



Regular Governing Body Meeting
City of Rio Rancho
AGENDA
September 25, 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 September 11, 2025 Regular Meeting
Minutes of September 11, 2025 Regular Meeting
Minutes of September 11, 2025 - Signed
- 2** R103, Resolution Authorizing the Disposal of Fire and Rescue Department Property
Resolution_R103
Exhibit A
R103 - Signed
- 3** R104, Resolution Authorizing a Budget Adjustment to the General Fund (101) (Fire and Rescue Department)
Resolution_R104
R104 - Signed
- 4** R105, Resolution Authorizing a Budget Adjustment to the State Appropriations Capital Fund (315)
Resolution_R105
R105 - Signed
- 5** R106, Resolution Authorizing a Budget Adjustment to the General Fund (101) (Police Department)
Resolution_R106
R106 - Signed

Boards/Commissions/Committee Reports

Public Hearings

- 6** O24, Ordinance Amending the Zoning Classification and Official Zoning Map for the Property Legally Described as Rio Rancho Estates Unit 22, Block 89, Tract E from TZ: Transitional District to R-3: Mixed Residential District and Rio Rancho Estates Unit 22, Block AA, Tract A from Unzoned District to R-3: Mixed Residential District, Providing for Severability and an Effective Date
Ordinance_O24
Application
Zoning, Location Map
Proof of Ownership: U22, Block 89, Tract E
Reviewer Comments
Notice
- 7** R107, Resolution Amending the Loma Barbon Master Plan for an Addendum for Renewable Energy
Resolution_R107
Application
Authorization
Justification
Zoning & Location Map
Exhibit A: Area Map
Exhibit B: Site Location
LOMA BARBON MASTER PLAN ADDENDUM updated
8-26 PZB Minutes
Notice
R107 - Signed
LOMA BARBON MASTER PLAN ADDENDUM Amended SEPTEMBER 2025
- 8** O25, Ordinance Amending the Zoning Classification and Official Zoning Map for 80 acres of the

property legally described as Loma Barbon, Tract B for a Renewable Energy Overlay District,
Providing for Severability and an Effective Date

Ordinance_O25

Application

Authorization

Justification

Zoning & Location Map

Loma Barbon Master Plan Addendum

LOMA BARBON MASTER PLAN ADDENDUM updated

Exhibit A: Area Map

Exhibit B: Site Location

Notice

O25 - Signed

Second Reading of Ordinances

First Reading of Ordinances

Discussion and Deliberation

City Manager

Adjournment



**CITY OF RIO RANCHO
COVER PAGE**

Legislation Item:

AGENDA DATE:

September 25, 2025

DEPARTMENT:

City Clerk

SUBJECT:

Minutes of September 11, 2025 Regular Meeting

BACKGROUND AND ANALYSIS:

IMPACT:

ALTERNATIVES:

DEPARTMENT RECOMMENDATION:

ATTACHMENT: [Minutes of September 11, 2025 Regular Meeting](#)

ATTACHMENT: [Minutes of September 11, 2025 - Signed](#)



Governing Body
of the
City of
Rio Rancho
MINUTES
SEPTEMBER 11, 2025
6:00 p.m.
Council Chambers

MEMBERS PRESENT:

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

STAFF

Matt Geisel, City Manager
Peter Wells, Deputy City Manager
Josh Rubin, City Attorney
Noel Davis, City Clerk
Amy Rincon, Director of Development Services
Carol Jaramillo, Director of Financial Services (virtual)
Stewart Steele, Police Chief
Loyola Martinez, Director of Human Services
Yolanda Lucero, Deputy City Clerk

Call to Order and Pledge of Allegiance

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

Proclamations and Awards of Merit

Public Forum

Comments by Councilors

Mayor Hull stated he will be moving D51 and R102 to be heard before Public Hearing.
There was no objection from the City Council.

Consent Calendar

- 1) Minutes of August 19, 2025, Work Session Meeting
- 2) Minutes of August 28, 2025, Regular Meeting
- 3) R98, Resolution Authorizing a Budget Adjustment to Increase the General Obligation Bond Debt Service Fund (402)
- 4) R99, Resolution Authorizing a Budget Adjustment to the Fire Protection Fund (250)
- 5) R100, Resolution Authorizing a Budget Adjustment to the E-911 Grant Fund (Fund 255)
- 6) R101, Resolution Authorizing a Budget Adjustment to the State Appropriations Capital Fund (315)

Bob Tyler moved to approve Consent Calendar. Seconded by Nicole List

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

1 YES: Deb Dapson, Jeremy Lenentine, Bob Tyler, Paul Wymer, Karissa
2 Culbreath, Nicole List
3 NO: None
4

5 **Boards/Commissions/Committee Reports**

7 **Discussion and Deliberation**

9 7) D51, Advice and Consent of the Governing Body for a New Collective Bargaining 10 Agreement with the Rio Rancho Police and Communications Association

11
12 Loyola Martinez, Director of Human Resources presented D51 and R102 together. The
13 term of the previous collective bargaining agreement (CBA) with the Rio Rancho Police
14 and Communications Association (RRPCA) ended on June 30, 2025. City
15 Administration began negotiations with a six-member team from the RRPCA regarding
16 a new CBA in January 2025 and concluded in August 2025. Mrs. Martinez went over
17 the proposed changes. Also, R102 is the proposed budget adjustment. Approval of the
18 proposed CBA with new benefits and costs is estimated to cost \$950,390 in the current
19 Fiscal Year 2026 Budget. These costs must be accounted for by the Governing Body
20 through adoption of a resolution. The funding source for the additional Fiscal Year 2026
21 costs is recommended to be accounted for using the General Fund Unreserved Ending
22 Fund Balance (\$21,082,790). Staff recommends approval.
23

24 Bob Tyler moved to approve D51. Seconded by Karissa Culbreath
25

26 The following individual spoke under this item:
27

- 28 • Kevin Buchanan
29

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

31 YES: Deb Dapson, Jeremy Lenentine, Bob Tyler, Paul Wymer, Karissa
32 Culbreath, Nicole List
33 NO: None
34

35 8) R102, Resolution Authorizing a Budget Adjustment to Fund the Collective Bargaining 36 Agreement with the Rio Rancho Police and Communications Association

37
38 Karissa Culbreath moved to approve R102. Seconded by Nicole List
39

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

41 YES: Deb Dapson, Jeremy Lenentine, Bob Tyler, Paul Wymer, Karissa
42 Culbreath, Nicole List
43 NO: None
44

45 **Public Hearings**

1 9) R47, Resolution Adopting the Chamisa Hills Master Plan

2
3 Amy Rincon, Director of Development Services presented R47 and O14 together. The
4 applicant, RR Mesa LLC, requests approval of the Chamisa Hills Master Plan for the
5 property legally described as Rambla at Calle Suenos, Tract 2, Chamisa Hills Country
6 Club, Parcel 2, 3, and 5, Chamisa Hills Country Club West, Tract A, and Chamisa Hills
7 Country Club North, Parcel 2. The subject property is approximately 256 acres. Being
8 heard concurrently with this application is a Zone Map Amendment. This item was
9 originally heard by the Governing Body on May 8, 2025, and postponed to the August
10 14, 2025, meeting in order for the applicant to address the additional information
11 requested by the Governing Body. The August 14th meeting was postponed a second
12 time to the September 11, 2025, meeting to allow sufficient time for staff to review the
13 remaining significant information that was requested by the Governing Body.

14
15 Jim Strozier, Agent provided an overview and went over the history of the item and the
16 proposed changes that have since been made.

17
18 Ms. Rincon briefly went over the changes that have been made since the last Public
19 Hearing.

20
21 Jeremy Lenentine moved to approve R47. Seconded by Bob Tyler

22
23 The following individuals spoke under this item:

- 24
25
- 26 • Jana Burdick
 - 27 • Debbie Roberts
 - 28 • Thomas Wright
 - 29 • Michael Farrell
 - 30 • Jason Foster
 - 31 • Wayne Pichon
 - 32 • Laura Taber
 - 33 • Jack Autry
 - 34 • Carol Etzler

35 Mr. Strozier addressed a few comments and concerns.

36
37 Steven Chavez, Property Developer gave a brief overview.

38
39 Ms. Rincon stated the proposed amendment would be to amend the specific Finding of
40 Fact and Conditions of Approval as follows:

41 7. Pedestrian Access Plan shall be added as an Appendix to the document.

42 8. The Landscape Development, Rehabilitation and Revegetation Plan shall be added
43 as an Appendix to the document.

44 9. The Special District documents shall be added as an Appendix to the document.

45 10. All updated exhibits and language in the Plan shall be updated to reflect the
46 changes in zoning districts and designations as adopted by O14.

1 11. References to approvals of Municipal Code, Fire Code, Engineering Code, Building
2 Code, and other development Codes will need to meet all standards and regulations, or
3 necessary approvals of waivers or variances will be required.

4
5 Bob Tyler moved to Amend R47 as stated by Ms. Rincon. Seconded by Paul
6 Wymer

7
8 The motion to amend carried by a vote of 6 FOR and 0 AGAINST.
9 YES: Deb Dapson, Jeremy Lenentine, Bob Tyler, Paul Wymer, Karissa
10 Culbreath, Nicole List
11 NO: None

12
13 The main motion as amended carried by a vote of 6 FOR and 0 AGAINST.
14 YES: Deb Dapson, Jeremy Lenentine, Bob Tyler, Paul Wymer, Karissa
15 Culbreath, Nicole List
16 NO: None

17
18 10) O14, Ordinance of the City of Rio Rancho, New Mexico Amending the Zoning
19 Classification and Official Zoning Map for the Property Legally Described as Rambla at
20 Calle Suenos, Tract 2, Chamisa Hills Country Club, Parcel 2, 3, and 5, Chamisa Hills
21 Country Club West, Tract A, and Chamisa Hills Country Club North, Parcel 2; from SU:
22 Special Use for Planned Residential Development to OS: Open Space District, PR:
23 Parks and Recreation District, MU-A: Mixed Use Activity Center District, C-1: Retail
24 Commercial District, R-1: Single-Family Residential District, R-2: Single-Family
25 Residential District, and R-3: Mixed Residential District; Providing for Severability and
26 an Effective Date

27
28 Bob Tyler moved to approve O14. Seconded by Karissa Culbreath

29
30 Ms. Rincon stated staff is recommending an amendment to O14 by adopting
31 Attachment Number I - May 8, 2025, proposed amendments to Governing Body for O-
32 14 and Attachment II - September 11, 2025, Proposed Amendments to Governing Body
33 for O-14.

34
35 Bob Tyler moved to amend O14 as stated by Ms. Rincon. Seconded by Paul
36 Wymer

37
38 The motion to amend carried by a vote of 6 FOR and 0 AGAINST.
39 YES: Deb Dapson, Jeremy Lenentine, Bob Tyler, Paul Wymer, Karissa
40 Culbreath, Nicole List
41 NO: None

42
43 The main motion carried by a vote of 6 FOR and 0 AGAINST.
44 YES: Deb Dapson, Jeremy Lenentine, Bob Tyler, Paul Wymer, Karissa
45 Culbreath, Nicole List
46 NO: None

1 **Second Reading of Ordinances**

2

3 **First Reading of Ordinances**

4

5 **City Manager**

6

7 Matt Geisel, City Manager thanked the Development Services staff for their hard work
8 over the last several years and to the agent and applicant in regards to the Chamisa
9 Hills item. Also he went over the following upcoming events:

- 10 • Local Market at Cabezon Park this Saturday at 10am
- 11 • Food Truck Fiesta at Cabezon Park on Saturday 20th from 10am-3pm
- 12 • Lema Road Reconstruction Project
- 13 • Aquatic Center Closure for Upgrade/Refurbishment Project from September 15
14 to October 31

15

16 **Adjournment**

17

18 8:09 p.m.

19

20 APPROVED THIS SEPTEMBER 25, 2025

21

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Greggory D. Hull, Mayor

ATTEST:

Noel C. Davis, City Clerk
(SEAL)

- 1 Attachment I-
2 May 8, 2025 Amendments
- 3 1. On page 2, line 45, insert “and Sierra Vista subdivision,” after “subdivision”.
 - 4 2. On page 3, line 8, strike “.” after amended.
 - 5 3. On page 3, line 8, insert “with the following conditions and restrictions: i. Structures shall
6 not exceed 24 feet in height.” after “amended”.
 - 7 4. On page 4, line 13, insert “i. Bulk Platting is anticipated to be completed prior to any
8 development of subdivision plats or site plans for development.”
 - 9 5. On page 4, line 13-17, replace all number formats to account for addition.
 - 10 6. On page 4, line 18, replace “residential structures” with “the property”.

- 11
12 Attachment II-
13 September 11, 2025, Amendments
- 14 1. On page 1, lines 7 and 8, strike “C-1: Retail Commercial” and replace with “NC:
15 Neighborhood Commercial”.
 - 16 2. On page 1, line 22, strike “May 8” and replace with “September 11”.
 - 17 3. On page 2, line 1, after 2025 add “and on September 11, 2025”.
 - 18 4. On page 2, line 18, after “MUA,” add “NC,”.
 - 19 5. On page 2, line 33, strike “74” and replace with “47”.
 - 20 6. On page 2, line 41, strike “20” and replace with “42”.
 - 21 7. On page 2, line 46, insert “and Sierra Vista subdivision,” after “subdivision”
 - 22 8. On page 2, line 48, strike “37” and replace with “15”.
 - 23 9. On page 3, line 3, strike “17” and replace with “18”.
 - 24 10. On page 3, line 7, strike “C-1 Commercial Retail” and replace with “NC Neighborhood
25 Commercial”.
 - 26 11. On page 3, line 9, strike “C-1: Retail Commercial” and replace with “NC: Neighborhood
27 Commercial”.
 - 28 12. On page 3, line 10, after “amended,” strike “.” and replace with “and the following
29 restrictions: i. Single-story maximum height.”
 - 30 13. On page 3, line 11, strike “13” and replace with “12.4”.
 - 31 14. On page 3, line 15, strike “89” and replace with “115.6”.
 - 32 15. On page 3, line 46, after “Plan,” add “including all Appendices”.
 - 33 16. On page 4, line 7, strike “a.” and replace with “i.”
 - 34 17. On page 4, line 8, strike “b.” and replace with “ii.”
 - 35 18. On page 4, line 9, strike “will”.
 - 36 19. On page 4, line 12, strike “d” and “s” and replace with “D” and “S”.
 - 37 20. On page 4, line 19, strike “d” and “s” and replace with “D” and “S”.
 - 38 21. On page 4, line 21, replace “residential structures” with “the property”.
 - 39 22. On page 4, line 22, after “this” add “Development”.
 - 40 23. On page 4, line 22, strike “s” and replace with “S”.
 - 41 24. On page 4, line 22, after “required by” strike “this”.
 - 42 25. On page 4, line 22, after “4(E)” add “and 4(F)”.
 - 43 26. On page 4, line 25, strike “a.” and replace with “i.”

- 1 27. On page 4, lines 30-33, replace “b. The Landscape Development, Rehabilitation and
2 Revegetation Plan of the open space areas shall address the current conditions and
3 viability of the open space, to include seeding, plantings, and water maintenance until
4 natural vegetation is established.” with “ii. The Landscape Development, Rehabilitation
5 and Revegetation Plan (“LDRRP”) of the open space areas shall be submitted with
6 sufficient time for review and approval to achieve the LDRRP implementation
7 established in this Section F. The LDRRP shall:
- 8 a. Address the current conditions and viability of the open space, to include seeding,
9 plantings, and irrigation until natural vegetation is established; and
 - 10 b. Outline implementation steps, including a scope of work, project schedule, site
11 plan(s) and trail construction; and
 - 12 c. Be submitted for review and approval no later than three-(3) years from the date of
13 adoption of this Ordinance.
- 14 iii. Implementation of the LDRRP, including the rehabilitation and revegetation of East
15 View Heights, shall be completed prior to the issuance of a building permit for the
16 101st dwelling unit, a Certificate of Occupancy of 1,000 square feet of non-residential
17 space, or a period of five-(5) years from the date of adoption of this Ordinance,
18 whichever comes first within the entire master planned.
- 19 a. In the period prior to implementation and completion of the LDRRP, East View
20 Heights and other areas shall be maintained in a manner (or per the standards
21 set forth in the LDRRP) to meet or exceed the requirements of Chapter 91 of the
22 City’s code of ordinances and foster the implementation of the LDRRP. “
- 23 28. On page 4, line 34, replace “c.” with “iv.”
- 24 29. On page 4, line 36, replace “d.” with “v.”
- 25 30. On page 4, lines 38 through 40, strike “East View Heights shall be revegetated per the
26 standards listed above prior to the issuance of a building permit for over 100 units, or a
27 period of 6 years from the date of adoption of this Ordinances, whichever comes first.”
- 28 31. On page 4, line 44, replace “a.” with “i.”
- 29 32. On page 4, line 46, replace “b.” with “ii.”
- 30 33. On page 4, line 49, replace “c.” with “iii.”
- 31 34. On page 5, line 1, replace “d.” with “iv.”
- 32 35. On page 5, line 6, replace “e.” with “v.”
- 33 36. On page 5, line 9, replace “a.” with “i.”
- 34 37. On page 5, line 11, replace “b.” with “ii.”
- 35 38. On page 5, line 12, replace “c.” with “iii.”
- 36 39. On page 5, line 21, strike “8TH DAY OF MAY” and replace with “11TH DAY OF
37 SEPTEMBER”.



Governing Body
of the
City of
Rio Rancho
MINUTES
SEPTEMBER 11, 2025
6:00 p.m.
Council Chambers

MEMBERS PRESENT:

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

STAFF

Matt Geisel, City Manager
Peter Wells, Deputy City Manager
Josh Rubin, City Attorney
Noel Davis, City Clerk
Amy Rincon, Director of Development Services
Carol Jaramillo, Director of Financial Services (virtual)
Stewart Steele, Police Chief
Loyola Martinez, Director of Human Services
Yolanda Lucero, Deputy City Clerk

9
10 **Call to Order and Pledge of Allegiance**

11
12 Mayor Hull called the meeting to order at 6:00 p.m.

13
14 **Proclamations and Awards of Merit**

15
16 **Public Forum**

17
18 **Comments by Councilors**

19
20 Mayor Hull stated he will be moving D51 and R102 to be heard before Public Hearing.
21 There was no objection from the City Council.

22
23 **Consent Calendar**

- 24
25 1) Minutes of August 19, 2025, Work Session Meeting
26 2) Minutes of August 28, 2025, Regular Meeting
27 3) R98, Resolution Authorizing a Budget Adjustment to Increase the General Obligation
28 Bond Debt Service Fund (402)
29 4) R99, Resolution Authorizing a Budget Adjustment to the Fire Protection Fund (250)
30 5) R100, Resolution Authorizing a Budget Adjustment to the E-911 Grant Fund (Fund
31 255)
32 6) R101, Resolution Authorizing a Budget Adjustment to the State Appropriations
33 Capital Fund (315)

34
35 Bob Tyler moved to approve Consent Calendar. Seconded by Nicole List

36
37 The motion carried by a vote of 6 FOR and 0 AGAINST.

1 YES: Deb Dapson, Jeremy Lenentine, Bob Tyler, Paul Wymer, Karissa
2 Culbreath, Nicole List
3 NO: None
4

5 **Boards/Commissions/Committee Reports**
6

7 **Discussion and Deliberation**
8

9 7) D51, Advice and Consent of the Governing Body for a New Collective Bargaining
10 Agreement with the Rio Rancho Police and Communications Association
11

12 Loyola Martinez, Director of Human Resources presented D51 and R102 together. The
13 term of the previous collective bargaining agreement (CBA) with the Rio Rancho Police
14 and Communications Association (RRPCA) ended on June 30, 2025. City
15 Administration began negotiations with a six-member team from the RRPCA regarding
16 a new CBA in January 2025 and concluded in August 2025. Mrs. Martinez went over
17 the proposed changes. Also, R102 is the proposed budget adjustment. Approval of the
18 proposed CBA with new benefits and costs is estimated to cost \$950,390 in the current
19 Fiscal Year 2026 Budget. These costs must be accounted for by the Governing Body
20 through adoption of a resolution. The funding source for the additional Fiscal Year 2026
21 costs is recommended to be accounted for using the General Fund Unreserved Ending
22 Fund Balance (\$21,082,790). Staff recommends approval.
23

24 Bob Tyler moved to approve D51. Seconded by Karissa Culbreath
25

26 The following individual spoke under this item:
27

- 28 • Kevin Buchanan
29

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

31 YES: Deb Dapson, Jeremy Lenentine, Bob Tyler, Paul Wymer, Karissa
32 Culbreath, Nicole List
33 NO: None
34

35 8) R102, Resolution Authorizing a Budget Adjustment to Fund the Collective Bargaining
36 Agreement with the Rio Rancho Police and Communications Association
37

38 Karissa Culbreath moved to approve R102. Seconded by Nicole List
39

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

41 YES: Deb Dapson, Jeremy Lenentine, Bob Tyler, Paul Wymer, Karissa
42 Culbreath, Nicole List
43 NO: None
44
45
46

1 **Public Hearings**

2
3 9) R47, Resolution Adopting the Chamisa Hills Master Plan

4
5 Amy Rincon, Director of Development Services presented R47 and O14 together. The
6 applicant, RR Mesa LLC, requests approval of the Chamisa Hills Master Plan for the
7 property legally described as Rambla at Calle Suenos, Tract 2, Chamisa Hills Country
8 Club, Parcel 2, 3, and 5, Chamisa Hills Country Club West, Tract A, and Chamisa Hills
9 Country Club North, Parcel 2. The subject property is approximately 256 acres. Being
10 heard concurrently with this application is a Zone Map Amendment. This item was
11 originally heard by the Governing Body on May 8, 2025, and postponed to the August
12 14, 2025, meeting in order for the applicant to address the additional information
13 requested by the Governing Body. The August 14th meeting was postponed a second
14 time to the September 11, 2025, meeting to allow sufficient time for staff to review the
15 remaining significant information that was requested by the Governing Body.

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18 proposed changes that have since been made.

19
20 Ms. Rincon briefly went over the changes that have been made since the last Public
21 Hearing.

22
23 Jeremy Lenentine moved to approve R47. Seconded by Bob Tyler

24
25 The following individuals spoke under this item:

- 26
27
- 28 • Jana Burdick
 - 29 • Debbie Roberts
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42 Fact and Conditions of Approval as follows:

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44 8. The Landscape Development, Rehabilitation and Revegetation Plan shall be added
45 as an Appendix to the document.

46 9. The Special District documents shall be added as an Appendix to the document.

1 10. All updated exhibits and language in the Plan shall be updated to reflect the
2 changes in zoning districts and designations as adopted by O14.

3 11. References to approvals of Municipal Code, Fire Code, Engineering Code, Building
4 Code, and other development Codes will need to meet all standards and regulations, or
5 necessary approvals of waivers or variances will be required.

6
7 Bob Tyler moved to Amend R47 as stated by Ms. Rincon. Seconded by Paul
8 Wymer

9
10 The motion to amend carried by a vote of 6 FOR and 0 AGAINST.

11 YES: Deb Dapson, Jeremy Lenentine, Bob Tyler, Paul Wymer, Karissa
12 Culbreath, Nicole List

13 NO: None

14
15 The main motion as amended carried by a vote of 6 FOR and 0 AGAINST.

16 YES: Deb Dapson, Jeremy Lenentine, Bob Tyler, Paul Wymer, Karissa
17 Culbreath, Nicole List

18 NO: None

19
20 10) O14, Ordinance of the City of Rio Rancho, New Mexico Amending the Zoning
21 Classification and Official Zoning Map for the Property Legally Described as Rambla at
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25 Parks and Recreation District, MU-A: Mixed Use Activity Center District, C-1: Retail
26 Commercial District, R-1: Single-Family Residential District, R-2: Single-Family
27 Residential District, and R-3: Mixed Residential District; Providing for Severability and
28 an Effective Date

29
30 Bob Tyler moved to approve O14. Seconded by Karissa Culbreath

31
32 Ms. Rincon stated staff is recommending an amendment to O14 by adopting
33 Attachment Number I - May 8, 2025, proposed amendments to Governing Body for O-
34 14 and Attachment II - September 11, 2025, Proposed Amendments to Governing Body
35 for O-14.

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37 Bob Tyler moved to amend O14 as stated by Ms. Rincon. Seconded by Paul
38 Wymer

39
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41 YES: Deb Dapson, Jeremy Lenentine, Bob Tyler, Paul Wymer, Karissa
42 Culbreath, Nicole List

43 NO: None

44
45 The main motion carried by a vote of 6 FOR and 0 AGAINST.

1 YES: Deb Dapson, Jeremy Lenentine, Bob Tyler, Paul Wymer, Karissa
2 Culbreath, Nicole List
3 NO: None

4 **Second Reading of Ordinances**

5
6 **First Reading of Ordinances**

7
8 **City Manager**

9
10 Matt Geisel, City Manager thanked the Development Services staff for their hard work
11 over the last several years and to the agent and applicant in regards to the Chamisa
12 Hills item. Also he went over the following upcoming events:

- 13 • Local Market at Cabezon Park this Saturday at 10am
- 14 • Food Truck Fiesta at Cabezon Park on Saturday 20th from 10am-3pm
- 15 • Lema Road Reconstruction Project
- 16 • Aquatic Center Closure for Upgrade/Refurbishment Project from September 15
17 to October 31

18
19 **Adjournment**

20
21 8:09 p.m.

22
23 APPROVED THIS SEPTEMBER 25, 2025

24
25
26
27 ATTEST:

28 
29 _____

30 Noel C. Davis, City Clerk
31 (SEAL)



Greggory D. Hull, Mayor



1 Attachment I-

2 May 8, 2025 Amendments

- 3 1. On page 2, line 45, insert "and Sierra Vista subdivision," after "subdivision".
- 4 2. On page 3, line 8, strike "." after amended.
- 5 3. On page 3, line 8, insert "with the following conditions and restrictions: i. Structures shall
- 6 not exceed 24 feet in height." after "amended".
- 7 4. On page 4, line 13, insert "i. Bulk Platting is anticipated to be completed prior to any
- 8 development of subdivision plats or site plans for development."
- 9 5. On page 4, line 13-17, replace all number formats to account for addition.
- 10 6. On page 4, line 18, replace "residential structures" with "the property".

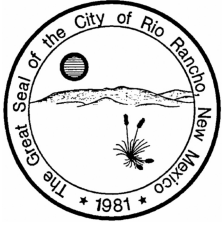
11

12 Attachment II-

13 September 11, 2025, Amendments

- 14 1. On page 1, lines 7 and 8, strike "C-1: Retail Commercial" and replace with "NC:
- 15 Neighborhood Commercial".
- 16 2. On page 1, line 22, strike "May 8" and replace with "September 11".
- 17 3. On page 2, line 1, after 2025 add "and on September 11, 2025".
- 18 4. On page 2, line 18, after "MUA," add "NC,".
- 19 5. On page 2, line 33, strike "74" and replace with "47".
- 20 6. On page 2, line 41, strike "20" and replace with "42".
- 21 7. On page 2, line 46, insert "and Sierra Vista subdivision," after "subdivision"
- 22 8. On page 2, line 48, strike "37" and replace with "15".
- 23 9. On page 3, line 3, strike "17" and replace with "18".
- 24 10. On page 3, line 7, strike "C-1 Commercial Retail" and replace with "NC Neighborhood
- 25 Commercial".
- 26 11. On page 3, line 9, strike "C-1: Retail Commercial" and replace with "NC: Neighborhood
- 27 Commercial".
- 28 12. On page 3, line 10, after "amended," strike "." and replace with "and the following
- 29 restrictions: i. Single-story maximum height."
- 30 13. On page 3, line 11, strike "13" and replace with "12.4".
- 31 14. On page 3, line 15, strike "89" and replace with "115.6".
- 32 15. On page 3, line 46, after "Plan," add "including all Appendices".
- 33 16. On page 4, line 7, strike "a." and replace with "i."
- 34 17. On page 4, line 8, strike "b." and replace with "ii."
- 35 18. On page 4, line 9, strike "will".
- 36 19. On page 4, line 12, strike "d" and "s" and replace with "D" and "S".
- 37 20. On page 4, line 19, strike "d" and "s" and replace with "D" and "S".
- 38 21. On page 4, line 21, replace "residential structures" with "the property".
- 39 22. On page 4, line 22, after "this" add "Development".
- 40 23. On page 4, line 22, strike "s" and replace with "S".
- 41 24. On page 4, line 22, after "required by" strike "this".
- 42 25. On page 4, line 22, after "4(E)" add "and 4(F)".
- 43 26. On page 4, line 25, strike "a." and replace with "i."

- 1 27. On page 4, lines 30-33, replace “b. The Landscape Development, Rehabilitation and
2 Revegetation Plan of the open space areas shall address the current conditions and
3 viability of the open space, to include seeding, plantings, and water maintenance until
4 natural vegetation is established.” with “ii. The Landscape Development, Rehabilitation
5 and Revegetation Plan (“LDRRP”) of the open space areas shall be submitted with
6 sufficient time for review and approval to achieve the LDRRP implementation
7 established in this Section F. The LDRRP shall:
8 a. Address the current conditions and viability of the open space, to include seeding,
9 plantings, and irrigation until natural vegetation is established; and
10 b. Outline implementation steps, including a scope of work, project schedule, site
11 plan(s) and trail construction; and
12 c. Be submitted for review and approval no later than three-(3) years from the date of
13 adoption of this Ordinance.
14 iii. Implementation of the LDRRP, including the rehabilitation and revegetation of East
15 View Heights, shall be completed prior to the issuance of a building permit for the
16 101st dwelling unit, a Certificate of Occupancy of 1,000 square feet of non-residential
17 space, or a period of five-(5) years from the date of adoption of this Ordinance,
18 whichever comes first within the entire master planned.
19 a. In the period prior to implementation and completion of the LDRRP, East View
20 Heights and other areas shall be maintained in a manner (or per the standards
21 set forth in the LDRRP) to meet or exceed the requirements of Chapter 91 of the
22 City’s code of ordinances and foster the implementation of the LDRRP. “
23 28. On page 4, line 34, replace “c.” with “iv.”
24 29. On page 4, line 36, replace “d.” with “v.”
25 30. On page 4, lines 38 through 40, strike “East View Heights shall be revegetated per the
26 standards listed above prior to the issuance of a building permit for over 100 units, or a
27 period of 6 years from the date of adoption of this Ordinances, whichever comes first.”
28 31. On page 4, line 44, replace “a.” with “i.”
29 32. On page 4, line 46, replace “b.” with “ii.”
30 33. On page 4, line 49, replace “c.” with “iii.”
31 34. On page 5, line 1, replace “d.” with “iv.”
32 35. On page 5, line 6, replace “e.” with “v.”
33 36. On page 5, line 9, replace “a.” with “i.”
34 37. On page 5, line 11, replace “b.” with “ii.”
35 38. On page 5, line 12, replace “c.” with “iii.”
36 39. On page 5, line 21, strike “8TH DAY OF MAY” and replace with “11TH DAY OF
37 SEPTEMBER”.



**CITY OF RIO RANCHO
COVER PAGE**

Legislation Item: R103

AGENDA DATE:

September 25, 2025

DEPARTMENT:

Fire and Rescue

SUBJECT:

R103, Resolution Authorizing the Disposal of Fire and Rescue Department Property

BACKGROUND AND ANALYSIS:

The Fire and Rescue Department has a shed located at Fire Station 1 (2810 Southern Blvd.) that is non-functional and no longer suitable for storage or other department use.

The shed has no practical value or use for the department, which would like to dispose of the shed by utilizing it in a fire training exercise.

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

IMPACT:

The disposal of the property will open up space on the training ground, and create an opportunity for a fire training exercise.

ALTERNATIVES:

Approve the Resolution.

Do not approve the Resolution.

DEPARTMENT RECOMMENDATION:

Staff recommends approval of the Resolution

ATTACHMENT: [Resolution_R103](#)

ATTACHMENT: [Exhibit A](#)

ATTACHMENT: [R103 - Signed](#)



**CITY OF RIO RANCHO
RESOLUTION**

RESOLUTION NO.

ENACTMENT NO.

**RESOLUTION AUTHORIZING THE DISPOSAL OF FIRE AND RESCUE
DEPARTMENT PROPERTY**

WHEREAS: the Fire and Rescue Department has identified a shed that is non-functional and no longer suitable for storage or other department use; and

WHEREAS: the Fire and Rescue Department desires to dispose of the shed by utilizing it in a fire training exercise; and

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

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

That formal and required authorization is hereby given to dispose of the shed, as identified 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 unsafe and nonfunctional shed



Asset# 1911 6x10 FT SHED Fully Depreciated
Install Date: 01/01/1995



**CITY OF RIO RANCHO
RESOLUTION**

RESOLUTION NO. 103

ENACTMENT NO. 25-102

**RESOLUTION AUTHORIZING THE DISPOSAL OF FIRE AND RESCUE
DEPARTMENT PROPERTY**

WHEREAS: the Fire and Rescue Department has identified a shed that is non-functional and no longer suitable for storage or other department use; and

WHEREAS: the Fire and Rescue Department desires to dispose of the shed by utilizing it in a fire training exercise; and

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

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

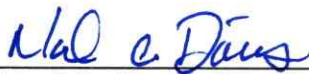
That formal and required authorization is hereby given to dispose of the shed, as identified in Exhibit A, attached hereto.

ADOPTED THIS 25TH DAY OF SEPTEMBER, 2025.



Greggory D. Hull, Mayor

ATTEST:



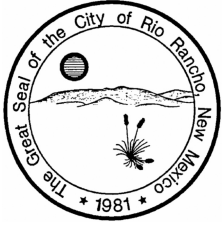
Noel C. Davis, City Clerk
(SEAL)

Exhibit A

Disposal of unsafe and nonfunctional shed



Asset# 1911 6x10 FT SHED Fully Depreciated
Install Date: 01/01/1995



**CITY OF RIO RANCHO
COVER PAGE**

Legislation Item: R104

AGENDA DATE:

September 25, 2025

DEPARTMENT:

Fire and Rescue

SUBJECT:

R104, Resolution Authorizing a Budget Adjustment to the General Fund (101) (Fire and Rescue Department)

BACKGROUND AND ANALYSIS:

The Fire and Rescue Department seeks to reallocate available funding (\$20,000) currently in the conference and training budget line item. The funding would be moved to the travel and transportation line items to better accommodate personnel attending training conferences.

IMPACT:

Reallocating existing funding to different budget line items will facilitate personnel attending training conferences.

The General Fund balance will not be impacted.

ALTERNATIVES:

Approve the Resolution.

Do not approve the Resolution.

DEPARTMENT RECOMMENDATION:

Staff recommends approval of the Resolution.

ATTACHMENT: [Resolution_R104](#)

ATTACHMENT: [R104 - Signed](#)



**CITY OF RIO RANCHO
RESOLUTION**

RESOLUTION NO.

ENACTMENT NO.

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

WHEREAS: the Fire and Rescue Department seeks to reallocate existing budget to properly classify expenditures for members of service to attend conferences in Fiscal Year 2026; and

WHEREAS: a budget adjustment is necessary to allocate funding as desired.

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

That authorization is given for the following budget adjustment:

General Fund (101)

Account	Project No.	Revised Budget	Increase	Decrease	Adjusted Budget
101-6530-423.50-06 Travel	No Project	\$14,712	\$10,000		\$24,712
101-6530-423.50-07 Transportation	No Project	\$0	\$10,000		\$10,000
101-6530-423.50-11 Conferences & Training	No Project	\$89,305		\$20,000	\$69,305
Total Uses		\$104,017	\$20,000	\$20,000	\$104,017

ADOPTED THIS _____ DAY OF _____, 2025.

Greggory D. Hull, Mayor

ATTEST:

Noel C. Davis, City Clerk
(SEAL)



CITY OF RIO RANCHO
RESOLUTION

RESOLUTION NO. 104

ENACTMENT NO. 25-103

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

WHEREAS: the Fire and Rescue Department seeks to reallocate existing budget to properly classify expenditures for members of service to attend conferences in Fiscal Year 2026; and

WHEREAS: a budget adjustment is necessary to allocate funding as desired.

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

That authorization is given for the following budget adjustment:

General Fund (101)


Account	Project No.	Revised Budget	Increase	Decrease	Adjusted Budget
101-6530-423.50-06 Travel	No Project	\$14,712	\$10,000		\$24,712
101-6530-423.50-07 Transportation	No Project	\$0	\$10,000		\$10,000
101-6530-423.50-11 Conferences & Training	No Project	\$89,305		\$20,000	\$69,305
Total Uses		\$104,017	\$20,000	\$20,000	\$104,017

ADOPTED THIS 25TH DAY OF SEPTEMBER, 2025.

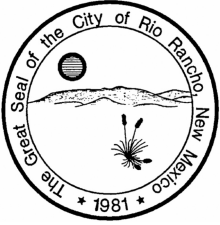


Greggory D. Hull, Mayor

ATTEST:



Noel C. Davis, City Clerk
(SEAL)



**CITY OF RIO RANCHO
COVER PAGE**

Legislation Item: R105

AGENDA DATE:

September 25, 2025

DEPARTMENT:

Police Department

SUBJECT:

R105, Resolution Authorizing a Budget Adjustment to the State Appropriations Capital Fund (315)

BACKGROUND AND ANALYSIS:

The New Mexico Department of Finance and Administration has awarded the City of Rio Rancho a State Capital Outlay appropriation in the amount of \$600,000 (Award No. 25-J3127) to purchase and equip vehicles for the Police Department. This budget adjustment is necessary to expend the grant funds as proposed.

The Governing Body's Capital Outlay Priority Resolution for the 2025 Regular Session of the New Mexico Legislature included \$600,000 for police vehicle replacement.

IMPACT:

If approved, the Police Department will be provided with funds that can be used to replace approximately six (6) vehicles.

ALTERNATIVES:

Approve the Resolution.

Do not approve the Resolution.

DEPARTMENT RECOMMENDATION:

Staff recommends approval.

ATTACHMENT: [Resolution_R105](#)

ATTACHMENT: [R105 - Signed](#)



**CITY OF RIO RANCHO
RESOLUTION**

RESOLUTION NO.

ENACTMENT NO.

**RESOLUTION AUTHORIZING A BUDGET ADJUSTMENT TO THE STATE
APPROPRIATIONS CAPITAL FUND (315)**

WHEREAS: the New Mexico Department of Finance and Administration has awarded the City of Rio Rancho a State Capital Outlay appropriation in the amount of \$600,000 (Award No. 25-J3127) to purchase and equip vehicles for the Police Department; and

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

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

That authorization is given for the following budget adjustment:

State Appropriations Capital Fund (315)

Account	Project No.	Revised Budget	Increase	Decrease	Adjusted Budget
315-0000-334.50-00 State Grants Revenue	PS2644	\$6,339,104	\$600,000		\$6,939,104
Total Sources		\$6,339,104	\$600,000		\$6,939,104

Account	Project No.	Revised Budget	Increase	Decrease	Adjusted Budget
315-0000-416.70-15 Vehicles & Heavy Equipment	PS2644	\$597,071	\$600,000		\$1,197,071
Total Uses		\$597,071	\$600,000		\$1,197,071

ADOPTED THIS _____ DAY OF _____, 2025.

Greggory D. Hull, Mayor

ATTEST:

Noel C. Davis, City Clerk
(SEAL)



CITY OF RIO RANCHO
RESOLUTION

RESOLUTION NO. 105

ENACTMENT NO. 25-104

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

WHEREAS: the New Mexico Department of Finance and Administration has awarded the City of Rio Rancho a State Capital Outlay appropriation in the amount of \$600,000 (Award No. 25-J3127) to purchase and equip vehicles for the Police Department; and

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

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

That authorization is given for the following budget adjustment:

State Appropriations Capital Fund (315)

Account	Project No.	Revised Budget	Increase	Decrease	Adjusted Budget
315-0000-334.50-00 State Grants Revenue	PS2644	\$6,339,104	\$600,000		\$6,939,104
Total Sources		\$6,339,104	\$600,000		\$6,939,104


Account	Project No.	Revised Budget	Increase	Decrease	Adjusted Budget
315-0000-416.70-15 Vehicles & Heavy Equipment	PS2644	\$597,071	\$600,000		\$1,197,071
Total Uses		\$597,071	\$600,000		\$1,197,071

ADOPTED THIS 25TH DAY OF SEPTEMBER, 2025.



Greggory D. Hull, Mayor

ATTEST:



Noel C. Davis, City Clerk
(SEAL)



**CITY OF RIO RANCHO
COVER PAGE**

Legislation Item: R106

AGENDA DATE:

September 25, 2025

DEPARTMENT:

Police Department

SUBJECT:

R106, Resolution Authorizing a Budget Adjustment to the General Fund (101) (Police Department)

BACKGROUND AND ANALYSIS:

The Fiscal Year 2026 (FY 26) approved budget has an allocated amount of \$123,617 for law enforcement training and conferences. Within this allocation, tuition for new employees to attend a New Mexico accredited police academy is included. The Police Department has been allowed to send police cadets through a cost-free academy minimizing the funding need for this type of training by \$12,000.

The Police Department is seeking services to assist with pre-employment background investigations and minimize the time to process them. This can be a lengthy process, at times spanning up to 2-3 months, and is currently assigned as an ancillary duty to sworn investigators. If the Resolution is approved, the adjustment will allow the City to seek a third party investigator that specializes in background investigations relating to public safety employment. Not only will this minimize the time to process a background investigation, meaning candidates will not seek employment opportunities elsewhere while they wait, but it will lessen the burden and work load to sworn investigators allowing them to focus on criminal investigations.

IMPACT:

There is no impact to the General Fund.

ALTERNATIVES:

Approve the Resolution.

Do not approve the Resolution.

DEPARTMENT RECOMMENDATION:

Staff recommends approval of the Resolution.

ATTACHMENT: [Resolution_R106](#)

ATTACHMENT: [R106 - Signed](#)



**CITY OF RIO RANCHO
RESOLUTION**

RESOLUTION NO.

ENACTMENT NO.

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

WHEREAS: the Fiscal Year 2026 Budget contains \$123,617 for law enforcement training and conferences; and

WHEREAS: the Police Department has been allowed to send police cadets through a cost-free police academy minimizing the funding need for this type of training by \$12,000; and

WHEREAS: the Police Department is seeking services to assist with pre-employment background investigations and to minimize the time to process such background investigations; and

WHEREAS: a budget adjustment is necessary to allocate funding as desired.

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

That authorization is given for the following budget adjustment:

General Fund (101)

Account	Project No.	Revised Budget	Increase	Decrease	Adjusted Budget
101-6040-421-3207 Services/Contract Services	No Project	\$2,000	\$12,000		\$14,000
101-6040-421-5011 Conferences/Training	No Project	\$123,617		\$12,000	\$111,617
Total		\$125,617	\$12,000	\$12,000	\$125,617

ADOPTED THIS _____ DAY OF _____, 2025.

Greggory D. Hull, Mayor

ATTEST:

Noel C. Davis, City Clerk
(SEAL)



CITY OF RIO RANCHO
RESOLUTION

RESOLUTION NO. 106

ENACTMENT NO. 25-105

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

WHEREAS: the Fiscal Year 2026 Budget contains \$123,617 for law enforcement training and conferences; and

WHEREAS: the Police Department has been allowed to send police cadets through a cost-free police academy minimizing the funding need for this type of training by \$12,000; and

WHEREAS: the Police Department is seeking services to assist with pre-employment background investigations and to minimize the time to process such background investigations; and

WHEREAS: a budget adjustment is necessary to allocate funding as desired.

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

That authorization is given for the following budget adjustment:

General Fund (101)

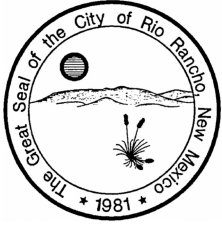
Account	Project No.	Revised Budget	Increase	Decrease	Adjusted Budget
101-6040-421-3207 Services/Contract Services	No Project	\$2,000	\$12,000		\$14,000
101-6040-421-5011 Conferences/Training	No Project	\$123,617		\$12,000	\$111,617
Total		\$125,617	\$12,000	\$12,000	\$125,617

ADOPTED THIS 25TH DAY OF SEPTEMBER, 2025.

Gregory D. Hull, Mayor

ATTEST:

Noel C. Davis, City Clerk
(SEAL)



CITY OF RIO RANCHO COVER PAGE

Legislation Item: O24

AGENDA DATE:

September 25, 2025

DEPARTMENT:

Development Services

SUBJECT:

O24, Ordinance Amending the Zoning Classification and Official Zoning Map for the Property Legally Described as Rio Rancho Estates Unit 22, Block 89, Tract E from TZ: Transitional District to R-3: Mixed Residential District and Rio Rancho Estates Unit 22, Block AA, Tract A from Unzoned District to R-3: Mixed Residential District, Providing for Severability and an Effective Date

BACKGROUND AND ANALYSIS:

The applicant, Outer Rim Investments, Inc., requests approval of a Zone Map Amendment for the properties legally described as Rio Rancho Estates Unit 22, Block 89, Tract E and Rio Rancho Estates Unit 22, Block AA, Tract A from TZ: Transitional District and Unzoned District respectively to R-3: Mixed Residential District. The subject properties comprise approximately 2.64 acres.

The subject Zone Map Amendment request was heard by the Planning and Zoning Board at their regular meeting on August 26, 2025. The Board voted to recommend denial of the subject Zone Map Amendment to the Governing Body, with findings by a vote of (2) For and (4) Against.

The properties comprising the subject Zone Map Amendment request are outlined below with their current zoning:

- Rio Rancho Estates Unit 22, Block 89, Tract E (10 King Blvd NW): TZ: Transitional District via Ordinance No. 24, Enactment No. 98-025 adopted by the Governing Body November 4, 1998. (Approx. 1.38 acres)
- Rio Rancho Estates Unit 22, Block AA, Tract A (3621 Rainbow Blvd NW): Unzoned District. (Approx. 1.26 acres).

Neither of the subject properties are within an active area plan and are both designated under the Generalized Land Use Map as Future Planning. The properties are located on the northwest and southwest corners of the intersection of Rainbow Blvd. NE and King Blvd. NE, both minor arterials. Currently, Rainbow Blvd. NE measures approximately 90'-95' in width; however, the MRCOG 2040 roadmap identifies Rainbow Blvd. NE as a future regional principal arterial, which would require a right-of-way at least 156' in width when the roadway expands in the future. Should the Zone Map Amendment ultimately be approved, this future right-of-way will need to be taken into account. As development of Mariposa West is being planned, Rainbow's popularity as a north/south connection will increase.

The subject properties are abutted by the following zoning districts:

- North: TZ: Transitional District, SU: Special Use District for Residential
- South: Unzoned District, SU: Special Use District for Residential
- East: R-3: Mixed Residential District, SU: Special Use District for Residential

- West: Sandoval County

CONFORMANCE WITH THE CITY ZONING ORDINANCE: City of Rio Rancho Code of Ordinances (R.O. 2003) § 150.07 (A) requires that an applicant file a request for a zone map amendment through the City Planning and Zoning Board when a change in zoning designation is sought. Staff recommends the Planning and Zoning Board find that the application meets the submittal requirements for the proposed zoning request, as City staff is the applicant. Pursuant to criteria provided by R.O. 2003 § 150.07 (D) (1) through (4) and (E) through (G), a request for a change in zoning designation must address the following policies and criterion for a zone map change: (1) A proposed zone change must be found to be consistent with the health, safety, morals, and general welfare of the City.

The Applicant states in their justification, "The proposed Zone Map Amendment is consistent with the health, safety, morals, and general welfare of the City. The proposed ZMA provides the opportunity to further the health and welfare of the City by creating the zoning conditions necessary to construct high quality residential homes that will meet the needs of Rio Rancho residents. Additionally, the zone change will allow the properties to be developed consistent with and will complement the existing and surrounding residential areas to the east."

The Planning and Zoning Board recommends the Governing Body find that the proximity of R-3: Mixed Residential District to the east of the subject properties does not in itself justify a Zone Map Amendment. As the subject properties are located at the intersection of Rainbow Blvd. NE and King Blvd. NE, there is also future right-of-way and property access to consider. The Applicant has not addressed how the proposed zoning would work on the subject properties with future right-of-way taken into account. This would also reduce the developable area of both subject lots.

The Board recommends that the Applicant has not demonstrated that the proposed R-3: Mixed Residential Zoning would still work for development, after having taken into account access and future right-of-way requirements. The proposed zoning is pre-mature as Land Uses have not been assigned to this area and no further long-range planning has been done for this area; Criteria is not satisfied.

(2) Stability of land use and zoning is desirable; therefore, the applicant must provide a sound justification for the change. The burden is on the applicant to show why the change should be made, not on the City to show why the change should not be made.

The Applicant states, "The proposed zoning will not destabilize the land use and zoning in the area, but will strengthen it by aligning it with the surrounding area. The requested zone change will allow the property to be developed in a manner compatible with surrounding uses and consistent with current development possibilities. For this reason, there is sound justification for the requested zone change."

The Planning and Zoning Board recommends the Governing Body find that the Applicant is relying on established R-3: Mixed Residential Zoning to the east to justify continuity of zoning. While there is developing R-3 zoning directly east of the subject properties within the Northern Meadows J-1 Subdivision, this subdivision has been duly platted and recorded. The Northern Meadows J-1 Subdivision is located on the northeast corner of King Blvd. NE and Rainbow Blvd. NE; as such, this subdivision has already established lots which directly abut Rainbow Blvd. NE.

Additionally, Northern Meadows Units 3, 5, and 11 have developed as residential subdivisions directly abutting the east side of Rainbow Blvd. NE. This means that when future right-of-way expansion for Rainbow Blvd. NE needs to occur, this land will have to be acquired from the west side of Rainbow Blvd. NE, which contains the subject properties. Because the Applicant has not addressed future right-of-way and there has been no further plans established for the area which

covers the subject properties, the Planning and Zoning Board cannot adequately determine whether the proposed R-3: Mixed Residential zoning would destabilize the area; Criteria is not satisfied.

(3) A proposed change shall generally be consistent with adopted elements of the Comprehensive Plan or other City master plans and amendments thereto including privately developed area plans which have been adopted by the City.

The Applicant states, "The proposed ZMA does not change, but rather furthers the Rio Rancho Comprehensive Plan's intent. The Rio Rancho Comprehensive Plan outlines the Northern Meadows Master Plan area as an activity center and development node. The Comprehensive Plan has a goal to provide housing near gateways and transportation corridors due to an increasing population. In addition, the Comprehensive Plan provides a variety of housing types and mixed-used residential developments to meet the needs of all members of the community. The requested ZMA is consistent with the goals and policies outlined by the Rio Rancho Comprehensive plan."

The Planning and Zoning Board recommends the Governing Body find that while the Northern Meadows area may be an activity center and development node, the Applicant again has not demonstrated how the proposed zoning will work with the developed conditions of the area. As such, the Planning and Zoning Board cannot adequately assess the efficacy of additional R-3 zoning; Criteria is not satisfied.

(4) The applicant must demonstrate that the existing zoning is inappropriate because:
(a) There was an error, mistake or is necessary to correct an injustice that occurred when the existing zone map pattern was created, including the placement of an R-1 or transitional zone on an antiquated plat filed before the city's incorporation and adoption of its own zoning code or on land annexed by the City; or
(b) Changed neighborhood or community conditions justify the change; or
(c) A different use category is more advantageous to the community, as articulated in the comprehensive plan or other city master plan, even though (D)(1) or (2) does not apply. Applicant's reliance on this provision requires proof that (i) there is a public need for a change of the kind in question, and (ii) that need will be best served by changing the classification of the particular piece of property in question as compared with other available property.

The Applicant states, "The proposed ZMA is more advantageous to the community, as articulated in the Comprehensive Plan as demonstrated in section one, two, and three above. The applicant is requesting an amendment to the zoning to match the subdivision east of Rainbow Blvd [Northern Meadows J-1]."

The Planning and Zoning Board recommends the Governing Body again find that the Applicant has not demonstrated how the proposed zoning will work with the surrounding intersection and established communities. As such, the Planning and Zoning Board cannot assess whether R-3 would be more advantageous to the community; Criteria is not satisfied.

(E) The cost of land or other economic considerations pertaining to the applicant shall not be the determining factor for a change of zone.

The Applicant states, "The proposed ZMA is more advantageous to the community, as there is no zoning designation currently assigned to one of these tracts. The other tract is zoned TZ and this was established as a temporary assignment which requires the land to be rezoned prior to any development occurring."

The Planning and Zoning Board recommends the Governing Body find that the cost of land does not appear to be a determining factor for the proposed Zone Map Amendment; Criteria is satisfied.

(F) Location on a collector or major street is not in itself sufficient justification of apartment, office, or commercial zoning.

The Applicant states, "Location on a major street is not the sole justification for this request. The request is to provide these existing "Unzoned" and TZ-Zoned tracts with a current residential zoning designation."

The Planning and Zoning Board recommends the Governing Body find that while the street location does not appear to be the sole justification for the subject request, the proposal is located at a significant future intersection, where traffic circulation and future right-of-way will need to be taken into account; Criteria is satisfied.

(G) A zone change request which would give a zone different from surrounding zoning to one small area, especially when only one premises is involved, is generally called a "spot zone." Such a change of zone may only be approved when:

(1) The change will clearly facilitate realization of the Comprehensive Plan and any applicable adopted sector development plan or area development plan; or

(2) The area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones; because the site is not suitable for the uses allowed in any adjacent zone due to topography, traffic, or special adverse land uses nearby; or because the nature of structures already on the premises makes the site unsuitable for the uses allowed in any adjacent zone.

The Applicant states, "The requested zone change will not create a spot zone. The request is to bring the zoning in alignment of these tracts with subdivision on the east side of Rainbow Blvd. The requested change will also accomplish the Vision of Growth in Section 1 and the goals set forth in Section 6 of the Comprehensive Plan."

The Planning and Zoning Board recommends the Governing Body find that the proposal would not directly create a spot zone, though questions remain from staff how the proposed zoning would function with the intersection of King Blvd. NE and Rainbow Blvd. NE and how this proposed zoning would work with future right-of-way acquisitions needed along the west side of Rainbow Blvd. NE.

INTERDEPARTMENTAL/INTERAGENCY REVIEW: The reviewing agencies below received the subject application for review comments:

DSD Planning	Comments throughout ABM.
DSD Engineering	Comments attached in "Reviewer Comments."
Rio Rancho Fire and Rescue	No adverse comments.
SSCAFCA	Comments attached in "Reviewer Comments."
Parks, Recreation, and Community Services	No adverse comments.
Rio Rancho Police	No comments received.
Rio Rancho Public Schools	No comments received.
MRMPO	No comments received.

NOTIFICATIONS: In accordance with State Statute NMSA 3-21-6, which stipulates notification procedures for this type of zoning action, all property owners within 100 feet of the subject properties received a certified letter, return receipt, containing a notice of action and impending Planning and Zoning Board hearing. A legal notice was published in the September 10, 2025 edition of the Albuquerque Journal. All legal notice requirements have been met.

IMPACT:

The Planning and Zoning Board recommends the Governing Body deny Zone Map Amendment Case No. 25-100-00008, subject to the following findings:

General Findings of Fact:

1. The Governing Body may make a decision on the Applicant's request for a Zone Map Amendment.
2. The Applicant has the authority to make an application to request a Zone Map Amendment.

Specific Findings of Fact for Denial:

1. The Applicant has submitted an application and narrative which does not demonstrate that the proposed change in zoning designation meets the requirements of the Rio Rancho Code of Ordinances (R.O. 2003) § 150.07(D) Amendments.

However, if the Governing Body finds that the proposed Zone Map Amendment is consistent with City standards, staff recommends the specific findings of fact and conditions for approval below:

Specific Findings of Fact for Approval:

The Applicant has submitted an application and narrative which demonstrates that the change in zoning designation meets the requirements of the Rio Rancho Code of Ordinances (R.O. 2003) § 150.07(D) Amendments, including:

1. The proposed zone change would be consistent with the health, safety, morals, and general welfare of the City by bringing the subject property into conformance with City land use regulations and is compatible with surrounding zoning.
2. The Applicant has provided sound justification for the proposed zone change and the Zone Map Amendment would provide for stability of zoning.
3. The proposed Zone Map Amendment would be consistent with the intent of the adopted elements of the Comprehensive Plan.
4. The cost of the land or other economic considerations does not appear to be a justification for the proposed Zone Map Amendment.
5. The Applicant has provided sufficient justification that the Zone Map Amendment request is not based on the properties' location.
6. The requested Zone Map Amendment would not create a "spot zone" in that it maintains continuity with the existing R-3: Mixed Residential zoning of the adjacent Northern Meadows J-1 Subdivision.

ALTERNATIVES:

The Governing Body may:

1. Approve the Zone Map Amendment request.
2. Deny the Zone Map Amendment request.
3. Modify the Zone Map Amendment request and approve such modifications.
4. Continue the public hearing to request additional information or to consider testimony provided at the public hearing.

DEPARTMENT RECOMMENDATION:

The Planning & Zoning Board recommends the Governing Body deny the Zone Map Amendment, with findings.

ATTACHMENT: [Ordinance_O24](#)

ATTACHMENT: [Application](#)

ATTACHMENT: [Zoning, Location Map](#)

ATTACHMENT: [Proof of Ownership: U22, Block 89, Tract E](#)
ATTACHMENT: [Reviewer Comments](#)
ATTACHMENT: [Notice](#)



**CITY OF RIO RANCHO
ORDINANCE**

ORDINANCE NO.

ENACTMENT NO.

**ORDINANCE OF THE CITY OF RIO RANCHO, NEW MEXICO AMENDING THE
ZONING CLASSIFICATION AND OFFICIAL ZONING MAP FOR THE PROPERTIES
LEGALLY DESCRIBED AS RIO RANCHO ESTATES UNIT 22, BLOCK 89, TRACT E;
AND RIO RANCHO ESTATES UNIT 22, BLOCK AA, TRACT A FROM TZ:
TRANSITIONAL DISTRICT AND UNZONED DISTRICT TO R-3: MIXED
RESIDENTIAL DISTRICT, IDENTIFYING CONDITIONS OF DEVELOPMENT;
PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE**

WHEREAS: the Governing Body of the City of Rio Rancho has adopted zoning regulations and an official zone map in accordance with New Mexico Statutes Annotated 1978 (NMSA 1978) Chapter 3, Article 21; and

WHEREAS: in accordance with Rio Rancho Code of Ordinances (R.O. 2003) Section 150.07, an application to amend the zoning ordinance on the subject properties has been submitted by the City of Rio Rancho, and assigned City Case No. 25-100-00008; and

WHEREAS: the City of Rio Rancho Planning and Zoning Board held a duly noticed public hearing on August 26, 2025, regarding the proposed changes to the Zoning Classification and 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 September 25, 2025 and the Governing Body heard interested parties and citizens for and against the proposed amendments; and

WHEREAS: the proposed amendments to be adopted by this Ordinance comply with the statutory and regulatory requirements of the aforesaid Code of Ordinances and Statutes, and upon specific findings related to the subject property and determining the proposed amendment is consistent with the policies and criteria set forth in R.O. 2003 Section 150.07 (D) through (G), the Governing Body finds the amendment promotes the health, safety, morals, and general

welfare of the City;

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

Section 1. Rezoning of Property and Change in Land Use.

The Official Zone Map is hereby amended by assigning a zoning designation on approximately 2.64 acres from TZ: Transitional District and Unzoned District to R-3: Mixed Residential District on the lands legally described as:

Tract E, Block 89, Rio Rancho Estates Unit 22, filed in the office of the County Clerk of Sandoval County New Mexico, Blocks 89 Thru 100, Commercial Tracts E, F, G, & H, Multiple Tracts BB, CC, & DD, Unit 22, Rio Rancho Estates, Sandoval County, New Mexico, Sections 20, 21, 27, 28, 29, & 33, Township 13 North, Range 2 East, New Mexico Principal Meridian.

Tract A, Block AA, Rio Rancho Estates Unit 22, filed in the office of the County Clerk of Sandoval County New Mexico, Block AA, Tract A and Blocks 27 Thru 43, Unit 22, Rio Rancho Estates, Sandoval County, New Mexico, Sections 28, 33, & 34, Township 13 North, Range 2 East, New Mexico Principal Meridian.

Section 2. Land Use, Conditions, Development Standards/Regulations and use of PROPERTY:

The properties identified in Section 1, above, are subject to all requirements of the R-3: Mixed Residential Zoning District set forth in R.O. 2003 Section 154.10 (as of the effective date of this ordinance or as subsequently amended).

Section 3. Severability Clause. If any section, paragraph, clause, or provision of this Ordinance, or any section, paragraph, clause, or provision of any regulation promulgated hereunder shall for any reason be held to be invalid, unlawful, or enforceable, the invalidity, illegality, or unenforceability of such section, paragraph, clause, or provision shall not affect the validity of the remaining portions of this Ordinance or the regulation so challenged.

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

ADOPTED THIS _____ DAY OF _____, 2025.

Greggory D. Hull, Mayor

ATTEST:

1

2

Noel C. Davis, City Clerk

3 (SEAL)

PLANNING & ZONING LAND USE APPLICATION

Please check appropriate box

Administrative Permit	Plan	Subdivision	Zoning
<input type="checkbox"/> Community Residential Care Facility	<input type="checkbox"/> Comprehensive Plan Amendment	<input type="checkbox"/> Final Plat	<input type="checkbox"/> Annexation
<input type="checkbox"/> Development Review Committee (DRC)	<input type="checkbox"/> Corridor Plan Amendment	<input type="checkbox"/> Preliminary Plat	<input type="checkbox"/> Appeal
<input type="checkbox"/> Home Occupation	<input type="checkbox"/> Master Plan	<input type="checkbox"/> Summary Plat	<input type="checkbox"/> Conditional Use Permit
<input type="checkbox"/> Model Home / Sales Office	<input type="checkbox"/> Master Plan Amendment	<input type="checkbox"/> Vacation of Plat/Street	<input type="checkbox"/> Master Sign Plan
<input type="checkbox"/> Residential Child Care Facility 6 or <	<input type="checkbox"/> Specific Area Plan Amendment	<input type="checkbox"/> Street Name Change	<input type="checkbox"/> Site Plan
<input type="checkbox"/> Sign Permit	<input type="checkbox"/> Text Amendment	<input type="checkbox"/> Subdivision Interpretation	<input type="checkbox"/> Special Exception
<input type="checkbox"/> Other		<input type="checkbox"/> Subdivision Variance	<input type="checkbox"/> Variance
			<input checked="" type="checkbox"/> Zone Map Amendment
			<input type="checkbox"/> Zoning Certification
			<input type="checkbox"/> 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: Outer Rim Investments Inc		Phone: 505-892-9200
Address: 409 NM Hwy 528, NE		E-Mail: bryana@aswinc.com
City: Rio Rancho	State: NM	Zip: 87124
Proprietary Interest:	List Owners:	
Deed or Ownership Verification Provided: (Initials)		Letter of Authorization Provided: (Initials)
Agent Name:		Phone:
Address:		E-Mail:
City:	State:	ZIP Code:

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

--

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit : Unit 22	Block(s): 89 & AA	Lot(s): Tracts E & A
Existing Zoning: TZ & "Unzoned"	Proposed Zoning: R-3	
No. of existing lots: 2	No. of proposed lots: 2	Total area of site (acres) 1.65

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: Bryan Aragon	Applicant:	Agent:
Signature:		Date: July 25, 2025

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

APPLICATION ACCEPTED BY: _____ DATE: _____



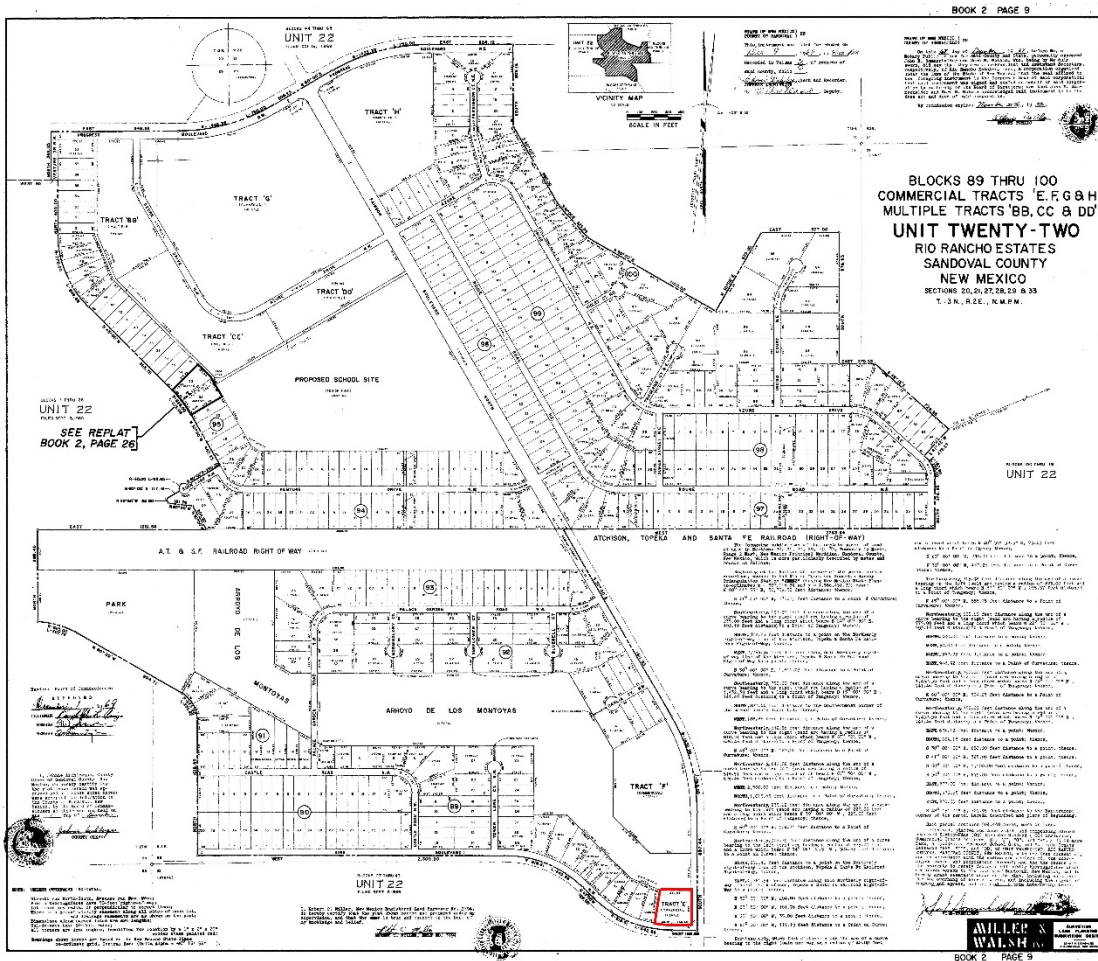
July 25, 2025

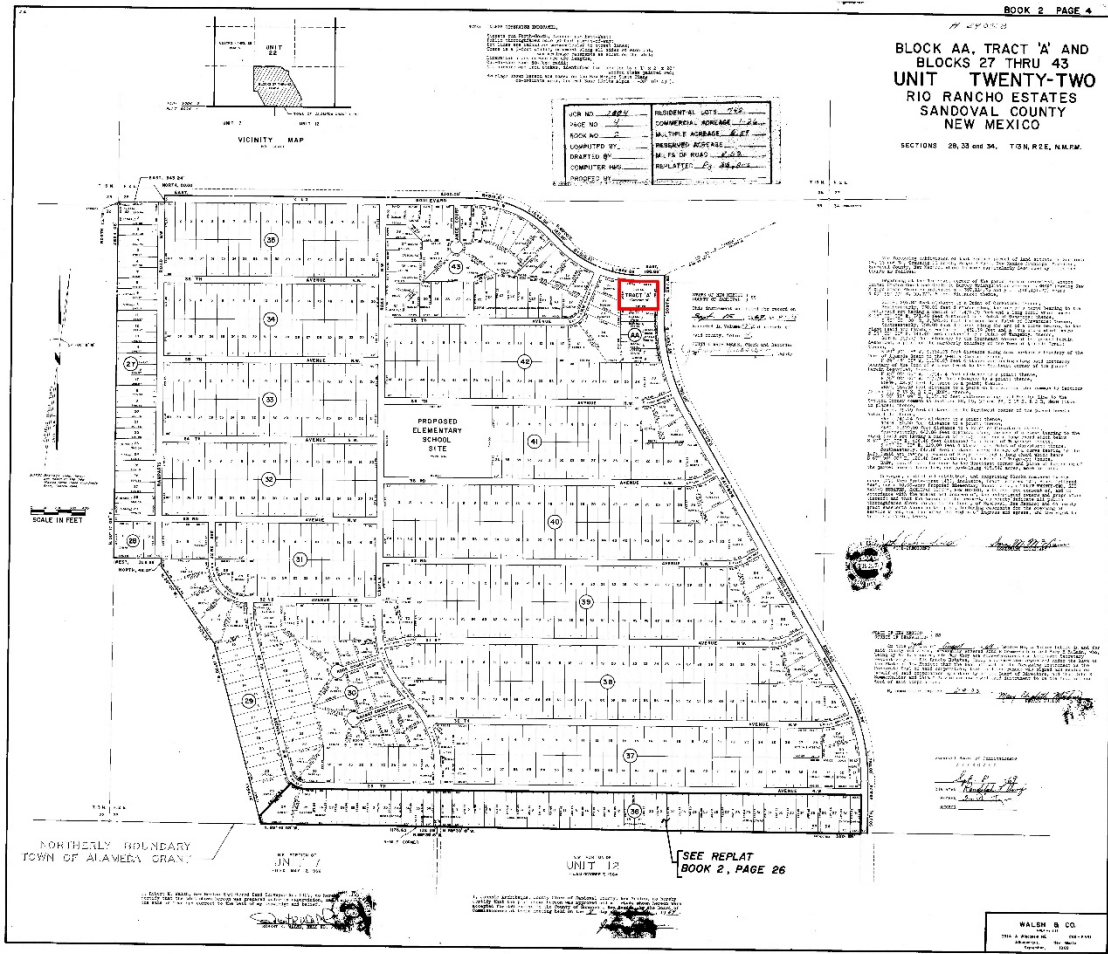
Ms. Amy Rincon
Director of Development Services
City of Rio Rancho
3200 Civic Center Circle NE
Rio Rancho, NM 87144

Re: Request for a Zone Map Amendment

Dear Ms. Rincon:

Outer Rim Investments Inc (the "Applicant") is the owner of these real properties (the "subject property") involved in this zone map amendment request. This is a request for a Zone Map Amendment ("ZMA") for approximately 2.65 acres, more particularly identified as Unit 22, Block 89, Tract E and Unit 22, Block AA, Tract A of the Rio Rancho Estates, (the "Subject Property"). The Subject Properties are located west of the intersection of King Blvd and Rainbow Blvd NW (see below).





The applicant is requesting that Unit 22, Block 89, Tract E be rezoned from TZ to R-3 and Unit 22, Block AA, Tract A be rezoned from “unzoned” to R-3.

SITE CONTEXT/ZONE MAP AMENDMENT

The subject properties are situated adjacent to the Northern Meadows master plan area to the east and the City limits to the west. These two tracts split King Blvd. Tract E is located on the north side of King Blvd and west of Rainbow Blvd. Tract E is currently zoned TZ, Transitional Zoning. Tract A is located on the south side of King Blvd and west of Rainbow Blvd. Tract A is currently “unzoned”.

2. Stability of land use and zoning is desirable; therefore, the applicant must provide a sound justification for the change. The burden is on the applicant to show why the change should be made, not on the City to show why the change should not be made.

Applicant response: This zone change request will allow for stability of land use and zoning as well as improve it. The zone map amendment will allow the property to be developed in a manner that is compatible with the surrounding Rio Rancho neighborhoods. The requested amendment will allow for development that is consistent with the Rio Rancho Comprehensive plan goals to provide access to housing in undeveloped areas, due to an increasing population. Additionally, the Comprehensive Plan has identified goals under Section 6: Population and Housing (depicted below) to provide a variety of housing types that meet the needs of current and future populations within the city.

6.4.2 GOALS

Goal PH-1: To ensure that regulations do not have an unreasonable negative impact on the cost or supply of housing.

Goal PH-2: Maintain the strength, vitality, and stability of all residential neighborhoods and types.

Goal PH-3: Promote a variety of housing types to meet the needs of all members of the community.

Goal PH-4: To ensure that single-family and multi-family residential neighborhoods provide an attractive living environment.

The proposed zoning will not destabilize the land use and zoning in the area, but will strengthen it by aligning it with the surrounding area. The requested zone change will allow the property to be developed in a manner compatible with surrounding uses and consistent with current development possibilities. For this reason, there is sound justification for the requested zone change.

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 ZMA does not change, but rather furthers the Rio Rancho Comprehensive Plan's intent. The Rio Rancho Comprehensive Plan outlines the Northern Meadows Master Plan area as an activity center and development node. The Comprehensive Plan has a goal to provide housing near gateways and transportation corridors due to an increasing population. In addition, the Comprehensive Plan provides a variety of housing types and mixed-used residential developments to meet the needs of all members of the community. The requested ZMA is consistent with the goals and policies outlined by the Rio Rancho Comprehensive plan.

4. The applicant must demonstrate the existing zoning is inappropriate because:
 - a) The existing zoning is inappropriate because there was a judgment mistake in the original zoning.
 - c) A different use category is more advantageous to the community, as articulated in the Comprehensive Plan.

Applicant response: The proposed ZMA is more advantageous to the community, as articulated in the Comprehensive Plan as demonstrated in section one, two and three above. The applicant is requesting an amendment to the zoning to match the subdivision east of Rainbow Blvd.

(E) The cost of land or other economic considerations pertaining to the applicant shall not be the determining factor for a change of zone.

Applicant response: The proposed ZMA is more advantageous to the community, as there is no zoning designation currently assigned to one of these tracts. The other tract is zoned TZ and this was established as a temporary assignment which requires the land to be rezoned prior to any development occurring. The applicant is requesting an amendment to the zoning to match the existing zoning located to the east of Rainbow Blvd.

(F) Location on a collector or major street is not in itself sufficient justification of apartment, office, or commercial zoning.

Applicant response: Location on a major street is not the sole justification for this request. The request is to provide these existing "Unzoned" and TZ zoned tracts with a current residential zoning designation.

(G) A zone change request which would give a zone different from surrounding zoning to one small area, especially when only one premise is involved, is generally called a "spot zone." Such a change of zone may be approved when:

(1) The change will clearly facilitate realization of the Comprehensive Plan and any applicable adopted sector development plan or area development plan; or

(2) The area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones; because the site is not suitable for the uses allowed in any adjacent zone due to topography, traffic, or special adverse land uses nearby; or because the nature of structures already on the premises makes the site unsuitable for the uses allowed in any adjacent zone.

Applicant response: The requested zone change will not create a spot zone. The request is to bring the zoning in alignment of these tracts with subdivision on the east side of Rainbow Blvd. The requested change will also accomplish the Vision of Growth in Section 1 and the goals set forth in Section 6 of the Comprehensive Plan.

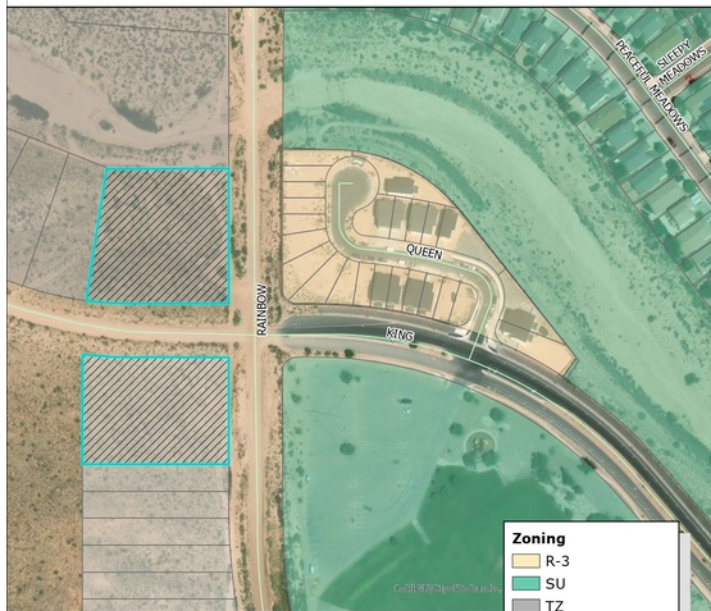
We respectfully request that the Rio Rancho Planning and Zoning Board and Governing Body approve this request for a zone map amendment.

Sincerely,



Bryan Aragon, PE
Land Development Coordinator

ZONE MAP AMENDMENT
UNIT 22 BLOCK 89 TRACT E &
UNIT 22 BLOCK AA TRACT A
TZ: TRANSITIONAL ZONING & UNZONED
TO R-3: MIXED RESIDENTIAL



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

Zoning

- R-3
- SU
- TZ
- Unzoned
- Subject Property

0 0.01 0.02 0.04 Miles



QUITCLAIM DEED

AMREP SOUTHWEST, INC., a New Mexico corporation formerly known as Rio Rancho Estates, Inc., for consideration paid, hereby quitclaims to OUTER RIM INVESTMENTS, INC., a New Mexico corporation, whose address is 333 Rio Rancho Drive, Rio Rancho, New Mexico, that certain real estate in Sandoval County, New Mexico, more particularly described on Exhibit A attached hereto and incorporated herein by reference.

WITNESS my hand this 26th day of April, 2005.

AMREP SOUTHWEST, INC.,
A New Mexico corporation,

By: *James Wall*
James Wall, President

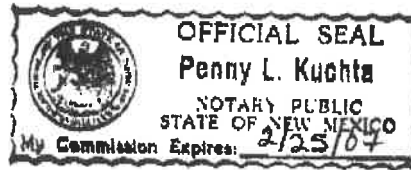
STATE OF NEW MEXICO)
) ss.
COUNTY OF SANDOVAL)

This instrument was acknowledged before me on April 26, 2005, by James Wall, President of Amrep Southwest, Inc., a New Mexico corporation, on behalf of said corporation.

Penny L. Kuchta
NOTARY PUBLIC

My Commission Expires:

2/25/07



22	60	1
22	60	2
22	60	3
22	60	6
22	60	7
22	60	8
22	60	9
22	60	12
22	60	14
22	60	15
22	60	16
22	60	18
22	61	1
22	61	6
22	61	9
22	61	10
22	61	11
22	61	14
22	61	15
22	61	21
22	62	1
22	62	2
22	62	5
22	62	9
22	62	10
22	62	17
22	62	29
22	62	32
22	62	34
22	62	36
22	63	1
22	63	2
22	63	3
22	63	4
22	63	5
22	63	6
22	63	10
22	63	School Site

SANDOVAL COUNTY
200514883
Book- 408 Page- 14883
144 of 308
04/28/2005 10:39:51 AM

AND

The following lots in the Rio Rancho Subdivision in Sandoval County, New Mexico, as said lots are shown and described on the plat thereof filed in the office of the County Clerk of Sandoval County, New Mexico on November 14, 1989, in Book 2, Page 07:

22	D	0000 ✓
22	64	1
22	64	2
22	65	2
22	65	14
22	66	1
22	66	2
22	66	3
22	66	4
22	66	5
22	68	6

22	72	67
22	72	69
22	72	72
22	73	3
22	73	7 ✓
22	73	8 ✓
22	73	11
22	73	12
22	73	27
22	73	28
22	73	33
22	73	33
22	73	34
22	74	2
22	74	3
22	74	4
22	74	9
22	74	10
22	74	11
22	74	12
22	74	28
22	74	29
22	74	33
22	74	34
22	74	35
22	75	1
22	75	6
22	75	7
22	75	21
22	75	22
22	75	23
22	75	45
22	76	1
22	76	11
22	76	14
22	76	18
22	76	19
22	76	20
22	76	22
22	76	25
22	76	26
22	76	27
22	76	29
22	76	30
22	76	31
22	76	38
22	76	39
22	76	42
22	76	49
22	77	1
22	77	2
22	77	3
22	77	4
22	77	5
22	77	6
22	77	7

SANDOVAL COUNTY
200514883
Book- 408 Page- 14883
146 of 308
04/28/2005 10:39:51 AM

22	87	12
22	87	13
22	87	18
22	87	30
22	87	31
22	87	41
22	87	50
22	87	57
22	88	10
22	88	20
22	88	21
22	88	22
22	88	24
22	88	26
22	88	28
22	88	29
22	88	42
22	88	43
22	88	47
22	88	48
22	88	49
22	88	50

SANDOVAL COUNTY
 200514883
 Book- 408 Page- 14883
 149 of 308
 04/28/2005 10:39:51 AM

AND

The following lots in the Rio Rancho Subdivision in Sandoval County, New Mexico, as said lots are shown and described on the plat thereof filed in the office of the County Clerk of Sandoval County, New Mexico on December 9, 1969, in Book 2, Page 09:

22	E	0000 ✓
22	F	0000
22	G	0000
22	H	0000
22	89	1
22	89	4
22	89	5
22	89	6
22	89	15
22	89	16
22	89	21
22	89	26
22	89	28
22	89	36
22	89	37
22	90	17
22	90	22
22	90	25
22	90	39
22	91	7
22	91	9
22	91	10
22	91	PARK
22	92	4
22	92	14
22	92	19
22	92	20



DEVELOPMENT SERVICES DEPARTMENT— TRANSMITTAL AND REVIEW SHEET

DATE: July 31, 2025

- TO:** (X) Development Services – Matt Geisel, David Serrano, Amy Rincon, Brian Babyak, Patrick Kingsbury
 (X) Fire and Rescue – Brian Johnson, Gerard Bauer
 (X) Police – Scott Pope
 (X) SSCAFCA – Andy Edmondson, Sara Rassa
 (X) Parks and Recreation - Dyane Sonier
 (X) Rio Rancho Public Schools – Michael Baker
 (X) MRCOG – Aaron Hill

FROM: Development Services Department, Planning & Zoning Division

**RE: DSD #25-100-00008 / Zone Map Amendment / TZ & Unzoned to R-3: Residential Unit 22, Block 89, Tract E (TZ to R-3) / 10 King Blvd NW
 Unit 22, Block AA, Tract A (Unzoned to R-3) / 3621 Rainbow Blvd NW**

The applicant, Outer Rim Investments, Inc., requests approval of a Zone Map Amendment for the properties legally described as Rio Rancho Estates Unit 22, Block 89, Tract E and Rio Rancho Estates Unit 22, Block AA, Tract A from TZ: Transitional District and Unzoned District respectively to R-3: Mixed Residential District. The subject properties comprise approximately 2.65 acres

Please review and provide recommendations, comments or corrections on this form and return via hand delivery, fax or e-mail by **Monday, August 11, 2025**. If redline comments are made on the plan, please also provide me with a copy. Please contact Tim Dvorak at 505-896-8361 or e-mail tdvorak@rrnm.gov if you have any questions or would like to review a hard copy at my office.

This item has been reviewed and is hereby:

- RECOMMENDED FOR APPROVAL
- RETURNED FOR REVISIONS RESUBMITTAL REQUIRED
- RETURNED WITH COMMENTS RESUBMITTAL NOT REQUIRED

Please note that north portion of Tract E is within arroyo's LEE line.

Sara Rassa Digitally signed by Sara Rassa

Reviewer

8/5/25

Date



DEVELOPMENT SERVICES DEPARTMENT— TRANSMITTAL AND REVIEW SHEET

DATE: July 31, 2025

- TO:** (X) Development Services – Matt Geisel, David Serrano, Amy Rincon, Brian Babyak, Patrick Kingsbury
- (X) Fire and Rescue – Brian Johnson, Gerard Bauer
- (X) Police – Scott Pope
- (X) SCAFCFA – 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: DSD #25-100-00008 / Zone Map Amendment / TZ & Unzoned to R-3: Residential Unit 22, Block 89, Tract E (TZ to R-3) / 10 King Blvd NW
Unit 22, Block AA, Tract A (Unzoned to R-3) / 3621 Rainbow Blvd NW**

The applicant, Outer Rim Investments, Inc., requests approval of a Zone Map Amendment for the properties legally described as Rio Rancho Estates Unit 22, Block 89, Tract E and Rio Rancho Estates Unit 22, Block AA, Tract A from TZ: Transitional District and Unzoned District respectively to R-3: Mixed Residential District. The subject properties comprise approximately 2.65 acres

Please review and provide recommendations, comments or corrections on this form and return via hand delivery, fax or e-mail by **Monday, August 11, 2025**. If redline comments are made on the plan, please also provide me with a copy. Please contact Tim Dvorak at 505-896-8361 or e-mail tdvorak@rrnm.gov if you have any questions or would like to review a hard copy at my office.

This item has been reviewed and is hereby:

- RECOMMENDED FOR APPROVAL
- RETURNED FOR REVISIONS RESUBMITTAL REQUIRED
- RETURNED WITH COMMENTS RESUBMITTAL NOT REQUIRED

No adverse comments

Future submittals will require:

1. A Water / Waste Water Availability statement from the Utility Division is required. Contact Robert Lujan (891-5061) or Steve Gallegos (896-8715) for additional information. Waterline easements or adjustment may be required for public waterlines.
2. A Trip Generation Report is required. A Traffic Study is required based on the thresholds specified in the City of Rio Rancho's Design Process Manual (DPM), Volume II, Chapter II.3, as outlined in the Traffic Study Threshold Level of Effort table in Volume II, Chapter II.3-13. The Developer will be required to construct full roadway improvements adjacent to and surrounding the project's boundaries per CoRR DPM 3.8.1. Compliance with the specific area plan and overlay zone ordinance is required.
3. A grading and drainage plan/ report and an erosion control plan are required with future development, and must conform to any currently approved master drainage plan for this area. Storm water drainage and water quality discharge will need to be addressed per the City of Rio Rancho, Design Process Manual (DPM) Vol II Chapter II.2. and City ordinance Chapter 153 EROSION CONTROL; STORM DRAINAGE AND STORMWATER QUALITY. The BMPs and structural treatment control BMPs must include an evaluation by the applicant of the GI/LID practices and a determination and inclusion of the viable BMPs that will be implemented.
4. Engineering drawings are required for development of public and private infrastructure. Work performed in the right-of-way will require a City of Rio Rancho, Right-of-Way Permit and a Traffic Control Plan. Contractors must be licensed and bonded to work in the City of Rio Rancho.
5. Form Center • Rio Rancho • CivicEngage (rrnm.gov) "<https://www.rrnm.gov/FormCenter/Public-Works-Forms-11/GIS-Data-Request-61>" is the link to request as-builts from GIS to review existing construction.



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

September 9, 2025

RE: Zone Map Amendment; Case No. 25-100-00008
Rio Rancho Estates Unit 22, Block 89, Tract E & Rio Rancho Estates Unit 22, Block AA, Tract A

Dear Property Owner:

You are receiving this certified notice because your property is located within 100 feet of a site where a land development decision is required by the Governing Body.

The applicant, Outer Rim Investments, Inc., requests approval of a Zone Map Amendment for the properties legally described as Rio Rancho Estates Unit 22, Block 89, Tract E and Rio Rancho Estates Unit 22, Block AA, Tract A from TZ: Transitional District and Unzoned District respectively to R-3: Mixed Residential District. The subject properties comprise approximately 2.65 acres.

The **Governing Body** will consider the request and make their decision on **Thursday, September 25, 2025** at 6:00 pm in the **Council Chambers** and **Virtually**. For virtual attendance, please see the zoom link and log-in information on the posted agenda, one week prior to the hearing at <https://rrnm.gov/2303/Watch-and-Download-City-Meetings>

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

If you would like to comment on this application, you are encouraged to send comments in writing, which will be presented to the Governing Body. You may send comments to tdvorak@rrnm.gov. This 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.

Please contact me via e-mail me at tdvorak@rrnm.gov or call me at 505-896-8361 if you have any questions concerning this matter.

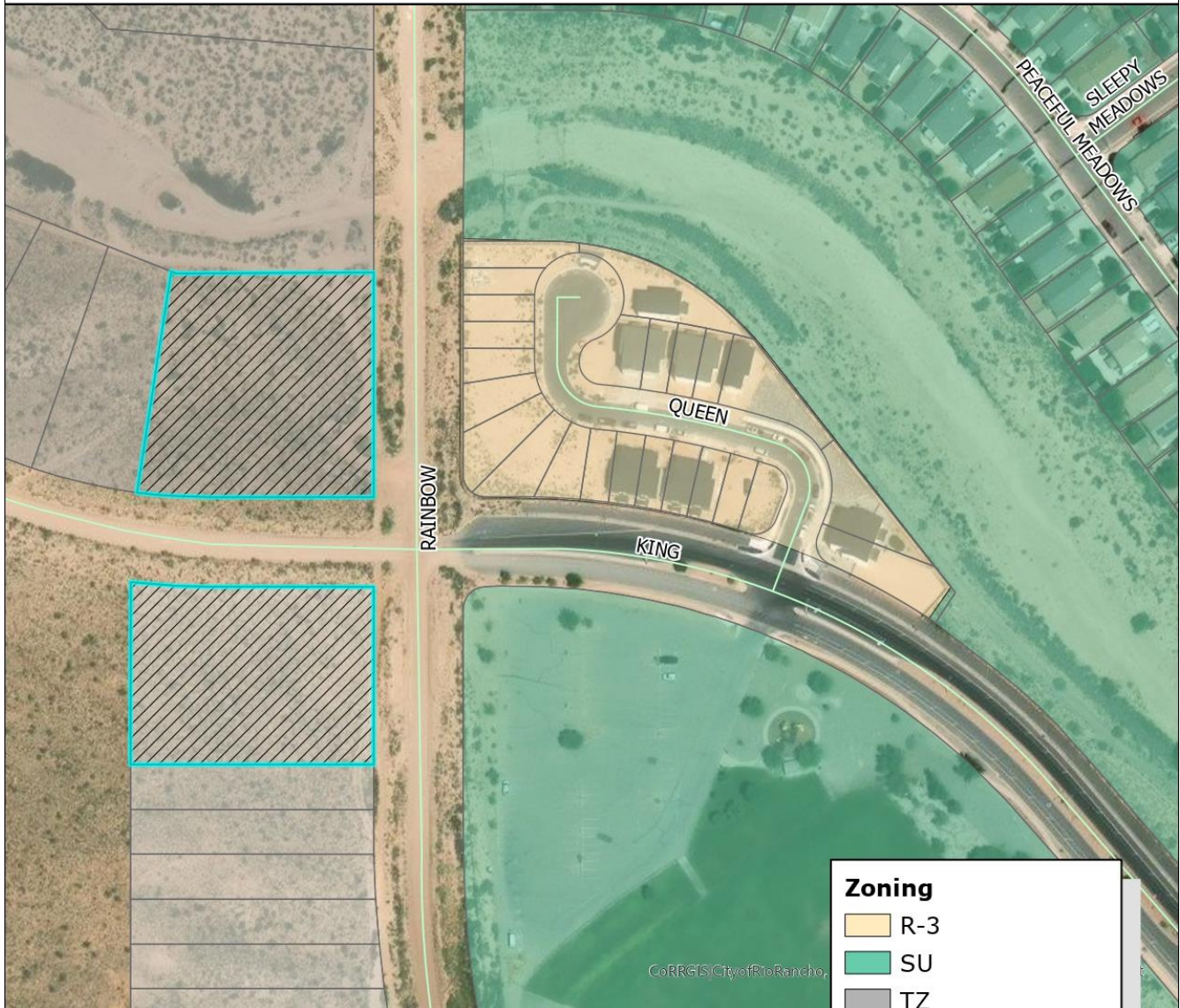
If you are an individual with a disability who is in need of a reader, amplifier, qualified sign language interpreter, or any form of auxiliary aid or service to attend or participate in the hearing or meeting, please contact the City Clerk, 505-891-5004, as soon as possible prior to the meeting. Please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

Respectfully,

Tim Dvorak

Tim Dvorak
Municipal Planner II
Development Services Department
Planning Division
City of Rio Rancho

ZONE MAP AMENDMENT
UNIT 22 BLOCK 89 TRACT E &
UNIT 22 BLOCK AA TRACT A
TZ: TRANSITIONAL ZONING & UNZONED
TO R-3: MIXED RESIDENTIAL



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

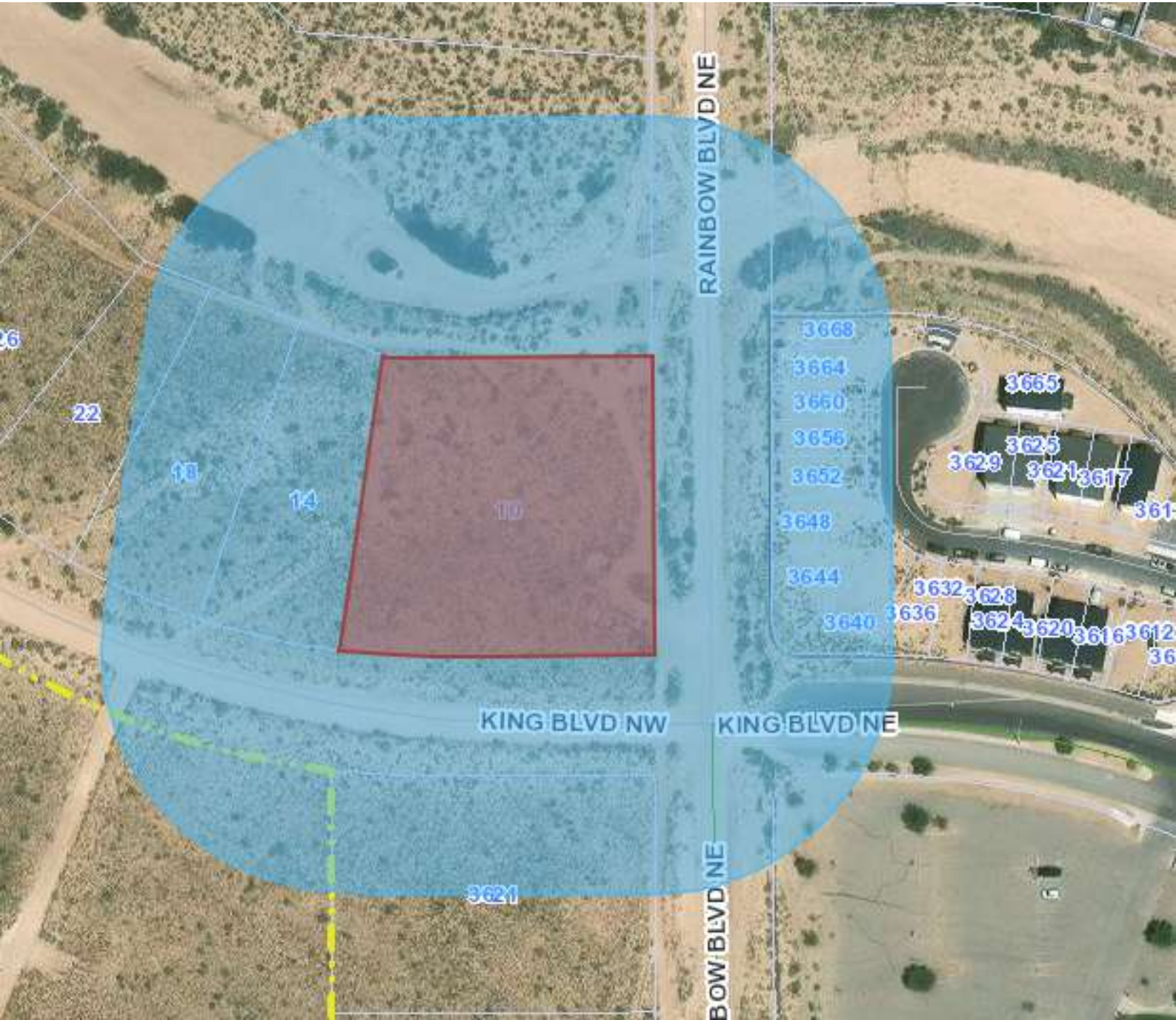
0 0.01 0.02 0.04 Miles



Map courtesy of Tim Dvorak on 8/7/2025

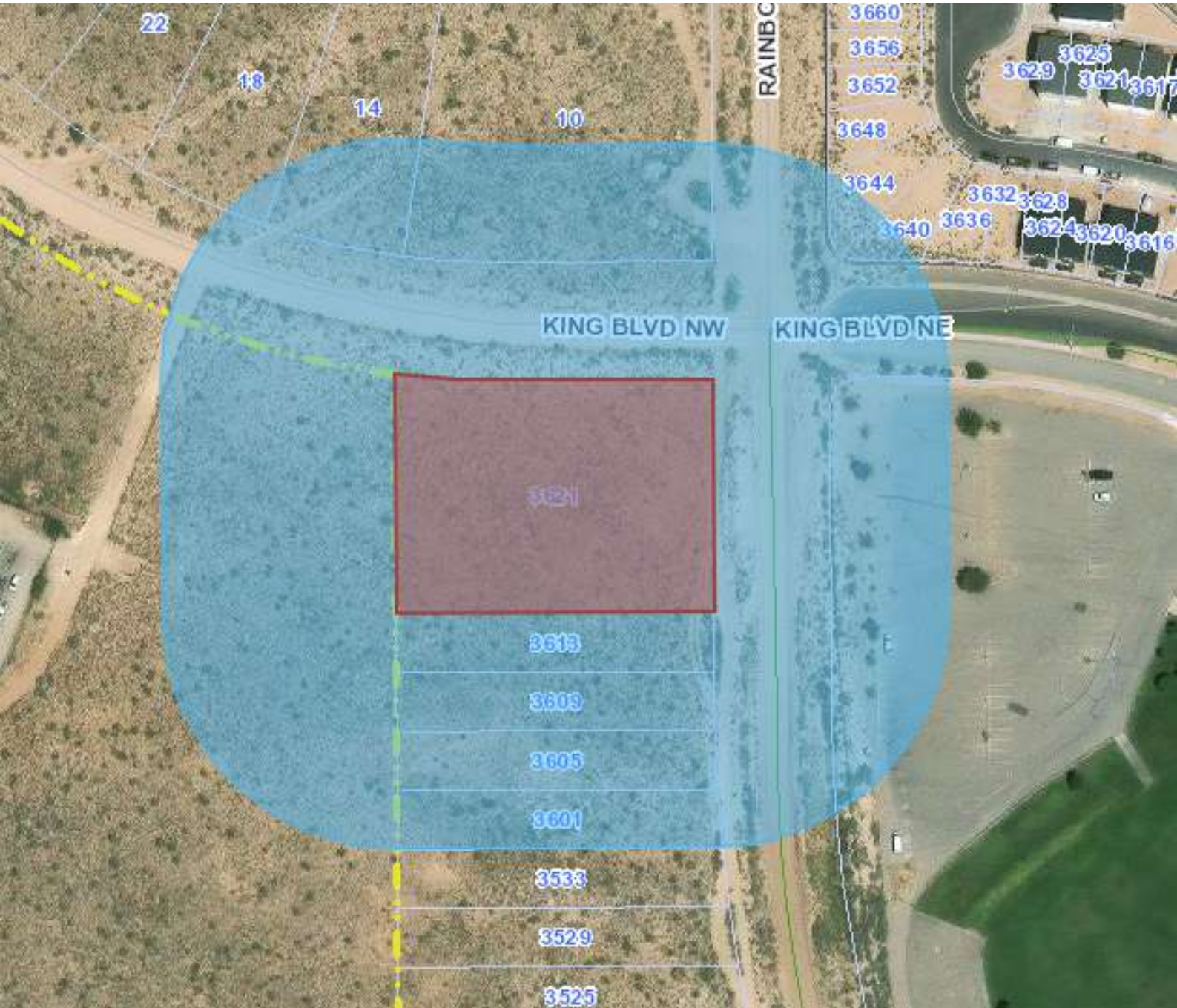
10 King Blvd NW

Noticed Adjacent Properties within 100' (Right-of-Way Excluded)



3621 Rainbow Blvd NW

Noticed Adjacent Properties within 100' (Right-of-Way Excluded)



ALBUQUERQUE JOURNAL



El Defensor Chieftain

RIO RANCHO OBSERVER

VALENCIA COUNTY News-Bulletin

Dept 880697
PO Box 29650

Phoenix, AZ 85038-9650 Phone: (505)823-3220

Proof of Ad 09/04/2025

CITY OF RIO RANCHO PUBLIC HEARING NOTICE

The GOVERNING BODY of the CITY of RIO RANCHO will consider the following matters at its regularly scheduled meeting at 6:00 p.m. on Thursday, September 25, 2025:

Zone Map Amendment Case #25-100-00008

The applicant, Outer Rim Investments, Inc., requests approval of a Zone Map Amendment for the properties legally described as Rio Rancho Estates Unit 22, Block 89, Tract E and Rio Rancho Estates Unit 22, Block AA, Tract A from TZ: Transitional District and Unzoned District respectively to R-3: Mixed Residential District. The subject properties comprise approx. 2.65 acres.

Zone Map Amendment Case #25-100-00007

The applicant, Affordable Solar Group, LLC, through their agent, SelectROW, requests approval of a Zone Map Amendment to implement a Renewable Energy Overlay Zone on 80 acres of the subject property legally described as Loma Barbon, Tract B. The subject property comprises approximately 650 acres.

Master Plan Amendment Case #25-410-00005

The applicant, Affordable Solar Group, LLC, through their agent, SelectROW, also requests approval of an amendment to the Loma Barbon Master Plan. The proposed amendment is to include provisions for the installation of a solar generation, storage and distribution system on the subject property.

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

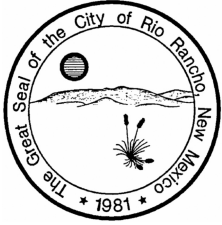
If you would like to comment on any of these applications, you are encouraged to submit a written comment to planning@rmm.gov. Written comments will be inserted into the public record.

Journal: September 10, 2025.

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

Ad ID:	288530
Description:	
Run Dates:	09/10/2025 - 09/10/2025
Class:	3001
Orig User:	master
Words:	281
Lines:	76
Agate Lines:	108
Depth:	7.71
Blind Box:	

Total Ad Cost		\$95.10		
Amount Paid		\$0.00		
Publication	Start	Stop	Inserts	Cost
Albuquerque Journal	09/10/2025	09/10/2025	1	88.36



CITY OF RIO RANCHO COVER PAGE

Legislation Item: R107

AGENDA DATE:

September 25, 2025

DEPARTMENT:

Development Services

SUBJECT:

R107, Resolution Amending the Loma Barbon Master Plan for an Addendum for Renewable Energy

BACKGROUND AND ANALYSIS:

The applicant, Affordable Solar Group, LLC, through their agent, SelectROW, requests approval of an Addendum to the Loma Barbon Master Plan allowing for the implementation of a Renewable Energy Overlay District to an 80-acre portion of the Master Plan area. The Loma Barbon Master Plan was adopted on September 11, 2002 under Resolution No. 64, Enactment No. 02-063. Concurrent with this application is a request to allow for the Renewable Energy Overlay District (case #25-100-00007).

This Master Plan Amendment request was previously heard alongside Zone Map Amendment request #25-100-00007 by the Planning and Zoning Board on August 26, 2025, and the Planning and Zoning Board made a recommendation of approval to the Governing Body by a vote of 5 for and 1 against, with an amendment to the Addendum to include a 100 ft. setback on the north and west property lines to the fence line surrounding the future solar energy development.

The request only includes the Addendum to allow for solar energy, see attached. No other parts of the Loma Barbon Master Plan are being amended. Future development of the subject property for renewable energy will require site plan review and approval by Governing Body.

The area proposed for the Addendum and concurrent Overlay District consists of a mix of zoning districts: MU-A: Mixed Use Activity Center, C-1: Retail Commercial, PR: Parks and Recreation, OS: Open Space, and M-1: Industrial and Business Park District.

Approximately 35 acres of the proposed Overlay area is currently zoned M-1, which allows for the proposed solar renewable energy use. This M-1 area is located in the northwest most corner of Loma Barbon, adjacent to the southern boundary of the Mountain Hawk Master Plan Area (Mountain Hawk Unit 40).

REVIEW CRITERIA:

The City's Comprehensive Plan states that "The City will rely on the development of Specific Area Plans and Master Plans for identifying a specific land use at the parcel-level. Specific Area Plans and Master Plans are a part of the Land Use Element and are used as a statement of policy to guide land use decision making by the Governing Body."

The City's Comprehensive Plan further outlines the type of material expected to be included in a Specific Area Plan or Master Plan. Staff has used the list as the guiding policy on whether the amendments fit with Master Plans in general. Staff finds that the proposed amendment fits into the

goals and elements of the City Comprehensive Plan and the amendment for an addendum to the Master Plan to allow for the Overlay District does not negatively affect or go against the long term intent of the Loma Barbon Master Plan.

In their justification, the applicant states: "The 'Renewable Energy Overlay District' Loma Barbon Plan Amendment and zone map request is beneficial to the community and is supported by a review of the Rio Rancho Comprehensive Plan for the following analyses:

A. *Goal No. 1 - Infrastructure* The amendment and zone map change allow for the ability to provide renewable energy that fosters a quality community and supports a strong economy, and meets the needs of current and future residents.

B. *Section 2.3.2 - Conservation & the Natural Environment* The City of Rio Rancho's desire to maintain or improve its air quality and water quality will be met and improved by solar electric generation that does not pollute the air or use water for generation.

C. *Section 4.2.3 - Water Availability* This request for land use planning does not require water uses. This development delays the need for water for the next 20+ years or longer, preserving water resources.

D. *Section 4.2.13 Physical Environment* The Loma Barbon Master Plan Addendum provides for the opportunity to meet a key desire by providing a renewable resources to power homes, businesses and industry.

E. *4.3.3 Policy Con-4* Promote growth management strategies that protect air, water, land and energy resources are met by the development of solar energy generation.

F. *Section 8.2.8.1 Electricity and Natural Gas* The development of Community Solar Generation by the amendment and zone change provides another alternative energy source that is replacing the decommissioned coal-fired power plants. It provides solar opportunities to those who are unable to have solar on their own property."

The Planning and Zoning Board recommends that the Governing Body finds that the proposed Master Plan Amendment for a Renewable Energy Overlay Addendum is consistent with the goals and elements of the Comprehensive Plan. The Board finds that the proposed amendment would enable an appropriate, interim use of the land that does not require the extension of utilities and services at this time and preserves the long term vision for build out according to the Master Plan.

SITE ANALYSIS:

The Loma Barbon Master Plan area is approximately 605 acres. The Master Plan, adopted in 2002, included Zoning and Land Use regulations. The proposed Renewable Energy Overlay District applies to an 80-acre portion in the northwest of the Master Plan area. The site is currently vacant and about 35 acres of the proposed Overlay District is currently zoned M-1: Industrial and Business Park District, which allows for the proposed solar development currently.

LAND USE:

The Loma Barbon Master Plan identifies a mix of existing land uses and zoning districts on the subject property, including: Mixed Use, Retail, Residential, Special Uses, School, Park, Right-of-Way and Open Space. The proposed Master Plan Addendum will not be changing the underlying land use or zoning, but adds the Renewable Energy Overlay District for the northwestern portion of the Master Plan area. The Addendum permits renewable energy development as an interim land use while preserving the existing zoning and land use. The proposed use would be permissive currently in about 35 acres of the proposed 80-acre site.

GRADING AND DRAINAGE:

A Drainage Plan will be required for site plan submittal with further Grading and Drainage Plans for Building Permit submittal. The Addendum states that clearing of natural vegetation will be limited and that the project will have minimal impervious surface impacts.

CIRCULATION:

Current access consists of small dirt roads servicing the property. Roads will run through the site to provide access to the renewable energy equipment.

PHASING AND FINANCING:

If the site development under the Addendum is to be phased, a phasing plan will be required for site development and is included as a condition.

DESIGN STANDARDS:

Specific design standards are listed in the Addendum. Design standards and regulations include, but are not limited to: signage, height restrictions, lighting, setbacks, development and design standards, decommissioning and removal.

A condition of approval has been included to provide for enhanced and detailed buffers adjacent to the R-3: Mixed-Residential Zoned Mountain Hawk Subdivision to the north.

NOTIFICATIONS:

Notice of the application was sent via first class mail to the property owners within 100 ft of the subject property 15 days prior to the hearing date. A legal notification was published in the Albuquerque Journal on September 10, 2025. A notification sign was posted on the property at least one week prior to the hearing on September 16, 2025.

REVIEWER COMMENTS:

Reviewing Agency	Comments
DSD Engineering	See attachment.
Fire & Rescue	See attachment.
Parks, Recreation & Community Services	No adverse comments.
Police	No comments received.
MRCoG	No comments received.
Rio Rancho Public Schools	No comments received.
SSCAFCA	No adverse comments.

IMPACT:

The Planning and Zoning Board recommends that the Governing Body adopt the Resolution for the Master Plan Amendment request, subject to the findings and conditions set forth below:

General Findings of Fact:

1. R.O. 2003 Section 150.07 (C) requires Master Plan Amendment approval by the Governing Body.
2. The applicant has the authority to make an application to request an amendment to the Loma Barbon Master Plan.
3. The applicant and adjacent property owners received due process, as proper notice and an opportunity to present views was given.

Specific Findings of Fact and Conditions of Approval:

1. The proposed amendment to the Loma Barbon Master Plan Addendum does not adversely affect the community character of the Master Plan Area.
2. The proposed addendum is consistent with the goals and elements of the Comprehensive Plan.
3. The proposed addendum adds Renewable Energy as a use in the northwestern portion of the Loma Barbon Master Plan Area.
4. Any proposed phasing of the project shall be indicated during Site Plan review.
5. A buffer along the north side of the property shall be constructed and greater detail on its

landscaping and expected maintenance shall be entailed as a condition of approval for Site Plan submission.

ALTERNATIVES:

1. The Governing Body may adopt the Master Plan Amendment as originally submitted.
2. The Governing Body may adopt the Master Plan Amendment with the Planning and Zoning Board's recommended amendment: "100 ft setback on the north and west property lines to the fence line surrounding the future solar energy development."
2. The Governing Body may deny the Master Plan Amendment.
3. The Governing Body may modify the Master Plan Amendment and approve such modifications.
4. The Governing Body may continue the public hearing to request additional information or to consider testimony provided at the public hearing.

DEPARTMENT RECOMMENDATION:

The Planning and Zoning Board recommends the Governing Body adopt the Resolution with the addition of language for a 100 ft. setback on the north and west sides of the Master Plan to the fence line.

ATTACHMENT: [Resolution_R107](#)

ATTACHMENT: [Application](#)

ATTACHMENT: [Authorization](#)

ATTACHMENT: [Justification](#)

ATTACHMENT: [Zoning & Location Map](#)

ATTACHMENT: [Exhibit A: Area Map](#)

ATTACHMENT: [Exhibit B: Site Location](#)

ATTACHMENT: [LOMA BARBON MASTER PLAN ADDENDUM updated](#)

ATTACHMENT: [8-26 PZB Minutes](#)

ATTACHMENT: [Notice](#)

ATTACHMENT: [R107 - Signed](#)

ATTACHMENT: [LOMA BARBON MASTER PLAN ADDENDUM Amended SEPTEMBER 2025](#)



**CITY OF RIO RANCHO
RESOLUTION**

RESOLUTION NO.

ENACTMENT NO.

**RESOLUTION AMENDING THE LOMA BARBON MASTER PLAN FOR AN
ADDENDUM ALLOWING FOR A RENEWABLE ENERGY OVERLAY DISTRICT**

WHEREAS: the State of New Mexico has granted the City of Rio Rancho the power, authority, jurisdiction and duty to enforce and carry out the provisions of law relating to planning, platting, zoning, and the power to adopt, amend, extend and carry out a general municipal or master plan which may be referred to as the general or master plan, all pursuant to 3-19-1, NMSA, 1978; and

WHEREAS: the Governing Body of the City of Rio Rancho has adopted a Comprehensive Plan that addresses and provides for specific goals, policies, and actions; proposes land use throughout the City; provides for adoption of specific area plans for specific areas within the City; and also provides for land use in master planned communities via master plans; and

WHEREAS: the Governing Body of the City of Rio Rancho has adopted a Comprehensive Plan that addresses land use in master planned communities; and

WHEREAS: the Governing Body adopted the Loma Barbon Master Plan September 11, 2002 under Resolution No. 64, Enactment No. 02-063; and

WHEREAS: the Planning and Zoning Board of the City of Rio Rancho reviewed the amendments to the Loma Barbon Master Plan at their meeting held on August 26, 2025, and following public hearing recommends approval of those amendments and modifications; and

WHEREAS: the Governing Body of the City of Rio Rancho has reviewed the proposed amendment (Case No. 25-410-00005) to the Loma Barbon Master Plan at their meeting held on September 25, 2025, and following public hearing and receipt of the Planning and Zoning Board's report and recommendation, has determined that the amended Plan is in conformance with the City of Rio Rancho Comprehensive Plan.

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

Section 1. The Governing Body hereby approves and adopts the amendment to the Loma Barbon Master Plan Addendum to allow for a Renewable Energy Overlay District on a portion of Loma Barbon, as shown as attached to this Resolution.

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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)

PLANNING & ZONING LAND USE APPLICATION

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: Affordable Solar Group, LLC		Phone: 505-926-1764
Address: 4840 Pan American East Fwy NE		E-Mail: dylan.connelly@affordable-solar.com
City: Albuquerque	State: NM	Zip Code: 87109
Proprietary Interest: Lessee	List Owners: New Mexico State Land Office	
Deed or Ownership Verification Provided: (Initials)		Letter of Authorization Provided: (Initials)

Agent Name: SelectROW – Laurie Moye		Phone: 505-259-0724
Address: P.O. Box 688		E-Mail: Laurie.Moye@SelectROW.com
City: Celina	State: TX	ZIP Code: 75009

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

Loma Barbon Master Plan Amendment and Zone Map Amendment for the Renewable Energy Overlay District

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit Section 16, Township 13 North, Range 3 East, N.M.P.M.	Block(s):	Lot(s):1
Existing Zoning: A variety of mixed uses listed in Master Plan	Proposed Zoning: Renewable Energy Overlay (with preserved base zoning)	
No. of existing lots: 1	No. of proposed lots: NONE	Total area of site (acres) 605 total /80 Overlay

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: Laurie Moye	Applicant: Affordable Solar Group, LLC	Agent: SelectROW
Signature:		Date: 7/8/2025

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

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

Please check appropriate box

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

From: "Sage, Michael R." <msage@nmslo.gov>

Date: July 10, 2025 at 4:37:50 PM MST

To: laurie.moye@selectrow.com

Cc: "Barrens, Grady" <gbarrens@nmslo.gov>, "Stewart, Sunalei" <[sstewart@nmslo.gov](mailto:ssstewart@nmslo.gov)>, "Biernoff, Ari" <abiernoff@nmslo.gov>

Subject: Renewable Energy Overlay Amendment - NMSLO Approval

SelectROW / Laurie Moye:

Let this email serve as official notification to indicate the NM State Land Office, as land owner, is in agreement with the proposed Renewable Energy Overlay Amendment for the Loma Barbon Master Plan.

The NM State Land Office has successfully sited several Community Solar projects on State Trust Land across the state and this master plan amendment will go a long way to ensuring this project becomes a reality in Sandoval County. In addition, the master plan amendment supports long range land use planning undertaken by the NM State Land Office for Loma Barbon which will ensure opportunities for additional future development.

If you require further assistance, please do not hesitate to reach out to Grady and the Office of Renewable Energy. We look forward to the continued collaboration.

Sincerely,

Michael Sage, CEcD
Assistant.Commissioner
Commercial.Resources.Division
505.670.3244
New Mexico State Land Office
310 Old Santa Fe Trail
P.O. Box 1148
Santa Fe, NM 87504-1148

msage@nmslo.gov

nmstatelands.org

City of Rio Rancho
3200 Civic Center Circle NE
Rio Rancho, NM 87144

RE: Affordable Solar Group, LLC – Loma Barbon Master Plan Addendum

To Whom It May Concern:

I am the authorized agent of Affordable Solar Group, LLC (“ASG”), the Lessee of the real property described as follows:

Township	Range	Section	Aliquot	Acreage	County
13 North	03 East	16	NWNW	40.0	Sandoval
13 North	03 East	16	NENW	40.0	Sandoval
Total Acreage:				80.0	

On behalf of ASG, I hereby authorize Select Properties, Inc., d/b/a SelectROW, Marble Enterprises, LLC and its agents, to make such filings and submittals to the City of Rio Rancho, and such other governmental departments and agencies as necessary to obtain the approvals for the intended use of the Property, including but not limited to, any re-zoning, vacations, replats of the Property.

If you have any questions or concerns please contact me at dylan.connelly@affordable-solar.com
505-926-1764

Sincerely,

Dylan Connelly

Affordable Solar Group, LLC

By:  _____

Its: **Director of Commercial Solar Development**

Date: **5/20/25** _____



July 14, 2025

Mr. Fred Radosevich, Chair
Planning and Zoning Board
City of Rio Rancho
3200 Civic Center Circle NE
Rio Rancho, NM 87144

RE: Amendment to the Loma Barbon Master Plan and Zone Map Amendment

Dear Chairman Radosevich:

The purpose of this letter is to request approval of two related applications. First is an amendment to the Loma Barbon Master Plan to add a “Renewable Energy Overlay District” to encompass 80 acres of the original 606 acres of the master plan. The second application is a request for approval of a Zone Map Amendment to allow for the development within the “Renewable Energy Overlay District” of a Community Solar and Battery Storage facility in the master plan.

Loma Barbon Master Plan was the result of a Joint Planning Agreement between the Commissioner of Public Lands for the State of New Mexico (NMSLO) and the City of Rio Rancho that was signed to develop the Loma Barbon Master Plan (“Master Plan”). In September of 2002, the City of Rio Rancho annexed approximately 605 un-platted vacant acres owned by the State of New Mexico (See Exhibit A) and the Master Plan for Loma Barbon was adopted by the City of Rio Rancho. The Master Plan included applicable zoning and land use regulations. The Master Plan is legally described as NW/4 NW/4 and ptn NE/4 NW/4 of S 16, T 13N, R 3E, NMPM. This Amendment modifies the Master Plan by allowing for a “*Renewable Energy Overlay District*” on a portion of the Master Plan for solar power generation, storage, and distribution without modifying the original content and intent of the approved Master Plan (See Exhibit B). This Amendment creates a stand-alone document that provides for additional land use, while allowing the underlying land use and zoning to remain intact. At all times, whether a Solar Energy System is present or later removed, the existing development entitlements remain in place.

The 2025 Loma Barbon Master Plan Amendment was initiated by the NMSLO and Affordable Solar Group, LLC, as a supplemental document to the approved Master Plan to allow for land uses in the northwest corner of the property for a 5 Mega Watt (MW) community solar project. The area identified for the Amendment constitutes approximately 80 acres and is more particularly shown in Exhibit B. This Amendment is the result of consultation with NMSLO, Affordable Solar Group, LLC, its successor and assigns, and the City of Rio Rancho staff. This Amendment defines the framework for Renewable Energy System on property. This Amendment will allow for the proposed project to be built, operated and maintained on the property.

The Master Plan consists of a mix of uses defined as Employment, Mixed Use, Retail, Residential, Special Uses, School, Park, Right of Way and Open Space. The proposed Master Plan Amendment will not change the underlying land uses or zoning, but adds renewable energy uses as an interim set of allowable uses. This Amendment defines the framework for a Renewable Solar Energy System on the property. If approved, the subsequent development of the site will follow the specific site plan requirements.

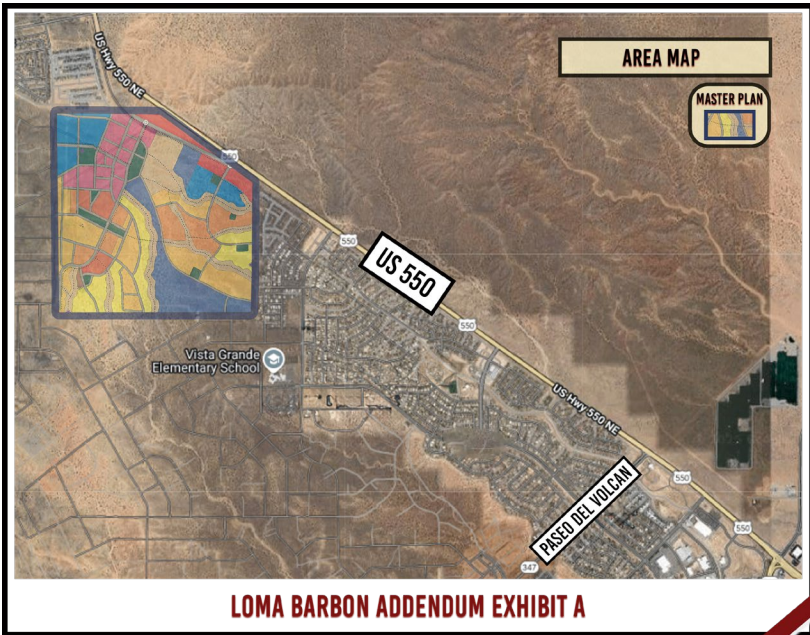


Exhibit A: 2002 Adopted Loma Barbon Land Use Plan

Ownership

The proposed addendum has been reviewed and approved by the property owner NMSLO who will be leasing the property to the renewable energy system developer, Affordable Solar, LLC.

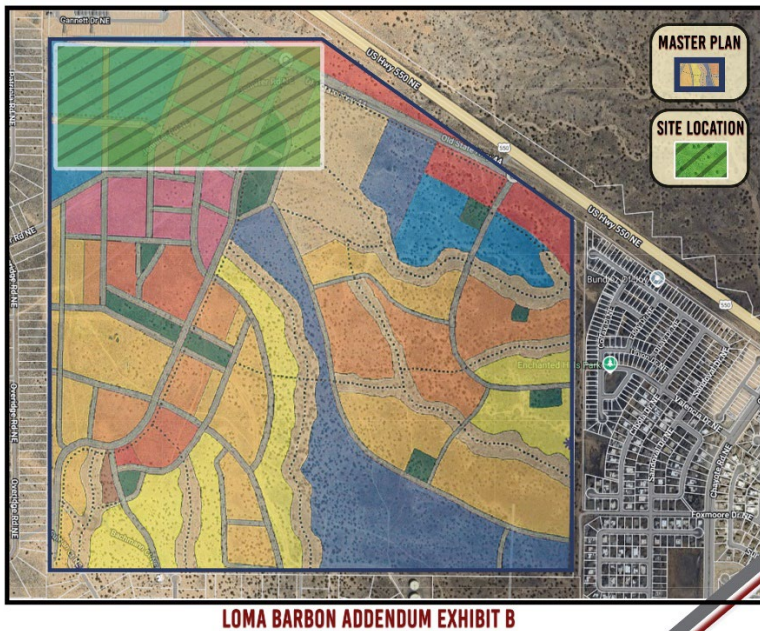


Exhibit B: Proposed Area in the Loma Barbon Master Plan for “Renewable Energy Overlay District”

Community Solar Act

Affordable Solar, LLC is a New Mexico well known solar and storage developer is seeking approval for Renewable Energy Overlay on the property. Affordable Solar has installed over 400 MWs of solar since being founded in 1998. The proposed Renewable Energy Overlay district is for Community Solar facility which is a 5 mega-watt solar electric generating station. The generating station is part of the Community Solar Act SB 84 that was approved by the New Mexico State Legislature and signed by the Governor in 2021. The Project is part of a New Mexico Legislature and New Mexico Public Regulation Commission (NMPRC) efforts to provide

solar opportunities to those, for whatever reason, are unable to have solar on their own property. By subscribing to this program, the subscriber receives credit on their electric utility bill for the electric power produced from their portion of the solar facility and therefore reduces their electric bill. The NMPRC issued a request for proposals and Affordable Solar was selected to construct seven community solar facilities. The first 6 projects will be completed by the end of 2025. The Loma Barbon Renewable Energy Overlay District is the seventh project.

The Project will use the electric distribution grid in the local and regional area for the greater public good and for the health, safety and welfare of residents of the City of Rio Rancho and will provide the community with a source of clean, renewable energy to support growth and economic development in the area.

The Project will provide PNM customers in the City of Rio Rancho with clean, renewable energy through the local distribution grid.

Rio Rancho Comprehensive Plan Policy

The “Renewable Energy Overlay District” Loma Barbon Plan Amendment and zone map request is beneficial to the community and is supported by a review of the 2015 Rio Rancho Comprehensive Plan for the following analyses:

- A. *Goal No. 1 -Infrastructure* The amendment and zone map change allows for the ability to provide renewable energy that fosters a quality community, and supports a strong economy, and meets the needs of current and future residents.
- B. *Section 2.3.2 – Conservation & the Natural Environment* The City of Rio Rancho’s desire to maintain or improve its air quality and water quality will be met and improved by solar electric generation that does not pollute the air or use water for generation.
- C. *Section 4.2.3 -Water Availability* this request for land use planning does not require water uses. This development delays the need for water for the next 20+ years or longer preserving water resources *4.3.2 Goals Con -1*.
- D. *Section 4.2.13 Physical Environment* The Loma Barbon Master Plan Addendum provides for the opportunity to meet a key desire by providing a renewable resource to power homes, businesses, and industry. Community Solar Program allows for the need of all citizens to meet their own needs and allowing for future generations to meet their own needs.
- E. *4.3.3 Policy Con-4* Promote growth management strategies that protect air, water, land and energy resources are met by the development of solar energy generation.
- F. *Section 8.2.8.1 Electricity and Natural Gas*, the development of a Community Solar generation by this Amendment and zone change is providing another alternative energy source that is replacing the decommissioned coal-fired power plants. It provides solar opportunities for those Public Service Company of New Mexico customers by providing solar opportunities to those, for whatever reason, are unable to have solar on their own property.

The proposed amendment to the Master Plan and allowing a Renewable Energy Overlay is consistent with the goals and elements of the Comprehensive Plan as seen above. The proposed amendment will enable the preservation of land by an appropriate interim use that does not require extension of utilities and services at this time and preserves the vision and goals of the underlying Loma Barbon Master Plan.

It is the desire of the New Mexico State legislature and the New Mexico Public Regulation Commission through their regulations to provide solar energy to provide solar opportunities with the Community Solar Act and program.

We respectfully request that the Rio Rancho Planning and Zoning Board recommend approval of this request for an amendment and zone map change to the Loma Barbon Master plan based on the justification above.

Please contact me at (505) 259-0724 with any questions that may arise from this request.

Sincerely,

A handwritten signature in blue ink that reads "Laurie Moye". The signature is written in a cursive, flowing style.

Laurie Moye, Agent

Land Use Consultant

SelectROW

Enclosures:

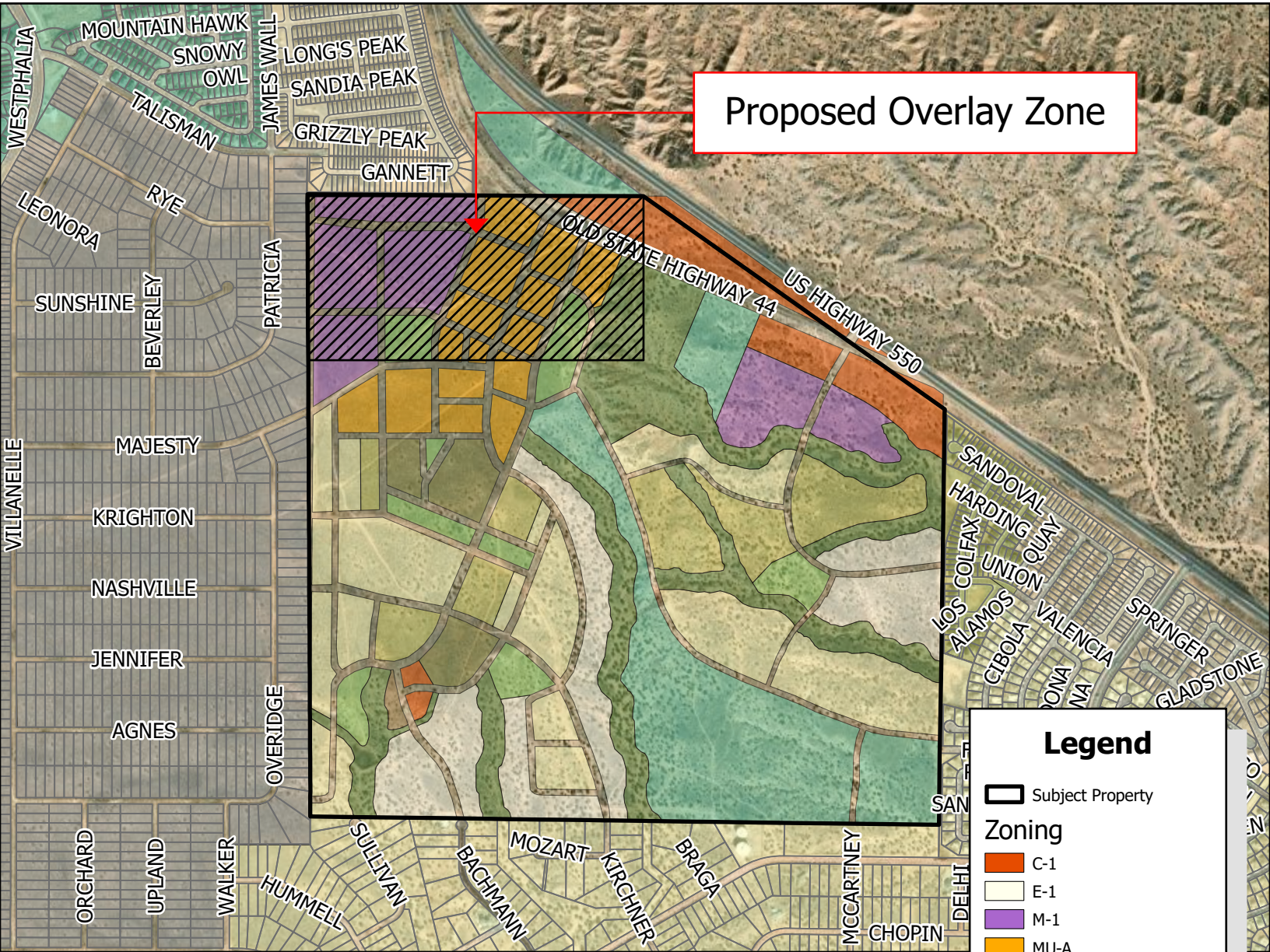
Land Use Application

Loma Barbon Master Plan Amendment

Agent Letter

Owner Acknowledgement

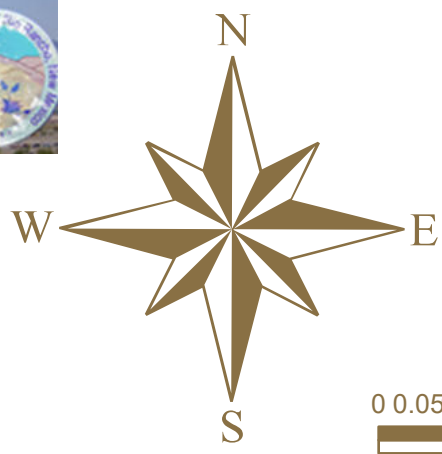
LOMA BARBON RENEWABLE ENERGY OVERLAY DISTRICT



Proposed Overlay Zone

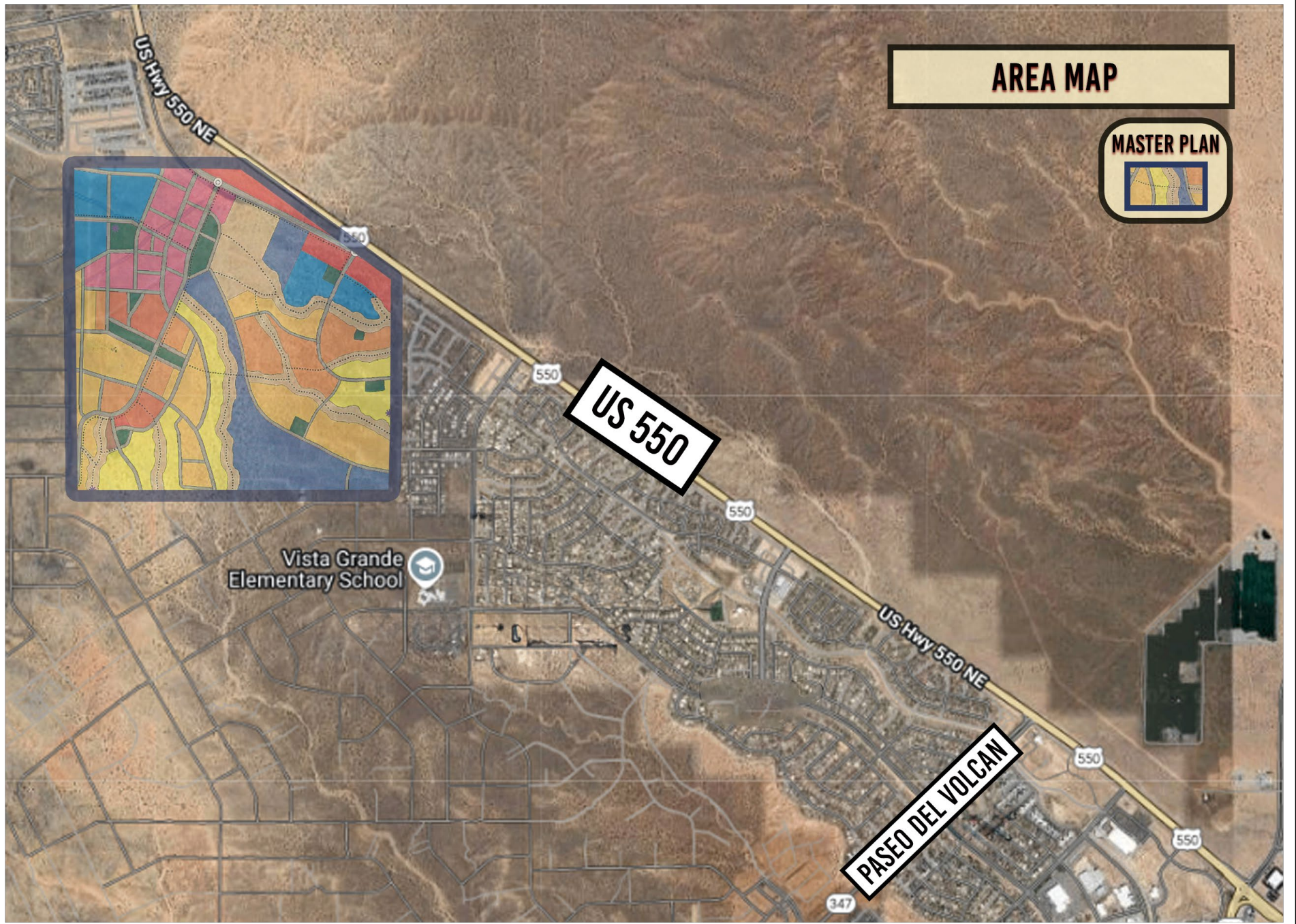
Legend

- Subject Property
- Zoning**
- C-1
- E-1
- M-1
- MU-A
- OS
- PR
- R-1
- R-2
- R-3
- R-4
- R-5
- R-6
- SU
- TZ

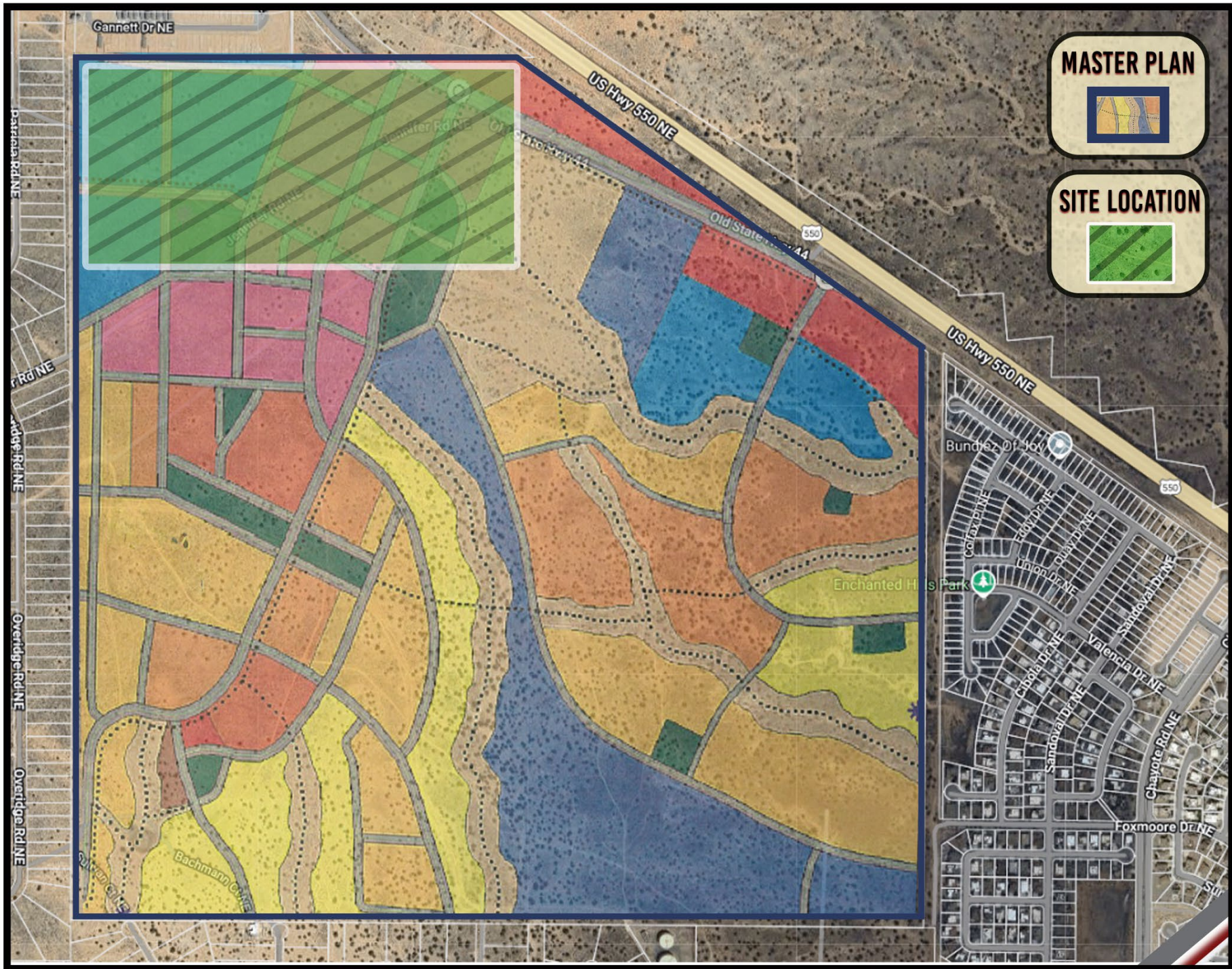


DISCLAIMER: All information on this map is provided "as is" without warranty or any representation of accuracy, timeliness or completeness. This map is not a survey and should be used for graphical purposes only.

Map courtesy of Ben Isaacs, 8/7/2025



LOMA BARBON ADDENDUM EXHIBIT A



MASTER PLAN



SITE LOCATION



LOMA BARBON ADDENDUM EXHIBIT B

LOMA BARBON MASTER PLAN ADDENDUM



ADOPTED BY THE CITY OF RIO RANCHO GOVERNING BODY –

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LOMA BARBON MASTER PLAN ADDENDUM

This Amendment to the Loma Barbon Master Plan (Resolution No. 64, Enactment 02-063), is made in accordance with Section 150.07 of the City of Rio Rancho municipal code.

In December of 2000, a Joint Planning Agreement between the Commissioner of Public Lands for the State of New Mexico and the City of Rio Rancho was signed to develop the Loma Barbon Master Plan (“Master Plan”). In September of 2002, the City of Rio Rancho annexed approximately 605 unplatted acres owned by the State of New Mexico (“Land”) (Exhibit A) and the Master Plan for Loma Barbon was adopted by the City of Rio Rancho. The Master Plan includes applicable zoning and land use regulations. This Amendment modifies the Master Plan by allowing for a **Renewable Energy Overlay District** on a portion of the Master Plan for solar power generation, storage, and distribution without modifying the original content and intent of the approved Master Plan. This Amendment creates a stand-alone document that provides for additional land use, while allowing the underlying land use and zoning to remain intact. At all times, whether a Solar Energy System is present or later removed, the existing development entitlements remain in place.

SECTION 1 APPROVAL HISTORY

The Master Plan was the first time the New Mexico State Land Office (“NMSLO”) had collaborated with a municipal government to create a plan for State Trust Land. In December 2000, the City of Rio Rancho and the NMSLO signed a Joint Planning Agreement to guide the planning of the Land. The Loma Barbon Master Plan was approved by the City of Rio Rancho in September 2002. The Master Plan applies to and is approximately 605 acres of state trust land. The NMSLO primary mission is to optimize revenues for its beneficiaries which are New Mexico’s public schools and universities. This Master Plan is a blueprint for development for future generations of New Mexicans whose use will generate revenues for the trust.

The Master Plan describes and analyzes physical and environmental conditions, long term infrastructure needs, and development vision of the Plan.

Due to the mixed-use nature of the Master Plan and the fact that the NMSLO will not be the developer of the property it was stated in the Master Plan that there is not a phasing plan proposed strategy at the time of adoption. The NMSLO uses a competitive bid process to develop an agreement between the developer and the State Land Office.

SECTION 2 PURPOSE

The 2025 Loma Barbon Master Plan Amendment (this “Amendment”) was initiated by the NMSLO, as a supplemental document to the approved Master Plan to allow for land uses in the northwest corner of the property for a community solar project (“Project”). The area identified for the Amendment constitutes approximately 80 acres and is more particularly shown in Exhibit B (“Property”). This Amendment is the result of consultation with NMSLO, Affordable Solar Group, LLC, its successor and assigns (“Solar Developer”), and the City of Rio Rancho staff. This Amendment defines the framework for a Solar Energy System on the Property.

This Amendment is to allow for the Project to be built, operated and maintained on the Property.

SECTION
3

DESCRIPTION of the PROJECT

The Project is a ground mounted community solar photovoltaic system capable of producing up to 5 MWac of electricity that will be connected to the Public Service Company of New Mexico (“PNM”) distribution system. The Project was awarded capacity by the New Mexico Public Regulatory Commission in the state approved New Mexico community solar program. The Property was selected because there is an existing distribution line adjacent to the Property with adequate capacity to meet the Project’s needs. Interface with existing lines shall be determined and approved through future negotiations with PNM.

The Project will include, but is not limited to:

- The Project consist of a Solar Photovoltaic Array of on single axis tracking racks ground mounted. The Solar Photovoltaic Array converts Solar Energy into electricity. The single axis racking system will run in rows and will slowly rotate to follow the sun across the sky each day.
- The Project will include the necessary wiring, inverters, transformers, and other equipment and infrastructure required to interconnect the Project to the existing electric lines at the site and produce electricity.
- The Project may include a storage container for spare parts, equipment, and other related materials.
- The Project will not require permanent on-site water or wastewater infrastructure.
- Access to the Project will be from old US Highway 44 and gravel or dirt roads will go around the Project site to provide access to the equipment. No paved roads are planned internally to the site.
- Project may be developed in phases.
- The Project will (i) be designed with the intention to maintain as much of the natural/existing vegetation during and after construction as reasonably and commercially possible, and (ii) be operated and maintained by an off-site operations and maintenance crew.
- An archaeology survey has recently been conducted on the Property.

The project site at coordinates 35.363052, -106.631037 is located in juniper woodlands, primarily consisting of common one-seed juniper (*Juniperus monosperma*) and native grasses like blue grama (*Bouteloua gracilis*) and galleta only (*Pleuraphis jamesii*). The area also supports wildlife such as pinyon jays, mule deer, and coyotes. While the site will be mowed where required within the affected area of the solar installation, reasonable steps will be taken to minimize disturbance when possible.

SECTION
4

DEFINITIONS

The definitions provided in this section shall only apply to the Property.

- **Alternating Current (AC):** Is a type of electricity where the flow of electrons regularly switches direction or cycles, at constant intervals. The type of electricity used in homes and businesses.
- **Array:** Any number of solar photovoltaic panels connected to provide a single output.
- **Battery Back-Up:** A battery system that stores electrical energy from a solar system, making the electricity available for future use.
- **Battery Storage System:** A system capable of utilizing batteries to store the electricity produced by the Solar Photovoltaic Array and release the electricity later.

- **Community Solar Project:** Projects that are a part of the New Mexico Legislature and the New Mexico Public Regulation Commission (NMPRC)) efforts to provide solar opportunities to those, for whatever reason, are unable to have solar on their property. Subscriptions to the Project allow for a credit in the subscriber electric bill. Greater than 50 percent of the energy produced will be allocated to qualified low-income subscribers.
- **Direct Current (DC):** Electric current flowing in a constant direction.
- **Electric Distribution System:** An electric system operating at 12.47kV providing electricity to homes and businesses.
- **Ground-Mounted System:** A solar energy system that is directly installed on specialized racking systems, which are attached to an anchor in the ground.
- **Inverter:** A device that converts the direct current (DC) electricity produced by a solar photovoltaic system to usable alternating current (AC).
- **Kilovolt (kV):** Equal to 1,000Volts
- **Kilowatt (kW):** Equal to 1000 Watts.
- **MWac:** Megawatt Alternating current is a unit of power used to express the capacity of a solar power plant or system.
- **NERC:** North American Electric Reliability Corporation (NERC). NERC defines the Bulk-Power System as the electricity power generation facilities combined with the high-voltage transmission system, which together create and transport electricity around North America. Electric Reliability Organization (ERO) refers to NERC's role as the independent entity that develops and enforces mandatory standards for the Reliable Operation and planning of the Bulk-Power System throughout North America, as called for in the Energy Policy Act of 2005. NERC was designated as the ERO by the Federal Energy Regulatory Commission on July 20, 2006.
- **Renewable Energy:** Energy from sources that are not easily depleted such as moving water, biomass, geothermal, solar, wind, and energy from solid waste treatment plants.
- **Solar Access:** The access of a solar energy system to direct sunlight.
- **Solar Energy:** Radiant energy received from the sun collected in the form of heat or light by a solar collector.
- **Solar Energy System:** A solar energy system whose primary purpose is to harvest energy by transforming solar energy into another form of energy or transferring heat from a collector to another medium using mechanical, electrical, or chemical means.
- **Solar Photovoltaic Array:** Solar system consisting of any number of solar photovoltaic panels made of photovoltaic cells with semi-conducting materials, that produce electricity in the form of Direct Current (DC), when they are exposed to sunlight and connected to provide a single output. A typical photovoltaic system consists of photovoltaic panels that combine to form an array; other system components may include racks and hardware, wiring for electrical connections, power conditioning equipment, such as transformers, Inverters, and/or batteries.
- **Substation:** Any electrical facility designed to convert electricity produced by a photovoltaic array to a voltage for interconnection with transmission lines.



SECTION
5 ZONING

This section sets forth zoning regulations, which will apply to the Loma Barbon Renewable Energy Overlay District ("LB-RE-OD"). Where this Amendment is silent, the national electric standards, or the NERC requirements, or the City of Rio Rancho Zoning Ordinances shall prevail.

(A) Purpose. LB-RE-OD zoning district is suitable for uses where the underlying zoning district needs to be maintained or for other reasons which are partially or entirely dependent on the character of the site and proposed use.

(1) A LB-RE-OD overlay district is appropriately used;

(a) To not restrict allow uses otherwise permitted in the underlying zoning district;

(b) To establish requirements or conditions that are unique to Renewable Energy projects; and

(c) To establish requirements for height, setbacks, width, parking, landscaping, signage, or other provisions that are unique to this use of the Property.

(B) Allowable Uses. The following will be allowable uses for the Property:

(1) Solar Energy System and any other ancillary facilities in connection therewith;

(2) Public utility development/Substations/switching stations/Renewable Energy generation, installations of Solar Photovoltaic Array, Battery Storage System; and

(3) Incidental buildings and other supporting facilities needed for utilities, energy storage, energy generation, project operation, and maintenance.

(C) Signage

(1) Signs shall comply with NERC and any other national electric standards and at a minimum include the following requirements:

(a) A visible "High Voltage" warning sign;

(b) Name(s) and phone number(s) for the electric utility provider;

(c) Name(s) and phone number(s) of the site operator; and

(d) Name(s) and phone number(s) in case of emergency.

(2) If there are conflicts between the City of Rio Rancho's codes, the national electric standards, or the NERC requirements, the more stringent shall apply.

(D) Height Restrictions

(1) No building structure shall exceed 26 feet in height from the finished grade;

and

(2) Any applicable electric lines and poles shall comply with NERC requirements and any other national electric standards as required. If there are conflicts between the City of Rio Rancho's codes, the national electric standards, or the NERC requirements, the more stringent shall apply.

(E) Lighting

(1) Lighting shall be consistent with local, state, and federal law including any applicable NERC requirements. If there are conflicts between the City of Rio Rancho's codes and the NERC requirements, the more stringent shall apply; and

(2) Lighting of other parts of the Project, such as appurtenant structures, shall be limited to that required for safety and operational purposes, and shall be reasonably shielded. Where feasible, lighting of the Solar Energy System shall be directed downward and shall incorporate full cut-off fixtures to reduce light pollution.

(F) Fencing. Perimeter fencing will be installed around the boundary of the Solar Photovoltaic Array in accordance with NERC and other national electric standards as required. If there are conflicts between the City of Rio Rancho's codes, national electric standards, or the NERC requirements, the more stringent shall apply. As required for safety of the public and safety of the equipment the facility will be enclosed with a 7-foot-high fence, consisting of a 6 foot chain-link with 1-foot-high barbed wire on top will be placed around the facility.

(G) Setbacks

(1) From the Property boundary, the Solar Photovoltaic Array shall be 25 feet from the rear, front and side property lines, except for any interior property lines where no setback is required. This restriction shall not apply to roads that may

encircle the Project. An interior perimeter road is allowed in the setback areas. Setbacks are measured from the property line to the structures.

(H) Site Plan Requirements. The LB-RE-OD zone district must have a site plan approved by the City of Rio Rancho Governing Body, as defined in the City of Rio Rancho municipal code ("Governing Body"). Approval of the site plan containing the following information (if applicable) must be obtained prior to the issuance of a building permit:

- (1) Scale and north arrows;
- (2) Lot boundaries and easements;
- (3) Existing and proposed utilities;
- (4) Existing and proposed rights-of-way;
- (5) Proposed structures with uses, dimensions, and setbacks (prior to construction, the site plan may include conceptual building locations and sizes to be refined prior to building permit);
- (6) Proposed ingress, egress, parking, and circulation;
- (7) Landscaping and landscape buffers using native vegetation;
- (8) Elevations;
- (9) Adjacent property characteristics;
- (10) Preliminary drainage plan;
- (11) Identification of the proposed solar panel array area;
- (12) Identification of the proposed Substation location;
- (13) Survey, signed by New Mexico licensed surveyor;
- (14) Phasing plan;
- (15) Submitted design documents should be signed by a New Mexico licensed engineer;
- (16) Location and type of backup generators;
- (17) Locations of temporary construction trailers, passenger and construction vehicle parking, material storage, fuel storage and containment, and required temporary fencing /security for same;
- (18) Visual rendering(s) of proposed facility for evaluation;
- (19) Portions of the Overlay District indicate retail, mixed use areas west of US Hwy 550 and east and west Old Hwy 44. These areas should be evaluated during development review to determine whether buffering may be required; and
- (20) To the maximum extent practical, the existing native vegetation will remain in its natural state. No landscaping is proposed for the Project at this time.

(I) Development and Design Standards

(1) All Solar Photovoltaic Arrays, accessory equipment, and facilities shall comply with NERC requirements and any other national electric standards. If there are conflicts between the City of Rio Rancho's codes, national electric standards, or the NERC requirements, the more stringent shall apply.

(a) The Solar Photovoltaic Array site plan shall be reviewed and approved by the City of Rio Rancho Fire Marshal;

(b) Upon request of the Fire Marshal, the owner or operator shall provide an emergency response plan; and

(c) Emergency access to the site will be provided in accordance with the Fire Marshal.

(2) Clearing of natural vegetation shall be limited to what is necessary for the construction, operation, and maintenance of the Solar Photovoltaic Array and the associated infrastructure needed to produce and transport Renewable Energy.

(J) Decommissioning and Removal

(1) Decommissioning must occur in accordance with an approved decommissioning plan between Solar Developer and NMSLO, or the current property owner. A copy of the final approved decommissioning plan shall be filed with the City of Rio Rancho's Development Services Department.

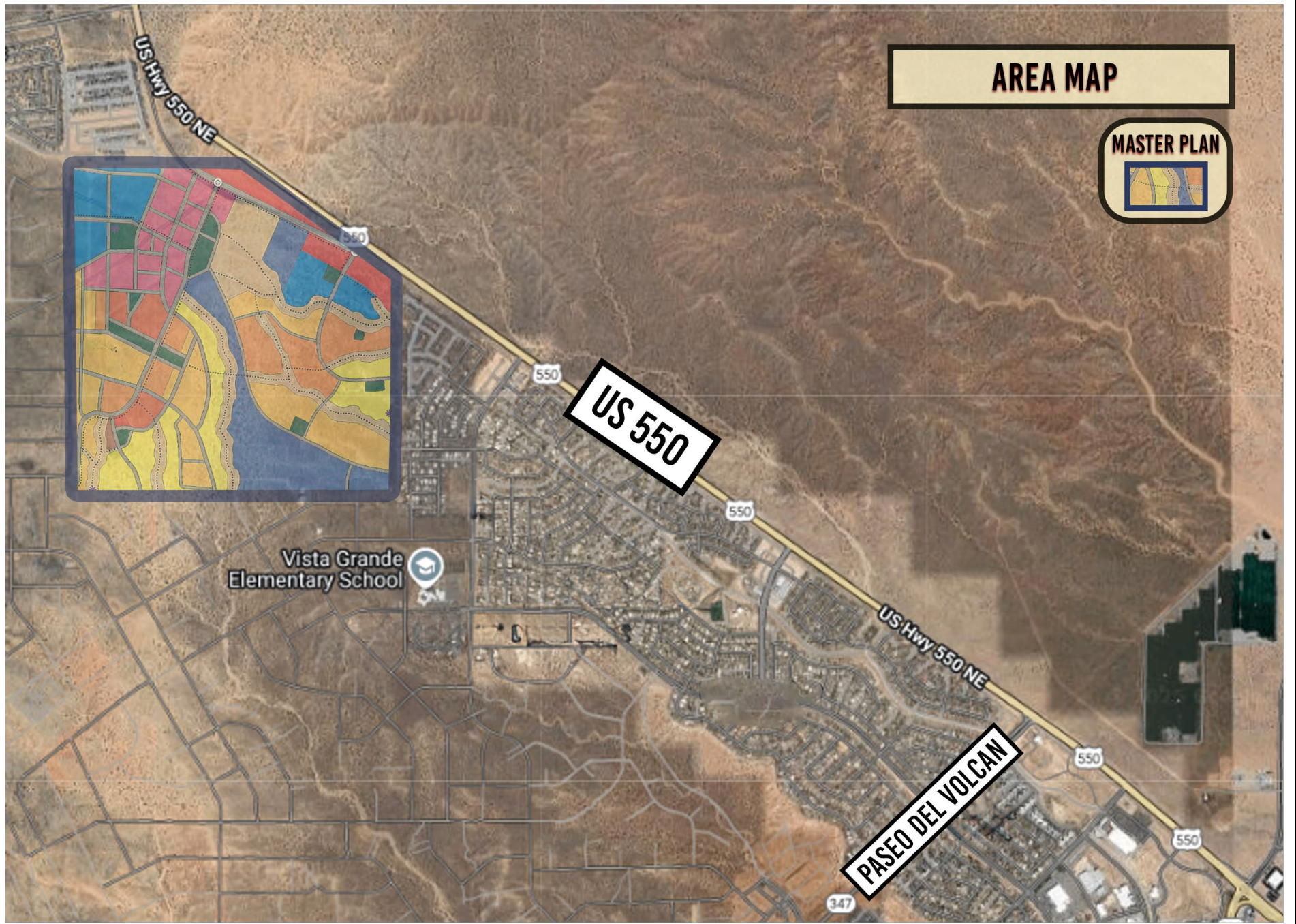
(2) Decommissioning must occur if the Project does not produce power for a consecutive 12-month period after the Project has been full constructed and is operational and capable of transmitting energy to the larger power grid, except in the instance of a force majeure event in which the Project is being repaired and/or restored or the Project's failure to produce power is due to government regulations or order or some other event outside the control of Solar Developer.

(3) The decommissioning plan shall include provisions for removal and disconnecting from the Solar Energy System and the restoration of the Property and leave the Property in a reasonably good and clean condition.

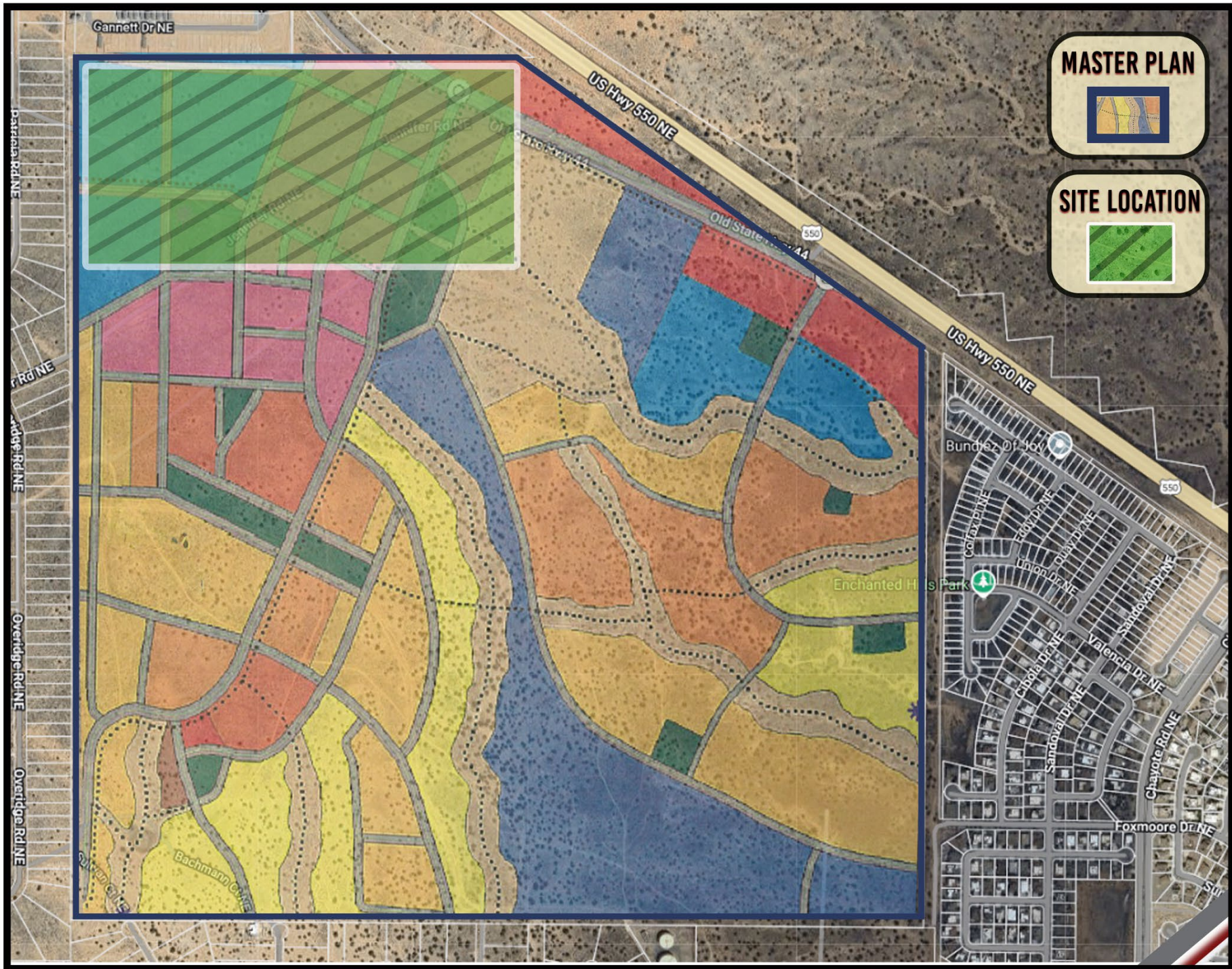
(4) The disposal of all solid and hazardous waste shall be in accordance with local, state, and federal waste disposal regulations. Hazardous waste may include waste listed under the Environmental Protection Agency (EPA), F, K, P, U, or Characteristic Waste categories.

(K) Other

(1) The City of Rio Rancho may approve minor changes to an approved site plan if the change is consistent with the use and other written requirements and/or conditions of approval, if the buildings are of the same general configuration, if the total square footage is not greater than 20% of the approved plan, if the site access is similar in its effect on adjacent property or streets, and if the City of Rio Rancho Planning and Zoning Manager finds that neither the City of Rio Rancho nor any person will be substantially and materially aggrieved by the altered site plan. If requested, notice of the proposed change shall be mailed to owners of adjacent property and to associations entitled to notice of the change. Substantial changes to an approved site plan must be approved by the Governing Body that do not meet the requirements to be considered a "minor change" as defined above.



LOMA BARBON ADDENDUM EXHIBIT A



LOMA BARBON ADDENDUM EXHIBIT B



1
2
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9
10
*Planning and Zoning Board
of the
City of Rio Rancho*

MINUTES

AUGUST 26, 2025
6:00 PM
Council Chambers, City Hall

MEMBERS PRESENT:

Kevin Kofchur, District 2
Fred Radosevich, District 3
Robert Gabaldon, District 4, Vice-Chair
Andrea Hankins, District 5 (Virtual)
Lisa Hardisty, District 6
Sal Tortorici, At-Large

MEMBERS ABSENT:

Scottie Richardson, District 1, Chair

STAFF PRESENT:

Amy Rincon, Development Services Director
Brian Babyak, Planning & Zoning Manager
Tim Dvorak, Planner II
Liz Ruiz Carlos, Planner II
Michelle Costilla, Planner II
Tamarah Martinez, Planner I
Ben Isaacs, Planner I
Sharon Bitah, Administrative Assistant

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

11
12
13 Vice-Chair Gabaldon called the meeting to order at 6:00 PM.

14
15 **CONSENT CALENDAR**

16
17 **1) August 12, 2025 Planning and Zoning Board Meeting Minutes**

18
19 Lisa Hardisty moved to approve the Consent Calendar. Seconded by Kevin Kofchur.

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

21 **YES:** Kevin Kofchur, Fred Radosevich, Robert Gabaldon, Andrea Hankins, Lisa Hardisty, Sal
22 Tortorici

23 **NO:** (None)

24
25 **STAFF PRESENTATIONS, REPORTS AND COMMENTS**

26
27 **PUBLIC HEARINGS**

28
29 **2) The applicant, Affordable Solar Group, LLC, through their agent, Select ROW, requested approval of**
30 **an Addendum to the Loma Barbon Master Plan allowing for the implementation of a Renewable Energy**
31 **Overlay District to an 80-acre portion of the Master Plan area.**

32
33 Staff member, Ben Isaacs presented item #2 and item #3 concurrently, recommending approval to the
34 Governing Body with findings and conditions, and stood for questions.

35
36 After being administered the oath virtually, agent, Laurie Moye and applicant, Dylan Connelly, who was
37 present, provided a PowerPoint presentation on the item and stood for questions.

38
39 The following members of the public spoke against the item:

- 40
 - Jarrod Likar
 - Koston Trujillo.

41
42
43 Kevin Kofchur moved to approve Item #2. Seconded by Lisa Hardisty.

44
45 Commissioner Radosevich's and Commissioner Hardisty's multiple questions answered by agent
46 Laurie Moye and applicant, Dylan Connelly. Vice-chair Gabaldon commented on the barb-wire fencing.

1 Commissioner Kofchur asked for clarification regarding the buffer zone and setbacks creating
2 discussion, which was answered by Planning and Zoning Manager, Brian Babyak and Development
3 Services Director, Amy Rincon. An amendment was suggested to increase the setback to 100 feet.

4
5 Kevin Kofchur moved to amend the master plan to include a 100-foot setback on the north and
6 west property lines to the fence line. Seconded by Sal Tortorici.

7 The motion carried by a vote of **5 FOR** and **1 AGAINST**

8 **YES:** Kevin Kofchur, Robert Gabaldon, Andrea Hankins, Lisa Hardisty, Sal Tortorici

9 **NO:** Fred Radosevich

10
11 The original motion carried by a vote of **5 FOR** and **1 AGAINST**

12 **YES:** Kevin Kofchur, Robert Gabaldon, Andrea Hankins, Lisa Hardisty, Sal Tortorici

13 **NO:** Fred Radosevich

- 14
15 **3)** The applicant, Affordable Solar Group, LLC, through their agent, Select ROW, requested approval
16 of a Zone Map Amendment for 80 acres of the property legally described as Loma Barbon, Tract B,
17 to implement a Renewable Energy Overlay District.

18
19 Staff member, Ben Isaacs and agent, Laurie Moye had no further comments.

20
21 Lisa Hardisty moved to approve Item #3. Seconded by Sal Tortorici.

22 The motion carried by a vote of **5 FOR** and **1 AGAINST**

23 **YES:** Kevin Kofchur, Robert Gabaldon, Andrea Hankins, Lisa Hardisty, Sal Tortorici

24 **NO:** Fred Radosevich

- 25
26 **4)** The applicant, Southwest Elegant Homes LLC, through their agent CSI-Cartesian Surveys, Inc,
27 requested approval of a Variance to the required improvements of a subdivision, as outlined by Rio
28 Rancho Municipal Code Chapter 155 Subdivisions, section 155.27 Required Improvements, in order to
29 subdivide a lot at the subject property of 5601 Iris Road NE, legally described as Unit 17, Blk 81, Lot
30 20.

31
32 Staff member, Tamarah Martinez recommended postponing the item to a date certain of September 9,
33 2025.

34
35 Sal Tortorici moved to postpone Item #4 to a date certain of September 9, 2025. Seconded by
36 Kevin Kofchur.

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

38 **YES:** Kevin Kofchur, Fred Radosevich, Robert Gabaldon, Andrea Hankins, Lisa Hardisty, Sal
39 Tortorici

40 **NO:** (None)

- 41
42 **5)** The applicant, Southwest Elegant Homes LLC, through their agent CSI-Cartesian Surveys, Inc,
43 requested approval of a Preliminary/Final Plat to subdivide the subject property of 5601 Iris Road Ne,
44 legally described as Unit 17, Blk 81, Lot 20 into two lots. The property is zoned E-1: Estate Residential
45 District and comprises approximately 2.5 acres.

46
47 Sal Tortorici moved to postpone Item #5 to a date certain of September 9, 2025. Seconded by
48 Kevin Kofchur

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

50 **YES:** Kevin Kofchur, Fred Radosevich, Robert Gabaldon, Andrea Hankins, Lisa Hardisty, Sal
51 Tortorici

52 **NO:** (None)

- 53
54 **6)** The applicant, Defined Pickleball, through their agent, EPNM, Inc., requested approval of a Variance
55 request to allow for a second permanent sign for Defined Pickleball, located at 1640 NM 528 SE, legally

1 described as Hilltop Plaza, Tract B. The subject property is zoned SU: Special Use for C-1 Commercial
2 Uses and comprises approximately 7.96 acres.

3
4 Staff member, Tim Dvorak presented the item, recommending approval with findings and conditions,
5 and stood for questions.

6
7 Agent, Maria Gonzales presented on the item and stood for questions. Her question regarding a 2nd
8 variance was answered by Development Services Director, Amy Rincon.

9
10 Member of the public, John McGerigle spoke in favor of the item.

11
12 Fred Radosevich moved to approve Item #6. Seconded by Lisa Hardisty.

13
14 Vice-chair Gabaldon expressed his agreement with Mr. McGerigle's positive comments.

15
16 The motion carried by a vote of **6 FOR** and **0 AGAINST**

17 **YES:** Kevin Kofchur, Fred Radosevich, Robert Gabaldon, Andrea Hankins, Lisa Hardisty, Sal
18 Tortorici

19 **NO:** (None)

- 20
21 7) The applicant, Outer Rim Investments, Inc., requested approval of a Zone Map Amendment for the
22 properties legally described as Rio Rancho Estates Unit 22, Block 89, Tract E and Rio Rancho Estates
23 Unit 22, Block AA, Tract A from TZ: Transitional District and Unzoned District respectively to R-3: Mixed
24 Residential District.

25
26 Staff member, Tim Dvorak presented the item, recommending denial with findings and stood for
27 questions.

28
29 Applicant, Jarrod Likar provided a PowerPoint presentation on the item and stood for questions.

30
31 Kevin Kofchur moved to approve Item #7. Seconded by Sal Tortorici.

32
33 In response to applicant Jarrod Likar's presentation and various concerns, Commissioner Hardisty
34 asked if postponing would allow the applicant more time to address those concerns. Development
35 Services Director, Amy Rincon clarified the process and was amenable to a postponement, but Mr.
36 Likar declined. Ms. Rincon provided rationale in response to Commissioner Kofchur's question about
37 the inclusion of right-of-way discussion.

38
39 The motion failed by a vote of **2 FOR** and **4 AGAINST**

40 **YES:** Kevin Kofchur, Robert Gabaldon

41 **NO:** Fred Radosevich, Andrea Hankins, Lisa Hardisty, Sal Tortorici

- 42
43 8) The applicant, City of Rio Rancho Public Works, through their agent, Huitt-Zollars, Inc., requested
44 approval of a Preliminary/Final Plat for the subject properties legally described as Unit 21, Block 13,
45 Lots 1 and 2, and Unit 21, Block 20, Parcel D and Lot 48. The plat combines the four existing properties
46 into two lots, dedicates a portion of Right of Way (ROW), and relocates PUE's.

47
48 Sal Tortorici moved to postpone Item #8 to a date certain of September 9, 2025 to allow for re-
49 noticing. Seconded by Kevin Kofchur.

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

51 **YES:** Kevin Kofchur, Fred Radosevich, Robert Gabaldon, Andrea Hankins, Lisa Hardisty, Sal
52 Tortorici

53 **NO:** (None)

54
55 **DISCUSSION AND DELIBERATION**

1 **COMMENTS BY BOARD MEMBERS**

2

3 **PUBLIC FORUM**

4

5 **ADJOURNMENT**

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7 Sal Tortorici moved to adjourn the meeting. Seconded by Fred Radosevich.

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Vice-Chair Gabaldon adjourned the meeting at 7:19 PM.

APPROVED THIS 9th DAY OF SEPTEMBER 2025.



Scottie Richardson, Chairman

ALBUQUERQUE JOURNAL



El Defensor Chieftain

RIO RANCHO OBSERVER

VALENCIA COUNTY **News-Bulletin**

**Dept 880697
PO Box 29650**

Phoenix, AZ 85038-9650 Phone: (505)823-3220

Proof of Ad 09/04/2025

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

Ad ID: **288530**
 Description:
 Run Dates: **09/10/2025 - 09/10/2025**
 Class: **3001**
 Orig User: **master**
 Words: **281**
 Lines: **76**
 Agate Lines: **108**
 Depth: **7.71**
 Blind Box:

Total Ad Cost		\$95.10		
Amount Paid		\$0.00		
Publication	Start	Stop	Inserts	Cost
Albuquerque Journal	09/10/2025	09/10/2025	1	88.36

**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, September 25, 2025:

**Zone Map Amendment
Case #25-100-00008**

The applicant, Outer Rim Investments, Inc., requests approval of a Zone Map Amendment for the properties legally described as Rio Rancho Estates Unit 22, Block 89, Tract E and Rio Rancho Estates Unit 22, Block AA, Tract A from TZ: Transitional District and Unzoned District respectively to R-3: Mixed Residential District. The subject properties comprise approx. 2.65 acres.

**Zone Map Amendment
Case #25-100-00007**

The applicant, Affordable Solar Group, LLC, through their agent, SelectROW, requests approval of a Zone Map Amendment to implement a Renewable Energy Overlay Zone on 80 acres of the subject property legally described as Loma Barbon, Tract B. The subject property comprises approximately 650 acres.

**Master Plan Amendment
Case #25-410-00005**

The applicant, Affordable Solar Group, LLC, through their agent, SelectROW, also requests approval of an amendment to the Loma Barbon Master Plan. The proposed amendment is to include provisions for the installation of a solar generation, storage and distribution system on the subject property.

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

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

Journal: September 10, 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

September 9, 2025

RE: Zone Map & Master Plan Amendment; Case No. 25-100-00007 & 25-410-00005
Loma Barbon, Tract B

Dear Property Owner:

You are receiving this notice because your property is located within 100ft of a site where a land development decision is required by the Governing Body.

The applicant, Affordable Solar Group, LLC, through their agent, SelectROW requests approval of a Zone Map Amendment and a Master Plan Amendment for the subject property legally described as Loma Barbon, Tract B. The proposed amendments are to provide for the installation of a solar generation, storage and distribution system on 80 acres of the subject property. The subject property comprises approximately 650 acres.

The **Governing Body** will consider the request and make their decision on **Thursday, September 25, 2025** at 6:00 pm in the **Council Chambers** and **Virtually**. For virtual attendance, please see the zoom link and log-in information on the posted agenda, one week prior to the hearing at <https://rrnm.gov/2303/Watch-and-Download-City-Meetings>

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

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

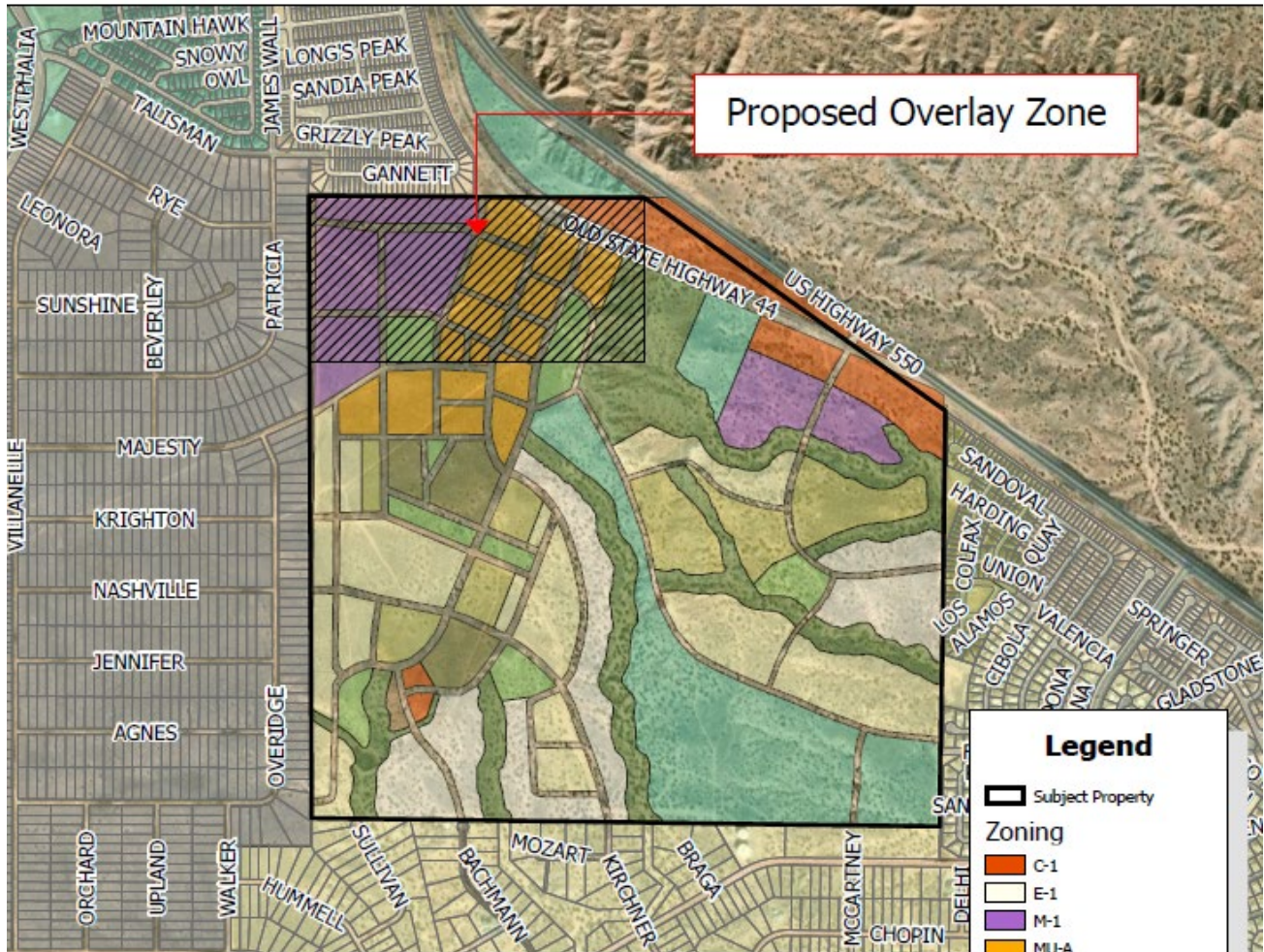
Please contact me via e-mail me at bisaacs@rrnm.gov. or call me at 505-891-5035 if you have any questions concerning this matter.

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

Respectfully,

Ben Isaacs
Municipal Planner I
Development Services Department
City of Rio Rancho

LOMA BARBON RENEWABLE ENERGY OVERLAY DISTRICT





**CITY OF RIO RANCHO
RESOLUTION**

RESOLUTION NO. R107

ENACTMENT NO. 25-106

**RESOLUTION AMENDING THE LOMA BARBON MASTER PLAN FOR AN
ADDENDUM ALLOWING FOR A RENEWABLE ENERGY OVERLAY DISTRICT**

WHEREAS: the State of New Mexico has granted the City of Rio Rancho the power, authority, jurisdiction and duty to enforce and carry out the provisions of law relating to planning, platting, zoning, and the power to adopt, amend, extend and carry out a general municipal or master plan which may be referred to as the general or master plan, all pursuant to 3-19-1, NMSA, 1978; and

WHEREAS: the Governing Body of the City of Rio Rancho has adopted a Comprehensive Plan that addresses and provides for specific goals, policies, and actions; proposes land use throughout the City; provides for adoption of specific area plans for specific areas within the City; and also provides for land use in master planned communities via master plans; and

WHEREAS: the Governing Body of the City of Rio Rancho has adopted a Comprehensive Plan that addresses land use in master planned communities; and

WHEREAS: the Governing Body adopted the Loma Barbon Master Plan September 11, 2002, under Resolution No. 64, Enactment No. 02-063; and

WHEREAS: the Planning and Zoning Board of the City of Rio Rancho reviewed the amendments to the Loma Barbon Master Plan at their meeting held on August 26, 2025, and following public hearing recommends approval of those amendments and modifications; and

WHEREAS: the Governing Body of the City of Rio Rancho has reviewed the proposed amendment (Case No. 25-410-00005) to the Loma Barbon Master Plan at their meeting held on September 25, 2025, and following public hearing and receipt of the Planning and Zoning Board's report and recommendation, has determined that the amended Plan is in conformance with the City of Rio Rancho Comprehensive Plan.

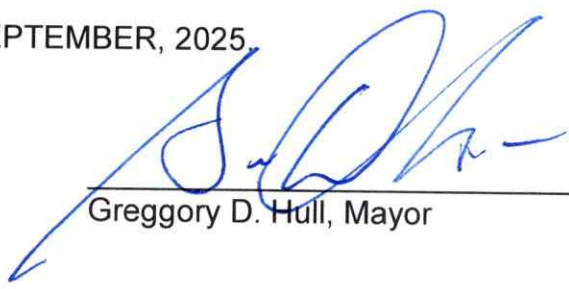
NOW THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF RIO RANCHO:

Section 1. The Governing Body hereby approves and adopts the amendment to the Loma Barbon Master Plan Addendum to allow for a Renewable Energy Overlay District on a portion of Loma Barbon, as shown as attached to this Resolution.

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Section 2. Effective Date: This Resolution shall take effect immediately upon adoption.

ADOPTED THIS 25TH DAY OF SEPTEMBER, 2025.



Greggory D. Hull, Mayor

ATTEST:



Noel C. Davis, City Clerk
(SEAL)

LOMA BARBON MASTER PLAN ADDENDUM



ADOPTED BY THE CITY OF RIO RANCHO GOVERNING BODY –

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LOMA BARBON MASTER PLAN ADDENDUM

This Amendment to the Loma Barbon Master Plan (Resolution No. 64, Enactment 02-063), is made in accordance with Section 150.07 of the City of Rio Rancho municipal code.

In December of 2000, a Joint Planning Agreement between the Commissioner of Public Lands for the State of New Mexico and the City of Rio Rancho was signed to develop the Loma Barbon Master Plan (“Master Plan”). In September of 2002, the City of Rio Rancho annexed approximately 605 unplatted acres owned by the State of New Mexico (“Land”) (Exhibit A) and the Master Plan for Loma Barbon was adopted by the City of Rio Rancho. The Master Plan includes applicable zoning and land use regulations. This Amendment modifies the Master Plan by allowing for a **Renewable Energy Overlay District** on a portion of the Master Plan for solar power generation, storage, and distribution without modifying the original content and intent of the approved Master Plan. This Amendment creates a stand-alone document that provides for additional land use, while allowing the underlying land use and zoning to remain intact. At all times, whether a Solar Energy System is present or later removed, the existing development entitlements remain in place.

SECTION 1 APPROVAL HISTORY

The Master Plan was the first time the New Mexico State Land Office (“NMSLO”) had collaborated with a municipal government to create a plan for State Trust Land. In December 2000, the City of Rio Rancho and the NMSLO signed a Joint Planning Agreement to guide the planning of the Land. The Loma Barbon Master Plan was approved by the City of Rio Rancho in September 2002. The Master Plan applies to and is approximately 605 acres of state trust land. The NMSLO primary mission is to optimize revenues for its beneficiaries which are New Mexico’s public schools and universities. This Master Plan is a blueprint for development for future generations of New Mexicans whose use will generate revenues for the trust.

The Master Plan describes and analyzes physical and environmental conditions, long term infrastructure needs, and development vision of the Plan.

Due to the mixed-use nature of the Master Plan and the fact that the NMSLO will not be the developer of the property it was stated in the Master Plan that there is not a phasing plan proposed strategy at the time of adoption. The NMSLO uses a competitive bid process to develop an agreement between the developer and the State Land Office.

SECTION 2 PURPOSE

The 2025 Loma Barbon Master Plan Amendment (this “Amendment”) was initiated by the NMSLO, as a supplemental document to the approved Master Plan to allow for land uses in the northwest corner of the property for a community solar project (“Project”). The area identified for the Amendment constitutes approximately 80 acres and is more particularly shown in Exhibit B (“Property”). This Amendment is the result of consultation with NMSLO, Affordable Solar Group, LLC, its successor and assigns (“Solar Developer”), and the City of Rio Rancho staff. This Amendment defines the framework for a Solar Energy System on the Property.

This Amendment is to allow for the Project to be built, operated and maintained on the Property.

SECTION
3

DESCRIPTION of the PROJECT

The Project is a ground mounted community solar photovoltaic system capable of producing up to 5 MWac of electricity that will be connected to the Public Service Company of New Mexico (“PNM”) distribution system. The Project was awarded capacity by the New Mexico Public Regulatory Commission in the state approved New Mexico community solar program. The Property was selected because there is an existing distribution line adjacent to the Property with adequate capacity to meet the Project’s needs. Interface with existing lines shall be determined and approved through future negotiations with PNM.

The Project will include, but is not limited to:

- The Project consist of a Solar Photovoltaic Array of on single axis tracking racks ground mounted. The Solar Photovoltaic Array converts Solar Energy into electricity. The single axis racking system will run in rows and will slowly rotate to follow the sun across the sky each day.
- The Project will include the necessary wiring, inverters, transformers, and other equipment and infrastructure required to interconnect the Project to the existing electric lines at the site and produce electricity.
- The Project may include a storage container for spare parts, equipment, and other related materials.
- The Project will not require permanent on-site water or wastewater infrastructure.
- Access to the Project will be from old US Highway 44 and gravel or dirt roads will go around the Project site to provide access to the equipment. No paved roads are planned internally to the site.
- Project may be developed in phases.
- The Project will (i) be designed with the intention to maintain as much of the natural/existing vegetation during and after construction as reasonably and commercially possible, and (ii) be operated and maintained by an off-site operations and maintenance crew.
- An archaeology survey has recently been conducted on the Property.

The project site at coordinates 35.363052, -106.631037 is located in juniper woodlands, primarily consisting of common one-seed juniper (*Juniperus monosperma*) and native grasses like blue grama (*Bouteloua gracilis*) and galleta only (*Pleuraphis jamesii*). The area also supports wildlife such as pinyon jays, mule deer, and coyotes. While the site will be mowed where required within the affected area of the solar installation, reasonable steps will be taken to minimize disturbance when possible.

SECTION
4

DEFINITIONS

The definitions provided in this section shall only apply to the Property.

- **Alternating Current (AC):** Is a type of electricity where the flow of electrons regularly switches direction or cycles, at constant intervals. The type of electricity used in homes and businesses.
- **Array:** Any number of solar photovoltaic panels connected to provide a single output.
- **Battery Back-Up:** A battery system that stores electrical energy from a solar system, making the electricity available for future use.
- **Battery Storage System:** A system capable of utilizing batteries to store the electricity produced by the Solar Photovoltaic Array and release the electricity later.

- **Community Solar Project:** Projects that are a part of the New Mexico Legislature and the New Mexico Public Regulation Commission (NMPRC)) efforts to provide solar opportunities to those, for whatever reason, are unable to have solar on their property. Subscriptions to the Project allow for a credit in the subscriber electric bill. Greater than 50 percent of the energy produced will be allocated to qualified low-income subscribers.
- **Direct Current (DC):** Electric current flowing in a constant direction.
- **Electric Distribution System:** An electric system operating at 12.47kV providing electricity to homes and businesses.
- **Ground-Mounted System:** A solar energy system that is directly installed on specialized racking systems, which are attached to an anchor in the ground.
- **Inverter:** A device that converts the direct current (DC) electricity produced by a solar photovoltaic system to usable alternating current (AC).
- **Kilovolt (kV):** Equal to 1,000Volts
- **Kilowatt (kW):** Equal to 1000 Watts.
- **MWac:** Megawatt Alternating current is a unit of power used to express the capacity of a solar power plant or system.
- **NERC:** North American Electric Reliability Corporation (NERC). NERC defines the Bulk-Power System as the electricity power generation facilities combined with the high-voltage transmission system, which together create and transport electricity around North America. Electric Reliability Organization (ERO) refers to NERC's role as the independent entity that develops and enforces mandatory standards for the Reliable Operation and planning of the Bulk-Power System throughout North America, as called for in the Energy Policy Act of 2005. NERC was designated as the ERO by the Federal Energy Regulatory Commission on July 20, 2006.
- **Renewable Energy:** Energy from sources that are not easily depleted such as moving water, biomass, geothermal, solar, wind, and energy from solid waste treatment plants.
- **Solar Access:** The access of a solar energy system to direct sunlight.
- **Solar Energy:** Radiant energy received from the sun collected in the form of heat or light by a solar collector.
- **Solar Energy System:** A solar energy system whose primary purpose is to harvest energy by transforming solar energy into another form of energy or transferring heat from a collector to another medium using mechanical, electrical, or chemical means.
- **Solar Photovoltaic Array:** Solar system consisting of any number of solar photovoltaic panels made of photovoltaic cells with semi-conducting materials, that produce electricity in the form of Direct Current (DC), when they are exposed to sunlight and connected to provide a single output. A typical photovoltaic system consists of photovoltaic panels that combine to form an array; other system components may include racks and hardware, wiring for electrical connections, power conditioning equipment, such as transformers, Inverters, and/or batteries.
- **Substation:** Any electrical facility designed to convert electricity produced by a photovoltaic array to a voltage for interconnection with transmission lines.



SECTION
5 ZONING

This section sets forth zoning regulations, which will apply to the Loma Barbon Renewable Energy Overlay District ("LB-RE-OD"). Where this Amendment is silent, the national electric standards, or the NERC requirements, or the City of Rio Rancho Zoning Ordinances shall prevail.

(A) Purpose. LB-RE-OD zoning district is suitable for uses where the underlying zoning district needs to be maintained or for other reasons which are partially or entirely dependent on the character of the site and proposed use.

(1) A LB-RE-OD overlay district is appropriately used;

(a) To not restrict allow uses otherwise permitted in the underlying zoning district;

(b) To establish requirements or conditions that are unique to Renewable Energy projects; and

(c) To establish requirements for height, setbacks, width, parking, landscaping, signage, or other provisions that are unique to this use of the Property.

(B) Allowable Uses. The following will be allowable uses for the Property:

(1) Solar Energy System and any other ancillary facilities in connection therewith;

(2) Public utility development/Substations/switching stations/Renewable Energy generation, installations of Solar Photovoltaic Array, Battery Storage System; and

(3) Incidental buildings and other supporting facilities needed for utilities, energy storage, energy generation, project operation, and maintenance.

(C) Signage

(1) Signs shall comply with NERC and any other national electric standards and at a minimum include the following requirements:

(a) A visible "High Voltage" warning sign;

(b) Name(s) and phone number(s) for the electric utility provider;

(c) Name(s) and phone number(s) of the site operator; and

(d) Name(s) and phone number(s) in case of emergency.

(2) If there are conflicts between the City of Rio Rancho's codes, the national electric standards, or the NERC requirements, the more stringent shall apply.

(D) Height Restrictions

(1) No building structure shall exceed 26 feet in height from the finished grade;

and

(2) Any applicable electric lines and poles shall comply with NERC requirements and any other national electric standards as required. If there are conflicts between the City of Rio Rancho's codes, the national electric standards, or the NERC requirements, the more stringent shall apply.

(E) Lighting

(1) Lighting shall be consistent with local, state, and federal law including any applicable NERC requirements. If there are conflicts between the City of Rio Rancho's codes and the NERC requirements, the more stringent shall apply; and

(2) Lighting of other parts of the Project, such as appurtenant structures, shall be limited to that required for safety and operational purposes, and shall be reasonably shielded. Where feasible, lighting of the Solar Energy System shall be directed downward and shall incorporate full cut-off fixtures to reduce light pollution.

(F) Fencing. Perimeter fencing will be installed around the boundary of the Solar Photovoltaic Array in accordance with NERC and other national electric standards as required. If there are conflicts between the City of Rio Rancho's codes, national electric standards, or the NERC requirements, the more stringent shall apply. As required for safety of the public and safety of the equipment the facility will be enclosed with a 7-foot-high fence, consisting of a 6 foot chain-link with 1-foot-high barbed wire on top will be placed around the facility.

(G) Setbacks

(1) From the north and west property boundaries, there shall be a 100-foot setback to the fence line.

(H) Site Plan Requirements. The LB-RE-OD zone district must have a site plan approved by the City of Rio Rancho Governing Body, as defined in the City of Rio Rancho municipal code ("Governing Body"). Approval of the site plan containing the following information (if applicable) must be obtained prior to the issuance of a building permit:

- (1) Scale and north arrows;
- (2) Lot boundaries and easements;
- (3) Existing and proposed utilities;
- (4) Existing and proposed rights-of-way;
- (5) Proposed structures with uses, dimensions, and setbacks (prior to construction, the site plan may include conceptual building locations and sizes to be refined prior to building permit);
- (6) Proposed ingress, egress, parking, and circulation;
- (7) Landscaping and landscape buffers using native vegetation;
- (8) Elevations;
- (9) Adjacent property characteristics;
- (10) Preliminary drainage plan;
- (11) Identification of the proposed solar panel array area;
- (12) Identification of the proposed Substation location;
- (13) Survey, signed by New Mexico licensed surveyor;
- (14) Phasing plan;
- (15) Submitted design documents should be signed by a New Mexico licensed engineer;
- (16) Location and type of backup generators;
- (17) Locations of temporary construction trailers, passenger and construction vehicle parking, material storage, fuel storage and containment, and required temporary fencing /security for same;
- (18) Visual rendering(s) of proposed facility for evaluation;
- (19) Portions of the Overlay District indicate retail, mixed use areas west of US Hwy 550 and east and west Old Hwy 44. These areas should be evaluated during development review to determine whether buffering may be required; and
- (20) To the maximum extent practical, the existing native vegetation will remain in its natural state. No landscaping is proposed for the Project at this time.

(I) Development and Design Standards

(1) All Solar Photovoltaic Arrays, accessory equipment, and facilities shall comply with NERC requirements and any other national electric standards. If there are conflicts between the City of Rio Rancho's codes, national electric standards, or the NERC requirements, the more stringent shall apply.

(a) The Solar Photovoltaic Array site plan shall be reviewed and approved by the City of Rio Rancho Fire Marshal;

(b) Upon request of the Fire Marshal, the owner or operator shall provide an emergency response plan; and

(c) Emergency access to the site will be provided in accordance with the Fire Marshal.

(2) Clearing of natural vegetation shall be limited to what is necessary for the construction, operation, and maintenance of the Solar Photovoltaic Array and the associated infrastructure needed to produce and transport Renewable Energy.

(J) Decommissioning and Removal

(1) Decommissioning must occur in accordance with an approved decommissioning plan between Solar Developer and NMSLO, or the current property owner. A copy of the final approved decommissioning plan shall be filed with the City of Rio Rancho's Development Services Department.

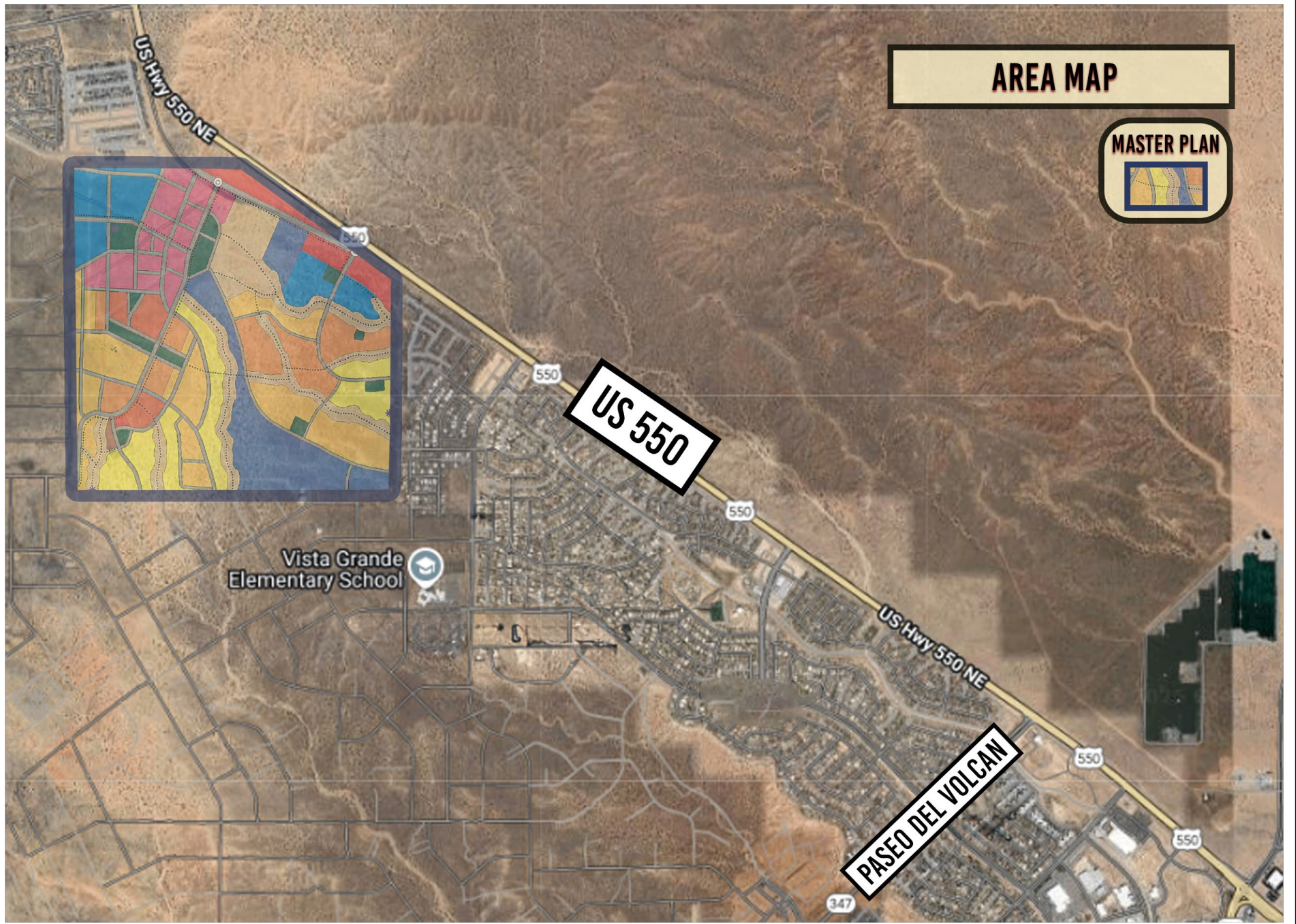
(2) Decommissioning must occur if the Project does not produce power for a consecutive 12-month period after the Project has been full constructed and is operational and capable of transmitting energy to the larger power grid, except in the instance of a force majeure event in which the Project is being repaired and/or restored or the Project's failure to produce power is due to government regulations or order or some other event outside the control of Solar Developer.

(3) The decommissioning plan shall include provisions for removal and disconnecting from the Solar Energy System and the restoration of the Property and leave the Property in a reasonably good and clean condition.

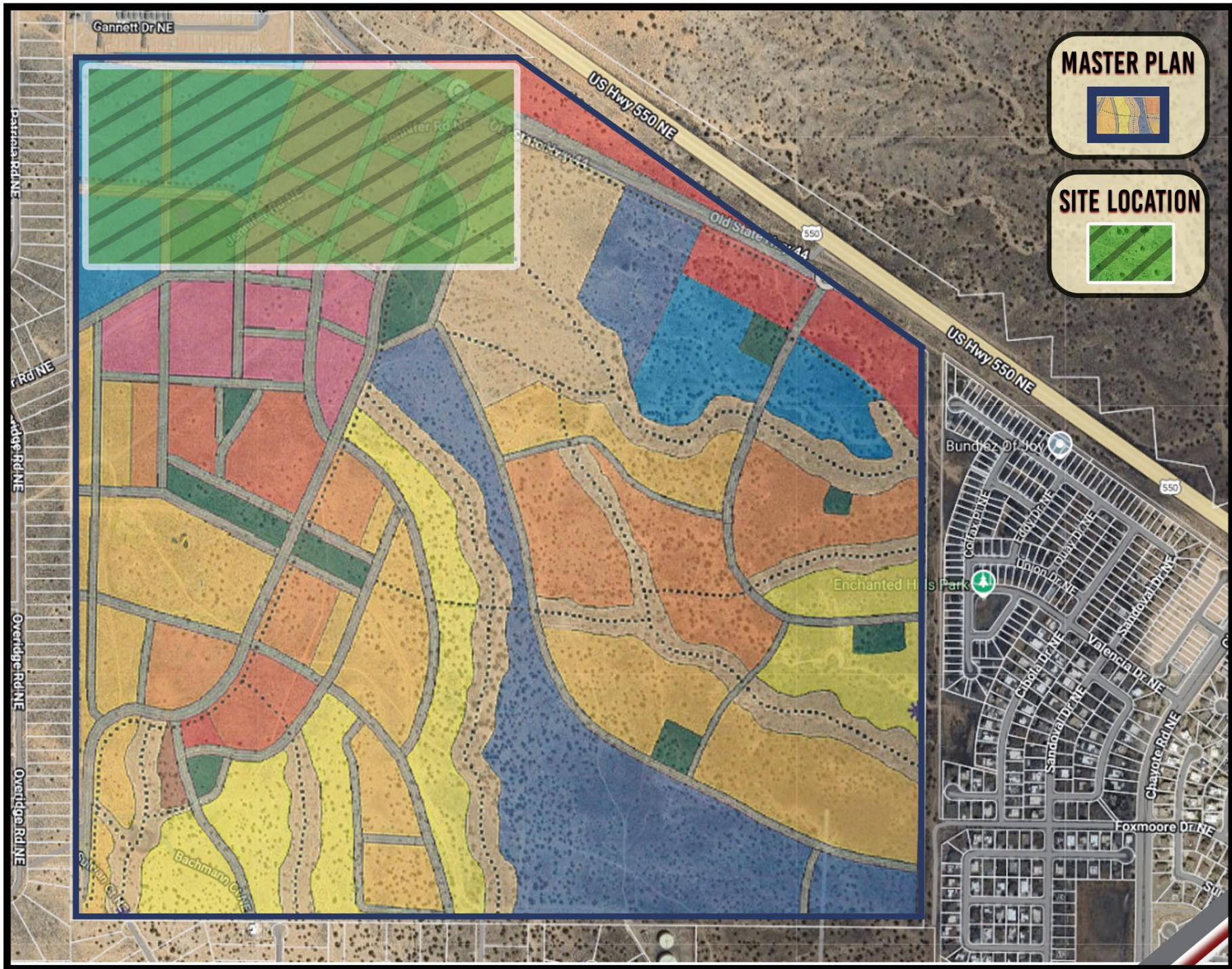
(4) The disposal of all solid and hazardous waste shall be in accordance with local, state, and federal waste disposal regulations. Hazardous waste may include waste listed under the Environmental Protection Agency (EPA), F, K, P, U, or Characteristic Waste categories.

(K) Other

(1) The City of Rio Rancho may approve minor changes to an approved site plan if the change is consistent with the use and other written requirements and/or conditions of approval, if the buildings are of the same general configuration, if the total square footage is not greater than 20% of the approved plan, if the site access is similar in its effect on adjacent property or streets, and if the City of Rio Rancho Planning and Zoning Manager finds that neither the City of Rio Rancho nor any person will be substantially and materially aggrieved by the altered site plan. If requested, notice of the proposed change shall be mailed to owners of adjacent property and to associations entitled to notice of the change. Substantial changes to an approved site plan must be approved by the Governing Body that do not meet the requirements to be considered a "minor change" as defined above.



LOMA BARBON ADDENDUM EXHIBIT A



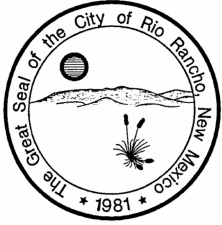
MASTER PLAN



SITE LOCATION



LOMA BARBON ADDENDUM EXHIBIT B



**CITY OF RIO RANCHO
COVER PAGE**

Legislation Item: O25

AGENDA DATE:

September 25, 2025

DEPARTMENT:

Development Services

SUBJECT:

O25, Ordinance Amending the Zoning Classification and Official Zoning Map for 80 acres of the property legally described as Loma Barbon, Tract B for a Renewable Energy Overlay District, Providing for Severability and an Effective Date

BACKGROUND AND ANALYSIS:

The applicant, Affordable Solar Group, LLC, through their agent, SelectROW, requests approval of a Zone Map Amendment for 80 acres of the property legally described as Loma Barbon, Tract B, to implement a Renewable Energy Overlay District. The subject property consists of approximately 650 acres and consists of a mix of zoning districts.

This Zone Map Amendment request was previously heard alongside Master Plan Amendment request #25-410-00004 by the Planning and Zoning Board on August 26, 2025, and the Planning and Zoning Board made a recommendation of approval to the Governing Body by a vote of 5 for and 1 against.

The Loma Barbon Master Plan was adopted on September 11, 2002, under Resolution No. 64, Enactment No. 02-063. Concurrent with this application is a request for an addendum to the Loma Barbon Master Plan to allow for the implementation of the Renewable Energy Overlay District (case #25-410-00005).

The area proposed for the Overlay District consists of a mix of zoning districts: MU-A: Mixed Use Activity Center, C-1: Retail Commercial, PR: Parks and Recreation, OS: Open Space, and M-1: Industrial and Business Park District.

Approximately 35 acres of the proposed Overlay area is currently zoned M-1, which allows for the proposed solar renewable energy use. This M-1 area is located in the northwest most corner of Loma Barbon, adjacent to the southern boundary of the Mountain Hawk Master Plan Area (Mountain Hawk Unit 40).

REVIEW CRITERIA:

Rio Rancho Code of Ordinances (R.O. 2003) § 150.07(A) states, "Proposed amendments shall be submitted to the Governing Body through the Planning and Zoning Board."

The Zone Map Amendment application was submitted to the Development Services Department and received on July 14, 2025, for review by the Governing Body through the Planning and Zoning Board.

Pursuant to criteria provided by R.O. 2003 § 150.07 (D) (1) through (4) and (E) through (G), a

request for a change in zoning designation must address the following policies and criterion for a zone map change:

R.O. 2003 § 150.07(D)(1) states: "A proposed zone change must be found to be consistent with the health, safety, morals, and general welfare of the City."

The applicant states, "The Project will use the electric distribution grid in the local and regional area for the greater public good and for the health, safety and welfare of residents in the City of Rio Rancho and will provide the community with a source of clean, renewable energy to support growth and economic development in the area."

The applicant also states, "The proposed amendment will enable the preservation of land by an appropriate interim use that does not require extension of utilities and services at this time and preserves the vision and goals of the underlying Loma Barbon Master Plan."

The Planning and Zoning Board recommends that the Governing Body find that the proposed Zone Map Amendment for the Renewable Energy Overlay District is consistent with the health, safety, morals and general welfare of the City by enabling an interim use of the land that does not require the extension of utilities and services at this time but preserves the long term vision for buildout according to the Master Plan.

R.O. 2003 § 150.07(D)(2) states: "Stability of land use and zoning is desirable; therefore, the applicant must provide a sound justification for the change. The burden is on the applicant to show why the change should be made, not on the City to show why the change should not be made."

As included from the applicant's statement above, the proposed zone change "will enable the preservation of land by an appropriate interim use that does not require extension of utilities and services at this time and preserves the vision and goals of the underlying Loma Barbon Master Plan".

The Planning and Zoning Board recommends that the Governing Body find that the proposed Zone Map Amendment will not alter the underlying zoning, preserving the long term vision for the area as identified in the Master Plan. The proposed use of the property as a solar renewable energy development is currently permissive on about 35 of the 80 acres proposed for the site as well, and will not destabilize the land use.

R.O. 2003 § 150.07(D)(3) states: A proposed change shall generally be consistent with adopted elements of the Comprehensive Plan or other City master plans and amendments thereto including privately developed area plans which have been adopted by the City.

In their justification, the applicant states: "The 'Renewable Energy Overlay District' Loma Barbon Plan Amendment and zone map request is beneficial to the community and is supported by a review of the Rio Rancho Comprehensive Plan for the following analyses:

A. *Goal No. 1 - Infrastructure* The amendment and zone map change allow for the ability to provide renewable energy that fosters a quality community and supports a strong economy, and meets the needs of current and future residents.

B. *Section 2.3.2 - Conservation & the Natural Environment* The City of Rio Rancho's desire to maintain or improve its air quality and water quality will be met and improved by solar electric generation that does not pollute the air or use water for generation.

C. *Section 4.2.3 - Water Availability* This request for land use planning does not require water uses. This development delays the need for water for the next 20+ years or longer, preserving water resources.

D. *Section 4.2.13 Physical Environment* The Loma Barbon Master Plan Addendum provides for the opportunity to meet a key desire by providing a renewable resources to power homes, businesses

and industry.

E. 4.3.3 *Policy Con-4* Promote growth management strategies that protect air, water, land and energy resources are met by the development of solar energy generation.

F. *Section 8.2.8.1 Electricity and Natural Gas* The development of Community Solar Generation by the amendment and zone change provides another alternative energy source that is replacing the decommissioned coal-fired power plants. It provides solar opportunities to those who are unable to have solar on their own property."

The Planning and Zoning Board recommends that the Governing Body find that the proposed Zoning Overlay District is consistent with the goals and elements of the Comprehensive Plan if the Loma Barbon Master Plan amendment is recommended for approval.

The Planning and Zoning Board recommends that the Governing Body find that the Overlay, in allowing for a larger solar renewable energy area, will accomplish goals and elements under Infrastructure, Conservation and Public Facilities.

R.O. 2003 § 150.07(D)(4) states: The applicant must demonstrate that the existing zoning is inappropriate because:

(a) There was an error, mistake or is necessary to correct an injustice that occurred when the existing zone map pattern was created, including the placement of an R-1 or transitional zone on an antiquated plat filed before the City's incorporation and adoption of its own zoning code or on land annexed by the City; or

(b) Changed neighborhood or community conditions justify the change; or

(c) A different use category is more advantageous to the community, as articulated in the Comprehensive Plan or other City master plan, even though (D)(1) or (2) does not apply.

Applicant's reliance on this provision requires proof that (i) there is a public need for a change of the kind in question, and (ii) that need will be best served by changing the classification of the particular piece of property in question as compared with other available property.

The applicant states in their justification that a renewable energy utility is a more advantageous use of the land in the short term than developing per the plan.

The Planning and Zoning Board recommends that the Governing Body find that the proposed use of a renewable energy utility is a more advantageous use of the land in the interim than it remaining vacant prior to development per the Master Plan. The proposed use is currently permissive in 35 acres of the site zoned M-1, and will not change the land use long-term.

R.O. 2003 § 150.07(E) states: "The cost of land or other economic considerations pertaining to the applicant shall not be the determining factor for a change of zone."

The Planning and Zoning Board recommends that the Governing Body find that the cost of land or other economic considerations were not the determining factor for this request.

R.O. 2003 § 150.07(F) states: "Location on a collector or major street is not in itself sufficient justification of apartment, office, or commercial zoning."

The Planning and Zoning Board recommends that the Governing Body find that the location near NM Highway 550 is not part of the justification.

R.O. 2003 § 150.07(G) states: "A zone change request which would give a zone different from surrounding zoning to one small area, especially when only one premises is involved, is generally called a "spot zone." Such a change of zone may be approved only when:

(1) The change will clearly facilitate realization of the comprehensive plan and any applicable adopted sector development plan or area development plan; or

(2) The area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones; because the site is not suitable for the uses allowed in any adjacent zone due to topography, traffic, or special adverse land uses nearby; or because the nature of structures already on the premises makes the site unsuitable for the uses allowed in any adjacent zone.

The Planning and Zoning Board recommends that the Governing Body find that the proposed zone change is not a spot zone due to the scale of the proposed overlay and that it is an interim use.

NOTIFICATIONS:

Notice of the hearing was sent via first class mail to the property owners within 100 ft of the subject property 15 days prior to the hearing date. A legal notification was published in the Albuquerque Journal on September 10, 2025.

IMPACT:

The Planning and Zoning Board recommends that the Governing Body approve the Zone Map Amendment, subject to the findings and conditions set forth below:

General Findings of Fact:

1. The Governing Body may approve the applicant's request for a zone map amendment.
2. Following procedures for a zone map amendment, proper notice of hearing on this matter was given.
3. The applicant has the authority to make an application to request a zone map amendment.
4. The applicant and adjacent property owners received due process, as proper notice and an opportunity to present views was given.

Specific Findings of Fact and Conditions for Approval:

The applicant has submitted an application and narrative which demonstrates that the change in zoning designation meets the requirements of Rio Rancho Code of Ordinances (R.O. 2003) §150.07(D) Amendments, including:

1. The proposed zone change would be consistent with the health, safety, morals, and general welfare of the City by allowing for an interim land use that does not conflict with the underlying zoning.
2. The applicant has provided sound justification, in a narrative dated July 14, 2025, that the proposed zone map amendment would provide stability of zoning.
3. The proposed zone map amendment is consistent with the goals and elements of the City Comprehensive Plan. The renewable energy use is consistent with the Loma Barbon Master Plan, pending approval of the addendum, case #25-410-00005.
4. The cost of the land or other economic considerations does not appear to be the justification for the proposed zone map amendment.
5. The zone map amendment request is not based on the location of the subject property by a collector road.
6. The requested zone map amendment does not create a spot zone due to the large scale of the overlay and the underlying land use remaining in place.

ALTERNATIVES:

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

DEPARTMENT RECOMMENDATION:

The Planning and Zoning Board recommends the Governing Body adopt the Ordinance

ATTACHMENT: [Ordinance_O25](#)

ATTACHMENT: [Application](#)

ATTACHMENT: [Authorization](#)

ATTACHMENT: [Justification](#)

ATTACHMENT: [Zoning & Location Map](#)

ATTACHMENT: [Loma Barbon Master Plan Addendum](#)

ATTACHMENT: [LOMA BARBON MASTER PLAN ADDENDUM updated](#)

ATTACHMENT: [Exhibit A: Area Map](#)

ATTACHMENT: [Exhibit B: Site Location](#)

ATTACHMENT: [Notice](#)

ATTACHMENT: [O25 - Signed](#)



**CITY OF RIO RANCHO
ORDINANCE**

ORDINANCE NO.

ENACTMENT NO.

**ORDINANCE OF THE CITY OF RIO RANCHO, NEW MEXICO CREATING A ZONE
MAP OVERLAY ZONE FOR AN 80 ACRE PORTION OF THE PROPERTY LEGALLY
DESCRIBED AS LOMA BARBON, TRACT B, IDENTIFYING CONDITIONS OF
DEVELOPMENT; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE**

WHEREAS: the Governing Body of the City of Rio Rancho has adopted zoning regulations and an official zone map in accordance with New Mexico Statutes Annotated 1978 (NMSA 1978) Chapter 3, Article 21; and,

WHEREAS: in accordance with Rio Rancho Code of Ordinances (R.O. 2003) Section 150.07, an application to amend the zoning ordinance on the subject property has been submitted by The City of Rio Rancho, and assigned City Case No. 25-100-00007; and

WHEREAS: the Governing Body adopted the Loma Barbon Master Plan on September 11, 2002 under Resolution No. 64, Enactment No. 02-063; and

WHEREAS: the Governing Body approved the amendment to the Loma Barbon Master Plan Addendum on September 25, 2025, under Resolution No. ___, Enactment No. ___; and

WHEREAS: the City of Rio Rancho Planning and Zoning Board held a duly noticed public hearing on August 26, 2025, regarding the proposed changes to the Official Zoning Map and, following study and consideration, has made findings (where applicable) whether or not the criteria in R.O. 2003 Section 150.07 are satisfied, and made these recommendations to the Governing Body regarding adoption of the changes; and

WHEREAS: the Governing Body received a report from the Planning and Zoning Board, and such report indicates the Planning and Zoning Board has studied and considered the proposed changes pursuant to R.O. 2003 Section 150.07, and said report includes specific findings related to the affected property; and

WHEREAS: a public hearing occurred, in accordance with procedures set forth in R.O. 2003 Section 150.07, and NMSA 1978 Section 3-21-6, on the proposed Official Zone Map changes hereinafter described were duly advertised and held by the Governing Body of the City of Rio Rancho on September 25, 2025 and the Governing Body heard interested parties and citizens for and against the proposed amendments; and

WHEREAS: the proposed amendments to be adopted by this Ordinance comply with the statutory and regulatory requirements of the aforesaid Code of Ordinances and Statutes, and upon specific findings related to the subject

1 property and determining the proposed amendment is consistent with the
2 policies and criteria set forth in R.O. 2003 Section 150.07 (D) through (G),
3 the Governing Body finds the amendments promote the health, safety,
4 morals, and general welfare of the City.
5

6 **NOW THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF**
7 **RIO RANCHO:**
8

9 **Section 1. Overlay Zone.**

10 A. The Overlay Zone authorized under R.O. 2003 Section 154.41 shall apply as an
11 overlay zone for solar power generation, storage, and distribution, as further set
12 forth in section 2 below, and shall be denoted on the official zoning map as "OZ"
13 in conjunction with the notation of the underlying zoning district for approximately
14 80 acres of the following property:
15

16 Loma Barbon, Tract B, as shown on the plat entitled "ANNEXATION PLAT Tract
17 B LOMA BARBON Being a Portion of Section 16 Township 13 North, Range 3
18 East, N.M.P.M. City of Rio Rancho, Sandoval County, New Mexico" filed in the
19 office of the County Clerk of Sandoval County, New Mexico on May 9, 2003, Book
20 15, Page 33.
21

22 B. The Overlay Zone District shall be the area identified in the attached Exhibit B,
23 located in the northwest corner of the Loma Barbon Master Plan.
24

25 **Section 2. Land Use, Conditions, Development Standards/Regulations and use**
26 **of PROPERTY:**

27 A. The following will be allowable uses for the Property:

- 28 1. Solar Renewable Energy System and any other ancillary facilities in
29 connection therewith;
- 30 2. Public Utilities (substations, switching stations, generation), installation of
31 PV Panels, and battery storage;
- 32 3. Incidental buildings and other supporting facilities needed for renewable
33 utilities, storage, project operation, and maintenance.
34

35 B. The property identified in Section 1, above, is subject to the development
36 standards and regulations as listed in Resolution No. __, Enactment No. ____, Loma
37 Barbon Master Plan Addendum, approved on September 25, 2025, (PZB case No.
38 25-410-00005), and any additional requirements as identified by staff.
39

40 C. Site Plan. A site plan will be reviewed and approved by Governing Body prior to
41 issuance of any and all building permits for new construction. Site plan shall
42 include requirements as listed in the Loma Barbon Master Plan Addendum and
43 any conditions of approval of the Master Plan Addendum.
44

45
46 **Section 3. Severability Clause.** If any section, paragraph, clause, or provision of
47 this Ordinance, or any section, paragraph, clause, or provision of any regulation
48 promulgated hereunder shall for any reason be held to be invalid, unlawful, or
49 enforceable, the invalidity, illegality, or unenforceability of such section, paragraph,
50 clause, or provision shall not affect the validity of the remaining portions of this

1 Ordinance or the regulation so challenged.

2

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

5

6 ADOPTED THIS _____ DAY OF _____, 2025.

7

8

9

10

Greggory D. Hull, Mayor

11

12

13 ATTEST:

14

15

16 _____
Noel C. Davis, City Clerk
17 (SEAL)

PLANNING & ZONING LAND USE APPLICATION

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: Affordable Solar Group, LLC		Phone: 505-926-1764
Address: 4840 Pan American East Fwy NE		E-Mail: dylan.connelly@affordable-solar.com
City: Albuquerque	State: NM	Zip Code: 87109
Proprietary Interest: Lessee	List Owners: New Mexico State Land Office	
Deed or Ownership Verification Provided: (Initials)		Letter of Authorization Provided: (Initials)

Agent Name: SelectROW – Laurie Moye		Phone: 505-259-0724
Address: P.O. Box 688		E-Mail: Laurie.Moye@SelectROW.com
City: Celina	State: TX	ZIP Code: 75009

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

Loma Barbon Master Plan Amendment and Zone Map Amendment for the Renewable Energy Overlay District

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit Section 16, Township 13 North, Range 3 East, N.M.P.M.	Block(s):	Lot(s):1
Existing Zoning: A variety of mixed uses listed in Master Plan	Proposed Zoning: Renewable Energy Overlay (with preserved base zoning)	
No. of existing lots: 1	No. of proposed lots: NONE	Total area of site (acres) 605 total /80 Overlay

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: Laurie Moye	Applicant: Affordable Solar Group, LLC	Agent: SelectROW
Signature:		Date: 7/8/2025

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

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

Please check appropriate box

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

From: "Sage, Michael R." <msage@nmslo.gov>

Date: July 10, 2025 at 4:37:50 PM MST

To: laurie.moye@selectrow.com

Cc: "Barrens, Grady" <gbarrens@nmslo.gov>, "Stewart, Sunalei" <[sstewart@nmslo.gov](mailto:ssstewart@nmslo.gov)>, "Biernoff, Ari" <abiernoff@nmslo.gov>

Subject: Renewable Energy Overlay Amendment - NMSLO Approval

SelectROW / Laurie Moye:

Let this email serve as official notification to indicate the NM State Land Office, as land owner, is in agreement with the proposed Renewable Energy Overlay Amendment for the Loma Barbon Master Plan.

The NM State Land Office has successfully sited several Community Solar projects on State Trust Land across the state and this master plan amendment will go a long way to ensuring this project becomes a reality in Sandoval County. In addition, the master plan amendment supports long range land use planning undertaken by the NM State Land Office for Loma Barbon which will ensure opportunities for additional future development.

If you require further assistance, please do not hesitate to reach out to Grady and the Office of Renewable Energy. We look forward to the continued collaboration.

Sincerely,

Michael Sage, CEcD
Assistant.Commissioner
Commercial.Resources.Division
505.670.3244
New Mexico State Land Office
310 Old Santa Fe Trail
P.O. Box 1148
Santa Fe, NM 87504-1148

msage@nmslo.gov

nmstatelands.org

City of Rio Rancho
3200 Civic Center Circle NE
Rio Rancho, NM 87144

RE: Affordable Solar Group, LLC – Loma Barbon Master Plan Addendum

To Whom It May Concern:

I am the authorized agent of Affordable Solar Group, LLC (“ASG”), the Lessee of the real property described as follows:

Township	Range	Section	Aliquot	Acreage	County
13 North	03 East	16	NWNW	40.0	Sandoval
13 North	03 East	16	NENW	40.0	Sandoval
Total Acreage:				80.0	

On behalf of ASG, I hereby authorize Select Properties, Inc., d/b/a SelectROW, Marble Enterprises, LLC and its agents, to make such filings and submittals to the City of Rio Rancho, and such other governmental departments and agencies as necessary to obtain the approvals for the intended use of the Property, including but not limited to, any re-zoning, vacations, replats of the Property.

If you have any questions or concerns please contact me at dylan.connelly@affordable-solar.com
505-926-1764

Sincerely,

Dylan Connelly

Affordable Solar Group, LLC

By:  _____

Its: **Director of Commercial Solar Development**

Date: **5/20/25** _____



July 14, 2025

Mr. Fred Radosevich, Chair
Planning and Zoning Board
City of Rio Rancho
3200 Civic Center Circle NE
Rio Rancho, NM 87144

RE: Amendment to the Loma Barbon Master Plan and Zone Map Amendment

Dear Chairman Radosevich:

The purpose of this letter is to request approval of two related applications. First is an amendment to the Loma Barbon Master Plan to add a “Renewable Energy Overlay District” to encompass 80 acres of the original 606 acres of the master plan. The second application is a request for approval of a Zone Map Amendment to allow for the development within the “Renewable Energy Overlay District” of a Community Solar and Battery Storage facility in the master plan.

Loma Barbon Master Plan was the result of a Joint Planning Agreement between the Commissioner of Public Lands for the State of New Mexico (NMSLO) and the City of Rio Rancho that was signed to develop the Loma Barbon Master Plan (“Master Plan”). In September of 2002, the City of Rio Rancho annexed approximately 605 un-platted vacant acres owned by the State of New Mexico (See Exhibit A) and the Master Plan for Loma Barbon was adopted by the City of Rio Rancho. The Master Plan included applicable zoning and land use regulations. The Master Plan is legally described as NW/4 NW/4 and ptn NE/4 NW/4 of S 16, T 13N, R 3E, NMPM. This Amendment modifies the Master Plan by allowing for a “*Renewable Energy Overlay District*” on a portion of the Master Plan for solar power generation, storage, and distribution without modifying the original content and intent of the approved Master Plan (See Exhibit B). This Amendment creates a stand-alone document that provides for additional land use, while allowing the underlying land use and zoning to remain intact. At all times, whether a Solar Energy System is present or later removed, the existing development entitlements remain in place.

The 2025 Loma Barbon Master Plan Amendment was initiated by the NMSLO and Affordable Solar Group, LLC, as a supplemental document to the approved Master Plan to allow for land uses in the northwest corner of the property for a 5 Mega Watt (MW) community solar project. The area identified for the Amendment constitutes approximately 80 acres and is more particularly shown in Exhibit B. This Amendment is the result of consultation with NMSLO, Affordable Solar Group, LLC, its successor and assigns, and the City of Rio Rancho staff. This Amendment defines the framework for Renewable Energy System on property. This Amendment will allow for the proposed project to be built, operated and maintained on the property.

The Master Plan consists of a mix of uses defined as Employment, Mixed Use, Retail, Residential, Special Uses, School, Park, Right of Way and Open Space. The proposed Master Plan Amendment will not change the underlying land uses or zoning, but adds renewable energy uses as an interim set of allowable uses. This Amendment defines the framework for a Renewable Solar Energy System on the property. If approved, the subsequent development of the site will follow the specific site plan requirements.

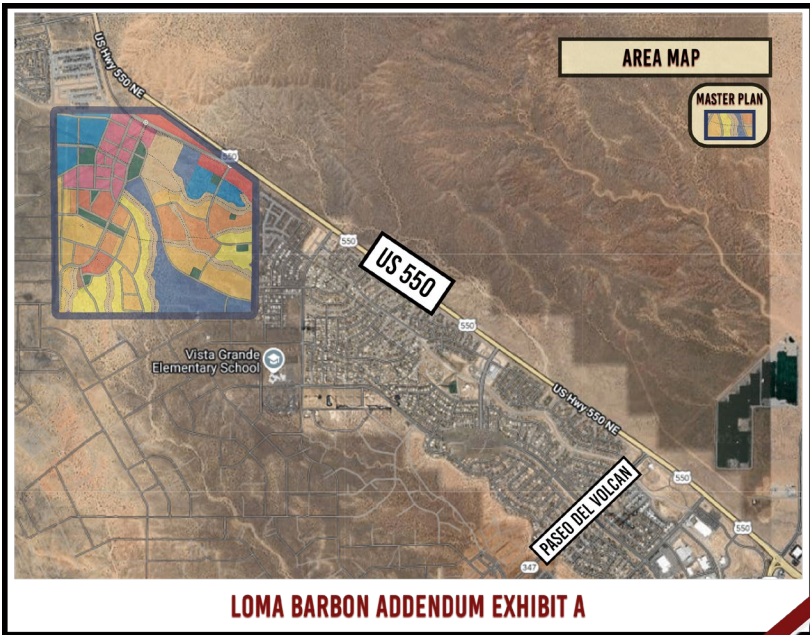


Exhibit A: 2002 Adopted Loma Barbon Land Use Plan

Ownership

The proposed addendum has been reviewed and approved by the property owner NMSLO who will be leasing the property to the renewable energy system developer, Affordable Solar, LLC.

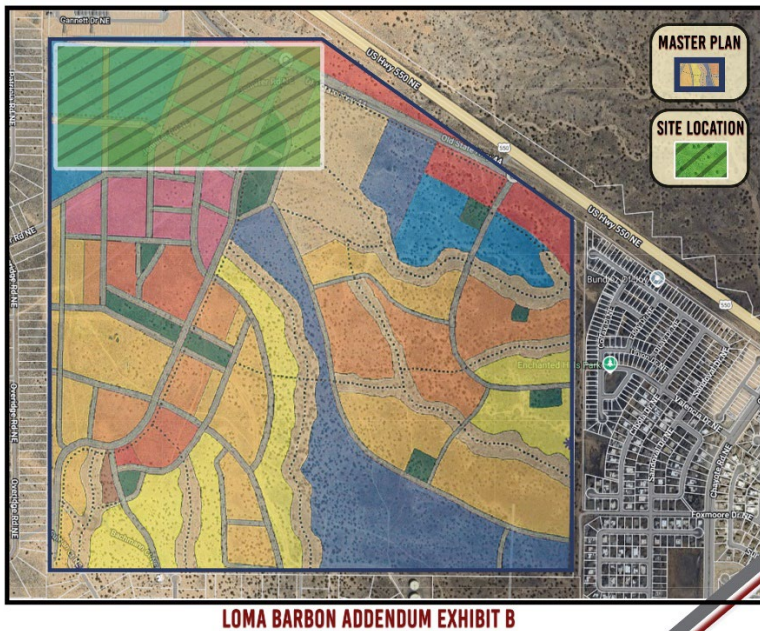


Exhibit B: Proposed Area in the Loma Barbon Master Plan for “Renewable Energy Overlay District”

Community Solar Act

Affordable Solar, LLC is a New Mexico well known solar and storage developer is seeking approval for Renewable Energy Overlay on the property. Affordable Solar has installed over 400 MWs of solar since being founded in 1998. The proposed Renewable Energy Overlay district is for Community Solar facility which is a 5 mega-watt solar electric generating station. The generating station is part of the Community Solar Act SB 84 that was approved by the New Mexico State Legislature and signed by the Governor in 2021. The Project is part of a New Mexico Legislature and New Mexico Public Regulation Commission (NMPRC) efforts to provide

solar opportunities to those, for whatever reason, are unable to have solar on their own property. By subscribing to this program, the subscriber receives credit on their electric utility bill for the electric power produced from their portion of the solar facility and therefore reduces their electric bill. The NMPRC issued a request for proposals and Affordable Solar was selected to construct seven community solar facilities. The first 6 projects will be completed by the end of 2025. The Loma Barbon Renewable Energy Overlay District is the seventh project.

The Project will use the electric distribution grid in the local and regional area for the greater public good and for the health, safety and welfare of residents of the City of Rio Rancho and will provide the community with a source of clean, renewable energy to support growth and economic development in the area.

The Project will provide PNM customers in the City of Rio Rancho with clean, renewable energy through the local distribution grid.

Rio Rancho Comprehensive Plan Policy

The “Renewable Energy Overlay District” Loma Barbon Plan Amendment and zone map request is beneficial to the community and is supported by a review of the 2015 Rio Rancho Comprehensive Plan for the following analyses:

- A. *Goal No. 1 -Infrastructure* The amendment and zone map change allows for the ability to provide renewable energy that fosters a quality community, and supports a strong economy, and meets the needs of current and future residents.
- B. *Section 2.3.2 – Conservation & the Natural Environment* The City of Rio Rancho’s desire to maintain or improve its air quality and water quality will be met and improved by solar electric generation that does not pollute the air or use water for generation.
- C. *Section 4.2.3 -Water Availability* this request for land use planning does not require water uses. This development delays the need for water for the next 20+ years or longer preserving water resources *4.3.2 Goals Con -1*.
- D. *Section 4.2.13 Physical Environment* The Loma Barbon Master Plan Addendum provides for the opportunity to meet a key desire by providing a renewable resource to power homes, businesses, and industry. Community Solar Program allows for the need of all citizens to meet their own needs and allowing for future generations to meet their own needs.
- E. *4.3.3 Policy Con-4* Promote growth management strategies that protect air, water, land and energy resources are met by the development of solar energy generation.
- F. *Section 8.2.8.1 Electricity and Natural Gas*, the development of a Community Solar generation by this Amendment and zone change is providing another alternative energy source that is replacing the decommissioned coal-fired power plants. It provides solar opportunities for those Public Service Company of New Mexico customers by providing solar opportunities to those, for whatever reason, are unable to have solar on their own property.


The proposed amendment to the Master Plan and allowing a Renewable Energy Overlay is consistent with the goals and elements of the Comprehensive Plan as seen above. The proposed amendment will enable the preservation of land by an appropriate interim use that does not require extension of utilities and services at this time and preserves the vision and goals of the underlying Loma Barbon Master Plan.

It is the desire of the New Mexico State legislature and the New Mexico Public Regulation Commission through their regulations to provide solar energy to provide solar opportunities with the Community Solar Act and program.

We respectfully request that the Rio Rancho Planning and Zoning Board recommend approval of this request for an amendment and zone map change to the Loma Barbon Master plan based on the justification above.

Please contact me at (505) 259-0724 with any questions that may arise from this request.

Sincerely,

A handwritten signature in blue ink that reads "Laurie Moye". The signature is written in a cursive, flowing style.

Laurie Moye, Agent

Land Use Consultant

SelectROW

Enclosures:

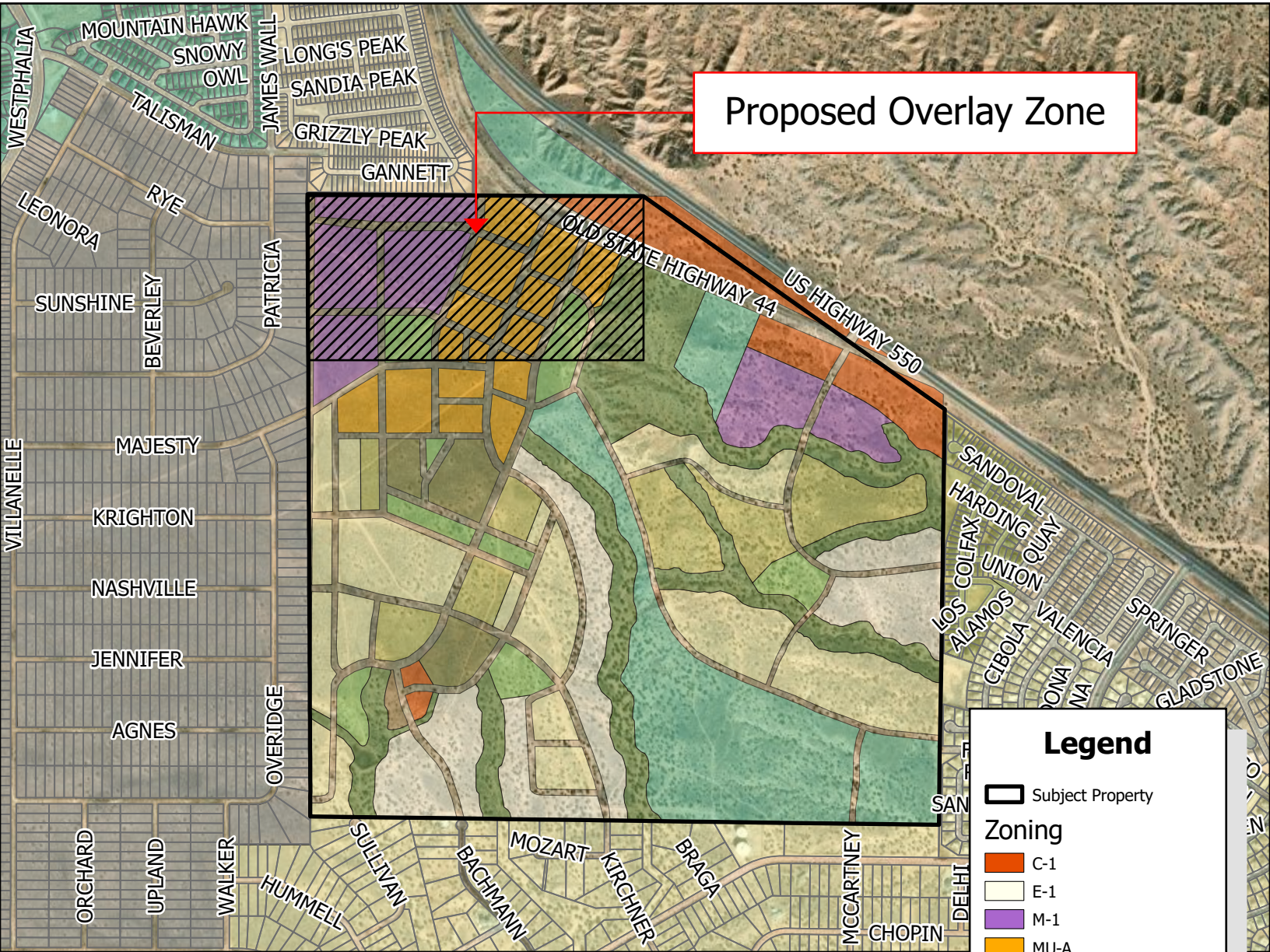
Land Use Application

Loma Barbon Master Plan Amendment

Agent Letter

Owner Acknowledgement

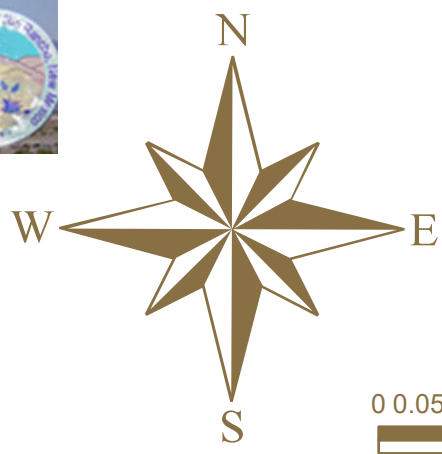
LOMA BARBON RENEWABLE ENERGY OVERLAY DISTRICT



Proposed Overlay Zone

Legend

- Subject Property
- Zoning**
- C-1
- E-1
- M-1
- MU-A
- OS
- PR
- R-1
- R-2
- R-3
- R-4
- R-5
- R-6
- SU
- TZ



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

Map courtesy of Ben Isaacs, 8/7/2025

LOMA BARBON MASTER PLAN ADDENDUM



ADOPTED BY THE CITY OF RIO RANCHO GOVERNING BODY –

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LOMA BARBON MASTER PLAN ADDENDUM

This Amendment to the Loma Barbon Master Plan (Resolution No. 64, Enactment 02-063), is made in accordance with Section 150.07 of the City of Rio Rancho municipal code.

In December of 2000, a Joint Planning Agreement between the Commissioner of Public Lands for the State of New Mexico and the City of Rio Rancho was signed to develop the Loma Barbon Master Plan (“Master Plan”). In September of 2002, the City of Rio Rancho annexed approximately 605 unplatted acres owned by the State of New Mexico (“Land”) (Exhibit A) and the Master Plan for Loma Barbon was adopted by the City of Rio Rancho. The Master Plan includes applicable zoning and land use regulations. This Amendment modifies the Master Plan by allowing for a Renewable.Energy.Overlay.District.on a portion of the Master Plan for solar power generation, storage, and distribution without modifying the original content and intent of the approved Master Plan. This Amendment creates a stand-alone document that provides for additional land use, while allowing the underlying land use and zoning to remain intact. At all times, whether a Solar Energy System is present or later removed, the existing development entitlements remain in place.

SECTION 1 APPROVAL HISTORY

The Master Plan was the first time the New Mexico State Land Office (“NMSLO”) had collaborated with a municipal government to create a plan for State Trust Land. In December 2000, the City of Rio Rancho and the NMSLO signed a Joint Planning Agreement to guide the planning of the Land. The Loma Barbon Master Plan was approved by the City of Rio Rancho in September 2002. The Master Plan applies to and is approximately 605 acres of state trust land. The NMSLO primary mission is to optimize revenues for its beneficiaries which are New Mexico’s public schools and universities. This Master Plan is a blueprint for development for future generations of New Mexicans whose use will generate revenues for the trust.

The Master Plan describes and analyzes physical and environmental conditions, long term infrastructure needs, and development vision of the Plan.

Due to the mixed-use nature of the Master Plan and the fact that the NMSLO will not be the developer of the property it was stated in the Master Plan that there is not a phasing plan proposed strategy at the time of adoption. The NMSLO uses a competitive bid process to develop an agreement between the developer and the State Land Office.

SECTION 2 PURPOSE

The 2025 Loma Barbon Master Plan Amendment (this “Amendment”) was initiated by the NMSLO, as a supplemental document to the approved Master Plan to allow for land uses in the northwest corner of the property for a community solar project (“Project”). The area identified for the Amendment constitutes approximately 80 acres and is more particularly shown in Exhibit B (“Property”). This Amendment is the result of consultation with NMSLO, Affordable Solar Group, LLC, its successor and assigns (“Solar Developer”), and the City of Rio Rancho staff. This Amendment defines the framework for a Solar Energy System on the Property.

This Amendment is to allow for the Project to be built, operated and maintained on the Property.

SECTION
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- The Project may include a storage container for spare parts, equipment, and other related materials.
- The Project will not require permanent on-site water or wastewater infrastructure.
- Access to the Project will be from old US Highway 44 and gravel or dirt roads will go around the Project site to provide access to the equipment. No paved roads are planned internally to the site.
- Project may be developed in phases.
- The Project will (i) be designed with the intention to maintain as much of the natural/existing vegetation during and after construction as reasonably and commercially possible, and (ii) be operated and maintained by an off-site operations and maintenance crew.
- An archaeology survey has recently been conducted on the Property.

The project site at coordinates 35.363052, -106.631037 is located in juniper woodlands, primarily consisting of common one-seed juniper (*Juniperus monosperma*) and native grasses like blue grama (*Bouteloua gracilis*) and galleta only (*Pleuraphis jamesii*). The area also supports wildlife such as pinyon jays, mule deer, and coyotes. While the site will be mowed where required within the affected area of the solar installation, reasonable steps will be taken to minimize disturbance when possible.

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SECTION
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This section sets forth zoning regulations, which will apply to the Loma Barbon Renewable Energy Overlay District ("LB-RE-OD"). Where this Amendment is silent, the national electric standards, or the NERC requirements, or the City of Rio Rancho Zoning Ordinances shall prevail.

(A) Purpose. LB-RE-OD zoning district is suitable for uses where the underlying zoning district needs to be maintained or for other reasons which are partially or entirely dependent on the character of the site and proposed use.

(1) A LB-RE-OD overlay district is appropriately used;

(a) To allow uses otherwise permitted in the underlying zoning district;

(b) To establish requirements or conditions that are unique to Renewable Energy projects; and

(c) To establish requirements for height, setbacks, width, parking, landscaping, signage, or other provisions that are unique to this use of the Property.

(B) Allowable Uses. The following will be allowable uses for the Property:

(1) Solar Energy System and any other ancillary facilities in connection therewith;

(2) Public utility development/Substations/switching stations/Renewable Energy generation, installations of Solar Photovoltaic Array, Battery Storage System; and

(3) Incidental buildings and other supporting facilities needed for utilities, energy storage, energy generation, project operation, and maintenance.

(C) Signage

(1) Signs shall comply with NERC and any other national electric standards and at a minimum include the following requirements:

(a) A visible "High Voltage" warning sign;

(b) Name(s) and phone number(s) for the electric utility provider;

(c) Name(s) and phone number(s) of the site operator; and

(d) Name(s) and phone number(s) in case of emergency.

(2) If there are conflicts between the City of Rio Rancho's codes, the national electric standards, or the NERC requirements, the more stringent shall apply.

(D) Height Restrictions

(1) No building structure shall exceed 26 feet in height from the finished grade;

and

(2) Any applicable electric lines and poles shall comply with NERC requirements and any other national electric standards as required. If there are conflicts between the City of Rio Rancho's codes, the national electric standards, or the NERC requirements, the more stringent shall apply.

(E) Lighting

(1) Lighting shall be consistent with local, state, and federal law including any applicable NERC requirements. If there are conflicts between the City of Rio Rancho's codes and the NERC requirements, the more stringent shall apply; and

(2) Lighting of other parts of the Project, such as appurtenant structures, shall be limited to that required for safety and operational purposes, and shall be reasonably shielded. Where feasible, lighting of the Solar Energy System shall be directed downward and shall incorporate full cut-off fixtures to reduce light pollution.

(F) Fencing. Perimeter fencing will be installed around the boundary of the Solar Photovoltaic Array in accordance with NERC and other national electric standards as required. If there are conflicts between the City of Rio Rancho's codes, national electric standards, or the NERC requirements, the more stringent shall apply. As required for safety of the public and safety of the equipment the facility will be enclosed with a 7-foot-high fence, consisting of a 6 foot chain-link with 1-foot-high barbed wire on top will be placed around the facility.

(G) Setbacks

(1) From the Property boundary, the Solar Photovoltaic Array shall be 25 feet from the rear, front and side property lines, except for any interior property lines where no setback is required. This restriction shall not apply to roads that may

encircle the Project. An interior perimeter road is allowed in the setback areas. Setbacks are measured from the property line to the structures.

(H) Site Plan Requirements. The LB-RE-OD zone district must have a site plan approved by the City of Rio Rancho Governing Body, as defined in the City of Rio Rancho municipal code ("Governing Body"). Approval of the site plan containing the following information (if applicable) must be obtained prior to the issuance of a building permit:

- (1) Scale and north arrows;
- (2) Lot boundaries and easements;
- (3) Existing and proposed utilities;
- (4) Existing and proposed rights-of-way;
- (5) Proposed structures with uses, dimensions, and setbacks (prior to construction, the site plan may include conceptual building locations and sizes to be refined prior to building permit);
- (6) Proposed ingress, egress, parking, and circulation;
- (7) Landscaping and landscape buffers using native vegetation;
- (8) Elevations;
- (9) Adjacent property characteristics;
- (10) Preliminary drainage plan;
- (11) Identification of the proposed solar panel array area;
- (12) Identification of the proposed Substation location;
- (13) Survey, signed by New Mexico licensed surveyor;
- (14) Phasing plan;
- (15) Submitted design documents should be signed by a New Mexico licensed engineer;
- (16) Location and type of backup generators;
- (17) Locations of temporary construction trailers, passenger and construction vehicle parking, material storage, fuel storage and containment, and required temporary fencing /security for same;
- (18) Visual rendering(s) of proposed facility for evaluation;
- (19) Portions of the Overlay District indicate retail, mixed use areas west of US Hwy 550 and east and west Old Hwy 44. These areas should be evaluated during development review to determine whether buffering may be required; and
- (20) To the maximum extent practical, the existing native vegetation will remain in its natural state. No landscaping is proposed for the Project at this time. Any landscaping, if required, will be native vegetation.

(I) Development and Design Standards

(1) All Solar Photovoltaic Arrays, accessory equipment, and facilities shall comply with NERC requirements and any other national electric standards. If there are conflicts between the City of Rio Rancho's codes, national electric standards, or the NERC requirements, the more stringent shall apply.

(a) The Solar Photovoltaic Array site plan shall be reviewed and approved by the City of Rio Rancho Fire Marshal;

(b) Upon request of the Fire Marshal, the owner or operator shall provide an emergency response plan; and

(c) Emergency access to the site will be provided in accordance with the Fire Marshal.

(2) Clearing of natural vegetation shall be limited to what is necessary for the construction, operation, and maintenance of the Solar Photovoltaic Array and the associated infrastructure needed to produce and transport Renewable Energy.

(J) Decommissioning and Removal

(1) Decommissioning must occur in accordance with an approved decommissioning plan between Solar Developer and NMSLO, or the current property owner. A copy of the final approved decommissioning plan shall be filed with the City of Rio Rancho's Development Services Department.

(2) Decommissioning must occur if the Project does not produce power for a consecutive 12-month period after the Project has been full constructed and is operational and capable of transmitting energy to the larger power grid, except in the instance of a force majeure event in which the Project is being repaired and/or restored or the Project's failure to produce power is due to government regulations or order or some other event outside the control of Solar Developer.

(3) The decommissioning plan shall include provisions for removal and disconnecting from the Solar Energy System and the restoration of the Property and leave the Property in a reasonably good and clean condition.

(4) The disposal of all solid and hazardous waste shall be in accordance with local, state, and federal waste disposal regulations. Hazardous waste may include waste listed under the Environmental Protection Agency (EPA), F, K, P, U, or Characteristic Waste categories.

(K) Other

(1) The City of Rio Rancho may approve minor changes to an approved site plan if the change is consistent with the use and other written requirements and/or conditions of approval, if the buildings are of the same general configuration, if the total square footage is not greater than 20% of the approved plan, the site access is similar in its effect on adjacent property or streets, and the City of Rio Rancho Planning and Zoning Manager finds that neither the City of Rio Rancho nor any person will be substantially and materially aggrieved by the altered site plan. If requested, notice of the proposed change shall be mailed to owners of adjacent property and to associations entitled to notice of the change. Substantial changes to an approved site plan must be approved by the Governing Body that do not meet the requirements to be considered a "minor change" as defined above.

LOMA BARBON MASTER PLAN ADDENDUM



ADOPTED BY THE CITY OF RIO RANCHO GOVERNING BODY –

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LOMA BARBON MASTER PLAN ADDENDUM

This Amendment to the Loma Barbon Master Plan (Resolution No. 64, Enactment 02-063), is made in accordance with Section 150.07 of the City of Rio Rancho municipal code.

In December of 2000, a Joint Planning Agreement between the Commissioner of Public Lands for the State of New Mexico and the City of Rio Rancho was signed to develop the Loma Barbon Master Plan (“Master Plan”). In September of 2002, the City of Rio Rancho annexed approximately 605 unplatted acres owned by the State of New Mexico (“Land”) (Exhibit A) and the Master Plan for Loma Barbon was adopted by the City of Rio Rancho. The Master Plan includes applicable zoning and land use regulations. This Amendment modifies the Master Plan by allowing for a **Renewable Energy Overlay District** on a portion of the Master Plan for solar power generation, storage, and distribution without modifying the original content and intent of the approved Master Plan. This Amendment creates a stand-alone document that provides for additional land use, while allowing the underlying land use and zoning to remain intact. At all times, whether a Solar Energy System is present or later removed, the existing development entitlements remain in place.

SECTION 1 APPROVAL HISTORY

The Master Plan was the first time the New Mexico State Land Office (“NMSLO”) had collaborated with a municipal government to create a plan for State Trust Land. In December 2000, the City of Rio Rancho and the NMSLO signed a Joint Planning Agreement to guide the planning of the Land. The Loma Barbon Master Plan was approved by the City of Rio Rancho in September 2002. The Master Plan applies to and is approximately 605 acres of state trust land. The NMSLO primary mission is to optimize revenues for its beneficiaries which are New Mexico’s public schools and universities. This Master Plan is a blueprint for development for future generations of New Mexicans whose use will generate revenues for the trust.

The Master Plan describes and analyzes physical and environmental conditions, long term infrastructure needs, and development vision of the Plan.

Due to the mixed-use nature of the Master Plan and the fact that the NMSLO will not be the developer of the property it was stated in the Master Plan that there is not a phasing plan proposed strategy at the time of adoption. The NMSLO uses a competitive bid process to develop an agreement between the developer and the State Land Office.

SECTION 2 PURPOSE

The 2025 Loma Barbon Master Plan Amendment (this “Amendment”) was initiated by the NMSLO, as a supplemental document to the approved Master Plan to allow for land uses in the northwest corner of the property for a community solar project (“Project”). The area identified for the Amendment constitutes approximately 80 acres and is more particularly shown in Exhibit B (“Property”). This Amendment is the result of consultation with NMSLO, Affordable Solar Group, LLC, its successor and assigns (“Solar Developer”), and the City of Rio Rancho staff. This Amendment defines the framework for a Solar Energy System on the Property.

This Amendment is to allow for the Project to be built, operated and maintained on the Property.

SECTION
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DESCRIPTION of the PROJECT

The Project is a ground mounted community solar photovoltaic system capable of producing up to 5 MWac of electricity that will be connected to the Public Service Company of New Mexico (“PNM”) distribution system. The Project was awarded capacity by the New Mexico Public Regulatory Commission in the state approved New Mexico community solar program. The Property was selected because there is an existing distribution line adjacent to the Property with adequate capacity to meet the Project’s needs. Interface with existing lines shall be determined and approved through future negotiations with PNM.

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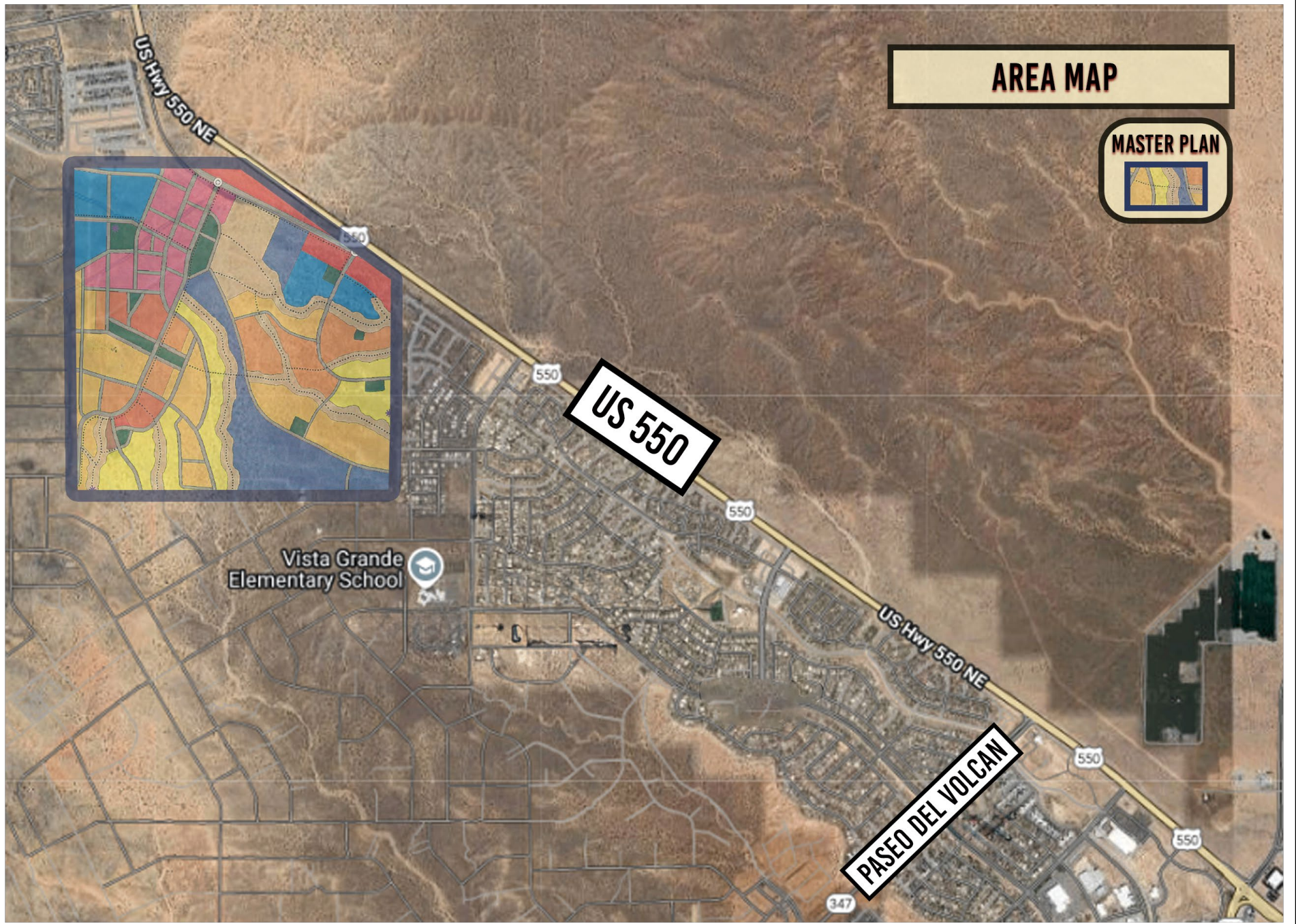
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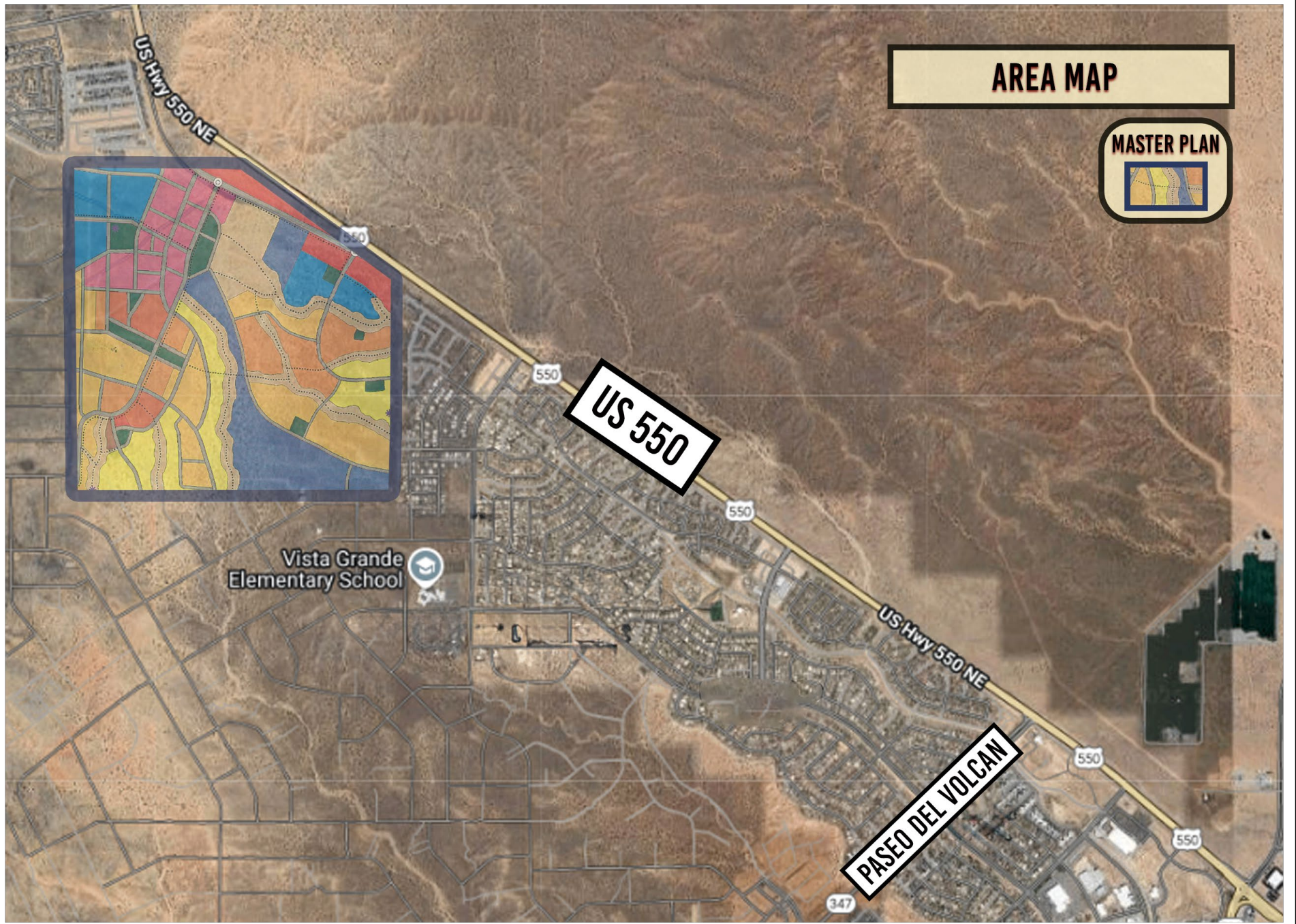
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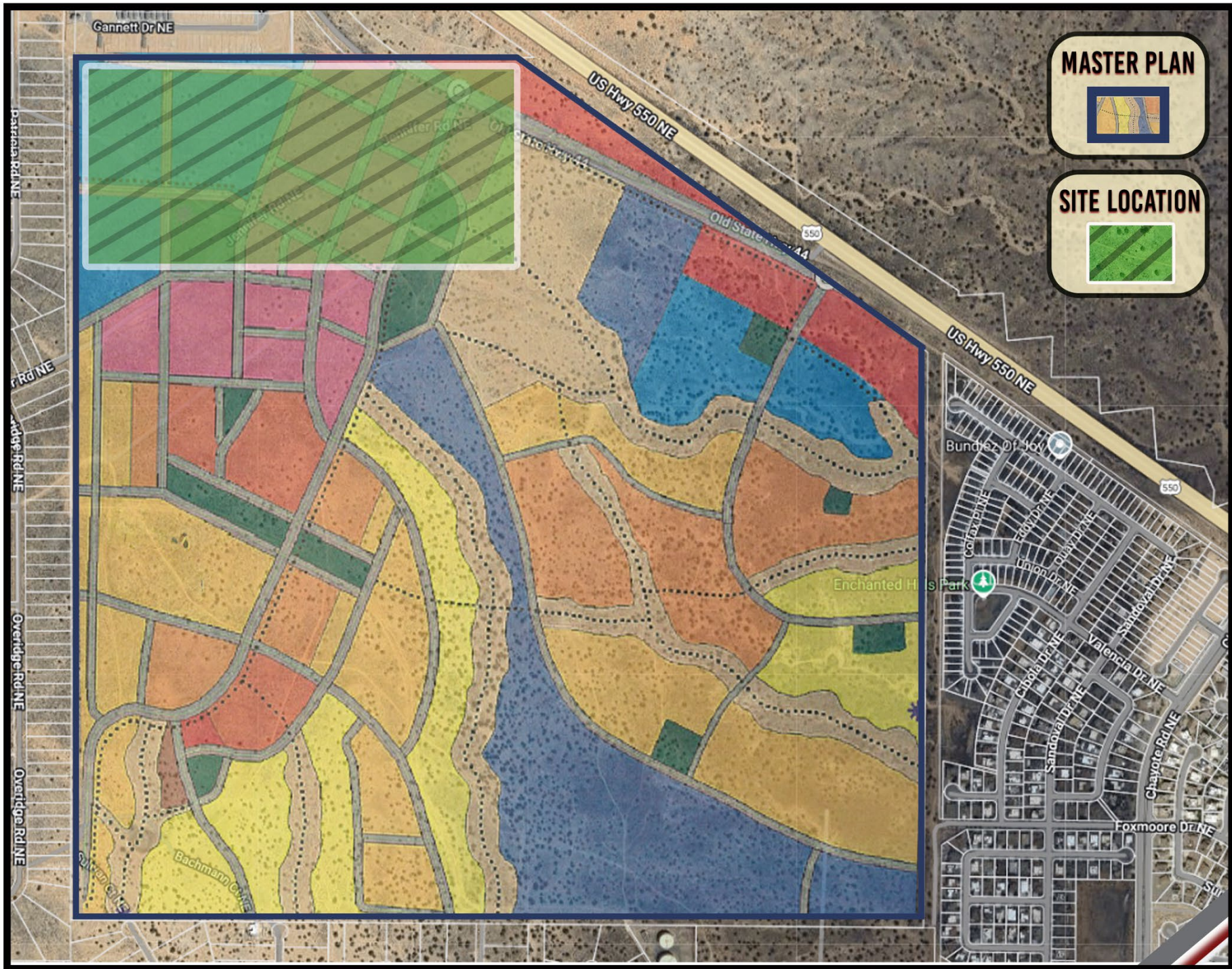
LOMA BARBON ADDENDUM EXHIBIT A



LOMA BARBON ADDENDUM EXHIBIT B



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LOMA BARBON ADDENDUM EXHIBIT B

ALBUQUERQUE JOURNAL



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RIO RANCHO, NM 87144
 Telephone: **(505)891-5005**

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Albuquerque Journal	09/10/2025	09/10/2025	1	88.36

**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, September 25, 2025:

**Zone Map Amendment
Case #25-100-00008**

The applicant, Outer Rim Investments, Inc., requests approval of a Zone Map Amendment for the properties legally described as Rio Rancho Estates Unit 22, Block 89, Tract E and Rio Rancho Estates Unit 22, Block AA, Tract A from TZ: Transitional District and Unzoned District respectively to R-3: Mixed Residential District. The subject properties comprise approx. 2.65 acres.

**Zone Map Amendment
Case #25-100-00007**

The applicant, Affordable Solar Group, LLC, through their agent, SelectROW, requests approval of a Zone Map Amendment to implement a Renewable Energy Overlay Zone on 80 acres of the subject property legally described as Loma Barbon, Tract B. The subject property comprises approximately 650 acres.

**Master Plan Amendment
Case #25-410-00005**

The applicant, Affordable Solar Group, LLC, through their agent, SelectROW, also requests approval of an amendment to the Loma Barbon Master Plan. The proposed amendment is to include provisions for the installation of a solar generation, storage and distribution system on the subject property.

The meeting is scheduled for 6 pm in the Council Chambers at City Hall, 3200 Civic Center Cir. NE, Rio Rancho, NM. The public is invited to attend in person or virtually at www.rnm.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@rnm.gov. Written comments will be inserted into the public record.

Journal: September 10, 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

September 9, 2025

RE: Zone Map & Master Plan Amendment; Case No. 25-100-00007 & 25-410-00005
Loma Barbon, Tract B

Dear Property Owner:

You are receiving this notice because your property is located within 100ft of a site where a land development decision is required by the Governing Body.

The applicant, Affordable Solar Group, LLC, through their agent, SelectROW requests approval of a Zone Map Amendment and a Master Plan Amendment for the subject property legally described as Loma Barbon, Tract B. The proposed amendments are to provide for the installation of a solar generation, storage and distribution system on 80 acres of the subject property. The subject property comprises approximately 650 acres.

The **Governing Body** will consider the request and make their decision on **Thursday, September 25, 2025** at 6:00 pm in the **Council Chambers** and **Virtually**. For virtual attendance, please see the zoom link and log-in information on the posted agenda, one week prior to the hearing at <https://rrnm.gov/2303/Watch-and-Download-City-Meetings>

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

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

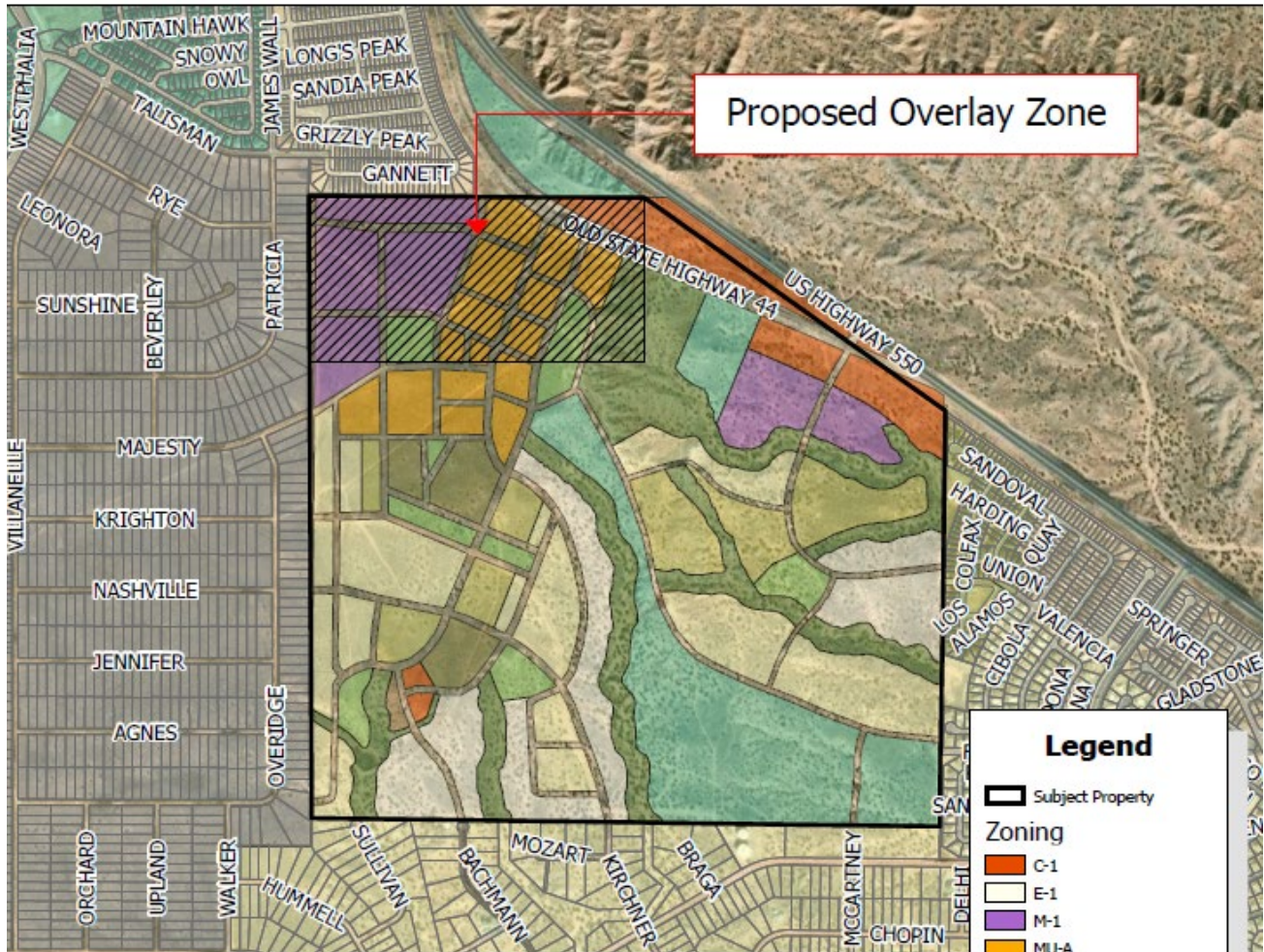
Please contact me via e-mail me at bisaacs@rrnm.gov. or call me at 505-891-5035 if you have any questions concerning this matter.

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

Respectfully,

Ben Isaacs
Municipal Planner I
Development Services Department
City of Rio Rancho

LOMA BARBON RENEWABLE ENERGY OVERLAY DISTRICT



Legend

- Subject Property
- Zoning**
- C-1
- E-1
- M-1
- MU-A
- OS
- PR
- R-1
- R-2
- R-3
- R-4
- R-5
- R-6
- SU
- TZ





**CITY OF RIO RANCHO
ORDINANCE**

ORDINANCE NO. 25

ENACTMENT NO. 25-20

**ORDINANCE OF THE CITY OF RIO RANCHO, NEW MEXICO CREATING A ZONE
MAP OVERLAY ZONE FOR AN 80 ACRE PORTION OF THE PROPERTY LEGALLY
DESCRIBED AS LOMA BARBON, TRACT B, IDENTIFYING CONDITIONS OF
DEVELOPMENT; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE**

WHEREAS: the Governing Body of the City of Rio Rancho has adopted zoning regulations and an official zone map in accordance with New Mexico Statutes Annotated 1978 (NMSA 1978) Chapter 3, Article 21; and,

WHEREAS: in accordance with Rio Rancho Code of Ordinances (R.O. 2003) Section 150.07, an application to amend the zoning ordinance on the subject property has been submitted by The City of Rio Rancho, and assigned City Case No. 25-100-00007; and

WHEREAS: the Governing Body adopted the Loma Barbon Master Plan on September 11, 2002, under Resolution No. 64, Enactment No. 02-063; and

WHEREAS: the Governing Body approved the amendment to the Loma Barbon Master Plan Addendum on September 25, 2025, under Resolution No. 107, Enactment No.25-106; and

WHEREAS: the City of Rio Rancho Planning and Zoning Board held a duly noticed public hearing on August 26, 2025, regarding the proposed changes to the Official Zoning Map and, following study and consideration, has made findings (where applicable) whether or not the criteria in R.O. 2003 Section 150.07 are satisfied, and made these recommendations to the Governing Body regarding adoption of the changes; and

WHEREAS: the Governing Body received a report from the Planning and Zoning Board, and such report indicates the Planning and Zoning Board has studied and considered the proposed changes pursuant to R.O. 2003 Section 150.07, and said report includes specific findings related to the affected property; and

WHEREAS: a public hearing occurred, in accordance with procedures set forth in R.O. 2003 Section 150.07, and NMSA 1978 Section 3-21-6, on the proposed Official Zone Map changes hereinafter described were duly advertised and held by the Governing Body of the City of Rio Rancho on September 25, 2025 and the Governing Body heard interested parties and citizens for and against the proposed amendments; and

WHEREAS: the proposed amendments to be adopted by this Ordinance comply with the statutory and regulatory requirements of the aforesaid Code of Ordinances and Statutes, and upon specific findings related to the subject

1 property and determining the proposed amendment is consistent with the
2 policies and criteria set forth in R.O. 2003 Section 150.07 (D) through (G),
3 the Governing Body finds the amendments promote the health, safety,
4 morals, and general welfare of the City.
5

6 **NOW THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF**
7 **RIO RANCHO:**
8

9 **Section 1. Overlay Zone.**

10 A. The Overlay Zone authorized under R.O. 2003 Section 154.41 shall apply as an
11 overlay zone for solar power generation, storage, and distribution, as further set
12 forth in section 2 below, and shall be denoted on the official zoning map as "OZ"
13 in conjunction with the notation of the underlying zoning district for approximately
14 80 acres of the following property:
15

16 Loma Barbon, Tract B, as shown on the plat entitled "ANNEXATION PLAT Tract
17 B LOMA BARBON Being a Portion of Section 16 Township 13 North, Range 3
18 East, N.M.P.M. City of Rio Rancho, Sandoval County, New Mexico" filed in the
19 office of the County Clerk of Sandoval County, New Mexico on May 9, 2003, Book
20 15, Page 33.
21

22 B. The Overlay Zone District shall be the area identified in the attached Exhibit B,
23 located in the northwest corner of the Loma Barbon Master Plan.
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25 **Section 2. Land Use, Conditions, Development Standards/Regulations and use**
26 **of PROPERTY:**

27 A. The following will be allowable uses for the Property:

- 28 1. Solar Renewable Energy System and any other ancillary facilities in
29 connection therewith;
- 30 2. Public Utilities (substations, switching stations, generation), installation of
31 PV Panels, and battery storage;
- 32 3. Incidental buildings and other supporting facilities needed for renewable
33 utilities, storage, project operation, and maintenance.
34

35 B. The property identified in Section 1, above, is subject to the development
36 standards and regulations as listed in Resolution No.107, Enactment No. 25-106,
37 Loma Barbon Master Plan Addendum, approved on September 25, 2025, (PZB
38 case No. 25-410-00005), and any additional requirements as identified by staff.
39

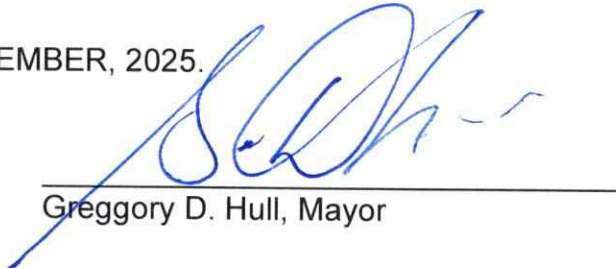
40 C. Site Plan. A site plan will be reviewed and approved by Governing Body prior to
41 issuance of any and all building permits for new construction. Site plan shall
42 include requirements as listed in the Loma Barbon Master Plan Addendum and
43 any conditions of approval of the Master Plan Addendum.
44

45 **Section 3. Severability Clause.** If any section, paragraph, clause, or provision of
46 this Ordinance, or any section, paragraph, clause, or provision of any regulation
47 promulgated hereunder shall for any reason be held to be invalid, unlawful, or
48 enforceable, the invalidity, illegality, or unenforceability of such section, paragraph,
49 clause, or provision shall not affect the validity of the remaining portions of this
50 Ordinance or the regulation so challenged.

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

ADOPTED THIS 25TH DAY OF SEPTEMBER, 2025.



Greggory D. Hull, Mayor

ATTEST:



Noel C. Davis, City Clerk
(SEAL)