located at the intersection of anticipated prime development for the City's benefit. The highest and best use for these lands is mixed use, commercial, and residential of various densities. ~~A unique aspect impacting the majority of this property is its ownership. The majority of Area C and all of Area B is held in trust as public land and managed by the Commissioner of Public Lands through the State Land Office. Due to its location in the geographic heart of the City, these 573 acres of State Land are prime for master planning for the City's benefit. The highest and best use for these lands is mixed use, with land dedicated to residential, commercial, and industrial uses. Approximately 136.4 acres have been transferred to the Rio Rancho Public Schools and developed as V. Sue Cleveland High School.~~

Land Use

Surrounding land uses impacting the property are minimal. Currently, the a majority of the planning area is vacant with the exception of V. Sue Cleveland High School located north of Paseo del Volcan and east of Loma Colorado Boulevard. There are a number of existing residences located south of Paseo del Volcan in the vicinity and the Cleveland Heights Subdivision located to the west of the the High School.~~The State Land Office parcels are subject to a State Land Office planning lease that is held by Paseo Gateway LLC.~~ Northern Meadows and North Hills to the west and southwest, respectively, are the closest residential land uses to the Master Plan Area. There are a small number of existing residences located south of Paseo del Volcan in the vicinity.

Transportation Corridors

The main transportation corridor serving this property is Paseo del Volcan, a limited access principal arterial that extends from US Highway 550 to Unser Boulevard and is planned to continue west. Paseo del Volcan will provide excellent access to Interstate 25 and 40, which will help this area to attract commercial services and employers helping to increase the job base in the City. Other existing transportation corridors include primary north-south corridors such as Unser Boulevard, Broadmoor Boulevard, Loma Colorado Boulevard, ~~Westphalia Boulevard,~~ and Iris Road. The property is primarily served by Loma Colorado Boulevard and Iris Road~~/Westphalia Boulevard~~ as the primary north/south arterials. Future street name changes shall be completed in conjunction with the City of Rio Rancho to facilitate the unique identity for the Paseo Gateway community.

3. LAND USE AND ZONING

Land use and zoning for the Paseo Gateway ~~Planning Area~~ is intended to allow for a mix of uses that will provide convenient access to services. With residential, commercial and employment areas clustered together, walkability is enhanced. With enhanced walkability, safety improves and traffic congestion lessens. Specific design standards for commercial uses will be determined through site plans. All commercial uses should further the conservation and natural environment element of the Comprehensive Plan.

The following pages include the land use and zoning plans for the Master Plan ~~as a whole and by subarea.~~ Table 1 below and the Land Use Map on page 5 ~~7~~show the acreage and zoning requested.

Table 1: Land Use and Zoning Acreage Distribution ~~and Zoning for Paseo Gateway Plan Area~~

Land Use/Zoning	Size (acres)	% of Total
Residential (R-2)	134.8	45.7%
Residential (R-3)	59.1	19.3%
Residential (R-6)	30.1	10.1%
Commercial (C-1)	28.6	7.8%
Mixed Use (SU)**	24.7	8.0%
Open Space (OS)	7.2	2.3%
Totals	**284.5**	**100.0%**

Land Use/ Zoning	Size (acres)	% of Total
Residential (R-1)	41.8	4.4%
Residential (R-2)	223.2	23.4%
Residential (R-3)	138.9	14.6%
Residential (R-4)	131.7	13.8%
Residential (R-6)	30.1	3.2%
Commercial (C-1)	89.1	9.3%
Light Industrial & Commercial (SU)*	41.3	4.3%
Education Center (SU)*	136.4	14.3%
Mixed Use (SU)*	90.5	9.5%
Open Space/Pond	30.0	3.1%
Totals	**953.0**	**100.0%**

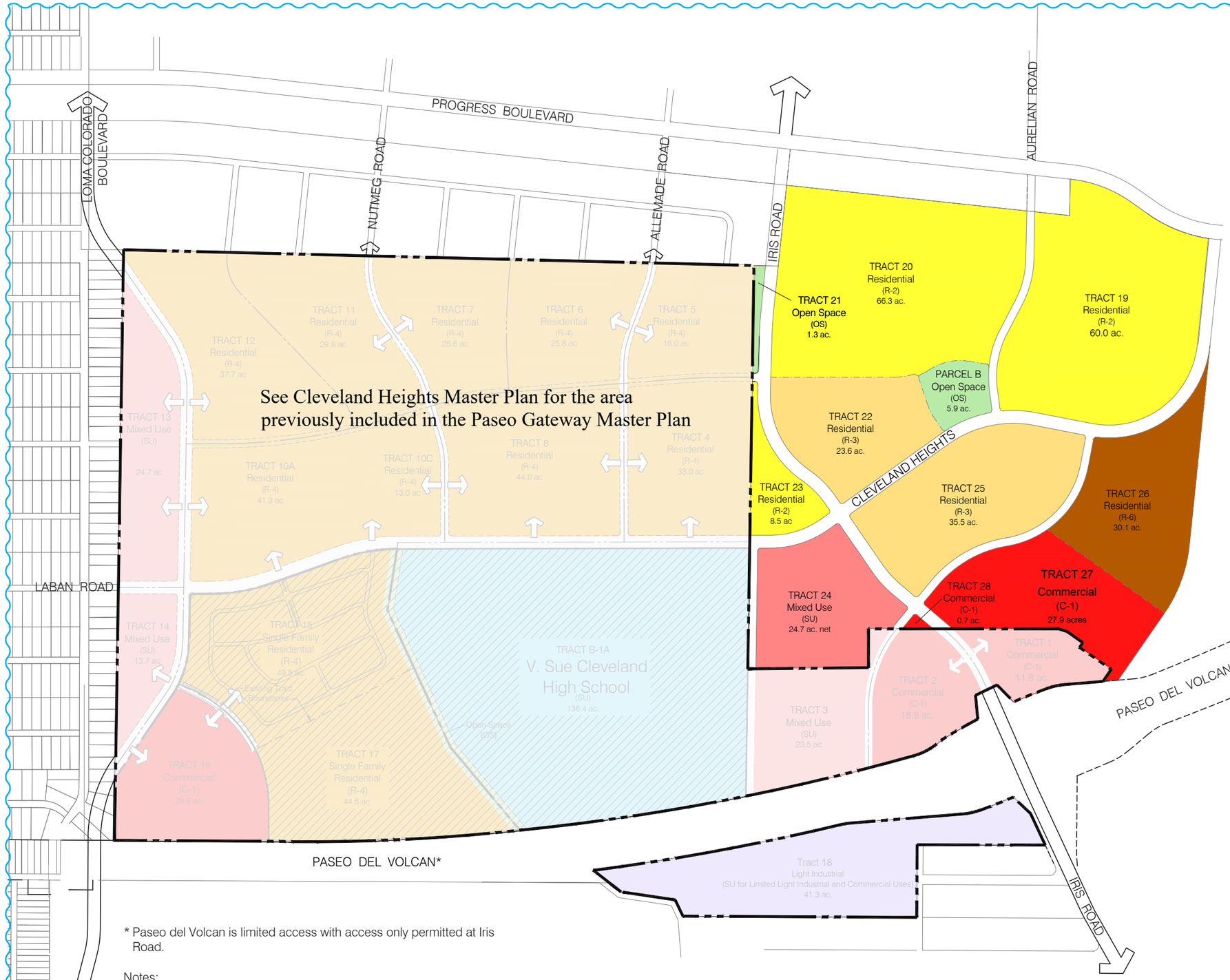
*SU/Special Uses require site plan approval by the Governing Body. Note: acreages were updated for SLO owned property based on 2008 plat. Original Master Plan acreages were approximate.

~~Area A - AMREP Southwest~~

~~Recommended land uses and zoning for Area A addresses the 284.5 acres of land owned by AMREP Southwest. The following zones are proposed for Area A.~~

~~Table 2: Land Use and Zoning Acreage Distribution for Area A~~

Land Use/Zoning	Size (acres)	% of Total
Residential (R-2)	134.8	45.7%
Residential (R-3)	59.1	19.3%
Residential (R-6)	30.1	10.1%



LAND USE / ZONING

- Residential (R-2)
- Residential (R-3)
- Residential (R-6)
- Mixed Used (SU)
- Commercial (C-1)
- Open Space/Drainage Pond (OS)

PASEO GATEWAY

LAND USE / ZONING

Prepared For:

Paseo Gateway, LLC

Prepared By:

Consensus Planning, Inc.
Huitt-Zollars, Inc.

* Paseo del Volcan is limited access with access only permitted at Iris Road.

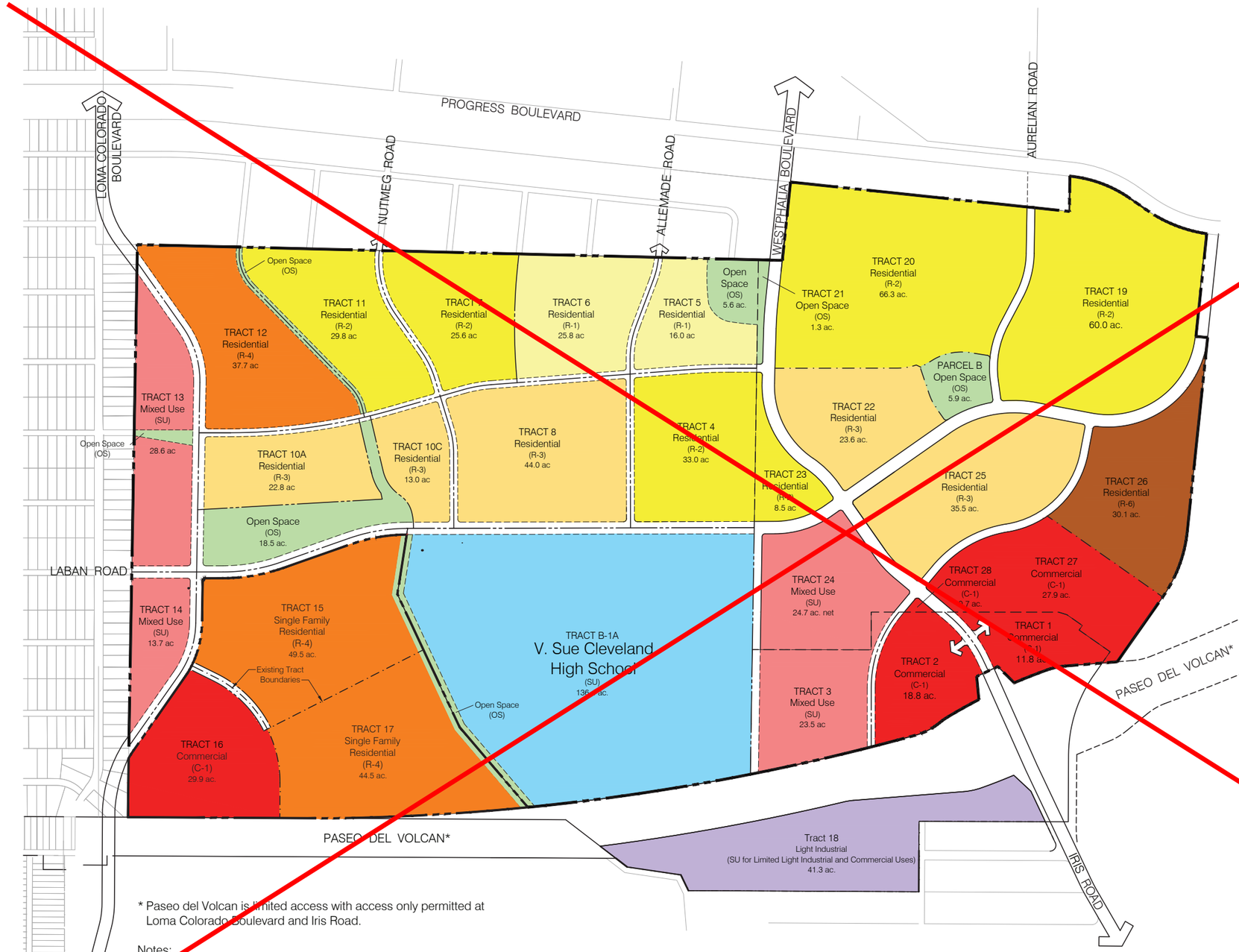
Notes:
1. All interior street locations and alignments are conceptual.

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

Scale: 1" = 400'

NORTH 200 0 400 800

March, 2023



Residential (R-1)

Residential (R-2)

Residential (R-3)

Residential (R-4)

Residential (R-6)

Mixed Used (SU)

Commercial (C-1)

Light Industrial and Commercial (SU)

Education/V. Sue Cleveland High School (SU)

Open Space/Drainage Pond (OS)

* Paseo del Volcan is limited access with access only permitted at Loma Colorado Boulevard and Iris Road.

Notes:

1. All interior street locations and alignments are conceptual.
2. Drainage pond shall be developed consistent with the SSCAFCA 2010 Drainage Management Plan.

PASEO GATEWAY

LAND USE / ZONING

Prepared For:

Cleveland Heights, LLC
Rio Rancho Public Schools
New Mexico State Land Office
AMREP Southwest

Prepared By:

Consensus Planning, Inc.
Huitt-Zollars, Inc.

CONSENSUS PLANNING, INC.
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Scale: 1" = 400'

NORTH 200 0 400 800

December, 2018

Land Use/Zoning	Size (acres)	% of Total
Commercial (C-1)	28.6	7.8%
Mixed Use (SU)**	24.7	8.0%
Open Space (OS)	7.2	2.3%
Totals	**284.5**	**100.0%**

**SU/Special Uses require site plan approval by the Governing Body.

R-2: Residential
There are 134.8 acres planned for R-2 within Area A.
R-3: Residential
There are 59.1 acres planned for R-3 within Area A.

R-6: Residential
There are 30.1 acres planned for R-6 within Area A.

C-1: Commercial
There are 28.6 acres planned for C-1.

Mixed Use (SU)
The Mixed Use designation is a Special Use zone that provides flexibility to provide a mix of higher density residential and commercial/office uses. The Mixed Use district supplies employment and housing opportunities for the community. The uses may be integrated vertically or adjacent to each other with appropriate buffering. There are 24.7 acres dedicated to Mixed Use within the AMREP property.

OS: Open Space
The OS or Open Space zone shall allow for active and passive recreational amenities, natural open space areas for wildlife habitat and cultural and natural resource preservation. There are 7.2 acres of OS in Area A.

Area B - New Mexico State Land Office

Recommended land uses and zoning for Area B addresses 95.4 acres of land owned by the State Land Office. The following zones are proposed for Area B.

Table 3: Land Use and Zoning Acreage Distribution for Area B

Land Use/Zoning	Size (acres)	% of Total
Commercial (C-1)	30.6	32.1%
Mixed Use (SU)**	23.5	24.6%
Light Industrial & Commercial (SU)**	41.3	43.3%
Totals	**95.4**	**100.0%**

*Calculations based on net acreage
**SU/Special Uses require site plan approval by the Governing Body.

C-1: Commercial
There are 30.6 acres planned for C-1 in Area B. Due to the proximity of Area B to Paseo del Volcan, the C-1 lands provide a logical transition from a principal arterial north to medium and low density residential development.

Mixed Use (SU)
The Special Use Mixed Use designation provides flexibility to provide a mix of higher density residential and commercial uses. The Mixed Use district supplies employment and housing opportunities for the community. The uses may be integrated vertically or adjacent to each other with appropriate buffering. There are 23.5 acres dedicated to Mixed Use within Area B.

Light Industrial (SU for Limited Light Industrial and Commercial Uses)
Office, light industrial, manufacturing, business park facilities, and commercial are appropriate uses in the Light Industrial Special Use zone. The intent of the employment zone is to provide alocation for employers to locate in an area served by principal arterials with excellent accessibility and existing infrastructure. Uses that create nuisances such as smoke, noise, vibration, and odor are not appropriate for the Light Industrial district in this area. Permissive uses are as stipulated in the adopted zoning Ordinance for this area. 41.3 acres has been designated for Light Industrial (SU) in Area B.

Area C - New Mexico State Land Office and Rio Rancho Public Schools

Recommended land uses and zoning for Area C addresses the 573.0 acres of land owned by the State and Rio Rancho Public Schools. The following zones are proposed for Area C.

Table 4: Land Use and Zoning Acreage Distribution for Area C

Land Use/Zoning	Size (acres)	% of Total
Residential (R-1)	41.8	7.3%
Residential (R-2)	88.4	15.4%
Residential (R-3)	79.7	13.9%
Residential (R-4)	131.7	23.0%
Commercial (C-1)	29.9	5.2%
Mixed Use (SU)**	42.3	7.4%
Education Center (SU)**	136.4	23.8%
Open Space (OS)/ROW, Drainage	22.8	4.0%
Totals	**573.0**	**100.0%**

*Calculations based on net acreage
*SU/Special Uses require site plan approval by the Governing Body.

R-1: Residential
There are 41.8 acres planned for R-1 within Area C.

R-2: Residential
There are 88.4 acres planned for R-2 within Area C.

R-3: Residential
There are 79.7 acres planned for R-3 within Area C.

R-4: Residential
There are 131.7 acres planned for R-4 within Area C.

C-1: Commercial
The C-1 lands provide easily accessible services for the nearby residential and business areas.

~~There are 29.9 acres planned for C-1 in Area C.~~

~~**Mixed Use (SU)**~~
~~The Mixed Use designation provides flexibility to provide a mix of higher density residential and commercial/office uses. The Mixed Use district supplies employment and housing opportunities for the community. The uses may be integrated vertically or adjacent to each other with appropriate buffering. There are 42.3 acres dedicated to Mixed Use within the Area C.~~

~~**Educational Center (SU)**~~
~~Schools, recreational facilities, administrative offices, parks, and maintenance and storage facilities are permissive in the Educational Center district. Advanced education and elementary educational facilities are able to be located in this district to serve a localized or regional educational objective. The 136.4 acres designated for Educational Facilities is the site of V. Sue Cleveland High School.~~

~~**OS: Open Space**~~
~~The OS or Open Space zone shall allow for active and passive recreational amenities, natural open space areas for wildlife habitat and cultural and natural resource preservation. There are 22.8 acres of OS in Area C.~~

4. INFRASTRUCTURE

The following briefly describes the general infrastructure for the Master Plan area. Development engineering will be required for future planned development per the City of Rio Rancho Development Process Manual (DPM).

A. Water and Sewer
Water and sewer availability will be reviewed at subdivision plat.

~~A. Water~~
~~Water service will be provided per the existing agreement dated August 8, 2013 (included in this document as Appendix A) from lines existing in the area.~~

~~B. Sewer~~
~~Sewer service will be provided per the existing agreement dated August 8, 2013 (included in this document as Appendix A) from lines existing in the area.~~

~~C.~~ B. Drainage
A drainage study has been completed for the Paseo Gateway area and preliminary plans have been developed to limit drainage flows to historic rates beyond Paseo del Volcan. Detention ponds will be constructed as part of the overall development plan. Discharge will be provided via the Upper Venada Off-Channel Facility agreement with SSCAFCA executed in 2023.

~~D.~~ C. Roadways
Primary access to the area is provided from Paseo del Volcan at Loma Colorado Boulevard and Iris Road ~~and Westphalia Boulevard.~~

5. RIO RANCHO COMPREHENSIVE PLAN

The Paseo Gateway Master Plan adheres to the Rio Rancho Comprehensive Plan. The Comprehensive Plan is a policy document that lays out goals, policies, and actions to guide the growth and development of Rio Rancho. The Paseo Gateway Master Plan will help implement the nine elements of the Rio Rancho Comprehensive Plan, as explained below.

ANNEXATIONS, ANTIQUATED PLATTING & ADDRESSING

This element of the Comprehensive Plan is not applicable to the Paseo Gateway Master Plan The property has already been annexed and platted, and will continue to be platted and addressed according to City standards as development occurs within the Plan Area.

CONSERVATION AND THE NATURAL ENVIRONMENT

The intent of this element is to ensure that sustainability is a key component of the City's growth. As development occurs, this element is intended to ensure that concerns such as water quality, air quality, water conservation, geological features, and soil conditions are taken into consideration when development decisions are made.

The Conservation and Natural Environment Section of the Comprehensive Plan include some of the following goals, policies, and actions for achieving these objectives:

- ◊ Preserve water resources
- ◊ Reuse and recycle materials, and reduce waste
- ◊ Implement the use of low impact development techniques and green building practices
- ◊ Limit the use of turf in landscape areas in residential and commercial developments

The Paseo Gateway Master Plan meets these objective through the provision of design guidelines that require the sensitive use of landscape materials in order to conserve water, the creation of open spaces that serve dual drainage and recreational functions, such as a trail in the north/south open space corridor. Builders at Paseo Gateway are encouraged to join green building programs and employ green building techniques.

The basic tenet of the conservation element is to maintain and improve natural resources in Rio Rancho for generations to come. Ways to achieve this include the support for recycling, water conservation, low-impact transportation alternatives, and the use of renewable resources.

Night sky compliant lighting shall be required within the Paseo Gateway Master Plan. Drought tolerant and native landscaping materials are encouraged.

Planning and design of infrastructure within the Paseo Gateway Master Plan shall minimize the alteration of natural flood plains, stream channels and natural protective barriers. Flooding, grading and development activities shall be managed to prevent flood or erosion damage.

LAND USE, POPULATION AND HOUSING

The goals, policies, and actions for land use, population, and housing in Rio Rancho include the following:

- ◊ 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
- ◊ Promote and support development that incorporates walkability
- ◊ Encourage adequate pedestrian connections to future transit facilities in all residential site development
- ◊ Maintain the strength, vitality, and stability of all residential neighborhoods and types
- ◊ Promote quality, community-friendly multi-family development, through features such as enhanced open space and pedestrian connectivity

The intent of this element is to ensure a land use pattern that offers a diversity of housing, well designed residential development, provides park and open space amenities, and pedestrian connectivity. The land use concept for the Paseo Gateway Master Plan accomplishes the intent of the land use element by including a wide range of zoning densities, from R-1 to R-6. Master planning is one of the City's key action steps towards carrying out this element.

The Paseo Gateway Master Plan outlines the framework for development that meets the intent of the Comprehensive Plan by providing pedestrian trails and sidewalks that connect to the major streets bounding the Plan Area and through the provision of park and open space within the Plan Area.

Land uses include office, commercial, institutional, entertainment, residential, and industrial. Paseo Gateway is located east of the City Center. Residents living in the Paseo Gateway community will have convenient access to employment, education, and commercial services.

The Paseo Gateway Master Plan calls for a mix of land uses that can accommodate a diversity of housing options for residents. High-end and move-up housing will be available as well as attached and detached residential options, all in close proximity to commercial services.

The Paseo Gateway Master Plan will utilize existing City of Rio Rancho zoning categories and development will conform with the design standards contained in those zoning categories and this Master Plan. Design standards created for Paseo Gateway are designed to expand on the City's Zoning Ordinance and will provide unified streetscapes, unified signage design, perimeter wall and entry design, and open space areas. Landscaping requirements shall apply to streetscapes, detention ponds, perimeter areas adjacent to perimeter walls, and buffer areas.

TRANSPORTATION

The Transportation Section of the Comprehensive Plan contains the following goals, policies, and actions which are relevant to the Paseo Gateway Master Plan:

- ◊ A balanced transportation system that provides access to a variety of transportation options.

The transportation element hopes to establish a long-range transportation network to meet local and regional circulation needs. A multi-modal transportation system to move people and goods is encouraged. In addition, a coordinated pedestrian network is preferred throughout the Plan Area to help foster non-vehicular mobility and accessibility.

Prior to development, a Traffic Impact Analyses shall be provided to ensure that new residential development will not compromise the existing transportation network. Walkways and pedestrian corridors shall be provided both as sidewalks along the roadways and within Open Space corridors. Pedestrian and bicycle connections may be considered for arterial and collector roadways, or within trail corridors.

PUBLIC FACILITIES

The intent of the Public Facilities element of the Comprehensive Plan is to minimize the difficulties, due to antiquated platting, of providing infrastructure within the City. The applicable policy is listed below.

- ◊ Make land use recommendations based on the availability of adequate public facilities necessary to support a proposed land use

The Master Plan meets this intent and policy. The Master Plan is in an area of Rio Rancho where the project will be able to connect to existing infrastructure and is a logical location for expansion.

All residents should be assured proper access to police, fire and emergency services. Police, fire and emergency rescue services impacts should be considered in development plans. Coordination with the Department of Public Safety shall be a requirement for future Specific Area Plans to ensure federal standards are met for emergency response times.

PARKS AND RECREATION

The intent of the Parks and Recreation section of the Comprehensive Plan is to ensure that as the City of Rio Rancho develops, amenities such as parks and recreational facilities are provided for the growing population. The goals that are particularly applicable to the Master Plan are listed below:

- ◊ Be responsive to the recreational needs of the community
- ◊ Provide a variety of quality of life services to meet community needs, assuring that there are strong relationships with all sectors of the community and ample opportunities to foster human interaction

The Master Plan has designated land as open space with the intent that these areas will function as multi-use drainage, recreation, or trail corridors. The intent of the Master Plan is to provide the framework for the creation of a complete community that includes park and recreation areas.

URBAN DESIGN

The intent of the Urban Design element of the Comprehensive Plan is to ensure that development follows design standards that help to achieve the creation of community identity and aesthetic quality. Some of the relevant goals, policies, and actions within this element include:

- ◊ Create safe developments that discourage crime
- ◊ Support development that links neighborhoods and encourages the use of all modes of transportation
- ◊ Embrace the use of xeriscape landscaping

Design features within the Paseo Gateway Master Plan will highlight streetscapes, multi-use paths, perimeter walls, gateways, and pedestrian connections at the site planning stage. It is anticipated that a more detailed level of planning will be required for these properties to ensure adherence with the overall land use plans, transportation corridors and open space network. Future site plans and/or subdivisions shall include landscaping requirements for streetscapes, arroyos and retention/detention ponds, walls and screening patterns. Native and xeric plant species shall be encouraged and water harvesting and irrigation requirements shall be included in any future landscape plans.

ECONOMIC DEVELOPMENT

The primary goal of the economic development element is to expand employment opportunities, provide a mix of jobs, support existing retail and service needs as well as provide infrastructure

to support and attract existing and new businesses, while with respect to the State parcels, also benefiting the public schools of New Mexico by optimizing revenue to the trust administered by the Commissioner.

The land use plan for the Paseo Gateway area provides for an appropriate mix of residential, commercial, and employment uses. The intent of the land use plan is to provide ample space for a wide variety of potential employers and new industry to locate in Rio Rancho. With accessibility to Paseo del Volcan, NM State Road 528, US Highway 550, and Interstate 25, it is expected that this area will be desirable for future employers. The City may consider development incentives to attract employers and commercial services to Paseo Gateway by providing an expedited development.

6. Design Guidelines

A. Residential Design Guidelines for Area C

The design guidelines are intended to create a sense of cohesiveness and identity within ~~Area C of the~~ the Paseo Gateway Master Plan. These standards will help implement the Urban Design provisions of the City of Rio Rancho's Comprehensive Plan.

The standards are primarily intended as a generalized guide for end users/builders that will participate in the development of Paseo Gateway. Where these standards conflict with City of Rio Rancho ordinances or approved City standards, the more stringent shall apply.

SITE DESIGN
All individual neighborhoods should provide convenient pedestrian circulation through and between neighborhoods, to the external streets, and the proposed adjacent commercial development.

General

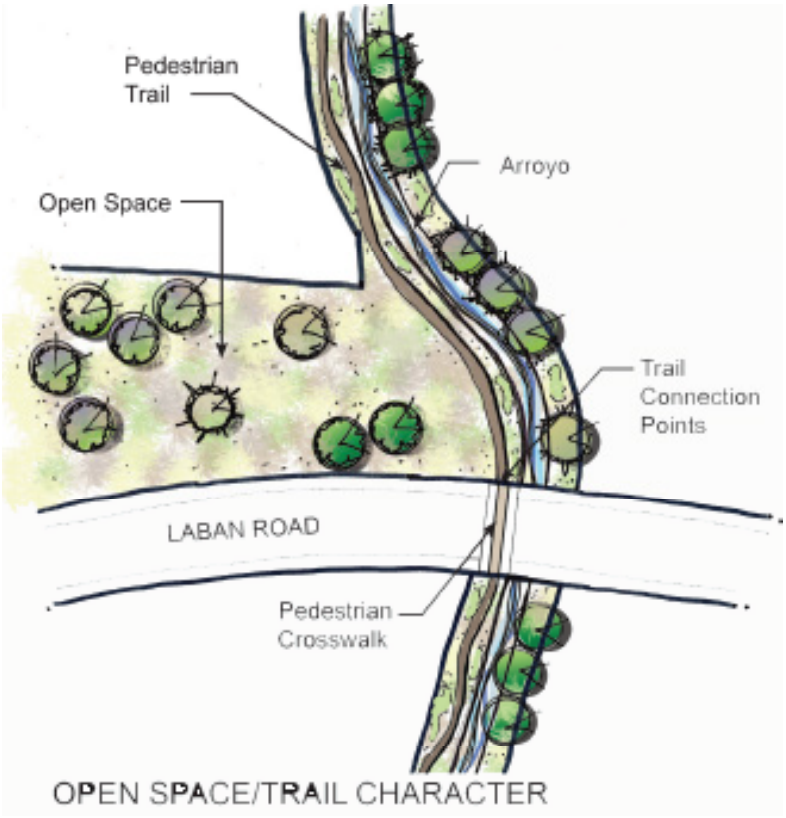
a. Sidewalk requirements shall be consistent with City of Rio Rancho standards.

b. Safe, convenient, and pleasant pedestrian circulation may be accomplished with sidewalks, trails, special pavings, and shade.

c. Pedestrian walkways shall be designed to be ADA accessible (see Americans with Disabilities Act Criteria for Barrier-Free Design).

d. Concrete, asphalt, or compacted decomposed granite with stabilizer are acceptable materials for pedestrian walkways.

e. Clear sight distances shall be maintained at all driveway locations and intersections per AASHTO design standards.



OPEN SPACE/TRAIL CHARACTER

f. Unfinished gray block walls, barbed wire, chain link, concertina wire, and wood or plastic/vinyl fencing are prohibited.

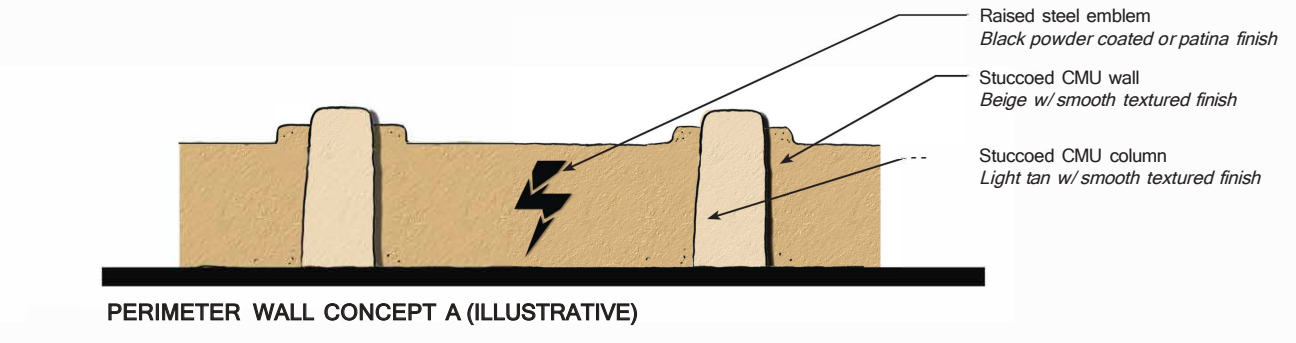
Single Family Residential

a. All development shall comply with the City of Rio Rancho Subdivision Ordinance.

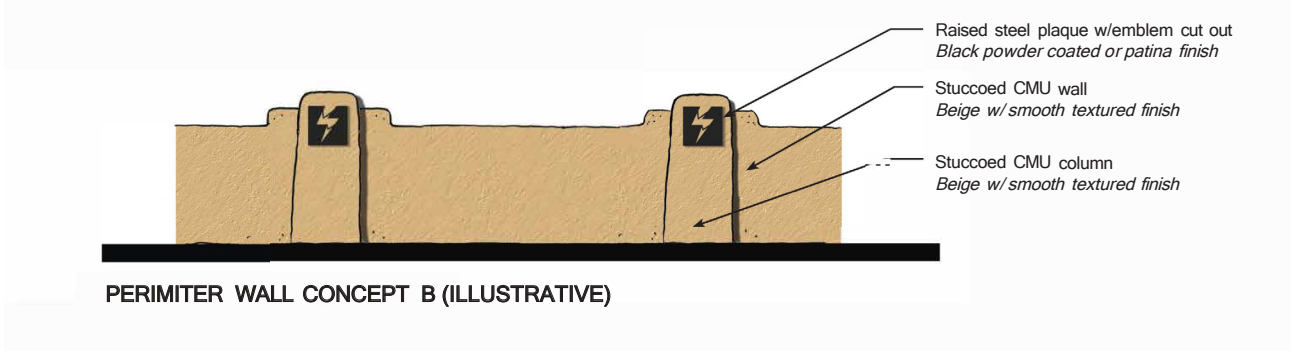
b. Single family units are prohibited from fronting or have driveway access to a collector or major local street.

c. Proposed driveway locations shall be consistent with curb cut requirements identified in the Rio Rancho City Code.

d. Lots that face streets at the front and rear shall be limited to one driveway at the front facing street. A solid wall shall be provided at the rear yard of the property to ensure limited access.



PERIMETER WALL CONCEPT A (ILLUSTRATIVE)



PERIMITER WALL CONCEPT B (ILLUSTRATIVE)

ARCHITECTURE

The architectural standards are intended to describe the general characteristics of the Master Plan. While the buildings will reflect these standards, it is not the intent of these design standards to prohibit a certain amount of individual expression and creativity.

Residential

a. Building height on houses with pitched roofs shall not exceed 32 feet to the highest point of the pitch. Building height on houses with flat roofs shall not exceed 26 feet.

b. The use of accent colors in entry portals, front door, window frames and trim, and other incidental elements is encouraged.

c. Front porches, entryways, and/or portals, if used, shall have a minimum 5 foot depth, and shall not be permitted within the front yard setback.

d. Antennae or solar collector equipment, if used, shall be installed so as to minimize its visibility

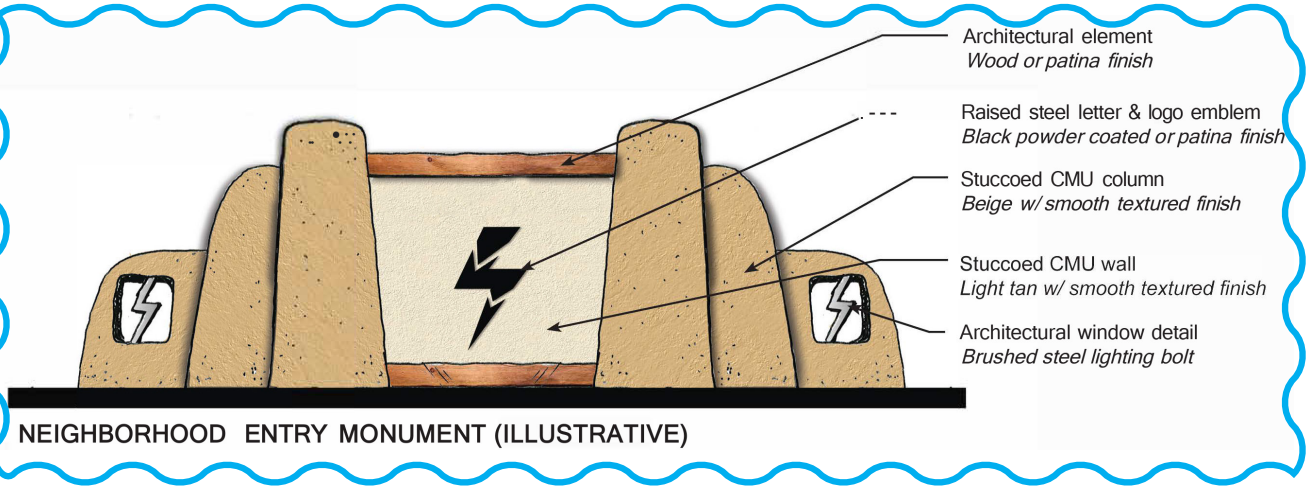
from any public street or adjacent lot.

SIGNAGE

Signage should enhance the overall character and identity of the community, as well as provide directional instruction.

Residential Neighborhoods

a. All neighborhood entries shall include the specific subdivision name (example is located below).



NEIGHBORHOOD ENTRY MONUMENT (ILLUSTRATIVE)

b. Freestanding neighborhood entry signs shall be monument style. The maximum height shall not exceed 8 feet.

c. The signage program at Paseo Gateway will include project identification graphics in key locations along the perimeter of the project.

LIGHTING

The objective of the lighting standards is to preserve the “dark sky” while providing lighting that enhances the safety, security, and visual aesthetics of the area. Careful attention to lighting detail will contribute to the sense of a cohesive community image. Additional restrictions on lighting may be imposed through privately enforced covenants, conditions, and restrictions (CC&Rs).

General

a. Light fixtures and standards are intended to conform to local safety illumination standards and existing City regulations.

b. Street lights shall be per Rio Rancho and Public Service Company of New Mexico standards, which require street lights at all intersections, cul-de-sacs, and curves in the roadway.

c. Site lighting should be shielded and oriented so as to eliminate glare or light trespass onto adjacent roadways and properties. All lighting shall be in compliance with the City of Rio Rancho Lighting Ordinance.

d. Lighting layout should be coordinated with proposed landscaping and trees to maximize light distribution and avoid conflicts.

e. Bollard lights should be used at pedestrian connections.

LANDSCAPE AND STREETSCAPE

Landscaping should be used to buffer attenuate noise or block undesirable views, to provide wind protection, shade, and relief from the heat and glare generated by development, to control soil erosion, and enhance pedestrian and vehicular traffic and safety. Street trees are intended to soften and break-up the streetscape to avoid a canyon-like appearance. Recognizing the importance of water conservation, these standards promote the use of native and naturalized plant species that perform well in an arid environment.

General

a. Landscape plans shall comply with the City's Water Conservation Ordinance and Zoning Code.

b. Landscaping in accordance with an approved plan should be installed in a timely manner in accordance with the CC&Rs.

c. Turf should not be used within the street R.O.W. or within the landscape area between the curb and sidewalk. These areas should be planted with shrubs and trees.

d. A clear sight triangle must be maintained in any landscape area per AASHTO sight distance standards.

e. A fully automated irrigation system should be provided for all landscaped areas. The system should be designed to avoid overspraying walks, buildings, fences, etc.

f. Undeveloped areas held in reserve for future building or pavement should be stabilized with an acceptable polymer based agent or seeded with a mixture of native grasses wildflowers.

g. Coverage of the common landscape areas with living vegetative material will be governed by existing City regulations.

h. Street trees shall follow City of Rio Rancho standards.

Residential

a. Street trees should be provided at a rate of 2 tree per residential lot frontage along roads throughout the Area C portion of the Paseo Gateway Plan Area.

b. Street trees should be provided at a rate of one tree per 30 linear feet along subdivision perimeter and where lots back up to roadways.

c. Homebuilders should provide front yard landscaping for each residential lot. This requirement is in addition to the street tree in front of the residence.

d. Irrigation and maintenance of front yard landscape and street trees along internal neighborhood streets should be the responsibility of the individual homeowner.

e. Gravel, colored rock, and similar materials are acceptable as a top dressing for landscape areas, however, they shall not be considered a focal landscape element.

B. Tract 18 - SU/Light Industrial & Commercial Guidelines
Tract 18, in the Paseo Gateway Master Plan is a Special Use zone. The Light Industrial/ Commercial Special Use zone within the Paseo Gateway Master Plan requires a Site Plan approved by the Governing Body, and are subject to the following restrictions to insure proper use and appropriate development. Specifically to:

(a) mitigate negative impacts to adjacent residential properties;

(b) protect each Owner against improper development and use of the property;

(c) prevent construction of buildings of substandard materials;

(d) provide standards that include signage, adequate setbacks, architecture, landscape, streetscape, lighting, access, and walls.

The purpose of these design standards is to provide a flexible framework for community design that encourages innovative and creative solutions, rather than setting a rigid set of requirements. The standards will help implement the Urban Design provisions of the City of Rio Rancho Comprehensive Plan.

LIMITS AND RESTRICTIONS
The SU Light Industrial/Commercial Zone within the Plan Area will provide for limited industrial and commercial uses as specified by City of Rio Rancho Ordinance. provided such uses are conducted in a compatible and harmonious manner.

Permissive Uses:
SU for Light Industrial and C-1/Retail Commercial uses, which includes the following land uses:

1. Light manufacturing and assembly per Code of Ordinances, conducted indoors;
2. Storage warehousing, warehouse distribution and wholesaling merchandising;
3. Self-storage facilities;
4. Laboratories, research, and experimental stations;
5. Printing, publishing, and related establishments;
6. Lot for new and used vehicle sales, parts and service per Rio Rancho Code of Ordinances
7. Office and office buildings;
8. Call Centers;
9. Stores for the sale of retail goods and products;
10. Repair shops for appliances and similar goods;
11. Bakeries and confectionaries where goods are sold
12. Restaurants, except free-standing bars and lounges;
13. Banks, and money lending;
14. Film Studios, Film Production, and related use;
15. Theatres;
16. Amusement centers and bowling alleys;
17. Photography studios, except adult photo studios
18. Dry cleaning, laundry, and tailor shops;
19. Beauty shop, barber shop, spa;
20. Hotel;
21. Health clubs and gymnasiums;
22. Hospitals and health care related uses;
23. Assisted living and similar institutions;
24. Nursery schools and daycare facilities;

25. Public and private schools;
26. Libraries and museums;
27. Churches and other places of worship, Sunday school buildings and parish houses
28. Public utilities
29. Parks, recreation parks, open space, and public facilities;
30. Construction trailers per Rio Rancho Code of Ordinances; and
31. Residential uses within the building for security purposes.

Building Height: Building height shall be per the C-1, Retail Commercial, District except that the maximum height of a hotel or office building shall be 50 feet if the structure is located, at minimum, 200 feet from the nearest residentially zoned property.

Setback: There shall be a 35-foot setback from the property boundary except adjacent to the Paseo del Volcan right-of-way.

Landscaping: Landscaping shall be per the C-1, Retail Commercial, District.

Buffering and Walls: Buffering shall be provided per the C-1, Retail Commercial, District with the following modifications:

1. The required buffer yard shall be 15 feet wide.
2. Plain grey CMU block shall not be used for the buffer wall unless painted or treated (e.g. stuccoed).
3. Chain-link (with or without slats), wood or plastic/vinyl fencing shall not be used for the buffer wall.
4. Barbed wire, concertina wire and similar materials are not permitted atop the buffer wall.
5. Buffering shall also be provided along the west boundary adjacent to the tributary of the La Barranca Arroyo.
6. All perimeter block walls facing rights-of-way shall be constructed of split-face concrete block and shall include a smooth, continuous 4-inch cap of a complementary color.

Off-street Parking: Off-street parking shall be provided per Code of Ordinances, Chapter 154.76~~22~~.

Bicycle Parking: Each occupied building shall include bicycle racks that accommodate 0.25 bicycles per 1,000 square feet gross floor area or 3 bicycles, whichever is greater.

Equipment, Refuse and Storage Screening:

1. Ground and roof-mounted mechanical equipment shall be screened from the view of adjoining properties by landscaping or parapets, respectively.
2. Outdoor storage shall be visually screened from all property lines by a solid wall, opaque fence (chain-link fencing with slats not enough to fully screen the stored materials.
3. Refuse collection shall comply with Code of Ordinances, Chapter 50.07(B). Chain-link fencing with slats shall not be permitted as a suitable enclosure for the refuse container.

Lighting: Lighting shall comply with all applicable City ordinances and should shall be further restricted by the following design standards:

1. Site lighting shall be shielded and oriented so as to eliminate glare or light trespass on to adjacent rights-of-way and properties.
2. All parking lot lighting shall be fully shielded.
3. Bollard lights shall be fitted with louvers, diffusers or shields, as necessary, to eliminate glare or light trespass on to adjacent rights of-way and properties.
4. Light fixtures shall conform to the architectural character of the buildings and other site elements.
5. Accent lighting is permitted; however, building surface lighting is limited to an average of 2 foot-candles measured 4 feet from the surface level of any point on the building surface being illuminated.
6. The average lighting level shall be limited to 2 foot-candles with maximum levels limited to 16 foot-candles as measured 4 feet from above the surface level of any point on Tract 18.

Signage: Signs shall comply with all applicable City ordinances and should be further restricted by the following design standards:

1. All free-standing signs shall be monument signs as defined by Code of Ordinances, Chapter 156.02 except those signs for the direction of vehicular traffic and signs advertising properties for sale or lease.
2. Blinking, moving, internally illuminated or animated signs, product advertising signs or hand painted signs shall not be permitted.
3. Building signs shall consist of individually mounted letters, shall be limited to identification of the respective building or tenant occupant and shall not be illuminated if facing residential properties.
4. Signs for business identification may be permitted in the buffer, but shall not exceed four feet in height.

5. Signs advertising properties for sale or lease and signs required for the regulation and direction of vehicular traffic shall be allowed in the buffer, but such signs shall not exceed six square feet in area nor be higher than four feet above grade.

Architecture:

1. Primary building materials shall be stucco, colored concrete or colored block. Stone, tile, metal or brick accents are also allowed.
2. Materials prohibited as the primary building material include the following:
   a. Exposed, untreated precision block or wood walls;
   b. Highly reflective surfaces; and
   c. Metal paneling.
3. Stucco colors shall be limited to shades of brown, tan, sage green, and sand. Bright colors as the dominant exterior color are prohibited.
4. Earth tone, white, green, red, blue, and brown hues shall be the accent colors used on entry portals, front doors, window frames and trim, fascias, southwestern architectural features, and other related elements.

Access:

1. Primary access to Tract 18 shall be from Iris Road. via 28th Avenue. Access to 27th Avenue and 52nd Street south of the property line shall be prohibited unless otherwise required for reasons of public health, safety, or welfare.

2. Direct access from Paseo del Volcan or Iris Rd. shall require approval by the New Mexico Department of Transportation and the City of Rio Rancho.

Site Plan: Site plan approval per Code of Ordinances, Chapter 154.~~17~~ 43 SU: Special use District, shall be granted by the Governing Body prior to development.

7. IMPLEMENTATION

The Implementation of the Paseo Gateway Master Plan shall occur as subplans, infrastructure planning and subdivisions are platted.

1. All land use decisions shall be in compliance with the adopted Paseo Gateway Master Plan, this includes zone map amendments, platting, and right-of-way acquisition in coordination with the Department of Development Services.

2. All infrastructure shall be planned and coordinated with City of Rio Rancho Department of Development Services, City of Rio Rancho Departments of Public Safety and Transportation, PNM, and any other established entities working with Sandoval County and the City of Rio Rancho.

3. National standards for emergency response times shall be upheld; therefore DPS facility planning shall be coordinated as subdivisions occur.

4. Access to Paseo Del Volcan will be restricted to Loma Colorado Boulevard, and Iris Road ~~Westphalia Road~~.

5. All interior streets locations and alignment are conceptual. Final location and alignment of internal streets shall be determined at the time of subdivision.

6. All major streets shall be dedicated upon request by the City during the subdivision process.

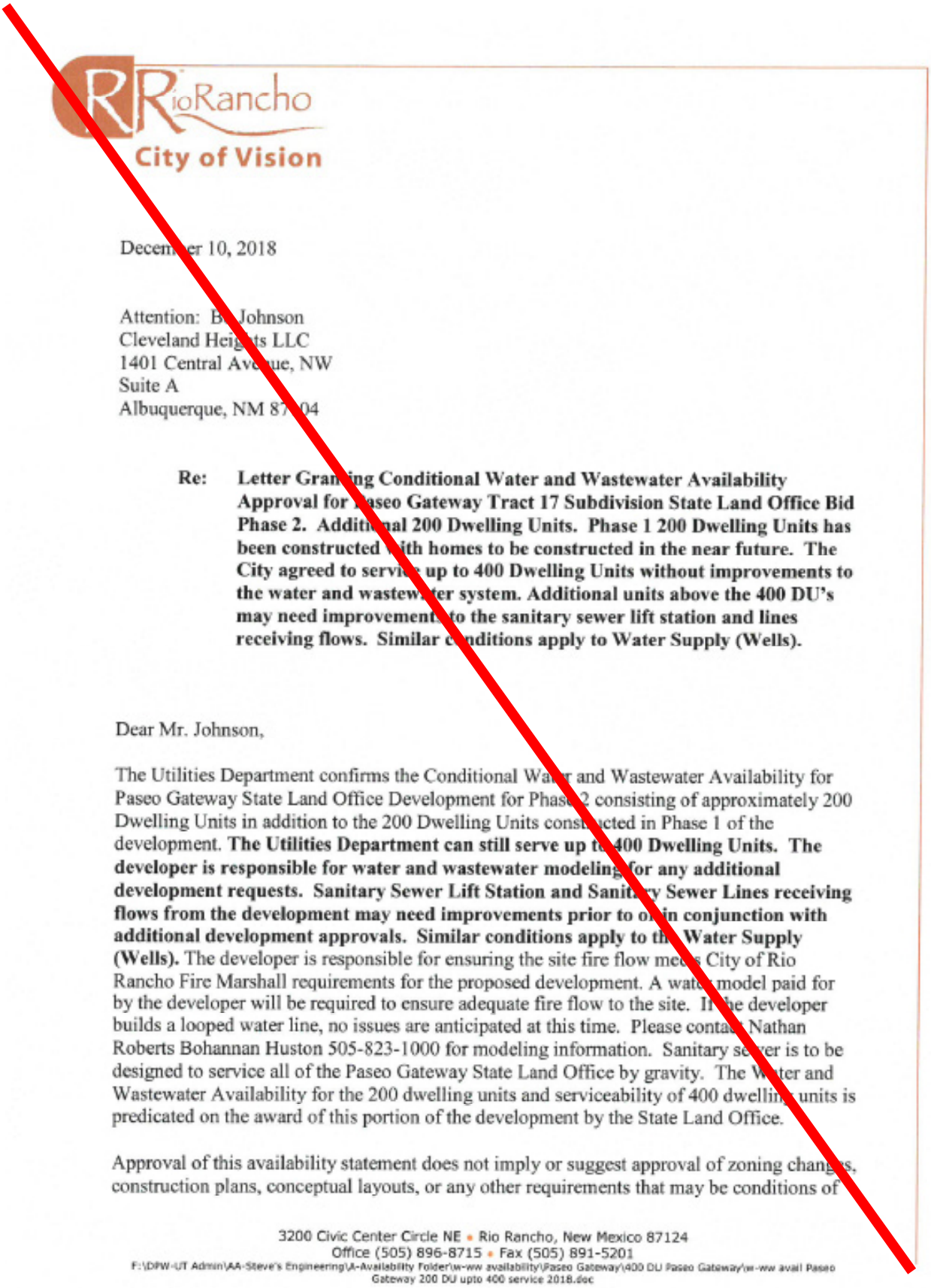
7. Designated open space, improved to meet City of Rio Rancho Park Design Standards in the Development Process Manual, may count towards the trail requirements established by the City of Rio Rancho.

8. A 25% rule is established for administrative amendments to the Paseo Gateway Master Plan. As residential projects get farther along in the design process, it is typical for minor readjustments to occur. Therefore we propose that any change that is less than 25% of the Master Plan area shall be processed administratively by the Planning Director. Changes that exceed 25% of the plan area will return to the Planning and Zoning Board and Governing Body for approval.

9. Future plans may be required to address specific issues such as design guidelines, coordination of infrastructure, transportation corridors.

10. It is anticipated that the property will be platted to correspond with development. In conjunction with platting actions, Development Agreement(s) may be prepared outlining infrastructure costs and requirements for the development.

APPENDIX A - WATER/SEWER AVAILABILITY



Rio Rancho
City of Vision

December 10, 2018

Attention: B Johnson
Cleveland Heights LLC
1401 Central Avenue, NW
Suite A
Albuquerque, NM 87 04

Re: Letter Granting Conditional Water and Wastewater Availability Approval for Paseo Gateway Tract 17 Subdivision State Land Office Bid Phase 2. Additional 200 Dwelling Units. Phase 1 200 Dwelling Units has been constructed with homes to be constructed in the near future. The City agreed to service up to 400 Dwelling Units without improvements to the water and wastewater system. Additional units above the 400 DU's may need improvements to the sanitary sewer lift station and lines receiving flows. Similar conditions apply to Water Supply (Wells).

Dear Mr. Johnson,

The Utilities Department confirms the Conditional Water and Wastewater Availability for Paseo Gateway State Land Office Development for Phase 2 consisting of approximately 200 Dwelling Units in addition to the 200 Dwelling Units constructed in Phase 1 of the development. **The Utilities Department can still serve up to 400 Dwelling Units. The developer is responsible for water and wastewater modeling for any additional development requests. Sanitary Sewer Lift Station and Sanitary Sewer Lines receiving flows from the development may need improvements prior to or in conjunction with additional development approvals. Similar conditions apply to the Water Supply (Wells).** The developer is responsible for ensuring the site fire flow meets City of Rio Rancho Fire Marshall requirements for the proposed development. A water model paid for by the developer will be required to ensure adequate fire flow to the site. If the developer builds a looped water line, no issues are anticipated at this time. Please contact Nathan Roberts Bohannan Huston 505-823-1000 for modeling information. Sanitary sewer is to be designed to service all of the Paseo Gateway State Land Office by gravity. The Water and Wastewater Availability for the 200 dwelling units and serviceability of 400 dwelling units is predicated on the award of this portion of the development by the State Land Office.

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

3200 Civic Center Circle NE • Rio Rancho, New Mexico 87124
Office (505) 896-8715 • Fax (505) 891-5201
F:\DPW-UT Admin\AA-Steve's Engineering\A-Availability Folder\w-ww availability\Paseo Gateway\400 DU Paseo Gateway\w-ww avail Paseo Gateway 200 DU upto 400 service 2018.doc

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 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 Department 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 be 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.

The Availability Statement will expire unless construction starts within 18 months of approval and is complete within 3 years of approval. If you have questions regarding this Availability Statement please contact me at 505-891-5046.

Sincerely,

Steve Gallegos

Steve Gallegos
Deputy Director
Utilities Department

3200 Civic Center Circle NE • Rio Rancho, New Mexico 87124
Office (505) 896-8715 • Fax (505) 891-5201
F:\DPW-UT Admin\AA-Steve's Engineering\A-Availability Folder\w-ww availability\Paseo Gateway\400 DU Paseo Gateway\w-ww avail Paseo Gateway 200 DU upto 400 service 2018.doc

FLOOD CONTROL COST SHARE AGREEMENT
Upper Venada Off-Channel Facility

THIS FLOOD CONTROL COST SHARE AGREEMENT ("AGREEMENT") is made this day August 18, 2023 ("EFFECTIVE DATE"), by and between the Southern Sandoval County Arroyo Flood Control Authority, New Mexico, a political subdivision of the State of New Mexico (hereinafter "SSCAFCA"), and AMREP Southwest Inc., a New Mexico corporation (hereinafter "DEVELOPER").

RECITALS

WHEREAS, SSCAFCA is empowered and directed to acquire, equip, maintain, and operate a flood control system for the benefit of the authority and the inhabitants thereof, pursuant to NMSA 1978, Sections 72-19-1 through 72-19-103, and

WHEREAS, DEVELOPER is developing certain lands within the City of Rio Rancho, New Mexico ("CITY") generally described as a portion of Paseo Gateway, and more specifically including:

> Tracts numbered 19, 20, 22, 23, 25, 26, 28, Parcel B, Lots numbered 1 through 11, inclusive, in Block numbered 204 and Lots numbered 1 through 11, inclusive, in Block numbered 205, as the same are shown and described on the plat entitled "PASEO GATEWAY TRACTS 19 TRU 28 AND PARCEL B, A REPLAT AND VACATION OF PORTIONS OF UNIT TWENTY, within Section 33, Township 13 North, Range 3 East, New Mexico Principal Meridian, City of Rio Rancho, Sandoval County, New Mexico" filed for record on December 3, 2008, in vol. 3, folio 2982-A (Rio Rancho Estates Plat Book No. 21, Pages 125-128, in Sandoval County, New Mexico.

(hereinafter "DEVELOPMENT"), and

WHEREAS, DEVELOPER and SSCAFCA have previously executed a Drainage Agreement dated July 16, 2020 ("DA") for construction of a flood control pond on SSCAFCA's property for the discharge of storm water from the DEVELOPMENT, paid for by DEVELOPER and operated by SSCAFCA, and

WHEREAS, all conditions by both parties have been met from the DA with the exception of the construction of the flood control facility and DEVELOPER and SSCAFCA desire to terminate the DA and replace it with this AGREEMENT, and

WHEREAS, SSCAFCA is planning to construct the Upper Venada Off-Channel Facility on Tract H in a manner consistent with the conceptual layout reflected in Conceptual Layout for Tract H Detention Ponds, attached hereto as Exhibit A ("PROJECT"), to address regional flood control and storm water drainage, including from the final DEVELOPMENT. "Tract H" means Tract H, as the same is shown and designated on the plat entitled "Blocks 119 Thru 134, Portions of Blocks 88 and 89, Reserved Tracts "H" & "I", Unit Twenty, Rio Rancho Estates, Sandoval County, New Mexico," recorded in the office of the County Clerk of Sandoval County, New Mexico on June 19, 1972 in Rio Rancho Estates Plat Book No. 2, Page 59. Final drainage volumes from the DEVELOPMENT to the PROJECT shall be based on the land treatments identified in Potential Impacts of the Proposed Paseo Gateway Development on Peak Discharge and Runoff Volume Contributions to the Venada Arroyo, attached hereto as Exhibit B. SSCAFCA is currently assembling financial resources needed for PROJECT design and construction, including a financial contribution from DEVELOPER.

NOW, THEREFORE, for good and adequate consideration, the receipt of which is hereby acknowledged, SSCAFCA and DEVELOPER agree as follows:

1. **Termination of DA.** The DA is hereby terminated as of the EFFECTIVE DATE and all provisions of the DA that do not by their terms survive such termination are no longer in effect. Notwithstanding the prior sentence, the DA may be reinstated (and all terms in the DA shall be in effect following such reinstatement) pursuant to Section 4(e) of this AGREEMENT.

2. **Financial Contribution.** Subject to the terms of this AGREEMENT, DEVELOPER agrees to contribute $623,000 to the ultimate construction cost incurred by SSCAFCA for construction of the PROJECT ("FINANCIAL CONTRIBUTION"). Other than the FINANCIAL CONTRIBUTION, SSCAFCA shall be solely responsible for all of the fees, costs and expenses of the PROJECT.

3. **Procedures and Project Compliance**.

    a. The FINANCIAL CONTRIBUTION shall be paid as follows:

        i. DEVELOPER will pay 25% of the FINANCIAL CONTRIBUTION to SSCAFCA within 30 days of SSCAFCA providing DEVELOPER with notice that SSCAFCA has issued a notice to proceed to the prime construction contractor responsible for the PROJECT.

        ii. DEVELOPER will pay an additional 25% of the FINANCIAL CONTRIBUTION to SSCAFCA when the construction contractor for the PROJECT reaches 50% completion (as determined by the date on which the prime construction contractor responsible for the PROJECT reaches 50% of such contractor's pay application under its contract with SSCAFCA) Such payment will be due within 30 days of SSCAFCA notifying DEVELOPER of the occurrence of the 50% completion benchmark and providing DEVELOPER with invoices from SSCAFCA's construction contractor for the services underlying such benchmark.

        iii. DEVELOPER will pay the remaining 50% of the FINANCIAL CONTRIBUTION within sixty (60) days after the date SSCAFCA issues DEVELOPER a Substantial Completion certificate and DEVELOPER verifies that all components of the PROJECT contained in such certificate are accurate.

    b. Without limiting any other provision of this AGREEMENT, SSCAFCA shall design, construct, operate and maintain the PROJECT in compliance with all applicable governmental laws, ordinances, rules or other requirements governing the PROJECT and in a capacity to accept drainage from the DEVELOPMENT in the minimum amount equivalent to a 100-year, 24-hour recurrence interval storm calculated using the assumptions and figures provided by SSCAFCA in Exhibit B attached hereto. Notwithstanding DEVELOPER's payment of any portion of the FINANCIAL CONTRIBUTION, SSCAFCA shall at all times remain solely liable for the design, construction, operation and maintenance of the PROJECT. Offsite drainage that would naturally flow through the DEVELOPMENT to the Venada Arroyo shall be diverted to the Venada Arroyo upstream of the PROJECT by the DEVELOPER. In addition to drainage from the DEVELOPMENT, the PROJECT is a regional flood control facility that will be designed to manage stormwater from the Venada watershed west of the PROJECT.

4. **Drainage Allowance:**
   a. In consideration for the FINANCIAL CONTRIBUTION, DEVELOPER will be allowed to divert and discharge storm water from the DEVELOPMENT to the PROJECT as soon as is reasonably practicable following payment of the FINANCIAL CONTRIBUTION and in the vicinity of the location marked with an "X" on Exhibit A hereto, unless DEVELOPER and SSCAFCA agree to a different location in writing.

   b. DEVELOPER shall design the drainage plan for the DEVELOPMENT to limit the drainage from the DEVELOPMENT to the PROJECT to a 100-year, 24-hour recurrence interval storm calculated using the assumptions and figures provided by SSCAFCA in Exhibit B attached hereto.

   c. SSCAFCA shall not be responsible for design and construction of any storm water infrastructure or energy dissipation required to discharge from the DEVELOPMENT to the PROJECT.

   d. If DEVELOPER, in its discretion, adds additional property to the DEVELOPMENT during the term of this AGREEMENT, the term "DEVELOPMENT" herein will refer to the DEVELOPMENT as increased by such property without the need to separately amend this AGREEMENT.

   e. Notwithstanding anything to the contrary in this Agreement:

      i. In the event that the PROJECT is not under contract for construction by August 31, 2025, the DA shall be reinstated between the parties, and this AGREEMENT shall automatically terminate; and

      ii. In the event that SSCAFCA does not complete the PROJECT in accordance with its contract for construction or if DEVELOPER is unable to connect to the PROJECT when it is complete for reasons directly related to SSCAFCA's design or construction of the PROJECT, SSCAFCA shall immediately return all portions of the FINANCIAL CONTRIBUTION paid to SSCAFCA, the DA shall be reinstated between the parties and this AGREEMENT shall automatically terminate.

5. **Assignment**. No party to this AGREEMENT shall assign this AGREEMENT, in whole or in part, without prior written consent of the other party. No assignment of this AGREEMENT shall relieve DEVELOPER of any of its obligations unless the assignee/successor in interest has demonstrated it is equally or more capable of performing the duties and obligations of DEVELOPER and it has the financial wherewithal to complete the obligations required of DEVELOPER in this AGREEMENT, as determined in SSCAFCA's sole discretion, at the time of such assignment. No such assignment shall be effective until all obligations under this AGREEMENT have been assumed by the assignee and the notice of such assignment, together with a copy of the assumption, have been received and approved by SSCAFCA. Notwithstanding anything to the contrary in this Agreement: (a) DEVELOPER may assign its rights and/or obligations under this AGREEMENT to a subsidiary or affiliate of DEVELOPER upon written notice to SSCAFCA, and SSCAFCA's consent will not be required for any such assignment; (b) DEVELOPER may assign its rights and/or obligations under Paragraph 4 hereof, in whole or in part, to any person or entity taking ownership of all or any portion of the DEVELOPMENT, and SSCAFCA's consent will not be required for any such assignment; and (c) any such assignment will not relieve DEVELOPER of its obligation to pay the FINANCIAL

CONTRIBUTION pursuant to the terms in Sections 2 and 3 of this AGREEMENT.

6. **Binding Effect.** The terms and provisions of this AGREEMENT, together with the documents referenced herein, share inure to the benefit of and be binding upon the successors and assigns of each of the parties hereto.

7. **Governing Law.** This AGREEMENT shall be governed by and construed in accordance with the laws of the State of New Mexico.

8. **Authority.** Each individual signing for each of the parties hereunder warrants and represents that he/she is an authorized agent of such party, on whose benefit he/she is executing this AGREEMENT and is authorized to execute the same.

9. **No Joint Venture.** Nothing in this AGREEMENT shall create any association, agency, partnership or joint venture between the parties hereto and neither shall have any authority to bind the other in any way.

10. **Construction and Severability.** If any part of this AGREEMENT is held invalid or unenforceable, the reminder of the AGREEMENT will remain valid and enforceable if the remainder is reasonably capable of completion.

11. **Attorney's Fees.** In the event that either party shall employ an attorney or attorneys to enforce any of the provisions hereof or to protect its interests in any manner arising under this AGREEMENT or to recover damages from the breach of any portion of this AGREEMENT, the non-prevailing party in any action pursued, to the extent allowed by law, agrees to pay the prevailing party all reasonable costs, damages and expenses, including, attorney's fees expended or incurred in connection therewith.

12. **Indemnity and Limitations on Liability**.

    DEVELOPER shall indemnify, defend and hold harmless SSCAFCA and each officer and employee of SSCAFCA from and against any and all liability, claims, damages, losses or expenses (including attorneys' fees and expenses) ("DAMAGES") incurred by or asserted against SSCAFCA or any officer or employees of SSCAFCA caused by, resulting from or in connection with DEVELOPER's failure to comply with Section 4(b) of this Agreement. The prior sentence shall survive the expiration or termination of this AGREEMENT, except to the extent that the terms of the DA are reinstated pursuant to Section 4(e) herein, then the prior sentence shall not survive termination of this AGREEMENT; provided, however, that DEVELOPER shall not be in any way responsible for any DAMAGES directly attributable to portions of the DEVELOPMENT sold or transferred to persons or entities other than DEVELOPER from and after the respective dates of any such sales or transfers.

    SSCAFCA, to the extent permitted by law, shall indemnify, defend and hold harmless DEVELOPER, any of its affiliates and each officer and employee of DEVELOPER or any of its affiliates from and against any and all DAMAGES incurred by or asserted against DEVELOPER, any of its affiliates or any officer or employees of DEVELOPER or any of its affiliates caused by, resulting from or in connection with SSCAFCA's failure to comply with Section 3(b) of this Agreement. The prior sentence shall survive the expiration or termination of this AGREEMENT, except to the extent that the terms of the DA are reinstated pursuant to

Section 4(e) herein, then the prior sentence shall not survive termination of this AGREEMENT.

The liability of the Parties shall be subject in all cases to the immunities and limitations of the New Mexico Tort Claims Act §41-4-1 *et seq*. NMSA 1978 as amended. No provision of this Agreement establishes any waiver of immunity for alleged tortious conduct of any employee of any Party arising from the performance of this Agreement apart from that set forth in the New Mexico Tort Claims Act, NMSA 1978, §41-4-1, *et seq*.

13. **Notice**. All notices with respect to this AGREEMENT shall be in writing and shall be delivered via (i) receipted hand delivery; (ii) postage prepaid United States Mail, via certified mail, return receipt requested; or (iii) receipted overnight delivery, delivery fees prepaid, to the addresses set forth below or other such addresses as hereafter specified in writing by one party to the other:

SSCAFCA:
Executive Engineer
1041 Commercial Drive SE
Rio Rancho, NM 87124
dgatterman@ssafca.com

DEVELOPER:
AMREP Southwest Inc.
Attn: Vice President, Land Development
409 NM Highway 528 NE
Rio Rancho, NM 87124

With a required copy (which shall not constitute notice) to:
AMREP Corporation
Attn: President
850 West Chester Pike, Suite 205
Havertown, PA 19083

Any notice or communication given hereunder shall be deemed to have been given: (i) as of the date of delivery, if hand delivered; (ii) as of three (3) days following the date of delivery to the United States Postal Service, if sent by U.S. Mail; or (iii) as the day following the date of delivery to an overnight courier service, if sent by overnight delivery.

14. **Entire Agreement.** This AGREEMENT constitutes the entire agreement between the parties pertaining to the subject matter hereof and supersedes all prior and contemporaneous agreements, understandings, negotiations and discussions, whether oral or written, and there are no warranties, representatives or other agreements among the parties in connection with the subject matter hereof except as specifically set forth herein. This AGREEMENT can be amended or terminated only by written agreement signed by all parties. This AGREEMENT may be executed in counterparts, each of which shall be deemed an original, but all of which together shall be deemed to be one and the same agreement. A signed copy of this AGREEMENT delivered by facsimile, e-mail or other means of electronic transmission (to which a signed PDF copy is attached) shall be deemed to have the same legal effect as delivery of an original signed copy of this AGREEMENT. Either party may copy this completed AGREEMENT for electronic storage, at which time the paper form of this AGREEMENT may be destroyed. Each party agrees that following the electronic storage of this AGREEMENT, any hardcopy printout of that electronically stored information will constitute an original of this AGREEMENT.

[Signatures and acknowledgments on following pages]

IN WITNESS WHEREOF, DEVELOPER and SSCAFCA hereto have executed this AGREEMENT as of the EFFECTIVE DATE.

SOUTHERN SANDOVAL COUNTY ARROYO FLOOD CONTROL AUTHORITY:

By: Ron Abramshe
Ron Abramshe, Chair

Date: Aug. 17, 2023

ATTEST:

David Gatterman, P. E., Executive Engineer

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
) SS
COUNTY OF SANDOVAL)

This instrument was acknowledged before me on August 17, 2023 by Ron Abramshe, Chair of Southern Sandoval County Arroyo Flood Control Authority, a political subdivision of the State of New Mexico, on behalf of said political subdivision.

My Commission Expires:

3/14/26
(SEAL)

Notary Public

CARLA SALAZAR
Notary Public - State of New Mexico
Commission # 1137598
My Comm. Expires Mar 14, 2026

DEVELOPER – AMREP SOUTHWEST INC.:

By: _____
Name: Jarrod Likar
Title: Vice President, Land Development

Date: 8/17/23

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
) SS
COUNTY OF SANDOVAL)

This instrument was acknowledged before me on 8/17, 2023 by Jarrod Likar, Vice President, Land Development of AMREP Southwest Inc., a New Mexico corporation, on behalf of said corporation.

My Commission Expires: 3/14/26

CARLA SALAZAR
Notary Public - State of New Mexico
Commission # 1137598
My Comm. Expires Mar 14, 2026

(SEAL)

_____
Notary Public

EXHIBIT A
PROJECT CONCEPTUAL LAYOUT

EXHIBIT "A"



May 15, 2023

Approximate connection point for stormdrain from Paseo Gateway development

1:15,122

0 0.1 0.2 0.4 mi

0 0.15 0.3 0.6 km

Esri Community Maps Contributors, New Mexico State University, City of Rio Rancho, Texas Parks & Wildlife, Esri, HERE, Garmin, SafeGraph

EXHIBIT B
POTENTIAL IMPACTS OF THE PROPOSED PASEO GATEWAY DEVELOPMENT ON PEAK DISCHARGE AND RUNOFF VOLUME CONTRIBUTIONS TO THE VENADA ARROYO

Potential Impacts of the Proposed Paseo Gateway Development on Peak Discharge and Runoff Volume Contributions to the Venada Arroyo

March 7, 2023

The purpose of this analysis is to determine the cost contribution level for the developer (AMREP) to SSCAFCA's planned upper Venada stormwater detention facility. The analysis is not a substitute for a formal drainage submittal as required by the City of Rio Rancho. Any increase in runoff volume or flow rate identified in this document will be the responsibility of the development to manage. An overview map of the project location can be seen in Figure 1.

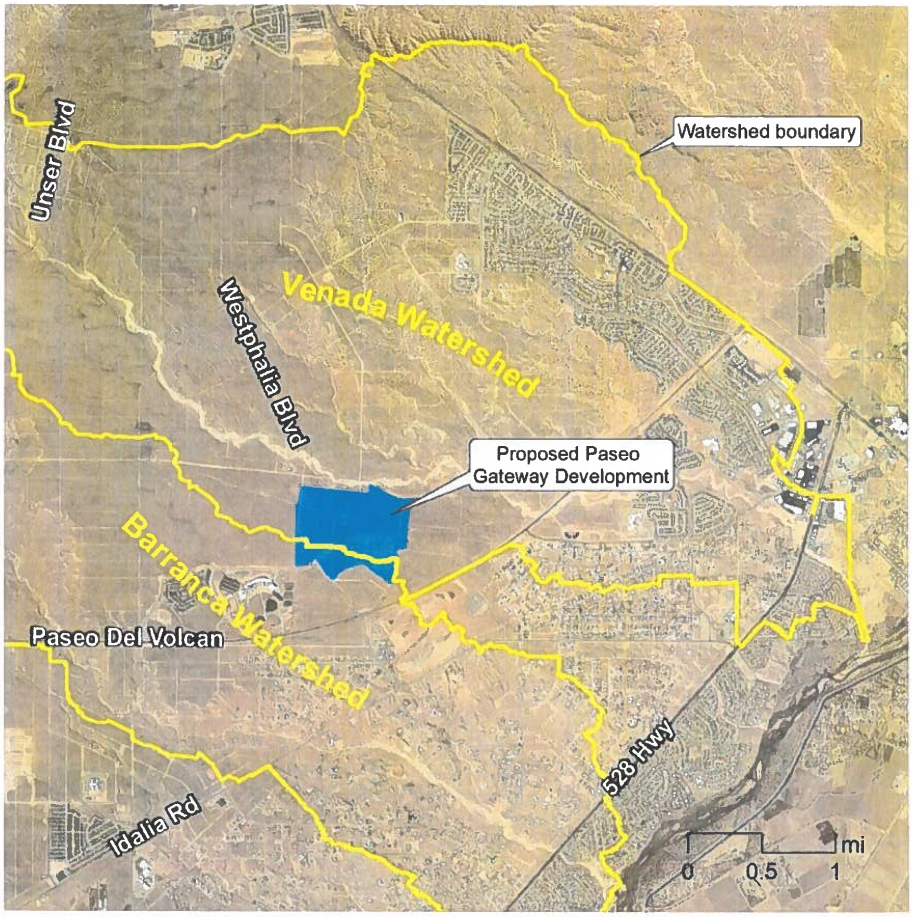


Figure 1: Overview map showing the location of the proposed Paseo Gateway development (shaded blue) within the Venada watershed (yellow outline).

1

The area in question encompasses approximately 0.41 square miles. Under current conditions, about 78% of the project area contributes flow to the Venada Arroyo; the remainder of the area is part of the Barranca watershed. The proposed development would therefore divert 0.09 square miles north to the Venada watershed. Potential impacts on peak flow and runoff volume contributions to the Venada Arroyo were assessed using HEC-HMS version 4.10 based on methods specified in SSCAFCA's Hydrology Manual v1.1.

Model assumptions are documented below.

Assumptions:

Existing Conditions

- The existing conditions scenario assumes that 0.32 square miles of the project area drain to the Venada Arroyo.
- The entire area is undeveloped (curve number = 74, no impervious surfaces).
- The area was modeled as a single basin.
- A sediment bulking factor of 1.18 was used.
- Lag time was estimated at 20 min.

Developed Conditions

- The developed conditions scenario assumes that 0.41 square miles of the project area drain to the Venada Arroyo.
- The area was modeled as a single basin.
- A sediment bulking factor of 1.06 was used.
- Lag time was estimated at 23 min.
- Land use densities for the project area are based on information obtained by SSCAFCA from the developer, AMREP Southwest, as shown in Figure 2.
- Land use categories and associated loss parameters are contained in Table 1. Values for directly connected impervious areas (DCIA) and curve numbers (CN) were based on analogous areas within the City of Rio Rancho (see Table 1 – justification for details).
- Based on the values shown in Table 1, 39% DCIA and a composite curve number of 85 were assumed for developed conditions.

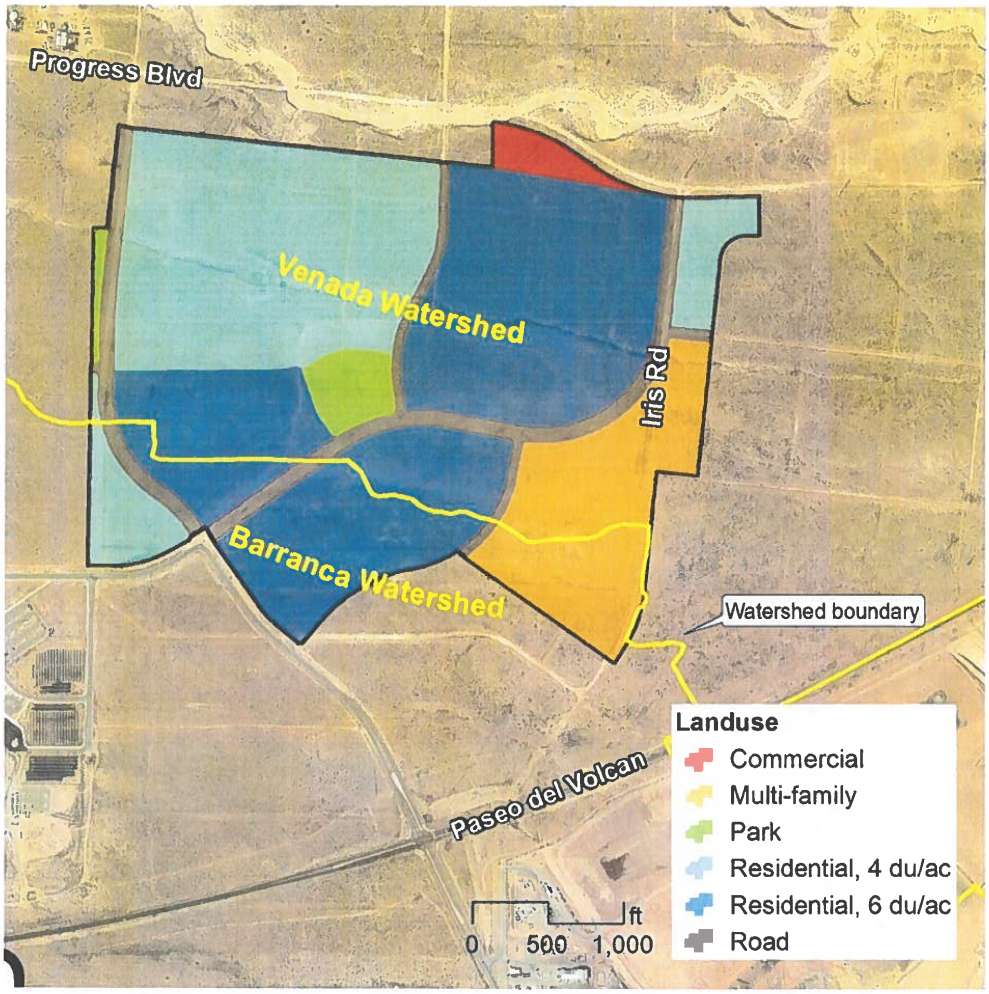


Figure 2: Land use densities used for the developed conditions scenario of the Paseo Gateway model.

Table 1: Land use categories and associated loss model parameters.

Land use	Area (ac)	% DCIA	CN	Justification
Commercial	4.2	85	77	Assumes 85% DCIA, remainder is natural desert landscaping (CN=77)
Multi-family	35.8	85	74	
Park	7.1	0	74	Equivalent to open space
Residential, 4 du/ac	81.7	21	84	Based on Northern Meadows subdivision; 22% disconnected impervious (CN=98), 10% road ROW (CN=92), 43% residential yard (CN=80), 25% open space (CN=74)
Residential, 6 du/ac	113.7	26	87	Based on High Range subdivision; 32% disconnected impervious (CN=98), 14% road ROW (CN=92), 46% residential yard (CN=80), 8% open space (CN=74)
Road	22.5	100		

Results

Table 2 lists runoff results based on the 100-year 24-hour design storm and the assumptions listed above. Estimated runoff values reported in this document are for regional planning purposes only. Loss model parameters (%DCIA, CN) were estimated based on areas with similar land use densities in the City of Rio Rancho. Substantial deviations from those assumptions will require re-analysis of the area, as will changes to the contributing area.

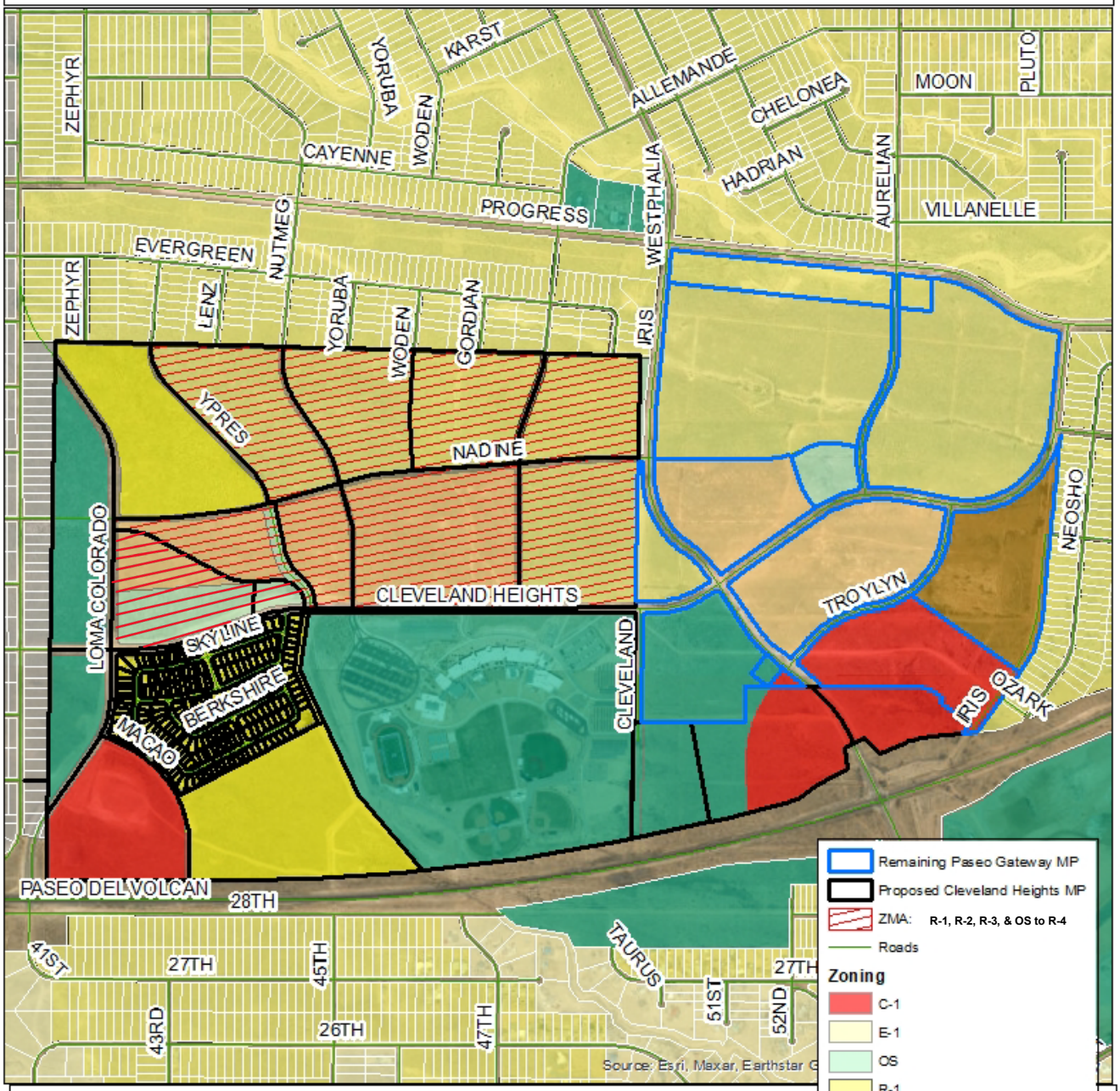
Table 2: Projected runoff volumes and peak flows from the Paseo Gateway area for existing and developed conditions.

Basin	Area (mi^2)	Peak discharge (cfs)	Runoff volume (ac-ft)
PG_exisiting	0.3231	163	13.4
PG_developed	0.4140	492	45.4

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

PASEO GATEWAY (MASTER PLAN AMENDMENT)
CLEVELAND HEIGHTS (NEW MASTER PLAN)
ZONE MAP AMENDMENT: R-1, R-2, & R-3 RESIDENTIAL & OS TO R-4: SINGLE-FAMILY RESIDENTIAL DISTRICT



0 395 790 1,580 2,370 3,160 Feet

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 Tamarah Martinez on 6/5/2025

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

August 8, 2025

RE: **Zone Map Amendment/Master Plan Amendment/Master Plan**
Case No. 25-100-00004/#25-410-00003/#25-400-00002
Paseo Gateway & Cleveland Heights

Dear Property Owner:

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

The applicant, Paseo Gateway, LLC., through their agent, Consensus Planning Inc., requests approval of a Zone Map Amendment, a Master Plan Amendment to the Paseo Gateway Master Plan, and approval of the Cleveland Heights Master Plan. The Zone Map Amendment is for PG, Tracts 10A, 10B, 10C, and 8, from R-3 to R-4; Tracts 11, 7, and 4, from R-2 to R-4; Tracts 5 and 6 from R-1 to R-4; and Tracts 9 and 10A from Open Space to R-4. The amendment to the Paseo Gateway Master Plan is to remove the State Land Office parcels from the existing plan. The parcels will be reworked into the new Cleveland Heights Master Plan.

The **Governing Body** will consider the request on **Thursday, August 28, 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 the black outline.

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

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

Please do not hesitate to contact me via e-mail me at lruizcarlos@rrnm.gov or call me at 505-896-8785, if you have any questions concerning this matter. The agenda for this hearing and related staff reports will be posted on the City's website, www.rrnm.gov, the Friday before the hearing.

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

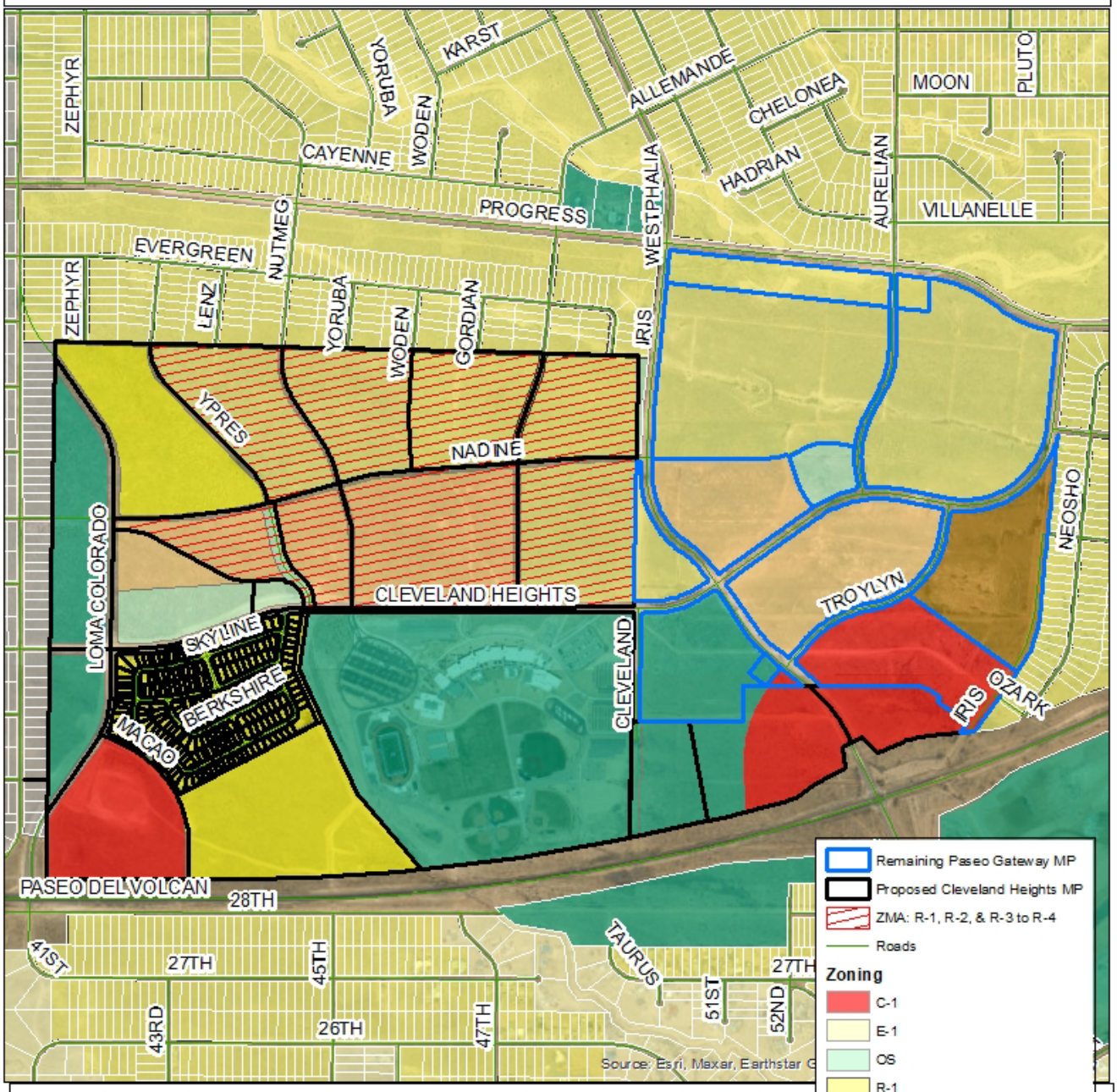
Respectfully,

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

The City of Rio Rancho

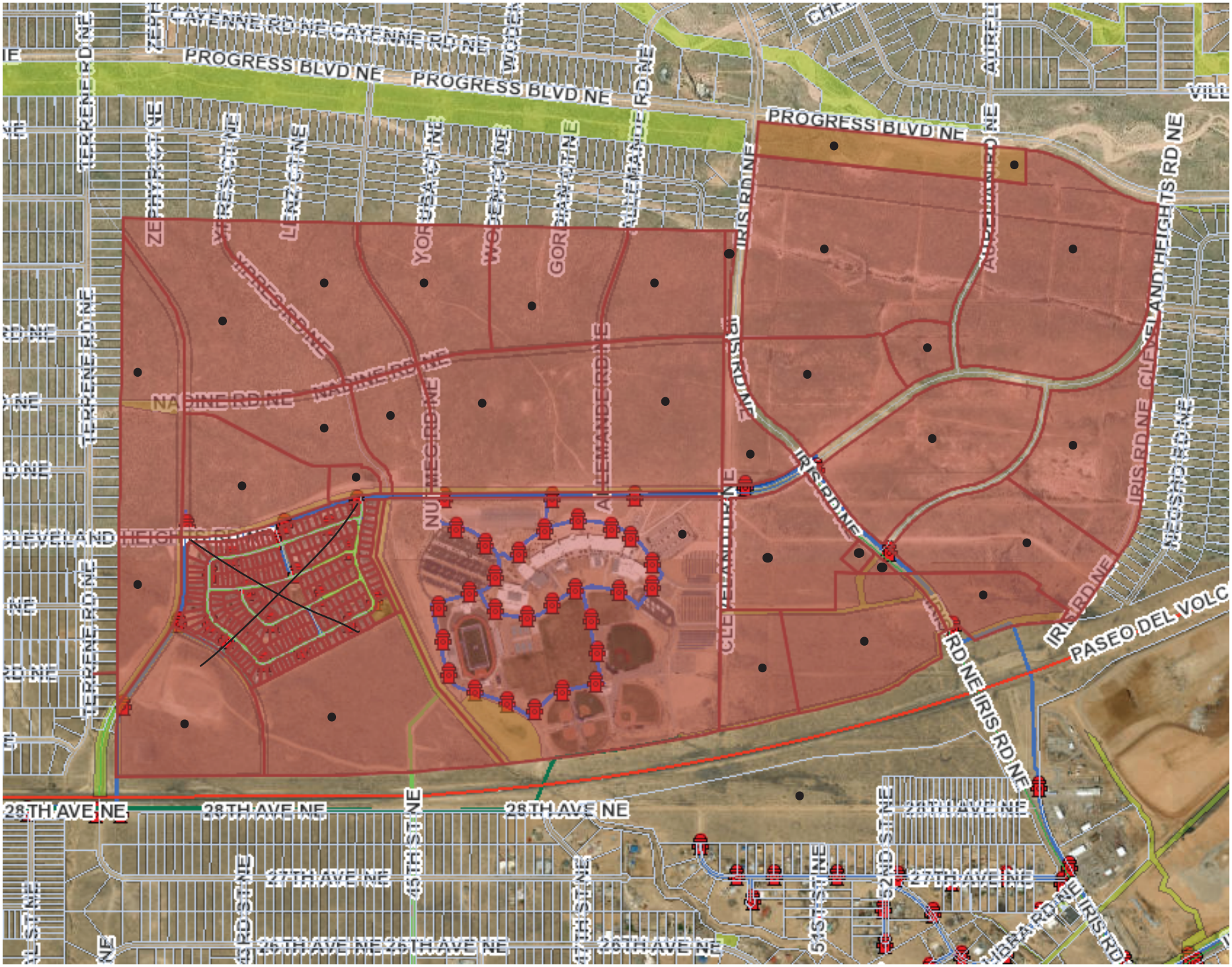
Development Services
Planning Division
3200 Civic Center Circle NE
Rio Rancho, NM 87144
Phone (505) 891-5005 ● Fax (505) 896-8994

PASEO GATEWAY (MASTER PLAN AMENDMENT)
CLEVELAND HEIGHTS (NEW MASTER PLAN)
ZONE MAP AMENDMENT: R-1, R-2, & R-3 RESIDENTIAL TO R-4: SINGLE-FAMILY RESIDENTIAL DISTRICT

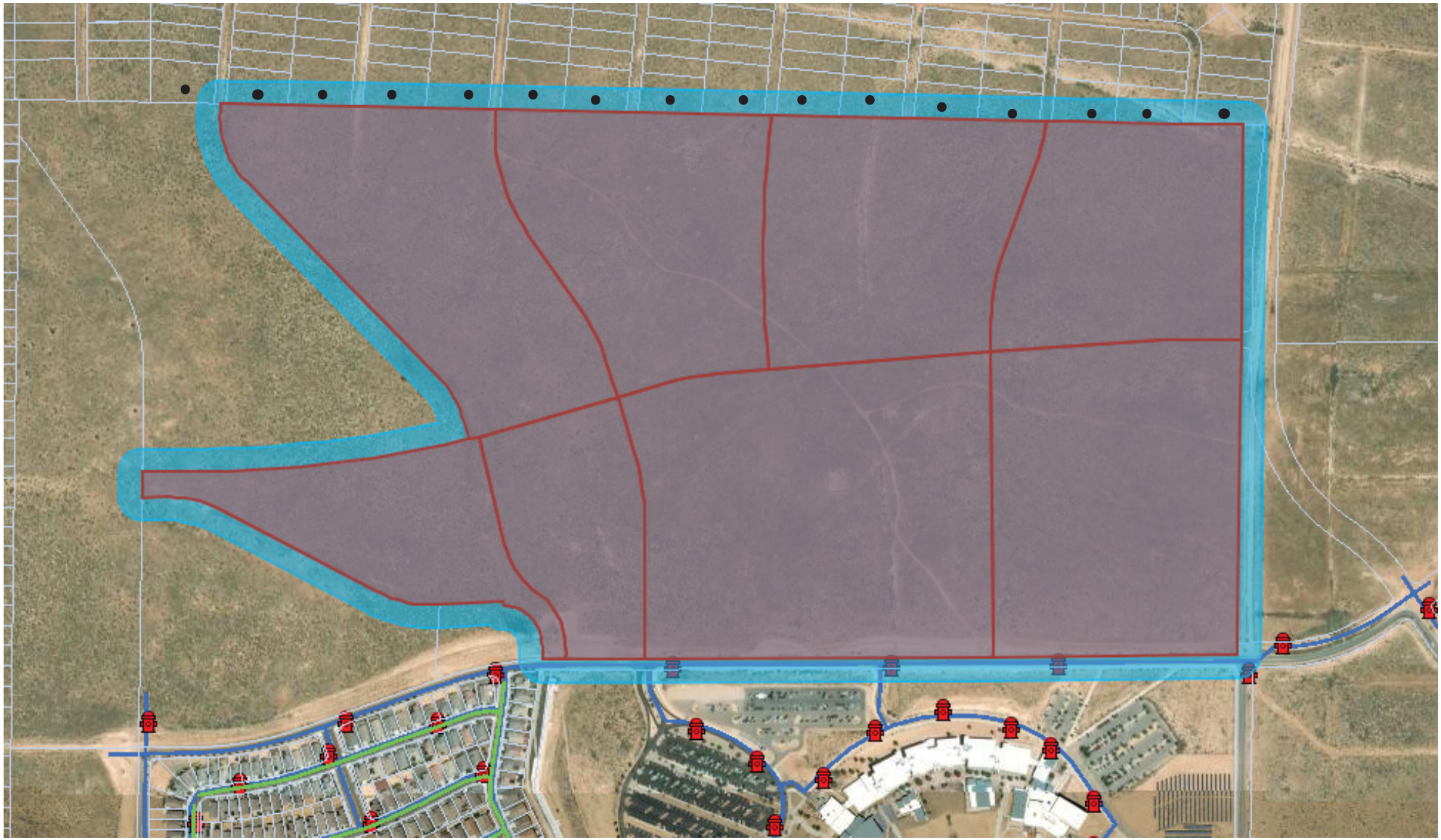


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Map Created by Tamarah Martinez on 6/5/2025



NOTICE MAP: × • - FIRST CLASS MAIL TO OWNERS



- ADDITIONAL MAILOUTS TO PROPERTIES WITHIN 100FT of ZMA

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 28, 2025:

Site Plan
Case #25-160-00011
The applicant, Emil Landeros, through their agent, Scott Anderson, requests approval of a Site Plan for a 156-unit apartment complex at 1017 Rosarito Dr SE. The lot is legally described as U16, Blk 87, Lot 10-A, is zoned SU: Special Use, and consists of 6 acres.

Zone Map Amendment
Case #25-100-00001
The applicant, Paseo Gateway, LLC., through their agent, Consensus Planning Inc., requests approval of a Zone Map Amendment for PG, Tracts 10A, 10B, 10C, and 8, from R-3 to R-4; Tracts 11, 7, and 4, from R-2 to R-4; Tracts 5 and 6 from R-1 to R-4; and Tracts 9 and 10A from Open Space to R-4.

Master Plan
Case #25-410-00003
The applicant, Paseo Gateway, LLC., through their agent, Consensus Planning Inc., requests approval of the Cleveland Heights Master Plan.

Master Plan Amendment
Case #25-400-00002
The applicant, Paseo Gateway, LLC., through their agent, Consensus Planning Inc., requests approval of a Master Plan Amendment to the Paseo Gateway Master Plan, to remove the State Land Office parcels from the existing plan.

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: August 13, 2025

From: LIZBETH RUIZ CARLOS
To: Noel Davis; YOLANDA LUCERO
Subject: Fw: Cleveland Heights Governing Body Meeting 8-28-25
Date: Friday, August 22, 2025 8:16:21 AM
Attachments: Outlook-Rio Rancho.png
Outlook-Twitter.png
Outlook-Instagram.png

Good Morning,

We received a public comment for the Paseo Gateway items.

Best,
Liz

Liz Ruiz Carlos
Municipal Planner II

Development Services / Planning and Zoning

O: 505.896.8785

RRNM.gov |

From: Laura & Don Summers <laura.don2@gmail.com>
Sent: Thursday, August 21, 2025 4:07 PM
To: LIZBETH RUIZ CARLOS <lruizcarlos@rrnm.gov>
Subject: Cleveland Heights Governing Body Meeting 8-28-25

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

You don't often get email from laura.don2@gmail.com. Learn why this is important

Opposition to Zone Map & Master Plan Amendments – Paseo Gateway & Cleveland Heights Subdivisions
Case Nos.: 25-100-00004 / 25-410-00003 / 25-400-00002

Date: August 21, 2025

To: Liz Ruiz Carlos
City of Rio Rancho
Email: lruizcarlos@rrnm.gov

Dear Ms. Ruiz Carlos,

I am writing as a resident and property owner in the affected area regarding the proposed Zone Map Amendment and Master Plan Amendment for the Paseo Gateway and Cleveland Heights Subdivisions (Case Nos. 25-100-00004 / 25-410-00003 / 25-400-00002). While I understand and support responsible growth in our community, I respectfully urge the Planning and Zoning Board to deny the proposed amendment that would replace designated open space with additional residential housing.

When I purchased my property in 2021, I did so with a clear understanding of the original community design, including the planned open spaces. I am not opposed to development—in fact, thoughtfully designed growth strengthens our neighborhoods. However, preserving these planned open areas is critical to maintaining the balance, livability, and character of our community.

Open space provides far more than aesthetic value; it shapes our quality of life. It offers residents breathing room in an otherwise suburban environment, fosters connection to nature, and supports physical and mental well-being. It also enhances property values, encourages outdoor recreation, and helps create a sense of identity and pride within the neighborhood. Replacing these designated areas with additional housing would compromise the thoughtful vision initially proposed for the Paseo Gateway and Cleveland Heights communities.

I urge the Board to consider the long-term implications of this amendment and to uphold the original Master Plan, ensuring that future development respects the balance between residential growth and the preservation of open spaces.

Thank you for your time and for considering the perspectives of residents who value the thoughtful planning that has made our community such a desirable place to live. I plan to attend the public meeting scheduled for August 28, 2025, and I appreciate the opportunity to have my voice heard.

Sincerely,

Laura Summers

3329 Berkshire Rd NE

Rio Rancho, NM 87144

Laura.Don2@gmail.com

--

Don and Laura Summers

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: R96

AGENDA DATE:
August 28, 2025

DEPARTMENT:
Development Services

SUBJECT:
R96, Resolution Adopting the Cleveland Heights Master Plan

BACKGROUND AND ANALYSIS:
The applicant, Paseo Gateway, LLC., through their agent, Consensus Planning requests approval of the Cleveland Heights Master Plan. The properties within the Master Plan area total 674.7 acres and include the properties legally described as: Paseo Gateway, Tracts 1, 2A, 3A, B-1A, 4, 5, 6, 7, 8, 10C, 10B, 10A, 11, 12, 13, 14, 15, 16, 17, and 18.

The subject properties are presently part of the Paseo Gateway Master Plan area. The applicant, Paseo Gateway, LLC., through their agent, Consensus Planning, are concurrently requesting approval of a Master Plan Amendment to the Paseo Gateway Master Plan (case #25-410-00003), to separate the tracts owned by the State Land Office and create this new Cleveland Heights Master Plan.

The original Paseo Gateway Master Plan was adopted in 2006 and has since been amended several times since, most recently in 2019. A concurrent Zone Map Amendment to rezone Paseo Gateway, Tracts 10A, 10B, 10C, and 8, from R-3 to R-4; Tracts 11, 7, and 4, from R-2 to R-4; Tracts 5 and 6 from R-1 to R-4; and Tracts 9 and 10A from Open Space to R-4, is being heard concurrently under case #25-100-00004.

This item was withdrawn from the June 24, 2025 Planning and Zoning Board Meeting, and was re-noticed for the July 22, 2025 meeting.
The Planning and Zoning Board reviewed this item at the July 22, 2025 meeting and recommended the Governing Body adopt the resolution by a vote of 7 For and 0 Against.

REVIEW CRITERIA:
The Rio Rancho Comprehensive Plan defines a Master Plan as a detailed development plan often created by a developer, which may fit within a Specific Area Plan boundary or may provide sufficient planning detail that they may be developed in unplanned areas and stand in place of a Specific Area Plan. It states that, "The City will rely on the development of Specific Area Plans and Master Plans for identifying a specific land use at the parcel-level. Specific Area Plans and Master Plans are a part of the Land Use Element and are used as a statement of policy to guide land use decision making by the Governing Body."

The Cleveland Heights Master Plan identifies land uses, zoning, drainage, utilities, and transportation corridors for the area; with an overarching intention of facilitating residential development. It seeks to change the zoning of several subject parcels so that it is compatible with both the proposed residential development, and the existing surrounding development (ie.

Cleveland Heights Subdivision). The subject properties comprise approximately 674.7 acres and are comprised of lands owned by Rio Rancho Public Schools and the State Land Office.

The Planning and Zoning Board recommends the Governing Body find that the Cleveland Heights Master Plan would comply with and further the goals and policies of the Comprehensive Plan and integrate with the adjacent Paseo Gateway Master Plan. Policy L-1 of the Comprehensive Plan is to "encourage the master planning of developments that establish a community character that considers circulation, landscaping, open space, storm drainage, utilities, and building location and design in the master plan."

SITE ANALYSIS: The subject property is approximately 674.7 acres of land bounded by Paseo Del Volcan NE (a principal arterial) to the South, Iris Rd NE (a minor arterial road) and Cleveland Dr NE (a residential road) to the east. The lands to the north and west are undeveloped TZ: Transitional Zoned district and R-1: Single-Family Residential Zoned district.
LAND USE: The Cleveland Heights Master Plan area currently lies within the Paseo Gateway Master Plan, and encompasses a variety of land uses. Concurrently, the applicant is requesting an amendment to the Paseo Gateway Master Plan to remove the affected parcels from the existing Paseo Gateway Master Plan. Additionally, in a concurrent separate request, the applicant seeks a Zone Map Amendment to change the subject properties from R-3, R-2, and R-1, to R-4: Single-Family Residential District, in order to allow for the proposed residential development in the new Cleveland Heights Master Plan. The land use for the affected properties would be updated to "Low/Medium Density Residential" as part of that zone map amendment request.

The proposed Zone Change will result in a re-zoning of approximately 215.222 acres to R-4: Single Family Residential zoning from R-3: Mixed Residential, R-2: Single-Family and R-1: Single-Family Residential Zoning.

GRADING & DRAINAGE: The subject properties will still be subject to the approved 2009 Paseo Gateway State Land Office Drainage Management Plan, together with it's two subsequent amendments from 2010 and 2016.

CIRCULATION: The main transportation corridor serving the subject properties is Paseo del Volcan. Other existing transportation corridors include primary north-south corridors such as Unser Blvd, Broadmoor Blvd, Loma Colorado Blvd, and Iris Rd.

NOTIFICATIONS: Notifications were sent to affected property owners in conjunction with the Master Plan Amendment and Zone Map Amendment requests. A legal advertisement was placed in the August 13, 2025 edition of the Albuquerque Journal. All legal notification requirements have been met.

INTERDEPARTMENTAL/INTERAGENCY REVIEW: See comments listed for Zone Map Amendment case #25-100-00004.

IMPACT:

The Planning and Zoning Board recommends that the Governing Body approve of the applicant's request for the Cleveland Heights 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 properties.
3. The applicant and adjacent property owners received due process.

SPECIFIC FINDINGS OF FACT AND CONDITIONS OF APPROVAL:

1. The Cleveland Heights Master Plan complies with the requirements of the Comprehensive Plan and adequately integrates with the adjacent Paseo Gateway Master Plan.
2.The applicant has submitted an application and narrative that meets the basic requirements of establishing a community character that considers circulation, landscaping, open space, storm drainage, utilities, and building location and design.

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 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 recommends the Governing Body adopt the Resolution.

ATTACHMENT: Resolution_R96
ATTACHMENT: Application
ATTACHMENT: Zoning Map
ATTACHMENT: Master Plan
ATTACHMENT: Redline Master Plan
ATTACHMENT: Notice
ATTACHMENT: Public Comment

CITY OF RIO RANCHO
RESOLUTION

RESOLUTION NO. **ENACTMENT NO.**

RESOLUTION ADOPTING THE CLEVELAND HEIGHTS MASTER PLAN

WHEREAS: the State of New Mexico has granted the City of Rio Rancho the power, authority, jurisdiction, and duty to enforce and carry out the provisions of law relating to planning, platting, zoning, and the power to adopt, amend, extend and carry out a general municipal or master plan which may be referred to as the general or master plan, all pursuant to 3-19-1, NMSA 1978; and

WHEREAS: the Governing Body of the City of Rio Rancho has adopted a Comprehensive Plan that addresses and provides for specific goals, policies, and actions; proposes land use throughout the City; provides for adoption of specific area plans for specific area within the City; and also provides for land use in master planned communities via master plans; and

WHEREAS: the Governing Body of the City of Rio Rancho has adopted a Comprehensive Plan that addresses land use in master planned communities; and

WHEREAS: the Planning and Zoning Board of the City of Rio Rancho reviewed the proposed Cleveland Heights Master Plan (Case No. 25-400-00002) at their meeting held on July 22, 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 28, 2025, has reviewed the proposed Cleveland Heights Master Plan and determined that the Master 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 Cleveland Heights Master Plan (planning area comprising approximately 674.7 acres), attached hereto.

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 (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: Paseo Gateway, LLC.		Phone: 505 573-2868
Address: 302 8th Street, NW		E-Mail: greg@westwoodnm.com
City: Albuquerque	State: NM	Zip: 87102
Proprietary Interest: Lesee	List Owners: New Mexico State Land Office	
Deed or Ownership Verification Provided: (Initials)		Letter of Authorization Provided: (Initials) CJ

Agent Name: Consensus Planning, Inc.		Phone: 505 764-9801
Address: 302 8th Street NW		E-Mail: johnson@consensusplanning.com
City: Albuquerque	State: NM	ZIP Code: 87102

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

Amendment to the existing Paseo Gateway Master Plan to remove the parcels owned by the State Land Office and create a new Cleveland Heights Master Plan. Zone Map Amendment to R-4 for SLO properties within Cleveland Heights Master Plan.

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit : Paseo Gateway	Block(s):	Lot(s): See attached
Existing Zoning: R-1, R-2, R-3,	Proposed Zoning: R-4	
No. of existing lots: CHMP -21	No. of proposed lots: CH - 16	Total area of site (acres) PG - 284 /CH - 674 7

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: Charlene A. Johnson	Applicant: Cleveland Heights, LLC	Agent: Consensus Planning, Inc.
Signature:		Date: 6/25/2025

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

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

Form revised June 2014

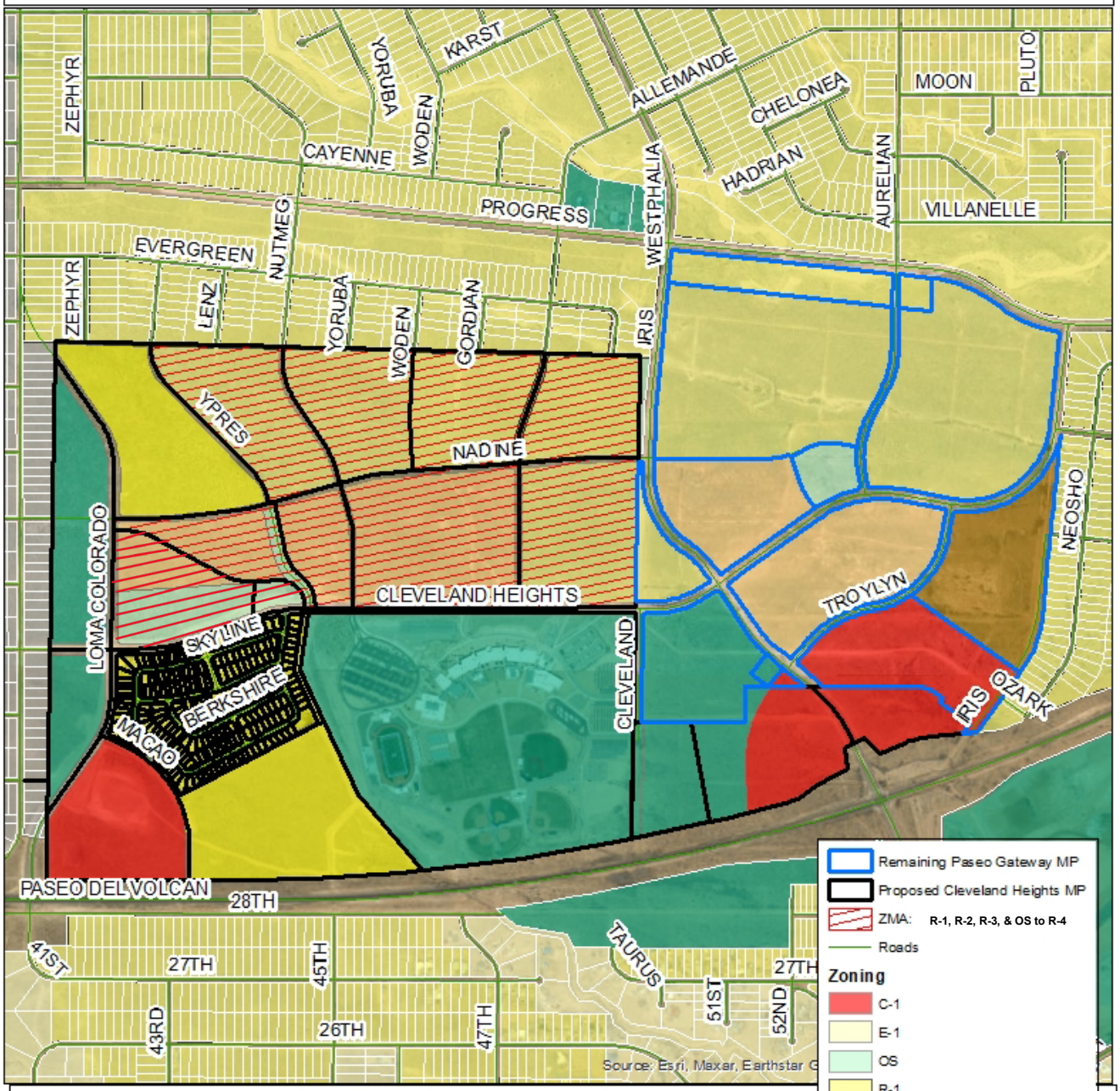
Cleveland Heights Master Plan Lots:
PG, Tract 4
PG, Tract 5
PG, Tract 6
PG, Tract 7
PG, Tract 8
PG, Tract 9
PG, Tract 10A
PG, Tract 10B
PG, Tract 10C
PG, Tract 11
PG, Tract 12
PG, Tract 13
PG, Tract 14
PG, Tract 16
PG, Tract 15
PG, Tract 17
PG, Tract B-1A
PG, Tract 3A
PG, Tract 2A
PG, Tract 1
PG, Tract 18

Paseo Gateway Master Plan Amendment:
PG, Tract 20
PG, Tract 21
PG,Tract 22
PGTract 23
PG, Tract 24A
PG, Tract 25
PG, Tract 28
PG, Tract 27
PG, Tract 26
PG,Tract 19
PG, Parcel B

The City of Rio Rancho

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

PASEO GATEWAY (MASTER PLAN AMENDMENT)
CLEVELAND HEIGHTS (NEW MASTER PLAN)
ZONE MAP AMENDMENT: R-1, R-2, & R-3 RESIDENTIAL & OS TO R-4: SINGLE-FAMILY RESIDENTIAL DISTRICT



0 395 790 1,580 2,370 3,160 Feet

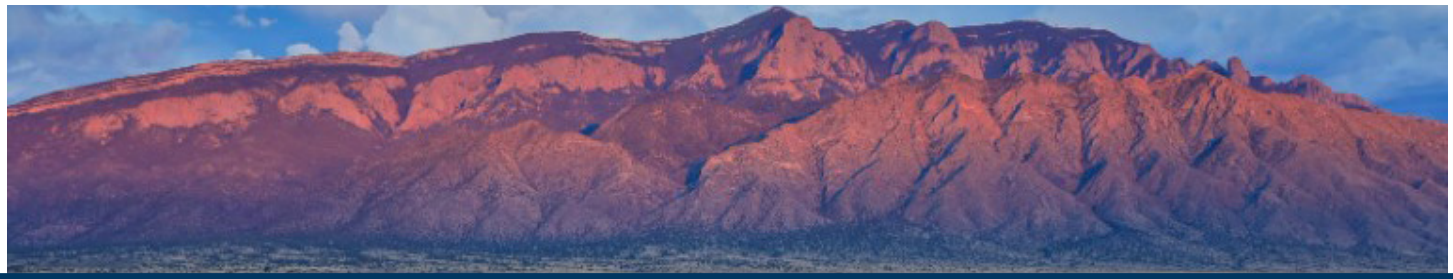
DISCLAIMER: All information in this map is provided "as is" without warranty or any representation of accuracy, timeliness or completeness. This map is not a survey and should be used for graphical purposes only.

Map Created by Tamarah Martinez on 6/5/2025









Cleveland Heights Master Plan

Prepared for: New Mexico State Land Office

Prepared by: Consensus Planning, Inc.
Community Design Solutions (CDS)

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Resolution*

Resolution*

Ordinance*

Ordinance*

GB Approval*

GB Approval*

Table of Contents

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2 - Existing Conditions XX

3 - Land Use & Zoning XX

4 - Conformance with XX

5 - Rio Rancho Comprehensive Plan XX

6 - Design Guidelines XX

7 - Infrastructure XX

8 - Implementation XX

Appendix - Water and Sewer Availability XX

Appendix - Transportation Impact Study XX

Exhibits

Site Vicinity X

Master Plan Sub-Areas and Ownership x

Land Use and Zoning X

Tables

Land Use and Zoning for Cleveland Heights Master Plan Area X

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1. Introduction

This document is prepared as a Master Plan for the area known as Cleveland Heights, orginally part of the Paseo Gateway Master Plan, located in central Rio Rancho, in Sandoval County. The Paseo Gateway Master Plan was comprised of 953 acres of lands owned by the New Mexico State Land Office ("State" or "NMSLO"), Rio Rancho Public Schools, and AMREP Southwest. Cleveland Heights represents the lands owned by the Rio Rancho Public Schools, NMSLO, and private property owners shown the Paseo Gateway Master Plan as Areas B and C, which comprise approximately 674.7 acres.

The objectives of the Cleveland Heights Master Plan are to identify land uses, zoning, drainage, utilities, and transportation corridors. The following are the objectives of the Master Plan:

- Change the land uses, streets, and boundary lines to comply with the current 2016 SSCAFCA Drainage Plan and the most recent Traffic Plan for the State Land Office owned parcels.
- To allow for flexibility and change on the property as more in-depth planning, subdivision platting, and infrastructure studies are conducted and as end users/developers are identified;
- To follow City guidelines for land use and zoning;
- Revise zoning from R-2, R-1, and R-3, to R-4;
- To correspond to existing transportation corridors identified in the City's Transportation Policy;
- To complement the land uses and public facilities proposed for the City Center development to the west and the V. Sue Cleveland High School located within the plan area;
- To provide a balanced land use mix that accommodates high quality residential development of various densities and high quality commercial development with convenient access to housing and the high school;
- To comply with and further the Rio Rancho Comprehensive Plan;
- Provide guidance and recommendations on drainage improvements; and
- To facilitate fulfillment of the New Mexico State Land Office obligation to optimize revenue to the trust created for the benefit of the public schools and other beneficiary institutions.

MASTER PLANNING PROCESS

This Master Plan was accomplished in collaboration with City of Rio Rancho Development Services Department, the State Land Commissioner, Consensus Planning, Inc., and Community Design Solutions. Petitions for annexation and establishment of zoning, as well as a Zone Map Amendment request were also included in conjunction with the Master Plan approval. Subsequent approvals of site plans and/or subdivision plats will require implementation of and consistency with this Cleveland Heights Master Pan area contained herein.

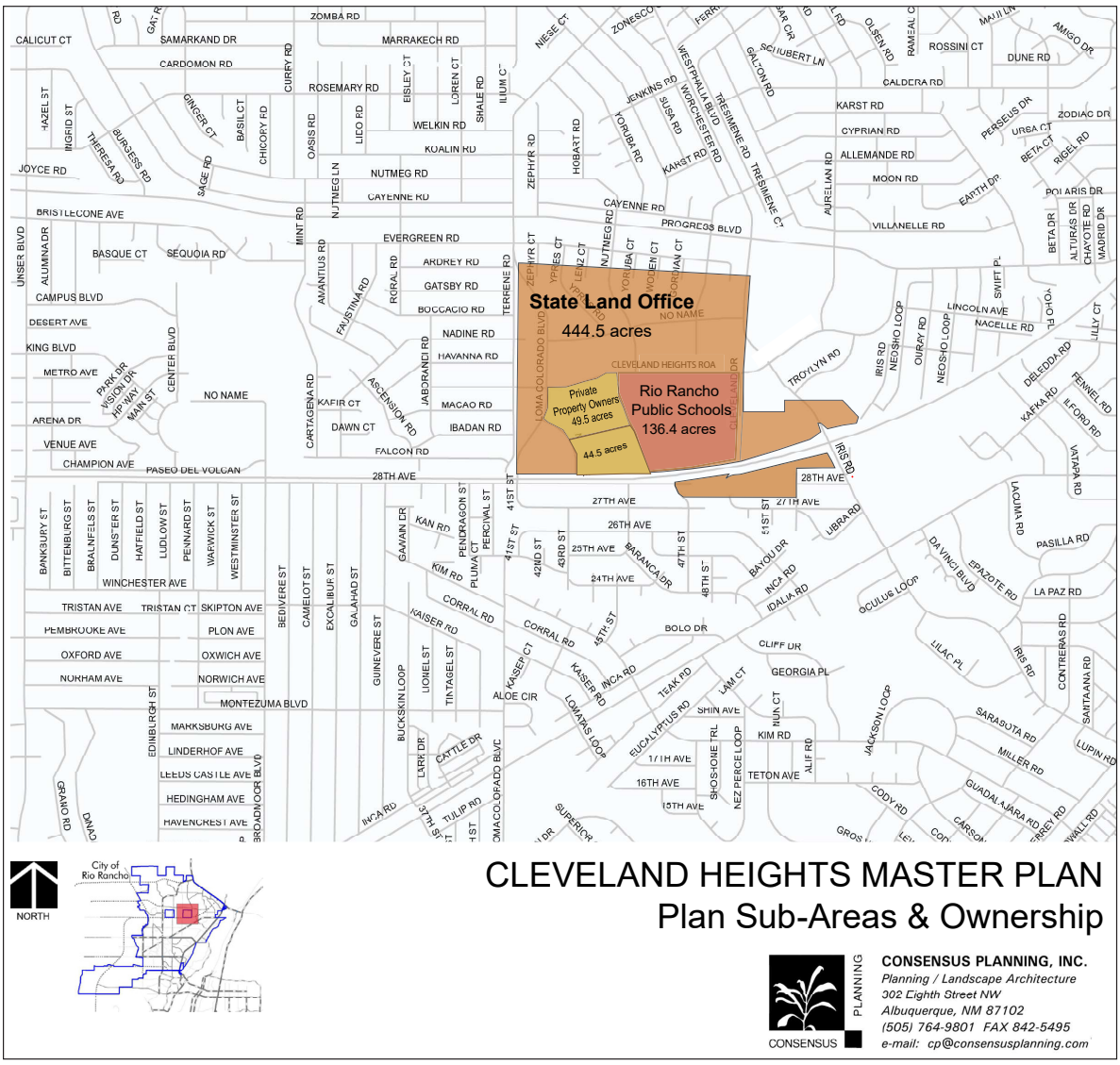
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2. Existing Conditions

The existing Conditions analysis considers the surrounding land use pattern, zoning, transportation, infrastructure, and other site issues that affect development. Analyzing the benefits and constraints of existing conditions helps to provide insight into the application of planning elements to the area as it relates to the general goals, objectives, and policies of the City of Rio Rancho's Comprehensive Plan.

OWNERSHIP

The majority of the Cleveland Heights Master Plan area is held in trust as public land and managed by the Commissioner of Public Lands through the State Land Office and includes 444.3 acres. Due to its location in the geographic heart of the City this land is prime for master planning for the City's benefit. The highest and best use for these lands is residential, mixed-use, commercial, educational, and industrial uses. Tract 15 contains the Cleveland Heights Subdivision owned by individual property owners and Tract 17 will be developed as a single family subdivision by DR Horton. Tract 15 and 17 total 94.0 acres. V. Sue Cleveland High School is 136.4 acres and is owned by Rio Rancho Public Schools.



LAND USE

Surrounding land uses impacting the property are minimal. Currently, the majority of the planning area is vacant with the exception of V. Sue Cleveland High School located north of Paseo del Volcan and east of Loma Colorado Boulevard and the Cleveland Heights subdivision located on Tract 15. Tract 17 will be developed as a single-family subdivision in 2025. The State Land Office parcels are subject to a State Land Office planning lease that is held by Paseo Gateway, LLC. The area immediately surrounding the area is primary vacant. The nearest subdivisions to Cleveland Heights are those to the south and west. They include:

- Progress Heights;
- Rio Rancho Estates-Unit 21;
- Campus Center;
- City Center;
- University of New Mexico; and
- CNM Campus.

There are several subdivisions to the south and west of Cleveland Heights located between Unser Boulevard and Loma Colorado Boulevard.



Vicinity Subdivisions

TRANSPORTATION CORRIDORS

The main transportation corridor serving this property is Paseo del Volcan, a limited access principal arterial that extends from US Highway 550 to Unser Boulevard and is planned to continue west. Paseo del Volcan will provide excellent access to Interstate 25 and 40, which will help this area to attract commercial services and employers helping to increase the job base in the City. Other existing transportation corridors include primary north-south corridors such as Unser Boulevard, Broadmoor Boulevard, Loma Colorado Boulevard, and Iris Road. The property is primarily served by Loma Colorado Boulevard and Iris Road (previously Westphalia Boulevard) as the primary north/south arterials. Iris Boulevard provides the only direct connection to Paseo del Volcan. Future street name changes shall be completed in conjunction with the City of Rio Rancho to facilitate the unique identity for the Cleveland Heights community.

3. Land Use & Zoning

PROPOSED LAND USES and ZONING

Land use and zoning for the Planning Area is intended to allow for a mix of uses that will provide convenient access to services. With residential, commercial and employment areas clustered together, walkability is enhanced. With enhanced walkability, safety improves and traffic congestion lessens. Specific design standards for commercial uses will be determined through site plans. All commercial uses should further the conservation and natural environment element of the Comprehensive Plan.

The following table contains the recommended land uses and zoning for the acres within the Cleveland Heights Master Plan. Table 3 below corresponds to the Cleveland Heights Land Use and Zoning graphic on page 8.

Table 3: Land Use and Zoning Acreage Distribution

Land Use	Zone	Size (acres)	% of Total
Moderate Density Residential	**R-4**: Single-family Residential	365.5 acres	54.2%
Commercial	**C-1**: Retail Commercial	70.1 acres	10.4%
Mixed Use	**SU**: Special Use	56.45acres	8.4%
Light Industrial & Commercial*	**SU**: Special Use	40.2 acres	5.9%
Developed Educational	**SU**: Special Use	136.4 acres	20.2%
Open Space**	-	6.1 acres	0.9%
Totals	**-**	**674.7 acres**	**100.0%**

*SU/Special Uses require site plan approval by the Governing Body.
**Open Space/Pond acreages are included in Residential and Mixed-use tracts where applicable (see Land Use/Zoning Map) and correspond to the Paseo Gateway State Land Office Drainage Management Plan. Open Space shown in Table 3 includes the existing Open Space easement along Tract 15, 17, and B-1Z. Total Open Space equals 21.6 acres.

R-4: Residential

There are a total of 316.4 acres planned for Residential development zoned R-4. They include Tracts A, B, C, D, E, and F. Tract 17 zone change to R-4 was approved by the Governing Body in 2019 and is currently being developed as single-family.

C-1: Commercial

The C-1 lands provide easily accessible services for the nearby residential and business areas. There are 70.1 acres planned for C-1 in the Cleveland Heights Master Plan area.

Mixed Use (SU)

The Mixed Use designation provides flexibility to provide a mix of higher density residential and commercial/office uses. The Mixed Use district supplies employment and housing opportunities for the community. The uses may be integrated vertically or adjacent to each other with appropriate buffering. There are 56.4 acres dedicated to Mixed Use.

Light Industrial (SU for Limited Light Industrial and Commercial Uses)

Office, light industrial, manufacturing, business park facilities, and commercial are appropriate uses in the Light Industrial Special Use zone. The intent of the employment zone is to provide a location for employers to locate in an area served by principal arterials with excellent accessibility and existing infrastructure. Uses that create nuisances such as smoke, noise, vibration, and odor are not appropriate for the Light Industrial district in this area. Permissive

uses are as stipulated in the adopted zoning ordinance for this area. A total of 40.2 acres has been designated for Light Industrial (SU).

Parks

Locations and size of parks will be determined by the developers and the City at the time of development. Developed parkland will meet the requirements in Rio Rancho Municipal Code 155.46 Public Sites; Open Spaces. Table 2 contains the estimated total developed parkland for the R-4 tracts of the Cleveland Heights Master Plan.

Table 2: Assumed Park Acreage for R-4 Zoned Lots

Residential (R-4) DU/acre	4.4 DU
Residential (R-4) total acreage	271.4 acres
Total Units	1,192 units
Population (DU x 2.85 persons)	3,374 persons
Park Acreage	3.37 acres

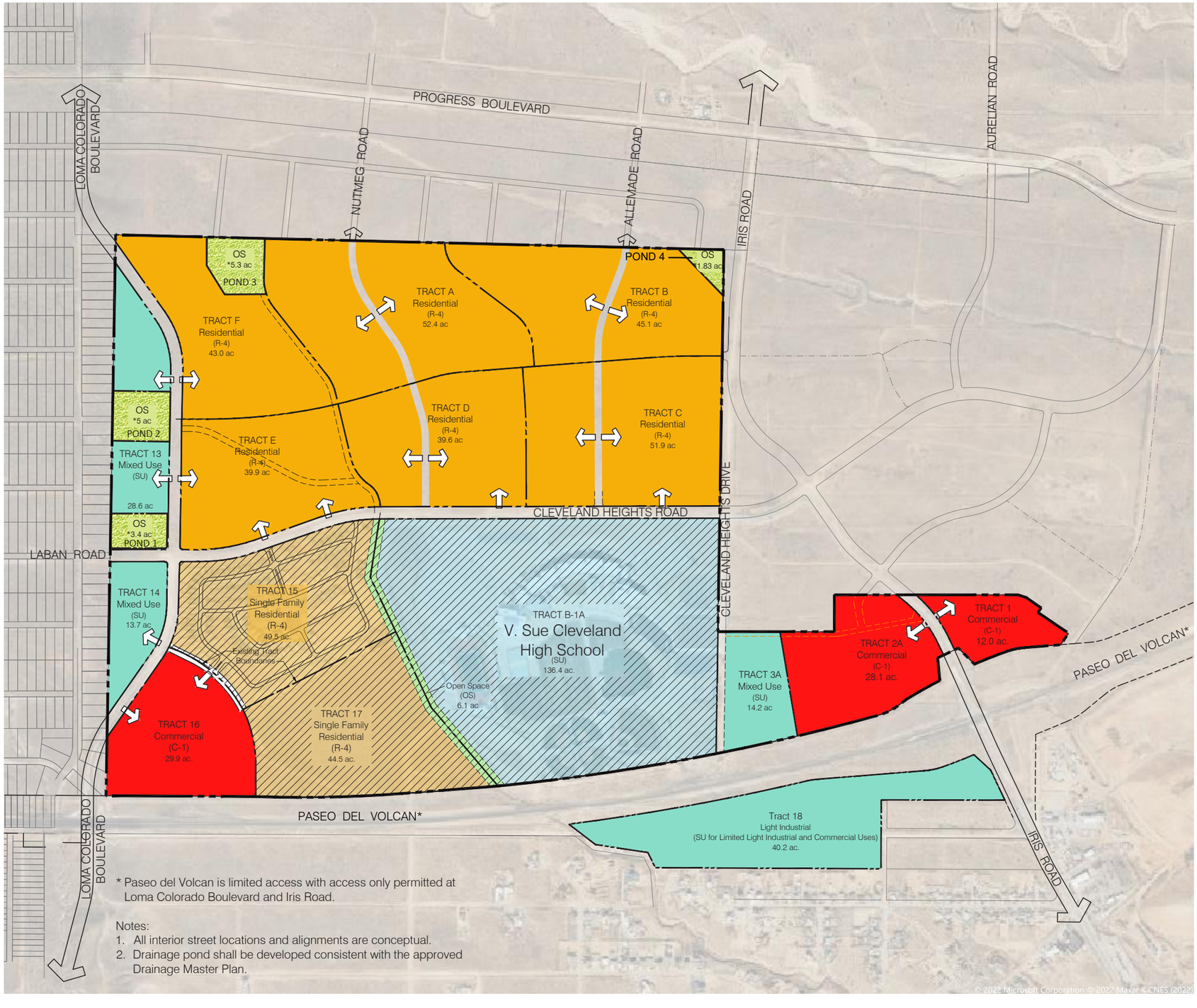
DEVELOPED LAND USES and ZONING

R-4 Residential

Tract 15 contains the existing Cleveland Heights Subdivision, totaling 49.5 acres with 216 lots and 214 single-family homes. Lot widths range from approximately 45 to 60 feet. Tract 17 is being developed as a single-family subdivision and is 44.5 acres.

Educational Center (SU)

The Educational Center Special Use Zone contains the V. Sue Cleveland High School. The NMSLO transferred ownership of the 136.4 acres of Tract B-1A to Rio Rancho Public Schools in 2008.



* Paseo del Volcan is limited access with access only permitted at Loma Colorado Boulevard and Iris Road.

Notes:
1. All interior street locations and alignments are conceptual.
2. Drainage pond shall be developed consistent with the approved Drainage Master Plan.

LAND USE / ZONING

- Property Line
- Easement Line
- Pond Boundary Line
- Residential (R-4)
- Mixed Used (SU)
- Commercial (C-1)
- Light Industrial and Commercial (SU)
- Education/V. Sue Cleveland High School (SU)
- Developed Properties
- Potential Access Point
- Drainage Pond / Open Space Easement

* Tract acreage's are inclusive of Open Space numbers.

CLEVELAND HEIGHTS

LAND USE / ZONING

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Scale: 1" = 400'

NORTH 200 0 400 800

January, 2023

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4. Conformance with the Rio Rancho Comprehensive Plan

The Cleveland Heights Master Plan adheres to the Rio Rancho Comprehensive Plan. The Comprehensive Plan is a policy document that lays out goals, policies, and actions to guide the growth and development of Rio Rancho. The Cleveland Heights Master Plan will help implement the nine elements of the Rio Rancho Comprehensive Plan, as explained below.

ANNEXATIONS, ANTIQUATED PLATTING AND ADDRESSING

This element of the Comprehensive Plan is not applicable to the Cleveland Heights Master Plan. The property has already been annexed and platted, and will continue to be platted and addressed according to City standards as development occurs within the Plan Area.

CONSERVATION AND THE NATURAL ENVIRONMENT

The intent of this element is to ensure that sustainability is a key component of the City's growth. As development occurs, this element is intended to ensure that concerns such as water quality, air quality, water conservation, geological features, and soil conditions are taken into consideration when development decisions are made.

The Conservation and Natural Environment Section of the Comprehensive Plan include some of the following goals, policies, and actions for achieving these objectives:

- Preserve water resources;
- Reuse and recycle materials, and reduce waste;
- Implement the use of low impact development techniques and green building practices; and
- Limit the use of turf in landscape areas in residential and commercial developments except for active recreation and parks.

The Cleveland Heights Master Plan meets these objectives through the provision of design guidelines that require the sensitive use of landscape materials in order to conserve water, the creation of open spaces that serve dual drainage and recreational functions, such as a trail in the north/south open space corridor. Builders at Cleveland Heights are encouraged to join green building programs and employ green building techniques such as cool roofs, energy efficient windows, solar panels, permeable surfaces, rain harvesting, and gray-water systems.

Planning and design of infrastructure within the Cleveland Heights Master Plan shall minimize the alteration of natural flood plains, stream channels, and natural protective barriers. Flooding, grading and development activities shall be managed to prevent flood or erosion damage. Retention ponds shown on the Master Plan will provide flood mitigation and provide additional open space for Cleveland Heights residents.

Preservation of the natural environment in and outside of Cleveland Heights will be sustained through the use of drought tolerant and native landscaping materials. Night sky compliant lighting will ensure residents and surrounding communities will enjoy nighttime environments unobstructed.

LAND USE

The goals, policies, and actions for land use in Rio Rancho include the following:

- 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;

- Promote and support development that incorporates walkability; and
- Encourage adequate pedestrian connections to future transit facilities in all residential site development.

The Cleveland Heights Master Plan outlines the framework for development that meets the intent of the Comprehensive Plan by providing pedestrian trails and sidewalks that connect to the major streets bounding the Plan Area and through the provision of park and open space within the Plan Area.

The Master Plan further meets the intent of the Land Use Element of the Comprehensive Plan through the assembly platted, developable parcels. Increased property taxes derived from the homes developed within Cleveland Heights will help to support the Rio Rancho School District and contribute to the viability of commercial development.

Cleveland Heights is located east of the Rio Rancho City Center. Residents living in Cleveland Heights will have convenient access to the community amenities such as City Hall, the Rio Rancho Events Center, Broadmoor Senior Center, and Sky View Campus Park. Medical services include the UNM Sandoval Regional Medical Center. Educational facilities include the UNM Health Sciences Center and Central New Mexico Community College (CNM) Rio Rancho, V. Sue Cleveland High School, and Shining Stars Preschool.

Land uses available in Cleveland Heights will include office, commercial, institutional, entertainment, residential, educational, medical, and industrial. The Cleveland Heights Master Plan calls for a mix of land uses that can accommodate a diversity of housing options for residents. Housing will be available to accommodate a several market rate and workforce housing options.

The Cleveland Heights Master Plan will utilize existing City of Rio Rancho zoning categories and development will conform with the design standards contained in those zoning categories and this Master Plan. Design standards created for Cleveland Heights are intended to expand on the City's Zoning Ordinance and will provide unified streetscapes, unified signage design, perimeter wall and entry design, and open space areas. Landscaping requirements shall apply to streetscapes, detention ponds, perimeter areas adjacent to perimeter walls, and buffer areas (see page 14-15 for more detail on walls and landscape).

POPULATION and HOUSING

The goals, policies, and actions for land use, population, and housing in Rio Rancho include the following:

- Maintain the strength, vitality, and stability of all residential neighborhoods and types; and
- Promote quality, community-friendly multi-family development, through features such as enhanced open space and pedestrian connectivity.

The intent of this principle is to ensure a land use pattern that offers a diversity of housing, well designed residential development, park, open space, and pedestrian connectivity throughout Cleveland Heights area and to V. Sue Cleveland High School. Master Planning is the City's key action steps towards carrying out this principle. The Cleveland Heights Master Plan furthers this principle by providing residential densities classified by the R-4 designation, with a minimum size of 4,000 square feet and a minimum of 40 feet wide. Each tract within the Master Plan can support subdivisions with amenities and road connectivity, similar to the existing Cleveland Heights Subdivision.

The land use and zoning concept for the Cleveland Heights Master Plan furthers the Population and Housing element by providing a residential zone, R-4 that is provides the flexibility for a variety of single-family development densities. The mixed-use SU zoned tracts can support higher-density and multi-family development at strategic points along Iris Road and Loma Colorado Boulevard.

TRANSPORTATION

The Transportation Section of the Comprehensive Plan contains the following goals, policies, and actions which are relevant to the Cleveland Heights Master Plan:

- A balanced transportation system that provides access to a variety of transportation options.

The transportation element hopes to establish an accessible long-range transportation network to meet local and regional circulation needs. A multi-modal transportation system to move people and goods is encouraged. In addition, a coordinated pedestrian network is preferred throughout the Plan Area to help foster non-vehicular mobility and accessibility.

A Traffic Impact Analysis (TIA) was provided to the City of Rio Rancho to ensure that new residential development will not compromise the existing transportation network. Walkways and pedestrian corridors shall be provided both as sidewalks along the roadways and within open space corridors. Pedestrian and bicycle connections may be considered for arterial and collector roadways, or within trail corridors.

PUBLIC FACILITIES

The intent of the Public Facilities element of the Comprehensive Plan is to minimize the difficulties, due to antiquated platting, of providing infrastructure within the City. The applicable policy is listed below.

- Make land use recommendations based on the availability of adequate public facilities necessary to support a proposed land use

The Master Plan meets this intent and policy. The Master Plan is in an area of Rio Rancho where the project will be able to connect to existing infrastructure and is in an area near public facilities such as Rio Rancho City Center, Sky Room Campus Park, Rio Rancho Events Center, Broadmoor Senior Center, and V. Sue Cleveland High School. As this area is developed, more public facilities will be developed.

All residents should be assured proper access to police, fire and emergency services. Police, fire and emergency rescue services impacts should be considered in all development plans within Cleveland Heights. Coordination with the City's Public Safety shall be a requirement for future Specific Area Plans to ensure federal standards are met for emergency response times. Currently, the area is served by Rio Rancho Fire and Rescue Station 5, located on Santa Fe Hills Boulevard and the Rio Rancho Police Department facility located on Quantum Road. Rio Rancho Fire and Rescue response time in 2022 was approximately 9 minutes.

PARKS and RECREATION

The intent of the Parks and Recreation section of the Comprehensive Plan is to ensure that as the City of Rio Rancho develops, amenities such as parks and recreational facilities are provided for the growing population. The goals that are particularly applicable to the Master Plan are listed below:

- Be responsive to the recreational needs of the community; and
- Provide a variety of quality of life services to meet community needs, assuring that there are strong relationships with all sectors of the community and ample opportunities to foster human interaction.

The Master Plan has designated land as open space with the intent that these areas will function as multi-use drainage, recreation, or trail corridors. The intent of the Master Plan is to provide the framework for the creation of a complete community that includes both private (HOA) and public (City of Rio Rancho) park and recreation areas.

URBAN DESIGN

The intent of the Urban Design element of the Comprehensive Plan is to ensure that development follows design standards that help to achieve the creation of community identity and aesthetic quality. Some of the relevant goals, policies, and actions within this element include:

- Create safe developments that discourage crime;
- Support development that links neighborhoods and encourages the use of all modes of transportation; and
- Embrace the use of xeriscape landscaping.

Design features within the Cleveland Heights Master Plan will highlight streetscapes, multi-use paths, perimeter walls, gateways, and pedestrian connections at the site planning stage. It is anticipated that a more detailed level of planning will be required for these properties to ensure adherence with the overall land use plans, transportation corridors, and open space network. Future site plans and/or subdivisions shall include landscaping requirements for streetscapes, arroyos and retention/detention ponds, walls and screening patterns. Native and xeric plant species shall be encouraged and water harvesting and irrigation requirements shall be included in any future landscape and drainage plans.

ECONOMIC DEVELOPMENT

The primary goal of the economic development element is to expand employment opportunities, provide a mix of jobs, support existing retail and service needs as well as provide infrastructure to support and attract existing and new businesses, while with respect to the State parcels, also benefiting the public schools of New Mexico by optimizing revenue to the trust administered by the Commissioner.

The land use plan for the Cleveland Heights area provides for an appropriate mix of residential, commercial, mixed-use, and employment uses. The intent of the land use plan is to provide ample space for a wide variety of potential employers and new industry to locate in Rio Rancho. With accessibility to Paseo del Volcan, NM State Road 528, US Highway 550, and Interstate 25, it is expected that this area will be desirable for future employers. The City may consider development incentives to attract employers and commercial services to Cleveland Heights by providing an expedited development review process. In 2021, a Zone Map Amendment from SU to C-1 for Tracts 2 and 3 (replatted to Tract 2A and 3A) at the corner of Paseo del Volcan and Iris Road. The Zone Map Amendment and associated preliminary plat will facilitate commercial development on these sites. V. Sue Cleveland High School employs 144 teachers, 39 Instructional Support Staff, and 42 Non-Instructional Support Staff.

5. Design Guidelines

RESIDENTIAL DESIGN GUIDELINES

The design guidelines are intended to create a sense of cohesiveness and identity of the Cleveland Heights Master Plan. These standards will help implement the Urban Design provisions of the City of Rio Rancho's Comprehensive Plan.

The standards are primarily intended as a generalized guide for end users/builders that will participate in the development of Cleveland Heights. Where these standards conflict with City of Rio Rancho ordinances or approved City standards, the more stringent shall apply.

Site Design

All individual neighborhoods should provide convenient pedestrian circulation through and between neighborhoods, to the external streets, and the proposed adjacent commercial development.

General

a. Sidewalk requirements shall be consistent with standards within the City of Rio Rancho Development Process Manual (DPM).

b. Safe, convenient, and pleasant pedestrian circulation shall be accomplished with sidewalks, trails, special pavings, and shade.

c. Pedestrian walkways shall be designed to be ADA accessible (see Americans with Disabilities Act Criteria for Barrier-Free Design).

d. Concrete, asphalt, or compacted decomposed granite with stabilizer are acceptable materials for pedestrian walkways as allowed by ADA standards.

e. Clear sight distances shall be maintained at all driveway locations and intersections per AASHTO design standards.

f. Unfinished gray block walls, barbed wire, chain link, concertina wire, and wood or plastic/vinyl fencing are prohibited.

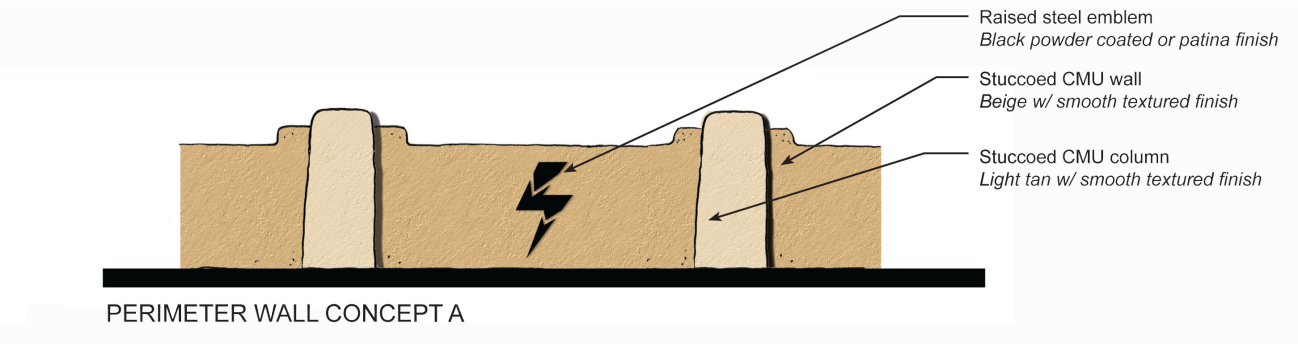
Single Family Residential

a. All development shall comply with the City of Rio Rancho Subdivision Ordinance, Chapter 155.01 of the Rio Rancho Municipal Code.

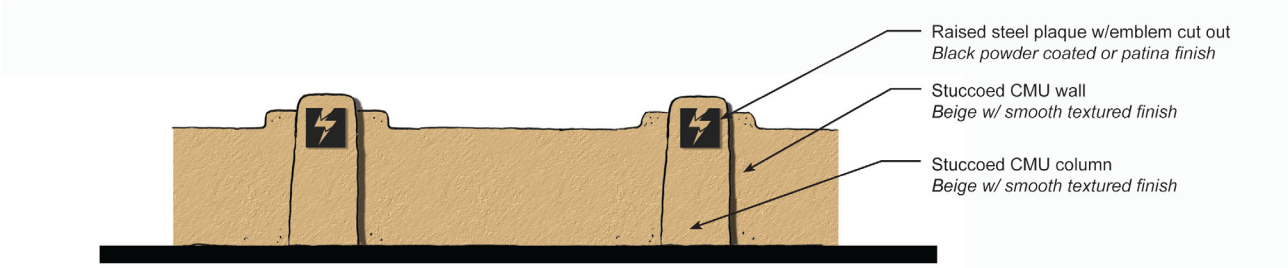
b. Single family units are prohibited from fronting or have driveway access to a collector or arterial.

c. Proposed driveway locations shall be consistent with curb cut requirements identified in the Rio Rancho Development Process Manual (DPM).

d. Lots that face streets at the front and rear shall be limited to one driveway at the front facing street. A solid wall shall be provided at the rear yard of the property to ensure access is limited to a single street frontage.



PERIMETER WALL CONCEPT A



PERIMITER WALL CONCEPT B

Architecture

The architectural standards are intended to describe the general characteristics of the Master Plan.

While the buildings will reflect these standards, it is not the intent of these design standards to prohibit a certain amount of individual expression and creativity.

Residential

a. Building height on houses with pitched roofs shall not exceed 32 feet to the highest point of the pitch. Building height on houses with flat roofs shall not exceed 26 feet.

b. The use of accent colors in entry portals, front door, window frames and trim, and other incidental elements is encouraged.

c. Front porches, entryways, and/or portals, if used, shall have a minimum 5 foot depth, and shall be permitted within the front yard setback.

d. Antennae or solar collector equipment, if used, shall be installed so as to minimize its visibility from any public street.

Signage

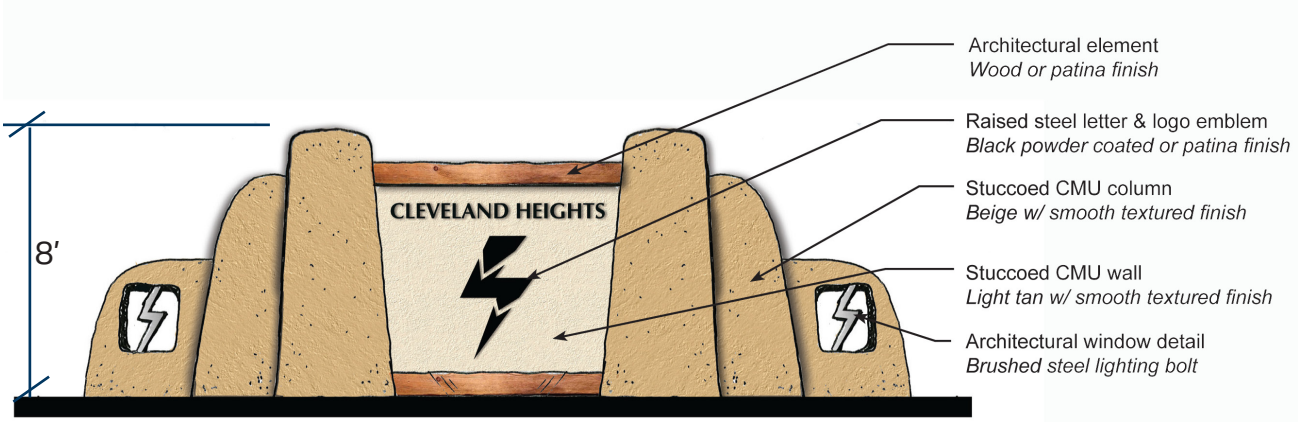
Signage should enhance the overall character and identity of the community, as well as provide directional instruction.

Residential Neighborhoods

a. All neighborhood entries shall include the specific subdivision name.

b. Freestanding neighborhood entry signs shall be monument style. The maximum height shall not exceed 8 feet.

c. The signage program for Cleveland Heights will include project identification graphics in key locations along the perimeter of the project (see Perimeter Wall concepts).



NEIGHBORHOOD ENTRY MONUMENT

Lighting

The objective of the lighting standards is to preserve the "dark sky" while providing lighting that enhances the safety, security, and visual aesthetics of the area. Careful attention to lighting detail will contribute to the sense of a cohesive community image. Additional restrictions on lighting may be imposed through privately enforced covenants, conditions, and restrictions (CC&Rs).

General

a. Light fixtures and standards are intended to conform to local safety illumination standards and existing City regulations as stated in the City of Rio Rancho Municipal Code Chapter 159, Outdoor Lighting Ordinance.

b. Street lights shall be per Rio Rancho DPM and Public Service Company of New Mexico standards, which require street lights at all intersections, cul-de-sacs, and curves in the roadway.

c. Site lighting should be shielded and oriented so as to eliminate glare or light trespass onto adjacent roadways and properties. All lighting shall be in compliance with the State of New Mexico Night Sky Act and the City of Rio Rancho Municipal Code Chapter 159, Outdoor Lighting Ordinance.

d. Lighting layout should be coordinated with proposed landscaping and trees to maximize light distribution and avoid conflicts.

e. Pedestrian scale bollard lights should be used at pedestrian connections.

Landscape and Streetscape

Landscaping should be used to buffer attenuate noise or block undesirable views, to provide wind protection, shade, and relief from the heat and glare generated by development, to control soil erosion, and enhance pedestrian and vehicular traffic and safety. Street trees are intended to soften and break-up the streetscape to avoid a canyon-like appearance. Recognizing the importance of water conservation, these standards promote the use of native and naturalized plant species that perform well in an arid environment.

General

a. Landscape plans shall comply with the Rio Rancho Municipal Code Chapter 52, Water Conservation Ordinance and the Chapter 154, Planning and Zoning.

b. Landscaping in accordance with an approved plan should be installed in a timely manner in accordance with the CC&Rs.

c. Turf should not be used within the street R.O.W. or within the landscape area between the curb and sidewalk. These areas should be planted with shrubs and trees.

d. A clear sight triangle must be maintained in any landscape area per AASHTO sight distance standards.

e. A fully automated irrigation system should be provided for all landscaped areas. The system should be designed to avoid overspraying walks, buildings, fences, etc.

f. Undeveloped graded areas held in reserve for future building or pavement should be stabilized with an acceptable polymer based agent or seeded with a mixture of native grasses wildflowers.

g. Coverage of the common landscape areas with living vegetative material will be governed by existing City regulations.

h. Street trees shall follow City of Rio Rancho Municipal Code, Chapter 154.60(E)(1)(a) Landscaping.

Residential

a. Street trees should be provided at a rate of 1 tree per residential lot frontage along roads throughout the Cleveland Heights Master Plan area.

b. Street trees should be provided at a rate of one tree per 30 linear feet along subdivision perimeter and where lots back up to roadways.

c. Homebuilders should provide front yard landscaping for each residential lot. This requirement is in addition to the street tree in front of the residence.

d. Irrigation and maintenance of front yard landscape and street trees along internal neighborhood streets should be the responsibility of the individual homeowner.

e. Gravel, colored rock, and similar materials are acceptable as a top dressing for landscape areas, however, they shall not be considered a focal landscape element.

Parks

The intent of the Cleveland Heights Master Plan is to allow developments to construct required park improvements as the subdivision plans are approved by the City. This approach allows each developer to determine acreage of developed parkland and design of parks for each unique subdivision.

TRACT 18 - SU/LIGHT INDUSTRIAL & COMMERCIAL GUIDELINES

Tract 18, in the Cleveland Heights Master Plan is a Special Use zone. The Cleveland Heights Master Plan will comply with the Master Plan standards for the Light Industrial/Commercial Special Use zone. The zone requires a Site Plan approved by the Governing Body, and are subject to the following restrictions to insure proper use and appropriate development. Specifically to:

a. Mitigate negative impacts to adjacent residential properties;

b. Protect each Owner against improper development and use of the property;

c. Prevent construction of buildings of substandard materials; and

d. Provide standards that include signage, adequate setbacks, architecture, landscape, streetscape, lighting, access, and walls.

The purpose of these design standards is to provide a flexible framework for community design that encourages innovative and creative solutions, rather than setting a rigid set of requirements. The standards will help implement the Urban Design provisions of the City of Rio Rancho Comprehensive Plan.

Limits and Restrictions

The SU Light Industrial/Commercial Zone within the Plan Area will provide for limited industrial and commercial uses as specified by City of Rio Rancho Ordinance, provided such uses are conducted in a compatible and harmonious manner.

Permissive Uses

SU for Light Industrial and C-1/Retail Commercial uses, which includes the following land uses:

1. Light manufacturing and assembly per Code of Ordinances, conducted indoors;
2. Storage warehousing, warehouse distribution and wholesaling merchandising;
3. Self-storage facilities;
4. Laboratories, research, and experimental stations;
5. Printing, publishing, and related establishments;
6. Lot for new and used vehicle sales, parts and service per Rio Rancho Code of
7. Office and office buildings;
8. Call Centers;
9. Stores for the sale of retail goods and products;
10. Repair shops for appliances and similar goods;
11. Bakeries and confectioneries where goods are sold
12. Restaurants, except free-standing bars and lounges;
13. Banks, and money lending;
14. Film Studios, Film Production, and related use;
15. Theatres;
16. Amusement centers and bowling alleys;
17. Photography studios, except adult photo studios

18. Dry cleaning, laundry, and tailor shops;
19. Beauty shop, barber shop, spa;
20. Hotel;
21. Health clubs and gymnasiums;
22. Hospitals and health care related uses;
23. Assisted living and similar institutions;
24. Nursery schools and daycare facilities;
25. Public and private schools;
26. Libraries and museums;
27. Churches and other places of worship, Sunday school buildings and parish houses
28. Public utilities
29. Parks, recreation parks, open space, and public facilities;
30. Construction trailers per Rio Rancho Code of Ordinances; and
31. Residential uses within the building for security purposes.

Building Height: Building height shall be per the C-1, Retail Commercial, District except that the maximum height of a hotel or office building shall be 50 feet if the structure is located, at minimum, 100 feet from the nearest residentially zoned property.

Setback: There shall be a 35-foot setback from the property boundary except adjacent to the Paseo del Volcan right-of-way.

Landscaping: Landscaping shall be per the C-1, Retail Commercial, District.

Buffering and Walls: Buffering shall be provided per the C-1, Retail Commercial, District with the following modifications:

1. The required buffer yard shall be 15 feet wide.
2. Plain grey CMU block shall not be used for the buffer wall unless painted or treated (e.g. stuccoed).
3. Chain-link (with or without slats), wood or plastic/vinyl fencing shall not be used for the buffer wall.
4. Barbed wire, concertina wire and similar materials are not permitted atop the buffer wall.
5. Buffering shall also be provided along the west boundary adjacent to the tributary of the La Barranca Arroyo.
6. All perimeter block walls facing rights-of-way shall be constructed of split-face concrete block and shall include a smooth, continuous 4-inch cap of a complementary color.

Off-street Parking: Off-street parking shall be provided per Rio Rancho Municipal Code, Chapter 154.22.

Bicycle Parking: Each occupied building shall include bicycle racks that accommodate 0.25 bicycles per 1,000 square feet gross floor area or 3 bicycles, whichever is greater.

Equipment, Refuse and Storage Screening:

1. Ground and roof-mounted mechanical equipment shall be screened from the view of adjoining properties by landscaping or parapets, respectively.

2. Outdoor storage shall be visually screened from all property lines by a solid wall, opaque fence (does not include chain-link fencing.

3. Refuse collection shall comply with Code of Ordinances, Chapter 50.07(B). Chain-link fencing with slats shall not be permitted as a suitable enclosure for the refuse container.

Lighting: Lighting shall comply with all applicable City ordinances and should shall be further restricted by the following design standards:

1. Site lighting shall be shielded and oriented so as to eliminate glare or light trespass on to adjacent rights-of-way and properties.

2. All parking lot lighting shall be fully shielded.

3. Bollard lights shall be fitted with louvers, diffusers or shields, as necessary, to eliminate glare or light trespass on to adjacent rights of-way and properties.

4. Light fixtures shall conform to the architectural character of the buildings and other site elements.

5. Accent lighting is permitted; however, building surface lighting is limited to an average of 2 foot-candles measured 4 feet from the surface level of any point on the building surface being illuminated.

6. The average lighting level shall be limited to 2 foot-candles with maximum levels limited to 16 foot-candles as measured 4 feet from above the surface level of any point on Tract 18.

Signage: Signs shall comply with all applicable City ordinances and should be further restricted by the following design standards:

1. All free-standing signs shall be monument signs as defined by Code of Ordinances, Chapter 156.02 except those signs for the direction of vehicular traffic and signs advertising properties for sale or lease.

2. Blinking, moving, internally illuminated or animated signs, product advertising signs or hand painted signs shall not be permitted.

3. Building signs shall consist of individually mounted letters, shall be limited to identification of the respective building or tenant occupant and shall not be illuminated if facing residential properties.

4. Signs for business identification may be permitted in the buffer, but shall not exceed four feet in height.

5. Signs advertising properties for sale or lease and signs required for the regulation and direction of vehicular traffic shall be allowed in the buffer, but such signs shall not exceed six square feet in area nor be higher than four feet above grade.

Architecture:

1. Primary building materials shall be stucco, colored concrete or colored block. Stone, tile, metal or brick accents are also allowed.

2. Materials prohibited as the primary building material include the following:

    a. Exposed, untreated precision block or wood walls;

    b. Highly reflective surfaces; and

    c. Metal paneling.

3. Stucco colors shall be limited to shades of brown, tan, sage green, and sand. Bright colors as the dominant exterior color are prohibited.

4. Earth tone, white, green, red, blue, and brown hues shall be the accent colors used on entry portals, front doors, window frames and trim, fascias, southwestern architectural features, and other related elements.

Access:

5. The intersection of Iris Road and Paseo del Volcan will provide access to the commercial Tract 1 and 2A.

6. Cleveland Heights Road will be the main east/west road through Cleveland Heights providing connections for Loma Colorado Boulevard, Nutmeg Road, Allemade Road, and Cleveland Heights Drive.

7. Loma Colorado provides the primary access on the west side of Cleveland Heights connecting to Paseo del Volcan and Progress Avenue.

8. Primary access to Tract 18 shall be from Iris Road. via 28th Avenue. Access to 27th Avenue and 52nd Street south of the property line shall be prohibited unless otherwise required for reasons of public health, safety, or welfare.

9. Direct access from Paseo del Volcan shall require approval by the New Mexico Department of Transportation and the City of Rio Rancho.

Site Plan: Site plan approval per Code of Ordinances, Chapter 154.17 SU: Special use District, shall be granted by the Governing Body prior to development.

6. Infrastructure

WATER AND SANITARY SEWER

V. Sue Cleveland High School and Cleveland Heights Subdivision are currently served by water and sanitary sewer located within the master plan area. Some undeveloped parcels within the master plan area can also be served by this existing infrastructure. Other areas will require the extension of additional infrastructure to be served. The master plan area is large and will develop over the period of many years. Developers within this master plan will work with Rio Rancho staff to coordinate water and sewer needs as development progresses. Water and sewer availability will be required at the time of subdivision and will be dependent upon the City of Rio Rancho's ability to serve at the time of development of each parcel.

ROADWAYS

The master planned area is located adjacent to Paseo Del Volcan NE (PDV) and is generally accessed via Loma Colorado Boulevard NE and Iris Boulevard NE. Sue Cleveland High School and Cleveland Heights Subdivision are located adjacent to Cleveland Heights Road NE which provides east/west connectivity between Iris and Loma Colorado. The development has reserved easements for future roadways extending to connect to the existing roadway rights of way north, east and west of the site. These offsite roadway connections are not yet developed areas and the existing roadway network north, east and west of the site are not improved roadways at this time. The existing access to PDV does provide sufficient access for the proposed development.

An east/west roadway, Nadene Road NE, through the site has been eliminated from the master plan. The connectivity that this roadway established can be provided through each parcel of land as that land is developed, allowing flexibility within the planning of each parcel. East/west movement through the site is provided sufficiently by Cleveland Heights Road NE and the additional east/west roadway was determined to not be necessary and simply increases both cost of development and costs of maintenance for the City of Rio Rancho.

DRAINAGE

The Cleveland Heights Master Plan (formerly a portion of Paseo Gateway Master Plan) is subject to the approved 2009 Paseo Gateway State Land Office Drainage Management Plan (PGSLODMP) together with two subsequent amendments, 2010 and 2016 respectively.

The two amendments to the DMP have addressed the changes in intended land use through time, although these changes have not always been implemented due to intended development not proceeding for varied reasons. The 2016 amendment also reflects the change in strategy to relocate the "regional ponds" within the master plan area so that mitigation of "offsite" storm water runoff occurs at or near the west and north property boundary. This strategy reduces the infrastructure required to convey this "offsite" runoff through the properties to the previously planned location of the "regional" ponds.

The master plan area receives storm water runoff from a substantial "offsite" area resulting in runoff entering the site from the western and northern boundaries of the site. The original PGSLODMP developed a drainage management strategy that included "onsite ponds" for most of the developable area of the site together with "regional ponds" that accepted water from both the "onsite" and "offsite drainage areas". These ponds were designated as "ponds A, B and C" within the original PGSLODMP. The location of these ponds was planned such that the "offsite" flows entering the site would be intercepted by drainage infrastructure and conveyed through the site to the proposed pond locations.

The 2016 amendment revised the drainage mitigation concept to provide "regional" detention ponding of the offsite flows along the western and northern boundaries of site. This regional ponding at the boundary allows those flows to be reduced substantially by providing storage sufficient to allow the flow rate to reduced. The drainage infrastructure

required to convey the smaller flow rates is therefore reduced. The new regional ponds are shown on the Land Use and Zoning Map (page 7) as Pond 1, Pond 2, Pond 3, and Pond 4, which correspond to Ponds AP49A, AP49, and AP53 in the 2016 amendment to the PGSLODMP.

This change in drainage mitigation has necessitated revisions to the land plan so that "open space" areas allocated for the regional ponds could be relocated from the central and southern areas of the master plan to the new locations along the western and northern boundaries as reflected in the Land Use Plan.

7. Implementation

The Cleveland Heights Master Plan states that it shall occur as sub-plans, as infrastructure planning and subdivisions are platted. The Cleveland Heights Master Plan fills this requirement as a sub-plan of the Paseo Gateway Master Plan.

1. All land use decisions shall be in compliance with the adopted Cleveland Heights Master Plan, this includes zone map amendments, platting, and right-of-way acquisition in coordination with the Department of Development Services.
2. All infrastructure shall be planned and coordinated with City of Rio Rancho Department of Development Services, City of Rio Rancho Departments of Public Safety and Transportation, PNM, and any other established entities working with Sandoval County and the City of Rio Rancho.
3. National standards for emergency response times shall be upheld; therefore DPS facility planning shall be coordinated as subdivisions occur.
4. Access to Paseo Del Volcan will be restricted to Loma Colorado Boulevard and Iris Road.
5. All interior streets locations and alignment are conceptual. Final location and alignment of internal streets shall be determined at the time of subdivision.
6. All major streets shall be dedicated upon request by the City during the subdivision process.
7. Designated open space, improved to meet City of Rio Rancho Park Design Standards in the Development Process Manual, may count towards the trail requirements established by the City of Rio Rancho.
8. A 25% rule is established for administrative amendments to the Paseo Gateway Master Plan. As residential projects get farther along in the design process, it is typical for minor readjustments to occur. Therefore we propose that any change that is less than 25% of the Master Plan area shall be processed administratively by the Planning Director. Changes that exceed 25% of the plan area will return to the Planning and Zoning Board and Governing Body for approval.
9. Future plans may be required to address specific issues such as design guidelines, coordination of infrastructure, transportation corridors.
10. It is anticipated that the property will be platted to correspond with development. In conjunction with platting actions, Development Agreement(s) may be prepared outlining infrastructure costs and requirements for the development.
11. Water and sewer availability will be tied to future subdivision plats.
12. Detailed Transportation Impact Studies (TIS) will be required as needed based on thresholds, with future subdivision plats.

RioRancho
City of Vision

October 11, 2023

Sheldon Greer P.E.
7770 Jefferson NE, Suite 200
Albuquerque, NM 87109

Re: Letter Granting Conditional Water and Wastewater Availability Approval for Paseo Gateway LLC Subdivision State Land Office Phase 2 Additional 224 Dwelling Units.

Dear Mr. Greer,

The Utilities Department confirms the Conditional Water and Wastewater Availability for the State Land Office, Paseo Gateway LLC Development, Phase 2 consisting of approximately 224 Dwelling Units in addition to the 210 Dwelling Units constructed in Phase 1 of the development. The Utilities Department can still serve up to 434 Dwelling Units.

The developer is responsible for water and wastewater modeling for any additional development requests after Phase 2. Sanitary Sewer Lift Station and sanitary sewer lines receiving flows from the development may need improvements prior to or in conjunction with additional development approvals. Similar conditions apply to the Water Supply (Wells). The developer is responsible for ensuring the site fire flow meets City of Rio Rancho Fire Marshall requirements for the proposed development. A water model paid for by the developer will be required to ensure adequate fire flow to the site. If the developer builds a looped water line, no issues are anticipated at this time. Please contact Nathan Roberts Bohannan Huston 505-823-1000 for modeling information.

Condition: Sanitary sewer is to be designed to service all of the Paseo Gateway State Land Office by gravity. The Water and Wastewater Availability for the 224 dwelling units and a total availability for 434 dwelling units is predicated on the award of this portion of the development by the State Land Office (SLO). The availability is to the SLO chosen developer and is was predicated on the SLO and SLO Developer meeting any additional conditions set forth through the Development Services Department.

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

3200 Civic Center Circle NE • Rio Rancho, New Mexico 87124
Office (505) 896-8715 • Fax (505) 891-5201

water 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 Department 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 be 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.

The Availability Statement will expire unless construction starts within 18 months of approval and is complete within 3 years of approval. If you have questions regarding this Availability Statement please contact me at 505-891-5046.

Sincerely,

Steve Gallegos

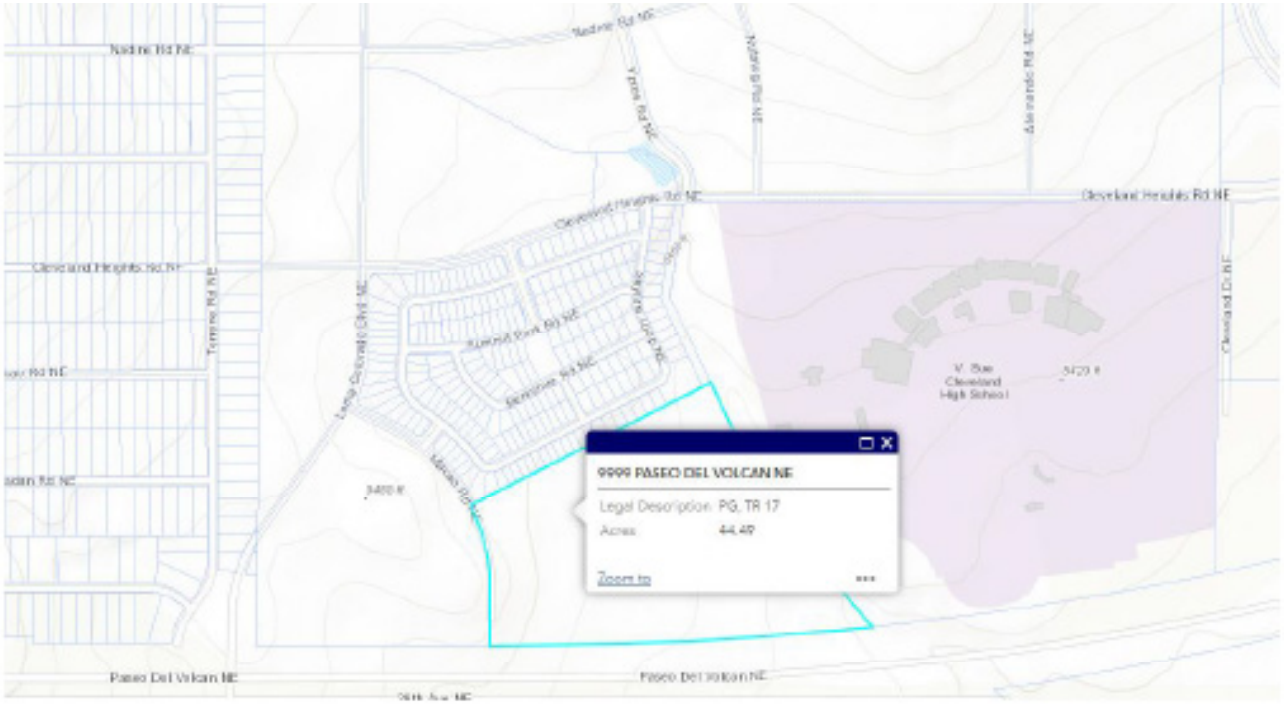
Steve Gallegos
Deputy Director
Utilities Department

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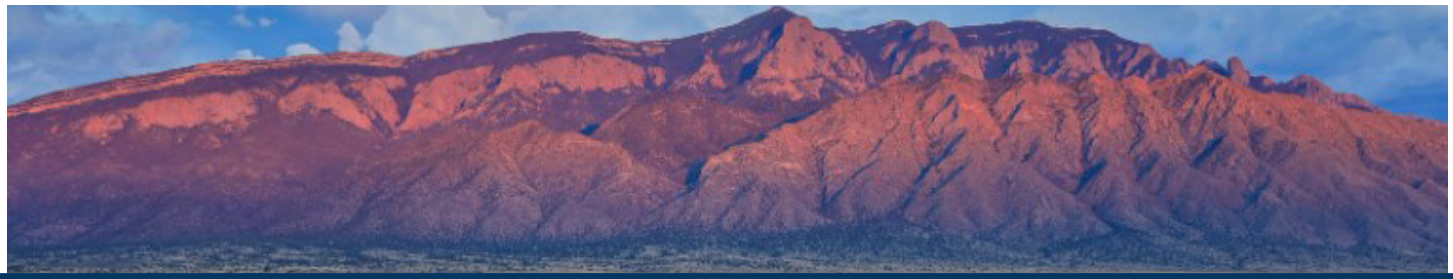
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Cleveland Heights Master Plan REDLINE VERSION

Prepared for: New Mexico State Land Office

Prepared by: Consensus Planning, Inc.
Community Design Solutions (CDS)

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Resolution*

Resolution*

Ordinance*

Ordinance*

GB Approval*

GB Approval*

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Master Plan Sub-Areas and Ownership x

Land Use and Zoning X

Tables

Land Use and Zoning for Cleveland Heights Master Plan Area X

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1. Introduction

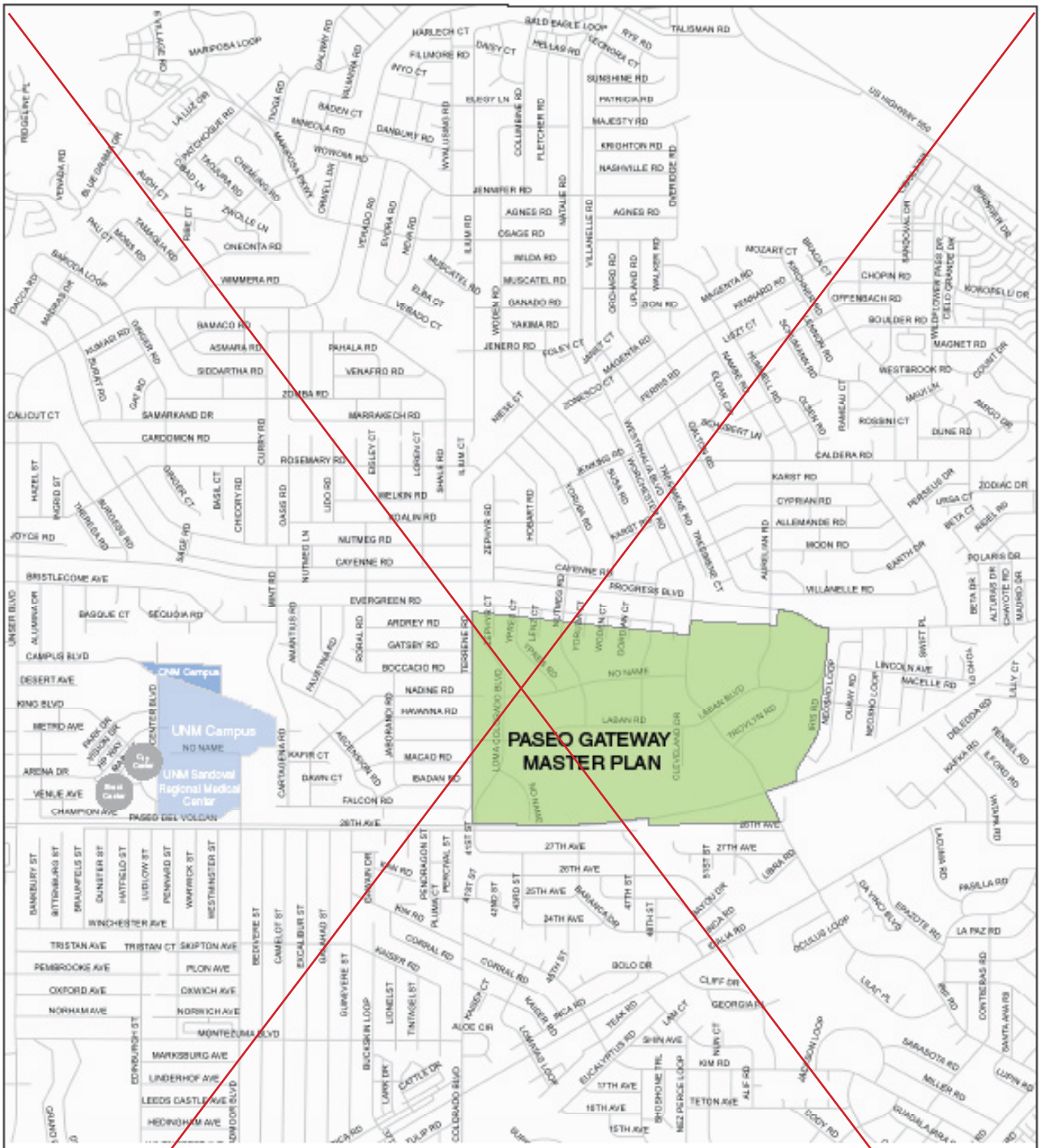
This document is prepared as a Master Plan for the area known as Cleveland Heights, orginally part of the Paseo Gateway Master Plan, located in central Rio Rancho, in Sandoval County. The Paseo Gateway Master Plan was comprised of 953 acres of lands owned by the New Mexico State Land Office ("State" or "NMSLO"), Rio Rancho Public Schools, and AMREP Southwest. ~~The map located on page 4 illustrates the land ownership in the Plan Area.~~ Cleveland Heights consists of the lands owned by the Rio Rancho Public Schools, NMSLO, and private property owners shown the Paseo Gateway Master Plan as Areas B and C, which comprise approximately 674.7 acres.

The objectives of the Cleveland Heights Master Plan are to identify land uses, zoning, drainage, utilities, and transportation corridors. The following are the objectives of the Master Plan:

- Change the land uses, streets, and boundary lines to comply with the current 2016 SSCAFCA Drainage Plan and the most recent Traffic Plan for the State Land Office owned parcels.
- To allow for flexibility and change on the property as more in-depth planning, subdivision platting, and infrastructure studies are conducted and as end users/developers are identified;
- To follow City guidelines for land use and zoning;
- Revise zoning from R-2, R-1, and R-3, to R-4;
- To correspond to existing transportation corridors identified in the City's Transportation Policy;
- To complement the land uses and public facilities proposed for the City Center development to the west and the V. Sue Cleveland High School located within the plan area;
- To provide a balanced land use mix that accommodates high quality residential development of various densities and high quality commercial development with convenient access to housing and the high school;
- To comply with and further the Rio Rancho Comprehensive Plan;
- Provide guidance and recommendations on drainage improvements; and
- To facilitate fulfillment of the New Mexico State Land Office obligation to optimize revenue to the trust created for the benefit of the public schools and other beneficiary institutions.

MASTER PLANNING PROCESS

This Master Plan was accomplished in collaboration with City of Rio Rancho Development Services Department, the State Land Commissioner, ~~AMREP Southwest~~,Consensus Planning, Inc., and Community Design Solutions. Petitions for annexation and establishment of zoning, as well as a Zone Map Amendment request were also included in conjunction with the Master Plan approval. Subsequent approvals of site plans and/or subdivision plats will require implementation Land use and zoning for the Cleveland Heights area is intended for residential north of V. Sue Cleveland High School, mixed-use along Loma Colorado Boulevard, commercial at the corner of Loma Colorado and Paseo del Volcan, and Light Industrial and Commercial south of Paseo del Volcan.



NORTH

PASEO GATEWAY MASTER PLAN

Site Vicinity



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

2. Existing Conditions

The existing conditions f~~or the approximately 953 acre Master Plan Area~~ analysis considers the surrounding land use pattern, zoning, transportation, infrastructure, and other site issues that affect development. Analyzing the benefits and constraints of existing conditions helps to provide insight into the application of planning elements to the area as it relates to the general goals, objectives, and policies of the City of Rio Rancho's Comprehensive Plan.

~~Area A - Owned by AMREP Southwest and consists of 284.5 acres.~~

~~Area B - Owned by the State Land Office and consists of 87.4 acres (commonly referred to as the Trade Lands").~~

~~Area C - Owned by the State Land Office and Rio Rancho Public Schools and consists of 573.0 acres.~~

OWNERSHIP

~~A unique aspect impacting the majority of this property is its ownership.~~ The majority of ~~Area C~~ the Cleveland Heights Master Plan area is held in trust as public land and managed by the Commissioner of Public Lands through the State Land Office and includes 444.3 acres. Due to its location in the geographic heart of the City ~~this 573 acres of State land~~ is prime for master planning for the City's benefit. The highest and best use for these lands is residential, mixed-use, commercial, educational, and industrial uses. Tract 15 contains the Cleveland Heights Subdivision owned by individual property owners and Tract 17 will be developed as a single family subdivision by DR Horton. Tract 15 and 17 total 94.0 acres. V. Sue Cleveland High School is 136.4 acres and is owned by Rio Rancho Public Schools.

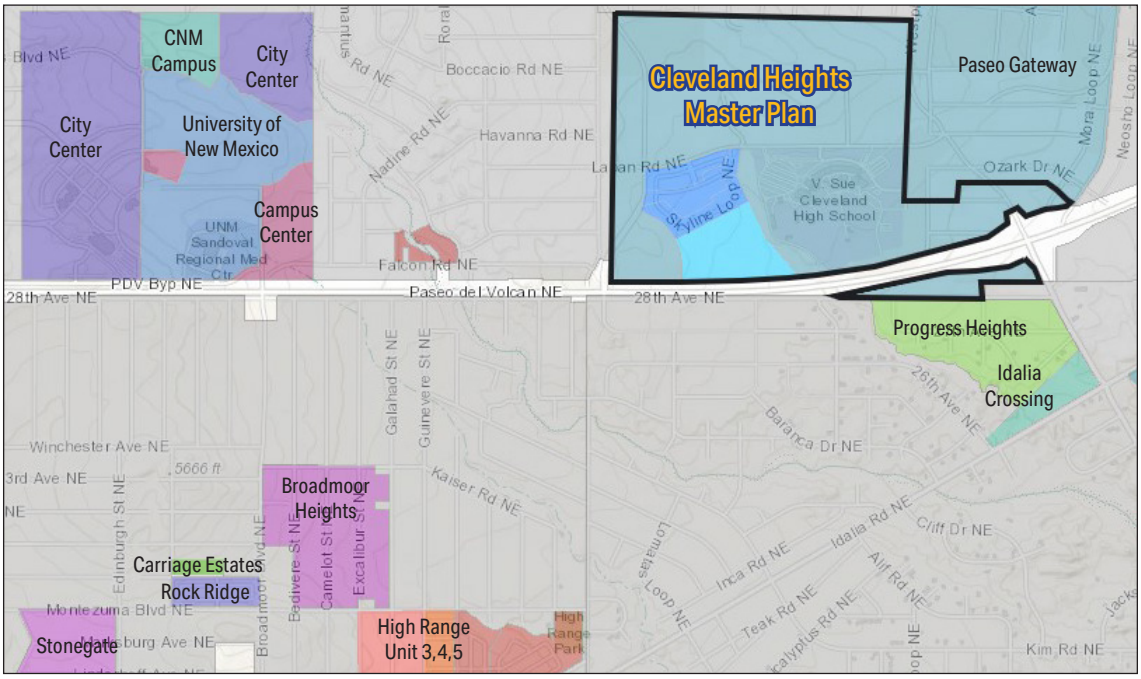




LAND USE

Surrounding land uses impacting the property are minimal. Currently, the majority of the planning area is vacant with the exception of V. Sue Cleveland High School located north of Paseo del Volcan and east of Loma Colorado Boulevard and the Cleveland Heights subdivision located on Tract 15. Tract 17 will be developed as a single-family subdivision in 2025. The State Land Office parcels are subject to a State Land Office planning lease that is held by Paseo Gateway, LLC. The area immediately surrounding the area is primary vacant.~~Northern Meadows and North Hills to the west and southwest, respectively, are the closest residential land uses to the Master Plan Area.~~ There are a small number of existing residences located south of Paseo del Volcan in the vicinity. The nearest subdivisions to Cleveland Heights include:

- Paseo Gateway;
- Progress Heights;
- Rio Rancho Estates-Unit 21;
- Campus Center;
- City Center;
- University of New Mexico; and
- CNM Campus.



Vicinity Subdivisions

TRANSPORTATION CORRIDORS

The main transportation corridor serving this property is Paseo del Volcan, a limited access principal arterial that extends from US Highway 550 to Unser Boulevard and is planned to continue west. Paseo del Volcan will provide excellent access to Interstate 25 and 40, which will help this area to attract commercial services and employers helping to increase the job base in the City. Other existing transportation corridors include primary north-south corridors such as Unser Boulevard, Broadmoor Boulevard, Loma Colorado Boulevard, and ~~Westphaia Boulevard~~ Iris Road. The property is primarily served by Loma Colorado Boulevard and Iris Road (previously Westphalia Boulevard) as the primary north/south arterials. Iris Boulevard provides the only direct connection to Paseo del Volcan. Future street name changes shall be completed in conjunction with the City of Rio Rancho to facilitate the unique identity for the Cleveland Heights community.

3. Land Use & Zoning

PROPOSED LAND USES and ZONING

Land use and zoning for the Planning Area is intended to allow for a mix of uses that will provide convenient access to services. With residential, commercial and employment areas clustered together, walkability is enhanced. With enhanced walkability, safety improves and traffic congestion lessens. Specific design standards for commercial uses will be determined through site plans. All commercial uses should further the conservation and natural environment element of the Comprehensive Plan.

The following table contains the recommended land uses and zoning for the acres within the Cleveland Heights Master Plan. Table 3 below corresponds to the Cleveland Heights Land Use and Zoning graphic on page 8.

Table 1: Land Use and Zoning Acreage Distribution

Land Use~~/Zoning~~	Zoning	Size (acres)	% of Total
~~Residential (R-4)~~		~~41.8 acres~~	~~4.4%~~
~~Residential (R-2)~~		~~223.2 acres~~	~~23.4%~~
~~Residential (R-3)~~		~~138.9 acres~~	~~14.6%~~
Residential ~~(R-4)~~	**R-4**: Single-family Residential	~~131.7~~ 365.5 acres	~~13.8%~~ 54.2%
Commercial ~~(C-1)~~	**C-1**: Retail Commercial	~~89.1~~ 70.1 acres	~~9.3%~~ 10.4%
Mixed Use ~~(SU)~~*	**SU**: Special Use	~~90.5~~ 56.5 acres	~~9.5%~~ 8.4%
Light Industrial & Commercial ~~(SU)~~**	**SU**: Special Use	~~41.3~~ 40.2 acres	~~4.3%~~ 5.9%
Educational ~~(SU)~~	**SU**: Special Use	136.4 acres	~~14.3%~~ 20.2%
Open Space~~/Pond~~**		6.1 acres	0.9%
Totals		**674.7 acres**	**100.0%**

Calculations based on net acreage

*SU/Special Uses require site plan approval by the Governing Body.

**Open Space/Pond acreages are included in Residential and Mixed-use tracts where applicable (see Land Use/Zoning Map) and correspond to the Paseo Gateway State Land Office Drainage Management Plan. Open Space shown in Table 3 includes the existing Open Space easement along Tract 15, 17, and B-1Z. Total Open Space equals 21.6 acres.

~~*SU/Special Uses require site plan approval by the Governing Body. Note: acreages were updated for SLO owned property based on 2008 plat. Original Master Plan acreages were approximate.~~

R-4: Residential

There are a total of 316.4 acres planned for Residential development zoned R-4. They include Tracts A, B, C, D, E, and F. Tract 17 zone change to R-4 was approved by the Governing Body in 2019 and is currently being developed as single-family.

C-1: Commercial

The C-1 lands provide easily accessible services for the nearby residential and business areas. There are 70.1 acres planned for C-1 in the Cleveland Heights Master Plan area.

Mixed Use (SU)

The Mixed Use designation provides flexibility to provide a mix of higher density residential and commercial/office uses. The Mixed Use district supplies employment and housing opportunities for the community. The uses may be integrated vertically or adjacent to each other with appropriate buffering. There are 56.4 acres dedicated to Mixed Use.

Light Industrial (SU for Limited Light Industrial and Commercial Uses)

Office, light industrial, manufacturing, business park facilities, and commercial are appropriate uses in the Light Industrial Special Use zone. The intent of the employment zone is to provide a location for employers to locate in an area served by principal arterials with excellent accessibility and existing infrastructure. Uses that create nuisances such as smoke, noise, vibration, and odor are not appropriate for the Light Industrial district in this area. Permissive uses are as stipulated in the adopted zoning ordinance for this area. A total of 40.2 acres has been designated for Light Industrial (SU).

Parks

Locations and size of parks will be determined by the developers and the City at the time of development. Developed parkland will meet the requirements in Rio Rancho Municipal Code 155.46 Public Sites; Open Spaces. Table 2 contains the estimated total developed parkland for the R-4 tracts of the Cleveland Heights Master Plan.

Table 2: Assumed Park Acreage for R-4 Zoned Lots

Residential (R-4) DU/acre	4.4 DU
Residential (R-4) total acreage	271.4 acres
Total Units	1,192 units
Population (DU x 2.85 persons)	3,374 persons
Park Acreage	3.37 acres

DEVELOPED LAND USES and ZONING

R-4 Residential

Tract 15 contains the existing Cleveland Heights Subdivision, totaling 49.5 acres with 216 lots and 214 single-family homes. Lot widths range from approximately 45 to 60 feet. Tract 17 is being developed as a single-family subdivision and is 44.5 acres.

Educational Center (SU)

The Educational Center Special Use Zone contains the V. Sue Cleveland High School. The NMSLO transferred ownership of the 136.4 acres of Tract B-1A to Rio Rancho Public Schools in 2008.

~~Area A - AMREP Southwest~~

~~Recommended land uses and zoning for Area A addresses the 284.5 acres of land owned by AMREP Southwest. The following zones are proposed for Area A.~~

~~Table 2: Land Use and Zoning Acreage Distribution for Area A~~

~~Land Use/Zoning~~	~~Size (acres)~~	~~% of Total~~
~~Residential (R-2)~~	~~134.8~~	~~45.7%~~
~~Residential (R-3)~~	~~59.1~~	~~19.3%~~
~~Residential (R-6)~~	~~30.1~~	~~10.1%~~
~~Commercial (C-1)~~	~~28.6~~	~~7.8%~~
~~Mixed Use (SU)**~~	~~24.7~~	~~8.0%~~
~~Open Space (OS)~~	~~7.2~~	~~2.3%~~
~~Totals~~	~~284.5~~	~~100.0%~~

~~**SU/Special Uses require site plan approval by the Governing Body.~~

~~R-2: Residential~~
~~There are 134.8 acres planned for R-2 within Area A.~~

~~Area B - New Mexico State Land Office~~

Recommended land uses and zoning for Area B addresses 95.4 acres of land owned by the State Land Office. The following zones are proposed for Area B.

Table 3: Land Use and Zoning Acreage Distribution for Area B

Land Use/Zoning	Size (acres)	% of Total
Commercial (C-1)	30.6	32.1%
Mixed Use (SU)**	23.5	24.6%
Light Industrial & Commercial (SU)**	41.3	43.3%
Totals	**95.4**	**100.0%**

*Calculations based on net acreage

**SU/Special Uses require site plan approval by the Governing Body.

C-1: Commercial

There are 30.6 acres planned for C-1 in Area B. Due to the proximity of Area B to Paseo del Volcan, the C-1 lands provide a logical transition from a principal arterial north to medium and low density residential development.

Mixed Use (SU)

The Special Use Mixed Use designation provides flexibility to provide a mix of higher density residential and commercial uses. The Mixed Use district supplies employment and housing opportunities for the community. The uses may be integrated vertically or adjacent to each other with appropriate buffering. There are 23.5 acres dedicated to Mixed Use within Area B.

Light Industrial (SU for Limited Light Industrial and Commercial Uses)

Office, light industrial, manufacturing, business park facilities, and commercial are appropriate uses in the Light Industrial Special Use zone. The intent of the employment zone is to provide a location for employers to locate in an area served by principal arterials with excellent accessibility and existing infrastructure. Uses that create nuisances such as smoke, noise, vibration, and odor are not appropriate for the Light Industrial district in this area. Permissive uses are as stipulated in the adopted zoning Ordinance for this area. 41.3 acres has been designated for Light Industrial (SU) in Area B.

Area C - New Mexico State Land Office and Rio Rancho Public Schools

Recommended land uses and zoning for Area C addresses the 573.0 acres of land owned by the State and Rio Rancho Public Schools. The following zones are proposed for Area C.

Table 4: Land Use and Zoning Acreage Distribution for Area C

Land Use/Zoning	Size (acres)	% of Total
Residential (R-1)	41.8	7.3%
Residential (R-2)	88.4	15.4%
Residential (R-3)	79.7	13.9%
Residential (R-4)	131.7	23.0%
Commercial (C-1)	29.9	5.2%
Mixed Use (SU)**	42.3	7.4%
Education Center (SU)**	121281288136.4	23.8%
Open Space (OS)/ROW, Drainage	22.8	4.0%
Totals	**573.0**	**100.0%**

*Calculations based on net acreage

*SU/Special Uses require site plan approval by the Governing Body.

R-1: Residential

There are 41.8 acres planned for R-1 within Area C.

R-2: Residential

There are 88.4 acres planned for R-2 within Area C.

R-3: Residential

There are 79.7 acres planned for R-3 within Area C

R-4: Residential

There are 131.7 acres planned for R-4 within Area C.

C-1: Commercial

The C-1 lands provide easily accessible services for the nearby residential and business areas. There are 29.9 acres planned for C-1 in Area C.

Mixed Use (SU)

The Mixed Use designation provides flexibility to provide a mix of higher density residential and commercial/office uses. The Mixed Use district supplies employment and housing opportunities for the community. The uses may be integrated vertically or adjacent to each other with appropriate buffering. There are 42.3 acres dedicated to Mixed Use within the Area C.

Educational Center (SU)

Schools, recreational facilities, administrative offices, parks, and maintenance and storage facilities are permissive in the Educational Center district. Advanced education and elementary educational facilities are able to be located in this district to serve a localized or regional educational objective. The 136.4 acres designated for Educational Facilities is the site of V. Sue Cleveland High School.

OS: Open Space

The OS or Open Space zone shall allow for active and passive recreational amenities, natural open space areas for wildlife habitat and cultural and natural resource preservation. There are 22.8 acres of OS in Area C.

R-3: Residential

There are 59.1 acres planned for R-3 within Area A.

R-6: Residential There are 30.1 acres planned for R-6 within Area A.

C-1: Commercial There are 28.6 acres planned for C-1.

Mixed Use (SU)

The Mixed Use designation is a Special Use zone that provides flexibility to provide a mix of higher density residential and commercial/office uses. The Mixed Use district supplies employment and housing opportunities for the community. The uses may be integrated vertically or adjacent to each other with appropriate buffering. There are 24.7 acres dedicated to Mixed Use within the AMREP property.

OS: Open Space

The OS or Open Space zone shall allow for active and passive recreational amenities, natural open space areas for wildlife habitat and cultural and natural resource preservation. There are 7.2 acres of OS in Area A.

4. INFRASTRUCTURE

The following briefly describes the general infrastructure for the Master Plan area. Development engineering will be required for future planned development per the City of Rio Rancho Development Process Manual (DPM).

A. Water

Water service will be provided per the existing agreement dated August 8, 2013 (included in this document as Appendix A) from lines existing in the area.

B. Sewer

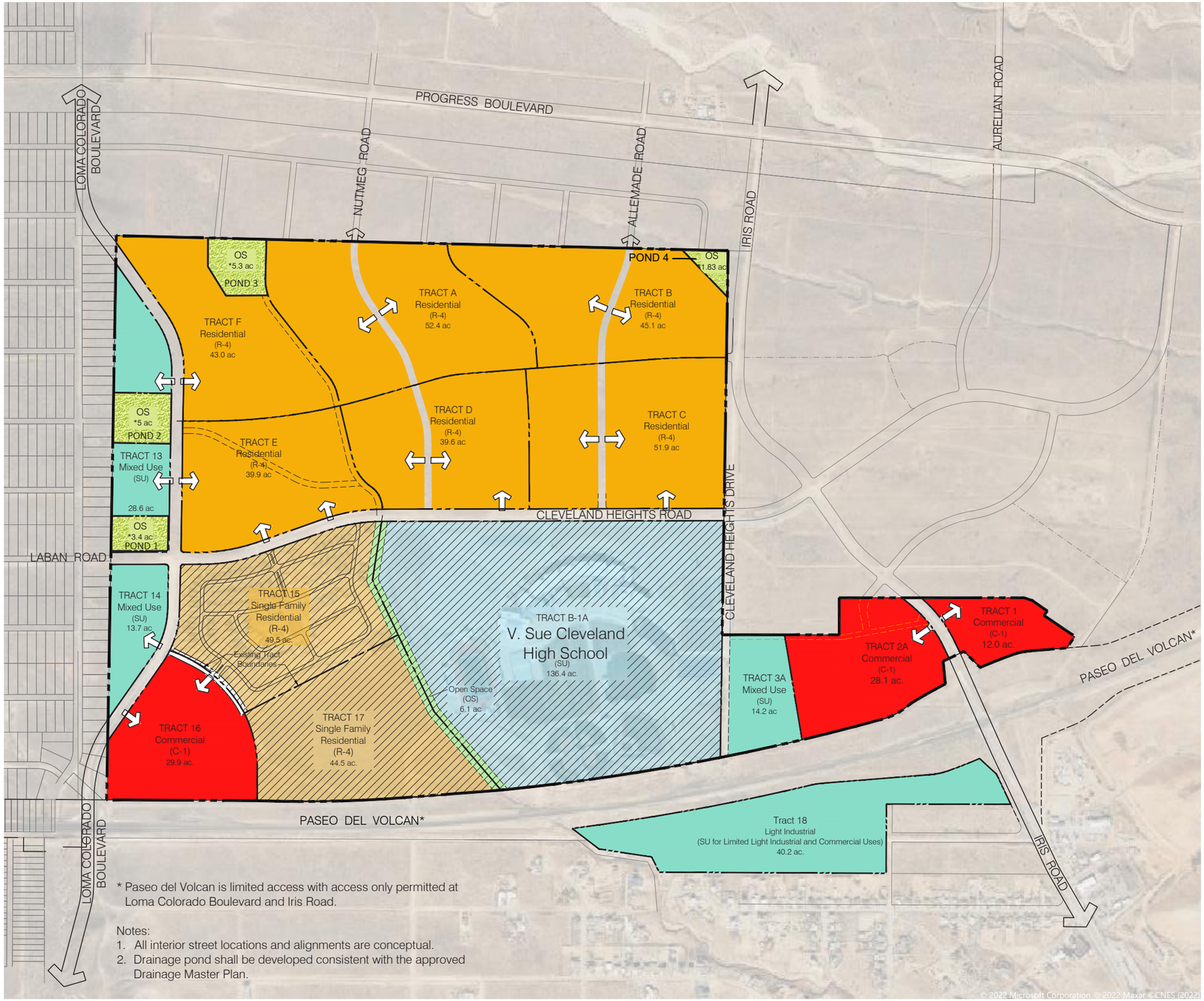
Sewer service will be provided per the existing agreement dated August 8, 2013 (included in this document as Appendix A) from lines existing in the area.

C. Drainage

A drainage study has been completed for the Paseo Gateway area and preliminary plans have been developed to limit drainage flows to historic rates beyond Paseo del Volcan. Detention ponds will be constructed as part of the overall development plan.

D. Roadways

Primary access to the area is provided from Paseo del Volcan at Loma Colorado Boulevard, Iris Road, and Westphalia Boulevard.



* Paseo del Volcan is limited access with access only permitted at Loma Colorado Boulevard and Iris Road.

Notes:
1. All interior street locations and alignments are conceptual.
2. Drainage pond shall be developed consistent with the approved Drainage Master Plan.

LAND USE / ZONING

- Property Line
- Easement Line
- Pond Boundary Line
- Residential (R-4)
- Mixed Used (SU)
- Commercial (C-1)
- Light Industrial and Commercial (SU)
- Education/V. Sue Cleveland High School (SU)
- Developed Properties
- Potential Access Point
- Drainage Pond / Open Space Easement

* Tract acreage's are inclusive of Open Space numbers.

CLEVELAND HEIGHTS

LAND USE / ZONING

Prepared For:
Paseo Gateway LLC.

Prepared By:

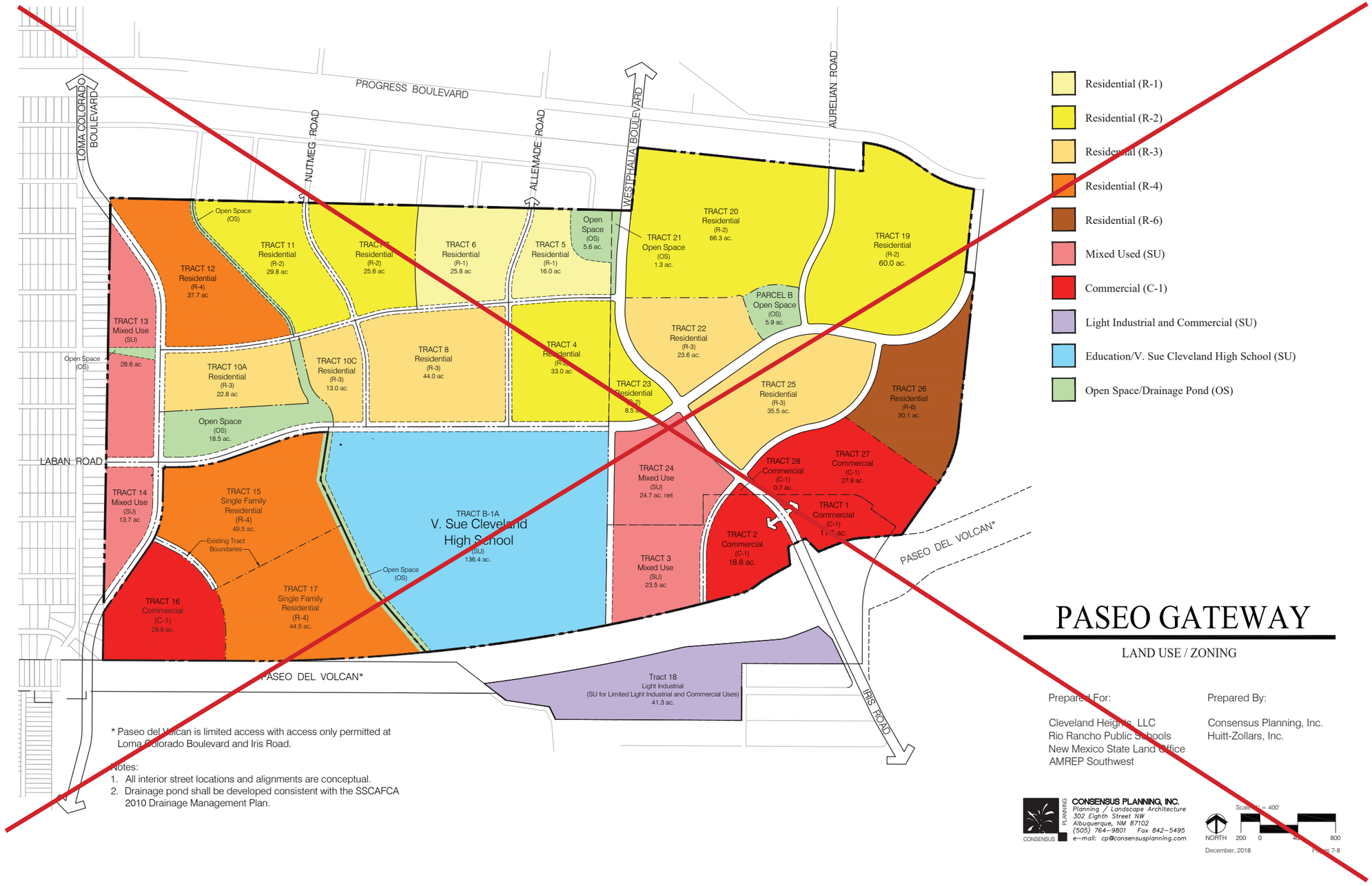
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Scale: 1" = 400'

NORTH 200 0 400 800

January, 2023



* Paseo del Volcan is limited access with access only permitted at Loma Colorado Boulevard and Iris Road.

Notes:
1. All interior street locations and alignments are conceptual.
2. Drainage pond shall be developed consistent with the SSCAFCA 2010 Drainage Management Plan.

PASEO GATEWAY

LAND USE / ZONING

Prepared For:

Cleveland Heights, LLC
Rio Rancho Public Schools
New Mexico State Land Office
AMREP Southwest

Prepared By:

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Huitt-Zollars, Inc.

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December, 2018

4. Conformance with the Rio Rancho Comprehensive Plan

The Cleveland Heights Master Plan adheres to the Rio Rancho Comprehensive Plan. The Comprehensive Plan is a policy document that lays out goals, policies, and actions to guide the growth and development of Rio Rancho. The Cleveland Heights Master Plan will help implement the nine elements of the Rio Rancho Comprehensive Plan, as explained below.

ANNEXATIONS, ANTIQUATED PLATTING AND ADDRESSING

This element of the Comprehensive Plan is not applicable to the Cleveland Heights ~~Paseo Gateway~~ Master Plan. The property has already been annexed and platted, and will continue to be platted and addressed according to City standards as development occurs within the Plan Area.

CONSERVATION AND THE NATURAL ENVIRONMENT

The intent of this element is to ensure that sustainability is a key component of the City's growth. As development occurs, this element is intended to ensure that concerns such as water quality, air quality, water conservation, geological features, and soil conditions are taken into consideration when development decisions are made.

The Conservation and Natural Environment Section of the Comprehensive Plan include some of the following goals, policies, and actions for achieving these objectives:

- Preserve water resources;
- Reuse and recycle materials, and reduce waste;
- Implement the use of low impact development techniques and green building practices; and
- Limit the use of turf in landscape areas in residential and commercial developments except for active recreation and parks.

The Cleveland Heights Master Plan meets these objectives through the provision of design guidelines that require the sensitive use of landscape materials in order to conserve water, the creation of open spaces that serve dual drainage and recreational functions, such as a trail in the north/south open space corridor. Builders at Cleveland Heights ~~Paseo Gateway~~ are encouraged to join green building programs and employ green building techniques such as cool roofs, energy efficient windows, solar panels, permeable surfaces, rain harvesting, and gray-water systems.

Planning and design of infrastructure within the Cleveland Heights ~~Paseo Gateway~~ Master Plan shall minimize the alteration of natural flood plains, stream channels, and natural protective barriers. Flooding, grading and development activities shall be managed to prevent flood or erosion damage. Retention ponds shown on the Master Plan will provide flood mitigation and provide additional open space for ~~Paseo Gateway~~ Cleveland Heights residents.

Preservation of the natural environment in and outside of ~~Paseo Gateway~~ Cleveland Heights will be sustained through the use of drought tolerant and native landscaping materials. Night sky compliant lighting will ensure residents and surrounding communities will enjoy nighttime environments unobstructed.

LAND USE ~~POPULATION AND HOUSING~~

The goals, policies, and actions for land use ~~population and housing~~ in Rio Rancho include the following:

- 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;

- Promote and support development that incorporates walkability; and
- Encourage adequate pedestrian connections to future transit facilities in all residential site development.

~~The intent of this element is to ensure a land use pattern that offers a diversity of housing, well designed residential development, provides park and open space amenities, and pedestrian connectivity. The land use concept for the Paseo Gateway Master Plan accomplishes the intent of the land use element by including a wide range of zoning densities, from R-1 to R-6. Master planning is one of the City's key action steps towards carrying out this element.~~

The ~~Paseo Gateway~~ Cleveland Heights Master Plan outlines the framework for development that meets the intent of the Comprehensive Plan by providing pedestrian trails and sidewalks that connect to the major streets bounding the Plan Area and through the provision of park and open space within the Plan Area.

The Master Plan further meets the intent of the Land Use Element of the Comprehensive Plan through the assembly platted, developable parcels. Increased property taxes derived from the homes developed within Cleveland Heights will help to support the Rio Rancho School District and contribute to the viability of commercial development.

Cleveland Heights is located east of the Rio Rancho City Center. Residents living in Cleveland Heights will have convenient access to the community amenities such as City Hall, the Rio Rancho Events Center, Broadmoor Senior Center, and Sky View Campus Park. Medical services include the UNM Sandoval Regional Medical Center. Educational facilities include the UNM Health Sciences Center and Central New Mexico Community College (CNM) Rio Rancho, V. Sue Cleveland High School, and Shining Stars Preschool.

~~Land uses include office, commercial, institutional, entertainment, residential, and industrial. Paseo Gateway is located east of the City Center. Residents living in the Paseo Gateway community will have convenient access to employment, education, and commercial services.~~

Land uses available in Cleveland Heights will include office, commercial, institutional, entertainment, residential, educational, medical, and industrial. The Cleveland Heights Master Plan calls for a mix of land uses that can accommodate a diversity of housing options for residents. Housing will be available to accommodate a several market rate and workforce housing options.

The ~~Paseo Gateway~~ Cleveland Heights Master Plan will utilize existing City of Rio Rancho zoning categories and development will conform with the design standards contained in those zoning categories and this Master Plan. Design standards created for ~~Paseo Gateway~~ Cleveland Heights are intended to expand on the City's Zoning Ordinance and will provide unified streetscapes, unified signage design, perimeter wall and entry design, and open space areas. Landscaping requirements shall apply to streetscapes, detention ponds, perimeter areas adjacent to perimeter walls, and buffer areas (see page 14-15 for more detail on walls and landscape).

POPULATION and HOUSING (MOVED FROM LAND USE SECTION)

The goals, policies, and actions for land use, population, and housing in Rio Rancho include the following:

- Maintain the strength, vitality, and stability of all residential neighborhoods and types; and
- Promote quality, community-friendly multi-family development, through features such as enhanced open space and pedestrian connectivity.

The intent of this principle is to ensure a land use pattern that offers a diversity of housing, well designed residential development, park, open space, and pedestrian connectivity throughout ~~Paseo Gateway~~ Cleveland Heights area and

to V. Sue Cleveland High School. Master Planning is the City's key action steps towards carrying out this principle. The Cleveland Heights Master Plan furthers this principle by providing residential densities classified by the R-4 designation, with a minimum size of 4,000 square feet and a minimum of 40 feet wide. Each tract within the Master Plan can support subdivisions with amenities and road connectivity, similar to the existing Cleveland Heights Subdivision.

The land use and zoning concept for the Cleveland Heights Master Plan furthers the Population and Housing element by providing a residential zone, R-4 that is provides the flexibility for a variety of single-family development densities. The mixed-use SU zoned tracts can support higher-density and multi-family development at strategic points along Iris Road and Loma Colorado Boulevard.

TRANSPORTATION

The Transportation Section of the Comprehensive Plan contains the following goals, policies, and actions which are relevant to the Cleveland Heights Master Plan:

- A balanced transportation system that provides access to a variety of transportation options.

The transportation element hopes to establish an accessible long-range transportation network to meet local and regional circulation needs. A multi-modal transportation system to move people and goods is encouraged. In addition, a coordinated pedestrian network is preferred throughout the Plan Area to help foster non-vehicular mobility and accessibility.

A Traffic Impact Analysis (TIA) was provided to the City of Rio Rancho to ensure that new residential development will not compromise the existing transportation network. Walkways and pedestrian corridors shall be provided both as sidewalks along the roadways and within open space corridors. Pedestrian and bicycle connections may be considered for arterial and collector roadways, or within trail corridors.

PUBLIC FACILITIES

The intent of the Public Facilities element of the Comprehensive Plan is to minimize the difficulties, due to antiquated platting, of providing infrastructure within the City. The applicable policy is listed below.

- Make land use recommendations based on the availability of adequate public facilities necessary to support a proposed land use

The Master Plan meets this intent and policy. The Master Plan is in an area of Rio Rancho where the project will be able to connect to existing infrastructure and is in an area near public facilities such as Rio Rancho City Center, Sky Room Campus Park, Rio Rancho Events Center, Broadmoor Senior Center, and V. Sue Cleveland High School. As this area is developed, more public facilities will be developed.

All residents should be assured proper access to police, fire and emergency services. Police, fire and emergency rescue services impacts should be considered in all development plans within Cleveland Heights. Coordination with the City's Public Safety shall be a requirement for future Specific Area Plans to ensure federal standards are met for emergency response times. Currently, the area is served by Rio Rancho Fire and Rescue Station 5, located on Santa Fe Hills Boulevard and the Rio Rancho Police Department facility located on Quantum Road. Rio Rancho Fire and Rescue response time in 2022 was approximately 9 minutes.

PARKS and RECREATION

The intent of the Parks and Recreation section of the Comprehensive Plan is to ensure that as the City of Rio Rancho develops, amenities such as parks and recreational facilities are provided for the growing population. The goals that are particularly applicable to the Master Plan are listed below:

- Be responsive to the recreational needs of the community; and
- Provide a variety of quality of life services to meet community needs, assuring that there are strong relationships with all sectors of the community and ample opportunities to foster human interaction.

The Master Plan has designated land as open space with the intent that these areas will function as multi-use drainage, recreation, or trail corridors. The intent of the Master Plan is to provide the framework for the creation of a complete community that includes both private (HOA) and public (City of Rio Rancho) park and recreation areas.

URBAN DESIGN

The intent of the Urban Design element of the Comprehensive Plan is to ensure that development follows design standards that help to achieve the creation of community identity and aesthetic quality. Some of the relevant goals, policies, and actions within this element include:

- Create safe developments that discourage crime;
- Support development that links neighborhoods and encourages the use of all modes of transportation; and
- Embrace the use of xeriscape landscaping.

Design features within the ~~Paseo Gateway~~ Cleveland Heights Master Plan will highlight streetscapes, multi-use paths, perimeter walls, gateways, and pedestrian connections at the site planning stage. It is anticipated that a more detailed level of planning will be required for these properties to ensure adherence with the overall land use plans, transportation corridors, and open space network. Future site plans and/or subdivisions shall include landscaping requirements for streetscapes, arroyos and retention/detention ponds, walls and screening patterns. Native and xeric plant species shall be encouraged and water harvesting and irrigation requirements shall be included in any future landscape and drainage plans.

ECONOMIC DEVELOPMENT

The primary goal of the economic development element is to expand employment opportunities, provide a mix of jobs, support existing retail and service needs as well as provide infrastructure to support and attract existing and new businesses, while with respect to the State parcels, also benefiting the public schools of New Mexico by optimizing revenue to the trust administered by the Commissioner.

The land use plan for the ~~Paseo Gateway~~ Cleveland Heights area provides for an appropriate mix of residential, commercial, mixed-use, and employment uses. The intent of the land use plan is to provide ample space for a wide variety of potential employers and new industry to locate in Rio Rancho. With accessibility to Paseo del Volcan, NM State Road 528, US Highway 550, and Interstate 25, it is expected that this area will be desirable for future employers. The City may consider development incentives to attract employers and commercial services to Cleveland Heights by providing an expedited development review process. In 2021, a Zone Map Amendment from SU to C-1 for Tracts 2 and 3 (replatted to Tract 2A and 3A) at the corner of Paseo del Volcan and Iris Road. The Zone Map Amendment and associated preliminary plat will facilitate commercial development on these sites. V. Sue Cleveland High School employs 144 teachers, 39 Instructional Support Staff, and 42 Non-Instructional Support Staff.

5. Design Guidelines

RESIDENTIAL DESIGN GUIDELINES ~~FOR AREA C~~

The design guidelines are intended to create a sense of cohesiveness and identity of the ~~Area C of the Paseo Gateway Master Plan~~ Cleveland Heights Master Plan. These standards will help implement the Urban Design provisions of the City of Rio Rancho's Comprehensive Plan.

The standards are primarily intended as a generalized guide for end users/builders that will participate in the development of Cleveland Heights. Where these standards conflict with City of Rio Rancho ordinances or approved City standards, the more stringent shall apply.

Site Design

All individual neighborhoods should provide convenient pedestrian circulation through and between neighborhoods, to the external streets, and the proposed adjacent commercial development.

General

a. Sidewalk requirements shall be consistent with standards within the City of Rio Rancho Development Process Manual (DPM).

b. Safe, convenient, and pleasant pedestrian circulation shall be accomplished with sidewalks, trails, special pavings, and shade.

c. Pedestrian walkways shall be designed to be ADA accessible (see Americans with Disabilities Act Criteria for Barrier-Free Design).

d. Concrete, asphalt, or compacted decomposed granite with stabilizer are acceptable materials for pedestrian walkways as allowed by ADA standards.

e. Clear sight distances shall be maintained at all driveway locations and intersections per AASHTO design standards.

f. Unfinished gray block walls, barbed wire, chain link, concertina wire, and wood or plastic/vinyl fencing are prohibited.

Single Family Residential

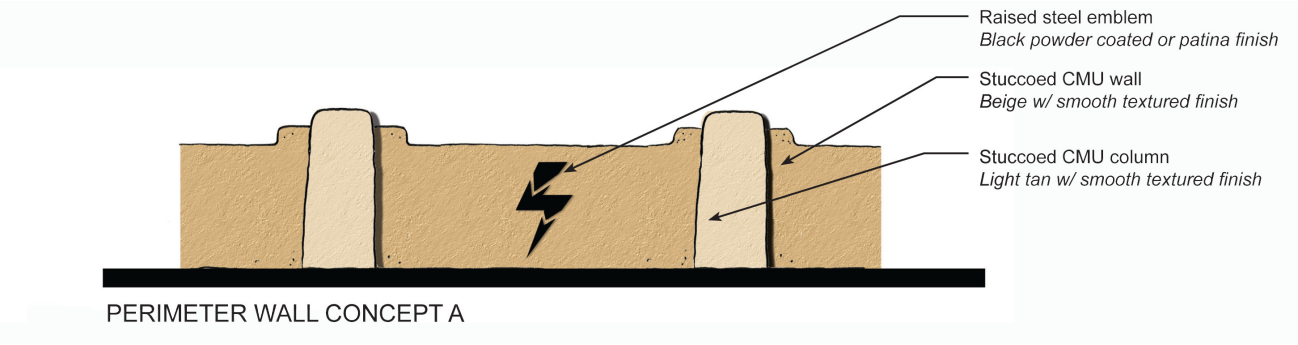
a. ~~All development shall comply with the City of Rio Rancho Subdivison Ordinance~~

a. All development shall comply with the City of Rio Rancho Subdivision Ordinance, Chapter 155.01 of the Rio Rancho Municipal Code.

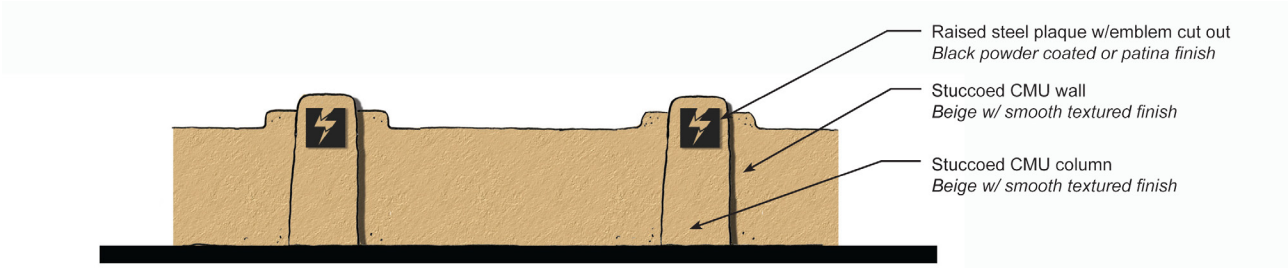
b. Single family units are prohibited from fronting or have driveway access to a collector or ~~major local street~~ arterial.

c. Proposed driveway locations shall be consistent with curb cut requirements identified in the Rio Rancho Development Process Manual (DPM).

d. Lots that face streets at the front and rear shall be limited to one driveway at the front facing street. A solid wall shall be provided at the rear yard of the property to ensure access is limited to a single street frontage.



PERIMETER WALL CONCEPT A



PERIMITER WALL CONCEPT B

Architecture

The architectural standards are intended to describe the general characteristics of the Master Plan. While the buildings will reflect these standards, it is not the intent of these design standards to prohibit a certain amount of individual expression and creativity.

Residential

a. Building height on houses with pitched roofs shall not exceed 32 feet to the highest point of the pitch. Building height on houses with flat roofs shall not exceed 26 feet.

b. The use of accent colors in entry portals, front door, window frames and trim, and other incidental elements is encouraged.

c. Front porches, entryways, and/or portals, if used, shall have a minimum 5 foot depth, and shall be permitted within the front yard setback.

d. Antennae or solar collector equipment, if used, shall be installed so as to minimize its visibility from any public street.

Signage

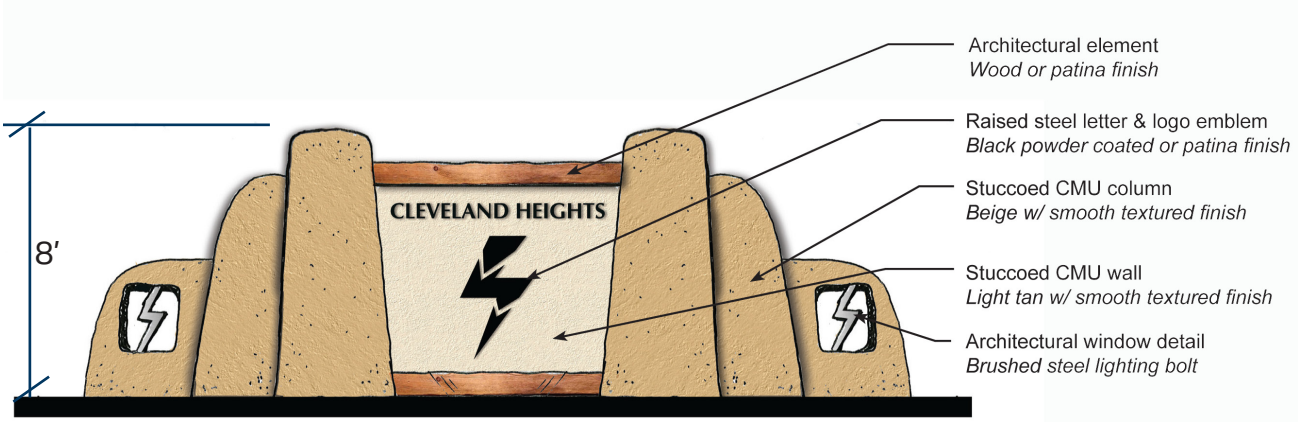
Signage should enhance the overall character and identity of the community, as well as provide directional instruction.

Residential Neighborhoods

a. All neighborhood entries shall include the specific subdivision name.

b. Freestanding neighborhood entry signs shall be monument style. The maximum height shall not exceed 8 feet.

c. The signage program for Cleveland Heights will include project identification graphics in key locations along the perimeter of the project (see Perimeter Wall concepts).



NEIGHBORHOOD ENTRY MONUMENT

Lighting

The objective of the lighting standards is to preserve the "dark sky" while providing lighting that enhances the safety, security, and visual aesthetics of the area. Careful attention to lighting detail will contribute to the sense of a cohesive community image. Additional restrictions on lighting may be imposed through privately enforced covenants, conditions, and restrictions (CC&Rs).

General

a. Light fixtures and standards are intended to conform to local safety illumination standards and existing City regulations as stated in the City of Rio Rancho Municipal Code Chapter 159, Outdoor Lighting Ordinance.

b. Street lights shall be per Rio Rancho DPM and Public Service Company of New Mexico standards, which require street lights at all intersections, cul-de-sacs, and curves in the roadway.

c. Site lighting should be shielded and oriented so as to eliminate glare or light trespass onto adjacent roadways and properties. All lighting shall be in compliance with the State of New Mexico Night Sky Act and the City of Rio Rancho Municipal Code Chapter 159, Outdoor Lighting Ordinance.

d. Lighting layout should be coordinated with proposed landscaping and trees to maximize light distribution and avoid conflicts.

e. Pedestrian scale bollard lights should be used at pedestrian connections.

Landscape and Streetscape

Landscaping should be used to buffer attenuate noise or block undesirable views, to provide wind protection, shade, and relief from the heat and glare generated by development, to control soil erosion, and enhance pedestrian and vehicular traffic and safety. Street trees are intended to soften and break-up the streetscape to avoid a canyon-like appearance. Recognizing the importance of water conservation, these standards promote the use of native and naturalized plant species that perform well in an arid environment.

General

a. Landscape plans shall comply with the Rio Rancho Municipal Code Chapter 52, Water Conservation Ordinance and the Chapter 154, Planning and Zoning.

b. Landscaping in accordance with an approved plan should be installed in a timely manner in accordance with the CC&Rs.

c. Turf should not be used within the street R.O.W. or within the landscape area between the curb and sidewalk. These areas should be planted with shrubs and trees.

d. A clear sight triangle must be maintained in any landscape area per AASHTO sight distance standards.

e. A fully automated irrigation system should be provided for all landscaped areas. The system should be designed to avoid overspraying walks, buildings, fences, etc.

f. Undeveloped graded areas held in reserve for future building or pavement should be stabilized with an acceptable polymer based agent or seeded with a mixture of native grasses wildflowers.

g. Coverage of the common landscape areas with living vegetative material will be governed by existing City regulations.

h. Street trees shall follow City of Rio Rancho Municipal Code, Chapter 154.60(E)(1)(a) Landscaping.

Residential

a. Street trees should be provided at a rate of 1 tree per residential lot frontage along roads throughout the Cleveland Heights Master Plan area.

b. Street trees should be provided at a rate of one tree per 30 linear feet along subdivision perimeter and where lots back up to roadways.

c. Homebuilders should provide front yard landscaping for each residential lot. This requirement is in addition to the street tree in front of the residence.

d. Irrigation and maintenance of front yard landscape and street trees along internal neighborhood streets should be the responsibility of the individual homeowner.

e. Gravel, colored rock, and similar materials are acceptable as a top dressing for landscape areas, however, they shall not be considered a focal landscape element.

Parks

The intent of the Cleveland Heights Master Plan is to allow developments to construct required park improvements as the subdivision plans are approved by the City. This approach allows each developer to determine acreage of developed parkland and design of parks for each unique development.

TRACT 18 - SU/LIGHT INDUSTRIAL & COMMERCIAL GUIDELINES

Tract 18, in the Cleveland Heights Master Plan is a Special Use zone. The Cleveland Heights Master Plan will comply with the Paseo Gateway Master Plan standards for the Light Industrial/Commercial Special Use zone. The zone requires a Site Plan approved by the Governing Body, and are subject to the following restrictions to insure proper use and appropriate development. Specifically to:

a. Mitigate negative impacts to adjacent residential properties;

b. Protect each Owner against improper development and use of the property;

c. Prevent construction of buildings of substandard materials; and

d. Provide standards that include signage, adequate setbacks, architecture, landscape, streetscape, lighting, access, and walls.

The purpose of these design standards is to provide a flexible framework for community design that encourages innovative and creative solutions, rather than setting a rigid set of requirements. The standards will help implement the Urban Design provisions of the City of Rio Rancho Comprehensive Plan.

Limits and Restrictions

The SU Light Industrial/Commercial Zone within the Plan Area will provide for limited industrial and commercial uses as specified by City of Rio Rancho Ordinance, provided such uses are conducted in a compatible and harmonious manner.

Permissive Uses

SU for Light Industrial and C-1/Retail Commercial uses, which includes the following land uses:

1. Light manufacturing and assembly per Code of Ordinances, conducted indoors;
2. Storage warehousing, warehouse distribution and wholesaling merchandising;
3. Self-storage facilities;
4. Laboratories, research, and experimental stations;
5. Printing, publishing, and related establishments;
6. Lot for new and used vehicle sales, parts and service per Rio Rancho Code of
7. Office and office buildings;
8. Call Centers;
9. Stores for the sale of retail goods and products;
10. Repair shops for appliances and similar goods;
11. Bakeries and confectioneries where goods are sold
12. Restaurants, except free-standing bars and lounges;
13. Banks, and money lending;

14. Film Studios, Film Production, and related use;
15. Theatres;
16. Amusement centers and bowling alleys;
17. Photography studios, except adult photo studios
18. Dry cleaning, laundry, and tailor shops;
19. Beauty shop, barber shop, spa;
20. Hotel;
21. Health clubs and gymnasiums;
22. Hospitals and health care related uses;
23. Assisted living and similar institutions;
24. Nursery schools and daycare facilities;
25. Public and private schools;
26. Libraries and museums;
27. Churches and other places of worship, Sunday school buildings and parish houses
28. Public utilities
29. Parks, recreation parks, open space, and public facilities;
30. Construction trailers per Rio Rancho Code of Ordinances; and
31. Residential uses within the building for security purposes.

Building Height: Building height shall be per the C-1, Retail Commercial, District except that the maximum height of a hotel or office building shall be 50 feet if the structure is located, at minimum, 100 feet from the nearest residentially zoned property.

Setback: There shall be a 35-foot setback from the property boundary except adjacent to the Paseo del Volcan right-of-way.

Landscaping: Landscaping shall be per the C-1, Retail Commercial, District.

Buffering and Walls: Buffering shall be provided per the C-1, Retail Commercial, District with the following modifications:

1. The required buffer yard shall be 15 feet wide.
2. Plain grey CMU block shall not be used for the buffer wall unless painted or treated (e.g. stuccoed).
3. Chain-link (with or without slats), wood or plastic/vinyl fencing shall not be used for the buffer wall.
4. Barbed wire, concertina wire and similar materials are not permitted atop the buffer wall.
5. Buffering shall also be provided along the west boundary adjacent to the tributary of the La Barranca Arroyo.
6. All perimeter block walls facing rights-of-way shall be constructed of split-face concrete block and shall include a smooth, continuous 4-inch cap of a complementary color.

Off-street Parking: Off-street parking shall be provided per Rio Rancho Municipal Code, Chapter 154.22.

Bicycle Parking: Each occupied building shall include bicycle racks that accommodate 0.25 bicycles per 1,000

square feet gross floor area or 3 bicycles, whichever is greater.

Equipment, Refuse and Storage Screening:

1. Ground and roof-mounted mechanical equipment shall be screened from the view of adjoining properties by landscaping or parapets, respectively.
2. Outdoor storage shall be visually screened from all property lines by a solid wall, opaque fence (does not include chain-link fencing.
3. Refuse collection shall comply with Code of Ordinances, Chapter 50.07(B). Chain-link fencing with slats shall not be permitted as a suitable enclosure for the refuse container.

Lighting: Lighting shall comply with all applicable City ordinances and should shall be further restricted by the following design standards:

1. Site lighting shall be shielded and oriented so as to eliminate glare or light trespass on to adjacent rights-of-way and properties.
2. All parking lot lighting shall be fully shielded.
3. Bollard lights shall be fitted with louvers, diffusers or shields, as necessary, to eliminate glare or light trespass on to adjacent rights of-way and properties.
4. Light fixtures shall conform to the architectural character of the buildings and other site elements.
5. Accent lighting is permitted; however, building surface lighting is limited to an average of 2 foot-candles measured 4 feet from the surface level of any point on the building surface being illuminated.
6. The average lighting level shall be limited to 2 foot-candles with maximum levels limited to 16 foot-candles as measured 4 feet from above the surface level of any point on Tract 18.

Signage: Signs shall comply with all applicable City ordinances and should be further restricted by the following design standards:

1. All free-standing signs shall be monument signs as defined by Code of Ordinances, Chapter 156.02 except those signs for the direction of vehicular traffic and signs advertising properties for sale or lease.
2. Blinking, moving, internally illuminated or animated signs, product advertising signs or hand painted signs shall not be permitted.
3. Building signs shall consist of individually mounted letters, shall be limited to identification of the respective building or tenant occupant and shall not be illuminated if facing residential properties.
4. Signs for business identification may be permitted in the buffer, but shall not exceed four feet in height.
5. Signs advertising properties for sale or lease and signs required for the regulation and direction of vehicular traffic shall be allowed in the buffer, but such signs shall not exceed six square feet in area nor be higher than four feet above grade.

Architecture:

1. Primary building materials shall be stucco, colored concrete or colored block. Stone, tile, metal or brick accents are also allowed.
2. Materials prohibited as the primary building material include the following:

a. Exposed, untreated precision block or wood walls;

b. Highly reflective surfaces; and

c. Metal paneling.

3. Stucco colors shall be limited to shades of brown, tan, sage green, and sand. Bright colors as the dominant exterior color are prohibited.

4. Earth tone, white, green, red, blue, and brown hues shall be the accent colors used on entry portals, front doors, window frames and trim, fascias, southwestern architectural features, and other related elements.

Access:

5. The intersection of Iris Road and Paseo del Volcan will provide access to the commercial Tract 1 and 2A.

6. Cleveland Heights Road will be the main east/west road through Cleveland Heights providing connections for Loma Colorado Boulevard, Nutmeg Road, Allemade Road, and Cleveland Heights Drive.

7. Loma Colorado provides the primary access on the west side of Cleveland Heights connecting to Paseo del Volcan and Progress Avenue.

8. Primary access to Tract 18 shall be from Iris Road. via 28th Avenue. Access to 27th Avenue and 52nd Street south of the property line shall be prohibited unless otherwise required for reasons of public health, safety, or welfare.

9. Direct access from Paseo del Volcan shall require approval by the New Mexico Department of Transportation and the City of Rio Rancho.

Site Plan: Site plan approval per Code of Ordinances, Chapter 154.43~~17~~ SU: Special use District, shall be granted by the Governing Body prior to development.

6. Infrastructure

WATER AND SANITARY SEWER

V. Sue Cleveland High School and Cleveland Heights Subdivision are currently served by water and sanitary sewer located within the master plan area. Some undeveloped parcels within the master plan area can also be served by this existing infrastructure. Other areas will require the extension of additional infrastructure to be served. The master plan area is large and will develop over the period of many years. Developers within this master plan will work with Rio Rancho staff to coordinate water and sewer needs as development progresses. Water and sewer availability will be required at the time of subdivision and will be dependent upon the City of Rio Rancho's ability to serve at the time of development of each parcel.

ROADWAYS

The master planned area is located adjacent to Paseo Del Volcan NE (PDV) and is generally accessed via Loma Colorado Boulevard NE and Iris Boulevard NE. Sue Cleveland High School and Cleveland Heights Subdivision are located adjacent to Cleveland Heights Road NE which provides east/west connectivity between Iris and Loma Colorado. The development has reserved easements for future roadways extending to connect to the existing roadway rights of way north, east and west of the site. These offsite roadway connections are not yet developed areas and the existing roadway network north, east and west of the site are not improved roadways at this time. The existing access to PDV does provide sufficient access for the proposed development.

An east/west roadway, Nadene Road NE, through the site has been eliminated from the master plan. The connectivity that this roadway established can be provided through each parcel of land as that land is developed, allowing flexibility within the planning of each parcel. East/west movement through the site is provided sufficiently by Cleveland Heights Road NE and the additional east/west roadway was determined to not be necessary and simply increases both cost of development and costs of maintenance for the City of Rio Rancho.

DRAINAGE

The Cleveland Heights Master Plan (formerly a portion of Paseo Gateway Master Plan) is subject to the approved 2009 Paseo Gateway State Land Office Drainage Management Plan (PGSLODMP) together with two subsequent amendments, 2010 and 2016 respectively.

The two amendments to the DMP have addressed the changes in intended land use through time, although these changes have not always been implemented due to intended development not proceeding for varied reasons. The 2016 amendment also reflects the change in strategy to relocate the "regional ponds" within the master plan area so that mitigation of "offsite" storm water runoff occurs at or near the west and north property boundary. This strategy reduces the infrastructure required to convey this "offsite" runoff through the properties to the previously planned location of the "regional" ponds.

The master plan area receives storm water runoff from a substantial "offsite" area resulting in runoff entering the site from the western and northern boundaries of the site. The original PGSLODMP developed a drainage management strategy that included "onsite ponds" for most of the developable area of the site together with "regional ponds" that accepted water from both the "onsite" and "offsite drainage areas". These ponds were designated as "ponds A, B and C" within the original PGSLODMP. The location of these ponds was planned such that the "offsite" flows entering the site would be intercepted by drainage infrastructure and conveyed through the site to the proposed pond locations.

The 2016 amendment revised the drainage mitigation concept to provide "regional" detention ponding of the offsite flows along the western and northern boundaries of site. This regional ponding at the boundary allows those flows to be reduced substantially by providing storage sufficient to allow the flow rate to reduced. The drainage infrastructure

required to convey the smaller flow rates is therefore reduced. The new regional ponds are shown on the Land Use and Zoning Map (page 7) as Pond 1, Pond 2, Pond 3, and Pond 4, which correspond to Ponds AP49A, AP49, and AP53 in the 2016 amendment to the PGSLODMP.

This change in drainage mitigation has necessitated revisions to the land plan so that "open space" areas allocated for the regional ponds could be relocated from the central and southern areas of the master plan to the new locations along the western and northern boundaries as reflected in the Land Use Plan.

7. Implementation

The Cleveland Heights ~~Paseo Gateway~~ Master Plan states that it shall occur as sub-plans, as infrastructure planning and subdivisions are platted. The Cleveland Heights Master Plan fills this requirement as a sub-plan of the Paseo Gateway Master Plan.

1. All land use decisions shall be in compliance with the adopted Paseo Gateway Master Plan, this includes zone map amendments, platting, and right-of-way acquisition in coordination with the Department of Development Services.
2. All infrastructure shall be planned and coordinated with City of Rio Rancho Department of Development Services, City of Rio Rancho Departments of Public Safety and Transportation, PNM, and any other established entities working with Sandoval County and the City of Rio Rancho.
3. National standards for emergency response times shall be upheld; therefore DPS facility planning shall be coordinated as subdivisions occur.
4. Access to Paseo Del Volcan will be restricted to Loma Colorado Boulevard and Iris Road.
5. All interior streets locations and alignment are conceptual. Final location and alignment of internal streets shall be determined at the time of subdivision.
6. All major streets shall be dedicated upon request by the City during the subdivision process.
7. Designated open space, improved to meet City of Rio Rancho Park Design Standards in the Development Process Manual, may count towards the trail requirements established by the City of Rio Rancho.
8. A 25% rule is established for administrative amendments to the Paseo Gateway Master Plan. As residential projects get farther along in the design process, it is typical for minor readjustments to occur. Therefore we propose that any change that is less than 25% of the Master Plan area shall be processed administratively by the Planning Director. Changes that exceed 25% of the plan area will return to the Planning and Zoning Board and Governing Body for approval.
9. Future plans may be required to address specific issues such as design guidelines, coordination of infrastructure, transportation corridors.
10. It is anticipated that the property will be platted to correspond with development. In conjunction with platting actions, Development Agreement(s) may be prepared outlining infrastructure costs and requirements for the development.
11. Water and sewer availability will be tied to future subdivision plats.
12. Detailed Transportation Impact Studies (TIS) will be required as needed based on thresholds, with future subdivision plats.

RioRancho
City of Vision

October 11, 2023

Sheldon Greer P.E.
7770 Jefferson NE, Suite 200
Albuquerque, NM 87109

Re: Letter Granting Conditional Water and Wastewater Availability Approval for Paseo Gateway LLC Subdivision State Land Office Phase 2 Additional 224 Dwelling Units.

Dear Mr. Greer,

The Utilities Department confirms the Conditional Water and Wastewater Availability for the State Land Office, Paseo Gateway LLC Development, Phase 2 consisting of approximately 224 Dwelling Units in addition to the 210 Dwelling Units constructed in Phase 1 of the development. The Utilities Department can still serve up to 434 Dwelling Units.

The developer is responsible for water and wastewater modeling for any additional development requests after Phase 2. Sanitary Sewer Lift Station and sanitary sewer lines receiving flows from the development may need improvements prior to or in conjunction with additional development approvals. Similar conditions apply to the Water Supply (Wells). The developer is responsible for ensuring the site fire flow meets City of Rio Rancho Fire Marshall requirements for the proposed development. A water model paid for by the developer will be required to ensure adequate fire flow to the site. If the developer builds a looped water line, no issues are anticipated at this time. Please contact Nathan Roberts Bohannan Huston 505-823-1000 for modeling information.

Condition: Sanitary sewer is to be designed to service all of the Paseo Gateway State Land Office by gravity. The Water and Wastewater Availability for the 224 dwelling units and a total availability for 434 dwelling units is predicated on the award of this portion of the development by the State Land Office (SLO). The availability is to the SLO chosen developer and is was predicated on the SLO and SLO Developer meeting any additional conditions set forth through the Development Services Department.

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

3200 Civic Center Circle NE • Rio Rancho, New Mexico 87124
Office (505) 896-8715 • Fax (505) 891-6201

water 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 Department 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 be 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.

The Availability Statement will expire unless construction starts within 18 months of approval and is complete within 3 years of approval. If you have questions regarding this Availability Statement please contact me at 505-891-5046.

Sincerely,

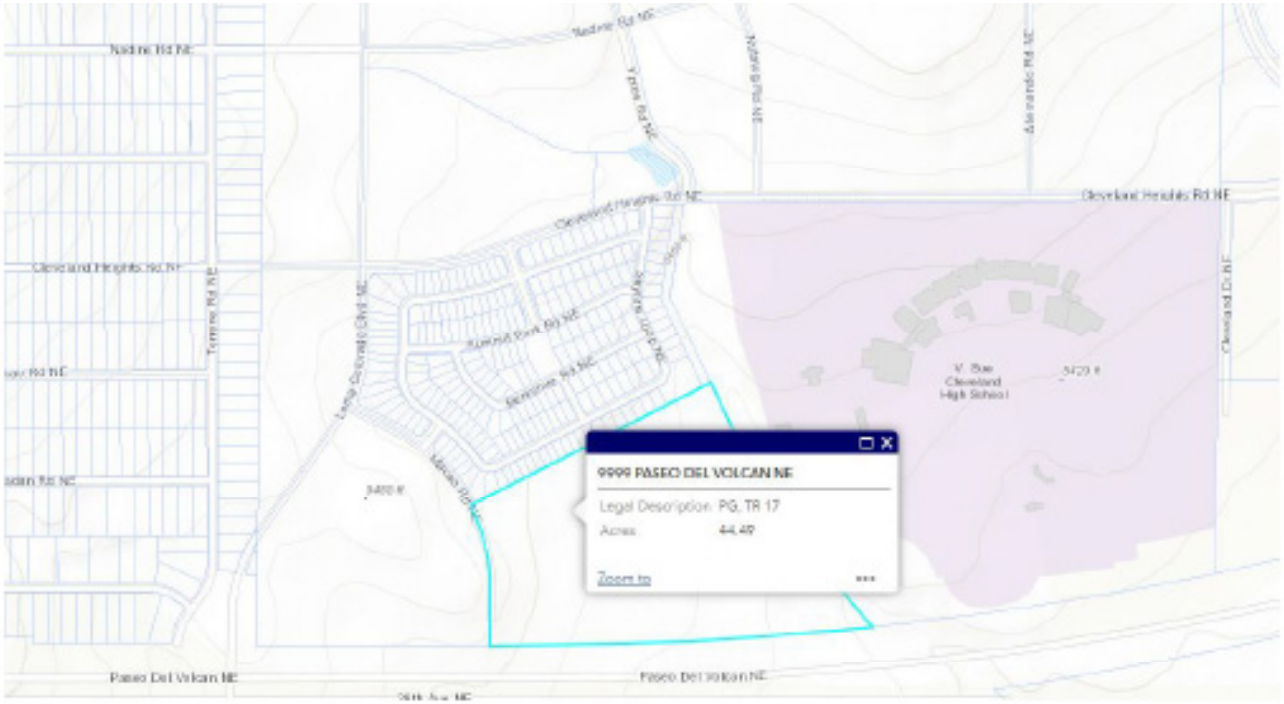
Steve Gallegos

Steve Gallegos
Deputy Director
Utilities Department

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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

August 8, 2025

RE: **Zone Map Amendment/Master Plan Amendment/Master Plan**
Case No. 25-100-00004/#25-410-00003/#25-400-00002
Paseo Gateway & Cleveland Heights

Dear Property Owner:

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

The applicant, Paseo Gateway, LLC., through their agent, Consensus Planning Inc., requests approval of a Zone Map Amendment, a Master Plan Amendment to the Paseo Gateway Master Plan, and approval of the Cleveland Heights Master Plan. The Zone Map Amendment is for PG, Tracts 10A, 10B, 10C, and 8, from R-3 to R-4; Tracts 11, 7, and 4, from R-2 to R-4; Tracts 5 and 6 from R-1 to R-4; and Tracts 9 and 10A from Open Space to R-4. The amendment to the Paseo Gateway Master Plan is to remove the State Land Office parcels from the existing plan. The parcels will be reworked into the new Cleveland Heights Master Plan.

The **Governing Body** will consider the request on **Thursday, August 28, 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 the black outline.

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

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

Please do not hesitate to contact me via e-mail me at lruizcarlos@rrnm.gov or call me at 505-896-8785, if you have any questions concerning this matter. The agenda for this hearing and related staff reports will be posted on the City's website, www.rrnm.gov, the Friday before the hearing.

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

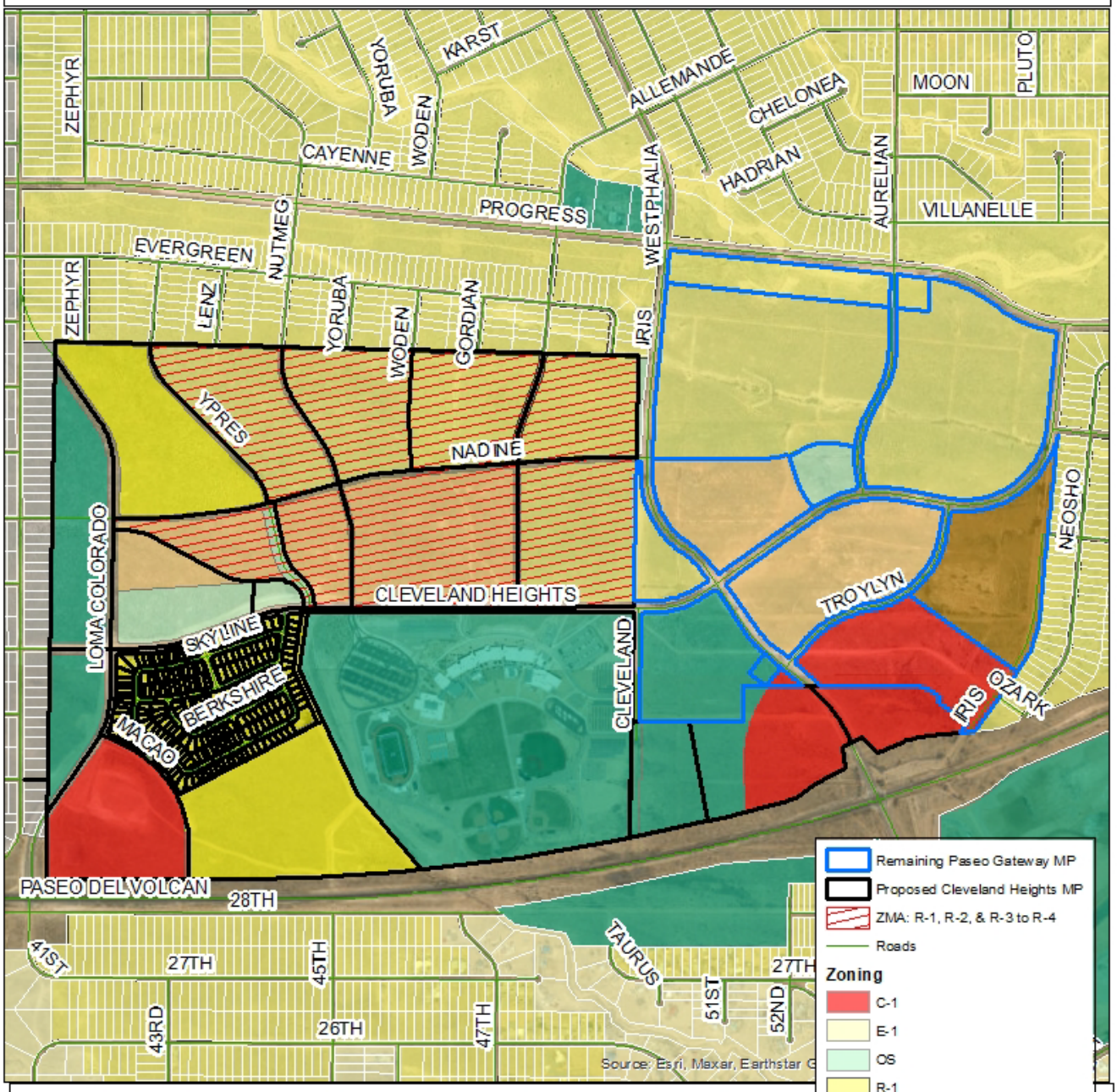
Respectfully,

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

The City of Rio Rancho

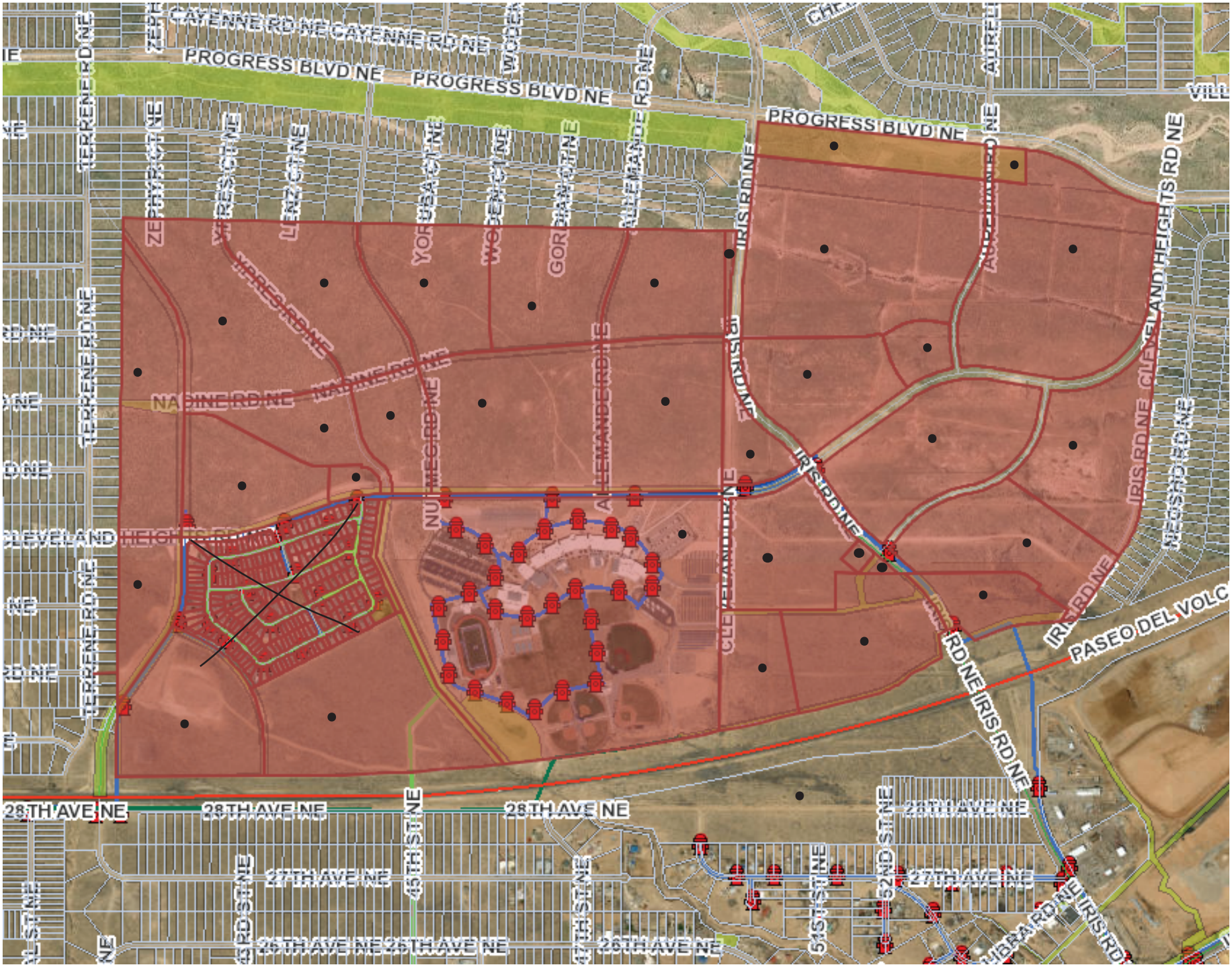
Development Services
Planning Division
3200 Civic Center Circle NE
Rio Rancho, NM 87144
Phone (505) 891-5005 ● Fax (505) 896-8994

PASEO GATEWAY (MASTER PLAN AMENDMENT)
CLEVELAND HEIGHTS (NEW MASTER PLAN)
ZONE MAP AMENDMENT: R-1, R-2, & R-3 RESIDENTIAL TO R-4: SINGLE-FAMILY RESIDENTIAL DISTRICT

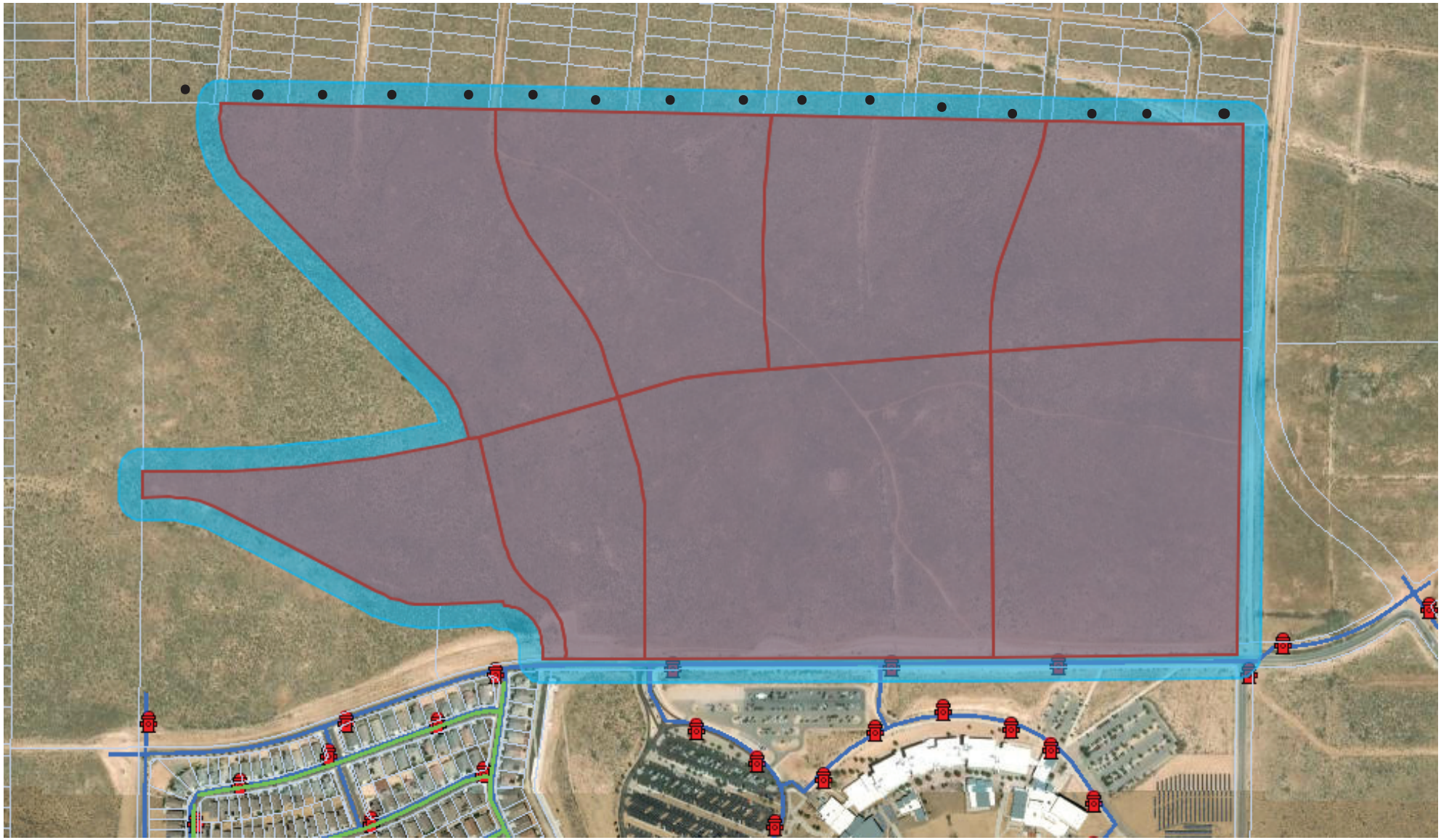


DISCLAIMER: All information in this map is provided "as is" without warranty or any representation of accuracy, timeliness or completeness. This map is not a survey and should be used for graphical purposes only.

Map Created by Tamarah Martinez on 6/5/2025



NOTICE MAP: × • - FIRST CLASS MAIL TO OWNERS



- ADDITIONAL MAILOUTS TO PROPERTIES WITHIN 100FT of ZMA

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 28, 2025:

Site Plan
Case #25-160-00011
The applicant, Emil Landeros, through their agent, Scott Anderson, requests approval of a Site Plan for a 156-unit apartment complex at 1017 Rosarito Dr SE. The lot is legally described as U16, Blk 87, Lot 10-A, is zoned SU: Special Use, and consists of 6 acres.

Zone Map Amendment
Case #25-100-00001
The applicant, Paseo Gateway, LLC., through their agent, Consensus Planning Inc., requests approval of a Zone Map Amendment for PG, Tracts 10A, 10B, 10C, and 8, from R-3 to R-4; Tracts 11, 7, and 4, from R-2 to R-4; Tracts 5 and 6 from R-1 to R-4; and Tracts 9 and 10A from Open Space to R-4.

Master Plan
Case #25-410-00003
The applicant, Paseo Gateway, LLC., through their agent, Consensus Planning Inc., requests approval of the Cleveland Heights Master Plan.

Master Plan Amendment
Case #25-400-00002
The applicant, Paseo Gateway, LLC., through their agent, Consensus Planning Inc., requests approval of a Master Plan Amendment to the Paseo Gateway Master Plan, to remove the State Land Office parcels from the existing plan.

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: August 13, 2025

From: LIZBETH RUIZ CARLOS
To: Noel Davis; YOLANDA LUCERO
Subject: Fw: Cleveland Heights Governing Body Meeting 8-28-25
Date: Friday, August 22, 2025 8:16:21 AM
Attachments: Outlook-Rio Rancho.png
Outlook-Twitter.png
Outlook-Instagram.png

Good Morning,

We received a public comment for the Paseo Gateway items.

Best,
Liz

Liz Ruiz Carlos
Municipal Planner II

Development Services / Planning and Zoning

O: 505.896.8785

RRNM.gov |

From: Laura & Don Summers <laura.don2@gmail.com>
Sent: Thursday, August 21, 2025 4:07 PM
To: LIZBETH RUIZ CARLOS <lruizcarlos@rrnm.gov>
Subject: Cleveland Heights Governing Body Meeting 8-28-25

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

You don't often get email from laura.don2@gmail.com. Learn why this is important

Opposition to Zone Map & Master Plan Amendments – Paseo Gateway & Cleveland Heights Subdivisions
Case Nos.: 25-100-00004 / 25-410-00003 / 25-400-00002

Date: August 21, 2025

To: Liz Ruiz Carlos
City of Rio Rancho
Email: lruizcarlos@rrnm.gov

Dear Ms. Ruiz Carlos,

I am writing as a resident and property owner in the affected area regarding the proposed Zone Map Amendment and Master Plan Amendment for the Paseo Gateway and Cleveland Heights Subdivisions (Case Nos. 25-100-00004 / 25-410-00003 / 25-400-00002). While I understand and support responsible growth in our community, I respectfully urge the Planning and Zoning Board to deny the proposed amendment that would replace designated open space with additional residential housing.

When I purchased my property in 2021, I did so with a clear understanding of the original community design, including the planned open spaces. I am not opposed to development—in fact, thoughtfully designed growth strengthens our neighborhoods. However, preserving these planned open areas is critical to maintaining the balance, livability, and character of our community.

Open space provides far more than aesthetic value; it shapes our quality of life. It offers residents breathing room in an otherwise suburban environment, fosters connection to nature, and supports physical and mental well-being. It also enhances property values, encourages outdoor recreation, and helps create a sense of identity and pride within the neighborhood. Replacing these designated areas with additional housing would compromise the thoughtful vision initially proposed for the Paseo Gateway and Cleveland Heights communities.

I urge the Board to consider the long-term implications of this amendment and to uphold the original Master Plan, ensuring that future development respects the balance between residential growth and the preservation of open spaces.

Thank you for your time and for considering the perspectives of residents who value the thoughtful planning that has made our community such a desirable place to live. I plan to attend the public meeting scheduled for August 28, 2025, and I appreciate the opportunity to have my voice heard.

Sincerely,

Laura Summers

3329 Berkshire Rd NE

Rio Rancho, NM 87144

Laura.Don2@gmail.com

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Don and Laura Summers

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: O23

AGENDA DATE:
August 28, 2025

DEPARTMENT:
Development Services

SUBJECT:
O23, Ordinance of the City of Rio Rancho, New Mexico, Amending the Zoning Classification and Official Zoning Map for the Property Legally Described as Paseo Gateway, Tracts 10A, 10B, 10C, and 8, From R-3: Mixed-Residential District to R-4: Single-Family Residential; Tracts 11, 7, and 4, From R-2: Single-Family Residential to R-4: Single-Family Residential; Tracts 5 and 6, From R-1: Single-Family Residential to R-4: Single-Family Residential, and Tracts 9 and 10A, From Open Space to R-4: Single-Family Residential, Providing for Severability and an Effective Date

BACKGROUND AND ANALYSIS:
The applicant, Paseo Gateway, LLC., through their agent, Consensus Planning Inc., requests approval of a Zone Map Amendment, for Paseo Gateway, Tracts 10A, 10B, 10C, and 8, from R-3: Mixed Residential to R-4: Single-Family Residential; Tracts 11, 7, and 4, from R-2: Single-Family Residential to R-4: Single-Family Residential; Tracts 5 and 6 from R-1: Single-Family residential to R-4: Single-Family residential; and Tracts 9 and 10A from OS: Open Space to R-4 Single-Family residential.

The properties total 234.128 acres and the area is bounded by Cleveland High School to the south, and Iris Rd NE (a minor arterial road) to the east. The adopted Generalized Land Use Map (GLUM), Map L-2 of the City Comprehensive Plan identifies the subject properties as "Low/Medium Density Residential, High Density Residential, and Park, Open Space, Drainage" and will be amended to the "Low/Medium Density Residential" land uses for all tracts involved.

This item was withdrawn from the June 24, 2025 Planning and Zoning Board Meeting, and re-noticed for the July 22, 2025 meeting.
The Planning and Zoning Board reviewed this item at the July 22, 2025 meeting and recommended the Governing Body adopt the Ordinance.

Concurrent to this Zone Map Amendment request, is an amendment to the Paseo Gateway Master Plan, under case #25-410-00002, as well as a request to create the Cleveland Heights Master Plan, under case #25-400-00002. The amendment to the Paseo Gateway Master Plan is to remove the State Land Office parcels from the existing Master Plan. The parcels removed from the Paseo Gateway Master Plan will create the new Cleveland Heights Master Plan.

CONFORMANCE WITH THE CITY ZONING ORDINANCE:
City of Rio Rancho Code of Ordinances (R.O. 2003) Section 150.07 (A) requires that an applicant file a request for a zone map amendment through the City Planning & Zoning Board when a change in zoning designation is sought.

The Planning and Zoning Board recommends the Governing Body find that the application,

presented as an attachment, meets the submittal requirements for the proposed zoning request. Criteria is satisfied.

Pursuant to the criteria provided by R.O. 2003 Section 150.07 (D) through (G), a request for change in zoning designation must address the following policies and criterion for a zone map change: (D) The following policies for deciding zone map change applications pursuant to the City zoning code are hereby adopted:

(1) A proposed zone change must be found to be consistent with the health, safety, morals, and general welfare of the City.

The applicant states: "This proposed zone change is consistent with the health, safety, morals, and general welfare of Rio Rancho as follows. The zone change furthers several Rio Rancho Comprehensive Plan goals and policies furthering residential development in Rio Rancho; the zone change will allow for medium-density residential development in an area that will support the future commercial development near Paseo del Volcan and Iris Road; the zone change to R-4 will provide the flexibility for desirable single-family development; development of these tracts will catalyze additional development on adjacent vacant sites, jumpstarting the overall development of both the Paseo Gateway Master Plan and the Cleveland Heights Master Plan areas."

The Planning and Zoning Board recommends the Governing Body find that the proposed zoning is consistent with the health, safety, morals and general welfare of the City. The requested Zone Map Amendment would enable additional housing dwellings in the City of Rio Rancho, thereby providing residents with both increased, and varied housing options, in a growing area of the City; consistent with the morals and 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 be made.

The applicant states: "If granted, the Zone Map Amendment will provide a stable zoning and land use pattern for the Cleveland Heights Master Plan area. Currently, the area has mixed zoning with R-1, R-2, R-3, and R-4. The proposed zoning will enable single-family development complementary to the surrounding residential development to the south, also zoned R-4. The R-4 zone will reinforce the desired density of the area as expressed in the prior Paseo Gateway Master Plan, which has identified this area as residential and open space. Future residential development made possible by the change of zoning will provide customers for the future commercial development on Paseo del Volcan and Iris Road. Development in this area will also facilitate infrastructure improvements in this area including drainage, roadways, and water and sewer extensions."

The Planning and Zoning Board recommends the Governing Body find that the applicant has provided sound justification for stability of land use and zoning, as the request will enable stable and consistent R-4 single-family zoning across the subject properties. The zoning change may enable further residential development in this area, which will expand infrastructure that can serve future commercial development as well, given that the subject properties are within close proximity to undeveloped commercial properties.

The Planning and Zoning Board recommends the Governing Body find that the proposed zoning will still accomplish the original intent of this area, as far as allowing for residential development, but may also potentially encourage future commercial growth to fulfill the needs of the surrounding community, contributing to a stability in land use.

(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: "The proposed Zone Map Amendment is consistent with the Rio Rancho Comprehensive Plan and the intent of Cleveland Heights Master Plan. The zone change furthers principles of the Rio Rancho Comprehensive Plan in the following ways:"

- Land Use Policy L-2: 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 rezoning of this site furthers this policy because it will serve as a catalyst to further develop the Cleveland Heights Master Plan to the north of the existing developments of V. Sue Cleveland High School and the Cleveland Heights Subdivision).
- Goal PH-4: To ensure that single-family and multi-family residential neighborhoods provide an attractive living environment.; (the zone change furthers this goal by providing a flexible zone that will support development).
- Goal PH-7: Support residential developments with appropriate amenities for families with children; (the rezoning of the parcels within the Cleveland Heights Master Plan supports the development of residential subdivisions that will include amenities such as neighborhood parks, playgrounds, and multi-use trails which will serve the generational needs of the community).
- Goal TR-1: Support transportation facilities designed and constructed in a manner to facilitate Rio Rancho's economic goals, enhance livability, and meet federal, state, and regional and local requirements; (the zone change will facilitate the construction or extension of roadways such as Loma Colorado, Cleveland Heights Road, Nutmeg Road, and Allemade Road as the subdivisions within Cleveland Heights are designed and developed).

The applicant goes on to state, "The Zone Map Amendment meets the intent of the Paseo Gateway Master Plan by providing complementary land uses for the V. Sue Cleveland High School and the City Center. The zoning will not change the primary land use intended for this area, which is residential. The Cleveland Heights Master Plan and Zone Map Amendment furthers the implementation of the Paseo Gateway Master Plan, which states that implementation of the Plan shall occur as sub-plans as infrastructure planning and subdivision platting occurs. The Cleveland Heights Master Plan will encourage future residential development, which will support the future commercial and mixed-use areas at the western and southern perimeters of the Master Plan area."

The Planning and Zoning Board recommends the Governing Body find that the zone change is consistent with adopted elements of the Comprehensive Plan. The 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 and Zoning Board recommends the Governing Body find that the zone change also meets the Goals and Objectives of the Paseo Gateway Master Plan and the now proposed Cleveland Heights Master 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 (ie. the R-4 Cleveland Heights Subdivision to the south).

The Planning and Zoning Board recommends the Governing Body find that conformance and consistency with the existing Master Plans and Area Plans for the subject properties is contingent upon approval of the concurrent Paseo Gateway Master Plan Amendment and Cleveland Heights Master Plan requests (cases #25-410-02 and #24-400-02).

(4) The applicant must demonstrate that the existing zoning is inappropriate because:

(a) There was an error, mistake or is necessary to correct an injustice that occurred when the existing zone map pattern was created, including the placement of an R-1 or transitional zone on an antiquated plat filed before the City's incorporation and adoption of its own zoning code or on land annexed by the City; or
(b) Changed neighborhood or community conditions justify the change; or
(c) A different use category is more advantageous to the community, as articulated in the Comprehensive Plan or other City master plan, even though (D)(1) or (2) does not apply. Applicant's reliance on this provision requires proof that (i) there is a public need for a change of the kind in question, and (ii) that need will be best served by changing the classification of the particular piece of property in question as compared with other available property.

In response to criteria C, the applicant states that: "criteria 'c' applies to this zone change request, as R-4 is a more advantageous zoning category than the existing zoning, and there is a public need for the residential development facilitated by the R-4 zone. The Paseo Gateway Master Plan zoning was developed in 2006. Since then, residential development has been limited to the Cleveland Heights single-family development west of V. Sue Cleveland High School, which is zoned R-4. Tracts 15, 16, and 17 were rezoned R-4 in 2019. The approval of the zone change for the tracts to the north will make future residential development consistent with this existing development and provide desirable single-family housing in an appropriate area of the City. The open space tracts are no longer needed for drainage per the 2016 Paseo Gateway State Land Office Drainage Study and are better utilized for residential uses."

The Planning and Zoning Board recommends the Governing Body find that the proposed zoning is more advantageous for the community as it facilitates residential development on lots that already in close proximity to an existing R-4 neighborhood. Additionally, the drainage open spaces are no longer necessary.

(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 states, "This zone change is not based on economic considerations, and they are not the determining factors for this request. The change of zone is based on allowing for consistent residential development and the removal of open space tracts that are no longer needed for drainage."

The Planning and 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.

The applicant states, "this Criterion is not applicable, as the request is not for apartment, office, or commercial zoning."

The Planning and 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 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 form surrounding land because it could function as a transition between adjacent zones; because the site is not suitable for the uses

allowed in any adjacent zone due to topography, traffic, or special adverse land uses nearby; or because the nature of structures already on the premises makes the site unsuitable for the uses allowed in any adjacent zone.

The applicant states, "The requested zone change request is not a “spot zone “. The zone change is for an area encompassing 288 acres of the old Paseo Gateway Master Plan area, now covered by the new Cleveland Heights Master Plan."

The Planning and Zoning Board recommends the Governing Body find that the requested zone map amendment is not a spot zone, as their already exists R-4 to the north east and south east of the subject properties; one area of which has already been developed into the Cleveland Heights Subdivision.

The Planning and Zoning Board recommends the Governing Body find that pending approval of these concurrent plan amendment requests, the proposed Zone Map Amendment would facilitate realization of these Master and Comprehensive Plans.

SURROUNDING LAND USE/ZONING: The surrounding properties to the north are zoned R-1: Single-Family Residential, the properties to the west are zoned OS: Open-Space and R-4: Single-Family Residential, the properties to the South are zoned SU (Cleveland Heights High School) and R-4: Single-Family Residential (Cleveland Heights Subdivision), and the properties to the east are zoned R-2: Single-Family Residential and R-3: Mixed-Residential.

NOTIFICATIONS: Notifications were sent to affected property owners in conjunction with the Master Plan Amendment and Master Plan requests. A legal advertisement was placed in the August 13, 2025 edition of the Albuquerque Journal. All legal notification requirements have been met.

INTERDEPARTMENTAL/INTERAGENCY REVIEW:
DSD Planning and Zoning - Comments within document.
DSD Engineering - No adverse comments.
Rio Rancho Public Schools - No comments provided.
Fire and Rescue - Shall Follow IFC 2021, Appendix D for Fire Apparatus access roads, a Fire 1 Plan shall be submitted to the Fire Marshal bjohnson@rrnm.gov, Fire 1 Plan check list is located on the City of Rio Rancho Fire Marshals website. Fire Hydrants shall be no more than 500 ft apart. Further requirements may be required upon development.
Police Department - No comments provided.
SSCAFCA - See attached comments.
MRCOG - No adverse comments.
Parks, Recreation, and Community Services - No comments on the proposed ZMA. Per the PG Master Plan and Cleveland Hts Master Plan - The amended master plan/s remove any specific indications about where actual park land, required by ordinance, may be included in the proposed land uses in the master plan area. While open space and drainage areas are shown (which cannot be used for required, improved park land), and trail improvements are mentioned, the actual park requirements are not adequately discussed. If it is the intent of the applicant to have each developer purchasing developable sections of the plan area – to construct any required park improvements, it should be stated in the new plans. If the applicant intends park land to be developed in order to meet ordinance requirements overall, possible locations should be described and shown in the amended plans.

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. The applicant has the authority to apply for a zone map amendment on the subject property.
3. The applicant and adjacent property owners received due process.

SPECIFIC FINDINGS OF FACT:
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 furthering goals of the existing Paseo Gateway Master Plan, the proposed Cleveland Heights Master Plan, and the City's Comprehensive Plan.
2. The applicant has provided sound justification, in a narrative dated March 27, 2025, for the proposed zone change and that the Zone Map Amendment would provide for a more advantageous zoning designation.
3. The proposed Zone Map Amendment would be consistent with the intent of the adopted elements of the City's Comprehensive Plan and the Paseo Gateway Plan, and would be consistent with the proposed Cleveland Heights Master Plan.
4. The applicant has demonstrated that the proposed R-4: Single-Family zoning designation would be a more advantageous zone for the subject properties, as it furthers goals of the Paseo Gateway Master Plan, the proposed Cleveland Heights Master Plan, and of the City's Comprehensive Plan.
5. The requested zone map amendment would not create 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.

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 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 recommends the Governing Body adopt the Ordinance.

ATTACHMENT: Ordinance_O23
ATTACHMENT: Application
ATTACHMENT: Authorization
ATTACHMENT: Zoning Map
ATTACHMENT: Justification
ATTACHMENT: SSCAFCA Comments
ATTACHMENT: Notices
ATTACHMENT: Public Comment

ATTACHMENT: Public Comment

CITY OF RIO RANCHO
ORDINANCE

ORDINANCE NO. **ENACTMENT NO.**

AN ORDINANCE OF THE CITY OF RIO RANCHO, NEW MEXICO AMENDING THE ZONING CLASSIFICATION AND OFFICIAL ZONING MAP FOR THE PROPERTY LEGALLY DESCRIBED AS PASEO GATEWAY, TRACTS 10A, 10B, 10C, AND 8, FROM R-3: MIXED-RESIDENTIAL TO R-4: SINGLE-FAMILY RESIDENTIAL; TRACTS 11, 7, AND 4, FROM R-2: SINGLE-FAMILY RESIDENTIAL TO R-4: SINGLE-FAMILY RESIDENTIAL; TRACTS 5 AND 6, FROM R-1: SINGLE-FAMILY RESIDENTIAL TO R-4: SINGLE-FAMILY RESIDENTIAL; AND TRACTS 9 AND 10A FROM OPEN SPACE 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 properties has been submitted by the City of Rio Rancho, and assigned City Case No. 24-100-00004; and

WHEREAS: the Governing Body of the City of Rio Rancho adopted the Cleveland Heights Master Plan on August 28, 2025 under Resolution No. __, Enactment No. 25-__; and

WHEREAS: the City of Rio Rancho Planning and Zoning Board held a duly noticed public hearing on July 22, 2025, regarding 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 Rio Rancho on August 28, 2025 and the Governing Body heard interested parties and citizens for an against the proposed amendments; and

WHEREAS: the proposed amendments to be adopted by this Ordinance comply with the statutory and regulatory requirements of the aforesaid Code of Ordinances

and Statutes, and upon specific findings related to the subject property and determining the proposed amendment is consistent with the policies and criteria set forth in R.O. 2003 Section 150.07 (D) through (G), the Governing Body finds the amendments promote the health, safety, morals, and general welfare of the City;

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

Section 1. Rezoning of Property and Change in Land Use.

A. The Official Zone Ordinance is hereby amended by assigning a zoning designation on approximately 234.128 acres from R-3: Mixed-Residential District, R-2: Single-Family Residential, R-1: Single-Family Residential, and OS: Open Space, to R-4: Single-Family Residential, on the lands legally described as:

Paseo Gateway, Tracts 10A, 10B, 10C, 8, 7, 11, 4, 5, 6, and 9, as shown on the plat entitled “PASEO GATEWAY, PARCEL A, TRACTS 1 THRU 9, 10A, 10B, 10C, 11 THRU 18, A AND B-1A, A REPLAT OF PORTIONS OF TRACT C IN THE TOWN OF ALAMEDA GRANT, CITY OF RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO” filed in the office of the County Clerk of Sandoval County, New Mexico on November 14, 2008 (RRE Book 21, Pages 121-124).

B. The City Comprehensive Plan, Generalized Land Use Map (GLUM), Map L-2 is hereby amended in the land described in Section 1A above, as a "Low/Medium Density Residential" land use.

Section 2. Land Use, Conditions, Development Standards/Regulations and use of PROPERTY:

A. The property identified in Section 1, above, is subject to all requirements of the R-4: Single-Family Residential District set forth in R.O. 2003 Section 154.11 (as of the effective date of the ordinance or as subsequently amended).
B. The property identified in Section 1, above, is subject to all requirements, regulations, and design standards of the Cleveland Heights Master Plan.

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

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

ADOPTED THIS _____DAY OF _____, 2025.

_____
Greggory D. Hull, Mayor

ATTEST:

_____

Noel C. Davis, City Clerk
(SEAL)

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: Paseo Gateway, LLC.		Phone: 505 573-2868
Address: 302 8th Street, NW		E-Mail: greg@westwoodnm.com
City: Albuquerque	State: NM	Zip: 87102
Proprietary Interest: Lesee	List Owners: New Mexico State Land Office	
Deed or Ownership Verification Provided: (Initials)		Letter of Authorization Provided: (Initials) CJ

Agent Name: Consensus Planning, Inc.		Phone: 505 764-9801
Address: 302 8th Street NW		E-Mail: johnson@consensusplanning.com
City: Albuquerque	State: NM	ZIP Code: 87102

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

Amendment to the existing Paseo Gateway Master Plan to remove the parcels owned by the State Land Office and create a new Cleveland Heights Master Plan. Zone Map Amendment to R-4 for SLO properties within Cleveland Heights Master Plan.

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit : Paseo Gateway	Block(s):	Lot(s): See attached
Existing Zoning: R-1, R-2, R-3,	Proposed Zoning: R-4	
No. of existing lots: CHMP -13	No. of proposed lots: CH - 6	Total area of site (acres) PG - 284 /CH - 669

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: Charlene A. Johnson	Applicant: Cleveland Heights, LLC	Agent: Consensus Planning, Inc.
Signature:		Date: 3/27/2025

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

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

Cleveland Heights Master Plan Lots:

PG, Tract 4
PG, Tract 5
PG, Tract 6
PG, Tract 7
PG, Tract 8
PG, Tract 10A
PG, Tract 10C
PG, Tract 11
PG, Tract 12
PG, Tract 13
PG, Tract 14
PG, Tract 16
PG, Tract 15
PG, Tract 17
PG, Tract B-1A
PG, Tract 3A
Tract 2A
PG, Tract 1
PG, Tract 18

Paseo Gateway Master Plan Amendment:

PG, Tract 20
PG, Tract 21
PG,Tract 22
PGTract 23
PG, Tract 24
PG, Tract 25
PG, Tract 28
PG, Tract 27
PG, Tract 26
PG,Tract 19
PG, Parcel B

Stephanie Garcia Richard
COMMISSIONER

State of New Mexico
Commissioner of Public Lands

310 OLD SANTA FE TRAIL
P.O. BOX 1148
SANTA FE, NEW MEXICO 87504-1148

COMMISSIONER'S OFFICE
Phone (505) 827-5760
Fax (505) 827-5766
www.nmstatelands.org

November 20, 2024

Mayor Greggory D. Hull
City of Rio Rancho Council Members
3200 Civic Plaza Circle NE
Rio Rancho, New Mexico 87144

Re: Amendment to Paseo Gateway Master Plan, Approval of Cleveland Heights Master Plan, and Zone Map Amendment (Planning and Development Lease, No. BL-1952)

Dear Mayor Hull and City Council Members,

As the owner of the properties outlined in the following request, the State Land Office hereby authorizes its lessee Paseo Gateway, LLC and Paseo Gateway, LLC's contractor Consensus Planning, Inc. to act as the agent for the following requests:

- Approval of the Cleveland Heights Master for Tracts 4, 5, 6, 7, 8, 10C, 10A, 12, 13, 14, 16, 18, and two open space tracts currently contained within the Paseo Gateway Master Plan.

- Approval of a Zone Map Amendment to R-4 from the existing zoning of R-3 (Tracts 10A, 10C, and Tract 8), R-2 (Tracts 11, 7, and 4) and R-1 (Tracts 6 and 5).

The State Land Office has approved the requested Cleveland Heights Master Plan and Zone Map Amendment, and with that approval the lease authorizes Paseo Gateway, LLC to seek the City's approval and make such additional amendments as the City may require.

Please call Consensus Planning at (505) 764-9801 with any questions or concerns.

Sincerely,

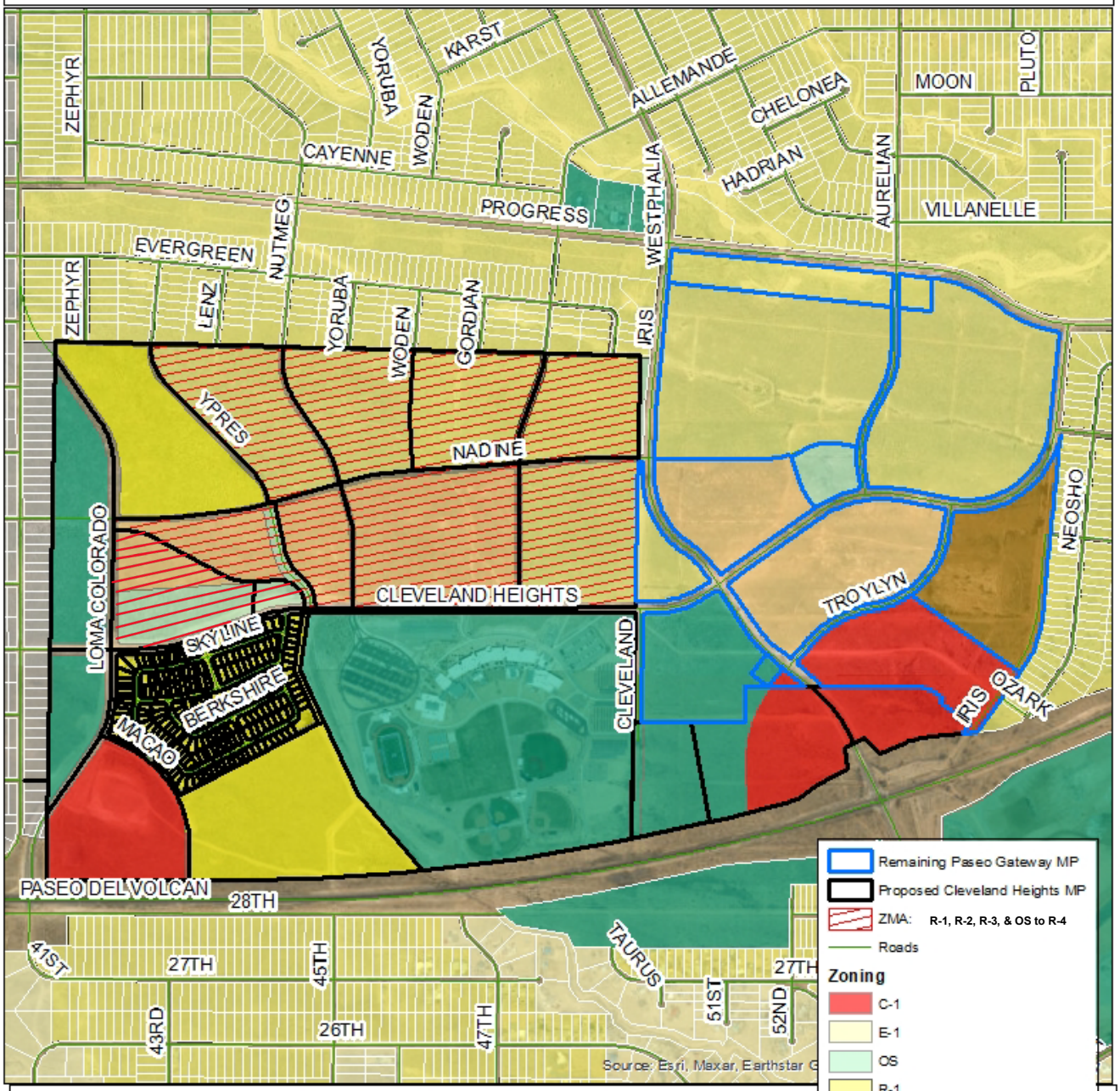
Michael Sage Digitally signed by Michael Sage
Date: 2024.11.21 08:25:36 -07'00'

Michael R. Sage
Assistant Commissioner, Commercial Resources Division
(505) 827-5708
msage@nmslo.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

PASEO GATEWAY (MASTER PLAN AMENDMENT)
CLEVELAND HEIGHTS (NEW MASTER PLAN)
ZONE MAP AMENDMENT: R-1, R-2, & R-3 RESIDENTIAL & OS TO R-4: SINGLE-FAMILY RESIDENTIAL DISTRICT



0 395 790 1,580 2,370 3,160 Feet

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 Tamarah Martinez on 6/5/2025

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

June 25, 2025

Fred Radosevich, Chair
Planning and Zoning Board
City of Rio Rancho
3200 Civic Center Circle NE
Rio Rancho, NM 87144

Re: Request for approval of a Paseo Gateway Master Plan Amendment, Cleveland Heights Master Plan, and Zone Map Amendment

Dear Chairman, Radosevich:

The purpose of this letter is to request approval for an amendment to the Paseo Gateway Master Plan to separate the tracts owned by the State Land Office and create a new Master Plan named Cleveland Heights. In addition, as part of the Cleveland Heights Master Plan, a Zone Map Amendment (zone change) is requested for the ten of the eleven tracts in the northwest portion of the current Paseo Gateway Master Plan area. The Cleveland Heights area will be comprised of the tracts within Area B and C of the current Paseo Gateway Master Plan, which comprises approximately 674.7 acres of the total 953 acres of the total Paseo Gateway Master Plan area. The current iteration of the Master Plan was adopted in 2019 through *Ordinance 94-071; 06-07; 06-37; 08-83*. The legal description for the subject property is *PG, TR 3*.

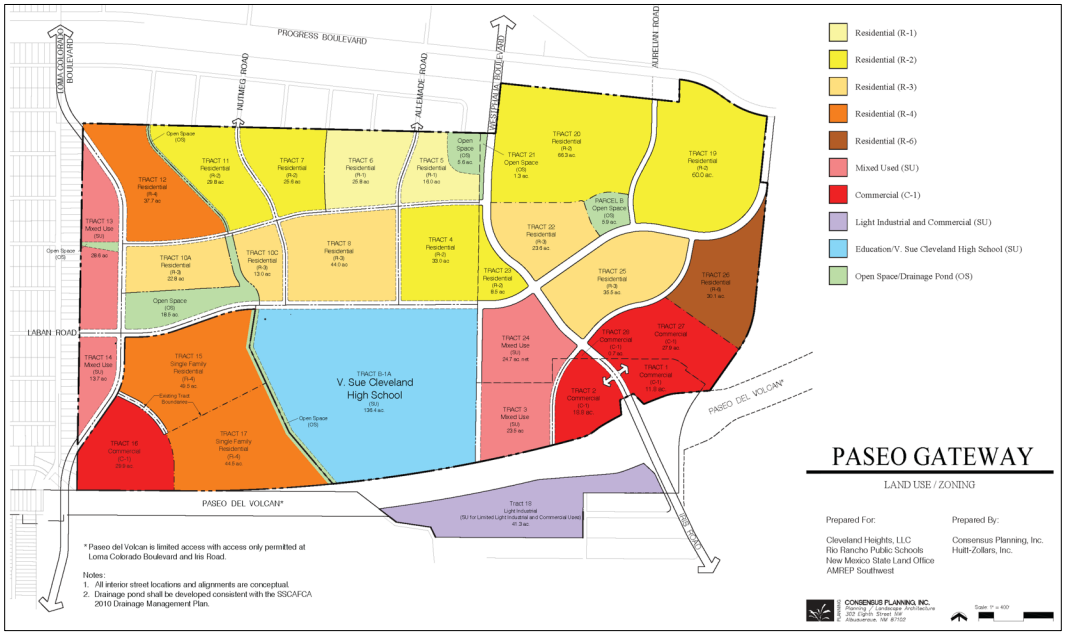


Figure 1: Current Paseo Gateway Land Use/Zoning Map, 2019.

PRINCIPALS

James K. Strozier, FAICP
Jacqueline Fishman, AICP

ASSOCIATES

Ken Romig, PLA, ASLA

REQUESTS

The request to create the Cleveland Heights Master Plan contains three parts:

1. Amendment to the Paseo Gateway Master Plan to remove tracts: 19, 20, 21 (open space), 22, 23, 24, 25, Parcel B (Open Space), 26, 27, 28.
2. Approval of the Cleveland Heights Master Plan including the reconfiguration of Tracts 4, 5, 6, 7, 8, 9, 10C, 10B, 10A, 11, 12, 13, 14, and two open space tracts. The tracts at the northern portion of the Master Plan area will be consolidated and reconfigured as bulk Tracts A, B, C, D, E, and F.
3. A Zone Map Amendment to R-4 from the existing zoning of R-3 (Tracts 8, 10A, 10B, and 10C), Open Space (Tracts 9 and 10A), R-2 (Tracts 11, 7, and 4) and R-1 (Tracts 6 and 5).

The Applicant will submit a preliminary plat that consolidates the lots and removes the Open Space tracts no longer necessary for drainage considerations.

OWNERSHIP

The tracts for the Cleveland Heights Master Plan area are owned by the New Mexico State Land Office and Paseo Gateway, LLC. is the lessee. Tract B-1A contains V. Sue Cleveland High School and is owned by Rio Rancho Public Schools. The remainder of Paseo Gateway Tracts are owned by AMREP Southwest. Consensus Planning, Inc. is the authorized agent for this request.

CASE HISTORY

2006- Paseo Gateway Master Plan is adopted, land for the Paseo Gateway Area is annexed into the City of Rio Rancho, and zoning is established.

2014 – Resolution No. 84, Enactment No. 14-080 amended the Paseo Gateway Master Plan for the Green 2V project with minor text revisions and an update to the proposed land use and zoning for Tracts 15, 16, and 17. The amended plan included updates to the existing conditions section of the Plan, and updates to the Land Use and Zoning Map.

2014 – Ordinance No. 27, Enactment No. 14-21 amended the Paseo Gateway Zone Map for Tracts 15, 16, and 17 from M-1: Light industrial to R-4, C1, SU: Mixed Use, and OS: Open Space.

2019 – Ordinance No. 91, Enactment No. 08-83 amended the Paseo Gateway Zone Map for an 18.6-acre portion of Tract 17 from SU: Mixed Use and OS: Open Space to R-4: Single Family Residential District for the entire 44.5 acres.

2022 – Ordinance No. 1, Enactment No. 22-01 amended the Paseo Gateway Zone Map of Tract 3 from S-U: Special Use for Mixed Use to C-1: Retail Commercial District. A preliminary plat submitted concurrent to the Zone Map Amendment adjusting the lot line between Tract 3 and Tract 2.

MASTER PLAN and MASTER PLAN AMENDMENT REQUEST

The Applicant is proposing to create the new Cleveland Heights Master Plan as a separate plan with the remaining portion to remain as the Paseo Gateway Master Plan. The tracts that will comprise the Cleveland Heights Master Plan will be re-platted to consolidate lots and remove open space tracts. The Cleveland Heights Master Plan reflects the changes with the 2016 Paseo Gateway State Land Office Drainage Management Plan (*see Figure 2*).

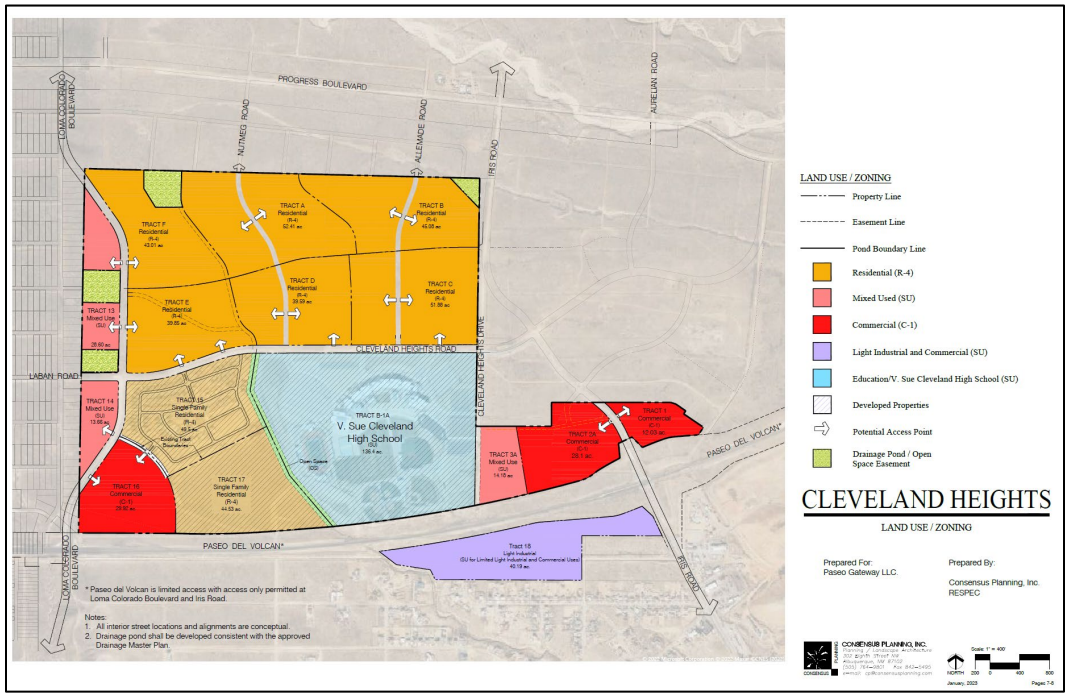


Figure 2: Proposed Cleveland Heights Master Plan Land Use and Zoning.

The Cleveland Heights Master Plan contains the following changes to the existing land use and zoning patterns:

- Modification of tract boundaries to create larger bulk parcels. The proposed boundaries are in alignment with the proposed drainage within the 2016 Paseo Gateway State Land Office Drainage Master Plan and the existing and proposed roadways in the area.
- Consolidation of the northern tracts 4-9, 10A, 10B, 10C, and 11-12 into tracts A, B, C, D, E, and F. The tract boundaries will be adjusted to align with existing development to the south and will be rezoned as R-4.
- Removal of the east west "Future Road" and easement from Iris Road to Loma Colorado.
- Removal of the following open space/drainage tracts:
    - 18.5-acre open space tract in the center of the property;
    - 5.6-acre open space tract on the eastern portion; and

- The open space corridor running from north to south along the eastern portion and the small open space on the western portion of the master plan area.

- Open space reconfigured to include four detention ponds on the northern, western, and eastern portions of the master plan area. These open space tracts are incorporated as part of the Paseo Gateway State Land Office Drainage Master Plan. Drainage easements will be incorporated into the proposed layout linking the ponds.

Cleveland Heights Master Plan will have sole ownership and management, which will allow more efficiency in the sale and development of the properties. Modification of the tract boundaries within the Cleveland Heights Master Plan will provide uniform bulk plats, which are desirable to housing developers.

The remaining parcels will make up the Paseo Gateway Master Plan. No zone changes or additional amendments are requested. The amended Paseo Gateway Master Plan reflects the separation of the State Land Office tracts. The updates to the Paseo Gateway Master Plan include updated acreage, and graphics including the Land Use and Zoning Map shown in Figure 3.

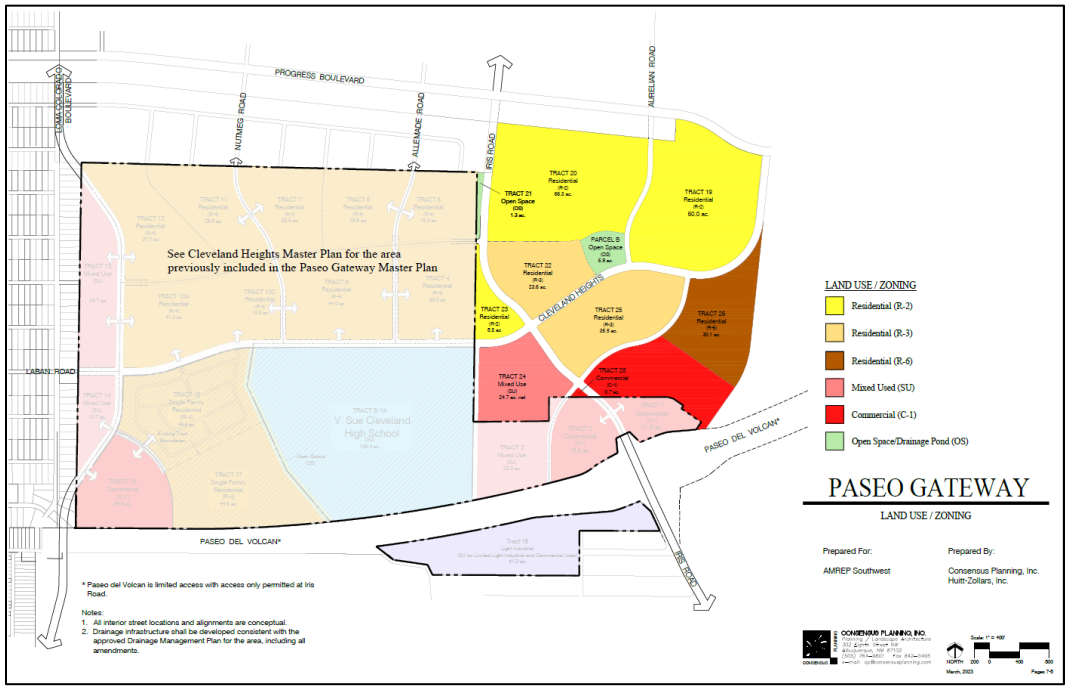


Figure 3: Amended Paseo Gateway Master Plan Land Use and Zoning Graphic.

ZONE MAP AMENDMENT POLICY COMPLIANCE

The following policies are addressed for deciding zone map change applications pursuant to the City Zoning Code:

1. ***A proposed zone change must be found to be consistent with the health, safety, morals, and general welfare of the City.***

   Applicant Response**:** This proposed zone change is consistent with the health, safety, morals, and general welfare of Rio Rancho as follows:

   - The zone change furthers several Rio Rancho Comprehensive Plan goals and policies furthering residential development in Rio Rancho (*see also Criterion 3*).
   - The zone change will allow for medium-density residential development in an area that will support the future commercial development near Paseo del Volcan and Iris Road.
   - The zone change to R-4 will provide the flexibility for desirable single-family development.
   - Development of these tracts will catalyze additional development on adjacent vacant sites, jumpstarting the overall development of both the Paseo Gateway Master Plan and the Cleveland Heights Master Plan areas.

2. ***Stability of land use and zoning is desirable; therefore, the applicant must provide a sound justification for the change. The burden is on the applicant to show why the change should be made, not on the City to show why the change should not be made.***

   Applicant Response**:** If granted, the Zone Map Amendment will provide a stable zoning and land use pattern for the Cleveland Heights Master Plan area. Currently, the area has mixed zoning with R-1, R-2, R-3, and R-4. The proposed zoning will enable single-family development complementary to the surrounding residential development to the south, also zoned R-4. The R-4 zone will reinforce the desired density of the area as expressed in the prior Paseo Gateway Master Plan, which has identified this area as residential and open space. Future residential development made possible by the change of zoning will provide customers for the future commercial development on Paseo del Volcan and Iris Road. Development in this area will also facilitate infrastructure improvements in this area including drainage, roadways, and water and sewer extensions.

3. ***A proposed change shall generally be consistent with adopted elements of the Comprehensive Plan or other City master plans and amendments thereto including privately developed area plans which have been adopted by the City.***

Applicant Response: The proposed Zone Map Amendment is consistent with the Rio Rancho Comprehensive Plan and the intent of Cleveland Heights Master Plan.

The zone change furthers principles of the Rio Rancho Comprehensive Plan in the following ways:

Land Use Policy L-2: Encourage the master planning of developments that establish a community character that considers circulation, landscaping, open space, storm drainage, utilities, and building location and design in the master plan.

Applicant Response: The rezoning of this site furthers this policy because it will serve as a catalyst to further develop the Cleveland Heights Master Plan to the north of the existing developments of V. Sue Cleveland High School and the Cleveland Heights Subdivision. Future development of the area will provide public-right-of-way circulation that will connect to Loma Colorado Boulevard, Laban Road, and Paseo del Volcan. The Paseo Gateway State Land Office Drainage Plan was completed in 2016. It included an extensive drainage study and identified the most advantageous drainage system for the area. Drainage ponds will provide opportunities for open space areas in the north and western sections of Cleveland Heights. As this area is developed, utilities will be extended to this area that will comply with City of Rio Rancho standards.

Population and Housing Element Goal 4: To ensure that single-family and multi-family residential neighborhoods provide an attractive living environment.

Applicant Response: The zone change furthers this goal by providing a flexible zone that will support development. Future developers will be required to provide master plans for the individual subdivisions similar to the existing development on Tract 15, which contains 216 lots with 214 single family homes and includes a park, playground, sidewalks, adequate street circulation, and drainage facilities.

Population And Housing Element Policy 7: Support residential developments with appropriate amenities for families with children.

Applicant Response: The rezoning of the parcels within the Cleveland Heights Master Plan supports the development of residential subdivisions that will include amenities such as neighborhood parks, playgrounds, and multi-use trails which will serve the generational needs of the community. Development standards within the Master Plan provide the guidelines for development within Cleveland Heights and comply with standards within the R-4 zone.

Goal TR-1: Transportation facilities designed and constructed in a manner to facilitate Rio Rancho's economic goals, enhance livability, and meet federal, state, and regional and local requirements.

Applicant Response: The zone change will facilitate the construction or extension of roadways such as Loma Colorado, Cleveland Heights Road, Nutmeg Road, and Allemade Road as the subdivisions within Cleveland Heights are designed and developed. These roadways will enhance the livability of residents in the area by providing access to commercial located at the corner of Iris Road and Paseo del Volcan as well as areas developing around this area. Transportation studies will be required for subdivisions as they are designed to ensure they meet all federal, state, and local requirements.

Consistency with the Paseo Gateway Master Plan
The Zone Map Amendment meets the intent of the Paseo Gateway Master Plan by providing complementary land uses for the V. Sue Cleveland High School and the City Center. The zoning will not change the primary land use intended for this area, which is residential. The Cleveland Heights Master Plan and Zone Map Amendment furthers the implementation of the Paseo Gateway Master Plan, which states that implementation of the Plan shall occur as *sub-plans as infrastructure planning and subdivision platting occurs*. The Cleveland Heights Master Plan will encourage future residential development, which will support the future commercial and mixed-use areas at the western and southern perimeters of the Master Plan area.

4. ***The applicant must demonstrate the existing zoning is inappropriate because:***
    a) ***there was an error, mistake or is necessary to correct an injustice that occurred when the existing zone map pattern was created, 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,***
    c) ***a different use category is more advantageous to the community, as articulated in the Comprehensive Plan or other City master plan, even though (1) or (2) above do not apply. Applicant's reliance on this provision requires proof that (a) there is a public need for a change of the kind in question, and (b) that need will be best served by changing the classification of the particular piece of property in question as compared with other available property.***

Applicant Response**:** Criteria "c" applies to this zone change request, as R-4 is a more advantageous zoning category than the existing zoning, and there is a public need for the residential development facilitated by the R-4 zone. The Paseo Gateway Master Plan zoning was developed in 2006. Since then, residential development has been limited to the Cleveland Heights single-family development west of V. Sue Cleveland High School, which is zoned R-4. Tracts 15, 16, and 17 were rezoned R-4 in 2019. The approval of the zone change for the tracts to the north will make future residential development consistent with this existing development and provide desirable single-family housing in an appropriate area of the City. The open space tracts are no longer needed for drainage per the 2016 Paseo Gateway State Land Office Drainage Study and are better utilized for residential uses.

5. ***The cost of land or economic considerations pertaining to the applicant shall not be the determining factor for a change of zone.***

   Applicant Response: This zone change is not based on economic considerations, and they are not the determining factors for this request. The change of zone is based on allowing for consistent residential development and the removal of open space tracts that are no longer needed for drainage.

6. ***Location on a collector or major street is not itself sufficient justification of apartment, office, or commercial zoning.***

   Applicant Response: This Criterion is not applicable, as the request is not for apartment, office, or commercial zoning.

7. ***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."***

   Applicant Response: The requested zone change request is not a "spot zone ". The zone change is for an area encompassing 341 acres of the old Paseo Gateway Master Plan area, now covered by the new Cleveland Heights Master Plan.

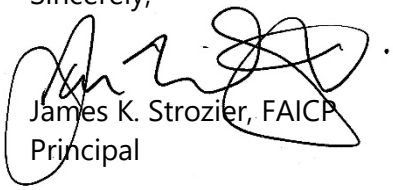
Conclusion

The requested approval of the Cleveland Heights Master Plan, Paseo Gateway Master Plan Amendment, and the Zone Map Amendment to R-4 will further support the development of this area in Rio Rancho while meeting the intent of the Paseo Gateway Master Plan and Rio Rancho Comprehensive Plan. It will provide consistency of zoning and single ownership, which will expedite development of the parcels. The replat of the existing parcels is consistent with the 2016 Paseo Gateway State Land Office Drainage Master Plan and will provide flexibility for future development. Based upon the justification provided, we respectfully request that the Rio Rancho Planning and Zoning Board recommend

CONSENSUS PLANNING

approval of this request. Please feel free to contact me at (505) 764-9801 with any questions that you might have.

Sincerely,



James K. Strozier, FAICP
Principal

DEVELOPMENT SERVICES DEPARTMENT— TRANSMITTAL AND REVIEW SHEET

DATE: April 4, 2025

TO:
(X) Development Services –David Serrano, Amy Rincon, Peter Prukop
(X) Fire and Rescue – Brian Johnson
(X) Police - Justin Garcia
(X) SSCAFCA – Andy Edmondson, Sara Rassa
(X) Parks and Recreation - Dyane Sonier
(X) Rio Rancho Public Schools – Michael Baker
(X) MRCOG – Peach Anderson-Tauzer

FROM: **Development Services Department, Planning & Zoning Division**

RE: Zone Map Amendment/Master Plan Amendment/Master Plan: DSD #25-100-00004/#25-410-00003/#25-400-00002

The applicant, Paseo Gateway, LLC., through their agent, Consensus Planning Inc., requests approval of a Zone Map Amendment, a Master Plan Amendment to the Paseo Gateway Master Plan, and approval of the Cleveland Heights Master Plan. The Zone Map Amendment is for PG, Tracts 10A, 10C, and 8, from R-3 to R-4; Tracts 11, 7, and 4, from R-2 to R-4; and Tracts 5 and 6 from R-1 to R-4. The amendment to the Paseo Gateway Master Plan is to remove the State Land Office parcels from the existing plan. The parcels will be reworked into the new Cleveland Heights Master Plan.

Please review and provide recommendations, comments or corrections on this form and return via hand delivery, fax or e-mail by **Monday, April 14, 2025**. If redline comments are made on the application, please also provide me with a copy. Please contact Liz Ruiz Carlos at 505-896-8785 or e-mail lruizcarlos@rrnm.gov if you have any questions or would like to review a hard copy at my office.

This item has been reviewed and is hereby:
(_) RECOMMENDED FOR APPROVAL
( ) RETURNED FOR REVISIONS RESUBMITTAL REQUIRED
(_) RETURNED WITH COMMENTS RESUBMITTAL NOT REQUIRED

Please ensure all design and discharge assumptions align with the attached agreement for discharging into the SSCAFCA facility.

- Free discharge into the SSCAFCA facility is not permitted. Per the agreement with SSCAFCA, the allowable peak discharge and runoff volume for the Paseo Gateway Development are limited to 492 cfs and 45.4 acre-feet, respectively. Refer to Exhibit B.
- The agreement covers a total development area of 0.41 square miles (~262.4 acres). Please refer to Exhibit B – Figure 2 in the agreement for the extents of the development area.

Sara Rassa Digitally signed by Sara Rassa Contact Info: srassa@sscafca.com

Reviewer

4/10/25

Date

FLOOD CONTROL COST SHARE AGREEMENT
Upper Venada Off-Channel Facility

THIS FLOOD CONTROL COST SHARE AGREEMENT ("AGREEMENT") is made this day August 18, 2023 ("EFFECTIVE DATE"), by and between the Southern Sandoval County Arroyo Flood Control Authority, New Mexico, a political subdivision of the State of New Mexico (hereinafter "SSCAFCA"), and AMREP Southwest Inc., a New Mexico corporation (hereinafter "DEVELOPER").

RECITALS

WHEREAS, SSCAFCA is empowered and directed to acquire, equip, maintain, and operate a flood control system for the benefit of the authority and the inhabitants thereof, pursuant to NMSA 1978, Sections 72-19-1 through 72-19-103, and

WHEREAS, DEVELOPER is developing certain lands within the City of Rio Rancho, New Mexico ("CITY") generally described as a portion of Paseo Gateway, and more specifically including:

> Tracts numbered 19, 20, 22, 23, 25, 26, 28, Parcel B, Lots numbered 1 through 11, inclusive, in Block numbered 204 and Lots numbered 1 through 11, inclusive, in Block numbered 205, as the same are shown and described on the plat entitled "PASEO GATEWAY TRACTS 19 TRU 28 AND PARCEL B, A REPLAT AND VACATION OF PORTIONS OF UNIT TWENTY, within Section 33, Township 13 North, Range 3 East, New Mexico Principal Meridian, City of Rio Rancho, Sandoval County, New Mexico" filed for record on December 3, 2008, in vol. 3, folio 2982-A (Rio Rancho Estates Plat Book No. 21, Pages 125-128, in Sandoval County, New Mexico.

(hereinafter "DEVELOPMENT"), and

WHEREAS, DEVELOPER and SSCAFCA have previously executed a Drainage Agreement dated July 16, 2020 ("DA") for construction of a flood control pond on SSCAFCA's property for the discharge of storm water from the DEVELOPMENT, paid for by DEVELOPER and operated by SSCAFCA, and

WHEREAS, all conditions by both parties have been met from the DA with the exception of the construction of the flood control facility and DEVELOPER and SSCAFCA desire to terminate the DA and replace it with this AGREEMENT, and

WHEREAS, SSCAFCA is planning to construct the Upper Venada Off-Channel Facility on Tract H in a manner consistent with the conceptual layout reflected in Conceptual Layout for Tract H Detention Ponds, attached hereto as Exhibit A ("PROJECT"), to address regional flood control and storm water drainage, including from the final DEVELOPMENT. "Tract H" means Tract H, as the same is shown and designated on the plat entitled "Blocks 119 Thru 134, Portions of Blocks 88 and 89, Reserved Tracts "H" & "I", Unit Twenty, Rio Rancho Estates, Sandoval County, New Mexico," recorded in the office of the County Clerk of Sandoval County, New Mexico on June 19, 1972 in Rio Rancho Estates Plat Book No. 2, Page 59. Final drainage volumes from the DEVELOPMENT to the PROJECT shall be based on the land treatments identified in Potential Impacts of the Proposed Paseo Gateway Development on Peak Discharge and Runoff Volume Contributions to the Venada Arroyo, attached hereto as Exhibit B. SSCAFCA is currently assembling financial resources needed for PROJECT design and construction, including a financial contribution from DEVELOPER.

NOW, THEREFORE, for good and adequate consideration, the receipt of which is hereby acknowledged, SSCAFCA and DEVELOPER agree as follows:

1. **Termination of DA.** The DA is hereby terminated as of the EFFECTIVE DATE and all provisions of the DA that do not by their terms survive such termination are no longer in effect. Notwithstanding the prior sentence, the DA may be reinstated (and all terms in the DA shall be in effect following such reinstatement) pursuant to Section 4(e) of this AGREEMENT.

2. **Financial Contribution.** Subject to the terms of this AGREEMENT, DEVELOPER agrees to contribute $623,000 to the ultimate construction cost incurred by SSCAFCA for construction of the PROJECT ("FINANCIAL CONTRIBUTION"). Other than the FINANCIAL CONTRIBUTION, SSCAFCA shall be solely responsible for all of the fees, costs and expenses of the PROJECT.

3. **Procedures and Project Compliance**.

    a. The FINANCIAL CONTRIBUTION shall be paid as follows:

        i. DEVELOPER will pay 25% of the FINANCIAL CONTRIBUTION to SSCAFCA within 30 days of SSCAFCA providing DEVELOPER with notice that SSCAFCA has issued a notice to proceed to the prime construction contractor responsible for the PROJECT.

        ii. DEVELOPER will pay an additional 25% of the FINANCIAL CONTRIBUTION to SSCAFCA when the construction contractor for the PROJECT reaches 50% completion (as determined by the date on which the prime construction contractor responsible for the PROJECT reaches 50% of such contractor's pay application under its contract with SSCAFCA) Such payment will be due within 30 days of SSCAFCA notifying DEVELOPER of the occurrence of the 50% completion benchmark and providing DEVELOPER with invoices from SSCAFCA's construction contractor for the services underlying such benchmark.

        iii. DEVELOPER will pay the remaining 50% of the FINANCIAL CONTRIBUTION within sixty (60) days after the date SSCAFCA issues DEVELOPER a Substantial Completion certificate and DEVELOPER verifies that all components of the PROJECT contained in such certificate are accurate.

    b. Without limiting any other provision of this AGREEMENT, SSCAFCA shall design, construct, operate and maintain the PROJECT in compliance with all applicable governmental laws, ordinances, rules or other requirements governing the PROJECT and in a capacity to accept drainage from the DEVELOPMENT in the minimum amount equivalent to a 100-year, 24-hour recurrence interval storm calculated using the assumptions and figures provided by SSCAFCA in Exhibit B attached hereto. Notwithstanding DEVELOPER's payment of any portion of the FINANCIAL CONTRIBUTION, SSCAFCA shall at all times remain solely liable for the design, construction, operation and maintenance of the PROJECT. Offsite drainage that would naturally flow through the DEVELOPMENT to the Venada Arroyo shall be diverted to the Venada Arroyo upstream of the PROJECT by the DEVELOPER. In addition to drainage from the DEVELOPMENT, the PROJECT is a regional flood control facility that will be designed to manage stormwater from the Venada watershed west of the PROJECT.

4. **Drainage Allowance:**
    a. In consideration for the FINANCIAL CONTRIBUTION, DEVELOPER will be allowed to divert and discharge storm water from the DEVELOPMENT to the PROJECT as soon as is reasonably practicable following payment of the FINANCIAL CONTRIBUTION and in the vicinity of the location marked with an "X" on Exhibit A hereto, unless DEVELOPER and SSCAFCA agree to a different location in writing.

    b. DEVELOPER shall design the drainage plan for the DEVELOPMENT to limit the drainage from the DEVELOPMENT to the PROJECT to a 100-year, 24-hour recurrence interval storm calculated using the assumptions and figures provided by SSCAFCA in Exhibit B attached hereto.

    c. SSCAFCA shall not be responsible for design and construction of any storm water infrastructure or energy dissipation required to discharge from the DEVELOPMENT to the PROJECT.

    d. If DEVELOPER, in its discretion, adds additional property to the DEVELOPMENT during the term of this AGREEMENT, the term "DEVELOPMENT" herein will refer to the DEVELOPMENT as increased by such property without the need to separately amend this AGREEMENT.

    e. Notwithstanding anything to the contrary in this Agreement:

        i. In the event that the PROJECT is not under contract for construction by August 31, 2025, the DA shall be reinstated between the parties, and this AGREEMENT shall automatically terminate; and

        ii. In the event that SSCAFCA does not complete the PROJECT in accordance with its contract for construction or if DEVELOPER is unable to connect to the PROJECT when it is complete for reasons directly related to SSCAFCA's design or construction of the PROJECT, SSCAFCA shall immediately return all portions of the FINANCIAL CONTRIBUTION paid to SSCAFCA, the DA shall be reinstated between the parties and this AGREEMENT shall automatically terminate.

5. **Assignment**. No party to this AGREEMENT shall assign this AGREEMENT, in whole or in part, without prior written consent of the other party. No assignment of this AGREEMENT shall relieve DEVELOPER of any of its obligations unless the assignee/successor in interest has demonstrated it is equally or more capable of performing the duties and obligations of DEVELOPER and it has the financial wherewithal to complete the obligations required of DEVELOPER in this AGREEMENT, as determined in SSCAFCA's sole discretion, at the time of such assignment. No such assignment shall be effective until all obligations under this AGREEMENT have been assumed by the assignee and the notice of such assignment, together with a copy of the assumption, have been received and approved by SSCAFCA. Notwithstanding anything to the contrary in this Agreement: (a) DEVELOPER may assign its rights and/or obligations under this AGREEMENT to a subsidiary or affiliate of DEVELOPER upon written notice to SSCAFCA, and SSCAFCA's consent will not be required for any such assignment; (b) DEVELOPER may assign its rights and/or obligations under Paragraph 4 hereof, in whole or in part, to any person or entity taking ownership of all or any portion of the DEVELOPMENT, and SSCAFCA's consent will not be required for any such assignment; and (c) any such assignment will not relieve DEVELOPER of its obligation to pay the FINANCIAL

CONTRIBUTION pursuant to the terms in Sections 2 and 3 of this AGREEMENT.

6. **Binding Effect.** The terms and provisions of this AGREEMENT, together with the documents referenced herein, share inure to the benefit of and be binding upon the successors and assigns of each of the parties hereto.

7. **Governing Law.** This AGREEMENT shall be governed by and construed in accordance with the laws of the State of New Mexico.

8. **Authority.** Each individual signing for each of the parties hereunder warrants and represents that he/she is an authorized agent of such party, on whose benefit he/she is executing this AGREEMENT and is authorized to execute the same.

9. **No Joint Venture.** Nothing in this AGREEMENT shall create any association, agency, partnership or joint venture between the parties hereto and neither shall have any authority to bind the other in any way.

10. **Construction and Severability.** If any part of this AGREEMENT is held invalid or unenforceable, the reminder of the AGREEMENT will remain valid and enforceable if the remainder is reasonably capable of completion.

11. **Attorney's Fees.** In the event that either party shall employ an attorney or attorneys to enforce any of the provisions hereof or to protect its interests in any manner arising under this AGREEMENT or to recover damages from the breach of any portion of this AGREEMENT, the non-prevailing party in any action pursued, to the extent allowed by law, agrees to pay the prevailing party all reasonable costs, damages and expenses, including, attorney's fees expended or incurred in connection therewith.

12. **Indemnity and Limitations on Liability**.

    DEVELOPER shall indemnify, defend and hold harmless SSCAFCA and each officer and employee of SSCAFCA from and against any and all liability, claims, damages, losses or expenses (including attorneys' fees and expenses) ("DAMAGES") incurred by or asserted against SSCAFCA or any officer or employees of SSCAFCA caused by, resulting from or in connection with DEVELOPER's failure to comply with Section 4(b) of this Agreement. The prior sentence shall survive the expiration or termination of this AGREEMENT, except to the extent that the terms of the DA are reinstated pursuant to Section 4(e) herein, then the prior sentence shall not survive termination of this AGREEMENT; provided, however, that DEVELOPER shall not be in any way responsible for any DAMAGES directly attributable to portions of the DEVELOPMENT sold or transferred to persons or entities other than DEVELOPER from and after the respective dates of any such sales or transfers.

    SSCAFCA, to the extent permitted by law, shall indemnify, defend and hold harmless DEVELOPER, any of its affiliates and each officer and employee of DEVELOPER or any of its affiliates from and against any and all DAMAGES incurred by or asserted against DEVELOPER, any of its affiliates or any officer or employees of DEVELOPER or any of its affiliates caused by, resulting from or in connection with SSCAFCA's failure to comply with Section 3(b) of this Agreement. The prior sentence shall survive the expiration or termination of this AGREEMENT, except to the extent that the terms of the DA are reinstated pursuant to

Section 4(e) herein, then the prior sentence shall not survive termination of this AGREEMENT.

The liability of the Parties shall be subject in all cases to the immunities and limitations of the New Mexico Tort Claims Act §41-4-1 *et seq*. NMSA 1978 as amended. No provision of this Agreement establishes any waiver of immunity for alleged tortious conduct of any employee of any Party arising from the performance of this Agreement apart from that set forth in the New Mexico Tort Claims Act, NMSA 1978, §41-4-1, *et seq*.

13. **Notice**. All notices with respect to this AGREEMENT shall be in writing and shall be delivered via (i) receipted hand delivery; (ii) postage prepaid United States Mail, via certified mail, return receipt requested; or (iii) receipted overnight delivery, delivery fees prepaid, to the addresses set forth below or other such addresses as hereafter specified in writing by one party to the other:

SSCAFCA:
Executive Engineer
1041 Commercial Drive SE
Rio Rancho, NM 87124
dgatterman@ssafca.com

DEVELOPER:
AMREP Southwest Inc.
Attn: Vice President, Land Development
409 NM Highway 528 NE
Rio Rancho, NM 87124

With a required copy (which shall not constitute notice) to:
AMREP Corporation
Attn: President
850 West Chester Pike, Suite 205
Havertown, PA 19083

Any notice or communication given hereunder shall be deemed to have been given: (i) as of the date of delivery, if hand delivered; (ii) as of three (3) days following the date of delivery to the United States Postal Service, if sent by U.S. Mail; or (iii) as the day following the date of delivery to an overnight courier service, if sent by overnight delivery.

14. **Entire Agreement.** This AGREEMENT constitutes the entire agreement between the parties pertaining to the subject matter hereof and supersedes all prior and contemporaneous agreements, understandings, negotiations and discussions, whether oral or written, and there are no warranties, representatives or other agreements among the parties in connection with the subject matter hereof except as specifically set forth herein. This AGREEMENT can be amended or terminated only by written agreement signed by all parties. This AGREEMENT may be executed in counterparts, each of which shall be deemed an original, but all of which together shall be deemed to be one and the same agreement. A signed copy of this AGREEMENT delivered by facsimile, e-mail or other means of electronic transmission (to which a signed PDF copy is attached) shall be deemed to have the same legal effect as delivery of an original signed copy of this AGREEMENT. Either party may copy this completed AGREEMENT for electronic storage, at which time the paper form of this AGREEMENT may be destroyed. Each party agrees that following the electronic storage of this AGREEMENT, any hardcopy printout of that electronically stored information will constitute an original of this AGREEMENT.

[Signatures and acknowledgments on following pages]

IN WITNESS WHEREOF, DEVELOPER and SSCAFCA hereto have executed this AGREEMENT as of the EFFECTIVE DATE.

SOUTHERN SANDOVAL COUNTY ARROYO FLOOD CONTROL AUTHORITY:

By: Ron Abramshe
Ron Abramshe, Chair

Date: Aug. 17, 2023

ATTEST:

David Gatterman, P. E., Executive Engineer

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
) SS
COUNTY OF SANDOVAL)

This instrument was acknowledged before me on August 17, 2023 by Ron Abramshe, Chair of Southern Sandoval County Arroyo Flood Control Authority, a political subdivision of the State of New Mexico, on behalf of said political subdivision.

My Commission Expires:

3/14/26
(SEAL)

Notary Public

CARLA SALAZAR
Notary Public - State of New Mexico
Commission # 1137598
My Comm. Expires Mar 14, 2026

DEVELOPER – AMREP SOUTHWEST INC.:

By: _____
Name: Jarrod Likar
Title: Vice President, Land Development

Date: 8/17/23

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
) SS
COUNTY OF SANDOVAL)

This instrument was acknowledged before me on 8/17, 2023 by Jarrod Likar, Vice President, Land Development of AMREP Southwest Inc., a New Mexico corporation, on behalf of said corporation.

My Commission Expires: 3/14/26

CARLA SALAZAR
Notary Public - State of New Mexico
Commission # 1137598
My Comm. Expires Mar 14, 2026

(SEAL)

_____
Notary Public

EXHIBIT A
PROJECT CONCEPTUAL LAYOUT

EXHIBIT "A"



May 15, 2023

Approximate connection point for stormdrain from Paseo Gateway development

1:15,122

0 0.1 0.2 0.4 mi

0 0.15 0.3 0.6 km

Esri Community Maps Contributors, New Mexico State University, City of Rio Rancho, Texas Parks & Wildlife, Esri, HERE, Garmin, SafeGraph

EXHIBIT B

POTENTIAL IMPACTS OF THE PROPOSED PASEO GATEWAY DEVELOPMENT ON PEAK DISCHARGE AND RUNOFF VOLUME CONTRIBUTIONS TO THE VENADA ARROYO

Potential Impacts of the Proposed Paseo Gateway Development on Peak Discharge and Runoff Volume Contributions to the Venada Arroyo

March 7, 2023

The purpose of this analysis is to determine the cost contribution level for the developer (AMREP) to SSCAFCA's planned upper Venada stormwater detention facility. The analysis is not a substitute for a formal drainage submittal as required by the City of Rio Rancho. Any increase in runoff volume or flow rate identified in this document will be the responsibility of the development to manage. An overview map of the project location can be seen in Figure 1.

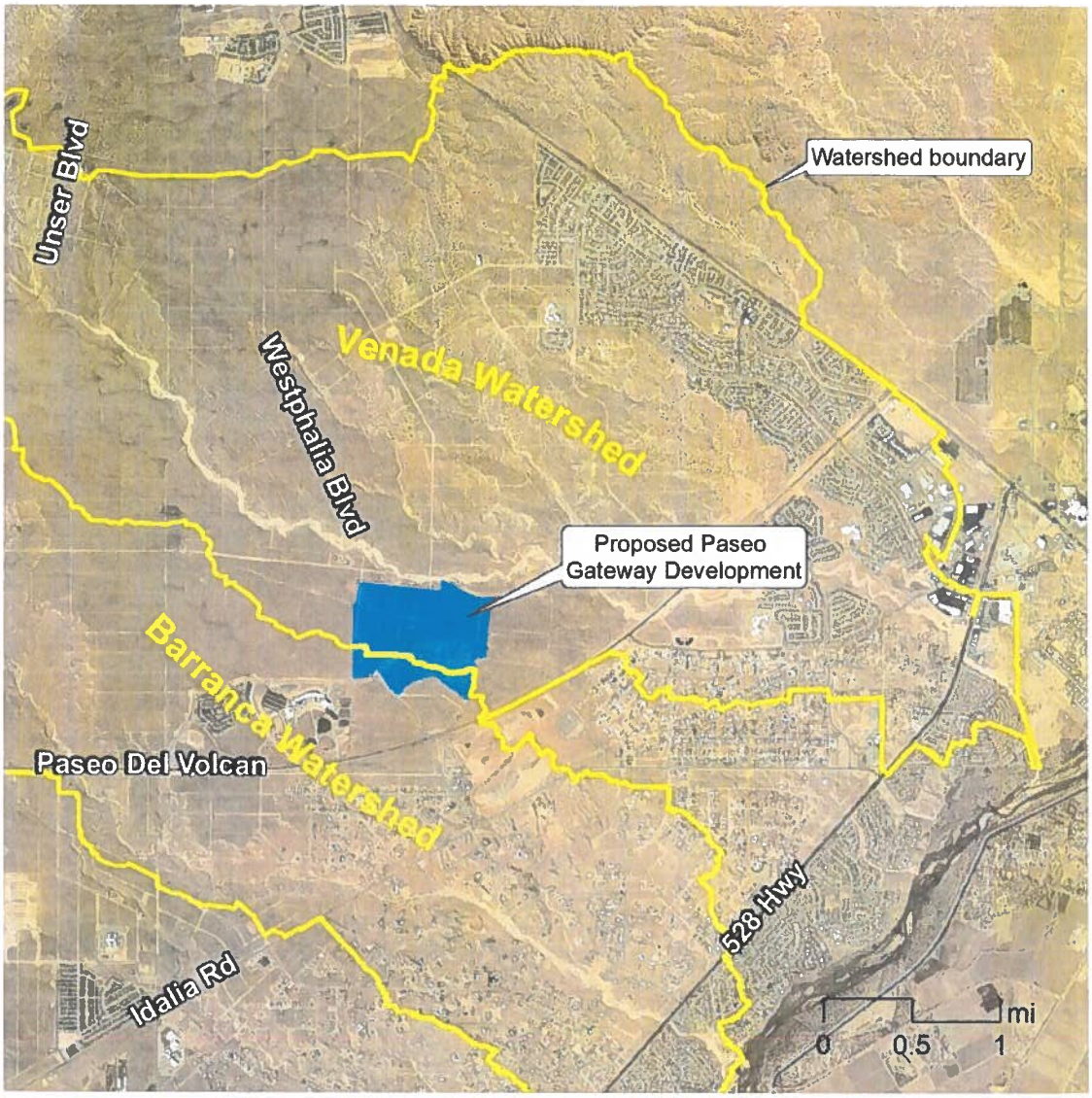


Figure 1: Overview map showing the location of the proposed Paseo Gateway development (shaded blue) within the Venada watershed (yellow outline).

The area in question encompasses approximately 0.41 square miles. Under current conditions, about 78% of the project area contributes flow to the Venada Arroyo; the remainder of the area is part of the Barranca watershed. The proposed development would therefore divert 0.09 square miles north to the Venada watershed. Potential impacts on peak flow and runoff volume contributions to the Venada Arroyo were assessed using HEC-HMS version 4.10 based on methods specified in SSCAFCA's Hydrology Manual v1.1.

Model assumptions are documented below.

Assumptions:

Existing Conditions

- The existing conditions scenario assumes that 0.32 square miles of the project area drain to the Venada Arroyo.
- The entire area is undeveloped (curve number = 74, no impervious surfaces).
- The area was modeled as a single basin.
- A sediment bulking factor of 1.18 was used.
- Lag time was estimated at 20 min.

Developed Conditions

- The developed conditions scenario assumes that 0.41 square miles of the project area drain to the Venada Arroyo.
- The area was modeled as a single basin.
- A sediment bulking factor of 1.06 was used.
- Lag time was estimated at 23 min.
- Land use densities for the project area are based on information obtained by SSCAFCA from the developer, AMREP Southwest, as shown in Figure 2.
- Land use categories and associated loss parameters are contained in Table 1. Values for directly connected impervious areas (DCIA) and curve numbers (CN) were based on analogous areas within the City of Rio Rancho (see Table 1 – justification for details).
- Based on the values shown in Table 1, 39% DCIA and a composite curve number of 85 were assumed for developed conditions.

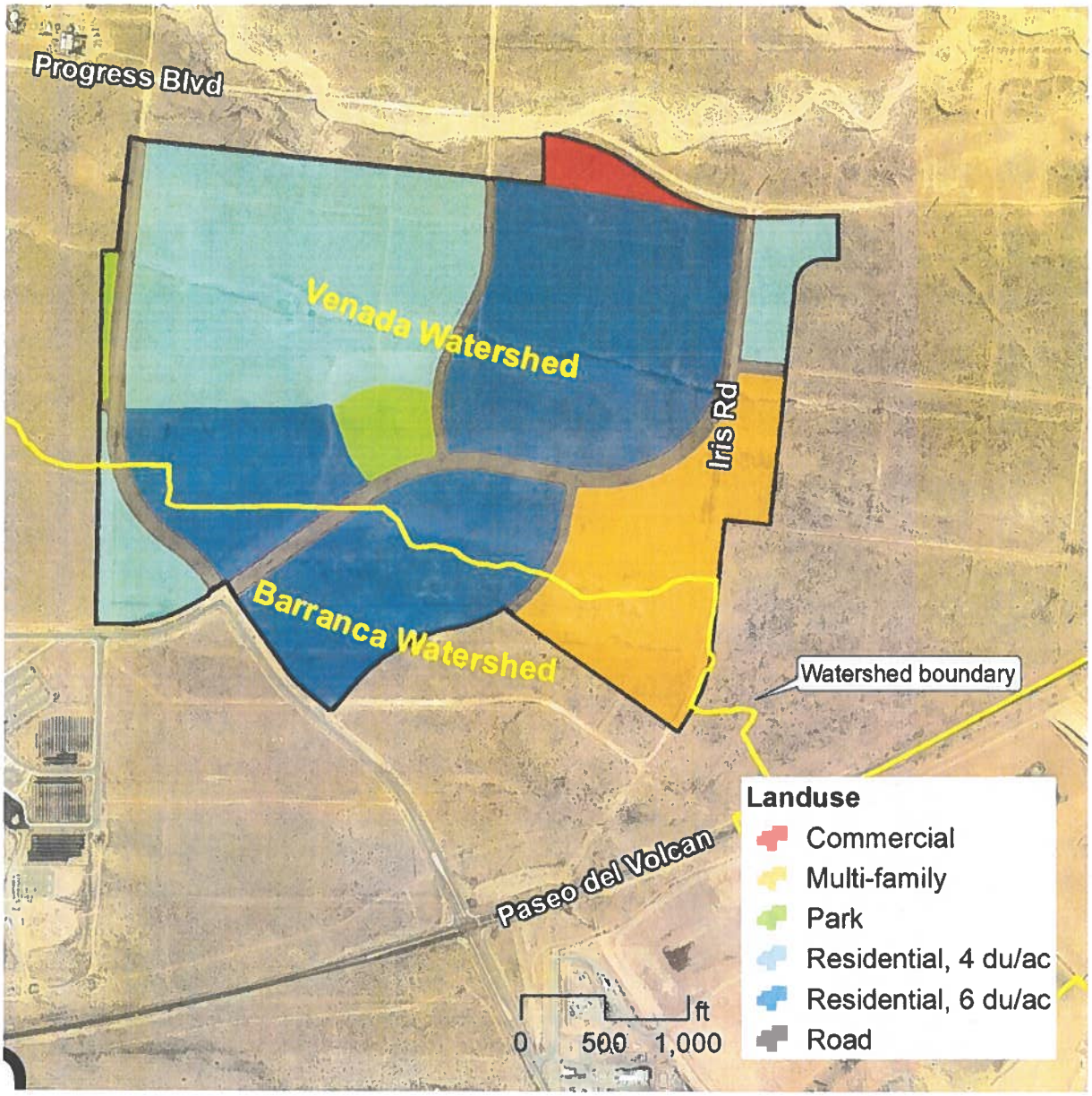


Figure 2: Land use densities used for the developed conditions scenario of the Paseo Gateway model.

Table 1: Land use categories and associated loss model parameters.

Land use	Area (ac)	% DCIA	CN	Justification
Commercial	4.2	85	77	Assumes 85% DCIA, remainder is natural desert landscaping (CN=77)
Multi-family	35.8	85	74	
Park	7.1	0	74	Equivalent to open space
Residential, 4 du/ac	81.7	21	84	Based on Northern Meadows subdivision; 22% disconnected impervious (CN=98), 10% road ROW (CN=92), 43% residential yard (CN=80), 25% open space (CN=74)
Residential, 6 du/ac	113.7	26	87	Based on High Range subdivision; 32% disconnected impervious (CN=98), 14% road ROW (CN=92), 46% residential yard (CN=80), 8% open space (CN=74)
Road	22.5	100		

Results

Table 2 lists runoff results based on the 100-year 24-hour design storm and the assumptions listed above. Estimated runoff values reported in this document are for regional planning purposes only. Loss model parameters (%DCIA, CN) were estimated based on areas with similar land use densities in the City of Rio Rancho. Substantial deviations from those assumptions will require re-analysis of the area, as will changes to the contributing area.

Table 2: Projected runoff volumes and peak flows from the Paseo Gateway area for existing and developed conditions.

Basin	Area (mi^2)	Peak discharge (cfs)	Runoff volume (ac-ft)
PG_exisiting	0.3231	163	13.4
PG_developed	0.4140	492	45.4

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

August 8, 2025

RE: **Zone Map Amendment/Master Plan Amendment/Master Plan**
Case No. 25-100-00004/#25-410-00003/#25-400-00002
Paseo Gateway & Cleveland Heights

Dear Property Owner:

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

The applicant, Paseo Gateway, LLC., through their agent, Consensus Planning Inc., requests approval of a Zone Map Amendment, a Master Plan Amendment to the Paseo Gateway Master Plan, and approval of the Cleveland Heights Master Plan. The Zone Map Amendment is for PG, Tracts 10A, 10B, 10C, and 8, from R-3 to R-4; Tracts 11, 7, and 4, from R-2 to R-4; Tracts 5 and 6 from R-1 to R-4; and Tracts 9 and 10A from Open Space to R-4. The amendment to the Paseo Gateway Master Plan is to remove the State Land Office parcels from the existing plan. The parcels will be reworked into the new Cleveland Heights Master Plan.

The **Governing Body** will consider the request on **Thursday, August 28, 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 the black outline.

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

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

Please do not hesitate to contact me via e-mail me at lruizcarlos@rrnm.gov or call me at 505-896-8785, if you have any questions concerning this matter. The agenda for this hearing and related staff reports will be posted on the City's website, www.rrnm.gov, the Friday before the hearing.

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

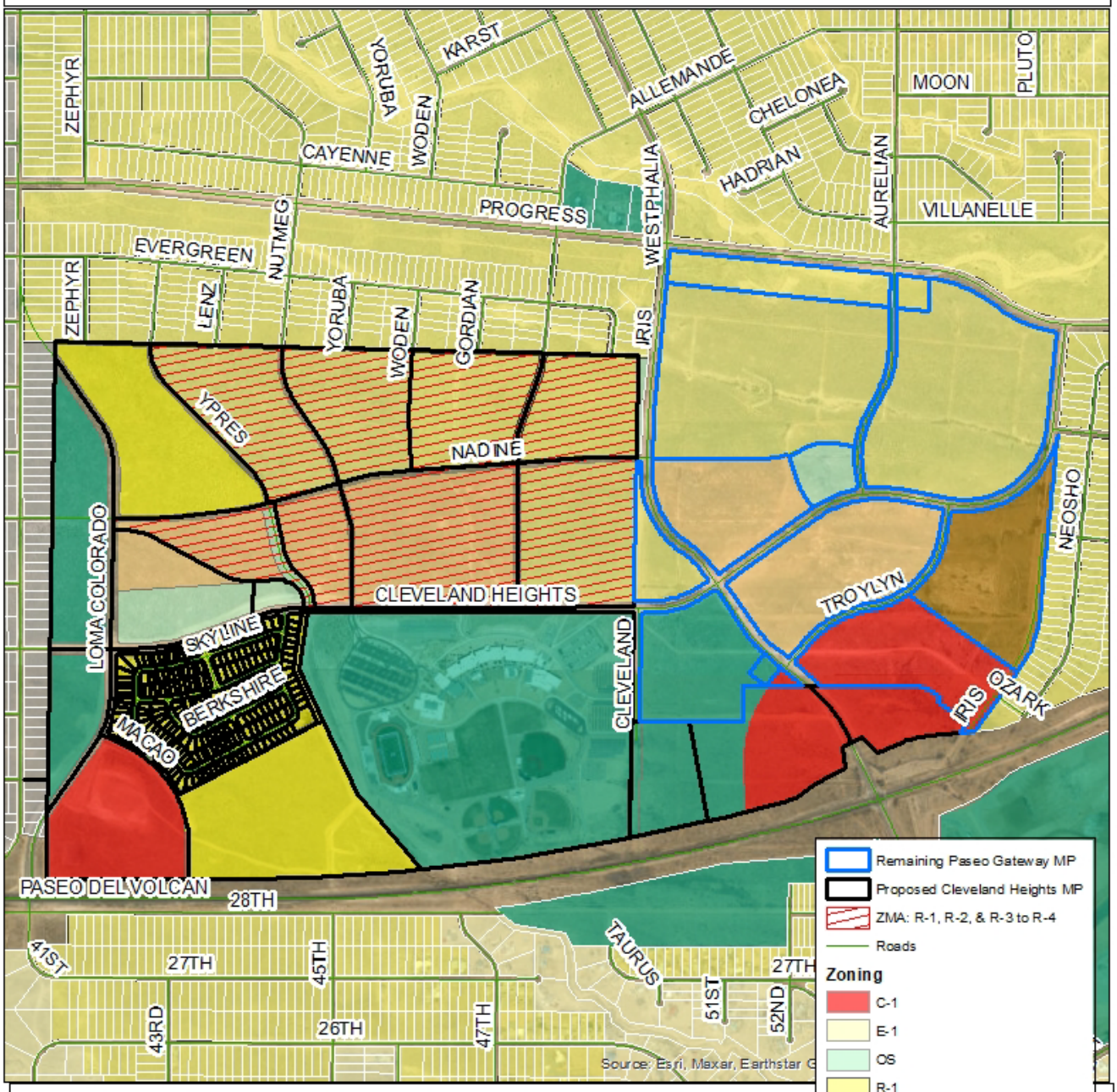
Respectfully,

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

The City of Rio Rancho

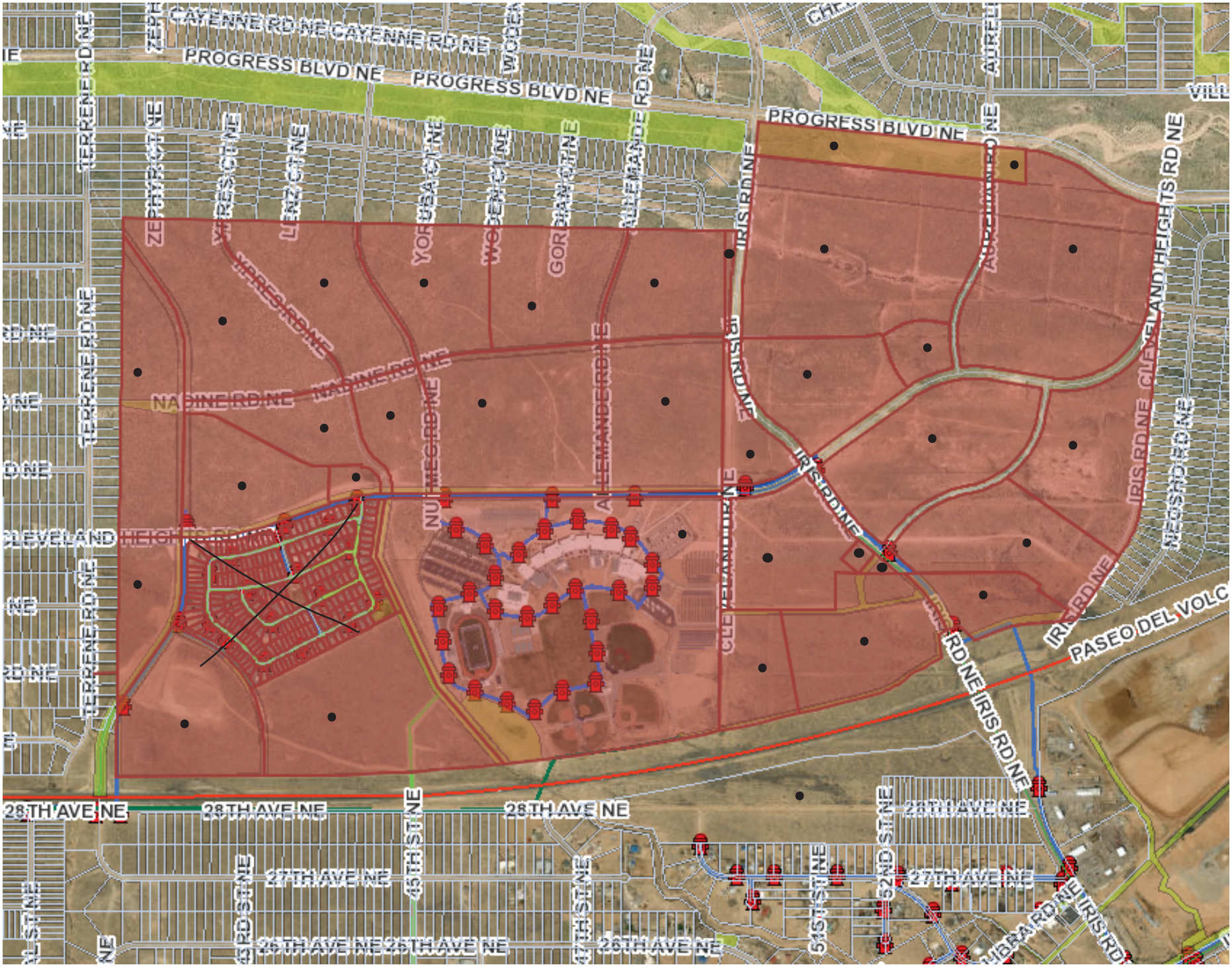
Development Services
Planning Division
3200 Civic Center Circle NE
Rio Rancho, NM 87144
Phone (505) 891-5005 ● Fax (505) 896-8994

PASEO GATEWAY (MASTER PLAN AMENDMENT)
CLEVELAND HEIGHTS (NEW MASTER PLAN)
ZONE MAP AMENDMENT: R-1, R-2, & R-3 RESIDENTIAL TO R-4: SINGLE-FAMILY RESIDENTIAL DISTRICT

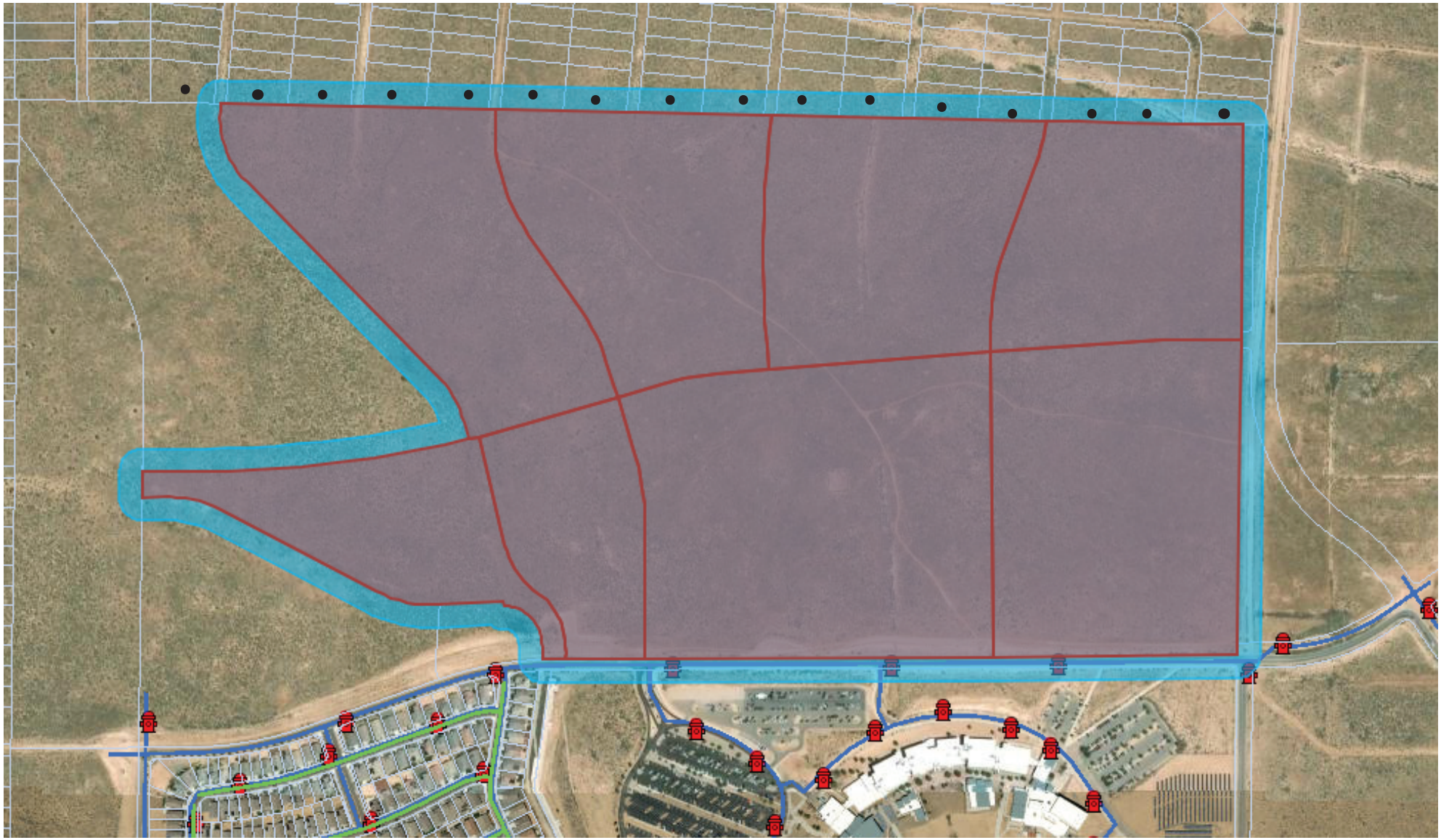


DISCLAIMER: All information in this map is provided "as is" without warranty or any representation of accuracy, timeliness or completeness. This map is not a survey and should be used for graphical purposes only.

Map Created by Tamarah Martinez on 6/5/2025



NOTICE MAP: × • - FIRST CLASS MAIL TO OWNERS



- ADDITIONAL MAILOUTS TO PROPERTIES WITHIN 100FT of ZMA

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 28, 2025:

Site Plan
Case #25-160-00011
The applicant, Emil Landeros, through their agent, Scott Anderson, requests approval of a Site Plan for a 156-unit apartment complex at 1017 Rosarito Dr SE. The lot is legally described as U16, Blk 87, Lot 10-A, is zoned SU: Special Use, and consists of 6 acres.

Zone Map Amendment
Case #25-100-00001
The applicant, Paseo Gateway, LLC., through their agent, Consensus Planning Inc., requests approval of a Zone Map Amendment for PG, Tracts 10A, 10B, 10C, and 8, from R-3 to R-4; Tracts 11, 7, and 4, from R-2 to R-4; Tracts 5 and 6 from R-1 to R-4; and Tracts 9 and 10A from Open Space to R-4.

Master Plan
Case #25-410-00003
The applicant, Paseo Gateway, LLC., through their agent, Consensus Planning Inc., requests approval of the Cleveland Heights Master Plan.

Master Plan Amendment
Case #25-400-00002
The applicant, Paseo Gateway, LLC., through their agent, Consensus Planning Inc., requests approval of a Master Plan Amendment to the Paseo Gateway Master Plan, to remove the State Land Office parcels from the existing plan.

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: August 13, 2025

Outlook

Re: Hi Liz

From Chris Lalley <chrislalley@hotmail.com>
Date Tue 8/12/2025 2:23 PM
To LIZBETH RUIZ CARLOS <lruizcarlos@rrnm.gov>

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

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

Thanks for getting back to me.

I just wanted to go on record as being opposed to eliminating the open space proposal regarding Paseo Gateway zoning. Thanks again.

Christopher Lalley
4115 Summit Park Rd., NE
Rio Rancho, NM 87144
505-545-8038
chrislalley@hotmail.com

From: LIZBETH RUIZ CARLOS <lruizcarlos@rrnm.gov>
Sent: Tuesday, August 12, 2025 2:26 PM
To: Chris Lalley <chrislalley@hotmail.com>
Subject: Re: Hi Liz

Hello Chris,

Yes, I am the point of contact for the Paseo Gateway applications. Did you have any specific questions about the applications?

Best,
Liz

Liz Ruiz Carlos
Municipal Planner II

Development Services / Planning and Zoning

O: 505.896.8785

RRNM.gov |

From: LIZBETH RUIZ CARLOS
To: Noel Davis; YOLANDA LUCERO
Subject: Fw: Cleveland Heights Governing Body Meeting 8-28-25
Date: Friday, August 22, 2025 8:16:21 AM
Attachments: Outlook-Rio Rancho.png
Outlook-Twitter.png
Outlook-Instagram.png

Good Morning,

We received a public comment for the Paseo Gateway items.

Best,
Liz

Liz Ruiz Carlos
Municipal Planner II

Development Services / Planning and Zoning

O: 505.896.8785

RRNM.gov |

From: Laura & Don Summers <laura.don2@gmail.com>
Sent: Thursday, August 21, 2025 4:07 PM
To: LIZBETH RUIZ CARLOS <lruizcarlos@rrnm.gov>
Subject: Cleveland Heights Governing Body Meeting 8-28-25

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

You don't often get email from laura.don2@gmail.com. Learn why this is important

Opposition to Zone Map & Master Plan Amendments – Paseo Gateway & Cleveland Heights Subdivisions
Case Nos.: 25-100-00004 / 25-410-00003 / 25-400-00002

Date: August 21, 2025

To: Liz Ruiz Carlos
City of Rio Rancho
Email: lruizcarlos@rrnm.gov

Dear Ms. Ruiz Carlos,

I am writing as a resident and property owner in the affected area regarding the proposed Zone Map Amendment and Master Plan Amendment for the Paseo Gateway and Cleveland Heights Subdivisions (Case Nos. 25-100-00004 / 25-410-00003 / 25-400-00002). While I understand and support responsible growth in our community, I respectfully urge the Planning and Zoning Board to deny the proposed amendment that would replace designated open space with additional residential housing.

When I purchased my property in 2021, I did so with a clear understanding of the original community design, including the planned open spaces. I am not opposed to development—in fact, thoughtfully designed growth strengthens our neighborhoods. However, preserving these planned open areas is critical to maintaining the balance, livability, and character of our community.

Open space provides far more than aesthetic value; it shapes our quality of life. It offers residents breathing room in an otherwise suburban environment, fosters connection to nature, and supports physical and mental well-being. It also enhances property values, encourages outdoor recreation, and helps create a sense of identity and pride within the neighborhood. Replacing these designated areas with additional housing would compromise the thoughtful vision initially proposed for the Paseo Gateway and Cleveland Heights communities.

I urge the Board to consider the long-term implications of this amendment and to uphold the original Master Plan, ensuring that future development respects the balance between residential growth and the preservation of open spaces.

Thank you for your time and for considering the perspectives of residents who value the thoughtful planning that has made our community such a desirable place to live. I plan to attend the public meeting scheduled for August 28, 2025, and I appreciate the opportunity to have my voice heard.

Sincerely,

Laura Summers

3329 Berkshire Rd NE

Rio Rancho, NM 87144

Laura.Don2@gmail.com

--

Don and Laura Summers

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: D48

AGENDA DATE:
August 28, 2025

DEPARTMENT:
Public Works

SUBJECT:
D48, Advice and Consent of the Governing Body to Award Contract No. 26-010-PW: Rainbow Boulevard Connection Design to HDR Engineering, Inc.

BACKGROUND AND ANALYSIS:

Rainbow Boulevard is classified as a minor arterial and exists as a two-lane paved roadway from approximately Vista Rd to Southern Blvd where paving currently terminates. This project is the City's second pipeline infrastructure initiative and will identify future improvements to Rainbow Blvd between Irving Blvd and Southern Blvd.

The Rainbow Boulevard Connection project includes an alternatives analysis, 30% design plans, preliminary corridor right-of-way mapping, initial environmental clearance determination, and termini phasing for future final design and construction. This project will follow all Federal guidelines to ensure future eligibility for Federal funding.

A Request for Proposal (RFP) was issued for design services, and the City received four proposals. After the selection committee's review, HDR Engineering, Inc. received the highest score for their proposal. The total cost of the design is $2,499,444.90 including NMGRTs.

This phase of the project has an estimated duration of two (2) years from the notice to proceed date.

Once the study and preliminary design is complete, funding sources for final design, final right-of-way mapping, right-of-way acquisition, environmental certification, and construction will be sought.

IMPACT:
Execution of the agreement will allow the City to complete the alternatives analysis, 30% design, preliminary right-of-way mapping, and environmental determination in accordance with Federal guidelines.

ALTERNATIVES:

Approve the Contract. Do not approve the contract

DEPARTMENT RECOMMENDATION:

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

ATTACHMENT: Contract
ATTACHMENT: Map

PROFESSIONAL SERVICES AGREEMENT 26-010-PW
RAINBOW BOULEVARD CONNECTION DESIGN

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

WHEREAS, the City issued an RFP 25-009-PW, on March 18, 2025, containing the scope of work attached hereto as Exhibit A and incorporated herein by reference; and

WHEREAS, the Consultant submitted a proposal in response to RFP 25-009-PW on March 18, 2025; and their Scope of Services, Labor and Direct Cost Fee Proposal on July 8, 2025, incorporated herein by reference and

WHEREAS, The City and the Consultant negotiated certain terms regarding the services to be provided pursuant to the RFP 25-009-PW, resulting in the project approach, labor, and direct costs fee proposals, attached hereto as Appendix A Scope and Appendix B Cost, incorporated herein by reference.

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

1. ENGAGEMENT; SCOPE

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

2. TERM; TERMINATION

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

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

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

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

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

3. LIQUIDATED DAMAGES

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

4. COMPENSATION AND PAYMENT

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

5. RELATIONSHIP OF PARTIES

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

6. STANDARD OF PERFORMANCE

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

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performance of the Services.

7. DELIVERABLES AND USE OF DOCUMENTS

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

8. EMPLOYEES AND SUBCONTRACTORS

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

9. INSURANCE

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

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

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

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

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

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

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

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

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

10. ASSIGNMENT AND DELEGATION

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

11. RECORDS AND AUDIT

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

12. APPROPRIATIONS

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

13. CONFIDENTIALITY

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

14. COMPLIANCE WITH LAWS AND POLICIES; CONFLICT OF INTEREST

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

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

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

15. RELEASE; INDEMNITY

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

16. FORCE MAJEURE

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

17. LICENSES

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

18. NOTICES/POINT OF CONTACT

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

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For Notice to the City:	**For Notice to the Contractor:**
City of Rio Rancho Jonathan Ellison, E.I.T Sr. Associate Engineer 3200 Civic Center Circle Rio Rancho, New Mexico 87144 Telephone: (505) 891-5285 Email: jellison@rrnm.gov	HDR Engineering Inc., Aaron Meilleur, PE Sr. Vice President, Area Manager 2155 Louisiana Blvd NE, Suite 3000 Albuquerque, New Mexico 87110-5483 Telephone: (505) 830-5400 Email: Aaron.Meilleur@hdrinc.com

20. MERGER; AMENDMENT

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

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

CITY OF RIO RANCHO

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

Date: _____

HDR ENGINEERING, INC.,

By:_____
Aaron Meilleur, PE Sr. Vice President,
Area Manager

Date: _____

APPROVED AS TO FORM:

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

Date: _____

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July 25, 2025

Mrs. Danetta Chavez
City of Rio Rancho – Department of Public Works
3200 Civic Center Circle, NE
Rio Rancho, NM 87144-4501

RE: SCOPE OF SERVICES, LABOR & DIRECT COST FEE PROPOSAL – RAINBOW BOULEVARD CONNECTION DESIGN

Contract 25-009-PW, Control No. A301462

Dear Mrs. Chavez:

HDR Engineering Inc. (HDR) is pleased to present this fee proposal for scope of services and schedule for the Rainbow Boulevard Connection Design. The contract will include providing Phase A/B, Phase C and Phase D design for the Southern Boulevard to Irving Road section of Rainbow Boulevard.

The scope will also include the existing Right-Of-Way and Property Ownership Maps for the corridor.

Listed below is a summary of the scope required to complete the services outlined in the RFP-009-PW.

Task 1. Phase A – INITIAL EVALUATION OF ALTERNATIVES

HDR will prepare a Phase A Initial Evaluation of Alternatives to include the following:

- Corridor Alignment/Buildout (Provide connection from Irving Blvd to Southern Blvd).
- Side Street Alignment/Buildout.
- Auxiliary lanes.
- Develop a pavement design
- Preliminary Subsurface Utility Engineering (SUE) and a determination of the final design level SUE. Cobb Fendley will supply the one call (NM811) tickets as part of the SUE effort.
- Accommodation of multi-modal transportation.
- Determine existing traffic Level of Service vs. Level of Services in 20 years
- Preliminary right-of-way mapping including ownership and aerial photography.
- Development of a stakeholder list including contact information to be used for public outreach.
- Establish a Purpose and Need.
- Multi-agency coordination: County of Sandoval, County of Bernalillo, City of Albuquerque, Albuquerque Bernalillo County Water Utility Authority (ABCWUA), Central New Mexico Community College (CNM), New Mexico Department of Transportation (NMDOT), Albuquerque Metropolitan Arroyo Flood Control Authority (AMAFCA), Southern Sandoval County Arroyo Flood Control Authority (SSCAFCA), Rio Rancho Public Schools (RRPS), and Albuquerque Public Schools (APS).
- Development of a Public Involvement Plan, pursuant to NMDOT, City requirements, and National Environmental Policy Act (NEPA).
- Ten individual stakeholder meetings need to be included with any property owners who request to meet outside a public meeting.

Assumptions:

- HDR will set up an email address, telephone line, and USPS mailing address for stakeholders to contact the team with questions and send comments.
- HDR will be responsible for comment management, including establishing a comment log and drafting responses in conjunction with the study team.
- The factsheet will be reviewed and comply with ADA compliance requirements for posting on the internet.
- Website development process
    - Facilitate a Website Planning Workshop
    - Outline a detailed website sitemap
    - Create website wireframe based on sitemap, containing approved content
    - Create an interactive design mockup based on wireframe
    - Develop a staging site based on approved design prototype
    - Set up ancillary services such as project-specific email, SEO registration, email campaigns, etc.
    - Conduct launch prep and deploy the final website
    - Provide maintenance and additional support for (24 months) or the duration of the contract

- Pavement design includes:
    - Permits and TCP (applicable)
    - Limited pavement evaluation
    - Ten (10) borings to 5 feet per NMDOT specs including permit and TCP
    - Lab testing consisting of sieves, PIs, moisture, density, R-value, and corrosion potential
    - Geotechnical report assessing new calculated pavement section thickness design, along with pavement materials specifications, and earthwork/subgrade preparation

Deliverables:

- Public Involvement Plan
- Public outreach summary report
- Create and maintain Project Information Website (estimated 2 years)

Task 2. Phase B – DETAILED EVALUATION OF ALTERNATIVES

HDR will prepare a Phase B Detailed Evaluation of Alternatives to include the following:

- Prepare Conceptual Roadway and Structure Plans.
- Corridor lighting.
- Access Control.
- Preliminary Drainage Report.
- Provide traffic/transportation needs analysis and potential traffic signals or roundabout locations.
- Constructability Analysis.
- Preliminary Right-of-Way Analysis.
- Geotechnical Report
- Private Utility relocations coordination.
- New Water and Wastewater infrastructure.
- Identify Preferred Alternative(s) including potential project phasing

- FHWA Concurrence Review.

  Assumptions:

  - The Phase I-A/B documents are combined into one document. A total of two (2) document submittals (one (1) draft, one (1) final submittal). We will prepare a draft report for review and comment by the City and by the NMDOT. After we work through any comments, they will be addressed as agreed upon and the revised report resubmitted as final.

  - Geotechnical and Foundation Report includes:
    - Permits and TCP (applicable)
    - A total of three (3) drainage crossings/bridge structures as outline below
    - 2 single-span bridges – 1 boring at each abutment to a depth of 80 feet (total of 4 borings)
    - 3-span bridge -2 borings at abutment to a depth of 80 feet and 2 borings at intermediate pier locations to a depth of 100 feet (total of 4 borings)
    - 3 borings to depths of about 25 to 40 feet in proposed deep fill areas
    - All planned boring locations are accessible to conventional 4-wheel drive truck-mounted drill rigs
    - Lab testing consisting of sieves, PIs, moisture, density, consolidation/compression, direct shear, and corrosion potential
    - Geotechnical report outlining foundation recommendations, foundation design parameters, settlement, lateral load analysis (if applicable), vertical capacity charts (applicable to deep foundation),points-of fixity (applicable to deep foundation), lateral earth pressures, permanent cut and fill slope configurations (global slope stability), and earthwork/subgrade preparation
    - Calculation package

  Deliverables:

  - Preliminary Drainage Report
  - Transportation Needs Analysis
  - Geotechnical Report
  - Phase A/B Report - The report will also be delivered in electronic *.pdf format. The City will provide review comments and subsequent approval of the Phase I-A/B document.
  - Executive Summary will be provided as a separate document, submitted electronically.

Task 3. Phase C – ENVIRONMENTAL DOCUMENTATION EA (Included in Fee)

HDR will prepare Phase C Environmental Documentation to include the following:

- Level of Effort (LOE)
- Cultural Resource Survey and Hazmat Report
- Public meetings for the preliminary design in accordance with the Public Involvement Plan
- Determine the future level of environmental documentation in accordance with the National Environmental Policy Act (NEPA) and potential mitigation of impacts.
- Preliminary Initial Site Assessment (ISA) and the determination of the future ISA level
- Cultural Resources Coordination & Review
- Clean Water Act Coordination, PJD and PCN (Permitting)
- Noise Analysis

- Air Quality Analysis
- Hazardous Materials Coordination & Review
- Biological Resources Survey & Report
- Environmental Assessment
- EA Appendices
- EA Comment Response

Assumptions:

- HDR will lead the public meetings.
- If virtual meeting, HDR will help the team prepare the PowerPoint presentation.
- If in-person public meeting, HDR will secure venue and manage logistics.
- HDR will deliver posters to local businesses to advertise the meeting.
- HDR will create Spanish versions of all deliverables.
- HDR will provide interpreter for public meeting.
- No Section 4(f) properties would be directly used by the project
- A Visual Impact Assessment will not be needed
- The project would be considered a Type 1 project as defined by NMDOT's current Design Directive for Abatement of Highway Traffic Noise and there are receptors within 500 feet of the project area. Considering the expected roadway design, a qualitative noise memo would be prepared
- The project is located partially within Bernalillo County, which is a Maintenance Area for carbon dioxide. Detailed air quality analysis would not be needed
- The EA would be prepared in accordance with the One Big Beautiful Bill Act and thus no public involvement for NEPA would be needed
- Once the project commences, the study area will not change
- There will be no more than two revision cycles for the EA or supporting technical documentation
- No major environmental regulations/laws will be created during the life of the project that necessitate changes in studies already completed

Deliverables:

- Up to three public meeting advertisements (one for each newspaper)
- Up to 15, 24" x 36" display boards for an in-person public meeting
- Up to three factsheet
- Up to 25, 11" x 17" posters
- Draft EA will be provided to the City for review electronically
- HDR will provide two hard copies of the final EA and one electronic copy. HDR assumes all other copies will be provided electronically

Task 3. Phase C(A) – ENVIRONMENTAL DOCUMENTATION CE (NOT Included in Fee)

HDR will prepare Phase C Environmental Documentation to include the following:

- *Level of Effort (LOE)*
- *Cultural Resource Survey and Hazmat Report*
- *Public meetings for the preliminary design in accordance with the Public Involvement Plan*
- *Determine the future level of environmental documentation in accordance with the National Environmental Policy Act (NEPA) and potential mitigation of impacts.*
- *Preliminary Initial Site Assessment (ISA) and the determination of the future ISA level*
- *Cultural Resources Coordination & Review*
- *Clean Water Act Coordination, PJD and PCN (Permitting)*

- *Noise Analysis*
- *Air Quality Analysis*
- *Hazardous Materials Coordination & Review*
- *Biological Resources Survey & Report*
- *Categorical Exclusion*

    Assumptions:

    - *HDR will lead the public meetings.*
    - *If virtual meeting, HDR will help the team prepare the PowerPoint presentation.*
    - *If in-person public meeting, HDR will secure venue and manage logistics.*
    - *HDR will deliver posters to local businesses to advertise the meeting.*
    - *HDR will create Spanish versions of all deliverables.*
    - *HDR will provide interpreter for public meeting.*
    - *No Section 4(f) properties would be directly used by the project*
    - *A Visual Impact Assessment will not be needed*
    - *The project would be considered a Type 1 project as defined by NMDOT's current Design Directive for Abatement of Highway Traffic Noise and there are receptors within 500 feet of the project area. Considering the expected roadway design, a qualitative noise memo would be prepared*
    - *The project is located partially within Bernalillo County, which is a Maintenance Area for carbon dioxide. Detailed air quality analysis would not be needed*
    - *The CE would be prepared in accordance with the One Big Beautiful Bill Act and thus no public involvement for NEPA would be needed*
    - *Once the project commences, the study area will not change*
    - *There will be no more than two revision cycles for the CE or supporting technical documentation*
    - *No major environmental regulations/laws will be created during the life of the project that necessitates changes in studies already completed*

    Deliverables:

    - *Up to three public meeting advertisements (one for each newspaper)*
    - *Up to 15, 24" x 36" display boards for an in-person public meeting*
    - *Up to three factsheets*
    - *Up to 25, 11" x 17" posters*
    - *Draft CE will be provided to the City for review electronically*
    - *HDR will provide two hard copies of the final CE and one electronic copy. HDR assumes all other copies will be provided electronically*

Task 4. PHASE D – PRELIMINARY DESIGN

HDR will prepare a Phase D Preliminary Design to include the following:

- Preliminary Plans, contact book, and Engineer's Estimate (30%)
- Proposed construction phase plans
- Existing Right of Way and Property Ownership Mapping
- Incorporate the Drainage Master Plans, Drainage Reports, and Specific Area Plans into the study/design as applicable.
- Existing Right-of-Way Mapping

Assumptions:

- HDR will develop preliminary roadway, drainage, and traffic design plans (30% complete plans) for the preferred alternative. Plans for the preferred alternative shall include: horizontal alignment details, profile information, main line geometric details, drainage plan layout, construction signing sequence of construction, signing & striping plans, lighting plans, signal location plans, Intelligent Transportation Systems (ITS) plans, existing and proposed utility information, centerline information for major access points, typical roadway sections, slope limits, preliminary right-of-way requirements, preliminary earthwork analysis and cross section at every 200'.
- HDR will provide a basic suggested sequence of construction and a general MOT concept plan identifying construction phases. We will also provide a preliminary construction estimate for MOT as a lump sum based on the construction specifics and project need.
- HDR will develop plan and profile (P&P) Sheets with planimetric and topographic data at a horizontal scale of 1" = 50' and a vertical scale of 1"= 10'. Access P&P sheets will be developed with a 1"=100' horizontal scale and a 1"=10' vertical scale. HDR will provide centerlines for accesses
- A two-week review period for those who receive 30% complete design plans.

General Assumptions:

1) Final Design services are not included in the scope of services
2) Bidding phase services are not included in the scope of services
3) Engineering services during construction and construction observation services are not included in the scope of services

Fee

We propose to complete the Phase A/B, C and D design services, including sub consultants work on a time and material basis with a not to exceed total fee of $2,322,364.60 excluding NM gross receipts tax (NMGRT).

See attached breakdown of manhours, schedule and subconsultant scope of work and services for additional detail.

Please do not hesitate to contact our Project Manager, Ed Potthoff, at (505) 830-5400 if you have any questions or comments.

Sincerely,
HDR ENGINEERING, INC.

Jason Fort, PE
Vice President, Area Operational Manager

Ed Potthoff (Jul 25, 2025 08:40:23 MDT)

Ed Potthoff, Jr., PE
Project Manager

PROJECT FEE SUMMARY SHEET
Rainbow Blvd Manhour Estimate
CoRR - Arnell Friedt, PE
Fee Estimate

July 8, 2025

1. BASIC SERVICES	HOURS	FULLY LOADED RATE	COST
STAFF CLASSIFICATIONS			
Principal Engineer	60	$383.96	$23,037.43
Senior Engineer 6	1233	$365.41	$450,545.49
Senior Engineer 5	509	$287.74	$146,461.72
Senior Engineer 3	452	$274.81	$124,214.43
Senior Engineer	906	$260.24	$235,778.68
Project Engineer 1	662	$179.91	$119,100.07
Staff Engineer 4	232	$150.60	$34,939.45
Staff Engineer 1	1693	$139.00	$235,318.54
EIT	898	$118.95	$106,814.19
Environmental 2	172	$300.03	$51,605.02
Environmental 1	863	$156.68	$135,216.49
GIS Specialist	178	$119.52	$21,274.17
CADD Technician 3	405	$174.89	$70,831.89
CADD Technician 2	443	$106.18	$47,039.14
Communication Coordinator 2	179	$237.92	$42,588.46
Communication Coordinator 1	272	$124.12	$33,759.83
Graphic Designer 1	115	$127.51	$14,663.93
Website Designer	32	$444.49	$14,223.61
Website Developer	69	$478.44	$33,012.47
Project Admin 3	83	$131.79	$10,938.36
SUBTOTAL BASIC SERVICES	***9,456***		***$1,951,363.34***
2. SPECIAL SERVICES			
Cobb Fendley (Survey, Mapping and Existing ROW/lownership Maps)			$68,887.50
Cobb Fendley (SUE Level D, B, A)			$43,032.50
Terracon (Geotechnical Analysis and Report)			$161,130.20
SWCA (Cultural Survey)			$56,078.00
Subconsultant Coordination			$16,456.41
SUBTOTAL SPECIAL SERVICES			***$345,584.61***
3. DIRECT EXPENSES			
Other Direct Costs (see attached breakdown)			$25,416.65
SUBTOTAL DIRECT EXPENSES			***$25,416.65***
TOTAL PROPOSED BASIC SERVICES			**$1,951,363.34**
TOTAL PROPOSED SPECIAL SERVICES			**$345,584.61**
TOTAL PROPOSED DIRECT EXPENSES			**$25,416.65**
TOTAL PROPOSED COST NOT TO EXCEED (Excluding NMGR Tax)			**$2,322,364.60**

Rainbow Boulevard Connection Design RFP No. 25-009-PW - 3/18/2025	HDR Enginnering, Inc. Project Management, Roadway, Traffic, Drainage, Utitily Misc. Structures, Construction and Inspection Services	Cobb, Fendley & Associates, Inc. Location Survey, SUE, ROW Survey & Mapping, Right-of-Way Mapping, Right-of-Way Maps & Utility Coordination	Terracon Geotech & Pavement	SWCA Environmental Consultants Cultural Resource Survey	SUBTOTAL
Task 1 & 2: Phase IA/IB Initial and Detailed Evaluation of Alternatives					
Phase A/B Report	3,136	-	-	-	**3,136**
Preliminary Drainage Report	379	-	-	-	**379**
Geotechnical Report	10	-	760	-	**770**
Public Involement Plan/Public Outreach	899	-	-	-	**899**
Create/Maintain Website	212	-	-	-	**212**
Preliminary Mapping, Existing Right-of-Way & SUE	10	615	-	-	**625**
Project Coordination	646	-	-	-	**646**
SUBTOTAL TASK 1 & 2:	**5,292**	**615**	**760**	**-**	**6,667**
Task 3: Phase IC Environmental Documentation EA					
Environmental Documentation (Including EA Docmentation)	1,296	-	-	382	**1,678**
Public Outreach	90	-	-	-	**90**
SUBTOTAL TASK 3:	**1,386**	**0**	**0**	**382**	**1,768**
Task 4: Phase ID Preliminary Design					
Preliminary/Final Right-of-Way Maps	10	150	-	-	**160**
Project Coordination	300	-	-	-	**300**
Preliminary Plans, Specifications & Estimate	2,468	-	-	-	**2,468**
SUBTOTAL TASK 4:	**2,778**	**150**	**0**	**0**	**2,928**
TOTAL MANHOURS	**9,456**	**765**	**760**	**382**	**11,363**

HDR DIRECT COST ESTIMATE
Rainbow Blvd Manhour Estimate
CoRR - Arnell Friedt, PE
Fee Estimate

DIRECT COST DEVELOPMENT

PRINTING AND REPRODUCTION:

ITEM	NO. OF SETS	8.5" X 11" B&W COPIES @ $0.05	8.5" X 11" COLOR COPIES @ $0.15	11" X 17" B&W COPIES @ $0.10	COVER MATERIALS @ $0.20	DOCUMENT BINDING @ $1.75	COST ESTIMATE	COMMENTS
A. PLAN SETS SUBMITTALS								
Production Submittal: NMDOT 1 - 11" X 17" HALF SIZE SETS	1			169	1	1	$18.85	
Public Meeting Factsheets (As needed, up to 50 per public meeting)							$167.00	
Translator (as needed)							$1,250.00	
Public Meeting posters (up to 25 per meeting, as needed)							$75.00	
Postcards and Postage - EDDM (three rounds)							$5,200.00	
Public Meeting Outreach Summary Report	2	40			2	2	$13.80	
Radio Advertisements (up to two advertisements per meeting, three meetings)							$2,000.00	
Newspaper (CoRR/COA; print and digital)							$5,544.00	
Newspaper (CoRR/COA; page buster and digital full scrapper)							$3,371.00	
Project Draft Prints							$1,000.00	
					PRINTING AND REPRODUCTION TOTAL		**$18,639.65**	

TRAVEL

MISCELLANEOUS TRAVEL (Enviro Field Visits)	$	6,000.00
DESIGN REVIEW MEETINGS (5 MEETINGS)		250 Miles
CONSTRUCTABILITY REVIEW MEETINGS (1 MEETINGS)		180 Miles
PUBLIC MEETING (2 MEETINGS)		80 Miles
FIELD VISIT (6TRIPS)		600 Miles
		==========
TOTAL MILES		1110 Miles
$/MILE		$0.700
TRAVEL TOTAL		**$6,777.00**

PRINTING AND TRAVEL TOTAL: **$25,416.65**

CobbFendley

July 21, 2025

Amanda Gutierrez, P.E.
Transportation Engineer
Structures Business Class Manager
NM Roadway Lead
2155 Louisiana Blvd.,
STE 9500
Albuquerque, NM 87110-5483

VIA E-MAIL

Re: City of Rio Rancho Rainbow Blvd., Control Survey & Aerial Survey Control/ Supplemental Survey/ Aerial Mapping/Fixed Right of Way Services, Right of Way Mapping , SUE Services,

Dear Ms. Guiterrez:

Cobb, Fendley & Associates, Inc. (Cobb Fendley) is pleased to provide this scope and fee for the Geodetic Control & Aerial Mapping Survey Control, Supplemental Topographic/ Location Surveying Fixed Right of Way, Right-of-Way Mapping and SUE services associated with the project referenced above. The proposed Scope of Services and Basis of Compensation are outlined below.

SCOPE OF SERVICES

CobbFendley will perform a comprehensive GPS control network for the proposed project utilizing National Geodetic Survey (NGS) control. Following completion and field verification of the control network, photo control points will be set and surveyed along the requested roadway corridor. Field location surveys will be conducted throughout the project limits to supplement the aerial mapping and for the establishment of the right-of-way lines. Once applicable right-of-way mapping will take place in accordance with NMDOT specifications. The limits are depicted in "Exhibit A".

All work will be completed in accordance with the Minimum Standards for Surveying in New Mexico and under the direction of a New Mexico Professional Surveyor. All above-mentioned survey/mapping activities shall be performed to meet N.M.D.O.T. and City of Rio Rancho survey standards.

GPS Control Surveys:

- Set and survey a minimum of 3 permanent control points utilizing GPS static/RTK techniques along the project corridor. The new control points will be tied to a combination of existing N.M.D.O.T. and/or N.G.S. geodetic control monuments. All surveyed points will be field checked for quality assurance prior to commencing subsequent surveying activities.

Deliverables will consist of a detailed survey report PDF and certified PDF's and hard copies of the Survey Control Map.

CobbFendley

Photo Control Surveys:

- Set and survey approximately 15 aerial targets at locations designated by AeroTech Mapping Inc. utilizing GPS RTK techniques.

Lump Sum Fee for Geodetic and Survey Control: $7,564.00 plus applicable taxes

Deliverables will consist of ASCII point files in both State Plane Grid Coordinates and Local Project Surface Coordinates (NAD 83 / NAVD 88) and a copy of the control survey report.

Location Supplemental Surveys:

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Field location surveys will be conducted to supplement the aerial mapping where additional data is needed in obscured areas and will consist of, but not be limited to, the following:

- Drainage structures
- Detailed survey data of the existing roadway tie in areas as directed by HDR.
- Visible Utilities

Deliverables will consist of an ASCII point file in Local Project Surface Coordinates, copies of all field sketches and a location survey drawing in Electronic Format (AutoCAD Civil 3D).

Lump Sum Fee for Supplemental Survey: $13,078.00 plus applicable taxes

Existing Right-of-Way/ & Property Ownership Maps:

- CobbFendley & Associates will obtain existing Right of Way maps from the NMDOT if applicable, along with research at the Sandoval County Clerks and Assessors office, as the basis of the Right of Way location.
- Calculations of the Right of Way location will be completed to support field survey operations.
- Survey crews will search for Right of Way monuments and/or property boundary information and evidence of occupency at the record corner locations.
- The collected survey data and record Right of Way maps, plats and deeds will be used to establish the existing Right of Way location.
- An Electronic Format (AutoCAD Civil 3D) of these existing Right of Way using the NMDOT CAD standard will be provided as the final deliverable.
- CobbFendley will obtain GIS information from Sandoval County that depicts property ownership information along the route.

Lump Sum Fee for Fixed (Determined) Right-of-Way & Property Ownership Maps: $19,048.00 plus applicable taxes

CobbFendley

Photogrammetric Scope of Work

ATM's Design Scale Mapping acquisition and map production specifications for photography (Illustrated in Exhibit A.) will be produced from:

- ✓ Area of interest, 544 acres, located in Rio Rancho, NM
- ✓ Photography utilizing ATM's Vexcel Falcon Prime Digital Camera for 2 flight lines and 48 exposures
- ✓ LiDAR collected for Internal Use Only - 3 flight lines
- ✓ Full planimetric detail will be provided suitable for 1″ = 50'
- ✓ Orthophotography at 0.25' GSD

Mapping Scale	Contour Intervals	Digital Camera Flight Resolution	Mapping Vertical Accuracy	Mapping Horizontal Accuracy
1″ = 50'	1' with 5' Index	5cm suitable for 1" = 50'	± 0.16' ASPRS standard	± 0.33' ASPRS standard

Aerial Ground

Cobb, Fendley & Associates, Inc. will be responsible for establishing ground control for the geospatial mapping. The final survey scope will be negotiated at Notice to Proceed.

Aerial Targets	Size of Targets	Control Delivery
15 targets	6" wide material or paint and 6' total length	Electronic Text (TXT) File suggested format: ID, N, E, Z, DESC
Notes		
Submit control and survey data (if providing) in an Electronic Text (TXT) file. Preferred deliver: ID, N, E, Z, DESC. Only provide ground elevation data.		
If using client layers, please provide.		
For LiDAR deliverable projects, please provide Horizontal & Vertical Datum, GeoID, Units, and Scale Factor.		

Summary & Terms

Summary for Photogrammetric Services

CobbFendley

Service	Description	Schedule
Aerial Photography	5 cm GSD	20-25 Working Days
Digital Imagery	2 Flight Lines & 28 Exposures	
LiDAR	Internal Use Only	
Orthophotography	0.25'GSD	
Mapping Scale	1" = 50'	
Planimetric	Full Detail	
Format	AutoCAD	
Layers	AutoCAD	
Digital Orthophoto	ATM	
	Color, TIFF, 0.15' Pixel Resolution	

Lump Sum Fee for Aerial Mapping: $29,197.50 plus applicable taxes

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SCOPE OF SERVICES – SUE Level D/C and B

CobbFendley will complete SUE Level D (Record Research) services for this project to obtain the most up to date as built
information from utility owners. Information to be obtained and/or verified during record research includes: one-call
information, utility as-builts, construction drawings, verbal recollections, conduit maps, direct buried cable records, distribution maps, transmission maps, field notes, GIS data, etc…CobbFendley will coordinate these activities to minimize any duplication of work performed.

The survey of all above ground utility surface features (SUE Level C), including storm drain inlets, manhole inverts (both storm and sanitary), drainage structures, power poles, electric boxes and communications features is included in the scope of this proposal.

Using collected information & utility contacts, CobbFendley will map existing utilities to SUE Quality Level B within the project limits (SUE Level B: Utility Designation). CobbFendley understands right of entry will be obtained by HDR. A detailed description of utility designating services, SUE Level B, is below. A utility composite drawing, created by CobbFendley, will be provided to HDR in Electronic Format (AutoCAD Civil 3D) using the latest NMDOT CADD standards.

Surveying associated with Quality Level B services will be completed by CobbFendley. Survey control is understood to be
provided by HDR .

CobbFendley

Subsurface Utility Engineering includes utility investigations prepared in accordance with NMDOT guidelines and ASCE
Standard 38. Utility Quality Levels are defined as follows:

Utility Quality Levels are defined in cumulative order (least to greatest) as follows:

Quality Level D - Existing Records: Utilities are plotted from review of available existing records.

Quality Level C - Surface Visible Feature Survey: Quality Level "D" information from existing records is correlated
with surveyed surface-visible features.

Quality Level B - Designate: Two-dimensional horizontal mapping. This information is obtained through the application and interpretation of appropriate non-destructive surface geophysical methods. Utility indications are
referenced to established survey control.

SUE Quality Level B (designate)

1. Designate means to record and mark the horizontal location of the existing toneable utility facilities and their service laterals to existing buildings using non-destructive surface geophysical techniques. A non-water base paint, utilizing the APWA color code scheme, will be used on all surface markings of underground utilities.

2. Correlate utility owner records with designating data and resolve discrepancies using professional judgment. CobbFendley will update the existing utility facility plan (if applicable) with designated utilities, utility owner names, quality levels, line sizes and subsurface utility locate (test hole) locations if applicable. It is understood by both CobbFendley and Client that the line sizes of designated utility facilities detailed on the deliverable are from the best available records and that an actual line size is normally determined from a test hole through vacuum excavation. A note will be placed on the designate deliverable only that states “lines sizes are from best available records”. This information will be provided in an Electronic Format (AutoCAD Civil 3D).
3. Clearly identify all utilities that were discovered from previous investigations and record information but cannot be depicted
in quality level B standards. These utilities will have a unique line style and symbology in the designate (Quality Level B)
deliverable.
4. Comply with all applicable City/State policy and procedural manuals.

Lump Sum Fee for SUE Level D,C & B: $22,032.50 plus applicable taxes

CobbFendley

SUE Quality Level A ,
Locate means to obtain precise horizontal and vertical position, material type, condition, size and other data that may be obtainable about the utility facility and its surrounding environment through exposure by non-destructive excavation techniques that ensures the integrity of the utility facility.
The effort associated with the above scope of work includes, record research, designating utilities, survey of all paint and flags associated with level B services, CAD drafting and preparation of location drawing, review by Licensed NM Professionals and management of the project.
CobbFendley will invoice for services on a lump sum basis.

Lump Sum Fee for SUE Level A 20 Testholes: $21,000.00 plus applicable taxes

Assumption

- Project located in Rio Rancho, NM.
- Approximately 2.64 miles
- Survey efforts associated with collecting SUE surface markings will be performed by CobbFendley.

TOTAL ESTIMATED VALUE FOR SURVEYING, AERIAL MAPPING & SUE SERVICES (before NMGRT) IS $111,920.00

Sincerely,

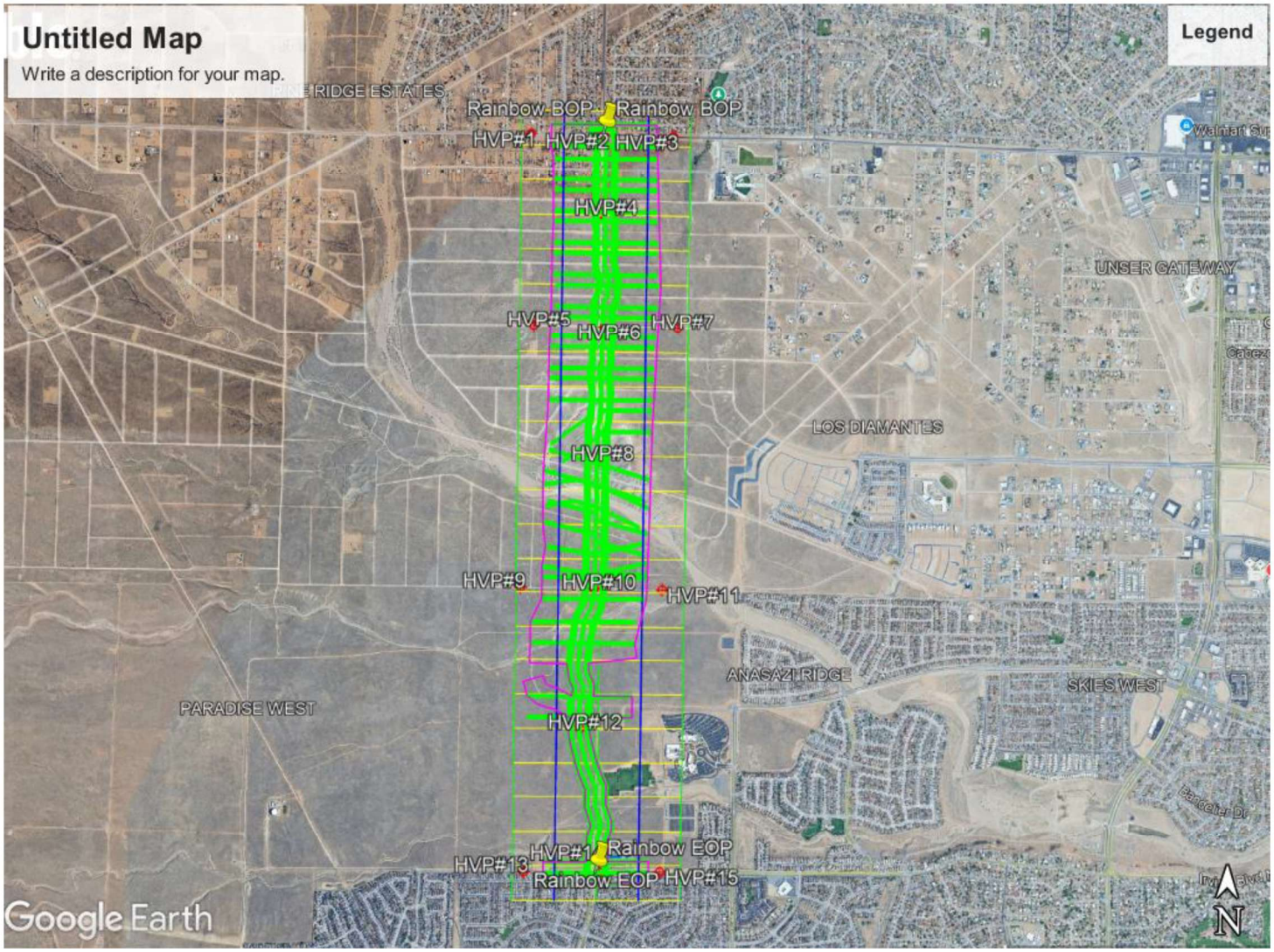
COBB, FENDLEY & ASSOCIATES, INC.

Bobby Ortiz

Survey Department Manager
Principal

CobbFendley

Exhibit A
Project Limits



Outlook

CoRR Rainbow Blvd. Man Hour Estimate

From Jerge, Stephen <Stephen.Jerge@terracon.com>
Date Thu 3/13/2025 8:55 AM
To Gutierrez, Amanda <Amanda.Gutierrez@hdrinc.com>; Potthoff, Edward <Edward.Potthoff@hdrinc.com>; Smith, Maggie <Maggie.Smith@hdrinc.com>
Cc stephen.jerge <stephen.jerge@terracon.com>

CAUTION: [EXTERNAL] This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Amanda,

UPDATED: The estimated man-hours will be 760 hours based upon the RFP, information provided by HDR NMDOT/AASHTO requirements, and the following SOW:

Pavement Design – 170 man-hours:

- Permits and TCP (if applicable)
- Limited pavement evaluation
- Ten (10) borings to 5 feet per NMDOT specs including permit and TCP
- Lab testing consisting of sieves, PIs, moisture, density, R-value, and corrosion potential
- Geotechnical report assessing ~~pavement rehabilitation option, use of CoRR Standard Drawing for default pavement section thickness, and/or~~ new calculated pavement section thickness design, along with pavement materials specifications, and earthwork/subgrade preparation

GEO and Foundation SOW (3 bridge structures, 20-25'+ fill slopes, and no retaining walls) – 590 man-hours:

-

- Permits and TCP (if applicable)
- A total of three (3) drainage crossings/bridge structures as outline below
- 2 single-span bridges – 1 boring at each abutment to a depth of 80 feet (total of 4 borings)
- 3-span bridge -2 borings at abutment to a depth of 80 feet and 2 borings at intermediate pier locations to a depth of 100 feet (total of 4 borings)
- 3 borings to depths of about 25 to 40 feet in proposed deep fill areas
- All planned boring locations are accessible to conventional 4-wheel drive truck-mounted drill rigs
- Lab testing consisting of sieves, PIs, moisture, density, consolidation/compression, direct shear, and corrosion potential
- Geotechnical report outlining foundation recommendations, foundation design parameters, settlement, lateral load analysis (if applicable), vertical capacity charts (applicable to deep foundation),points-of fixity (applicable to deep foundation), lateral earth pressures, permanent cut and fill slope configurations (global slope stability), and earthwork/subgrade preparation
- Calculation package

Thank you and lmk should you have any further questions and/or comments or require additional information.

Stephen Jerge

Office Manager II

Terracon

6805 Academy Parkway West NE Albuquerque, NM 87109

D: 505-222-5776

Stephen.jerge@terracon.com

Terracon provides environmental, facilities, geotechnical, and materials consulting engineering services delivered with responsiveness, resourcefulness, and reliability.

Private and confidential as detailed here (www.terracon.com/disclaimer). If you cannot access the hyperlink, please e-mail sender.

PROJECT BUDGET WORKSHEET AND COST ANALYSES

Initial Data

PROJECT DATA

Client	HDR Inc.
Project Name	Rio Rancho Rainbow Boulevard Connection RFP
Proposal No.	

BORING PROGRAM	No.	Depth	Footage
BH-1 through BH-10	10	5	50
BH-11 through BH-13 (Deep Fill Borings)	3	40	120
BH-14 through BH-19 (Abutement Borings)	6	80	480
BH-20 and BH-21 (Pier Borings)	2	100	200
Totals	21		850

Project Personnel

CLASSIFICATION	Field	Lab	Report	Total	Rate	Cost
Senior Principal	1.0	2.0	12.0	15.0	$ 285.00	$ 4,275.00
Senior Engineer	2.0	2.0	20.0	24.0	$ 250.00	$ 6,000.00
Staff Geologist	45.0	0.0	30.0	75.0	$ 120.00	$ 9,000.00
Staff Engineer	140.0	12.0	20.0	172.0	$ 140.00	$ 24,080.00
Administrative	0.0	0.0	4.0	4.0	$ 90.00	$ 360.00
Placeholder	0.0	0.0	0.0	0.0	$ -	$ -
Placeholder	0.0	0.0	0.0	0.0	$ -	$ -
Subtotals	188.0	16.0	86.0	290.0		$ 43,715.00

Internal Expenses

CLASSIFICATION	Field	Lab	Reports	Total	Rate	Cost
Mileage	560	0	0	560	$0.670	$ 375.20
Atterburg limits		86		86	$ 100.00	$ 8,600.00
Sieve Analysis		86		86	$ 130.00	$ 11,180.00
-200 Wash		0		0	$ 35.00	$ -
Proctor		10		10	$ 200.00	$ 2,000.00
Moisture Content		202		202	$ 25.00	$ 5,050.00
Dry Density		54		54	$ 30.00	$ 1,620.00
Corrosion Suite		21		21	$ 300.00	$ 6,300.00
R-value		10		10	$ 450.00	$ 4,500.00
Soluble Sulfates		0		0	$ 50.00	$ -
pH		0		0	$ 50.00	$ -
Resistivity		0		0	$ 75.00	$ -
Soluble Chlorides		0		0	$ 25.00	$ -
Direct Shear		16		16	$ 450.00	$ 7,200.00
		0		0	$ -	$ -
Subtotal		485				$ 46,825.20

External Expenses

CLASSIFICATION	Field	Lab	Reports	Total	Rate	Cost
Drilling Cost (total footage)	850					
Drilling Hours	144.0	0	0	144	$ 275.00	$ 39,600.00
Drilling Mobilization Hours	20	0	0	20	$ 275.00	$ 5,500.00
Drilling mileage	560	0	0	560	$ 4.00	$ 2,240.00
Asphalt Patch	10	0	0	10	$ 25.00	$ 250.00
Other Exploration Costs						
Support Vehicle	12	0	0	12	$ 250.00	$ 3,000.00
Traffic Control Costs						
Lump Sum from Sub	1.0	0	0	1	$ 20,000.00	$ 20,000.00
Subtotal	0	0	0	0	$ -	$ 70,590.00
Reimbursable Markup	0	0	0	0		$ -
Total						$ 70,590.00

Budget Summary

PROJECT TOTALS

Field Costs	$ 96,750.20	Per Boring Cost	7672.87
Laboratory Costs	$ 49,200.00	Per Foot Cost	189.6
Engineering & Permitting Costs	$ 15,180.00	Average Labor Cost/Hour	150.74
Total Project Costs	$ 161,130.20	Drilling Footage/Hour	4.5
NMGRT currently at 7.625%	$ 12,286.18	Borings/Hour	0.11
GRAND TOTAL	$ 173,416.38		

SWCA
ENVIRONMENTAL CONSULTANTS
Sound Science. Creative Solutions.®

7770 Jefferson Street NE, Suite 410
Albuquerque, New Mexico 87109
Tel 505.254.1115 Fax 505.254.1116
www.swca.com

July 3, 2025

Amanda Gutierrez, PE
HDR, Inc.
amanda.gutierrez@hdrinc.com
sent via email

Re: Phase I-C Cultural Resource Services for the Rainbow Boulevard Connection Project, Irving Boulevard to Southern Boulevard, Bernalillo and Sandoval Counties, NM

Dear Ms. Gutierrez:

SWCA Environmental Consultants (SWCA) has prepared this scope of work and cost estimate for cultural resources services in support of the City of Rio Rancho's (the City's) Rainbow Boulevard Connection Project from Irving Boulevard to Southern Boulevard in Bernalillo and Sandoval Counties, New Mexico. Our understanding is that our services at this time will be limited to a cultural resources survey and report. Our proposed scope of work (SOW) and associated assumptions relating to our costs are described below. Costs are summarized in the table that follows and detailed in the attached spreadsheet.

SCOPE OF WORK

Project Management/ Prefield Tasks

Prior to initiating fieldwork, SWCA will complete a literature review/records check for the proposed undertaking. This will consist of a detailed search of the New Mexico Cultural Resource Information System (NMCRIS) online database for any previously recorded surveys, historic or prehistoric archeological sites, historic cultural properties (buildings, structures, objects), or State or National Register-listed historic properties located in or near the project area. We will also examine available historic aerial imagery, to obtain information on any elements of the historic built environment that may fall within the project area. Results of these searches will be included in the report to comply with agency requirements. A preliminary desktop review of the project area indicates that no portions of the project are covered by previously qualifying surveys (surveyed within the last 10 years) and no previously recorded cultural resources are known to be in the project area. However, given the known site density in previously surveyed areas surrounding the proposed project area, SWCA anticipates that up to six sites may be encountered. Additional prefield tasks include the creation of GIS maps, field/travel logistics, and other fieldwork preparations.

SWCA
ENVIRONMENTAL CONSULTANTS

Cultural Resources Field Work

SWCA will conduct a 100-percent coverage (Class III) pedestrian cultural resources survey of the area of potential effects (APE) for the project area. Given that the project involves new road construction, SWCA is assuming a 200-foot-wide corridor will be required to cover the area of potential effects, and we have included the standard 1,000-foot buffer typically required by the New Mexico Department of Transportation (NMDOT), beyond both the Beginning of Project (BOP) and End of Project (EOP). Assuming that the project area is approximately 3 miles long, we are estimating the pedestrian survey area will total about 73 acres.

Reporting

Our survey report will document the cultural resources inventoried, evaluate their eligibility for inclusion in the National Register of Historic Places (NRHP), assess potential effects to NRHP-eligible resources, and provide management/mitigation recommendations for any potentially affected resources. The draft survey report will be submitted to HDR for internal review and then we assume HDR will submit the report to the NMDOT Environmental Bureau for review and comment. SWCA will also upload the report to the NMCRIS database, as required for agency review. Comments will be addressed in a timely manner and the final report will be submitted to HDR for distribution to the City and NMDOT. The report will be submitted electronically, in PDF format. All associated resource recording forms will be entered directly in the NMCRIS database, following current New Mexico Historic Preservation Division (HPD) requirements. Because the survey area is located entirely on City owned land, our survey methods and report format will comply with current New Mexico HPD and NMDOT cultural resource investigation requirements and guidelines.

Assumptions

Our estimated costs for these cultural resources tasks are based on the following assumptions:

- SWCA field crews will have unimpeded access to the project area, and the survey fieldwork will not be delayed or extended due to access permission issues, inclement weather, or wildfires.
- In addition to the above-described, 73-acre pedestrian survey area, we will also visually examine an area extending 25 feet beyond the survey corridor (on both sides), which is assumed to be the APE for indirect effects such as visual or vibratory impacts to the historic built environment. Any historic buildings or structures falling within this indirect-effects APE will be documented on Historic Cultural Property Inventory forms, evaluated for their eligibility to the NRHP, and assessed for potential adverse effects from the proposed project.
- Assumptions regarding the survey area/APE dimensions will be confirmed in consultation between the City and NMDOT; if our assumptions are exceeded a change order may be needed to cover any additional costs.

- Based on preliminary research, we assume that up to six archaeological sites will be identified within the APE. If additional resources are identified a change order to our contract may be necessary to cover additional costs for fieldwork and reporting.
- SWCA has not included any costs to facilitate Section 106 consultation. We assume that the project has state (NMDOT) and Federal Highway Administration (FHWA) funding and that NMDOT/FHWA will consult with the State Historic Preservation Officer (SHPO) regarding the determination of project effects and compliance with Section 106 of the National Historic Preservation Act.

COST

Our fixed-fee estimate for completing the above-described cultural resources services totals **$56,078** as summarized in the table below and detailed in the attached spreadsheet.

Cost Summary:

Task	Cost (Labor and Expenses)
Project Management & Prefield Preparation/Research	$6,630
Cultural Resources Survey Field Work	$15,261
Reporting	$34,187
Total (not including NMGRT)	**$56,078**

Our cost estimate does not include New Mexico Gross Receipts Tax on our services as we assume that a Non-Taxable Transaction Certificate will be provided to SWCA, as we will be serving as a subconsultant to HDR. If you have any questions regarding our scope or cost proposal, please contact Teresa Hurt (teresa.hurt@swca.com) or me (mtrowbridge@swca.com) via email or phone (505-254-1115).

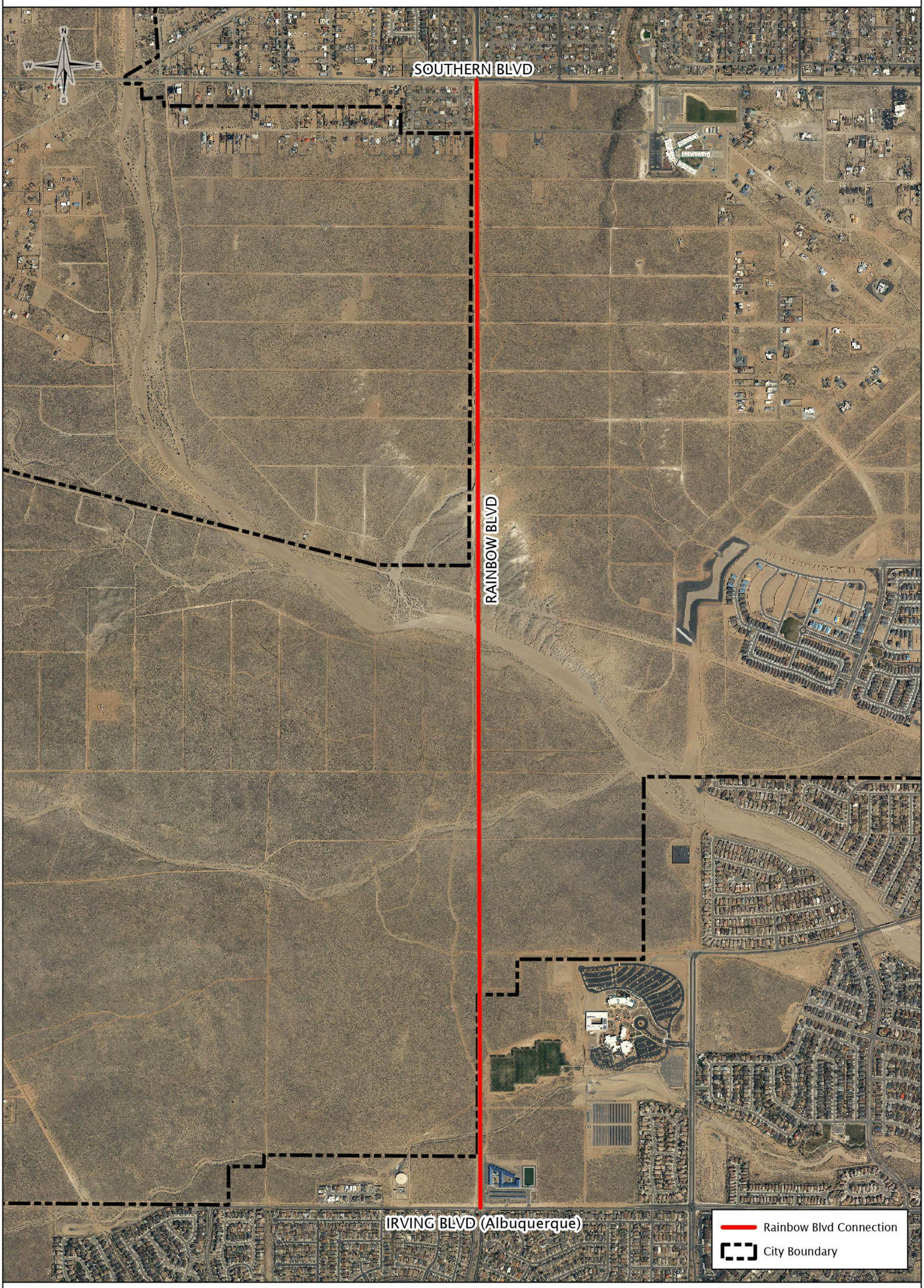
Sincerely,

Meaghan Trowbridge
Senior Cultural Resources Director| New Mexico-Four Corners

Attachment: Cost Estimate

Rainbow Boulevard Connection Design RFP No. 25-009-PW - 3/18/2025	HDR Enginnering, Inc. Project Management, Roadway, Traffic, Drainage, Utitily Misc. Structures, Construction and Inspection Services	Cobb, Fendley & Associates, Inc. Location Survey, SUE, ROW Survey & Mapping, Right-of-Way Mapping, Right-of-Way Maps & Utility Coordination	Terracon Geotech & Pavement	SWCA Environmental Consultants Cultural Resource Survey	SUBTOTAL
Task 3: Phase IC(A) Environmental Documentation CE (NOT Included in Fee)					
Environmental Documentation (Including CE Docmentation)	809	-	-	382	**1,191**
Public Outreach	90	-	-	-	**90**
SUBTOTAL TASK 3:	**899**	**0**	**0**	**382**	**1,281**

RAINBOW BLVD CONNECTION



Map Created by Paul A. Chinana 7/28/2025

0 0.2 0.4 0.8 Miles

Rio Rancho City of Vision

CORRGIS Spatial Data Reimagined

Data: City of Rio Rancho. NAD 1983 StatePlane New Mexico Central FIPS 3002 (US Feet). Basemap: .

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

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: D49

AGENDA DATE:
August 28, 2025

DEPARTMENT:
Public Works

SUBJECT:
D49, Advice and Consent of the Governing Body to Award Contract No. 26-009-PW:19th Ave NE Road Reconstruction for a total of $2,487,054.57 (including NMGRTs) to Compass Engineering & Construction Services, LLC.

BACKGROUND AND ANALYSIS:
The 19th Ave NE Road Reconstruction project from 10th Street NE to Cherry Road includes full depth roadway reconstruction, replacing the water line, adding new water services, improving ADA ramps, drainage improvements, and updating the current traffic signs.

The construction duration for this project is estimated to be approximately six months from the Notice to Proceed (NTP) date.

This project is funded by voter-approved 2024 General Obligation Bond funds.

An invitation for Bid (IFB) was issued, and the City received six bids, of which Compass Engineering & Construction, LLC was the low bidder. The proposed contract for Compass Engineering & Construction, LLC totals $2,487,054.57 including NMGRTs.

In accordance with the adopted City policy, contracts in excess of $500,000 require the advice and consent of the Governing Body.

IMPACT:
This project will improve 19th Ave NE by reconstructing the roadway, installing a water line including new water services, improving ADA ramps, drainage improvements, and updating the current traffic signs.

ALTERNATIVES:
Approve the contract.

Do not approve the contract.

DEPARTMENT RECOMMENDATION:
Staff recommends that the Governing Body approves the project to award contract 26-009-PW to Compass Engineering & Construction, LLC.

ATTACHMENT: Contract
ATTACHMENT: Map

CONSTRUCTION CONTRACT 26-009-PW
19th AVENUE NE RECONSTRUCTION PROJECT

THIS AGREEMENT is made and entered into by and between the City of Rio Rancho, hereinafter referred to as the "CITY," and **Compass Engineering & Construction Services LLC**, hereinafter referred to as the "CONTRACTOR."

City and Contractor, in consideration of the mutual covenants hereinafter set forth, agree as follows:

1. WORK

CONTRACTOR shall complete all Work as specified or indicated here below. The Work and project are generally described in Invitation for Bid IFB 25-009-PW.

2. GENERAL CONDITIONS

The general conditions ("General Conditions") of this Agreement shall be the Standard General Conditions of the Construction Contract prepared by the Engineers Joint Contract Documents Committee (EJCDC) Document C-700, 2007, and modifications thereto incorporated herein by reference.

3. ENGINEER

The ENGINEER of record for this project, as described in the General Conditions, is the City of Rio Rancho.

4. CONTRACT TIMES

1.1 The Work will be substantially completed within One Hundred Eight (180) consecutive calendar days after the date when the Contract Times commence to run as provided in Paragraph 2.03 of the General Conditions and completed and ready for final payment in accordance with Paragraph 14.07 of the General Conditions.

1.2 Liquidated Damages. City and Contractor recognize that time is of the essence of this Agreement and that City will suffer financial loss if the Work is not completed within the times specified in Paragraph 4.1 above, plus any extensions thereof allowed in accordance with Article 12 of the General Conditions. The parties also recognize the delays, expenses and difficulties involved in proving the actual loss suffered by City if the Work is not completed on time. Accordingly, instead of requiring any such proof, City and Contractor agree that as liquidated damages for delay (but not as a penalty) Contractor shall pay City ***Two Thousand Five Hundred Dollars and No Cents ($2,500.00)** for each day that expires after the substantial completion date established by the City's written Notice to Proceed.
*(***Final amount to be based on award)***

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5. CONTRACT PRICE

The City shall pay the Contractor the Contract Sum in current funds for the Contractor's performance of the Contract. The Contract price comprises the Base Bid described in IFB 25-009-PW and all addenda thereto. The Contract price shall be **Two Million Three Hundred Fourteen Thousand Eight Hundred and Eighty-Five Dollars ($2,314,885.00),** which excludes applicable gross receipts tax, subject to additions and deductions as provided in the Contract Documents.

6. NON-APPROPRIATIONS

The terms of this Agreement and all amounts payable hereunder are contingent upon sufficient appropriations therefore by the City's Governing Body. If sufficient appropriations are not made, the City shall notify the Contractor of the same, and this Agreement shall terminate forthwith.

7. PAYMENT PROCEDURES

Contractor shall submit Application for Payment in accordance with Article 14 of the General Conditions. Engineer will process applications for Payment as provided in the General Conditions. The City shall make progress payments on account of the Contract Price on the basis of Contractor's Applications for Payment as recommended by Engineer, twenty-one (21) days after receipt of the Engineer approved Application for Payment. All such payments will be measured by the schedule of values established in Paragraph 14.02 of the General Conditions (and in the case of Unit Price Work based on the number of units completed).

8. CONTRACTOR'S REPRESENTATIONS

In order to induce City to enter into this Agreement Contractor makes the following representations:

1.1 Contractor has examined and carefully studied the Contract Documents and other related data identified in the Bidding Documents including "technical data."

1.2 Contractor has visited the site and become familiar with and is satisfied as to the general, local and site conditions that may affect cost, progress, performance or furnishing of the Work.

1.3 Contractor is familiar with and is satisfied as to all federal, state and local laws and regulations that may affect cost, progress, performance and furnishing of the Work.

1.4 Contractor has examined all reports of explorations and tests of subsurface conditions at or contiguous to the site and all drawings of physical conditions in or relating to existing surface or subsurface structures at or contiguous to the site (except underground facilities) which have been identified in Paragraph 4.02 A of the General Conditions. Contractor accepts the determination set forth in Paragraph 4.02 B of the General Conditions of the extent of the "technical data" contained in such reports and drawings upon which Contractor is entitled to rely as provided in Paragraph 4.02 B.1 of the General Conditions. Contractor acknowledges that such reports and drawings are not Contract Documents and

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may not be complete for Contractor's purposes. Contractor acknowledges that City and Engineer do not assume responsibility for the accuracy or completeness of information and data shown or indicated in the Contract Documents with respect to Underground Facilities at or contiguous to the site. Contractor has obtained and carefully studied (or assumes responsibility for having done so) all such additional supplementary examinations, investigations, explorations, tests, studies and data concerning conditions (surface, subsurface and underground facilities) at or contiguous to the site or otherwise which may affect cost, progress, performance or furnishing of the Work or which relate to any aspect of the means, methods, techniques, sequences and procedures of construction to be employed by Contractor and safety precautions and programs incident thereto. Contractor does not consider that any additional examinations, investigations, explorations, tests, studies or data are necessary for the performance and furnishing of the Work at the contract price, within the contract times and in accordance with the other terms and conditions of the contract documents.

1.5 Contractor is aware of the general nature of work to be performed by City and others at the site that relates to the Work as indicated in the Contract Documents.

1.6 Contractor has correlated the information known to Contractor, information and observations obtained from visits to the site, reports and drawings identified in the Contract Documents and all additional examinations, investigations, explorations, tests, studies and data with the Contract Documents.

1.7 Contractor has given City written notice of all conflicts, errors, ambiguities or discrepancies that Contractor has discovered in the Contract Documents. Contractor certifies that any written resolution thereof by City is acceptable and that the Contract Documents are generally sufficient to indicate and convey understanding of all terms and conditions for performance and furnishing of the Work.

1.8 Contractor shall make prompt payment to its subcontractors and suppliers for amounts owed for work performed on the construction project within seven days after receipt of payment from the City. If Contractor fails to pay Contractor’s subcontractor and suppliers by first-class mail or hand delivery within seven days of receipt of payment, Contractor shall pay interest to Contractor’s subcontractors and suppliers beginning on the eight day after payment was due, computed at one and one-half percent of the undisputed amount per month or fraction of a month until payment is issued. These payment provisions apply to all tiers of contractors, subcontractors and suppliers.

9. CONTRACT DOCUMENTS

In addition to this Agreement, the Contract Documents, which comprise the entire agreement between City and Contractor concerning the Work, consist of the documents which are appended to this Contract as listed below in Subsection 9A and the documents which formed

part of the IFB package upon which Contractor made its successful bid, as listed below in Subsection 9B.

A. Documents attached to hereto:
   1. Contractor's Bid Form
   2. The Bidder's Listing of Subcontractors for Compliance with Subcontractors Fair Practices Act
   3. Bid Bond
   4. Certification of Bidder Regarding Affirmative Action/Equal Employment Opportunity and Non-discrimination
   5. Non-Collusion Affidavit
   6. Construction Performance Bond
   7. Labor and Materials Payment Bond
   8. Certificates of Insurance
   9. Drawings
   10. Letter of Transmittal – Construction

B. Documents which were part of the IFB package and not listed above:
   1. Advertisement for Bids
   2. Instructions to Bidders
   3. Standard General Conditions of the Construction Contract, EJCDC Document No. C-700 (2007)
   4. Supplemental Conditions
   5. Notice to Contractor
   6. Wage Decision SA 25-2114-A
   7. PW-ENG-02.19 (1) CoRR_MinimumTestingRequirements
   8. Any Addenda issued for IFB 25-009-PW
   9. Construction Plans and Specifications as prepared by the City of Rio Rancho – PW2508 19th Avenue NE Reconstruction Dated 06/2/2025
   10. Development Process Manual (DPM) Chapter II.7 Revised for Public Works
   11. Supplemental Technical Specifications (STS) Waterline Work
   12. QC/QA Plan Updated 2017

There are no Contract Documents other than those listed in Section 9 of this Agreement. The Contract Documents may only be amended, modified or supplemented as provided in Paragraphs 3.04 A & B, General Conditions. Any question regarding the documents which formed the IFB package shall be resolved by use of the documents maintained by City in its files on the Work. Contractor may obtain access to these documents at any time, upon reasonable notice.

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10. MISCELLANEOUS

1.1 Terms used in this Agreement will have the same meaning as those defined in Article 1 of the General Conditions.

1.2 No assignment by a party hereto of any rights under or interests in the Contract Documents will be binding on another party hereto without the written consent of the party sought to be bound; and, specifically but without limitation, monies that may become due and monies that are due may not be assigned without such consent (except to the extent that the effect of this restriction may be limited by law), and unless specifically stated to the contrary in any written consent to an assignment, no assignment will release or discharge the assignor from any duty or responsibility under the Contract Documents.

1.3 The City and Contractor each binds themselves, their partners, successors, assigns and legal representatives to the other party hereto, in respect to all covenants, agreements and obligations contained in the Contract Documents.

1.4 Any provision or part of the Contract Documents held to be void or unenforceable under any Law or Regulation shall be deemed stricken, and all remaining provisions shall continue to be valid and binding upon the City and Contractor, who agree that the Contract Documents shall be reformed to replace such stricken provision or part thereof with a valid and enforceable provision that comes as close as possible to expressing the intention of the stricken provision.

1.5 If, through any cause, Contractor shall fail to fulfill in timely and proper manner Contractor's obligations under this Agreement, or if Contractor shall violate any of the covenants, agreements, or stipulations of this Agreement, the City shall thereupon have the right to terminate this Agreement by giving written notice to Contractor of such termination and specifying the effective date thereof, at least five (5) days prior to the effective date of such termination. In such event, all finished and/or unfinished documents, data, studies, surveys and reports prepared by Contractor under this Agreement shall, at the option of the City, become its property and Contractor shall be entitled to receive just and equitable compensation for any work satisfactorily completed hereunder.

1.6 Notwithstanding the above, Contractor shall not be relieved of liability to the City for damages sustained by the City by virtue of any breach of the contract by Contractor, and the City may withhold any payments to Contractor for the purpose of set-off until such time as the exact amount of damages due the City from Contractor is determined.

1.7 The City may terminate this Agreement at any time for the City's convenience, by giving at least thirty (30) days' notice in writing to Contractor. If the Agreement is terminated by the City as provided herein, Contractor will be paid for the time provided and expenses incurred up to the termination date. If this

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Agreement is terminated due to the fault of Contractor, paragraph 10.5 hereof relative to termination shall apply.

1.8 Notices: Any notice required or permitted to be given hereunder shall be sufficient if mailed to the address shown below or faxed to the number shown below for the party receiving notice, or to such other address or fax number of which such party has duly notified the other party in accordance with the provisions of this paragraph.

For notice to the City:
Abigail Ventura
Associate Engineer
3200 Civi Center Circle NE
Rio Rancho, New Mexico 87144-4501
Telephone: (505) 891-5048
Email: aventura@rrnm.gov

For notice to the Contractor:
Compass Engineering &
Construction Services, LLC
Mark Otero, President
3815 Academy Parkway North NE
Albuquerque, New Mexico 87109
Telephone: (505)221-6003
Email: mark@compassnm.com

With copies to:

1.9 To the extent, if at all, that NMSA § 56-7-1 is applicable to any agreement to indemnify contained in this Contract, and any such agreement to indemnify contained in this Contract is interpreted to indemnify a party against liability, claims, damages, losses, or expenses, including attorney fees, arising out of bodily injury to persons or damage to property caused by, or resulting from, in whole or in part the negligence, act, or omission of the indemnitee, or the agents or employees of the indemnitee, or any legal entity for whose negligence, acts, or omissions any of them may be liable, any such agreement to indemnify contained this Contract shall not extend to liability, claims, damages, losses, or expenses, including attorney fees, arising out of:

A. The preparation or approval of maps, drawings, opinions, reports, surveys, change orders, designs, or specifications by the indemnitee or the agents or employees of the indemnitee; or

B. giving or failure to give directions or instructions by the indemnitee, or the agents or employees of the indemnitee, where such giving or failure to give directions or instructions is the primary cause of bodily injury to persons or damage to property.

1.10 Where documents listed in Section 9 contain terms that are different from City Ordinances, City Ordinances shall prevail. In that regard, any inconsistency between terms occurring among the following portions of this Agreement shall be resolved by giving precedence in the following order: (1) City Ordinances, (2) this Agreement (3) the Supplemental Conditions, and (4) the Standard General Conditions of the Construction Contract.

IN WITNESS WHEREOF, the parties have executed this Agreement to become effective as of the date of the last party's signature.

CITY OF RIO RANCHO

By: _____
Matthew B Geisel, City Manager

Date:
_____

COMPASS ENGINEERING & CONSTRUCTION SERVICES, LLC

By:_____
Mark Otero, President

Date:
_____

APPROVED AS TO FORM:

_____
Josh Rubin, City Attorney

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PW2508 - 19th Ave NE Reconstruction Project Limits



Map Created by Maria Tatum 7/29/2025

0 200 400 800 Feet

Data: City of Rio Rancho. NAD 1983 StatePlane New Mexico Central FIPS 3002 (US Feet). Basemap: .

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

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: D50

AGENDA DATE:
August 28, 2025

DEPARTMENT:
Public Works

SUBJECT:
D50, Advice and Consent of the Governing Body to Award a Contract to All-Rite Construction

BACKGROUND AND ANALYSIS:

The Public Works Department has completed the heating, ventilation, air conditioning, and dehumidification redesign of the Rio Rancho Indoor Aquatic Center (natatorium).

All-Rite Construction, a general contractor, whom has a current cooperative price agreement with the State of New Mexico has been selected to complete the construction phase. A proposal in compliance with the State's approved price agreement has been submitted for $2,976,511.50 which includes NMGRTs. The Public Works Department currently has funding available for the project which was included and approved as part of the Fiscal Year 2025 Budget.

The project includes the replacement of all heating, ventilation, air conditioning, and dehumidification systems in the facility which have reached their useful life. The existing equipment is also no longer compliant with current EPA refrigerant regulations and has demonstrated increased unreliability over the past twenty-four months. In addition, the project will include structural modifications to accommodate the installation of the new mechanical systems, along with targeted cosmetic improvements to maintain facility standards. Work will include application of new exterior stucco to repair areas where existing units are removed, replacement of lobby and locker room flooring due to material deterioration, installation of additional poolside seating, and restoration of the east exterior storefront to its original condition.

Pursuant to adopted policy, the advice and consent of the Governing Body is required for contracts in excess of $500,000.

IMPACT:

This project will deliver essential infrastructure upgrades to modernize and improve the Rio Rancho Aquatic Center's efficiency, reliability, and overall functionality.

ALTERNATIVES:

Approve the project.

Do not approve the project.

DEPARTMENT RECOMMENDATION:

Staff recommends approval.

ATTACHMENT: Proposal
ATTACHMENT: Cooperative Price Agreement

RITECON
PLAN · BUILD · EXECUTE

ALL-RITE CONSTRUCTION INC. LIC. 82136

539 Oliver Ross Dr.
Albuquerque, NM 87121
Ph: (505) 344-7663
Fax: (505) 898-8239

Proposal Submitted To:
City of Rio Rancho Public Works
RE: Aquatic Center HVAC Replacement
Proposal Submitted By:
Attention: Eric Voccio- Program Manager City of Rio Rancho Public Works

August 13, 2025
PRICE AGREEMENT Contract 40-00000-23-00034

Description: Rio Rancho Aquatic Center HVAC Upgrades

Base Bid Amount: $ 2,976,511.50

Authorized All-Rite Construction Project Manager:

Pricing is valid for 120 days

All material is guaranteed to be as specified. All work is to be completed in a professional manner according to standard practices. Any deviation from specifications involving extra costs will be executed upon either written or verbal orders and will become an extra charge over and above the price quote. All agreements are contingent upon strikes, accidents, or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Worker's Compensation Insurance.

Scope of Work

Preconstruction services

- Administrative coordination
- Permit submission
- Pay associated fees
- Subcontractor & equipment procurement

General Requirements

- Builders risk and general liability insurance
- PM management & coordination
- Scheduling & 3 week look ahead
- 3rd party construction administration
- Waste management
- Safety
- Closeouts & training

Scope

Div. 02 Demolition

- Existing pool-Pac equipment units(2) and utility lines
- Existing 6 RTU units
- Concrete bonco on east wall

Div. 05 Metals

- Structural enhancements in ceiling structure for exhaust fans 1-10
- Structural support for new roof top pool HVAC units
- New gutter and downspouts on west wall of mechanical room

Div. 06 Woods, Plastics and Composites

- Seating boncos, approximately 200 l.f. along east wall covering EF2-5 ductwork and EF 6-8 on the west side
- Reinstallation of existing louvers at second level of mechanical room on west side

Div. 07 Thermal & moisture

- Patch all TPO roofing that is affected by HVAC equipment installation maintaining existing warranty
- TPO membrane wrapped around exhaust ductwork under boncos
- New gutter and down spouts on west wall typical of existing
- Re-stucco west wall of mechanical room

Div. 09 Finishes

- Concrete floor staining in hallways
- Epoxy flooring in locker room and restrooms
- Painting of new structural steel

Div. 23 Mechanical

- Provide and install pool HVAC system that is shown by drawings
- Provide new trunk and branch line duct work supply and return
- Supply and return grilles
- Remove and replace 6 Rooftop units with new equal units

Div.26 Electrical

- Electrical work pertaining to the new HVAC system shown in drawings.

- Removal existing tube lights over pool area

Warranty

- The above work carries a 1-year labor and materials warranty
- HVAC Pool system to carry 5 year warranty on equipment

Exclusions

- Hazardous material testing and abatement
- Automated controls for RTU units and monitoring of pool units
- Fire alarming and fire protection
- New louvers for 2nd level mechanical room if need to replace units after removal

Material & Equipment Breakdown				
Item	*Quantity*			*Cost*
General requirements –	LS			34,600.00
Demolition				56,000.00
Metals				40,000.00
Woods, plastic and composites				48,600.00
Thermal & moisture				65,000.00
Openings				18,500.00
Finishes				86,500.00
Mechanical				894,000.00
Electrical				135,000.00
Rental Equipment				32,400.00
Subtotal Materials & equipment				1,210,600.00
Dumpsters, Disposal, Porta Potty				12,250.00
Total Materials & Equipment				**1,422,850.00**
Labor Breakdown Contractor				
Crew Member		Hours	Rate	Total
Journeyman		7480	$85.00	635,800.00
Superintendent		400	$85.00	48,000.00
Laborer		6630	$85.00	563,550.00
Diagnosis, Project Estimates,		300	$250.00	25,000.00
Labor total				**1,272,350.00**
Subtotal: Material, Equipment & Labor				**2,695,200.00**
Bond 3%				80,856.00
Tax 7.4375%				200,455.50
Total Base Bid				**2,976,511.50**

Docusign Envelope ID: F7054613-D4F6-4F51-88B2-8AAEDECCAACE

State of New Mexico
General Services Department
Purchasing Division

Statewide Price Agreement Amendment

Awarded Vendor:
51 Vendors

Number: **40-00000-23-00034**

Amendment No.: **Two**

Term: **December 29, 2023 – December 28, 2025**

Ship To:
All State of New Mexico agencies, commissions, institutions, political subdivisions and local public bodies allowed by law.

Procurement Specialist: **Yvette Anaya** ya

Telephone No.: **(505) 500-9737**

Email: **Yvette.anaya@gsd.nm.gov**

Invoice:
As Requested at Time of Order

Title: **General Construction Services**

This amendment is to be attached to the respective Price Agreement and become a part thereof.

In accordance with Price Agreement provisions, and by mutual agreement of all parties, this Price Agreement is extended from December 29, 2024 to December 28, 2025 at the same price, terms and conditions.

This amendment is issued to reflect the following effective immediately. See Attached pages for vendor information and pricing escalation for (BF) B & D Industries, Inc.

Except as modified by this amendment, the provisions of the Price Agreement shall remain in full force and effect.

Accepted for the State of New Mexico

Dorothy Mendonca

Date: 12/26/2024

Dorothy Mendonca
New Mexico State Purchasing Agent

MS

Docusign Envelope ID: F7054613-D4F6-4F51-88B2-8AAEDECCAACE

B&D Industries, Inc. (AF)

Column1	Item	UOM	Description	Current Rate	New Rate
Under $60,000	1	Hour	Superintendent, regular hours	$ 105.00	**$ 105.00**
Under $60,000	2	Hour	Superintendent, after hours	$ 120.00	**$ 120.00**
Under $60,000	3	Hour	Journeymen/Experienced Worker, regular hours worked	$ 90.00	**$ 95.77**
Under $60,000	4	Hour	Journeymen/Experienced Worker, after hours worked	$ 110.00	**$ 117.05**
Under $60,000	5	Hour	Laborer, regular hours worked	$ 75.00	**$ 78.81**
Under $60,000	6	Hour	Laborer, after hours worked	$ 95.00	**$ 99.83**
Over $60,000	7	Hour	Superintendent, regular hours	$ 105.00	**$ 100.00**
Over $60,000	8	Hour	Superintendent, after hours	$ 120.00	**$ 115.00**
Over $60,000	9	Hour	Journeymen/Experienced Worker, regular hours worked	$ 90.00	**$ 95.77**
Over $60,000	10	Hour	Journeymen/Experienced Worker, after hours worked	$ 110.00	**$ 117.05**
Over $60,000	11	Hour	Laborer, regular hours worked	$ 75.00	**$ 78.81**
Over $60,000	12	Hour	Laborer, after hours worked	$ 95.00	**$ 99.83**
All Projects	13	Hour	Diagnosis, project estimates, troubleshooting	$ 90.00	**$ 95.77**
All Projects	14	%	Discount of all parts	0%	**0%**
All Projects	15	Day	Daily per diem rate for overnight stay as needed including dinner & breakfast per person	$ 175.00	**$ 175.00**
All Projects	16	Mile	One way per mile cost, per vehicle	$ 0.66	**$ 0.66**

Certificate Of Completion

Envelope Id: F7054613-D4F6-4F51-88B2-8AAEDECCAACE
Status: Completed
Subject: Please DocuSign: SPD SPA 40-00000-23-00034 A002
Source Envelope:
Document Pages: 2 Signatures: 1
Certificate Pages: 5 Initials: 2
AutoNav: Enabled
EnvelopeId Stamping: Enabled
Time Zone: (UTC-07:00) Mountain Time (US & Canada)

Envelope Originator:
Yvette Anaya
1100 S Saint Francis Dr
Santa Fe, NM 87502
yvette.anaya@gsd.nm.gov
IP Address: 164.64.62.10

Record Tracking

Status: Original
12/26/2024 9:17:13 AM
Holder: Yvette Anaya
yvette.anaya@gsd.nm.gov
Location: DocuSign

Security Appliance Status: Connected
Pool: StateLocal

Storage Appliance Status: Connected
Pool: General Services Department
Location: DocuSign

Signer Events	Signature	Timestamp
Michael Saavedra michael.saavedra@gsd.nm.gov IT and Const. Bureau Chief New Mexico General Services Security Level: Email, Account Authentication (None) **Electronic Record and Signature Disclosure:** Accepted: 6/4/2020 11:04:51 AM ID: 9cac1b3e-4279-4c8f-b2b4-c607ea9821d8	MS Signature Adoption: Pre-selected Style Using IP Address: 164.64.62.10	Sent: 12/26/2024 9:18:36 AM Viewed: 12/26/2024 9:22:41 AM Signed: 12/26/2024 9:22:54 AM
Yvette Anaya yvette.anaya@gsd.nm.gov Executive Procurement Officer New Mexico General Services Security Level: Email, Account Authentication (None) **Electronic Record and Signature Disclosure:** Not Offered via DocuSign	ya Signature Adoption: Pre-selected Style Using IP Address: 164.64.62.10	Sent: 12/26/2024 9:22:55 AM Viewed: 12/26/2024 9:23:48 AM Signed: 12/26/2024 9:23:53 AM
Dorothy Mendonca dorothy.mendonca@gsd.nm.gov SPD Division Director / State Purchasing Agent General Services Department Signing Group: 35000 - State Purchasing Agent Security Level: Email, Account Authentication (None) **Electronic Record and Signature Disclosure:** Accepted: 4/14/2023 7:24:59 AM ID: 51f6380f-50f7-4227-afb5-572b373dfb7c	Dorothy Mendonca Signature Adoption: Pre-selected Style Using IP Address: 98.60.107.202 Signed using mobile	Sent: 12/26/2024 9:23:54 AM Resent: 12/26/2024 12:27:24 PM Resent: 12/26/2024 1:29:33 PM Viewed: 12/26/2024 2:08:42 PM Signed: 12/26/2024 2:08:49 PM

In Person Signer Events	Signature	Timestamp

Editor Delivery Events	Status	Timestamp

Agent Delivery Events	Status	Timestamp

Intermediary Delivery Events	Status	Timestamp

Certified Delivery Events	Status	Timestamp

Carbon Copy Events	Status	Timestamp

Witness Events	Signature	Timestamp

Notary Events	Signature	Timestamp

Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	12/26/2024 9:18:36 AM
Certified Delivered	Security Checked	12/26/2024 2:08:42 PM
Signing Complete	Security Checked	12/26/2024 2:08:49 PM
Completed	Security Checked	12/26/2024 2:08:49 PM

Payment Events	Status	Timestamps

Electronic Record and Signature Disclosure

ELECTRONIC RECORD AND SIGNATURE DISCLOSURE

A. ELECTRONIC RECORD AND SIGNATURE DISCLOSURE (ERSD)

From time to time, New Mexico General Services Department (GSD), on behalf of the State of New Mexico (SONM), may be required by law to provide you with certain written notices or disclosures. Stated below are the terms and conditions for GSD's providing you such notices and disclosures electronically through the DocuSign system. Please read this information carefully. If you are able to access this information electronically and agree to **this Electronic Record and Signature Disclosure (ERSD)**, please confirm your agreement by selecting the check-box next to "I agree to use electronic records and signatures" before clicking "CONTINUE" within the DocuSign system.

B. Obtaining paper copies

At any time up to twenty (20) calendar days following your use of DocuSign to electronically sign a document, you may request a paper copy of any record provided or made available electronically to you by GSD. You will have the ability to download and print documents SONM sends you through the DocuSign system during and immediately after the signing session and, if you elect to create a DocuSign account, you may access the documents for a twenty (20) calendar day period after such documents are first sent to you. Following the twenty (20) day period, if you want GSD to send you paper copies of any such documents from GSD's office, you will be charged a $1.00 per-page fee plus postage. You may request delivery of such paper copies from GSD by following the procedure stated in Section H, below.

C. Withdrawing your consent

If you decide to receive notices and disclosures from GSD electronically, you may at any time change your mind and inform GSD you want to receive required notices and disclosures only in paper format. The procedure concerning how you may inform GSD of your decision to receive future notices and disclosures in paper format as well as withdraw your consent to receive notices and disclosures electronically is stated in Section D, immediately below.

D. Consequences of changing your mind

If you elect to receive required notices and disclosures only in paper format, it will slow the speed with which GSD will be able to complete certain steps in specific transactions and deliver paper copies to you. GSD will need: (1) to send the required notices or disclosures to you in paper format; and (2) wait until GSD receives your acknowledgment of your receipt of such paper notices or disclosures. Further, you will no longer be able to use the DocuSign system to receive required notices and consents electronically from SONM or to electronically sign documents generated and sent to you from SONM.

E. All notices and disclosures will be sent to you electronically

Unless you inform GSD otherwise according to these procedures, GSD will electronically provide you through the DocuSign system all required notices, disclosures, authorizations, acknowledgements and other documents that are required to be provided or made available to you during the course of your electronic signature relationship with SONM. To reduce the possibility of inadvertent non-receipt, GSD prefers to provide all required notices and disclosures by the same method and to the same email or physical address that you furnish to GSD. Thus, you may receive the disclosures and notices electronically or in paper form. If you do not agree with this procedure, please inform GSD according to the procedures stated in Section I, below. Please also refer to Section D, immediately above, which states the consequences resulting from your declination of electronic delivery of notices and disclosures.

F. How to contact GSD:

You may inform General Services Department (GSD) of any changes you select regarding State Purchasing Division's (SPD) electronic communications with you, to request paper copies of certain information from SPD, and to withdraw your prior consent to receive notices and disclosures electronically by emailing your request(s) to SPD at: *GSD.SPDinfo@state.nm.us*

G. To advise SPD of your new email address

To inform SPD of a change in the email address to which SPD sends you notices and disclosures electronically, you must send an email to SPD at *GSD.SPDinfo@state.nm.us* and in the body of such request you must include your previous and new email addresses.

H. To request paper copies from SPD

To request delivery of paper copies of electronic notices and disclosures that DocuSign and/or SPD have previously provided to you, you must send an email to SPD at *GSD.SPDinfo@state.nm.us* and in the body of your email request state your email address, full name, mailing address, and telephone number. SPD will charge you a $1.00 per page copy fee plus postage.

I. To withdraw your consent with SPD

To inform SPD that you no longer wish to receive notices and disclosures in electronic format you may:

(1) Decline to sign a document from within a signing session, and on the subsequent page, select the check-box indicating you wish to withdraw your consent, or you may:

(2) Send SPD an email to *GSD.SPDinfo@state.nm.us* and in the body of your request state your email address, full name, mailing address, and telephone number.

J. Required hardware and software

The minimum system requirements for using the DocuSign system may change over time. The current DocuSign system requirements may be found at:
https://support.docusign.com/guides/signer-guide-signing-system-requirements

K. Acknowledging your access and consent to receive and sign documents electronically

To confirm that you are able to electronically access the information contained in this Electronic Record and Signature Disclosure (ERSD), please confirm that you have: (1) read this ERSD, and either: (2) you are able to print on paper or electronically save this ERSD for your future reference and access; or (3) you are able to email this ERSD to an email address where you will be able to print this ERSD on paper and/or save this ERSD for your future reference and access. Further, if you consent to receiving notices and disclosures from DocuSign and/or SPD exclusively in electronic format, then select the check-box next to "I agree to use electronic records and signatures," before you click "CONTINUE" within the DocuSign system.

By selecting the check-box next to "I agree to use electronic records and signatures," you confirm that:

- You have read this Electronic Record and Signature Disclosure (ERSD); and
- You can print this ERSD on paper, or you can save and/ or send this ERSD to a location where you can print this ERSD, for your future reference and access; and
- Until or unless you notify SPD as stated in this ERSD, you consent to exclusively receive through electronic means all notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you by SPD during the course of your electronic signature relationship with SPD.

DocuSign Envelope ID: E0365BB0-9F8D-4B71-AA3D-06C8EEDCCDE7

State of New Mexico
General Services Department
Purchasing Division

Statewide Price Agreement Amendment

Awarded Vendor: **2 Vendors**

Number: **40-00000-23-00034**

Amendment No.: **One**

Term: **December 29, 2023 – December 28, 2024**

Ship To: **All State of New Mexico agencies, commissions, institutions, political subdivisions and local public bodies allowed by law.**
Invoice: **As Requested at Time of Order**

Procurement Specialist: **Tami Concha** JC

Telephone No.: **(505) 660-3671**

Email: **Tami.Concha@gsd.nm.gov**

Title: **General Construction Services**

This amendment is to be attached to the respective Price Agreement and become a part thereof.

To include Vendor ID Numbers for Vendors (BK) 0000177821 S&G Construction, LLC and (BP) 0000178262 Villalobos Builders, LLC.

Except as modified by this amendment, the provisions of the Price Agreement shall remain in full force and effect.

Accepted for the State of New Mexico

Dorothy Mendonca

Date: 3/27/2024

Dorothy Mendonca
New Mexico State Purchasing Agent

MS

DocuSign

Certificate Of Completion

Envelope Id: E0365BB09F8D4B71AA3D06C8EEDCCDE7
Status: Completed
Subject: Please DocuSign: 40-00000-23-00034 General Construction A001
Source Envelope:
Document Pages: 1
Signatures: 1
Envelope Originator:
Certificate Pages: 5
Initials: 2
Tami Concha
AutoNav: Enabled
1100 S Saint Francis Dr
EnvelopeId Stamping: Enabled
Santa Fe, NM 87502
Time Zone: (UTC-07:00) Mountain Time (US & Canada)
Tami.Concha@gsd.nm.gov
IP Address: 164.64.62.10

Record Tracking

Status: Original
3/27/2024 1:49:34 PM
Holder: Tami Concha
Tami.Concha@gsd.nm.gov
Location: DocuSign
Security Appliance Status: Connected
Pool: StateLocal
Storage Appliance Status: Connected
Pool: GSD
Location: DocuSign

Signer Events	Signature	Timestamp
Michael Saavedra Michael.Saavedra@gsd.nm.gov IT and Const. Bureau Chief New Mexico General Services Security Level: Email, Account Authentication (None), Login with SSO **Electronic Record and Signature Disclosure:** Accepted: 6/4/2020 11:04:51 AM ID: 9cac1b3e-4279-4c8f-b2b4-c607ea9821d8	MS Signature Adoption: Pre-selected Style Using IP Address: 164.64.62.10	Sent: 3/27/2024 1:51:09 PM Viewed: 3/27/2024 1:51:34 PM Signed: 3/27/2024 1:51:46 PM
Tami Concha tami.concha@gsd.nm.gov Const. Supervisor New Mexico General Services, State Purchasing Division Security Level: Email, Account Authentication (None) **Electronic Record and Signature Disclosure:** Not Offered via DocuSign	JC Signature Adoption: Pre-selected Style Using IP Address: 164.64.62.10	Sent: 3/27/2024 1:51:47 PM Viewed: 3/27/2024 1:52:02 PM Signed: 3/27/2024 1:52:07 PM
Dorothy Mendonca dorothy.mendonca@gsd.nm.gov SPD Division Director / State Purchasing Agent General Services Department Signing Group: 35000 - State Purchasing Agent Security Level: Email, Account Authentication (None) **Electronic Record and Signature Disclosure:** Accepted: 4/14/2023 7:24:59 AM ID: 51f6380f-50f7-4227-afb5-572b373dfb7c	Dorothy Mendonca Signature Adoption: Pre-selected Style Using IP Address: 164.64.62.10	Sent: 3/27/2024 1:52:08 PM Viewed: 3/27/2024 1:54:18 PM Signed: 3/27/2024 1:54:22 PM

In Person Signer Events	Signature	Timestamp

Editor Delivery Events	Status	Timestamp

Agent Delivery Events	Status	Timestamp

Intermediary Delivery Events	Status	Timestamp

Certified Delivery Events	Status	Timestamp

Carbon Copy Events	Status	Timestamp

Witness Events	Signature	Timestamp

Notary Events	Signature	Timestamp

Envelope Summary Events	Status	Timestamps
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Signing Complete	Security Checked	3/27/2024 1:54:22 PM
Completed	Security Checked	3/27/2024 1:54:22 PM

Payment Events	Status	Timestamps

Electronic Record and Signature Disclosure

ELECTRONIC RECORD AND SIGNATURE DISCLOSURE

A. ELECTRONIC RECORD AND SIGNATURE DISCLOSURE (ERSD)

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E. All notices and disclosures will be sent to you electronically

Unless you inform GSD otherwise according to these procedures, GSD will electronically provide you through the DocuSign system all required notices, disclosures, authorizations, acknowledgements and other documents that are required to be provided or made available to you during the course of your electronic signature relationship with SONM. To reduce the possibility of inadvertent non-receipt, GSD prefers to provide all required notices and disclosures by the same method and to the same email or physical address that you furnish to GSD. Thus, you may receive the disclosures and notices electronically or in paper form. If you do not agree with this procedure, please inform GSD according to the procedures stated in Section I, below. Please also refer to Section D, immediately above, which states the consequences resulting from your declination of electronic delivery of notices and disclosures.

F. How to contact GSD:

You may inform General Services Department (GSD) of any changes you select regarding State Purchasing Division's (SPD) electronic communications with you, to request paper copies of certain information from SPD, and to withdraw your prior consent to receive notices and disclosures electronically by emailing your request(s) to SPD at: *GSD.SPDinfo@state.nm.us*

G. To advise SPD of your new email address

To inform SPD of a change in the email address to which SPD sends you notices and disclosures electronically, you must send an email to SPD at *GSD.SPDinfo@state.nm.us* and in the body of such request you must include your previous and new email addresses.

H. To request paper copies from SPD

To request delivery of paper copies of electronic notices and disclosures that DocuSign and/or SPD have previously provided to you, you must send an email to SPD at *GSD.SPDinfo@state.nm.us* and in the body of your email request state your email address, full name, mailing address, and telephone number. SPD will charge you a $1.00 per page copy fee plus postage.

I. To withdraw your consent with SPD

To inform SPD that you no longer wish to receive notices and disclosures in electronic format you may:

(1) Decline to sign a document from within a signing session, and on the subsequent page, select the check-box indicating you wish to withdraw your consent, or you may:

(2) Send SPD an email to *GSD.SPDinfo@state.nm.us* and in the body of your request state your email address, full name, mailing address, and telephone number.

J. Required hardware and software

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https://support.docusign.com/guides/signer-guide-signing-system-requirements

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To confirm that you are able to electronically access the information contained in this Electronic Record and Signature Disclosure (ERSD), please confirm that you have: (1) read this ERSD, and either: (2) you are able to print on paper or electronically save this ERSD for your future reference and access; or (3) you are able to email this ERSD to an email address where you will be able to print this ERSD on paper and/or save this ERSD for your future reference and access. Further, if you consent to receiving notices and disclosures from DocuSign and/or SPD exclusively in electronic format, then select the check-box next to "I agree to use electronic records and signatures," before you click "CONTINUE" within the DocuSign system.

By selecting the check-box next to "I agree to use electronic records and signatures," you confirm that:

- You have read this Electronic Record and Signature Disclosure (ERSD); and
- You can print this ERSD on paper, or you can save and/ or send this ERSD to a location where you can print this ERSD, for your future reference and access; and
- Until or unless you notify SPD as stated in this ERSD, you consent to exclusively receive through electronic means all notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you by SPD during the course of your electronic signature relationship with SPD.

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State of New Mexico
General Services Department

Statewide Price Agreement

Awarded Vendor:
51 Awarded Vendors, See Pages 6-14 for Detail

Ship To:
All State of New Mexico agencies, commissions, institutions, political subdivisions and local public bodies allowed by law.

Invoice:
As Requested at Time of Order

Price Agreement Number: **40-00000-23-00034**

Payment Terms: **Net 30**

F.O.B.: **Destination**

Delivery: **As Requested**

JC

Procurement Specialist: **Tami Concha**

Telephone No.: **(505) 660-3671**

Email: **Tami.Concha@gsd.nm.gov**

Title: **General Construction Services**

Term: **December 29, 2023 thru December 28, 2024**

This Statewide Price Agreement is made subject to the "terms and conditions" as indicated on subsequent pages.

Accepted for the State of New Mexico

Natalie Martinez

Date: 12/29/2023

Dorothy Mendonca
New Mexico State Purchasing Agent

x **This Agreement was signed on behalf of the State Purchasing Agent**

MS

DocuSign Envelope ID: 9C0D0BCE-1F94-4323-9C4D-6BA4D233D2D9

Terms and Conditions

(Unless otherwise specified)

1. **General:** When the State Purchasing Agent or his/her designee issues a purchase document in response to the Vendor's bid, a binding contract is created.

2. **Variation in Quantity:** No variation in the quantity of any item called for by this order will be accepted unless such variation has been caused by conditions of loading, shipping, packing or allowances in manufacturing process and then only to the extent, if any, specified in this order.

3. **Assignment:**

a. Neither the order, nor any interest therein, nor any claim thereunder, shall be assigned or transferred by the Vendor, except as set forth in Subparagraph 3b or as expressly authorized in writing by the State Purchasing Agent or his/her designee. No such assignment or transfer shall relieve the Vendor from the obligations and liabilities under this order.

b. Vendor agrees that any and all claims for overcharge resulting from antitrust violations which are borne by the State as to goods, services, and materials purchased in connection with this bid are hereby assigned to the State.

4. **State Furnished Property:** State furnished property shall be returned to the State upon request in the same condition as received except for ordinary wear, tear and modifications ordered hereunder.

5. **Discounts:** Prompt payment discounts will not be considered in computing the low bid.

6. **Inspection:** Final inspection and acceptance will be made at the destination. Supplies rejected at the destination for nonconformance with specifications shall be removed at the Vendor's risk and expense, promptly after notice of rejection.

7. **Inspection of Plant:** The State Purchasing Agent or his/her designee may inspect, at any reasonable time, the part of the Contractor's, or any subcontractor's plant or place of business, which is related to the performance of this contract.

8. **Commercial Warranty:** The Vendor agrees that the supplies or services furnished under this order shall be covered by the most favorable commercial warranties the Vendor gives for such to any customer for such supplies or services. The rights and remedies provided herein shall extend to the State and are in addition to and do not limit any rights afforded to the State by any other clause of this order. **Vendor agrees not to disclaim warranties of fitness for a particular purpose of merchantability.**

9. **Taxes:** The unit price shall exclude all state taxes.

10. **Packing, Shipping and Invoicing:**

a. The State's purchasing document number and the Vendor's name, user's name and location shall be shown on each packing and delivery ticket, package, bill of lading and other correspondence in connection with the shipments. The user's count will be accepted by the Vendor as final and conclusive on all shipments not accompanied by a packing ticket.

b. The Vendor's invoice shall be submitted duly certified and shall contain the following information: order number, description of supplies or services, quantities, unit price and extended totals. Separate invoices shall be rendered for each and every complete shipment.

c. Invoices must be submitted to the using agency and NOT the State Purchasing Agent.

11. **Default:** The State reserves the right to cancel all or any part of this order without cost to the State, if the Vendor fails to meet the provisions of this order and, except as otherwise provided herein, to hold the Vendor liable for any excess cost occasioned by the State due to the Vendor's default. The Vendor shall not be liable for any excess costs if failure to perform the order arises out of causes beyond the control and without the fault or negligence of the Vendor, such causes include but are not restricted to, acts of God or the public enemy, acts of the State or Federal Government, fires, floods, epidemics, quarantine restrictions, strikes, freight embargoes, unusually severe weather and defaults of subcontractors due to any of the above, unless the State shall determine that the supplies or services to be furnished by

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the subcontractor were obtainable from other sources in sufficient time to permit the Vendor to meet the required delivery scheduled. The rights of the State provided in this paragraph shall not be exclusive and are in addition to any other rights now being provided by law or under this order.

12. **Non-Collusion:** In signing this bid the Vendor certifies he/she has not, either directly or indirectly, entered into action in restraint of free competitive bidding in connection with this offer submitted to the State Purchasing Agent or his/her designee.

13. **Nondiscrimination:** Vendor doing business with the State of New Mexico must be in compliance with the Federal Civil Rights Act of 1964 and Title VII of the Act (Rev. 1979) and the Americans with Disabilities Act of 1990 (Public Law 101-336).

14. **The Procurement Code:** Sections 13-1-28 through 13-1-199 NMSA 1978, imposes civil and criminal penalties for its violation. In addition the New Mexico criminal statutes impose felony penalties for bribes, gratuities and kickbacks.

15. **Items:** All bid items are to be NEW and of most current production, unless otherwise specified.

16. **Payment for Purchases:** Except as otherwise agreed to: late payment charges may be assessed against the user state agency in the amount and under the conditions set forth in Section 13-1-158 NMSA 1978.

17. **Workers' Compensation:** The Contractor agrees to comply with state laws and rules pertaining to Workers' Compensation benefits for its employees. If the Contractor fails to comply with Workers' Compensation Act and applicable rules when required to do so, this Agreement may be terminated by the contracting agency.

18. **Submission of Bid:** Bids must be submitted in a sealed envelope with the bid number and opening date clearly indicated on the bottom left hand side of the front of the envelope. Failure to label bid envelope will necessitate the premature opening of the bid in order to identify the bid number.

19. **Contractor Personnel**: Personnel proposed in the Contractor's written bid to the Procuring Agency are considered material to any work performed under this Price Agreement. Once a Purchase Order or contract has been executed, no changes of personnel will be made by the Contractor without prior written consent of the Procuring Agency. Replacement of any Contractor personnel, if approved, shall be with personnel of equal ability, experience, and qualifications. The Contractor will be responsible for any expenses incurred in familiarizing the replacement personnel to insure their being productive to the project immediately upon receiving assignments. Approval of replacement personnel shall not be unreasonably withheld. The Procuring Agency shall retain the right to request the removal of any of the Contractor's personnel at any time.

20. **Subcontracting:** The Contractor shall not subcontract any portion of the Price Agreement without the prior written approval of the Procuring Agency. No such subcontracting shall relieve the Contractor from its obligations and liabilities under this Price Agreement, nor shall any subcontracting obligate payment from the Agency.

21. **Records and Audit:** The Contractor shall maintain detailed time and expenditure records that indicate the date, time, nature, and cost of services rendered during this Price Agreement's term and effect, and retain them for a period of three (3) years from the date of final payment under this Price Agreement. The records shall be subject to inspection by the Agency, State Purchasing Division, Department of Finance and Administration, and for Information Technology contracts, State Chief Information Officer. The Agency shall have the right to audit billings, both before and after payment. Payment for services under this Price Agreement shall not foreclose the right of the Agency to recover excessive or illegal payments.

22. **Subcontracts:** The foregoing requirements for Contractor Personnel, Subcontracting, and Audit shall be inserted into all subcontracts from the prime contractor to the subcontractor.

New Mexico Employees Health Coverage

A. If Contractor has, or grows to, six (6) or more employees who work, or who are expected to work, an average of at least 20 hours per week over a six (6) month period during the term of the contract, Contractor certifies, by signing this agreement, to have in place, and agrees to maintain for the term of the contract, health insurance for its New Mexico

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Employees and offer that health insurance to its New Mexico Employees if the expected annual value in the aggregate of any and all contracts between Contractor and the State exceeds $250,000 dollars.

B. Contractor agrees to maintain a record of the number of its New Mexico Employees who have (a) accepted health insurance; (b) declined health insurance due to other health insurance coverage already in place; or (c) declined health insurance for other reasons. These records are subject to review and audit by a representative of the state.

C. Contractor agrees to advise all of its New Mexico Employees of the availability of State publicly financed health care coverage programs by providing each of its New Mexico Employees with, as a minimum, the following web site link to additional information: https://bewellnm.com.

D. For purposes of this Paragraph, the following terms have the following meanings:

(1) "New Mexico Employee" means any resident of the State of New Mexico employed by Contractor who performs the majority of the employee's work for Contractor within the State of New Mexico, regardless of the location of Contractor's office or offices; and

(2) "offer" means to make available, without unreasonable restriction, enrollment in one or more health coverage plans and to actively seek and encourage participation in order to achieve the goals of Executive Order 2007-049. This could include State publicly financed public health coverage programs such as *Insure New Mexico!*

Statewide Price Agreement

Article I – Statement of Work
Under the terms and conditions of this Price Agreement all State of New Mexico agencies, commissions, institutions, political subdivisions and local public bodies allowed by law may issue orders for items and/or services described herein. The terms and conditions of this Price Agreement shall form a part of each order issued hereunder.

The items and/or services to be ordered shall be as listed under Article IX - Price Schedule. All orders issued hereunder will bear both an order number and this Price Agreement number. It is understood that no guarantee or warranty is made or implied by the New Mexico State Purchasing Agent, his/her designee or the user that any order for any definite quantity will be issued under this Price Agreement. The Contractor is required to accept the order and furnish the items and/or services in accordance with the articles contained hereunder for the quantity of each order.

Article II – Term
The term of this Price Agreement, for issuance of orders, shall be as indicated in the specifications.

Article III – Specifications
Items and/or services furnished hereunder shall conform to the requirements of specifications and/or drawings applicable to items listed under Article IX-Price Schedule. Orders issued against this schedule will show the applicable Price Agreement item(s), number(s), and price(s); however they may not describe the item(s) fully.

Article IV – Shipping and Billing Instructions
Contractor shall ship in accordance with the following instructions: Shipment shall be made only against specific orders which the user may place with the Contractor during the term; The Contractor shall enclose a packing list with each shipment listing the order number, price agreement number and the commercial parts number (if any) for each item; Delivery shall be made as indicated on page1. If vendor is unable to meet stated delivery the State Purchasing Agent or his/her designee must be notified.

Article V – Termination
The Agency may terminate this Agreement for convenience or cause. The Contractor may only terminate this Agreement based upon the Agency's uncured, material breach of this Agreement. Contractor shall give Agency written notice of termination at least thirty (30) days prior to the intended date of termination, which notice shall (i) identify all the Agency's material breaches of this Agreement upon which the termination is based and (ii) state what the Agency must do to cure such material breaches. Contractor's notice of termination shall only be effective (i) if the Agency does not cure all material breaches within the thirty (30) day notice period or (ii) in the case of material breaches that cannot be cured within thirty (30) days, the Agency does not, within the thirty (30) day notice period, notify the Contractor of its intent to cure and begin with

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due diligence to cure the material breach. Termination of this Contract, however, shall not affect any outstanding orders. This provision is not exclusive and shall not waive other rights and remedies afforded either party in the event of breach of contract or default. In such instances the contract may be cancelled effective immediately.

Article VI – Amendment
This Price Agreement may be amended by mutual agreement of the New Mexico State Purchasing Agent or his/her designee and the Contractor upon written notice by either party to the other. An amendment to this Price Agreement shall not affect any outstanding orders issued prior to the effective date of the amendment as mutually agreed upon, and as published by the New Mexico State Purchasing Agent or his/her designee. Amendments affecting price adjustments and/or the extension of a price agreement expiration date are not allowed unless specifically provided in the bid and price agreement specifications.

Article VII – Indemnity Clause
Contractor shall indemnify and hold harmless the State, its officers and employees, against liability, claims, damages, losses or expenses arising out of bodily injury to persons or damage to properties caused by, or resulting from Contractor's, and/or its employees, own negligent act or omission while Contractor, and/or its employees, perform or fails to perform its obligations and duties under the Terms and Conditions of this agreement. This save harmless and indemnification clause is subject to the immunities, provisions, and limitations of the Tort Claims Act (Section 41-4-1, et seq., N.M.S.A. 1978 comp. and Section 57-7-1 N.M.S.A. 1878 comp. and any amendments thereto.

It is specifically agreed between the parties executing this agreement that it is not intended by any of the provisions of any part of the agreement to create in the public or any member thereof a third party beneficiary or to authorize anyone not a party to the agreement to maintain a suit(s) for wrongful death(s), bodily and/ or personal injury(s) to person(s), damage(s) to property(ies) and/or any other claim(s) whatsoever pursuant to the provisions of this agreement.
Vendor shall provide all insurance necessary to employees on the work site, including but not limited to Worker's Compensation.

Article VIII – Issuance or Orders
Only written signed orders are valid under this Price Agreement.

Article IX – Packing (if applicable)
Packing shall be in conformance with standard commercial practices.

Article X – Price Schedule
Prices as listed in the price schedule hereto attached are firm.

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State of New Mexico
General Services Department
Purchasing Division
Statewide Price Agreement #: **40-00000-23-00034**

Awarded Vendors:

(AA) 0000073450
3 B Builders, Inc.
1770 Hamilton Ln
Bosque Farms, NM 87068
Matthew Budagher (505) 553-0544
matt.3bbuilders@gmail.com

Payment Term: Net 30
Delivery: As Requested
Public Works: 3039120140518
License: 352730

(AB) 0000053415
Advanced Environmental Solutions, Inc.
2318 Roldan Drive
Belen, New Mexico 87002
Andy Saiz (505) 450-8953
asaiz@aesnm.com

Payment Term: Net 30 Days
Delivery: Per Contract Specs
Public Works: 74620050716
License: 83422

(AC) 0000107401
All Rite Construction, Inc.
dba RiteCon
PO Box 67904
Albuquerque, NM 87193
Meshach Alvarado (505) 344-7663
meschach@ritecon.com

Payment Term: Net 30
Delivery: FOB
Public Works: 3057620140914
License: 82136

(AD) 0000009253
Allied Electric, Inc.
PO Box 28430
Santa Fe, NM 87592-8430
George Maestas (505) 660-1327
george@alliednm.com

Payment Term: Net 30
Delivery: As Requested by owner
Public Works: 1365320100416
License: 351269

(AE) 0000054601
AnchorBuilt, Inc.
PO Box 27688
Albuquerque, NM 87125
Raymond Zamora 505.342.2452
ray.zamora@anchorbuilt.com

Payment Term: Net 30
Delivery: Destination
Public Works: 2492520120713
License: 81458

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(AF) 0000046277
B & D Industries, Inc.
PO Box 561617
Denver, CO 80256
Jamie Westerfield 505-332-9841
jwesterfield@banddindustries.com

Payment Term: Net 30
Delivery: F.O.B. Destination
Public Works: 191702011629
License: 1426

(AG) 0000083208
Boyd Construction, LLC
1000 Cordova Pl. #987
Santa Fe, NM 87505
Lawrence Boyd 505 699-4787
Lboyd1888@aol.com

Payment Term: Net 30
Delivery: 1000 Cordova Pl 987 Santa Fe, NM 87505
Public Works: 26114334852023
License: 411057

(AH) 0000051994
Classic Industries, Inc.
P.O. Box 434
Dona Ana, NM 88032
Richard J. Lara 575-523-2053
office@classicindincnm.com

Payment Term: Net 30
Delivery: As requested per requirements per award
Public Works: 897720090125
License: 55595

(AI) 0000174779
Colt Builders, Inc.
5304 Raton HWY
Des Moines, New Mexico 88418
Lonnie Cruz 505-850-3312
lonnie@coltbuildersinc.com

Payment Term: Net 30
Delivery: Destination
Public Works: 28141371662017
License: 92919

(AJ) 0000138100
Consolidated Builders of NM, LLC
PO Box 26785
Albuquerque, NM 87125
Manuel Apodaca 505 873 6139
consolidatedbuilders@comcast.net

Payment Term: Net 30
Delivery: 116 Veranda Rd NW
Albuquerque, NM 87107
Public Works: 2548820121019
License: 59613

(AK) 0000170527
Cordova Contracting & Development, LLC
7411 Hancock Ct. NE
Albuquerque, NM 87109
Mark A. Cordova (505) 243-9675
purchasing@cordovallc.com

Payment Term: Net 30
Delivery: As requested.
Public Works: 25224592712018
License: 85391

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(AL) 0000116075

Davenport Construction Management LLC
141 Camino de las Crucitas
Santa Fe NM 87501
Mitchel Davenport 505-660-7105
mitch@dcmnm.com

Payment Term: Net 30
Delivery: 3201 Mercantile Court, Suite A
Santa Fe NM 87507
Public Works: 2901220130531
License: 369676

(AM) 0000170503

Elite Communications & Construction LLC
1950 Bosque Farms Blvd
Bosque Farms, NM 87068
Gabe Trujillo 505-295-8000
gabe@elitenm.com

Payment Term: Net 30
Delivery: As requested, job site, or yard location at
1950 Bosque Farms Blvd
Bosque Farms NM 87068
Public Works: 28148871042020
License: 391781

(AN) 0000049445

ESA Construction, Inc.
3435 Girard Blvd. NE
Albuquerque, NM 87107
Steven C. Pannell 505-884-2171 X102
spannell@esaconstruction.com

Payment Term: Net 30
Delivery: As required by contract or purchase order.
Public Works: 13420060701
License: 28493

(AO) 0000043596

First Mesa Construction, Inc.
PO Box 92258
Albuquerque, NM 87199-2258
Scott Butterbaugh (505) 250-1468
scott@firstmesa.net

Payment Term: Net 30
Delivery: As Requested
Public Works: 2545020121012
License: 59346

(AP) 0000086357

Four Winds Mechanical HTC/AC
8915 Adams ST NE, Suite B
Albuquerque, NM 87113
Chualing "Lynn" Armijo 505-908-0090
lynn@4windsmechanical.com

Payment Term: Net 30
Delivery: 24 hours
Public Works: 2885820130507
License: 82333

(AQ) 0000049692

Franken Construction Company, Inc.
1025 Douglas Avenue
Las Vegas, NM 87701
Brent Franken 505-429-1962
brentfranken@frankenconstruction.com

Payment Term: Net 30
Delivery: Contractors Yard or Jobsite Address
Public Works: 3045220140628
License: 7750

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(AR) 0000154826
Fulcrum Contracting LLC
5400 Sanban Drive
Las Cruces, NM 88005
Robert Macias 575-496-2802
robert@fulcrum-contracting.com

Payment Term: Net 30
Delivery: As Requested
Public Works: 28522410262020
License: 402807

(AS) 0000090285
GM Emulsion LLC
5935 Agua Fria Street,
Santa Fe, NM 87507
Fred Marquez 505-471-9981
fred@gmemulsion.com

Payment Term: Net 30
Delivery: As Requested
Public Works: 2461320120530
License: 370602

(AT) 0000141388
GME General Building LLC
3225 Richard's Lane Unit A
Santa Fe, New Mexico 87507
Erik Trujillo 505-690-7438
erik@gmegeneralbuilding.com

Payment Term: Net 30
Delivery: As Requested
Public Works: 28325764732018
License: 396923

(AU) 0000125463
Global Maven Enterprises, LLC
Po Box 2016
Las Cruces, NM 88004
Azzam Askar 575-571-7417
customerservice@gmellcusa.com

Payment Term: Net 30
Delivery: 1065 S. Main St. Building D Suite E
Las Cruces, NM 88005
Public Works: 1761920150824
License: 389804

(AV) 0000052470
HEI, Inc.
PO Box 31310
Albuquerque, New Mexico 87190
Jesse Luna 505-880-1819
jluna@heinm.com

Payment Term: Net 30
Delivery: F.O.B. Destination
Public Works: 2495720120723
License: 61439

(AW) 0000046616
Highland Enterprises, Inc.
PO Box 2409
Las Cruces, NM 88004
Mark Hettinga 575-524-3551
hei@highlandnm.com

Payment Term: Net 30
Delivery: As Requested
Public Works: 971920090606
License: 4460

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(AX) 0000127038
Illmatic Construction Inc.
520 Barela Lane
Santa Fe, NM 87505
Joann Sandoval 505-920-1951
illmatic505@gmail.com

Payment Term: Net 30
Delivery: as requested
Public Works: 21617625602016
License: 91673

(AY) 0000129254
JRM Construction Co, LLC
2620 Via Berrenda
Santa Fe, NM, 87505
Joe Robert Mendez Jr. 505-920-9768
jrmconstruction65@yahoo.com

Payment Term: Net 30
Delivery: FOB DESTINATION
Public Works: 28112303762022
License: 372261

(AZ) 0000167639
Jaypen Construction LLC
101 B Paseo Nopal
Santa Fe, NM 87507
Jeremy Martinez 505-920-0710
jeremy.jaypenconst@gmail.com

Payment Term: Net 30
Delivery: As Requested
Public Works: 28738509952022
License: 406984

(BA) 0000174921
L Martinez Construction LLC
P.O. Box 662
Santa Cruz, New Mexico 87567
Lionel Martinez (505) 614-6007
llmartinezconst@gmail.com

Payment Term: Net 30
Delivery: As Requested
Public Works: 29214840592023
License: 410900

(BB) 0000111171
LLR Construction, LLC
2015 Wyoming Blvd. NE Suite I
Albuquerque NM 87112
Doug Langley 505-850-4533
doug@llrconstructionnm.com

Payment Term: Net 30
Delivery: 2015 Wyoming Blvd. NE Suite I
Albuquerque NM 87112
Public Works: 3009120130927
License: 371032

(BC) 0000138553
Nine Degrees Construction, LLC
101 Maguey Ct. Suite 2
Sunland Park, NM 88063
Cesar Molina 915-526-8739
cesarm@nine-degrees.com

Payment Term: Net 30
Delivery: Same as remit address
Public Works: 24651036262017
License: 381568

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(BD) 0000049258
Northern Mountain Constructors, Inc.
PO Box 348
El Prado, NM 87529
Claire Moore 575-758-4395
claire@nmconstructors.com

Payment Term: Net 30
Delivery: as requested
Public Works: 3046520140706
License: 27983

(BE) 0000114869
Pluma, LLC
6301 4th St. NW Suite 1
Albuquerque, NM 87107
Kodi (505) 345-0755
kodi@plucys.com

Payment Term: Net 30
Delivery: As Requested
Public Works: 1755520150602
License: 387286

(BF) 0000148381
Prestigious Paving, LLC
2706 Chamisal Avenue
Gallup NM 87301
Zane Munoz 505-488-2333
prestigiouspaving@gmail.com

Payment Term: Net 30
Delivery: As Requested
Public Works: 28419195262022
License: 401665

(BG) 0000116761
Prime Builders, LLC
P.O. Box 91480
Albuquerque, NM 87199
Eric Peterson 505-924-0455
epeterson@primebuildersnm.com

Payment Term: Net 30
Delivery: As requested
Public Works: 2496820120723
License: 365323

(BH) 0000132517
R and M Construction, LLC
PO Box 1026
Alcalde, NM 87511
Robert Sanchez 505-927-2027
robert@rmconstructionnm.com

Payment Term: Net 30
Delivery: Email - robert@rmconstructionnm.com
Public Works: 2416920120330
License: 367912

(BI) 0000142264
Red Seven Electric LLC
PO Box 181
Jarales, NM 87023
Manuel Medina 505-859-5414
mmedina@redsevenelectric.com

Payment Term: Net 30
Delivery: As Requested
Public Works: 28211398962018
License: 391745

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(BJ) 0000135923
Road Runer Plaster & Drywall, LLC
3272 Ojos De Jo
Santa Fe, NM 87507
Alvaro Ivan Erives 505 670-3426
IvanRoadRunner@live.com

Payment Term: Net 30
Delivery: As requested
Public Works: 22733316402017
License: 367027

(BK) Not in SHARE
S&G Construction, LLC
21 Lumbre Del Sol
Espanola, NM 87532
Sukhwinder Singh 505-603-4969
swscfo@gmail.com

Payment Term: Net 30
Delivery: Job Order Contracting
Public Works: 29220605632023
License: 60248

(BL) 0000009789
SDV Construction, Inc.
8912 Adams St NE
Albuquerque, NM 87113
Paul Farless 505-883-3176
estimating@sdvconstruction.com

Payment Term: Net 30
Delivery: Destination
Public Works: 168920070104
License: 92744

(BM) 0000076453
Sanchez Demolition Inc.
PO Box 721
Bosque, NM 87006
Michael Lovato 505-864-7551
sanchezdemolition@gmail.com

Payment Term: Net 30 days from receipt of invoice
Delivery: 16 Miranda Rd. Veguita, NM 87062
Public Works: 1745120150208
License: 359736

(BN) 0000137030
Sweep Construction
4904 Jefferson St NE Suite E,
Albuquerque, New Mexico, 87109
Sara Petersen 505-881-1461
sweepconstruction@gmail.com

Payment Term: Net 30
Delivery: as requested
Public Works: 2255620110606
License: 369821

(BO) 0000170501
The Aisling Company, LLC
2327 State Rd. 1
Socorro, NM 87801
Casey A. Spurgin 505-871-1000
info@aislingco.com

Payment Term: 21 days after submission
Delivery: As Requested, Scheduled
Emergency response with 24-48 hrs.
Public Works: 28231792042019
License: 393602

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(BP) Not in SHARE
Villalobos Builders, LLC
4711 Grand Avenue NE
Albuquerque, NM 87108
Myra E Villalobos (505) 235-9293
villalobosbuildersllc@outlook.com

Payment Term: Net 30
Delivery: As requested
Public Works: 28632742872023
License: 405579

(BQ) 0000051414
WWRC, Inc.
1716 W. 7th
Clovis, NM 88101
Rocky Martin (575) 769-2618
Orders/Sales wwrc@wwrcinc.com

Payment Term: Net 30 days
Delivery: As Requested
Public Works: 100222009703
License: 54124

(BR) 0000009760
Weil Construction, Inc.
3344 Princeton Dr. NE,
Albuquerque, NM 87107
Orders/Sales: (505) 899-3535
c.mcmahan@weilconstruction.com

Payment Term: Net 30
Delivery: As Requested
Public Works: 3027220140401
License: 92233

(BS) 0000052947
Western Mechanical Co.
dba Western Mechanical HVAC & Plumbing
3301 Girard Blvd NE
Albuquerque NM, 87107
Orders/Sales: (505) 341-4458
mike.westernmechanical@gmail.com

Payment Term: 30 Days
Delivery: Email
Public Works: 2888620130507
License: 82364

(BT) 0000050416
White Sands Construction, Inc.
1700 10th Street
Alamogordo, NM 88310
Catlin (575) 437-7816
catlin@whitesandsconstruction.com

Payment Term: Net 30
Delivery: 1700 10th Street Alamogordo, NM 88310
Public Works: 115042009091
License: 50235

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(BU) 0000150396
Justin Wilson
dba Wilson Construction Services, LLC
123 Buckboard Trl.
Nogal, NM 88341
Orders/Sales: Christina 303-242-2631
wilsonconstruction2020@gmail.com

Payment Term: Net 30
Delivery: As Requested
Public Works: 28442702582022
License: 401335

(BV) 0000091459
Rogers, Yei
dba Wizer Electric, LLC
6017 Del Carmen Rd NE
Rio Rancho, NM 87144
Gabriel Rodriguez 505-771-4973
gabe.wizerelectric@yahoo.com

Payment Term: Net 30
Delivery: 6017 Del Carmen Rd NE
Rio Rancho, NM 87144
Public Works: 2428320120413
License: 369333

(BW) 0000177783
Young Guns Construction, LLC
3485 Highway 47
Los Lunas, New Mexico 87031
John Trujillo (505) 415-0444
ygc.llc@yahoo.com

Payment Term: Net 30
Delivery: FOB: Destination Delivery: As Required
Public Works: 28508000422023
License: 408709

(BX) 0000012754
FacilityBUILD, Inc.
5904 Florence Ave, NE
Albuquerque, NM 87113
Cameron Kilcup (505) 828-0060
camkilcup@facilitybuild.com

Payment Term: Net 30
Delivery: As Requested
Public Works: 187432011601
License: 88676

(BY) 0000082084
Munoz Corporation
PO Box 850
Gallup, NM 87301
George Munoz (505) 722-6570
munozcorp@yahoo.com

Payment Term: Net 30
Delivery: As Requested
Public Works: 28504398162023
License: 59907

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Specifications:
Establish a Statewide Price Agreement for on-call general construction services work by New Mexico licensed contractors to provide miscellaneous repairs, upgrades, improvements and new construction services for facilities and properties throughout the state of New Mexico. This Price Agreement may be utilized by all New Mexico State Agencies, commissions, political subdivisions and local public bodies applicable by law (using agency or local public body).

Term:
The term of this Price Agreement shall be for one (1) year from date of award with the option to extend for a period of two (2) additional years, on a year-to-year basis, by mutual agreement of all parties and approval of the New Mexico State Purchasing Agent at the same price, terms and conditions. This Price Agreement shall not exceed three (3) years.

Compensation Caps:
The total cost of each project, shall not exceed Four Million Dollars ($4,000,000.00). This cap includes all change orders associated with the project. Since NMSA 1978 Section 13-1-154.1 sets the cap thresholds, if modified during the term of this Agreement, any revisions to the NMSA will apply.

Legislation Affecting Price Agreement:
If future legislation affects any terms or conditions of the Price Agreement the Price Agreement may be amended to comply with the legislation.

Insurance:
The Contractor shall provide all insurance necessary for its employees on the project, including, but not limited to, Workman's Compensation Insurance. The Contractor agrees to comply with state laws and rules pertaining to Workers' Compensation Insurance coverage for its employees. If the Contractor fails to comply with the Workers' Compensation Act and applicable rules, when required to do so, this Price Agreement will be cancelled immediately.

Contractor shall indemnify and hold harmless the State and local public body, its officers, and employees, against liability, claims, damages, losses, or expenses arising out of bodily injury to persons or damage to properties caused by, or resulting from, Contractor's and/or its employees, own negligent acts or omissions while Contractor, and/or its employees perform or fail to perform its obligations and duties under the terms and conditions of this Price Agreement. This Save Harmless and Indemnification Clause is subject to the immunities, provisions, and limitations of the Tort Claims Act (Section 41-4-1, et seq., NMSA 1978 Comp. and Section 56-7-1 NMSA 1978 Comp.) and any amendments thereto.

It is specifically agreed between the parties executing this Price Agreement that it is not intended by any of the provisions of any part of the Price Agreement to create the public or any member hereof a third party beneficiary or to authorize anyone not a party to the Price Agreement to maintain a suit for wrongful death, bodily and/or personal injury to persons, damage to properties and/or other claims whatsoever pursuant to the provisions of this Price Agreement.

The Contractor shall provide public liability insurance for the minimum amount of one hundred thousand dollars ($100,000) for damage to or destruction of property arising out of each occurrence; the amount of three hundred thousand dollars ($300,000) to any person for any number of claims arising out of each occurrence for all damages other than property damage as permitted under the New Mexico Tort Claims Act; and the amount of five hundred thousand dollars ($500,000) for all claims arising out of each occurrence. Umbrella or excess liability coverage shall not be considered as any part of the primary coverage.

The vendor shall request from his insurer that the agency or local public body be named "Additional Insured" on an insurance certificate showing the vendor's insurance coverages.

All work covered by this Invitation to Bid shall be in accordance with applicable state laws, the International Building Code (IBC) and New Mexico building codes and is subject to the minimum wage rate determination issued by the New Mexico Department of Workforce Solutions, if applicable.

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Wage Rates:
All work covered by this Invitation to Bid shall be in accordance with applicable state laws and is subject to the minimum wage rate determination issued by the Department of Workforce Solutions (DWS), if applicable.

A wage rate decision is required by the Public Works Minimum Wage Act for construction, demolition or renovation purposes on projects costing sixty thousand dollars ($60,000) or more and funded in part by state or local funding. The Contractor agrees to comply with the current prevailing wage rate schedule when applicable. For current wage rates or for additional information, visit: http://www.dws.state.nm.us. The agency or local public body will request a wage rate determination from the DWS.

Bonding:
A one hundred percent (100%) performance bond and a one hundred percent (100%) payment and material bond executed by a surety company authorized to do business in the state of New Mexico will be required of the successful bidder(s) prior to each project over twenty-five thousand dollars ($25,000). Said bonds must be provided to the requesting agency and are to be filed with the agencies purchasing office. Failure to comply shall result in the order being issued to another vendor and the difference being charged back to the awarded Contractor(s). The cost of the bonds may be passed on to the agency or local public body.

A Subcontractor shall provide a performance and payment bond on a public works building project if the subcontractor's contract (to the Contractor) for work to be performed on a project is one hundred and twenty-five thousand dollars ($125,000) or more. Failure of a Subcontractor to provide required bond shall not subject the Owner to any increase in cost due to any substitution of an approved Subcontractor.

Other:
The awarded Contractor shall be responsible for all permits associated with this work as required by the State of New Mexico Construction Industries Division (CID) or the local Authority Having Jurisdiction (AHJ). The CID will issue permits for work performed at state-owned buildings.

Escalation / Reduction Clause:
Contractor shall keep pricing fixed for each year of this Agreement. Thereafter, SPD and the Contractor may adjust pricing no more than once annually through an amendment to the Agreement at the time of Agreement renewal. Contractor shall submit all pricing increase requests to SPD directly or through the agency contact in writing and provide substantiating evidence that each request is based on demonstrable market changes impacting the cost of products. The request must show all proposed increases by line item and include supporting documentation acceptable to SPD (such as a letter from a manufacturer indicating price increases, etc.) SPD's decision on what is acceptable in this context is final and shall be accepted by all parties to the Agreement. ***Requested price increases that exceed 10% will not be accepted.*** **No** price increase may result in a higher profit margin for the Contractor than at the beginning of the initial term of this Agreement. Pricing changes will apply to Agreements and amendments to Agreements entered on and after the effective date of the price change. Price decreases as well as increases shall apply in the same manner. If vendor's prices are reduced for any reason, users shall receive the benefit of such reductions, immediately. Price increases will not be retroactive to orders already in house or backorders. Orders will be filled at the price in effect on the date of receipt of the order by the vendor. To facilitate prompt consideration, all requests for price increase must include all information listed below:

1. Agreement Item Number
2. Current Item Price
3. Proposed New Price
4. Percentage of Increase
5. Mill/Supplier Notification of price increase indicating percentage of increase including reason for increase.

Contractor Note:
No person shall act as a Contractor without a license issued by the Construction Industries Division, classified to cover the type of work to be performed. No bid on a contract shall be submitted unless the Contractor has a valid Contractor's

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license issued by the CID to bid and to perform the type of work to be undertaken, as set forth in § 60-13-12, NMSA 1978.

Contractor shall provide the following information:

Contractor's New Mexico license no.: _____
Contractor's classification no.: _____
State tax identification no.: _____
Public Works Registration Number*: _____
*Pursuant to: 13-4-13.1 Public Works Contracts; Registration of Contractors and Subcontractors

When submitting a quote for a specific project valued at more than sixty thousand dollars ($60,000) for any portion of a public works project greater than sixty thousand dollars ($60,000) that is subject to the New Mexico Public Works Act, the Contractor is required to be registered with the Labor and Industrial Division of the Department of Workforce Solutions prior to submitting its quote. The using agency may reject any quote that fails to provide a Public Works Registration Number for the prime Contractor and all other listed Contractors or subcontractors. In order to submit a bid for this invitation to bid the bidder must have an Active registration for the Public Works Act.

The Contractor will be contacted on an as needed, on-call basis to perform work associated with this Price Agreement. A Price Agreement award is without assurance of quantity or dollar amount of work to be performed. Failure to respond to the Using Agency's requests may be grounds for termination of this Price Agreement. Awards for these services will be made on a statewide basis. If the awarded contractor does not wish to travel to other parts of the State, it is acceptable to decline work.

Scope of Work:
Contractors shall provide their cost for performing all the work called for in the Using Agency's scope of work for the project. Projects may be of short or long term duration, throughout the state.

Contractors shall have the technical staff to perform diagnostic services; provide incidental design services as needed; and to provide professionally prepared, stamped drawings, if needed, to obtain installation or construction permits. The Contractor is responsible for obtaining all required licenses, fees and permits required by government agencies to perform the work.

Contractors shall be 'licensed Contractors" capable of providing all coordination, supervision and services required for comprehensive general building construction, renovations, upgrade and improvement projects and to provide new construction services including incidental design. The scope of an individual project may include equipment, fixtures and furniture whether attached or not to the building. It can include site and utility work including landscaping and parking lot/ minor road/ minor bridge work. The utility work can include building power systems such as solar panels, geothermal systems, water sourcing systems, water treatment and waste disposal/treatment systems. It may also include demolition and abatement projects. Identification and abatement of asbestos containing materials (ACM) may be performed under separate contracts. It can also include security and other low voltage installations with related controls and equipment.

Contractors shall provide all materials, labor, equipment and tools required to successfully complete the work requested. The Contractors shall be capable of providing a work force with supervision, adequate to perform work for a forty (40) hour work week during normal working hours with the option of working non normal or overtime hours if required.

Replacement systems and related equipment shall meet current minimum state mandated "Energy Star" energy conservation standards.

Subcontracting of work is allowed and shall be prior approved by the Using Agency. Subcontractors shall have the appropriate current and valid Contractor's licenses for their work. And shall furnish proof upon request.

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Furnishing of submittal data for any/all new equipment and materials as well as O&M's when either/or are required, and deemed necessary for the facility is required. Training of site personnel for the proper operation of newly installed equipment/systems and its related controls will be performed and required for completion. This training must be acceptable to the person in charge of the facility.

Replacement mechanical/electrical/plumbing systems and related equipment shall meet current minimum state mandated "Energy Star" energy conservation standards.

The Contractor shall provide all protective coverings necessary to protect existing, adjacent finishes while performing its work. If any damage is encountered during the contractor's work, to other areas, the contractor will be held responsible for repairing any damage done by his employees, subcontractors and vendors.

The Contractor shall, at his own cost, restore any damage to existing, adjacent finishes damaged as a result of performing its work and to make new work inconspicuous with the existing, adjacent finishes.

The Contractor shall provide all clean-up for its operations and control of all construction debris. All work areas shall be maintained in a neat and workmanlike manner. All construction debris shall be removed from the work areas and disposed of at an approved waste disposal site. The Using Agency's trash container for the building shall not be used for disposal of any construction debris.

All work shall be according to current applicable State and National codes. All work shall be in strict compliance with the national and state building mechanical, plumbing, fire and electrical codes including SMACNA, and ASHRAE standards.

Safety shall be of main concern and enforced by the contractor on site and will be periodically inspected by the State's qualified safety personnel. The Contractor shall comply with all local, state and federal laws governing safety, health and sanitation. The on-site Superintendent shall have a minimum OSHA 10 and preferably OSHA 30 card with them at all times when on the jobsite. The Using Agency shall not in any way be responsible for any fines set forth for such violations of codes, OSHA standards or any other governing agency having jurisdiction at the work site. The Contractor shall provide all needed safe guards, safety devices and protective equipment; take any actions necessary to protect the life and health of employees on the job; the safety of the public; and to protect the property of the Using Agency in connection with the performance of the work covered by this Price Agreement. Any work involving disconnect or switching of electrical service to a work area shall utilize LOCKOUT/TAGOUT identification practices.

All personnel working on the project and providing these services shall be experienced and certified in all areas related to this work and required by this Price Agreement. Journeymen level personnel shall have the ability and necessary skills to diagnosis problems and to make the appropriate decisions needed to provide these services.

Contractor's price shall cover all labor costs, tools, equipment, materials, permits, overhead, profit, insurance and any other fees necessary to perform the work called for in the Using Agency's scope of work and drawings for this project. Any equipment required to have licensed operators shall be the responsibility of the contractor before any equipment is turned on at the jobsite. The prices quoted for each project represent the total compensation to be paid by the Using Agency for the goods and/or services provided including any and all labor, equipment, tools, materials, taxes, permits, licenses, or other costs necessary to complete the service or goods provided.

Taxes shall be added by the Contractor to its quote (line item on schedule of values) at the current tax rate at the project's location. As a separate item, the Using Agency shall ensure the appropriate gross receipts tax is added to the Contractor's project proposal and that it is encumbered in the Purchase Order.

The Contractor shall provide all the services needed and called for in the Using Agency's scope of work, in addition to the requirements set forth in this Price Agreement.

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Request for Quote (RFQ):
Each project under this Price Agreement will be individually described in a "Request for Quote (RFQ)". The RFQ will describe the scope of work, the duration of the project with the date of Substantial Completion and if there are liquidated damages for not meeting the date of substantial completion. The date of Substantial Completion is the date when the space can be occupied or the Work used/operated and is turned over to the User Agency. Final completion is the date when the project is totally complete, the punch list work complete and the Contractor's final pay application/invoice is approved. The terms and conditions of the Contractor's Statewide Price Agreement will apply to all Purchase Orders which result from the accepted quote in response to the RFQ. The Contractor's written quote will be valid for thirty (30) days, unless otherwise stipulated on the quote.

There will be NO markups allowed. A negotiated fixed fee may be added as a cost for compensation to cover the cost of overhead, profit and any other general expenses as it pertains to the project.

All subcontractor quotes shall be broken down by labor and materials costs and the Contractor shall be allowed a maximum of five percent markup for administrative costs.

The Contractor and its employees agree to cooperate with and to abide by the rules and requirements of the requesting Using Agency to not interfere with the daily operations of the Agency or to jeopardize the health, safety or welfare of the employees or general public conducting business with the Using Agency.

The Using Agency reserves the right to purchase materials directly from existing Statewide Price Agreements and other sources, and to provide these materials to the Contractor. To that end, the Contractor shall provide an itemized, quantifiable list of materials required for the project.

If the Contractor is requesting reimbursement for materials used on the work, copies of the invoices for the materials may be included when submitting invoices/pay applications. The Contractor may NOT add markups for the materials purchased. Contractor shall submit billings, based on actual Contractor costs for materials, less any applicable percentage for discounts. Contractor shall provide verification that materials purchased were used for the project if requested. Any unused, billed for materials shall be turned over to the Using Agency for which the work was provided.

The Using Agency reserves the right to procure specialty services directly from its other Statewide Price Agreements and other sources to the awarded Contractor. Specialty services provided from other Statewide Price Agreements and other sources shall be coordinated by the Contractor.

The Using Agency reserves the right to obtain quotes from multiple vendors covered under this Statewide Price Agreement and award a project to a Contractor based on the quotes.

When a service is needed, the Using Agency shall provide, at a minimum, a detailed scope of work and/or drawings defining work required.

If any equipment or building system cannot be economically repaired or has reached the end of its life cycle, the Contractor shall justify with costs and other information the need for replacement. If replacement is recommended, the Contractor will provide written justification for system and/or the model, size and type of unit recommended along with any applicable efficiency data. The Using Agency's and energy standards will be discussed and taken into consideration when proposing replacement units or systems.

The State of New Mexico requires that all materials shall be new and of the highest quality and at the best attainable price available for the type of work being performed.

No used materials shall be used on the project. Recycled materials specifically prepared for reuse to meet "LEED" certification may be permitted, with the User Agency's approval.

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The Contractor shall visit the site and compare the Using Agency's scope of work and/or drawings to the existing conditions and provide all services called for in addition to the requirements set forth in this Price Agreement.

The Contractor will be required to provide a written quote, to include the work to be performed and the amount of time required for the completion of the project and submit to the Using Agency at no cost to the Using Agency. The quote shall separate the cost of itemized materials (with any applicable discounts), labor, per diem and mileage, bonds, permits, insurance, subcontractor quote(s), itemized equipment costs, any design fees needed for stamped drawings, gross receipts tax, itemized direct site overhead costs such as portable toilets, dumpsters, temporary fencing, scaffolding, signage, traffic management, work area barriers and protective equipment, materials testing, job trailers, storage pods, etc. Job workers/project manager/superintendent's cost for vehicles or phones or gas is **not** permitted.

The Contractor's quote for mileage and per diem must be priced as follows:
"Per Diem Rate" means lodging, meals, and incidentals (excluding taxes). Reference the GSA rates in Section Lodging by month and Section Meals & Incidentals Breakdown link: https://www.gsa.gov/travel/plan-book/per-diem-rates
"Mileage Rate" for any mileage quoted for contracted work as defined below: "Mileage Rate" means "Only the mileage from the dispatch to the job site for each mile traveled by vehicle as referenced in IRS standard mileage rates using link https://www.irs.gov/taxprofessionals/standard-mileage-rates in excess of 50 miles one way". The mileage shall be calculated with https://tripmaker.randmcnally.com

Prior to commencement of any work performed the Using Agency will issue a notice to proceed for the work upon receipt of a purchase order, based on the prices set forth by Contractor's quote. The work on any project to be performed under this Contract shall commence no later than ten (10) consecutive calendar days after the date of written "Notice to Proceed." On smaller projects, an email will suffice.

The Contractor shall begin the work based on the priority identified by the Using Agency. Any delay beyond the stated completion date shall be upon agreement by the Using Agency and the Contractor.

Where work is to be conducted in a state or local correctional or secured facility, security clearances and background checks that may be required by the facility for the Contractor and its employees must be obtained prior to commencement of any work at that facility. The Using Agency reserves the right to deny any employee of the Contractor, access to the facility should the employee be in violation of any criteria required for the security clearance.

The User Agency reserves the right to provide an escort and/or full time supervision of the Contractor and its employees during any or all phases of a project, should the Using Agency feel it is in its best interest to provide these extraordinary security services.

The Using Agency reserves the right to escort any or all employees of the Contractor off its property, for any inappropriate conduct or actions that jeopardize the safety, security or wellbeing of the facility or any individual. Inappropriate behavior by the Contractor, its employees or subcontractors may be grounds for immediate removal from this Price Agreement. Any employee of the Contractor found in violation of any law, while on the User Agency's property, may be prosecuted.

Change Orders:
Any change orders to the project scope will require an additional RFQ requesting the backup materials and labor costs and shall be substantiated without a doubt there was no way of knowing the additional services were needed when the original quote was provided. The pricing shall conform to the SPA. Change orders shall be managed closely by the Using Agency. Change order abuse shall be reported to the Procurement Specialist listed on the cover page of this Price Agreement. Preventative measure shall be taken by both the contractor and the Using Agency prior to issuing the Notice to Proceed. Such measures may include: soil tests (soil boring); clarification of ambiguity in the project plan, the scope of work, the RFQ, the drawings, etc.; the project scope should be completely defined and agreed upon before any work begins.

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Using Agency's obligations:

- Shall provide, at a minimum, a detailed scope of work and/or drawings defining work required.
- Allow the Contractor limited use of on-site utilities for projects at an existing building.
- Shall provide periodic and/or random inspections of its projects. Using Agencies shall be responsible for providing its inspections, photography of the project's progress, and preparation of field observation reports.
- Conduct weekly on-site meetings with the Contractor, or on an as-needed basis, to ensure compliance with the scope of work for the project; provide assistance and guidance; to resolve problems arising during the project; and to ensure quality of work and materials being incorporated into the project.
- Process requests for payment within twenty-one (21) days of time/date stamped receipt of proper invoice and/or G702 & G703 Schedule of Values, Application and Certificate for Payment, when more than a single invoice applies to the contracted amount.
- If applicable, procure independent special inspections, commissioning, structural, soils testing with geotechnical reports and/or topographical survey.

Other Construction Related Terms and Conditions:

Time Considerations:
The work on any project to be performed under this Agreement shall commence no later than ten (10) consecutive calendar days after the date of written "Notice to Proceed." On smaller projects, an email will suffice. The date of Substantial Completion shall be described in the RFQ or related construction contract. The date can be extended by the Using Agency by valid written Change Order.

Should the Contractor neglect, refuse, or otherwise fail to complete the Work on the project within the time specified in the RFQ or related construction contract, the Contractor agrees, in partial consideration for the award of the Purchase Order, to pay to the Using Agency the amount of dollars named in the RFQ or construction contract per consecutive calendar day, not as a penalty, but as liquidated damages for such breach of the Purchase Order or related construction contract under this Price Agreement.

Mediation:
Any controversy or claim arising between the parties shall be settled by mediation if the parties cannot reach a mutually agreeable solution. The parties shall endeavor to resolve their disagreement by mediation which, unless the parties mutually agree otherwise, shall be in accordance with the procedures of the New Mexico Public Works Mediation Act (NMSA §13-4C-1 et seq.) except that before any party may select a mediator it must confer in good faith with the other party concerning the selection of a mutually acceptable mediator. Mediation shall proceed in advance of legal or equitable proceedings, which shall be stayed pending mediation for a period of **sixty (60) days** from the date of notice of mediation session, unless stayed for a longer period by agreement of the parties or court order.

Inspection of Work:
If a Purchase Order is issued for the purchase of services, the following terms shall apply when applicable:

A. Services include services performed, workmanship, and material furnished or utilized in the performance of services.
B. The Contractor shall provide and maintain an inspection system acceptable to the Using Agency covering the services under the Purchase Order. Complete records of all inspection work performed by the Contractor shall be maintained and made available to the Using Agency or other party to the Purchase Order during the term of performance of the Work and for as long thereafter as required.
C. The Using Agency has the right to inspect and test all services contemplated to the extent practicable at all times and places during the term of the Project. The Using Agency shall perform inspections and tests in a manner that will not unduly delay or interfere with Contractor's performance.
D. If the Using Agency performs inspections or tests on the premises of the Contractor or a subcontractor, the Contractor shall furnish, and shall require subcontractors to furnish, at no increase in Purchase Order price, all reasonable facilities and assistance for the safe and convenient performance of such inspections or tests.

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E. If any part of the services do not conform with the requirements, the Using Agency may require the Contractor to re-perform the services in conformity with the requirements at no increase in Purchase Order amount. When the defects in services cannot be corrected by re-performance, the Using Agency may:
   (1) Require the Contractor to take necessary action(s) to ensure that future performance conforms to the requirements;
   (2) Reduce the Purchase Order price to reflect the reduced value of the services performed.

F. If the Contractor fails to promptly re-perform the services or to take the necessary action(s) to ensure future performance in conformity with the requirements, the Using Agency may:
   (1) By Agreement or otherwise, perform the services and charge to the Contractor any cost incurred by the Using Agency that is directly related to the performance of such service; or
   (2) Cancel the Purchase Order for default.

THE PROVISIONS OF THIS ARTICLE ARE NOT EXCLUSIVE AND DO NOT WAIVE THE USING AGENCY'S OTHER LEGAL RIGHTS AND REMEDIES CAUSED BY THE CONTRACTOR'S DEFAULT/BREACH OF THE PURCHASE ORDER/PRICE AGREEMENT.

Suspension, Delay or Interruption of Work:
The Using Agency may, without cause, order the Contractor, in writing, to suspend, delay or interrupt the Work in whole or in part for such period of time as the Using Agency may determine.. Upon receipt of such notice, Contractor shall leave the jobsite and any equipment in a safe condition prior to departing. Contractor must assert rights to additional compensation within thirty (30) days after suspension of work is lifted and return to work is authorized.

Time Extension Costs:
Agreed Compensation for Overhead "General Conditions" for Changes to Time for Completion or Contract Completion Date for Changes to the Work**:** If the change in the Work also changes the Time for Completion or the Agreement Completion Date by adding days to complete the Work, an itemized accounting of the following General Conditions costs for direct Site overhead set forth in the subparagraph below may be considered as allowable costs for compensation. Home office overhead and other indirect overhead expenses are not added into the General Conditions expenses.

Direct Site Overhead Expenses:
The Contractor's per diem expenses, as shown by the itemized accounting, for the following allowable, applicable, direct Site overhead expenses: The Site superintendent's pro-rata salary, temporary Site office trailer, temporary fencing, building utility costs, security, temporary storage and temporary Site utilities including electricity, heat, water, and sanitary/toilet facilities, etc. for each day added.

If at any time there is a delay in the critical path of the Work due to postponement, due to the Contractor's efforts to justify an extension of the time or an increase in the Agreement Price beyond the deadlines or due to the Contractor's refusal to proceed with any of the approved Work, such delay and any Contractor costs resulting from it shall not serve as the basis for the extension of the Time for Completion or Agreement Completion Date or for an increase in the Contract Price.

Clean Up and Storage:

A. The Contractor will provide off-site legal disposal of all waste products, trash, and debris. Using Agency's trash receptacles will not be used by the Contractor. Sanitary facilities will "not" be available at the job site. Contractor shall be responsible for the provision and maintenance of portable toilets.
B. The Contractor on a daily basis shall keep the premises and surrounding area free from accumulation of waste materials or rubbish caused by operations under the Agreement. At completion of the Work, the Contractor shall remove from and about the Project waste materials, rubbish, the Contractor's tools, construction equipment, machinery and surplus materials and shall then thoroughly clean the premises and the site to the Using Agency's satisfaction.
C. Materials or equipment shall be delivered to the project in the manufacturer's original sealed, labeled containers and shall be adequately protected against moisture, dust, tampering or damage from improper handling or storage. Materials shall not be delivered to the site before they are needed.

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D. Storage of materials and construction equipment shall be coordinated with the Using Agency.

Permits and Fees:

A. IF APPLICABLE- The Contractor shall secure and pay for the Building Permit and other permits and governmental fees, licenses and inspections and Certificate of Occupancy necessary for proper execution and completion of the Work. Changes or modifications to the Work shall include all requirements of this paragraph.

B. The Contractor shall comply with and give notices required by laws, ordinances, rules, regulations and lawful orders of public authorities applicable to performance of the Work.

C. IF APPLICABLE- Certificates of Inspection, use and occupancy will be delivered to the Using Agency upon completion of the Work in sufficient time for occupation of the facility in accordance with the approved schedule for the Work. Contractor shall deliver a photocopy of the Building Permit to the Design Professional and Using Agency as soon as it is obtained.

Schedule, Progress Meetings and Reports:

A. The Contractor, promptly after being awarded a Project and before the first payment application, shall prepare and submit for the Using Agency's information a Critical Path Construction Schedule for the Work that indicates the intended start and completion of the various construction activities, which shall be implemented and adhered to by the Contractor, Subcontractors, material suppliers and equipment suppliers. At a minimum, the schedule shall be a GANTT type schedule and shall not exceed time limits allowed by the RFQ or Notice to Proceed with no fewer work breakdown events than line items of the Schedule of Values.

B. The Contractor shall perform the Work in general accordance with the most recent schedule submitted to the Using Agency.

C. Progress meetings shall be scheduled on a regular basis. The purpose will be to review the upcoming activities, any open issues and current progress. The Contractor shall keep any meeting minutes as needed. Progress schedules shall be updated regularly. A three week look-ahead schedule should be presented at every project meeting. An updated critical path schedule shall be presented with any change orders and with every pay application.

D. The Contractor shall prepare a Daily Report each day that Contractor, Subcontractors or any other entity are on the Project. The Daily Reports shall be maintained at the site and be well organized. The Using Agency may request copies at any time. The reports may include:
   1. Report date and who prepared the report;
   2. Weather conditions - low temp, high temp, visibility, humidity, wind, wind direction, cloud conditions, precipitation amount, other notes;
   3. Companies present by name and their number of workers, work location, total man hours that day for each company;
   4. Equipment - type, source, units of work done, location of work, hour meter reading;
   5. Material brought to site - description, units, quantity, quality, location, time;
   6. Visitors to site - name, company, time;
   7. Safety concerns - company, contact, noticed by, work activity, safety issue, requirement, outcome;
   8. Quality assurance and control - company, description of issue, specification section, issued by.

Close-out Requirements:

The Contractor shall submit to the Using Agency a separate and detailed Closeout Schedule indicating the date of Final Completion and all work to be completed before Final Completion including Close-Out requirements. The punch list of incomplete or inadequate work shall also be submitted when the work is substantially complete. Failure to include any item on the punch list does not alter the responsibility of the Contractor to complete all work in accordance with the Contract Documents.

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Before final completion can be achieved, all Work must be complete and accepted including the following as applicable:

a. Work associated with Punch List(s);
b. Testing, balance or performance operations complete and in agreement that associated work is in compliance with the Contract Documents;
c. One hard copy and one electronic copy in .pdf format of final approved test, balance or performance report(s) complete with directory of contents submitted to Using Agency;
d. As-Built drawings delivered in autocad or electronic format;
e. Written certification signed by Using Agency of delivery and stocking of extra material, equipment or components required by the Purchase Order at a location established by the Using Agency;
f. Delivery of all warranties required by the Work;
g. All keys, passes, codes, software or other methods or components of control or security which have been correctly and adequately accounted for and closed-out;
h. Completed Operations Liability insurance policy certificate, if applicable;
i. Training of staff on all applicable building systems;
j. All Storm Water Pollution Prevention Permits (SWPPP) have been updated or closed;
k. Utility transfer to User/Using Agency;
l. Operations and Maintenance Manuals;
m. Certified statement of Release of Liens (AIA Document G706A or approved form) and Consent of Surety.

Warranty:
The Contractor shall warrant its work (non-roofing and equipment), for materials and for workmanship furnished and performed under this Price Agreement for a period of one (1) year minimum from the date of acceptance or Substantial Completion whichever is longest. The Contractor shall warrant its work for repairs or restoration of existing systems, appliances and work for ninety (90) days from the date of acceptance or Substantial Completion. It is understood that some equipment is far beyond its normal life and a warranty cannot be extended/supplied. Contractor must pass on to the User Agency warranties of replaced roofs and equipment offered by the manufacturer.

Payment Provisions:
Generally payments are made on a thirty (30) day billing cycle. Payment for projects of less than thirty (30) day duration shall be paid upon the Using Agency's acceptance of the work.

All payments under this Agreement are subject to the following provisions:

A. Acceptance - In accordance with Section 13-1-158 NMSA 1978, the Agency shall determine if the Construction Work provided meets specifications. No payment shall be made for any work until the Work has been accepted in writing by the Using Agency. Unless otherwise agreed upon between the Using Agency and the Contractor, within fifteen (15) days from the date the Using Agency receives written notice from the Contractor that payment is requested for work, the Using Agency shall issue a written certification of complete or partial acceptance or rejection of the Work. Unless the Using Agency gives notice of rejection within the specified time period, the Work will be deemed to have been accepted.

B. Payment of Invoice - Upon acceptance that the Work has been received and accepted, payment shall be tendered to the Contractor within twenty one (21) days after the date of acceptance of an undisputed invoice.

C. The Contractor, before final payment of the amount due under this Contract, shall provide requested Close-out documents including any release of liens.

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BID INFORMATION:
"Tax" The bid prices for this ITB shall **not** include New Mexico gross receipts tax or local option tax(es).

"Hourly Rate" means the proposed fully loaded maximum hourly rates that include fringe benefits and any overhead costs for contractor personnel, as well as subcontractor personnel, if appropriate. The Hourly Rate does not include mileage, per diem or lodging.

"Offeror" shall reference all work positions associated with this project, and each position's firm, fixed hourly rate. This hourly rate does not include billable reimbursable rates for mileage, meals or lodging. The State of New Mexico, at its discretion, may negotiate lower rates on a project by project basis, with the awarded Contractor.

Hourly rates are requested for the three (3) levels of personnel. ***All items for pricing must be filled in.*** If one of the personnel listed is not relevant to your company, fill in a rate for a comparable employee that is on staff or could be on staff at a future time. For example, if the Superintendent also functions as the Journeyman or Experienced worker or vice versa, enter his rate for both items. Any blank items will cause a possible rejection of the bid for non-compliance.

Labor Rates:
1. Superintendent: a person with supervisory experience who maintains control of the work and work site. This person may or may not actually perform work on the project.

2. Journeyman or Experienced Worker: a person licensed by the State of New Mexico as a journeyman in the specialized field of work required and being performed or a person with many years of experience with a high rate of pay.

3. Laborer: a person with minimal experience, performing minor forms of labor.

Hours Worked:

Regular Hours: Monday through Friday and 8 am through 5 pm.

After Hours: All hours not within the days and times listed for "Regular Hours".

Holidays: Holidays will be considered "After Hours" and paid at "After Hours" rates.

The State of New Mexico reserves the right to award this Price Agreement to multiple vendors. Bidders must include pricing for ALL items in order to allow for accurate comparisons. If a Bidder fails to include one or more of those items, his Bid may be rejected.

Bids for these services are requested on a statewide basis. The intent in the bid evaluation is to add up all of the items from Items 1 through 16 in order to determine the low bidders.

*****End of Specifications*****

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Items:

Item	Approx. Qty.	UOM	Article and Description	Unit Price	Awarded Vendor
1	**1**	**Hourly**	**Labor Rate - Projects under Sixty Thousand ($60,000) Superintendent, regular hours**		
				$75.00	(AA)
				$75.00	(AB)
				$85.00	(AC)
				$95.00	(AD)
				$73.70	(AE)
				$105.00	(AF)
				$65.00	(AG)
				$82.30	(AH)
				$85.00	(AI)
				$95.00	(AJ)
				$76.00	(AK)
				$68.00	(AL)
				$72.50	(AM)
				$180.00	(AN)
				$108.11	(AO)
				$175.00	(AP)
				$51.72	(AQ)
				$100.00	(AR)
				$150.00	(AS)
				$150.00	(AT)
				$36.25	(AU)
				$100.00	(AV)
				$80.00	(AW)
				$195.00	(AX)
				$155.00	(AY)
				$100.00	(AZ)
				$85.00	(BA)
				$87.85	(BB)
				$75.00	(BC)
				$150.00	(BD)
				$80.40	(BE)
				$92.00	(BF)
				$72.50	(BG)
				$85.00	(BH)
				$65.00	(BI)
				$65.00	(BJ)
				$75.00	(BK)
				$70.33	(BL)
				$103.07	(BM)
				$80.00	(BN)
				$165.00	(BO)

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Item	Approx. Qty.	UOM	Article and Description	Unit Price	Awarded Vendor
			Item 1 - Continued		
				$99.78	(BP)
				$98.00	(BQ)
				$90.00	(BR)
				$70.00	(BS)
				$100.00	(BT)
				$93.00	(BU)
				$80.00	(BV)
				$85.00	(BW)
				$132.47	(BX)
				$90.00	(BY)
2	**1**	**Hourly**	**Labor Rate - Projects under Sixty Thousand ($60,000) Superintendent, after hours**		
				$112.50	(AA)
				$85.00	(AB)
				$85.00	(AC)
				$110.00	(AD)
				$73.70	(AE)
				$120.00	(AF)
				$75.00	(AG)
				$118.37	(AH)
				$85.00	(AI)
				$142.50	(AJ)
				$76.00	(AK)
				$102.00	(AL)
				$88.00	(AM)
				$200.00	(AN)
				$162.17	(AO)
				$250.00	(AP)
				$77.58	(AQ)
				$150.00	(AR)
				$225.00	(AS)
				$205.00	(AT)
				$61.62	(AU)
				$150.00	(AV)
				$100.00	(AW)
				$195.00	(AX)
				$185.00	(AY)
				$125.00	(AZ)
				$115.00	(BA)
				$131.77	(BB)
				$95.00	(BC)
				$225.00	(BD)
				$120.61	(BE)
				$145.00	(BF)

DocuSign Envelope ID: 9C0D0BCE-1F94-4323-9C4D-6BA4D233D2D9

Item	Approx. Qty.	UOM	Article and Description	Unit Price	Awarded Vendor
			Item 2 - Continued		
				$83.37	(BG)
				$95.00	(BH)
				$85.00	(BI)
				$75.00	(BJ)
				$85.00	(BK)
				$77.86	(BL)
				$173.14	(BM)
				$100.00	(BN)
				$225.00	(BO)
				$149.67	(BP)
				$126.00	(BQ)
				$90.00	(BR)
				$95.00	(BS)
				$120.00	(BT)
				$103.00	(BU)
				$120.00	(BV)
				$127.50	(BW)
				$165.42	(BX)
				$155.00	(BY)
3	**1**	**Hourly**	**Labor Rate - Projects under Sixty Thousand ($60,000) Journeyman or Experienced worker, regular hours**		
				$60.00	(AA)
				$70.00	(AB)
				$85.00	(AC)
				$105.00	(AD)
				$60.50	(AE)
				$90.00	(AF)
				$49.00	(AG)
				$78.41	(AH)
				$70.00	(AI)
				$95.00	(AJ)
				$54.00	(AK)
				$64.00	(AL)
				$58.50	(AM)
				$140.00	(AN)
				$108.11	(AO)
				$150.00	(AP)
				$48.53	(AQ)
				$125.00	(AR)
				$150.00	(AS)
				$125.00	(AT)
				$73.84	(AU)
				$75.00	(AV)

DocuSign Envelope ID: 9C0D0BCE-1F94-4323-9C4D-6BA4D233D2D9

Item	Approx. Qty.	UOM	Article and Description	Unit Price	Awarded Vendor
			Item 3 - Continued		
				$65.00	(AW)
				$165.00	(AX)
				$135.00	(AY)
				$85.00	(AZ)
				$67.00	(BA)
				$69.66	(BB)
				$70.00	(BC)
				$150.00	(BD)
				$112.83	(BE)
				$120.00	(BF)
				$67.50	(BG)
				$80.00	(BH)
				$100.00	(BI)
				$49.00	(BJ)
				$55.00	(BK)
				$62.54	(BL)
				$134.44	(BM)
				$70.00	(BN)
				$145.00	(BO)
				$85.88	(BP)
				$88.00	(BQ)
				$75.00	(BR)
				$70.00	(BS)
				$60.00	(BT)
				$70.00	(BU)
				$75.00	(BV)
				$80.00	(BW)
				$125.27	(BX)
				$120.00	(BY)
4	**1**	**Hourly**	**Labor Rate - Projects under Sixty Thousand ($60,000) Journeyman or Experienced worker, after hours**		
				$90.00	(AA)
				$75.00	(AB)
				$85.00	(AC)
				$125.00	(AD)
				$70.40	(AE)
				$110.00	(AF)
				$56.00	(AG)
				$111.07	(AH)
				$105.00	(AI)
				$142.50	(AJ)
				$65.00	(AK)
				$96.00	(AL)

DocuSign Envelope ID: 9C0D0BCE-1F94-4323-9C4D-6BA4D233D2D9

Item	Approx. Qty.	UOM	Article and Description	Unit Price	Awarded Vendor
			Item 4 - Continued		
				$74.00	(AM)
				$155.00	(AN)
				$162.17	(AO)
				$200.00	(AP)
				$72.80	(AQ)
				$135.00	(AR)
				$225.00	(AS)
				$150.00	(AT)
				$95.36	(AU)
				$112.50	(AV)
				$90.00	(AW)
				$165.00	(AX)
				$155.00	(AY)
				$110.00	(AZ)
				$85.00	(BA)
				$104.49	(BB)
				$90.00	(BC)
				$225.00	(BD)
				$169.24	(BE)
				$155.00	(BF)
				$77.63	(BG)
				$95.00	(BH)
				$110.00	(BI)
				$56.00	(BJ)
				$85.00	(BK)
				$72.55	(BL)
				$176.48	(BM)
				$90.00	(BN)
				$205.00	(BO)
				$128.82	(BP)
				$106.00	(BQ)
				$112.50	(BR)
				$95.00	(BS)
				$85.00	(BT)
				$90.00	(BU)
				$113.00	(BV)
				$120.00	(BW)
				$158.22	(BX)
				$150.00	(BY)
5	**1**	**Hourly**	**Labor Rate - Projects under Sixty Thousand ($60,000) Laborer, regular hours**		
				$35.00	(AA)
				$65.00	(AB)
				$85.00	(AC)

DocuSign Envelope ID: 9C0D0BCE-1F94-4323-9C4D-6BA4D233D2D9

Item	Approx. Qty.	UOM	Article and Description	Unit Price	Awarded Vendor
			Item 5 - Continued		
				$55.00	(AD)
				$49.50	(AE)
				$75.00	(AF)
				$28.00	(AG)
				$50.21	(AH)
				$45.00	(AI)
				$55.00	(AJ)
				$44.00	(AK)
				$62.00	(AL)
				$40.00	(AM)
				$100.00	(AN)
				$83.23	(AO)
				$100.00	(AP)
				$33.81	(AQ)
				$80.00	(AR)
				$75.00	(AS)
				$100.00	(AT)
				$21.50	(AU)
				$50.00	(AV)
				$55.00	(AW)
				$135.00	(AX)
				$120.00	(AY)
				$55.00	(AZ)
				$60.00	(BA)
				$41.43	(BB)
				$55.00	(BC)
				$75.00	(BD)
				$59.74	(BE)
				$26.50	(BF)
				$41.50	(BG)
				$65.00	(BH)
				$45.00	(BI)
				$28.00	(BJ)
				$35.00	(BK)
				$54.80	(BL)
				$30.03	(BM)
				$60.00	(BN)
				$105.00	(BO)
				$44.42	(BP)
				$74.00	(BQ)
				$45.00	(BR)
				$60.00	(BS)
				$45.00	(BT)

DocuSign Envelope ID: 9C0D0BCE-1F94-4323-9C4D-6BA4D233D2D9

Item	Approx. Qty.	UOM	Article and Description	Unit Price	Awarded Vendor
			Item 5 - Continued		
				$50.00	(BU)
				$55.00	(BV)
				$40.00	(BW)
				$87.58	(BX)
				$25.00	(BY)
6	**1**	**Hourly**	**Labor Rate - Projects under Sixty Thousand ($60,000) Laborer, after hours**		
				$52.50	(AA)
				$70.00	(AB)
				$85.00	(AC)
				$65.00	(AD)
				$58.30	(AE)
				$95.00	(AF)
				$35.00	(AG)
				$70.22	(AH)
				$67.50	(AI)
				$82.50	(AJ)
				$54.00	(AK)
				$93.00	(AL)
				$54.00	(AM)
				$110.00	(AN)
				$124.85	(AO)
				$150.00	(AP)
				$50.72	(AQ)
				$110.00	(AR)
				$112.50	(AS)
				$125.00	(AT)
				$36.12	(AU)
				$75.00	(AV)
				$75.00	(AW)
				$135.00	(AX)
				$145.00	(AY)
				$75.00	(AZ)
				$72.00	(BA)
				$62.89	(BB)
				$75.00	(BC)
				$82.50	(BD)
				$89.60	(BE)
				$52.00	(BF)
				$51.73	(BG)
				$80.00	(BH)
				$45.00	(BI)
				$35.00	(BJ)
				$50.00	(BK)

DocuSign Envelope ID: 9C0D0BCE-1F94-4323-9C4D-6BA4D233D2D9

Item	Approx. Qty.	UOM	Article and Description	Unit Price	Awarded Vendor
			Item 6 - Continued		
				$74.30	(BL)
				$60.06	(BM)
				$80.00	(BN)
				$125.00	(BO)
				$66.63	(BP)
				$89.00	(BQ)
				$67.50	(BR)
				$85.00	(BS)
				$60.00	(BT)
				$65.00	(BU)
				$83.00	(BV)
				$60.00	(BW)
				$114.89	(BX)
				$50.00	(BY)
7	**1**	**Hourly**	**Labor Rate - Projects over Sixty Thousand ($60,000) Wage Decision Projects, Superintendent, regular hours**		
				$75.00	(AA)
				$80.00	(AB)
				$85.00	(AC)
				$110.00	(AD)
				$73.70	(AE)
				$105.00	(AF)
				$65.00	(AG)
				$82.30	(AH)
				$85.00	(AI)
				$95.00	(AJ)
				$76.00	(AK)
				$68.00	(AL)
				$75.00	(AM)
				$180.00	(AN)
				$108.11	(AO)
				$200.00	(AP)
				$51.72	(AQ)
				$135.00	(AR)
				$150.00	(AS)
				$150.00	(AT)
				$36.25	(AU)
				$115.00	(AV)
				$80.00	(AW)
				$130.00	(AX)
				$155.00	(AY)
				$105.00	(AZ)
				$100.00	(BA)

DocuSign Envelope ID: 9C0D0BCE-1F94-4323-9C4D-6BA4D233D2D9

Item	Approx. Qty.	UOM	Article and Description	Unit Price	Awarded Vendor
			Item 7 - Continued		
				$87.85	(BB)
				$75.00	(BC)
				$150.00	(BD)
				$80.40	(BE)
				$99.00	(BF)
				$83.37	(BG)
				$85.00	(BH)
				$75.00	(BI)
				$65.00	(BJ)
				$75.00	(BK)
				$92.36	(BL)
				$114.07	(BM)
				$90.00	(BN)
				$165.00	(BO)
				$99.78	(BP)
				$126.00	(BQ)
				$90.00	(BR)
				$70.00	(BS)
				$100.00	(BT)
				$93.00	(BU)
				$98.00	(BV)
				$105.00	(BW)
				$162.10	(BX)
				$101.00	(BY)
8	**1**	**Hourly**	**Labor Rate - Projects over Sixty Thousand ($60,000) Wage Decision Projects, Superintendent, after hours**		
				$112.50	(AA)
				$90.00	(AB)
				$85.00	(AC)
				$120.00	(AD)
				$73.70	(AE)
				$120.00	(AF)
				$75.00	(AG)
				$118.37	(AH)
				$85.00	(AI)
				$142.50	(AJ)
				$76.00	(AK)
				$102.00	(AL)
				$88.00	(AM)
				$200.00	(AN)
				$162.17	(AO)
				$275.00	(AP)
				$77.58	(AQ)

DocuSign Envelope ID: 9C0D0BCE-1F94-4323-9C4D-6BA4D233D2D9

Item	Approx. Qty.	UOM	Article and Description	Unit Price	Awarded Vendor
			Item 8 - Continued		
				$150.00	(AR)
				$225.00	(AS)
				$205.00	(AT)
				$61.60	(AU)
				$172.50	(AV)
				$100.00	(AW)
				$130.00	(AX)
				$185.00	(AY)
				$130.00	(AZ)
				$130.00	(BA)
				$128.71	(BB)
				$95.00	(BC)
				$225.00	(BD)
				$120.61	(BE)
				$140.00	(BF)
				$95.88	(BG)
				$100.00	(BH)
				$95.00	(BI)
				$75.00	(BJ)
				$95.00	(BK)
				$138.54	(BL)
				$176.44	(BM)
				$110.00	(BN)
				$225.00	(BO)
				$149.67	(BP)
				$153.00	(BQ)
				$90.00	(BR)
				$95.00	(BS)
				$120.00	(BT)
				$103.00	(BU)
				$147.00	(BV)
				$150.00	(BW)
				$206.87	(BX)
				$155.00	(BY)
9	**1**	**Hourly**	**Labor Rate - Projects over Sixty Thousand ($60,000) Wage Decision Projects, Journeyman, regular hours**		
				$60.00	(AA)
				$75.00	(AB)
				$85.00	(AC)
				$120.00	(AD)
				$70.50	(AE)
				$90.00	(AF)
				$49.00	(AG)

DocuSign Envelope ID: 9C0D0BCE-1F94-4323-9C4D-6BA4D233D2D9

Item	Approx. Qty.	UOM	Article and Description	Unit Price	Awarded Vendor
			Item 9 - Continued		
				$78.41	(AH)
				$70.00	(AI)
				$95.00	(AJ)
				$88.00	(AK)
				$64.00	(AL)
				$68.00	(AM)
				$140.00	(AN)
				$108.11	(AO)
				$175.00	(AP)
				$48.53	(AQ)
				$125.00	(AR)
				$150.00	(AS)
				$125.00	(AT)
				$78.36	(AU)
				$90.00	(AV)
				$75.00	(AW)
				$110.00	(AX)
				$135.00	(AY)
				$90.00	(AZ)
				$82.00	(BA)
				$68.04	(BB)
				$70.00	(BC)
				$150.00	(BD)
				$157.77	(BE)
				$152.00	(BF)
				$77.63	(BG)
				$85.00	(BH)
				$125.00	(BI)
				$49.00	(BJ)
				$55.00	(BK)
				$75.42	(BL)
				$169.74	(BM)
				$80.00	(BN)
				$145.00	(BO)
				$85.88	(BP)
				$106.00	(BQ)
				$75.00	(BR)
				$70.00	(BS)
				$60.00	(BT)
				$70.00	(BU)
				$90.00	(BV)
				$90.00	(BW)
				$153.70	(BX)

DocuSign Envelope ID: 9C0D0BCE-1F94-4323-9C4D-6BA4D233D2D9

Item	Approx. Qty.	UOM	Article and Description	Unit Price	Awarded Vendor
			Item 9 - Continued		
				$150.00	(BY)
10	**1**	**Hourly**	**Labor Rate - Projects over Sixty Thousand ($60,000) Wage Decision Projects, Journeyman, after hours**		
				$90.00	(AA)
				$80.00	(AB)
				$85.00	(AC)
				$130.00	(AD)
				$78.50	(AE)
				$110.00	(AF)
				$56.00	(AG)
				$111.07	(AH)
				$105.00	(AI)
				$142.50	(AJ)
				$88.00	(AK)
				$96.00	(AL)
				$82.00	(AM)
				$155.00	(AN)
				$162.17	(AO)
				$250.00	(AP)
				$72.80	(AQ)
				$135.00	(AR)
				$225.00	(AS)
				$150.00	(AT)
				$95.60	(AU)
				$135.00	(AV)
				$95.00	(AW)
				$110.00	(AX)
				$155.00	(AY)
				$120.00	(AZ)
				$98.00	(BA)
				$102.06	(BB)
				$90.00	(BC)
				$225.00	(BD)
				$236.66	(BE)
				$202.00	(BF)
				$89.27	(BG)
				$100.00	(BH)
				$125.00	(BI)
				$56.00	(BJ)
				$85.00	(BK)
				$116.35	(BL)
				$246.20	(BM)
				$100.00	(BN)

DocuSign Envelope ID: 9C0D0BCE-1F94-4323-9C4D-6BA4D233D2D9

Item	Approx. Qty.	UOM	Article and Description	Unit Price	Awarded Vendor
			Item 10 - Continued		
				$205.00	(BO)
				$128.82	(BP)
				$127.00	(BQ)
				$112.50	(BR)
				$95.00	(BS)
				$85.00	(BT)
				$90.00	(BU)
				$135.00	(BV)
				$130.00	(BW)
				$199.66	(BX)
				$220.00	(BY)
11	**1**	**Hourly**	**Labor Rate - Projects over Sixty Thousand ($60,000) Wage Decision Projects, Laborer, regular hours**		
				$35.00	(AA)
				$70.00	(AB)
				$85.00	(AC)
				$65.00	(AD)
				$57.00	(AE)
				$75.00	(AF)
				$28.00	(AG)
				$50.21	(AH)
				$45.00	(AI)
				$55.00	(AJ)
				$60.00	(AK)
				$62.00	(AL)
				$47.00	(AM)
				$100.00	(AN)
				$83.23	(AO)
				$125.00	(AP)
				$33.81	(AQ)
				$85.00	(AR)
				$75.00	(AS)
				$100.00	(AT)
				$37.37	(AU)
				$65.00	(AV)
				$55.00	(AW)
				$90.00	(AX)
				$120.00	(AY)
				$60.00	(AZ)
				$72.00	(BA)
				$40.95	(BB)
				$55.00	(BC)
				$75.00	(BD)

DocuSign Envelope ID: 9C0D0BCE-1F94-4323-9C4D-6BA4D233D2D9

Item	Approx. Qty.	UOM	Article and Description	Unit Price	Awarded Vendor
			Item 11 - Continued		
				$74.14	(BE)
				$50.50	(BF)
				$51.73	(BG)
				$75.00	(BH)
				$50.00	(BI)
				$28.00	(BJ)
				$35.00	(BK)
				$57.78	(BL)
				$57.94	(BM)
				$70.00	(BN)
				$105.00	(BO)
				$44.42	(BP)
				$89.00	(BQ)
				$45.00	(BR)
				$60.00	(BS)
				$45.00	(BT)
				$50.00	(BU)
				$65.00	(BV)
				$50.00	(BW)
				$114.54	(BX)
				$50.00	(BY)
12	**1**	**Hourly**	**Labor Rate - Projects over Sixty Thousand ($60,000) Wage Decision Projects, Laborer, after hours**		
				$52.50	(AA)
				$75.00	(AB)
				$85.00	(AC)
				$75.00	(AD)
				$60.00	(AE)
				$95.00	(AF)
				$35.00	(AG)
				$70.22	(AH)
				$67.50	(AI)
				$82.50	(AJ)
				$71.00	(AK)
				$93.00	(AL)
				$59.00	(AM)
				$110.00	(AN)
				$124.85	(AO)
				$175.00	(AP)
				$50.72	(AQ)
				$110.00	(AR)
				$112.50	(AS)
				$125.00	(AT)

DocuSign Envelope ID: 9C0D0BCE-1F94-4323-9C4D-6BA4D233D2D9

State of New Mexico
General Services Department
Purchasing Division
Statewide Price Agreement #: **40-00000-23-00034**

Item	Approx. Qty.	UOM	Article and Description	Unit Price	Awarded Vendor
			Item 12 - Continued		
				$56.06	(AU)
				$97.50	(AV)
				$68.00	(AW)
				$90.00	(AX)
				$145.00	(AY)
				$80.00	(AZ)
				$85.00	(BA)
				$61.43	(BB)
				$75.00	(BC)
				$82.50	(BD)
				$112.12	(BE)
				$104.50	(BF)
				$59.49	(BG)
				$90.00	(BH)
				$65.00	(BI)
				$35.00	(BJ)
				$50.00	(BK)
				$86.75	(BL)
				$115.87	(BM)
				$90.00	(BN)
				$125.00	(BO)
				$66.63	(BP)
				$112.00	(BQ)
				$67.50	(BR)
				$85.00	(BS)
				$60.00	(BT)
				$65.00	(BU)
				$98.00	(BV)
				$70.00	(BW)
				$150.31	(BX)
				$100.00	(BY)
13	**1**	**Hourly**	**Labor Rate - Diagnosis, project estimates, troubleshooting, or other not listed**		
				$100.00	(AA)
				$65.00	(AB)
				$250.00	(AC)
				$125.00	(AD)
				$90.00	(AE)
				$90.00	(AF)
				$125.00	(AG)
				$86.21	(AH)
				$90.00	(AI)
				$145.00	(AJ)
				$140.00	(AK)

DocuSign Envelope ID: 9C0D0BCE-1F94-4323-9C4D-6BA4D233D2D9

State of New Mexico
General Services Department
Purchasing Division
Statewide Price Agreement #: **40-00000-23-00034**

Item	Approx. Qty.	UOM	Article and Description	Unit Price	Awarded Vendor
			Item 13 - Continued		
				$125.00	(AL)
				$85.00	(AM)
				$100.00	(AN)
				$115.62	(AO)
				$200.00	(AP)
				$51.72	(AQ)
				$100.00	(AR)
				$250.00	(AT)
				$85.00	(AU)
				$100.00	(AV)
				$100.00	(AW)
				$150.00	(AX)
				$225.00	(AY)
				$150.00	(AZ)
				$200.00	(BA)
				$87.85	(BB)
				$75.00	(BC)
				$75.00	(BD)
				$80.40	(BE)
				$100.00	(BF)
				$85.00	(BG)
				$85.00	(BH)
				$85.00	(BI)
				$125.00	(BJ)
				$95.00	(BK)
				$98.86	(BL)
				$93.50	(BM)
				$75.00	(BN)
				$485.00	(BO)
				$120.00	(BP)
				$145.00	(BQ)
				$90.00	(BR)
				$70.00	(BS)
				$110.00	(BT)
				$100.00	(BU)
				$175.00	(BV)
				$100.00	(BW)
				$150.00	(BX)
				$115.00	(BY)
14	**1**	**% Discount**	**Discount off all parts and materials. Invoice will include copies of all purchases for parts and materials, including vendor and date purchased. Enter zero if no discount is offered.**		
				0%	(AA)

DocuSign Envelope ID: 9C0D0BCE-1F94-4323-9C4D-6BA4D233D2D9

State of New Mexico
General Services Department
Purchasing Division
Statewide Price Agreement #: **40-00000-23-00034**

Item	Approx. Qty.	UOM	Article and Description	Unit Price	Awarded Vendor
			Item 14 - Continued		
				0%	(AB)
				0%	(AC)
				0%	(AD)
				0%	(AE)
				0%	(AF)
				0%	(AG)
				0%	(AH)
				0%	(AI)
				2%	(AJ)
				0%	(AK)
				0%	(AL)
				0%	(AM)
				0%	(AN)
				0%	(AO)
				0%	(AP)
				0%	(AQ)
				0%	(AR)
				0%	(AS)
				0%	(AT)
				2%	(AU)
				0%	(AV)
				0%	(AW)
				0%	(AX)
				0%	(AY)
				0%	(AZ)
				0%	(BA)
				0%	(BB)
				0%	(BC)
				0%	(BE)
				0%	(BF)
				0%	(BG)
				0%	(BH)
				0%	(BI)
				0%	(BJ)
				5%	(BK)
				0%	(BL)
				0%	(BM)
				0%	(BN)
				0%	(BO)
				0%	(BP)
				0%	(BQ)
				0%	(BR)
				15%	(BS)

DocuSign Envelope ID: 9C0D0BCE-1F94-4323-9C4D-6BA4D233D2D9

Item	Approx. Qty.	UOM	Article and Description	Unit Price	Awarded Vendor
			Item 14 - Continued		
				0%	(BT)
				0%	(BU)
				2%	(BV)
				0%	(BW)
				0%	(BX)
				0%	(BY)
15	**1**	**Day**	**Daily per diem rate for overnight stay as needed. Including dinner and breakfast per person. Bidders should provide a Per Diem Rate that does not exceed the Per Diem Rate defined above in this bid. If a Per Diem Rate is not submitted by the Bidder, the defined rate shall be the default.**		
				$150.00	(AA)
				$125.00	(AB)
				$50.00	(AC)
				$150.00	(AD)
				$180.00	(AE)
				$175.00	(AF)
				$100.00	(AG)
				$175.00	(AH)
				$125.00	(AI)
				$195.00	(AJ)
				$150.00	(AK)
				$131.00	(AL)
				$130.00	(AM)
				$210.00	(AN)
				$195.00	(AO)
				$250.00	(AP)
				$55.00	(AQ)
				$157.00	(AR)
				$150.00	(AS)
				$185.00	(AT)
				$163.00	(AU)
				$276.00	(AV)
				$170.00	(AW)
				$150.00	(AX)
				$185.00	(AY)
				$175.00	(AZ)
				$185.00	(BA)
				$100.00	(BB)
				$120.00	(BC)
				$150.00	(BD)
				$184.75	(BE)
				$120.00	(BF)
				$155.00	(BG)

DocuSign Envelope ID: 9C0D0BCE-1F94-4323-9C4D-6BA4D233D2D9

Item	Approx. Qty.	UOM	Article and Description	Unit Price	Awarded Vendor
			Item 15 - Continued		
				$120.00	(BH)
				$225.00	(BI)
				$100.00	(BJ)
				$125.00	(BK)
				$203.71	(BL)
				$66.00	(BM)
				$125.00	(BN)
				$285.00	(BO)
				$150.00	(BP)
				$195.00	(BQ)
				$125.00	(BR)
				$195.00	(BS)
				$150.00	(BT)
				$185.00	(BU)
				$157.00	(BV)
				$200.00	(BW)
				$260.00	(BX)
				$115.00	(BY)
16	**1**	**Mile**	**One way per mile cost, per service vehicle required, measured from the awarded Contractor's office/shop to the requested job site, for travel in excess of 50 miles one way, based on mapquest.com. Bidders should provide a Mileage Rate that does not exceed the IRS Mileage Rate linked above. If a Mileage Rate is not submitted by the Bidder, the defined rate shall be the default.**		
				$0.50	(AA)
				$1.25	(AB)
				$0.65	(AC)
				$2.50	(AD)
				$1.25	(AE)
				$0.66	(AF)
				$10.00	(AG)
				$1.26	(AH)
				$0.655	(AI)
				$0.66	(AJ)
				$1.00	(AK)
				$0.66	(AL)
				$0.65	(AM)
				$0.655	(AN)
				$1.55	(AO)
				$3.50	(AP)
			* per mile	$1.50	(AQ)
				$1.50	(AR)
				$20.00	(AS)
				$10.00	(AT)

DocuSign Envelope ID: 9C0D0BCE-1F94-4323-9C4D-6BA4D233D2D9

Item	Approx. Qty.	UOM	Article and Description	Unit Price	Awarded Vendor
			Item 16 - Continued		
				0.655	(AV)
				$0.65	(AW)
				$0.65	(AX)
				$4.50	(AY)
				$3.00	(AZ)
				$10.00	(BA)
				$0.655	(BB)
				$0.65	(BC)
				$4.00	(BD)
				$0.66	(BE)
				$8.50	(BF)
				$0.65	(BG)
			* cents per mile	$0.655	(BH)
				$1.50	(BI)
				$10.00	(BJ)
				$0.75	(BK)
				$0.74	(BL)
				$5.00	(BM)
				$1.00	(BN)
				$3.75	(BO)
				$0.87	(BP)
				$1.85	(BQ)
				$0.655	(BR)
				$1.25	(BS)
				$0.57	(BT)
				$2.50	(BU)
				$0.25	(BV)
				$1.75	(BW)
				$0.655	(BX)
				$8.50	(BY)

***** 16 Awarded Items Total*****

DocuSign

Certificate Of Completion

Envelope Id: 9C0D0BCE1F9443239C4D6BA4D233D2D9
Status: Completed
Subject: GSD/SPD Procurement#: 40-00000-23-00034 General Construction Award
Source Envelope:
Document Pages: 45
Signatures: 1
Certificate Pages: 5
Initials: 2
AutoNav: Enabled
EnvelopeId Stamping: Enabled
Time Zone: (UTC-07:00) Mountain Time (US & Canada)

Envelope Originator:
Tami Concha
1100 S Saint Francis Dr
Santa Fe, NM 87502
Tami.Concha@gsd.nm.gov
IP Address: 164.64.63.2

Record Tracking

Status: Original
12/29/2023 1:05:04 PM
Holder: Tami Concha
Tami.Concha@gsd.nm.gov
Location: DocuSign

Security Appliance Status: Connected
Pool: StateLocal

Storage Appliance Status: Connected
Pool: GSD
Location: DocuSign

Signer Events	Signature	Timestamp
Michael Saavedra Michael.Saavedra@gsd.nm.gov New Mexico General Services Security Level: Email, Account Authentication (None)	MS Signature Adoption: Pre-selected Style Using IP Address: 164.64.62.10	Sent: 12/29/2023 1:13:14 PM Viewed: 12/29/2023 1:13:44 PM Signed: 12/29/2023 1:13:50 PM
Electronic Record and Signature Disclosure: Accepted: 6/4/2020 11:04:51 AM ID: 9cac1b3e-4279-4c8f-b2b4-c607ea9821d8		
Tami Concha tami.concha@gsd.nm.gov Procurement Specialist II New Mexico General Services, State Purchasing Division Security Level: Email, Account Authentication (None)	JC Signature Adoption: Pre-selected Style Using IP Address: 164.64.62.10	Sent: 12/29/2023 1:13:54 PM Viewed: 12/29/2023 1:14:14 PM Signed: 12/29/2023 1:14:21 PM
Electronic Record and Signature Disclosure: Not Offered via DocuSign		
Natalie Martinez natalie.martinez1@gsd.nm.gov Deputy Director New Mexico General Services Security Level: Email, Account Authentication (None)	Natalie Martinez Signature Adoption: Pre-selected Style Using IP Address: 164.64.62.10	Sent: 12/29/2023 1:14:25 PM Viewed: 12/29/2023 1:23:23 PM Signed: 12/29/2023 1:27:07 PM
Electronic Record and Signature Disclosure: Not Offered via DocuSign		

In Person Signer Events	Signature	Timestamp

Editor Delivery Events	Status	Timestamp

Agent Delivery Events	Status	Timestamp

Intermediary Delivery Events	Status	Timestamp

Certified Delivery Events	Status	Timestamp

Carbon Copy Events	Status	Timestamp

Witness Events	Signature	Timestamp

Notary Events	Signature	Timestamp

Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	12/29/2023 1:13:14 PM
Certified Delivered	Security Checked	12/29/2023 1:23:23 PM
Signing Complete	Security Checked	12/29/2023 1:27:07 PM
Completed	Security Checked	12/29/2023 1:27:07 PM

Payment Events	Status	Timestamps

Electronic Record and Signature Disclosure

ELECTRONIC RECORD AND SIGNATURE DISCLOSURE

A. ELECTRONIC RECORD AND SIGNATURE DISCLOSURE (ERSD)

From time to time, New Mexico General Services Department (GSD), on behalf of the State of New Mexico (SONM), may be required by law to provide you with certain written notices or disclosures. Stated below are the terms and conditions for GSD's providing you such notices and disclosures electronically through the DocuSign system. Please read this information carefully. If you are able to access this information electronically and agree to **this Electronic Record and Signature Disclosure (ERSD)**, please confirm your agreement by selecting the check-box next to "I agree to use electronic records and signatures" before clicking "CONTINUE" within the DocuSign system.

B. Obtaining paper copies

At any time up to twenty (20) calendar days following your use of DocuSign to electronically sign a document, you may request a paper copy of any record provided or made available electronically to you by GSD. You will have the ability to download and print documents SONM sends you through the DocuSign system during and immediately after the signing session and, if you elect to create a DocuSign account, you may access the documents for a twenty (20) calendar day period after such documents are first sent to you. Following the twenty (20) day period, if you want GSD to send you paper copies of any such documents from GSD's office, you will be charged a $1.00 per-page fee plus postage. You may request delivery of such paper copies from GSD by following the procedure stated in Section H, below.

C. Withdrawing your consent

If you decide to receive notices and disclosures from GSD electronically, you may at any time change your mind and inform GSD you want to receive required notices and disclosures only in paper format. The procedure concerning how you may inform GSD of your decision to receive future notices and disclosures in paper format as well as withdraw your consent to receive notices and disclosures electronically is stated in Section D, immediately below.

D. Consequences of changing your mind

If you elect to receive required notices and disclosures only in paper format, it will slow the speed with which GSD will be able to complete certain steps in specific transactions and deliver paper copies to you. GSD will need: (1) to send the required notices or disclosures to you in paper format; and (2) wait until GSD receives your acknowledgment of your receipt of such paper notices or disclosures. Further, you will no longer be able to use the DocuSign system to receive required notices and consents electronically from SONM or to electronically sign documents generated and sent to you from SONM.

E. All notices and disclosures will be sent to you electronically

Unless you inform GSD otherwise according to these procedures, GSD will electronically provide you through the DocuSign system all required notices, disclosures, authorizations, acknowledgements and other documents that are required to be provided or made available to you during the course of your electronic signature relationship with SONM. To reduce the possibility of inadvertent non-receipt, GSD prefers to provide all required notices and disclosures by the same method and to the same email or physical address that you furnish to GSD. Thus, you may receive the disclosures and notices electronically or in paper form. If you do not agree with this procedure, please inform GSD according to the procedures stated in Section I, below. Please also refer to Section D, immediately above, which states the consequences resulting from your declination of electronic delivery of notices and disclosures.

F. How to contact GSD:

You may inform General Services Department (GSD) of any changes you select regarding State Purchasing Division's (SPD) electronic communications with you, to request paper copies of certain information from SPD, and to withdraw your prior consent to receive notices and disclosures electronically by emailing your request(s) to SPD at: *GSD.SPDinfo@state.nm.us*

G. To advise SPD of your new email address

To inform SPD of a change in the email address to which SPD sends you notices and disclosures electronically, you must send an email to SPD at *GSD.SPDinfo@state.nm.us* and in the body of such request you must include your previous and new email addresses.

H. To request paper copies from SPD

To request delivery of paper copies of electronic notices and disclosures that DocuSign and/or SPD have previously provided to you, you must send an email to SPD at *GSD.SPDinfo@state.nm.us* and in the body of your email request state your email address, full name, mailing address, and telephone number. SPD will charge you a $1.00 per page copy fee plus postage.

I. To withdraw your consent with SPD

To inform SPD that you no longer wish to receive notices and disclosures in electronic format you may:

(1) Decline to sign a document from within a signing session, and on the subsequent page, select the check-box indicating you wish to withdraw your consent, or you may:

(2) Send SPD an email to *GSD.SPDinfo@state.nm.us* and in the body of your request state your email address, full name, mailing address, and telephone number.

J. Required hardware and software

The minimum system requirements for using the DocuSign system may change over time. The current DocuSign system requirements may be found at:
https://support.docusign.com/guides/signer-guide-signing-system-requirements

K. Acknowledging your access and consent to receive and sign documents electronically

To confirm that you are able to electronically access the information contained in this Electronic Record and Signature Disclosure (ERSD), please confirm that you have: (1) read this ERSD, and either: (2) you are able to print on paper or electronically save this ERSD for your future reference and access; or (3) you are able to email this ERSD to an email address where you will be able to print this ERSD on paper and/or save this ERSD for your future reference and access. Further, if you consent to receiving notices and disclosures from DocuSign and/or SPD exclusively in electronic format, then select the check-box next to "I agree to use electronic records and signatures," before you click "CONTINUE" within the DocuSign system.

By selecting the check-box next to "I agree to use electronic records and signatures," you confirm that:

- You have read this Electronic Record and Signature Disclosure (ERSD); and
- You can print this ERSD on paper, or you can save and/ or send this ERSD to a location where you can print this ERSD, for your future reference and access; and
- Until or unless you notify SPD as stated in this ERSD, you consent to exclusively receive through electronic means all notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you by SPD during the course of your electronic signature relationship with SPD.

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: R97

AGENDA DATE:
August 28, 2025

DEPARTMENT:
Administration

SUBJECT:
R97, Resolution Amending the City Manager's Employment Contract

BACKGROUND AND ANALYSIS:
The Governing Body via Resolution No. 47, Enactment No. 21-046 appointed Matthew Geisel as City Manager and approved an employment contract. Geisel's employment contract, as City Manager, has an effective date of May 3, 2021.

The Governing Body via Resolution No. 90, Enactment No. 22-090 amended Matthew Geisel's employment contract as City Manager with an effective date of September 22, 2022.

Prior to his appointment to City Manager, Geisel served the City of Rio Rancho in various capacities from January 2009 to October 2016 and returned to the City in September 2019, then serving as Economic Development Manager and then Acting Development Services Director.

Section 3.01 of the City Charter states that the Mayor shall initiate an annual performance review of the City Manager with the advice of the City Council.

Section 5 of City Manager Geisel's employment contract states that on the anniversary of the contract, and in conjunction with the annual performance review initiated by the Mayor, City Manager Geisel and Mayor Hull may revisit and renegotiate the terms and provisions pertaining to compensation in the contract.

Pursuant to Section 5 of Geisel's employment contract, any changes to the contract are subject to the Governing Body's review and approval.

On July 24, 2025, a closed session with the Governing Body was held to conduct City Manager Geisel's annual evaluation. The September 19, 2025, work session will establish the City Manager's annual goals. In the July 24, 2025, annual evaluation, City Manager Geisel indicated to the Governing Body his desire to seek amendments to his contract that would consider his cumulative tenure as a City employee.

Based on a review of City Manager Geisel's performance from July 2024 to June 2025, the following changes to the City Manager's employment contract are being sought:

- City Manager shall be eligible for PERA Enhancement Pay pursuant to Section 5.10 of the City's Personnel Policies and Work Rules Section 9.3 (adopted on March 25, 2021, and subsequently amended on November 10, 2021, February 27, 2023 and March 25, 2024) based on cumulative tenure with the City of Rio Rancho rather than tenure since rehire date.

- Pursuant to the City's Personnel Policies and Work Rules Section 9.3 (adopted on March 25, 2021, and subsequently amended on November 10, 2021, February 27, 2023 and March 25, 2024), Employee may convert sick leave to vacation upon separation at the schedule of an employee having served fifteen (15) years with the City of Rio Rancho and hired before April 1, 2021.

IMPACT:

If approved, the City Manager would be eligible for $1000 per year in PERA Enhancement Pay.

If approved, the City Manager Geisel would be eligible for the sick leave to vacation conversion schedule of an employee having served fifteen (15) years with the City of Rio Rancho and hired before April 1, 2021, one-year and two months sooner. City Manager Geisel will achieve 15 years of service with the City in November 2026.

ALTERNATIVES:

Approve the Resolution.

Do not approve the Resolution.

DEPARTMENT RECOMMENDATION:

Mayor Hull recommends approval of the Resolution.

ATTACHMENT: Resolution_R97
ATTACHMENT: Signed and Final Matt Geisel CM Contract May 2021
ATTACHMENT: Amendment Number 1 Sept 23 2022
ATTACHMENT: Proposed Amendment Number 2 August 28 2025
ATTACHMENT: Public Comment

CITY OF RIO RANCHO
RESOLUTION

RESOLUTION NO. **ENACTMENT NO.**

RESOLUTION AMENDING THE CITY MANAGER'S EMPLOYMENT CONTRACT

WHEREAS: the Governing Body via Resolution No. 47, Enactment No. 21-046 appointed Matthew Geisel as City Manager and approved an employment contract; and

WHERAS: prior to his appointment to City Manager, Geisel served the City of Rio Rancho in various capacities from January 2009 to October 2016 and returned to the City in September 2019; and

WHEREAS: Geisel's employment contract, as City Manager, has an effective date of May 3, 2021; and

WHEREAS: the Governing Body via Resolution No. 90, Enactment No. 22-090 amended Matthew Geisel's employment contract as City Manager with an effective date of September 22, 2022; and

WHEREAS: Section 3.01 of the City Charter states that the Mayor shall initiate an annual performance review of the City Manager with the advice of the City Council; and

WHEREAS: Section 5 of City Manager Geisel's employment contract states that on the anniversary of the contract, and in conjunction with the annual performance review initiated by the Mayor, the City Manager and the Mayor may revisit and renegotiate the terms and provisions pertaining to compensation in the contract; and

WHEREAS: pursuant to Section 5 of City Manager Geisel's employment contract, any changes to the contract are subject to the Governing Body's review and approval.

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

That the Governing Body does hereby approve an amended Employment Agreement for Matthew Geisel as City Manager, attached hereto.

ADOPTED THIS _____DAY OF _____, 2025.

_____
Greggory D. Hull, Mayor

ATTEST:

_____

Noel C. Davis, City Clerk
(SEAL)

EMPLOYMENT AGREEMENT
MATTHEW B. GEISEL

THIS AGREEMENT is made and entered into on May 3, 2021, by and between the City of Rio Rancho, New Mexico, a municipal corporation ("Employer"), and Matthew B. Geisel ("Employee"), in consideration of the terms and conditions hereinafter stated:

WHEREAS, Employer is a home rule municipality organized under Article X, Section 6 of the New Mexico Constitution, having adopted a City Charter ("Charter"), effective May 1, 1992; and

WHEREAS, Employer's Charter sets forth certain powers and obligations of the Governing Body of Employer with respect to entering into an employment contract with the City Manager; and

WHEREAS, Employer desires to secure and retain the services of Employee as City Manager and to provide an inducement for Employee to remain in such employment; and

WHEREAS, Employer desires to provide certain benefits, establish certain conditions of employment and to set general working conditions of Employee,

WHEREAS, Employer desires to make possible full work productivity by assuring Employee 's morale and peace of mind with respect to future security; and

WHEREAS, Employer desires to provide a means for terminating Employee 's service at such time as Employee may be unable to fully discharge employee's duties due to disability, Employee's malfeasance or dishonesty, or when Employer may, as provided further herein, otherwise desire to terminate Employee 's services; and

WHEREAS, the Parties acknowledge that Employee is subject to the International City/County Managers Association Code of Ethics; and

WHEREAS, Employee desires to accept employment as City Manager in accordance with the terms and conditions of this Agreement.

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

SECTION 1. DUTIES

Employer hereby agrees to employ the services of Employee as City Manager for the City of Rio Rancho, New Mexico. Employee agrees to accept employment and serve as City Manager for the City of Rio Rancho, New Mexico and to carry out to the best of Employee's ability all the duties imposed upon that office by the Charter, ordinance, policy, and those other legally permissible and proper duties and functions as the Employer, from time to time may require of and assign to that office. Employee's duties require that he have the exclusive and unrestricted use of an automobile at all times during his employment with Employer. Therefore, Employer shall provide a City-owned and maintained automobile.

SECTION 2. STATUS AND TERM

A. Employee shall be employed for an indefinite term, serving at the pleasure of the Employer. Employee shall be considered an at-will employee of the City. This employment agreement shall commence on May 3, 2021.

B. Nothing in this Agreement shall prevent, limit or otherwise interfere with the Employer's right to terminate this Agreement, with or without cause, at any time, subject only to the provisions set forth in Section 3 of this Agreement, the laws of the State of New Mexico, City Charter, and the Ordinances of the City of Rio Rancho.

C. Nothing in this Agreement shall prevent, limit or otherwise interfere with the right of Employee to resign and terminate this Agreement at any time, subject only to the provisions set forth in Section 3 of this Agreement.

D. Employee agrees to remain in the exclusive employ of Employer for an indefinite period of time and shall neither accept other employment nor become employed by any other employer without the prior written approval of the Employer.

The term "employed" (and derivations of that term as used hereinabove) shall include but is not limited to employment by another legal entity or self employment, but shall not be construed to include occasional teaching, writing, consulting or military reserve service performed on Employee's own time and with the advance approval of the Governing Body.

SECTION 3. TERMINATION OF EMPLOYMENT AND SEVERANCE PAY

A. Except as provided in paragraph B of this section, in the event Employee is terminated or resigns upon request of Employer, and during such time that Employee is willing and able to perform Employee's duties under this Agreement, Employer agrees to pay Employee a severance package as described in paragraph C of this section.

B. The following reasons shall constitute grounds to terminate this Agreement without payment of the severance package provided in paragraph C. of this Agreement:

1. A willful breach of this Agreement or the willful neglect by Employee to perform the duties Employee is required to perform under this Agreement; or

2. Conviction of a criminal act which because of Employee's position directly brings discredit upon Employer, for example: minor theft of City property, breach of Employer's conflict of interest rules, breach of the New Mexico Governmental Conduct Act, and other similar criminal acts which, whether felonious or not, would discredit Employer or jeopardize the public's trust and confidence for Employer; or

3. Employee's gross negligence, or willful and continued failure to substantially perform assigned duties; or willfully engaging in conduct materially injurious to the Employer, monetarily or otherwise; or

4. Conviction of any felony offense.

C. Except as provided in paragraph B of this section, in the event Employee is terminated or resigns upon request of Employer, and during such time Employee is willing and able to perform Employee's duties under this Agreement, then in that event Employer agrees to pay Employee a lump sum cash severance payment equal to six (6) months of base salary on the condition that the Employee signs a separation agreement and release which includes a full release of all claims related to Employee's employment. Employee will be compensated for all unused and accrued vacation. Employer agrees to provide the employee a lump sum payment equal to the Employer portion of Medical coverage for six (6) months under the Consolidated Omnibus Budget Reconciliation Act (COBRA) should the Employee elect COBRA coverage. Sick leave accrued to that date shall be paid out in accordance with City work rules applicable to non-union employees.

The benefits provided, as a part of termination, shall not include the continued accrual of leave benefits beyond the date of termination. The six (6) months' base salary shall be paid under the conditions referenced herein and shall be paid without regard to whether the Employee has secured other employment. The six (6) months' base salary shall not be considered eligible for PERA contributions or as any form of PERA service credit.

All amounts set forth in the above paragraph shall be subject to applicable withholdings including federal, state and local taxes.

D. In the event Employer, at any time during the term of this Agreement, reduces the salary or other employment benefits of Employee in a greater percentage than an applicable across-the-board reduction for all Directors of City Departments, or if Employer refuses, following written demand by Employee, to extend to Employee any non-salary benefit customarily available to all Directors of City Departments, or if Employee resigns following a formal request of a majority of the Governing Body, then Employee may, at employee's option, be deemed terminated within the meaning and context of this Subsection 3(C) hereinabove.

E. In the event Employee voluntarily resigns Employee's position with Employer, Employee shall provide at least sixty (60) calendar days written advance notice, unless the parties otherwise consent by written agreement.

F. It is understood and agreed that after notice of termination or resignation in any form, Employee and Employer shall cooperate to provide for an orderly transition. Responsibilities during such transition may be specified in the written separation agreement.

SECTION 4. SALARY

A. Effective May 3, 2021, Employer agrees to pay Employee for services rendered pursuant hereto an annual base salary of one hundred seventy thousand dollars ($170,000.00). The City's budget will contain all salary and benefit amounts. In addition, Employer agrees to adjust at Employer's sole discretion Employee's base salary and/or benefits of Employee in such amounts at such time and to such extent as other non-union employees, notwithstanding any approved merit pay increases.

SECTION 5. PERFORMANCE EVALUATION

A. Pursuant to Article III of the City Charter, Employee shall present an annual self-evaluation of successes and difficulties in meeting goals in preparation for an annual review meeting with the Mayor.

B. Employer shall review and evaluate the performance of Employee not less than once annually. Said review and evaluation shall be in accordance with specific criteria developed by the Mayor. Performance Evaluation criteria may be modified, from time to time, as the Mayor may determine. Employer shall conduct the review and shall provide Employee with a written copy of the evaluation and provide an adequate opportunity for Employee to discuss the evaluation.

C. Annually, Employer and Employee shall define such goals and performance objectives that they determine necessary for the proper operation of the City, and the attainment of Employer's policy objectives, and shall further establish a relative priority among those various goals and objectives, said goals and objectives to be reduced to writing. They shall generally be attainable within the time limitations as specified and the annual operating and capital budgets and appropriations.

D. Upon the anniversary of this employment agreement and, in conjunction with the performance evaluation pursuant to this Section 5, Employee and the Mayor may revisit and renegotiate the terms and provisions pertaining to compensation in this employment agreement; any and all such changes to this employment agreement shall be subject to the Governing Body's review and approval.

SECTION 6. HOURS OF WORK

Recognizing that Employee must devote a significant amount of time outside of normal office hours to the business of Employer, it is agreed that Employee may be allowed to adjust his work week as he deems appropriate during said office hours. The normal work schedule for Employee is at least forty (40) and often fifty (50) hours or more per week, including time taken through vacation or other approved leave.

SECTION 7. ADMINISTRATIVE, VACATION AND SICK LEAVE

A. Employee shall accrue, and have credited to his personal account, vacation and sick leave in accordance with applicable City personnel policies. As an inducement to Employee to become City Manager at signature hereof Employee shall accrue and have credited to his personal account, vacation leave at the same rate as a fifteen (15) year employee.

B. In recognition that Employee's work schedule may not allow the use of vacation in a timely manner, Employee may carryover up to three hundred twenty (320) accumulated vacation hours from year to year. Any vacation hours accumulated annually in excess of 320 hours shall be forfeited unless used on or before June 30th within any fiscal year, in accordance with City personnel policies and unless otherwise approved by the Governing Body.

SECTION 8. DISABILITY, HEALTH AND LIFE INSURANCE

Employer agrees to purchase and to pay the required premiums on term life insurance policies equal in amount to two (2) times the annual gross salary of Employee, with the beneficiary named by Employee. Insurance shall become effective the first of the month following date of hire.

Employer agrees to provide for and pay the premium for medical insurance for Employee and family coverage to the same extent provided to all other employees of the City of Rio Rancho. Medical Insurance shall become effective on the first of the month following date of hire.

Employer agrees to purchase and pay the required premiums for long-term disability insurance policy, equal to the coverage provided by the City's policy in effect upon the date of execution of this Agreement. Long-term disability Insurance shall become effective on the first of the month following date of hire.

SECTION 9. RETIREMENT

Employer agrees to contribute to the Public Employees Retirement Association of New Mexico (PERA) in an amount equal to the contribution the City makes for all other City employees. Such contribution will coincide with the pay schedule.

SECTION 10. PROFESSIONAL DEVELOPMENT

A. Employer agrees to budget and to pay for the professional dues and subscriptions of Employee necessary for their continuation and full participation in national, regional, state and local associations and organizations necessary and desirable for their continued professional participation, growth and advancement, to better serve the interests of Employer if able to be funded in the City budget.

B. Employer hereby agrees to budget for and to pay the actual travel and subsistence expenses of Employee for professional and official travel, meetings and occasions adequate to continue the professional development of Employee, and to adequately pursue necessary official and other functions for Employer, if able to be funded in the City budget.

C. Employer also agrees to budget and to pay for the travel and subsistence expenses of Employee for short courses; institutes and seminars that are necessary for their professional development to better serve the interests of Employer, if able to be funded in the City budget.

D. Employer hereby agrees to provide Employee with tuition reimbursement benefits to the same extent provided to Department Directors, if able to be funded in the City budget.

SECTION 11. INDEMNIFICATION

Employer shall defend, hold harmless and indemnify Employee personally against any and all claims, legal actions, damage suits, loss, judgments, costs and expenses, and attorney fees arising out of or related to any decision and/or conduct by Employee while serving as City Manager so long as said decision and/or conduct shall be within the scope of Employee's authority, to the extent permitted by law. This indemnification and hold harmless provision shall continue from

the date of execution of this agreement and for all future time, and shall apply to Employee's decisions and/or conduct as City Manager within the scope of his authority, from the time he first became employed by the City until such time as said employment terminates.

SECTION 12. BONDING

Employer shall pay the cost of any fidelity or other bonds required of the Employee.

SECTION 13. OTHER TERMS AND CONDITIONS OF EMPLOYMENT

Employer, in consultation with Employee, shall fix any such other terms and conditions of employment, as it may determine from time to time, relating to the performance of Employee, provided such terms and conditions are not inconsistent with or in conflict with the provisions of this Agreement, the City Charter, City Ordinances or any other applicable law.

All provisions of the City Charter, City Ordinance, regulations or rules of Employer as they now exist or hereafter may be amended, also shall apply to Employee as they would to other employees of Employer, except as may be specifically accepted herein.

SECTION 14. NOTICES

Notices pursuant to this Agreement shall be given by deposit in the custody of the United States Postal Service, postage prepaid, certified, return receipt requested, addressed as follows:

(1) EMPLOYER: City of Rio Rancho
City Hall
3200 Civic Center Circle NE
Rio Rancho, New Mexico 87144

(2) EMPLOYEE: Matthew B. Geisel
2131 Via Esterlina Avenue SE
Rio Rancho, New Mexico 87124

Alternatively, notices required pursuant to this Agreement may be personally served in the same manner as is applicable to civil judicial practice. Notice shall be deemed given as of the date of personal service or as of the date of deposit of such written notice in the course of transmission in the United States Postal Service.

SECTION 15. GENERAL PROVISIONS

A. The text herein shall constitute the entire Agreement between the parties.

B. If any provision, or any portion thereof, contained in this Agreement is held unconstitutional, invalid or unenforceable, the remainder of this Agreement shall be deemed severable from such provision or portion and shall not be affected or diminished and shall remain in full force and effect.

C. In performing the provisions of this Agreement, Employer and Employee mutually agree to abide by the provisions of applicable law.

SECTION 16. APPROPRIATIONS

No commitment of public funds will be made prior to the approval of this Agreement. The terms of this Agreement are contingent upon sufficient appropriations being made by the Governing Body for the performance of this Agreement. If sufficient appropriations are not made, this Agreement shall terminate subject to the conditions subsequent concerning severance payment being provided by Employer to Employee as provided in Section 3. Termination pursuant to the terms of this Agreement shall not result in any claim for payment or damages by Employee or Employer. Employer's decision as to whether sufficient appropriations are available shall be accepted by Employee and shall be final.

IN WITNESS WHEREOF, on this 3rd of May, 2021, the City of Rio Rancho has caused this Agreement to be signed and executed on its behalf by its City Manager, and Employee has signed and executed this Agreement, both in duplicate.

CITY OF RIO RANCHO, by

Greggory Hull, Mayor

EMPLOYEE:

Matthew B. Geisel, City Manager

Jim Owen, District 1

Jeremy Lenentine, District 2

Bob Tyler, Deputy Mayor, District 3

Paul Wymer, District 4

Karissa Culbreath, District 5

Daniel Stoddard, District 6

ATTEST:

Rebecca Martinez, City Clerk
(SEAL)

APPROVED AS TO FORM:

Gregory F. Lader, City Attorney

AMENDMENT NUMBER 1 TO EMPLOYMENT AGREEMENT
MATTHEW GEISEL

THIS AMENDMENT TO THE EMPLOYMENT AGREEMENT is made and entered into by and between the City of Rio Rancho, New Mexico, a municipal corporation ("Employer"), and Matthew Geisel ("Employee"), in consideration of the terms and conditions hereinafter stated:

WHEREAS, Employer is a home-rule municipality organized under Article X, Section 6 of the New Mexico Constitution, having adopted a City Charter ("Charter"), effective May 1, 1992; and

WHEREAS, Employer's Charter sets forth certain powers and obligations of the Governing Body with respect to entering into an employment agreement/contract with the City Manager; and

WHEREAS, the Governing Body via Resolution No. 47, Enactment No. 21-046 appointed Matthew Geisel as City Manager and approved an employment contract with an effective date of May 3, 2021; and

WHEREAS, Pursuant to the Employee's most recent annual performance review initiated by the Mayor with the advice of the City Council, and subsequently revisiting and renegotiating terms and provisions pertaining to compensation in the contract, the Employer desires to modify the Employee's employment agreement; and

WHEREAS, the Employer desires to retain the services of the Employee as City Manager.

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

EMPLOYMENT AGREEMENT REMAINS IN EFFECT

As executed and amended thereafter, the Employment Agreement remains in effect subject to the following amendments.

SECTION 3. TERMINATION OF EMPLOYMENT AND SEVERANCE PAY

Section 3(C) is amended in the following manner (underline is new text and strikethrough is deleted text):

Except as provided in paragraph B of this section, in the event Employee is terminated or resigns upon request of Employer, and during such time Employee is willing and able to perform Employee's duties under this Agreement, then in that event Employer agrees to pay Employee a lump sum cash severance payment equal to: (a) six (6) months of base salary; and (b) one (1) week of base salary for every full year of cumulative service with the Employer. Payment shall

be made on the condition that the Employee signs a separation agreement and release which includes a full release of all claims related to Employee's employment. Employee will be compensated for all unused and accrued vacation. Employer agrees to provide the employee a lump sum payment equal to the Employer portion of Medical coverage for a period equal to that used to calculate the total lump sum cash severance payment ~~six (6) months~~ under the Consolidated Omnibus Budget Reconciliation Act (COBRA) should the Employee elect COBRA coverage. Sick leave accrued to that date shall be paid out in accordance with City work rules applicable to non-union employees with fifteen (15) years of experience that separate (voluntarily, termination, or requested resignation) from the City.

The benefits provided, as a part of termination, shall not include the continued accrual of leave benefits beyond the date of termination. The six (6) months' base salary and one (1) week of base salary for every full year of cumulative service shall be paid under the conditions referenced herein and shall be paid without regard to whether the Employee has secured other employment. The six (6) months' base salary and one (1) week of base salary for every full year of cumulative service shall not be considered eligible for PERA contributions or as any form of PERA service credit.

All amounts set forth in the above paragraph shall be subject to applicable withholdings including federal, state and local taxes.

SECTION 7: ADMINISTRATIVE, VACATION AND SICK LEAVE

Section 7(B) is amended in the following manner (underline is new text and strikethrough is deleted text):

In recognition that Employee's work schedule may not allow the use of vacation in a timely manner, Employee may carryover up to ~~three hundred twenty (320)~~ four hundred eighty (480) accumulated vacation hours from fiscal year to fiscal year. Any vacation hours accumulated ~~annually~~ between ~~in excess of~~ 320 hours and 480 hours may be paid in a lump sum to the Employee, timing at their discretion, at the hourly rate the excess vacation hours were accrued. ~~shall be forfeited unless used on or before June 30th within any fiscal year, in accordance with City personnel policies and unless otherwise approved by the Governing Body.~~ A total of 29.82 hours of vacation accrued by the Employee and forfeited at the end of Fiscal Year 2022 is reinstated. The Employee may elect to have the 29.82 hours of vacation added to their vacation balance or paid in a lump sum at the hourly rate the vacation hours were accrued.

WHEREFORE, on this 22nd of September, 2022, by signature as indicated below, the City of Rio Rancho and Employee do hereby execute this Amendment to the Employment Agreement.

CITY OF RIO RANCHO, by

Greggory D. Hull, Mayor

EMPLOYEE:

Matthew B. Geisel, City Manager

Jim Owen, District 1

Jeremy Lancaster, District 2

Robert Tyler, District 3

Paul Wymer, District 4

Karissa Culbreath, District 5

Daniel Stoddard, District 6

ATTEST:

Rebecca A. Martinez, City Clerk

(SEAL)

AMENDMENT NUMBER 2 TO EMPLOYMENT AGREEMENT
MATTHEW GEISEL

THIS AMENDMENT TO THE EMPLOYMENT AGREEMENT is made and entered into by and between the City of Rio Rancho, New Mexico, a municipal corporation ("Employer"), and Matthew Geisel ("Employee"), in consideration of the terms and conditions hereinafter stated:

WHEREAS, Employer is a home-rule municipality organized under Article X, Section 6 of the New Mexico Constitution, having adopted a City Charter ("Charter"), effective May 1, 1992; and

WHEREAS, Employer's Charter sets forth certain powers and obligations of the Governing Body with respect to entering into an employment agreement/contract with the City Manager; and

WHEREAS, the Governing Body via Resolution No. 47, Enactment No. 21-046 appointed Matthew Geisel as City Manager and approved an employment contract with an effective date of May 3, 2021; and

WHEREAS, the Governing Body via Resolution No. 90, Enactment No. 22-090 amended Matthew Geisel's employment contract as City Manager with an effective date of September 22, 2022; and

WHEREAS, Pursuant to the Employee's most recent annual performance review initiated by the Mayor with the advice of the City Council, and subsequently revisiting and renegotiating terms and provisions pertaining to compensation in the contract, the Employer desires to modify the Employee's employment agreement; and

WHEREAS, the Employer desires to retain the services of the Employee as City Manager.

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

EMPLOYMENT AGREEMENT REMAINS IN EFFECT

As executed and amended thereafter, the Employment Agreement remains in effect subject to the following amendments.

SECTION 4. SALARY

B. Employee shall be eligible for PERA Enhancement Pay pursuant to Section 5.10 of the City's Personnel Policies and Work Rules Section 9.3 (adopted on March 25, 2021, and subsequently amended on November 10, 2021, February 27, 2023 and March 25, 2024) based on cumulative tenure with the City of Rio Rancho.

SECTION 7: ADMINISTRATIVE, VACATION AND SICK LEAVE

C. Pursuant to the City's Personnel Policies and Work Rules Section 9.3 (adopted on March 25, 2021 and subsequently amended on November 10, 2021, and February 27, 2023), Employee may convert sick leave to vacation upon separation at the schedule of an employee having served fifteen (15) years with the City of Rio Rancho and hired before April 1, 2021.

WHEREFORE, on this XX of XX, 2025, by signature as indicated below, the City of Rio Rancho and Employee do hereby execute this Amendment to the Employment Agreement.

CITY OF RIO RANCHO, by

_____

Greggory D. Hull, Mayor

_____

Deb Dapson, District 1

_____

Jeremy Lenentine, District 2

_____

Robert Tyler, District 3

_____

Paul Wymer, District 4

_____

Karissa Culbreath, District 5

_____

Nicole List, District 6

EMPLOYEE:

_____

Matthew B. Geisel, City Manager

ATTEST:

_____

Noel C. Davis, City Clerk

(SEAL)

Comments Regarding GB Agenda Item 13 (R97),
Resolution Amending the City Manager's Employment Contract
August 28, 2025

By Michael Jackovich P.E. (ret), 6751 Silver Creek Dr NE, Rio Rancho

I have reviewed the proposed "Resolution Amending the City Manager's Employment Contract" and have the following concerns:

1. This resolution does not breakout the cost to the City (taxpayers) of "bridging" Mr. Geisel's non-employment with the City between October 2016 to September 2019. The Public Employees Retirement Association (PERA) is funded via both employee and employer contributions. In the spirit of complete transparency what is the total cost of this benefit? Is the City shouldering both the employee and employer portions of this enhancement?

2. The "City Manager's Employment Contract" should contain a clause that ensures that Mr. Geisel remains employed by the City for a period of at least 3 years otherwise the PERA Enhancement Pay will not be granted (AKA a "Golden Handcuffs" clause). Otherwise, Mr. Geisel could leave with a 60-day notice the day after this enhancement is granted by the Governing Body!