Regular Governing Body Meeting
City of Rio Rancho
AGENDA
December 18, 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.

If you are an individual with a disability who needs a reader, amplifier, qualified sign language interpreter or any other form of auxiliary aid or service to attend or participate in the hearing or meeting, please contact the City Clerk at 505-891-5004 at least forty-eight (48) hours in advance to make arrangements. Public documents, including the agenda and minutes, can be provided in various accessible formats. Please contact the City Clerk if a summary or other type of accessible format is needed.

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 the November 13, 2025 Regular Meeting
Minutes of the November 13, 2025 Regular Meeting

2 D59, Parks and Recreation Commission 2025 Annual Report to the Governing Body
Annual Report

3 D60, Arts Commission 2025 Annual Report to the Governing Body
Annual Report

4 D61, Investment Advisory Board 2025 Annual Report to the Governing Body
Annual Report

5 D62, Keep Rio Rancho Beautiful Advisory Committee 2025 Annual Report to the Governing Body
Annual Report

6 D63, Senior Services Advisory Board 2025 Annual Report to the Governing Body
Annual Report

7 R137, Resolution Authorizing Disposal of Property (Development Services)
Resolution
Exhibit A

8 R138, Resolution Authorizing a Budget Adjustment to the General Fund (101)
Resolution

9 R139, Resolution Authorizing Disposal of Property (Library and Information Services Department)
Resolution
Exhibit A

10 D64, Planning and Zoning Board 2025 Annual Report to the Governing Body
Annual Report

11 D65, Library Board 2025 Annual Report to the Governing Body
Annual Report

12 D66, Capital Improvements Plan Citizen’s Advisory Committee 2025 Annual Report to the Governing Body
Annual Report

13 D67, Lodgers' Tax Advisory Board 2025 Annual Report to the Governing Body
Annual Report

14 D68, Appointment of Renee Edwards to the Parks and Recreation Commission
Resume R. Edwards

15 D69, Appointment of Molly Watson to the Senior Services Advisory Board

Resume M. Watson

Boards/Commissions/Committee Reports

Public Hearings

16 D70, Approval for Vong Ja, LLC, (the "Applicant") Located at 7820 Enchanted Hills Blvd. NE, Ste B, Rio Rancho, NM 87144 for a Restaurant A, Beer and Wine License With On Premises Consumption and No Patio Service
Application

17 D71, Site Plan Approval for The Ask Academy Gymnasium at the property legally described as Texico Conference Center Tract 2A1
APPLICATION - ASK ACADEMY
Authorization Letter
Location Map
Plans
10-17 O-18
Reviewer Comments
Reproduction of Notices
Public Comment 12182025

18 D72, Site Plan Approval for a Church at the Property Legally Described as The Village, Tract H1A
Authorization
Application
Zoning
Site Plan and Elevations
Staff Comments
Reproduction of Notices

19 D73, Site Plan Approval for the Installation of a Solar Generation, Storage and Distribution System on the Property Legally Described as Loma Barbon, Tract B
Application
Additional Applicant Materials
Authorization
Zoning
Site Plan Materials
Elevations
Survey
Photos
Reviewer Comments
Reproduction of Notifications

20 O29, Ordinance of the City of Rio Rancho, New Mexico Amending the Zoning Classification of the Property Legally Described as Plaza Rio, Lot B from SU: Special Use for Limited Commercial Retail, to Add Multi-Family Townhomes as a Permissive Use, Identifying Conditions of Development; Providing for Severability and an Effective Date
Ordinance
Application
Justification Letter
Zoning & Location Map
Conceptual Plans
Reproduction of Notifications

21 O30, Ordinance of the City of Rio Rancho, New Mexico Amending the Zoning Classification and Official Zone Map for the Property Legally Described as Vista Hills 1A, Block A, Lot 1A from C-1:

Retail Commercial District to C-2: Wholesale and Warehousing Commercial District, Identifying Conditions of Development; Providing for Severability and an Effective Date
Ordinance
Application
Justification Letter
Updated Justification
Zoning & Location Map
Site Plan
Drawings
Code Enforcement & Fire Complaints
Code Enforcement Case
Applicant Email Comment (Red-line)
Reproduction of Notifications

22 R140, Resolution Amending the Papillon Master Plan
Resolution
Application
Justification Letter
Zoning
REDLINED Master Plan
CLEAN Amended Papillon Master Plan
Staff Comments
Engineering Comments
Parks Comments
Reproduction of Notices

23 R141, Resolution Amending the High Range 6 Master Plan to Include Unit 13, Block 70, Lot 11, and Unit 13, Block 69, Lots 88, 89, and 19
Resolution
Application
Authorization
Master Plan Amendment Letter
Zoning
Exhibit Location Map
Exhibit Lotting Map
Exhibit HAO Parks
Exhibit Conceptual Utility Plan
Exhibit Conceptual Grading Plan
Current High Range 6 Master Plan
Reproduction of Notices

24 O31, Ordinance of the City of Rio Rancho, New Mexico, Amending the Zoning Classification and Official Zoning Map for the Property Legally Described as Unit 13, Block 70, Lot 11, From R-1: Single-Family Residential to R-5: Single-Family Residential, and Unit 13, Block 69, Lots 88, 89, and 19, from O-1: Office to R-5: Residential, Identifying Conditions of Development; Providing for Severability and an Effective Date
Ordinance
Application
Authorization
Zoning
Master Plan Amendment
Exhibit Location
Exhibit Lotting Plan
Reproduction of Notices

Second Reading of Ordinances

First Reading of Ordinances

Discussion and Deliberation

25 D74, Advice and Consent of the Governing Body to Award Contract No. 26-026-IT to DLT Solutions
Contract
Cost of Ownership
October 2025 Work Session Presentation

26 R142, Resolution Authorizing a Budget Adjustment to the General Fund, Computer and Software Fund, and Utilities Fund
Resolution

27 Mayor Annual State of the City Report

28 R143, Resolution Establishing the City of Rio Rancho's Legislative Priorities for the Regular 2026 New Mexico Legislature Session
Resolution
Public Comment 12182025

29 R144, Resolution Establishing the City of Rio Rancho's Capital Outlay Priorities for the Regular 2026 Legislative Session of the New Mexico Legislature
Resolution
2026 Capital Outlay Projects Detail

City Manager

Adjournment

CITY OF RIO RANCHO
COVER PAGE

Legislation Item:

AGENDA DATE:
December 18, 2025

DEPARTMENT:
City Clerk

SUBJECT:
Minutes of the November 13, 2025 Regular Meeting

BACKGROUND AND ANALYSIS:

IMPACT:

ALTERNATIVES:

DEPARTMENT RECOMMENDATION:

ATTACHMENT: Minutes of the November 13, 2025 Regular Meeting

Governing Body
of the
City of
Rio Rancho

MINUTES

NOVEMBER 13, 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 PRESENT
Matt Geisel, City Manager
Peter Wells, Deputy City Manager
Josh Rubin, City Attorney
James Wenzel, Fire Chief
Noel Davis, City Clerk
Amy Rincon, Director of Development Services
Stephanie Yara, Director of Financial Services
Stewart Steele, Police Chief
Connie Peterson, Dir. of Parks, Rec. & Comm Svcs.
Ryan Chavez, Asst. to City Manager for Policy & Planning
Yolanda Lucero, Deputy City Clerk

Call to Order and Pledge of Allegiance

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

Proclamations and Awards of Merit

Public Forum

The following individuals spoke under Public Forum:

- Stephan vanHorn
- Michael Farell

Comments by Councilors

1) Minutes of the October 21, 2025 Work Session Meeting
2) Minutes of the October 23, 2025 Regular Meeting
3) R124, Resolution Authorizing Disposal of Police Department Property
4) R125, Resolution Authorizing Disposal of Police Department Equipment
5) R126, Resolution Authorizing the Donation of Fire and Rescue Department Equipment
6) R127, Resolution Authorizing a Budget Adjustment to the General Fund (101)
7) R128, Resolution Authorizing a Budget Adjustment to the State Grant Fund (252) and Federal Grants Fund (259)
8) R129, Resolution Authorizing a Budget Adjustment to Federal Grants Fund (Fund 259) (Police Department)

DRAFT

9) R130, Resolution Authorizing a Budget Adjustment to Federal Grants Fund (259) (Financial Services Department)
10) R131, Resolution Authorizing a Budget Adjustment to the State Appropriations Capital Fund (315)
11) R132, Resolution Authorizing a Budget Adjustment to the State Grant Fund (252)
12) D56, Appointment of Judith Garner to the Senior Services Advisory Board
13) D57, Appointment of District 1 City Councilor Deborah Dapson to the RioTECH Principal Advisory Committee

Bob Tyler moved to approve Consent Calendar. Seconded by Karissa Culbreath

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

Boards/Commissions/Committee Reports

Public Hearings

14) D58, Approval for TSBG Licensing, LLC, (the "Applicant") DBA Defined Pickleball, LLC, Located at 1644 Rio Rancho Blvd., Rio Rancho, NM 87124 for a Transfer of Location of Dispenser Liquor License NO. DIS-001149

Noel Davis, City Clerk presented this item. This application is for a Transfer of Location of Dispenser Liquor License for TSBG Licensing, LLC DBA, Defined Pickleball LLC, located at 1644 Rio Rancho Blvd., Rio Rancho with on premises consumption with no patio service. Alcohol Beverage Control Division has granted this application conditional preliminary approval and has forwarded it to the Governing Body of Rio Rancho for a public hearing and action.

Karissa Culbreath moved to approve D58. Seconded by Nicole List

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

15) O28, Ordinance of the City of Rio Rancho, New Mexico, Amending the Zoning Classification Property Legally Described as Unit 21, Block 22, Lots 4-26, 28-31, 45-48, Block 23, Lots 3-10, 14-23, 28-32, 38, 42-64 and Block 24, Lots 41-49, 51-56, 58-66, and 68-70 from TZ: Transitional Zoning and R-3: Mixed Residential to R-4: Single Family Residential

Amy Rincon, Director of Development Services presented this item. The applicant, is requesting approval of a Zone Map Amendment for approximately 53.86 acres at the

DRAFT

location legally described as Unit 21, Block 22, Lots 4-26, 28-31, 45-48, Block 23, Lots 3-10, 14-23, 28-32, 38, 42-64 and Block 24, Lots 41-49, 51-56, 58-66, and 68-70 from TZ: Transitional Zoning and R-3: Mixed Residential to R-4: Single-Family Residential. The subject properties are located northwest of the intersection of Lookover Drive NE and Shiloh Road NE, both of which are residential roads. In lieu of a formal Master Plan, the applicant provided a Conceptual Design document. However, without the adoption of a Master Plan, the timing, size, and features of the proposed park cannot be guaranteed, and the ability to ensure this community amenity in the future may be limited. The request was originally heard and approved by the Planning and Zoning Board on August 12, 2025, and subsequently considered by the Governing Body on August 14, 2025. At that meeting, the item failed. City Council members expressed strong concerns and emphasized that a Master Plan, in addition to the Zone Map Amendment, must be submitted for consideration. On October 14, 2025, the Planning and Zoning recommended denial of this item.

Paul Wymer moved to approve O28. Seconded by Jeremy Lenentine

Nicosha Schedlbauer, Agent provided a brief history and overview. The revised request remains consistent with the area's medium density residential designation. It reflects the feedback from prior meetings and ensures the project will be a complement to the surrounding neighborhoods and remain single family homes. Although, we do not have a Master Plan, the project still meets all the applicable City requirements. The access infrastructure and utility improvements will be built to City standards and within the public right of ways, ensuring full compliance and connectivity.

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

16) R133, Resolution Amending the Northern/Rainbow Specific Area Plan

Amy Rincon, Director of Development Services stated the applicants, request approval of an amendment to the Northern/Rainbow Specific Area Plan to expand the plan boundary, update land uses, and update other figures, statistics, and standards to present day numbers and practice. The expanded boundary is 285.3 acres. On October 28, 2025, the Planning and Zoning Board recommended approval with finding and conditions.

Deb Dapson moved to approve R133. Seconded by Bob Tyler

Bryan Aragon, Applicant provided a brief overview and was available for questions.

The motion carried by a vote of 6 FOR and 0 AGAINST.
YES: Deb Dapson, Jeremy Lenentine, Bob Tyler, Paul Wymer, Karissa Culbreath, and Nicole List

DRAFT

NO: None

Second Reading of Ordinances

17) O27, Ordinance of the City of Rio Rancho, New Mexico Amending the Rio Rancho Code of Ordinances (R.O. 2003) Chapter 155 Subdivisions, Sections: General Provisions, Platting Procedure, Design Standards, and Administration and Enforcement

Ms. Rincon stated this is the second reading proposing an update to Chapter 155, the Subdivision Section of the Municipal Code. This is in conjunction with the proposed updates to the Development Process Manual and will allow for consistency and alignment with the standards and requirements.

Bob Tyler moved to approve O27. Seconded by Deb Dapson

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

First Reading of Ordinances

Discussion and Deliberation

Mayor Hull stated R134, R135, and R136 will be heard together. There was no objection from City Council.

Matt Geisel, City Manager, provided an overview. Sandoval County and NMEDD have been the lead agencies on the recruitment process of Project Ranger to New Mexico. At this time before the Governing Body there are three specific, narrow items; Intergovernmental Agreement for funding Paseo del Volcan and Authorize negotiation of water service. Staff recommends approval as follows:

- Paseo del Volcan funding,
- Water Service
- Two pending issues
    - PDV Phases I and II Project Timing and Funding
    - Rio Rancho Fire & Rescue's role and responsibilities with respect to AHJ, Fire Plan Review, Emergency Response, Fire Safety, Pre-Incident Safety Planning.

Fire Chief Jamez Wenzel stated there are three main areas of concern as follows:

- Limited and inconsistent communication with Rio Rancho Fire staff.
    - But the imperative is to look forward
    - Recent weeks have seen much improved communication efforts.
- Effects on Department
    - Routine calls, Hazmat calls, Multiple alarm response

DRAFT

- Authority Having Jurisdiction
    - RRFR to establish AHJ for emergency response and annual fire inspection.

Chief Wenzel went over automatic aid and potential call volume. Lastly, the goals moving forward is to finalize the MOU between Sandoval County, NM State Fire Marshal Office and Rio Ranco Fire and Resuce, determine placement of exterior fire hydrants and those needed for non-hazardous buildings, formal review of fire plans, plume study and review and update of the Automatic Aid Intergovernmental Agreement in early 2027.

Mark Roper, New Mexico Economic Development Department provided an overview on the investment this project would bring to the State of New Mexico. This would bring in about 300 high paying jobs into Sandoval County Rio Rancho area, and the construction of this project will have approximately 440 construction jobs to get this project fully constructed. The New Mexico Economic Development Department has evaluated the project.

Andrew Kreitz, CFO/Co-Founder of Castelion Corporation gave a brief history of the company and project. The company is focused on aerospace and defense. It is a modern defense production company. Project Ranger is a scale production site for manufacture of solid rocket motors and assembly of all-up rounds. The United States faces a critical gab in long-range, high speed strike weapons.
The Rio Rancho area provides for:

- exceptional, patriotic talent base
    - proximity to Sanida, Los Alamon, and Kirtland
    - Aerospace & defense heritage & industry
- Rapid access to electric & internet utilities
    - Excellent paths forward on both
- Large, contiguous land area
    - Sections 36 ideally suited

Castelion is planning an approximate $100 million investment in year 1 and hundreds more to follow, over 300 high-quality aerospace jobs, full benefits & ownership in stake in company for all employees, partnership & investment in local schools, trades, and universities etc.

The following individuals spoke under this item:

- Stephan vanHorn
- Michael Farrell
- Zachary Darden
- Ronald Bohannan
- Wayne Johnson
- Jay Block
- Michael Wright

DRAFT

- Jerry Schalow

Mr. Geisel suggested the Governing Body vote on Item R136, and then R135, and R134 as it is the most feasible order.

18) R136, Resolution Approving an Intergovernmental Agreement (IGA) with Sandoval County, New Mexico Pursuant to the Local Economic Development Act and the City of Rio Rancho, New Mexico Local Economic Development Plan in Order to Support the Extension of NM347/Paseo del Volcan from Unser to Rainbow as Part of Project Ranger/Castelion Corporation

Deb Dapson moved to approve R136. Seconded by Jeremy Lenentine

Eric Masterson, Sandoval County Fire and Rescue Chief provided an overview and brief update from the County Fire perspective.

Mr. Geisel presented two amendments for the Governing Body to consider as follows:

Potential 1st Amendment - Add a new subsection C to Section 5 of the Agreement:

Rio Rancho Fire & Rescue (RRFR) is the primary first responders to the proposed Project site due to a currently in effect automatic aid agreement. Therefore, prior to release of any funds by the City to the County pursuant to this Agreement, the City and County shall enter into a written MOU that establishes the relationship between the City, County, and State Fire Marshal's Office (State FMO) regarding fire safety and emergency response related to the Project. The MOU shall include which entity is the Authority Having Judication (AHJ), which entity is responsible for plan review and approval, fire code enforcement, annual fire inspection(s), site safety pre-incident planning, incident action plan development, and any other relevant terms relating to fire safety deemed necessary by the parties.

Potential 2nd Amendment - PDV Timing and Funding:

"Prior to any release of funds by the City to the County pursuant to this Agreement, the County and City shall enter into a written MOU detailing the Paseo del Volcan construction plan, any ancillary/related projects and improvements (i.e. improvements related to 28th Avenue NE), and anticipated timing for all phases of road construction. The MOU shall also include identified funding sources, anticipated maintenance responsibilities, and improvement design specifications."

Jeremy Lenentine moved to amend R136, Amendment 1 - Amending the IGA as outlined in R136. Seconded by Paul Wymer

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

Jeremy Lenentine moved to amend R136, Amendment 2 as stated by City Manager Geisel". Seconded by Paul Wymer

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

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

19) R135, Resolution Authorizing the City Manager to Negotiate and Enter into an Agreement for Water and Potentially Wastewater Services for Project Ranger/Castelion Corporation

Deb Dapson moved to approve R135. Seconded by Paul Wymer

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

20) R134, Resolution Authorizing a Budget Adjustment for Economic Development Expenditures for Project Ranger

Jeremy Lenentine moved to approve R134. Seconded by Deb Dapson

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

City Manager

Mr. Geisel stated at the December 18th Governing Body meeting there will be an update on the community outreach for the Project Ranger project.

Adjournment

10: 28 p.m.

APPROVED THIS DECEMBER 18, 2025

_____
Greggory D. Hull, Mayor

ATTEST:

DRAFT

Noel C. Davis, City Clerk
(SEAL)

DRAFT

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: D59

AGENDA DATE:
December 18, 2025

DEPARTMENT:
City Clerk

SUBJECT:
D59, Parks and Recreation Commission 2025 Annual Report to the Governing Body

BACKGROUND AND ANALYSIS:
Pursuant to Section 33.05, R.O., 2003, each board, commission or authority of the City shall, on an annual basis, report to the Governing Body, any recommendations, activities or matters of business conducted throughout the year. This report can be presented either in person or in writing.

The Chairperson of the Parks and Recreation Commission selected to provide a written report for 2025.

IMPACT:
The submittal of the annual report ensures compliance of the Municipal Code, Chapter 33 Boards, Commissions and Committees.

ALTERNATIVES:
Approve the Report.

Do not approve the Report.

DEPARTMENT RECOMMENDATION:
Staff recommends approval of the annual report.

ATTACHMENT: Annual Report

Date: December 17, 2025

TO: Rio Rancho Governing Body

FROM: Parks and Recreation Commission Members

RE: 2025 Annual Report

The Parks and Recreation Commission meets on the third Monday of each month. At each meeting, staff provide updates on department projects, facilities, and City initiatives:

- Division Manager Dyane Sonier: department projects and KRRB initiatives (cleanups, illegal dumping, recycling, education programs)
- Division Manager Bianca Baca: indoor and outdoor pool facilities
- Superintendent Charles Fernandez: parks and facilities initiatives, staffing, graffiti removal, major repairs
- Deputy Director Noah Trujillo: Events Center activities, CVB initiatives, recreation programs, special events
- Director Connie Peterson: City-wide initiatives, recreation programs, Animal Resource Center, senior center activities

2025 Highlights:

- Completion of 2024 Quality of Life Bond projects: new playgrounds at Rio Vista, Enchanted Hills, and Veja Baja Parks
- Completion of Phase II of Campus Park; Phase II of Broadmoor Senior Center expected late 2025/early 2026
- Stadium lights installed at High Resort Sports Complex (fields #3-6) and new playground structure
- Replacement of Star Heights skatepark
- Indoor Aquatic Center received new HVAC system and deck lights
- Rainbow Pool received new sand filters; Haynes Pool received new heater and resurfaced fiberglass slide

Goals for 2026:

- 2026 Quality of Life Bond projects: replace High Resort skatepark with modern features and playground at Sugar Park
- Finalize conceptual plan for Multigenerational Center (early 2026)
- Replacement of Western Winds Playground
- Expansion of ARC kennels

Thank you,

Ellen Herrera - District 3, Patricia French-Barger - District 5 Chair, Lisa Leiding, District 6; Christopher Marsh At-Large Co-Chair

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: D60

AGENDA DATE:
December 18, 2025

DEPARTMENT:
City Clerk

SUBJECT:
D60, Arts Commission 2025 Annual Report to the Governing Body

BACKGROUND AND ANALYSIS:
Pursuant to Section 33.05, R.O., 2003, each board, commission or authority of the City shall, on an annual basis, report to the Governing Body, any recommendations, activities or matters of business conducted throughout the year. This report can be presented either in person or in writing.

The Chairperson of the Arts Commission selected to provide a written report for 2025.

IMPACT:
The submittal of the annual report ensures compliance of the Municipal Code, Chapter 33 Boards, Commissions and Committees.

ALTERNATIVES:
Approve the Report.

Do not approve the Report.

DEPARTMENT RECOMMENDATION:
Staff recommends approval of the annual report.

ATTACHMENT: Annual Report

Date: December 17, 2025

TO: Rio Rancho Governing Body

FROM: Rio Rancho Arts Commissioners

RE: 2025 Annual Report

The Rio Rancho Arts Commission meets on the second Thursday of each month.

2025 Highlights:

Online Rio Rancho Public Art Guide

- In 2024 Commissioners and a Subcommittee completed the design, layout and content of a draft of the City of Rio Rancho Public Art Guide (Guide)
- In 2025 the Commission and staff have worked to fine tune the information, formatting and ADA compliance of what will be an online resource for residents and visitors
  - The Guide will function as a thorough and descriptive introduction of the City's art collection to the public, with images, locations and descriptions of each piece of artwork in the City's collection
  - It is hoped that the Guide will increase the public's interest in the City's collection
- The Guide was published on the City's website on December 1, 2025 and is located at: https://www.rrnm.gov/5025/Public-Art-Guide

Art In Public Places Funding and Artwork

- The Commission has expanded the recommended art installation locations for current and near-future City GO Bond AIPP funded artwork
  - Primary location – Campus Park, Multiple sites chosen
- The Commission has clarified criteria for AIPP Selection
  - Primary Art Medium – Sculpture; Expect to commission multiple pieces
- Focus public attention on the impact of art on placemaking, building community identity

Continued Community Need

- Rio Rancho residents and artists continue to have a need for performance and display venues in the City
- The Commission continues to advocate for facilitating and creating more, accessible venues for local art organizations and performance groups, and to generate commerce in Rio Rancho and make the City a target destination

Goals for 2026:

- Publish / Post the Guide
- Support the Local Selection Committee to choose AIPP Artwork
- Network with the public, community art, performance and gallery resources

Respectfully,
Jaymes Dudding (D1), Tonja Brandt (D3), Florence Cunningham (D4), Michaela Thompson (D5), Marisa Ravalli (D6), Rick Kozak (At Large)

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: D61

AGENDA DATE:
December 18, 2025

DEPARTMENT:
City Clerk

SUBJECT:
D61, Investment Advisory Board 2025 Annual Report to the Governing Body

BACKGROUND AND ANALYSIS:
Pursuant to Section 33.05, R.O., 2003, each board, commission or authority of the City shall, on an annual basis, report to the Governing Body, any recommendations, activities or matters of business conducted throughout the year. This report can be presented either in person or in writing.

The Chairperson of the Investment Advisory Board selected to provide a written report for 2025.

IMPACT:
The submittal of the annual report ensures compliance of the Municipal Code, Chapter 33 Boards, Commissions and Committees.

ALTERNATIVES:
Approve the Report.

Do not approve the Report.

DEPARTMENT RECOMMENDATION:
Staff recommends approval of the annual report.

ATTACHMENT: Annual Report

November 19, 2025

TO: City of Rio Rancho Governing Body

FROM: City of Rio Rancho Investment Advisory Board

RE: 2025 Annual Report

Pursuant to Section 33.05 of the Rio Rancho Municipal Code, the Investment Advisory Board herein presents its 2025 Annual Report. Section 33.28 has established the Investment Advisory Board to receive formal input regarding the management of the voter approved City Charter Permanent Fund and other City investment portfolios. Further Section 33.28 requires the Investment Advisory Board meet at a minimum quarterly.

The Investment Advisory Board met on February 26, May 28, August 28 and November 19, 2025. At each meeting, the City's investment advisors, PFM Asset Management (for the Permanent Fund) and Government Portfolio Advisors (for the Core and Liquidity Portfolios) briefed the Board on the current holdings and performance of the investment portfolios under their management.

At its February 26th meeting, the Board provided input regarding possible uses of the investment earnings eligible to be distributed to the City's General Fund, pursuant to Section 33.28(G)2. The Board recommended the investment earnings be reinvested in the Permanent Fund and added to the Fund's principal. In addition, revisions to the Permanent Fund Investment Policy Statement were approved, and Officer elections were held.

At its May 28th meeting, the Board provided input on whether to add additional revenue contributions to the Permanent Fund, pursuant to Section 33.28(G)3, based on the City's five-year financial plan and the preliminary budget. The Board recommended that no additional funds be added to the Permanent Fund principal at that time.

At its August 28th meeting, the Board began discussions of potential uses of the investment earnings which will be eligible to be distributed after the end of the calendar year. The Board is considering future recommendations to the Governing Body on placing a percentage of investment earnings into an emergency fund that will allow for

immediate access and will not be tied to the current investment strategy of the permanent fund. The Board voted to continue this discussion in 2026.

At its November 19th meeting, the Board reviewed and approved the schedule of meetings for 2026, annual report to the Governing Body and reviewed the current invests of the Permanent Fund and Core and Liquidity Portfolio.

The Investment Advisory Board has had a productive year and believes that it has fulfilled all of its duties and responsibilities as required by Section 33.28(G) of the Rio Rancho Municipal Code.

Respectfully submitted,

Kelly Wainwright, District 6. Chair
Ron Baker, District 4, Vice-Chair
Van Billops, District 1
Chandra McCray, District 5
David Jablonski, At-Large

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: D62

AGENDA DATE:
December 18, 2025

DEPARTMENT:
City Clerk

SUBJECT:
D62, Keep Rio Rancho Beautiful Advisory Committee 2025 Annual Report to the Governing Body

BACKGROUND AND ANALYSIS:
Pursuant to Section 33.05, R.O., 2003, each board, commission or authority of the City shall, on an annual basis, report to the Governing Body, any recommendations, activities or matters of business conducted throughout the year. This report can be presented either in person or in writing.

The Chairperson of the Keep Rio Rancho Beautiful Advisory Committee selected to provide a written report for 2025.

IMPACT:
The submittal of the annual report ensures compliance of the Municipal Code, Chapter 33 Boards, Commissions and Committees.

ALTERNATIVES:
Approve the Report.

Do not approve the Report.

DEPARTMENT RECOMMENDATION:
Staff recommends approval of the annual report.

ATTACHMENT: Annual Report

Date: December 17, 2025

TO: Rio Rancho Governing Body

FROM: Keep Rio Rancho Beautiful Advisory Board Members

RE: 2025 Annual Report

The Keep Rio Rancho Beautiful Advisory Board meets on the second Monday of each month. At each meeting, the KRRB Coordinator provide updates on program events, volunteer opportunities, and beautification efforts.

- Keep Rio Rancho Program Coordinator: staff presentations, reports, and comments

2025 Highlights:

- 1,766 volunteer hours; time was developed from events such as The Great American Cleanup, The Fall Community Cleanup, Turtle Mountain Brewery-Adopt A Spot, BSA Troop 417 Litter Cleanup, seasonal work at the Waterwise Garden from the Master Gardeners of Sandoval County
- 1,048,240 lbs. of illegal dumping, litter, and waste collected through KRRB staff and litter mitigation events
- 520 various tree seedlings were shared through our annual Tree Seedling Giveaway
- 54 different types of flora were planted at Sabana Grande Recreational Center with help of Rec staff and their youth program
- Ten trees were planted at various parks throughout our community
- A 50% increase occurred with our Clean Campus Contest. Around 300 students and staff from six different schools competed to beautify and clean their campuses
- KRRB Staff taught two "Leave No Trace" educational courses and two Stormwater Presentations at various schools

Goals for 2026:

- Increase volunteer participation
- Increase beautification
- Develop a new event for the community

Thank you,

Joe Cowling – District 1, Darryl Manning – District 3, Robert Radosevich – District 4 and Lanny Busher – District 6

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: D63

AGENDA DATE:
December 18, 2025

DEPARTMENT:
City Clerk

SUBJECT:
D63, Senior Services Advisory Board 2025 Annual Report to the Governing Body

BACKGROUND AND ANALYSIS:
Pursuant to Section 33.05, R.O., 2003, each board, commission or authority of the City shall, on an annual basis, report to the Governing Body, any recommendations, activities or matters of business conducted throughout the year. This report can be presented either in person or in writing.

The Senior Services Advisory Board selected to provide a written report for 2025.

IMPACT:
The submittal of the annual report ensures compliance of the Municipal Code, Chapter 33 Boards, Commissions and Committees.

ALTERNATIVES:
Approve the Report.

Do not approve the Report.

DEPARTMENT RECOMMENDATION:
Staff recommends approval of the annual report.

ATTACHMENT: Annual Report

2025 ANNUAL REPORT TO GOVERNING BODY



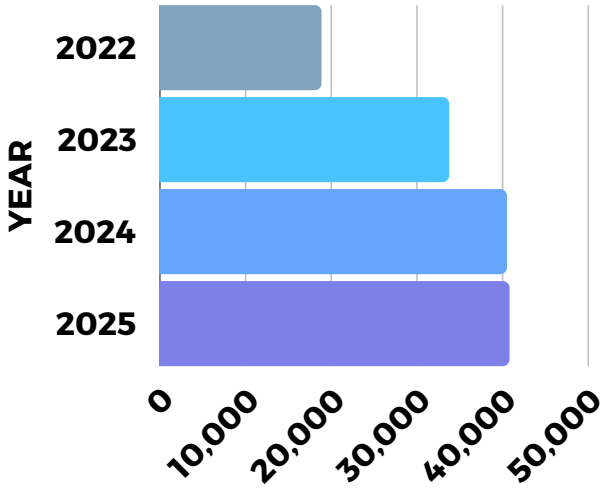
Rio Rancho
City of Vision

DIVISION OF SENIOR SERVICES ADVISORY BOARD

AT-LARGE: VACANT
DISTRICT 1: DELORES WILLIAMS
DISTRICT 2: KAREN WHITE (CHAIR)
DISTRICT 3: VACANT
DISTRICT 4: JENNIFER DEMITER (VICE-CHAIR)
DISTRICT 5: EDWARD MIESZERSKI
DISTRICT 6: VACANT

DIVISION OF SENIOR SERVICES

2025 REPORT TO GOVERNING BODY



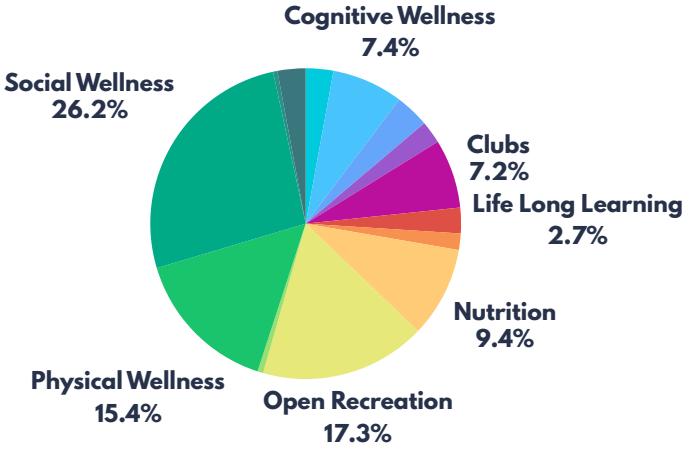
NUMBER OF PERSONS SERVED

Estimated increase of 350 persons served from 2024 to 2025.

ACCOMPLISHMENTS

- Construction of the multi-purpose room and outdoor patio is 57% complete.
- Completed Phase I of HVAC upgrade project at Meadowlark.
- Completed emergency replacement of main drain pipe at Meadowlark.





ACTIVITY CATEGORIES

The Division of Senior Services offers a wide variety of activities to older adults. This chart depicts member participation in each category, as a percentage.

STATE CAPITAL OUTLAY FUNDED PROJECTS

CURRENT PROJECTS

- Construct a multipurpose room and outdoor programming space at Broadmoor Senior Center.
- Roof replacement for Meadowlark Senior Center.

FUTURE PROJECTS

- 15-Passenger van for Broadmoor.
- Equipment for Broadmoor & Meadowlark Senior Centers.

116,202

MEALS PREPARED AT MEADOWLARK SENIOR CENTER

10,215

VOLUNTEER HOURS PROVIDED

88

NUMBER OF VOLUNTEERS

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: R137

AGENDA DATE:
December 18, 2025

DEPARTMENT:
Development Services

SUBJECT:
R137, Resolution Authorizing Disposal of Property (Development Services)

BACKGROUND AND ANALYSIS:
The Development Services Department has a very old refrigerator that is not functioning property, as depicted in the attached Exhibit A , that will be discarded. The item has been replaced with a new appliance.

The current appliance has an unknown monetary value.

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

IMPACT:
Approval of the Resolution will allow for the discarding of an old refrigerator.

ALTERNATIVES:
Approve the Resolution.

Do not approve the Resolution.

DEPARTMENT RECOMMENDATION:
Staff recommends approval of the Resolution.

ATTACHMENT: Resolution
ATTACHMENT: Exhibit A

CITY OF RIO RANCHO
RESOLUTION

RESOLUTION NO. **ENACTMENT NO.**

RESOLUTION AUTHORIZING DISPOSAL OF PROPERTY

WHEREAS: the Development Services Department has property that is obsolete and unusable; and

WHEREAS: the Development Services Department desires to remove and safely dispose of or auction the non-usable property; and

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

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

Authorization is hereby given to properly dispose of the item depicted in Exhibit A, attached hereto.

ADOPTED THIS _____DAY OF _____2025.

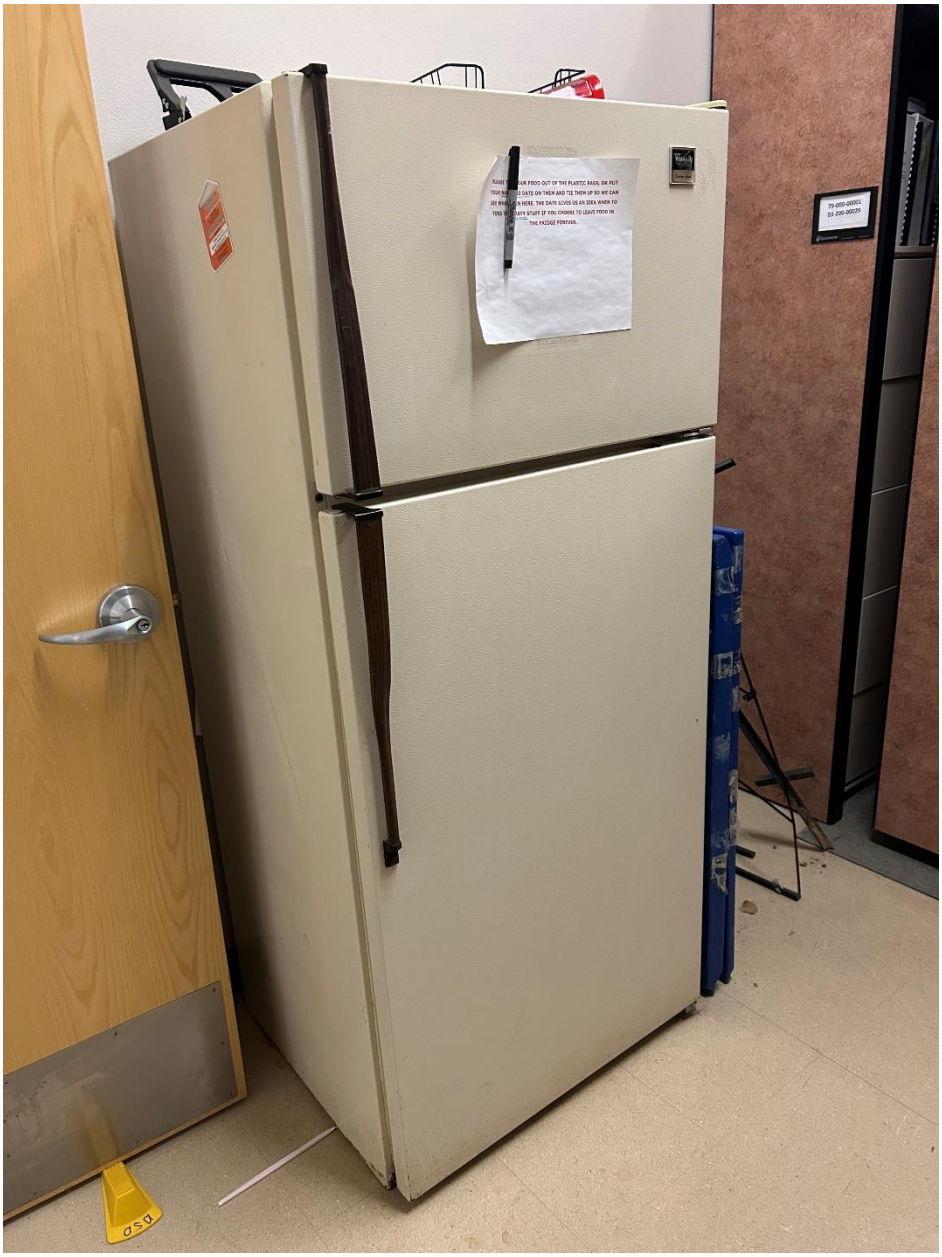
_____
Greggory D. Hull, Mayor

ATTEST:

_____
Noel C. Davis, City Clerk
(SEAL)

Exhibit A

Whirlpool Refrigerator/Freezer 14.3 CU. FT



CITY OF RIO RANCHO
COVER PAGE

Legislation Item: R138

AGENDA DATE:
December 18, 2025

DEPARTMENT:
Police Department

SUBJECT:
R138, Resolution Authorizing a Budget Adjustment to the General Fund (101)

BACKGROUND AND ANALYSIS:
The FY 2026 Project PS2640 budget includes $91,000 to install station radios at all public safety buildings. Pricing for some of the equipment necessary to complete this project is under $5,000 per unit, and approval of this Resolution is needed to properly classify equipment expenditures as non-capital and complete this project.

IMPACT:
Fiscal impact remains as anticipated when funding for Project PS2640 was approved for FY 2026.

ALTERNATIVES:
Approve Resolution.

Do not approve Resolution.

DEPARTMENT RECOMMENDATION:
Staff recommends approval of the Resolution.

ATTACHMENT: Resolution

CITY OF RIO RANCHO
RESOLUTION

RESOLUTION NO. **ENACTMENT NO.**

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

WHEREAS: the FY 2026 Budget includes a budget in the amount of $91,000 for station radios at public safety buildings; and

WHEREAS: certain items for this equipment acquisition are under $5,000 per unit; and

WHEREAS: a budget adjustment is necessary to properly classify as minor equipment.

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
101-6010-421-6070 Minor Furniture & Equipment	PS2640	$23,351	$59,383		$82,734
101-6010-421-7025 Major Furniture & Equipment	PS2640	$1,011,873		$59,383	$952,490
Total		$1,035,224	$59,383	$59,383	$1,035,224

ADOPTED THIS _____DAY OF _____, 2025.

_____
Greggory D. Hull, Mayor

ATTEST:

_____
Noel C. Davis, City Clerk
(SEAL)

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: R139

AGENDA DATE:
December 18, 2025

DEPARTMENT:
Library and Information Services

SUBJECT:
R139, Resolution Authorizing Disposal of Property (Library and Information Services Department)

BACKGROUND AND ANALYSIS:

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

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

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

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

ALTERNATIVES:
Approve the Resolution.

Do not approve the Resolution.

DEPARTMENT RECOMMENDATION:
Staff recommends approval of the Resolution.

ATTACHMENT: Resolution
ATTACHMENT: Exhibit A

CITY OF RIO RANCHO
RESOLUTION

RESOLUTION NO. **ENACTMENT NO.**

RESOLUTION AUTHORIZING DISPOSAL OF LIBRARY AND INFORMATION SERVICES DEPARTMENT PROPERTY

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

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

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

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

ADOPTED THIS _____DAY OF _____, 2025.

_____
Greggory D. Hull, Mayor

ATTEST:

_____
Noel C. Davis, City Clerk
(SEAL)

Exhibit A - Disposal of Property
Library and Information Services
December 18, 2025

Item Description	Location	Reason for Disposal	Estimated Current Value	Item Image
Broken metal built-in bookends (200) and broken tape dispensers (3)	Loma Colorado Main Library	Damaged	$0.00	
Pressure Seal Mailer Machine PSMailers PSM 1800 Serial Number: PSMI E0000270	Loma Colorado Main Library	Obsolete	$50.00	

Exhibit A - Disposal of Property
Library and Information Services
December 18, 2025

Item Description	Location	Reason for Disposal	Estimated Current Value	Item Image
Library Materials Removed from Collection	Loma Colorado Main Library	Obsolete	$700	N/A

ISBN
385424736
9781402251474 (alk. paper);"1402251475 (alk. paper)"
9781501124297 (trade paperback);"1501124293 (trade paperback)"
9780399154218;"0399154213"
9780147515421 (paperback);"0147515424 (paperback)"
9780754817598 (hbk.);"0754817598 (hbk.)"
9780316548182 (pb);"9780316323543 (softcover)";"0316323543 (softcover)";"9780316545853 (hc)";"0316545856 (hc)";"0316548189 (pb)"
9781504723169;"9781504723169";"ZPbv6n Blackstone Audiobooks"
9781627245388 (library binding);"1627245383 (library binding)"
0590450875 :;"9780590450874";"0590728156";"9780590728157";"0590727168 (pbk.)";"9780590727167 (pbk.)";"9780439787291";"0439787297"
602508243820;"BOO3110102 Quality Control Music"
9781541534636 (lb : alk. paper);"1541534638 (lb : alk. paper)"
0717266249;"9780717266241"
0805079726;"9780805079722"
9780545021364 (pbk.);"0545021367 (pbk.)";"9781439578254"; "1439578257";"9781436450515 (BWI bdg.)";"1436450519 (BWI bdg.)"
9781449483487 (volume 1 hardcover);"1449483488 (volume 1 hardcover)";"9781449483494 (volume 2 hardcover)";"1449483496 (volume 2 hardcover)";"9781449470760 (volume 2)";"1449470769 (volume 2)";"9781449483500 (volume 3 hardcover)";"144948350X (volume 3 hardcover)";"9781449476281 (volume 3)";"1449476287 (volume 3)";"9781449483517 (volume 4 hardcover)";"1449483518 (volume 4 hardcover)";"9781449477912 (volume 4)";"1449477917 (volume 4)";"9781449483579 (volume 5)";"1449483577 (volume 5)";"9781449483593 (volume 6)";"1449483593 (volume 6)";"9781449489663 (volume 7)";"9781449489816 (volume 8)";"9781449499389 (volume 9)";"9781524851965 (volume 10)";"9781524855581 (volume 11)";"9781524860707 (volume 12)";"9781524864767 (volume 13)";"9781524868574 (volume 14)";"9781524871581 (volume 15)";"9781524875565 (volume 16)";"9781524879228 (volume

Exhibit A - Disposal of Property
Library and Information Services
December 18, 2025

Item Description	Location	Reason for Disposal	Estimated Current Value	Item Image
17)";"9781524881306 (volume 18)";"9781524887513 (volume 19)";"9781524887841 (volume 21)"				
9781987163230 (trade hardcover);"1987163230 (trade hardcover)";"9781094258492 (premium binding)";"1094258490 (premium binding)";"WB000233 Findaway World (trade hardcover)";"WB000392 Findaway World (premium binding)"				
037582670X (trade);"0375926704 (lib. bdg.)";"0440239966";"9780440239963";"9780440238492";"0375840605"				
9781501129742 (hardback);"1501129740 (hardback)";"9781501134142 (paperback)";"1501134140 (paperback)";"9781501134135"				
9780807060100 (hardcover alkaline paper);"0807060100 (hardcover alkaline paper)";"0807014273";"9780807014271"				
153622037X (hardcover);"9781536220377 (hardcover)"				
9781608861286 (v.1);"1608861287 (v.1)";"9781608861507 (v.2)";"1608861503 (v.2)";"9781608861293 (v. 1 paperback)";"1608861295 (v. 1 paperback)";"9781608862276 (v.3)";"9781684151592 (v.4)";"9798892150811 (v.5)";"9798892153645 (v.6)"				
9781368084581 (paperback);"1368084583 (paperback)";"9781685059507 (Penworthy)";"1685059503 (Penworthy)";"9781518294358 (PawPrints)";"1518294359 (PawPrints)"				
9781250105790 (hardcover);"125010579X (hardcover)"				
9780393081428 (hardcover);"0393081427 (hardcover)"				
9780786044924 (paperback);"0786044926 (paperback)"				
9781410405357 (hardcover : alk. paper);"1410405354 (hardcover : alk. paper)"				
9781421564210 (pbk. v. 1);"9781421564227 (pbk. : v. 2)";"9781421564234 (pbk. : v. 3)";"9781421564241 (pbk. : v. 4)";"9781421567655 (pbk. : v. 5)";"9781974707898 (pbk. : v. 6)";"9781974732135 (pbk. : v. 7)"				
9781601429858 (hardcover : acid-free paper);"1601429851 (hardcover : acid-free paper)"				
9780063119208 (hardcover);"006311920X (hardcover)"				
9781628876437;"9781628876116"				
9780241742785;"9780241675663"				
9.78184E+12				
9781640978485;"9781640977358";"9781640976443";"2328-3076 1"				
9.78184E+12				

Exhibit A - Disposal of Property
Library and Information Services
December 18, 2025

Item Description	Location	Reason for Disposal	Estimated Current Value	Item Image
9781368104968;"9780241756201";"9781368094825";"9781368083713"				
9780241756201;"1542-1554"				
9.78163E+12				
9780241756225;"1550-6991 1550-6991 1"				
013388560950;"56095E CAPCOM (container)";"2109178 CAPCOM (container)";"CUSA-18017 CAPCOM (disc)";"56095T CAPCOM (disc)"				
9781625880611;"1625880618";"9781625881007";"1625881002"				
0811854035;"9780811854030";"2020694190";"9782020694193"				
093046762520;"HMU 907625 Harmonia Mundi USA"				
9780399552199 (trade);"0399552197 (trade)"				
9780593326787 (hardcover);"0593326784 (hardcover)"				
9781534461277 (paperback);"1534461272 (paperback)";"9781534461284 (hardcover)";"1534461280 (hardcover)"				
9780739380338;"0739380338";"YA 1477A Listening Library"				
9780316506175 (hardcover);"0316506176 (hardcover)"				
9781338222999 (paperback);"1338222996 (paperback)";"9781338651904"				
9780807507902 (paperback);"0807507903 (paperback)";"9780807507896 (hardcover)";"080750789X (hardcover)"				
9781626727939 (hardback);"1626727937 (hardback)";"9781626727922 (paperback)";"1626727929 (paperback)";"9780780400658";"0780400658";"9781536435528";"153643552X";"629.8 DDC 23"				
9780593173459 (v. 1) (hardcover);"0593173457 (v. 1) (hardcover)";"9780593173466 (v. 1) (library binding)";"0593173465 (v. 1) (library binding)";"9780593173480 (v. 2)"				
9780545741651 (v. 1 hardcover);"0545741653 (v. 1 hardcover)";"9780545741668 (v. 1 paperback)";"0545741661 (v. 1 paperback)";"9780545741705 (v. 2 hardcover)";"054574170X (v. 2 hardcover)";"9780545741729 (v. 2 paperback)";"0545741726 (v. 2 paperback)";"9781338233155 (v. 3 hardcover)";"1338233157 (v. 3 hardcover)";"9781338233148 (v. 3 paperback)";"1338233149 (v. 3 paperback)";"9781338233186 (v. 4 hardcover)";"1338233181 (v. 4 hardcover)";"9781338233179 (v. 4 paperback)";"1338233173 (v. 4 paperback)";"9781338792454 (v. 5 hardcover)";"9781338792485 (v. 6 hardcover)"				
9780545581608 (v. 1);"0545581605 (v. 1)";"9781338741032 (v. 1)";"9780545935203 (v. 2)";"9781338741049 (v. 2)";"9780545935210 (v.				

Exhibit A - Disposal of Property
Library and Information Services
December 18, 2025

Item Description	Location	Reason for Disposal	Estimated Current Value	Item Image
3)";"9781338611991 (v. 3)";"9781338741056 (v. 3)";"9780545935180 (v. 4)";"9780545935173 (v. 5)";"9781338741070 (v. 5)";"9781338236576 (v. 6)";"9781338290929 (v. 6)";"9781338236590 (v. 7)";"9781338323214 (v. 8)";"9781338535624 (v. 9)";"9781338680454 (v. 10)";"9781338801910 (v. 11)";"9781338896435 (v. 12)";"9781338896459 (v. 13)"				
9781423174912 (alk. paper);"1423174917 (alk. paper)"				
9781619636101;"1619636107"				
9781421532806 (bk. 1);"1421532808 (bk. 1)";"9781421532813 (bk. 2)";"1421532816 (bk. 2)";"9781421532820 (bk. 3)";"1421532824 (bk. 3)";"9781421532837 (bk. 4)";"1421532832 (bk. 4)";"9781591160526 (bk. 5)";"1591160529 (bk.5)"; "9781421532851 (bk. 6)";"1421532859 (bk. 6)";"9781421532868 (bk. 7)";"1421532867 (bk. 7)";"9781421532875 (bk. 8)";"1421532875 (bk. 8)";"9781421532882 (bk. 9)";"1421532883 (bk. 9)";"9781421532899 (bk. 10)";"1421532891 (bk. 10)";"9781421532905 (bk. 11)";"1421532905 (bk. 11)";"9781421532912 (bk. 12)";"1421532913 (bk. 12)";"9781421532929 (bk. 13)";"1421532921 (bk. 13)";"9781421532936 (bk. 14)";"142153293X (bk. 14)";"9781421532943 (bk. 15)";"1421532948 (bk. 15)";"9781421532950 (bk. 16)";"1421532956 (bk. 16)";"9781421532967 (bk. 17)";"1421532964 (bk. 17)";"9781421532974 (bk. 18)";"1421532972 (bk.18)";"9781421532844";"1421532840";"9781451783834"; "1451783833";"9781451783810";"1451783817";"9781451783803";"1451783809";"9781451783827";"1451783825";"9781451714333";"1451714335"				
9781953801203;				
11 newspapers				
9781250178633 (hardcover);"1250178630 (hardcover)"				
9781640978485;"9781640977358";"9781640976443";"2328-3076 1"				
9781640978515;"1095-3914 1095-3914 1"				
9781628091663;"9781628091557";"9781628091458 : PAP";"1053-248X 1053-248X 1"				
0312285434;"9780312285432"				
9780744050394 (hardcover);"0744050391 (hardcover)"				
0689864051 (hardcover);"9780689864056 (hardcover)"				
9781518297588;"9781665946476 (paperback)";"1665946474 (paperback)"				
9781481458962 (hardback);"1481458965 (hardback)";"9781481458993 (paperback)";"148145899X (paperback)"				

Exhibit A - Disposal of Property
Library and Information Services
December 18, 2025

Item Description	Location	Reason for Disposal	Estimated Current Value	Item Image
9780545581608 (v. 1);"0545581605 (v. 1)";"9781338741032 (v. 1)";"9780545935203 (v. 2)";"9781338741049 (v. 2)";"9780545935210 (v. 3)";"9781338611991 (v. 3)";"9781338741056 (v. 3)";"9780545935180 (v. 4)";"9780545935173 (v. 5)";"9781338741070 (v. 5)";"9781338236576 (v. 6)";"9781338290929 (v. 6)";"9781338236590 (v. 7)";"9781338323214 (v. 8)";"9781338535624 (v. 9)";"9781338680454 (v. 10)";"9781338801910 (v. 11)";"9781338896435 (v. 12)";"9781338896459 (v. 13)";"9781546176183 (v. 14)"				
9780545581608 (v. 1);"0545581605 (v. 1)";"9781338741032 (v. 1)";"9780545935203 (v. 2)";"9781338741049 (v. 2)";"9780545935210 (v. 3)";"9781338611991 (v. 3)";"9781338741056 (v. 3)";"9780545935180 (v. 4)";"9780545935173 (v. 5)";"9781338741070 (v. 5)";"9781338236576 (v. 6)";"9781338290929 (v. 6)";"9781338236590 (v. 7)";"9781338323214 (v. 8)";"9781338535624 (v. 9)";"9781338680454 (v. 10)";"9781338801910 (v. 11)";"9781338896435 (v. 12)";"9781338896459 (v. 13)";"9781546176183 (v. 14)"				
9780545581608 (v. 1);"0545581605 (v. 1)";"9781338741032 (v. 1)";"9780545935203 (v. 2)";"9781338741049 (v. 2)";"9780545935210 (v. 3)";"9781338611991 (v. 3)";"9781338741056 (v. 3)";"9780545935180 (v. 4)";"9780545935173 (v. 5)";"9781338741070 (v. 5)";"9781338236576 (v. 6)";"9781338290929 (v. 6)";"9781338236590 (v. 7)";"9781338323214 (v. 8)";"9781338535624 (v. 9)";"9781338680454 (v. 10)";"9781338801910 (v. 11)";"9781338896435 (v. 12)";"9781338896459 (v. 13)";"9781546176183 (v. 14)"				
9780439639064 (hc.);"9780545104371"				
9780545663168 (hardcover alk. paper);"0545663164 (hardcover alk. paper)"				
9781628091663;"9781628091557";"9781628091458 : PAP";"1053-248X 1053-248X 1"				
9781619630659 (hbk.);"1619630656 (hbk.)";"9781408839126 (pbk.)";"1408839121 (pbk.)"				
9780316431316 (hardback);"0316431311 (hardback)"				
9780802127358 (hardcover);"0802127355 (hardcover)"				
9781668021910 pbk.;"1668021919 pbk."				
9780593548400 (trade paperback);"059354840X (trade paperback)"				
9780307473479;"9780307454546";"9780307269751";"0307269752"				

Exhibit A - Disposal of Property
Library and Information Services
December 18, 2025

Item Description	Location	Reason for Disposal	Estimated Current Value	Item Image
9780062685346;"0062685341"				
375431608				
9781118117583 (pbk.);"1118117581 (pbk.)"				
177164527X (hardcover);"9781771645270 (hardcover)"				
9781101903575;"1101903570"				
9780754823735 (hbk.);"0754823733 (hbk.)"				
9781641716536;"1551-837X 1551-837X 1"				
9780763673154 (lib. bdg.);"0763673153"				
9780744098747 (hardcover);"0744098742 (hardcover)"				
888072434035;"KB02145 KIDZ BOP"				
9780553510959 (hardcover : alk. paper);"0553510959 (hardcover : alk. paper)";"9780375974281 (hardcover library binding : alk. paper)";"0375974288 (hardcover library binding : alk. paper)"				
9781419741968;"9781419717017 (hardback)";"1419717014 (hardback)"				
9781779507174 (paperback);"1779507178 (paperback)"				
9780062741158 (paperback);"0062741152 (paperback)";"9780062741165 (hardcover)";"0062741160 (hardcover)"				
9781421585710 (volume 1 : paperback);"1421585715 (volume 1 : paperback)"; "9781421585727 (volume 2 : paperback)";"1421585723 (volume 2 : paperback)"; "9781421585734 (volume 3 : paperback)";"1421585731 (volume 3 : paperback)"; "9781421585741 (volume 4 : paperback)";"9781421585758 (volume 5 : paperback)"				
9781506721712 (paperback);"1506721710 (paperback)"				
9780062110763 (hbk.);"0062110764 (hbk.)";"9780062110756 (paperback)"; "0062110756 (paperback)";"9781480635814 (Paw Prints)";"1480635812 (Paw Prints)"				
9781423143437 (hbk.);"1423143434 (hbk.)"				
9781779512246 (trade paperback);"1779512244 (trade paperback)";"9781518291449 Follett bdg";"1518291449 Follett bdg"				
6 newspapers				
9780061996658;"9780061996665 (lib. bdg.)";"0061996661 (lib. bdg.)";"0061996653"				
9780735211971;"9780399156458";"0399156453";"0735211973"				
9781432843625 (hardcover);"1432843621 (hardcover)"				

Exhibit A - Disposal of Property
Library and Information Services
December 18, 2025

Item Description	Location	Reason for Disposal	Estimated Current Value	Item Image
9781410497529 (large print hardcover);"1410497526 (large print hardcover)"				
9781628876451;"9781628876055";"9781628875638"				
156065791X (hardcover)				
0823968871 (hardcover)				
0807545481 (hardcover);"9780807545485 (hardcover)"				
9781984848697 (hardcover);"1984848690 (hardcover)"				
9781594648199;"033937043321";"QD4332 Questar"				
897246001737;"DV600173 City Lights Home Entertainment"				
013131586190;"DV15861 Anchor Bay Entertainment"				
025192143113;"66122464 Summit Entertainment"				
054961870394;"AMP-8703 Acorn Media"				
658769115635;"VF1156 Vanguard"				
043396413511;"41351 Columbia"				
1404999523;"9781404999527";"027616127747";"12774 Metro Goldwyn Mayer Home Entertainment"				
013132471396;"WC24713 Anchor Bay Entertainment"				
1569388423;"9781569388426";"054961842391";"AMP-8423 Acorn Media"				
1569388423;"9781569388426";"054961842391";"AMP-8423 Acorn Media"				
1569388423;"9781569388426";"054961842391";"AMP-8423 Acorn Media"				
1569388423;"9781569388426";"054961842391";"AMP-8423 Acorn Media"				
1569388423;"9781569388426";"054961842391";"AMP-8423 Acorn Media"				
1569388423;"9781569388426";"054961842391";"AMP-8423 Acorn Media"				
191329072530;"61198725 Universal Studios Home Entertainment";"61200021 Universal Studios Home Entertainment";"61198725 Universal Pictures Home Entertainment"				
191329267332;"1000839988 Universal (container)";"3000098887 Universal (container)";"1277926 Universal (disc)";"2000187300 Universal (disc)"				
767685170397;"CV7039 Cineverse (container)";"ATCOV7039DVDWR Cineverse (container)";"TCOV7039DVD Cineverse (disc)"				
191329260821;"SDS1000835810 Paramount";"3000097471 Paramount (container)"				
191329148600;"1000808295 Universal Pictures Home Entertainment";"1961213210 Universal (container)";"1183919 Universal (disc)";"2992130493 Universal (disc)"				

Exhibit A - Disposal of Property
Library and Information Services
December 18, 2025

Item Description	Location	Reason for Disposal	Estimated Current Value	Item Image
883929818495;"1000834397 Warner Bros. Entertainment";"2000187990 Warner Bros. Entertainment (disc)";"3000099303 Warner Bros. Entertainment (container)"				
043396584662;"58466 Sony Pictures Home Entertainment (container)";"63499 Sony";"9523958 Sony Pictures Home Entertainment (disc)"				
031398347637;"62060 Lionsgate"				
191329274026;"1000843555 Universal (container)";"3000099515 Universal (container)";"2000188329 Universal (disc)";"1288280 Universal (disc)"				
786936881219;"213300 20th Century Studios (container)";"213300-1 20th Century Studios (container)";"8094481 20th Century Studios (container)";"8094480 20th Century Studios (disc)"				
796019823623;"AML823623D"				
712267320226;"3202-2 Strand Releasing"				
02453208464				
707729135258;"13525 Hallmark Home Entertainment"				
013132390499;"DV23904 Anchor Bay Entertainment"				
0792163710 :;"9780792163718";"0792163702";"9780792163701";"06522 Paramount"				
024543012993;"2001299 20th Century Fox Home Entertainment"				
0788607065;"9780788607066";"030306768199";"DVD7681 MPI"				
876964004879;"10487 Magnolia Home Entertainment"				
843501042878;"4287 Vertical"				
031398348344;"62135 Lionsgate"				
191329123140;"1961209419 SDS";"1182759 SDS (disc 1)";"2000172781 SDS (disc 1)";"1182760 SDS (disc 2)";"2000172782 SDS (disc 2)"				
043396570597;"57059 Sony Pictures Home Entertainment (container)";"6254222 Sony Pictures Home Entertainment (disc)"				
043396635043;"63648 Sony Pictures Home Entertainment";"63504 Sony Pictures Home Entertainment (container)";"8837439 Sony Pictures Home Entertainment (disc)"				
191329241974;"1000824901 Universal (container)";"3000093556 Universal (container)";"1250218 Universal (disc)";"2000180234 Universal (disc)"				
883929741137;"1000800862 Warner Bros.";"2000174760 Warner Bros. (disc)";"3000089610 Warner Bros. (container)"				

Exhibit A - Disposal of Property
Library and Information Services
December 18, 2025

Item Description	Location	Reason for Disposal	Estimated Current Value	Item Image
032429343352;"SDS1959212822 Paramount"				
786936871524;"15963800 Marvel"				
043396638693;"63869 Sony Pictures Home Entertainment (container)";"9290626 Sony Pictures Home Entertainment (disc)"				
191329263884;"1000837516 Universal (container)";"3000098232 Universal (container)";"1276434 Universal (disc)";"2000186210 Universal (disc)"				
024543600114;"2260011 20th Century Fox Home Entertainment"				
1592419895;"687797129444";"12994 First Look Studios"				
014381813623;"SND8136DVD Image Entertainment"				
031398104544;"24757 Lionsgate";"24760 Lionsgate"				
9781616661595;"687797138491";"ME-13849 Millennium"				
025195016919;"61102079 Universal Studios Home Entertainment"				
024543832737;"2283273 20th Century Fox Home Entertainment"				
024543566090;"024543566120";"2256609 20th Century Fox Home Entertainment"				
0788613707;"9780788613708";"030306965796";"IFC9657 IFC Films"				
1417237899;"741952725596";"EOE-DV-7255 Entertainment One"				
9781616661984;"687797139696";"13969 Millennium"				
0780624890;"078065045X";"794043784125";"N7841 New Line Home Entertainment"				
024543607939;"2360793 Universal Pictures Home Entertainment"				
024543607939;"2360793 Universal Pictures Home Entertainment"				
024543607939;"2360793 Universal Pictures Home Entertainment"				
031398348511;"62152 Lionsgate"				
191329072530;"61198725 Universal Studios Home Entertainment";"61200021 Universal Studios Home Entertainment";"61198725 Universal Pictures Home Entertainment"				
043396637054;"63748 Sony";"63705 Sony Pictures Home Entertainment (container)";"9261065 Sony Pictures Home Entertainment (disc)"				
883929834280;"1000843393 MGM";"3000099639 MGM (container)";"2000189000 MGM (disc)"				
025192069314;"66114846 Summit Entertainment"				
024543403760;"2240376 20th Century Fox Home Entertainment"				
043396439917;"43991 Sony Pictures Home Entertainment"				

Exhibit A - Disposal of Property
Library and Information Services
December 18, 2025

Item Description	Location	Reason for Disposal	Estimated Current Value	Item Image
796019827577;"82755 ARC Entertainment";"82610 ARC Entertainment";"82757 ARC Entertainment"				
024543831730;"2283173 20th Century Fox";"2283174 20th Century Fox"				
1417074205;"025192928420";"29284 Universal Pictures"				
031398151487;"32278 Lionsgate"				
1417230061;"741952648291";"KOC-DV-6482 Koch Vision"				
1424847478;"043396180857";"18085 Sony Pictures Home Entertainment"				
1417074205;"025192928420";"29284 Universal Pictures"				
1417074205;"025192928420";"29284 Universal Pictures"				
658769112238;"VF1122 Vanguard"				
043396640276;"64027 20th Century Studios (container)";"9338707 20th Century Studios (disc)"				
843501043349;"4334 Relativity";"ARTVM4334DVDWR Relativity (container)";"RTVM4334DVD Relativity (disc)"				
043396395572;"39557 Columbia TriStar Home Entertainment"				
625828617393;"P4F-61739 Phase 4 Films"				
0788826700;"9780788826702";"786936144505";"21627 Touchstone Home Video"				
013138009791;"DV80097 Overture Films"				
025195004794;"61100561 Universal Studios Home Entertainment"				
025195004794;"61100561 Universal Studios Home Entertainment"				
025195004794;"61100561 Universal Studios Home Entertainment"				
815720010532;"PE01053 Pacific Entertainment"				
141707051X;"9781417070510";"025192851025";"28510 Universal Studios Home Entertainment"				
031398200574;"45876 Summit Entertainment"				
0792837428;"027616604224";"906042 MGM/UA Home Video"				
027616702326;"907023 MGM Home Entertainment"				
024543893899;"2289389 20th Century Fox Home Entertainment"				
024543705659;"2270565 20th Century Fox Home Entertainment"				
1415758808;"097363519546";"35195 Paramount Pictures"				
024543438915;"243891 20th Century Fox Home Entertainment"				
815300010242;"IMG1014DVD Inception Media Group"				
024543672654;"2267265 20th Century Fox Home Entertainment"				
1593751893;"783421264793";"WG26479 WGBH"				

Exhibit A - Disposal of Property
Library and Information Services
December 18, 2025

Item Description	Location	Reason for Disposal	Estimated Current Value	Item Image
786936818093;"10815200 Disney";"108152 Disney"				
025192267765;"61165906 Universal Studios Home Entertainment";"61165895 Universal Studios Home Entertainment"				
0780650409;"9780780650404";"053939699623";"T6996 Warner Home Video"				
031398136354;"30299 Lions Gate Films"				
0448089327;"9780448089324";"8932 Grosset & Dunlap"				
043396409200;"40920 Sony Pictures Home Entertainment"				
043396409200;"40920 Sony Pictures Home Entertainment"				
043396409200;"40920 Sony Pictures Home Entertainment"				
043396389045;"38904 Sony Pictures Home Entertainment"				
043396389045;"38904 Sony Pictures Home Entertainment"				
043396389045;"38904 Sony Pictures Home Entertainment"				
031398348603;"62073.2.A Lionsgate (disc)";"62161 Lionsgate"				
191329214251;"1000809910 Universal (container)";"1191245 Universal (disc)";"2000174262 Universal (disc)";"3000088836 Universal (container)"				
786936836745;"117377 Paramount"				
191329260821;"SDS1000835810 Paramount";"3000097471 Paramount (container)"				
043396638693;"63869 Sony Pictures Home Entertainment (container)";"9290626 Sony Pictures Home Entertainment (disc)"				
786936870848;"15951300 Disney";"15951302 Disney";"8055561 Disney (disc)"				
043396353329;"35332 Sony Pictures Home Entertainment"				
043396332607;"33260 Sony Pictures Home Entertainment"				
043396332607;"33260 Sony Pictures Home Entertainment"				
043396332607;"33260 Sony Pictures Home Entertainment"				
043396332607;"33260 Sony Pictures Home Entertainment"				
043396332607;"33260 Sony Pictures Home Entertainment"				
883929834280;"1000843393 MGM";"3000099639 MGM (container)";"2000189000 MGM (disc)"				
043396389045;"38904 Sony Pictures Home Entertainment"				
883929728039;"E2454 BBC Video";"1000159749 Warner Home Video"				
883929728039;"E2454 BBC Video";"1000159749 Warner Home Video"				
883929728039;"E2454 BBC Video";"1000159749 Warner Home Video"				

Exhibit A - Disposal of Property
Library and Information Services
December 18, 2025

Item Description	Location	Reason for Disposal	Estimated Current Value	Item Image
883929818013;"1000834221 Warner Bros.";"3000099192 Warner Bros. (container)";"2000187432 Warner Bros. (disc)"				
9780800739591;"9780800735364 (paperback)";"0800735366 (paperback)"				
9780399589683 hardcover acid-free paper;"0399589686 hardcover acid-free paper";"9780593229156 paperback";"0593229150 paperback";"40030055271"				
9781640978430;"9781640977075";"9781640976306";"0149-1288 0149-1288 1"				
9781640978454;"9781640976368";"1053-5950 1053-5950 1"				
0745963420 (hardcover);"9780745963426 (hardcover)"				
9781974724185 (volume 1 : paperback);"1974724182 (volume 1 : paperback)"; "9781974725250 (volume 2 : paperback)";"1974725251 (volume 2 : paperback)"; "9781974726455 (volume 3 : paperback)";"1974726452 (volume 3 : paperback)"; "9781974726462 (volume 4 : paperback)";"9781974726561 (volume 5 : paperback)"; "9781974729982 (volume 6 : paperback)";"9781974736386 (volume 7 : paperback)"; "9781974736393 (volume 8 : paperback)";"9781974743445 (volume 9 : paperback)"; "9781974743933 (volume 10 : paperback)";"9781974747122 (volume 11 : paperback)"; "9781974747139 (volume 12 : paperback)";"9781974754588 (volume 13 : paperback)"				
9780061177514 (trade bdg.);"0061177512 (trade bdg.)";"9780061177538 (pbk.)";"0061177539 (pbk.)"				
9780061873270 (trade bdg.);"0061873276 (trade bdg.)";"9780061873263 (lib. bdg.)";"0061873268 (lib. bdg.)"				
9781368045674 (paperback);"1368045677 (paperback)";"9781713714194 (FollettBound)";"1713714191 (FollettBound)"				
9780545581608 (v. 1);"0545581605 (v. 1)";"9781338741032 (v. 1)";"9780545935203 (v. 2)";"9781338741049 (v. 2)";"9780545935210 (v. 3)";"9781338611991 (v. 3)";"9781338741056 (v. 3)";"9780545935180 (v. 4)";"9780545935173 (v. 5)";"9781338741070 (v. 5)";"9781338236576 (v. 6)";"9781338290929 (v. 6)";"9781338236590 (v. 7)";"9781338323214 (v. 8)";"9781338535624 (v. 9)";"9781338680454 (v. 10)";"9781338801910 (v. 11)";"9781338896435 (v. 12)";"9781338896459 (v. 13)";"9781546176183 (v. 14)"				
9780802158741 (hardcover);"0802158749 (hardcover)"				
9781982197087 (paperback);"1982197080 (paperback)"				

Exhibit A - Disposal of Property
Library and Information Services
December 18, 2025

Item Description	Location	Reason for Disposal	Estimated Current Value	Item Image
9781649374042 (hardcover);"1649374046 (hardcover)"				
9780525631859 (large print) (paperback);"0525631852 (large print) (paperback)"				
9781683245001 (hardcover : alk. paper);"1683245008"				
9780451495525 (hc);"0451495527"				
1440311714;"9781440311710"				
9780241738757;"9780241672990";"1549-6961 1549-6961 1"				
9780241739495;"9780241673232";"1547-4240 1547-4240 1542-1554 1"				
9.78163E+12				
9.78184E+12				
9781628876550;"9781628876130";"9781628875829"				
9781640978010;"2470-9409 1"				
9786318871679;"6318871675";"843501011164";"00843501011164 gtin-14";"101116 NCircle Entertainment"				
1956560564;"9781956560565"				
9781554981335;"1554981336"				
9781338189599 (paperback);"133818959X (paperback)";"9781338294651"				
0763630144 (reinforced);"9780763630140 (reinforced)";"9780763649517"				
9781338042849 (pbk.);"133804284X (pbk.)";"9781338042856 (hardcover)";"1338042858 (hardcover)"				
9780593127605 (library binding);"0593127609 (library binding)";"9780593127599 (paperback)";"0593127595 (paperback)"				
11 magazines				
5 newspapers				
9781668006498 (hardcover);"1668006499 (hardcover)"				
0805028846 (pbk.);"9780805028843 (pbk.)"				
9781491531631;"9781491531631"				
9780593309353				
0848811011;"0553213156 (pbk.)"				
9781509459452 (portfolio);"1509459456";"9781509459308 (hanging bag)";"1509459308";"9781467604413 (Playaway)";"1467604410";"82943 Findaway World (portfolio)";"82928 Findaway World (hanging bag)";"32611 Findaway World (Playaway)"				
9780593168530;"0593168534"				

Exhibit A - Disposal of Property
Library and Information Services
December 18, 2025

Item Description	Location	Reason for Disposal	Estimated Current Value	Item Image
9781662640407 (hardcvoer : vol. 1);"1662640404 (hardcvoer : vol. 1)";"9781662640599 (hardcvoer : vol. 2)";"9781662640872 (hardcvoer : vol. 3)"				
9781250280039 (hardcover);"1250280036 (hardcover)"				
0316955094 (pbk.)				
9788417782795 (paperback);"8417782796 (paperback)"				
9780531271001 (lib. bdg.);"0531271005 (lib. bdg.)";"9780531238516 (pbk. : alk. paper)";"0531238512 (pbk. : alk. paper)"				
0516250930;"0516251244 (lib. bdg.)"				
024543714903;"2271490 Twentieth Century Fox Home Entertainment";"2277279 Twentieth Century Fox Home Entertainment";"2348455 Twentieth Century Fox Home Entertainment"				
69125002507591				
0142500194;"9780142500194";"9781442017078 (PawPrints hardcover)";"1442017074 (PawPrints hardcover)";"0613577205 (Turtleback hardcover)";"9780613577205 (Turtleback hardcover)"				
9781442467439 (hbk.);"1442467436 (hbk.)"				
9780805075236 (hc : alk. paper);"0805075232 (hc : alk. paper)"				
1589802675 (hardcover : alk. paper);"9781589802674"				
9780062796813 (paperback);"006279681X (paperback)";"9780062796820 (school and library binding)";"0062796828 (school and library binding)"				
9781101915868;"9781101915868";"YA 2345 Listening Library"				
9780593182260 paperback;"059318226X paperback";"9780593182277 hardcover";"0593182278 hardcover";"9780593182284 hardcover";"0593182286 hardcover"				
9781484774106 paperback;"1484774108 paperback";"9781518211294 Paw Prints";"1518211291 Paw Prints"				
24 newspapers				
0792841638;"027616764126";"907641 MGM Home Entertainment"				
R2 4464 Rhino Home Video				
014381371529;"DHE3715DVD Image Entertainment"				
024543759874;"2275987 20th Century Fox Home Entertainment"				
0788826751;"786936144550";"21632 Miramax Home Entertainment"				
0780029771;"9780780029774";"WAY 020 Home Vision Entertainment"				
883629697581;				

Exhibit A - Disposal of Property
Library and Information Services
December 18, 2025

Item Description	Location	Reason for Disposal	Estimated Current Value	Item Image
191329237908;"1000822960 Universal (container)";"3000092870 Universal (container)";"1209348 Universal (disc)";"2000179335 Universal (disc)"				
786936842067;"121477 Buena Vista Home Entertainment"				
013132560090;"AF25600 Anchor Bay Entertainment"				
0788616048;"030306982991";"IFC9829 IFC Films"				
625828632358;				
025195053914;"61106325 Rogue Pictures"				
1417232986;"741952676492";"E1E-DV-6764 E1 Entertainment";"224089002 E1 Entertainment"				
1589710703;"658149786424";"ST7864D Studio Home Entertainment"				
658769110630;"VF1106 Vanguard"				
043396423398;"42339 Columbia";"42809 Columbia"				
0788613634;"030306933092";"IFC9330 Sundance Selects"				
649241901853;				
013132597256;"WC59725 Anchor Bay Entertainment"				
027616060051				
1588177440;"9781588177445";"031398829126";"VM8291D Trimark Home Video"				
024543212614;"024543389590";"2231261 20th Century Fox Home Entertainment"				
025192213083;"66129835 Summit Entertainment"				
658769931631;"VF9316 Vanguard"				
712267302727;"3027-2 Strand Releasing"				
812491014424;"WGU01442D Well Go USA"				
025195017107;"61102082 Universal"				
043396417847;"41784 Columbia"				
142292226X;"767685278420"				
1422981304;"733961218435";"AAAE218430 A&E"				
014381695120;"TSD6951DVD Image Entertainment"				
1592418465;"687797123299";"FLP-12329 First Look Home Entertainment"				
876964005371;"10537 Magnolia"				
0788610686;"030306818597";"DVD8185 Dark Sky Films"				
0788606654;"030306770093";"7700 Dark Sky Films"				
025192048555;"66112279 Summit Entertainment"				
031398195115;"45244 Lionsgate"				

Exhibit A - Disposal of Property
Library and Information Services
December 18, 2025

Item Description	Location	Reason for Disposal	Estimated Current Value	Item Image
9780593098950 (hardcover);"0593098951 (hardcover)"				
9781668013687 (hardcover);"1668013681 (hardcover)"				
1948-139X				
9781538770870 (hardcover);"1538770873"				
9780545694704;"9780439049962 (pbk.)";"0439049954";"9780439049955";"0439049962 (pbk.)";"9780545073028";"0545073022";"9780545385688"				
9781545807767 (hardcover vol. 1);"1545807760 (hardcover vol. 1)";"9781545813195 (hardcover vol. 2)";"1545813191 (hardcover vol. 2)";"9781545816585 (hardcover vol. 3)";"1545816581 (hardcover vol. 3)";"9781545819630 (hardcover vol. 4)";"1545819637 (hardcover vol. 4)";"9781545811559 (paperback vol. 1)";"1545811555 (paperback vol. 1)";"9781545812327 (paperback vol. 2)";"1545812322 (paperback vol. 2)";"9781545816080 (paperback vol. 3)";"1545816085 (paperback vol. 3)";"9781545818312 (paperback vol. 4)";"1545818312 (paperback vol. 4)"				
9781613779811 (v. 1);"161377981X (v. 1)";"9781631401596 (v. 2)";"1631401599 (v. 2)";"9781631402432 (v. 3)";"1631402439 (v. 3)";"9781631403774 (v. 4)";"9781631404887 (v. 5)";"9781631405969 (v. 6)";"9781631407079 (v. 7)";"9781631408397 (v. 8)";"9781631409189 (v. 9)"				
9780316273251 (hardback);"0316273252 (hardback)"				
0448443600;"9780448443607";"9780448466774";"0448466775";"9780756969738 (PFNL)";"0756969735 (PFNL)";"9781435254923 (Paw Prints)";"1435254929 (Paw Prints)"				
9781501147425 (paperback);"1501147420 (paperback)"				
9781421580364 (v. 1);"1421580365 (v. 1)";"9781421580371 (v. 2)";"9781421580388 (v. 3)";"9781421580395 (v. 4)";"9781421580401 (v. 5)";"9781421580418 (v. 6)";"9781421580425 (v. 7)";"9781421580432 (v. 8)";"9781421580449 (v. 9)";"9781421580456 (v. 10)";"9781421580463 (v. 11)";"9781421580470 (v. 12)";"9781421590424 (v. 13)";"9781421590431 (v. 14)"				
756613647				
9781541704534 (hardcover);"1541704533"				
9.78152E+12				
9781419741999;"9781419727436 (hardback)";"1419727435 (hardback)"				
9781338756333 (paperback);"1338756338 (paperback)";"9781338756340 (hardcover)";"1338756346 (hardcover)"				

Exhibit A - Disposal of Property
Library and Information Services
December 18, 2025

Item Description	Location	Reason for Disposal	Estimated Current Value	Item Image
1684153093 (paperback);"9781684153091 (paperback)"				
0062951092 (pbk);"9780062951090 (pbk)";"0062951106 (hardcover)";"9780062951106 (hardcover)"				
9780061239229;"0061239224";"9780061239236"				
9781640978065;"2471-9064 1"				
399234675				
9781684056170 (Volume 5);"9781684053278 (Volume 1)";"1684053277 (Volume 1)";"9781684054060 (Volume 2)";"1684054060 (Volume 2)";"9781684054985 (Volume 3)";"9781684055449 (Volume 4)";"9781684056729 (Volume 6)";"9781684057221 (Volume 7)";"9781684057887 (Volume 8)";"9781684057627 (Volume 9)";"9781684058518 (Volume 10)";"9781684059089 (Volume 11)";"9781684059300 (Volume 12)";"9781684059539 (Volume 13)";"9781684059850 (Volume 14)";"9798887240411 (Volume 15)";"9798887240602 (Volume 16)";"9798887240961 (Volume 17)";"9798887241739 (Volume 18)";"9798887242620 (Volume 19)"				
9781423179580;"1423179587";"9781480640450 (Paw Prints)";"148064045X (Paw Prints)"				
0515084557;"9780515084559"				
9781635574104 (hardcover);"1635574102 (hardcover)"				
9781601625595 (hbk.);"1601625596 (hbk.)"				
9.78006E+12				
9780735840683;"0735840687"				
9780593376461 (v. 1 paperback);"0593376463 (v. 1 paperback)";"9780593376478 (v. 1 hardcover)";"0593376471 (v. 1 hardcover)";"9780593376485 (v. 1 library binding)";"059337648X";"9780593376515 (v. 2 hardcover)";"9780593376591 (v. 3 hardcover)";"9780593376553 (v. 4 hardcover)";"9780593807217 (v. 5 hardcover)";"9780593807255 (v. 6 hardcover)"				
9781338712766 (v.1 hardcover);"1338712764 (v.1 hardcover)";"9781338712773 (v.1 library binding)";"1338712772 (v.1 library binding)";"9781338732436 (v.1 Barnes&Noble exclusive)";"1338732439 (v.1 Barnes&Noble exclusive)";"9781338784855 (v. 2)";"9781338801941 (v. 3)";"9781338846621 (v. 4)";"9781338896398 (v. 5)"				

Exhibit A - Disposal of Property
Library and Information Services
December 18, 2025

Item Description	Location	Reason for Disposal	Estimated Current Value	Item Image
9781608867370 (pbk. : v. 2);"1608867374 (pbk. : v. 2)";"9781608866878 (pbk. : v. 1)";"9781608868032 (pbk. : v. 3)";"9781608868605 (pbk. : v. 4)";"9781608869190 (pbk. : v. 5)";"9781608869541 (pbk. : v. 6)";"9781684150458 (pbk. : v. 7)";"9781684151325 (pbk. : v. 8)";"9781608869572 (pbk. : v. 9)";"9781684152780 (pbk. : v. 10)";"9781684153251 (pbk. : v. 11)";"9781684153800 (pbk. : v. 12)";"9781684154500 (pbk. : v. 13)";"9781684155507 (pbk. : v. 14)";"9781684155514 (pbk. : v. 15)";"9781684156160 (pbk. : v. 16)";"9781684156672 (pbk. : v. 17)";"9781684156986 (pbk. : v. 18)";"9781684156993 (pbk. : v. 19)";"9781684157433 (pbk. : v. 20)"				
34 newspapers				
		Total Estimated Current Value:	**$ 750.00**	

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: D64

AGENDA DATE:
December 18, 2025

DEPARTMENT:
City Clerk

SUBJECT:
D64, Planning and Zoning Board 2025 Annual Report to the Governing Body

BACKGROUND AND ANALYSIS:
Pursuant to Section 33.05, R.O., 2003, each board, commission or authority of the City shall, on an annual basis, report to the Governing Body, any recommendations, activities or matters of business conducted throughout the year. This report can be presented either in person or in writing.

The Planning and Zoning Board selected to provide a written report for 2025.

IMPACT:
The submittal of the annual report ensures compliance of the Municipal Code, Chapter 33 Boards, Commissions and Committees.

ALTERNATIVES:
Approve the Report.

Do not approve the Report.

DEPARTMENT RECOMMENDATION:
Staff recommends approval of the annual report.

ATTACHMENT: Annual Report

November 26, 2025

TO: City of Rio Rancho Governing Body

FROM: City of Rio Rancho Planning and Zoning Board

RE: 2025 Annual Report

The Planning and Zoning Board's (PZB) core responsibilities include, but are not limited to:

- Promote a comprehensive planning process with the general purpose of guiding and accomplishing a coordinated, adjusted, aesthetically appealing and harmonious development of the city;
- Prepare for adoption by the Governing Body a master plan for the physical development of the city and the area within the planning, platting, and zoning jurisdiction of the city;
- Review and approve or disapprove any proposed subdivision platting, re-platting, or vacation of plats, conditional use permits, variance requests, sign exceptions, and appeals taken from decisions or actions of the City Development Department. The Board's decisions on these matters shall be final, unless appealed. Other decisions of the Board are non-final recommendations to the governing body, as provided in Chapter 154.
- Prepare for adoption by the Governing Body zoning ordinances applicable to the territory within the boundaries of the city.

The PZB consists of seven municipal residents appointed by the Mayor and approved subject to confirmation by the Governing Body. Each member serves one of the six districts with one at-large member. The PZB maintained the same membership this year as last year with Scottie Richardson, representing District 1, appointed Chair this year and Robert Gabaldon, representing District 4, appointed Vice-Chair.

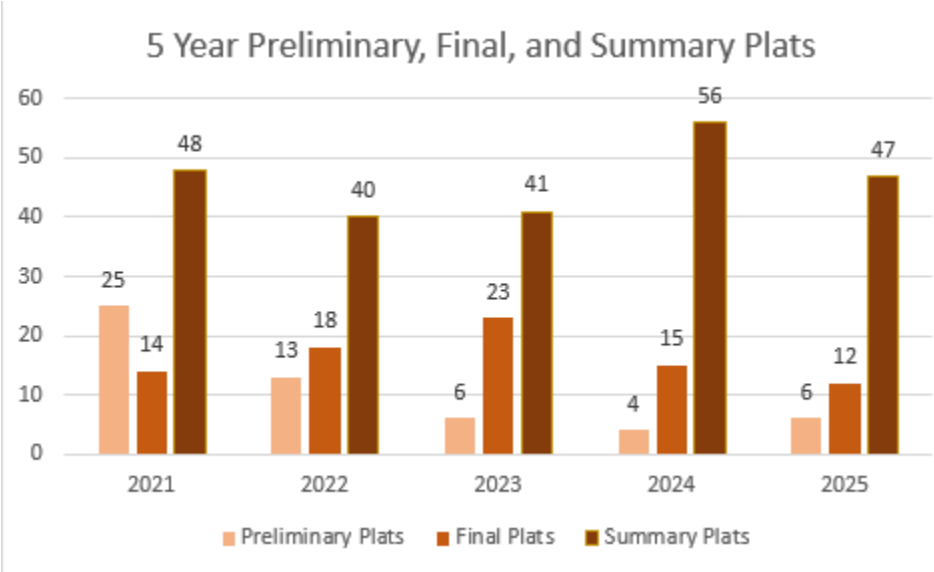
The Planning and Zoning Board heard the following number of cases this year:

- 12 Final Plats for a total of 579 lots
- 6 Preliminary Plats, with 8 Subdivision Variances
- 15 Zone Map Amendments
- 2 Conditional Use Permits
- 26 Variance requests, broken up as:
    - 4 for Fences
    - 3 for Signs
    - 19 for Structural Permits, including 4 existing structures and 15 proposed structures. Among the proposed were 7 variances for lot width on antiquated platted lots not meeting the minimum requirements for R-1: Single-Family zoned properties
- 11 Master Plan and Specific Area Plan Amendments
- 5 Master Plans, including: Vista Grande, Cleveland Heights, Tampico, Orchard Park, and Chamisa Hills
- 1 Vacation Plat

- 2 Text Amendments
- 2 Site Plans

The Board reviewed four more Zone Map Amendments, 10 more Variance requests,7 more Master Plan and Specific Area Plan Amendments, and 3 more Master Plans in 2025 versus 2024. The total cases heard by the Board was 90 in 2025, an increase of 16 cases from 74 in total in 2024.

Below is a graph of the five-year trend for platting actions including Preliminary, Final, and Summary Plats:



Preliminary Plats have increased slightly from 2024 but have remained relatively similar for the last three years. Final Plats have declined by three from 2024 and are the lowest they've been since 2019. Summary Plats are down a little from 2024 but they've remained consistently in the 40-50 range over the last 5 years.

Among the larger subdivisions heard as Final Plats this year include:

- Mariposa East: 186 Lots
- Cleveland Estates Phase 1: 123 Lots
- Los Diamantes Phase 3: 141 Lots

Thank you,

District 1 - Scottie Richardson, Chair
District 2 - Kevin Kofchur
District 3 - Fred Radosevich
District 4 - Robert Gabaldon, Vice-Chair
District 5 - Andrea Hankins
District 6 - Lisa Hardisty
At-Large - Salvatore Tortorici

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: D65

AGENDA DATE:
December 18, 2025

DEPARTMENT:
City Clerk

SUBJECT:
D65, Library Board 2025 Annual Report to the Governing Body

BACKGROUND AND ANALYSIS:
Pursuant to Section 33.05, R.O., 2003, each board, commission or authority of the City shall, on an annual basis, report to the Governing Body, any recommendations, activities or matters of business conducted throughout the year. This report can be presented either in person or in writing.

The Library Board selected to provide a written report for 2025.

IMPACT:
The submittal of the annual report ensures compliance of the Municipal Code, Chapter 33 Boards, Commissions and Committees.

ALTERNATIVES:
Approve the Report.

Do not approve the Report.

DEPARTMENT RECOMMENDATION:
Staff recommends approval of the annual report.

ATTACHMENT: Annual Report

Rio Rancho Public Library 2025

Rio Rancho Library & Information Services

COLLECTION

TOTAL ITEMS
2,224,677

DIGITAL ITEMS
2,059,538

PHYSICAL CHECKOUTS
357,859
+7%

DIGITAL CHECKOUTS
226,500
+21%

NEW!

SERVICE HOURS
+901

Additional service hours were added to Loma Colorado Main Library, The HUB @ Enchanted Hills, and the Bookmobile for a **13% increase** this year.

3 LIBRARY LOCATIONS

OPEN 155 HOURS PER WEEK

OPEN 8,035 HOURS PER YEAR

PATRONS

PROGRAMS & EVENTS
1,303

That's an average of 109 programs every month!

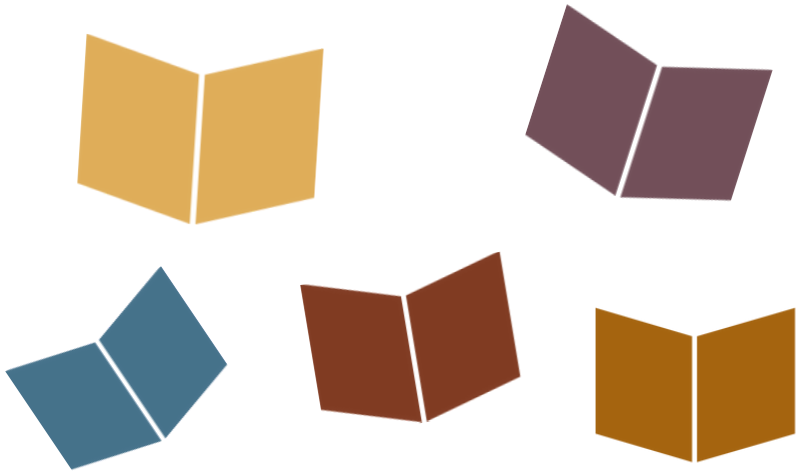
ATTENDANCE
32,592

~2,716 Rio Rancho citizens attended a library event each month!

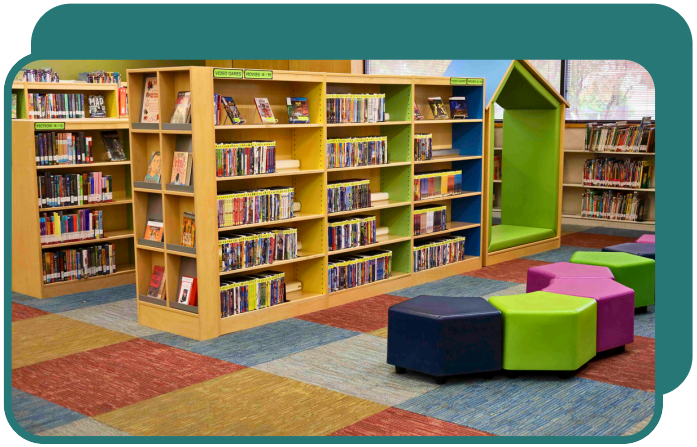
NEW CARDS
6,235

VISITS
177,200

That's ~1.04 visits per Rio Rancho citizen!



LIBRARY IMPROVEMENTS & SERVICE ADDITIONS



NEW CHILDREN'S SHELVING
at Esther Bone Memorial Library.

UPGRADED PUBLIC PC STATIONS
installed at Loma Colorado Main Library and Esther Bone Memorial Library.



AFTER SCHOOL HOMEWORK HELP

Afterschool Assistants provide no-cost homework help to middle & high school students **11.5 hours** every week at Loma Colorado Main Library during the school year.

NEW!

HOME DELIVERY SERVICE

Books and media are mailed to Rio Rancho residents who are unable to visit the library in person.

BILINGUAL PROGRAMS

Multicultural events and bilingual storytimes.



ADA-ACCESSIBLE BOOKMOBILE
is on the road bringing library materials and Wi-fi access to parks, senior centers, community centers, and more!

SITE HOURS
436

VISITORS
3,949

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: D66

AGENDA DATE:
December 18, 2025

DEPARTMENT:
City Clerk

SUBJECT:
D66, Capital Improvements Plan Citizen's Advisory Committee 2025 Annual Report to the Governing Body

BACKGROUND AND ANALYSIS:
Pursuant to Section 33.05, R.O., 2003, each board, commission or authority of the City shall, on an annual basis, report to the Governing Body, any recommendations, activities or matters of business conducted throughout the year. This report can be presented either in person or in writing.

The Capital Improvements Plan Citizen's Advisory Committee selected to provide a written report for 2025.

IMPACT:
The submittal of the annual report ensures compliance of the Municipal Code, Chapter 33 Boards, Commissions and Committees.

ALTERNATIVES:
Approve the Report.

Do not approve the Report.

DEPARTMENT RECOMMENDATION:
Staff recommends approval of the annual report.

ATTACHMENT: Annual Report

December 2, 2025

TO: Rio Rancho Governing Body

FROM: Capital Improvements Plan Citizen's Advisory Committee

RE: 2025 Annual Report

CIPCAC's (the Capital Improvement Plan Citizens Advisory Committee) main function is to advise and assist the city in preparation, implementation, and updating of the Impact Fee Capitalization Improvement Plan.

The CIPCAC currently consists of five municipal residents appointed by the Mayor and approved subject to confirmation by the Governing Body. Not less than 40% of the CIPCAC (three members) shall be representatives of the real estate, development or building industries, in accordance with the New Mexico Development Fees Act, and no more than two members shall reside in the same City Council district, with members serving three-year terms.

CIPCAC welcomes one new member since last year's update: Corey Frasure, representing Council District 4.

CIPCAC meets quarterly with two to three special meetings during the first part of the year to oversee the annual Community Development Block Grant (CDBG) applications. CDBG is a one-year planning document required by HUD for housing and community development programs identifying the needs for housing, homeless, non-homeless special needs population, community development and economic development needs. These federal funds are available each year and are subject to change depending on HUD's budget allocations.

The City's anticipated CDBG award is $493,138. Last year's allocation was $470,571. Projects included in the funding will be:

- Haven House Shelter Salary Support: $36,723
- Sandoval County Permanent Supportive Housing: $13,588
- Saint Felix Pantry Homelessness Prevention Program: $23,660
- City of Rio Rancho Public Works Lincoln Avenue ADA Ramp Remediation: $200,000
- Rebuilding Together Sandoval County: $169,167
- Planning and Administration: $50,000

CIPCAC wanted to highlight five main categories of HUD funds distributed:

1. Haven House Shelter Salary Support: This program provides emergency shelter and supportive services 24/7 in Rio Rancho for all of Sandoval County. The crisis line is always available to assist callers in finding solutions

to their situations regardless of gender, race, economic condition, or immigration status.

2. Sandoval County Permanent Supportive Housing: This program is tenant-based rental assistance funding that is applied for annually. They currently operate with two HUD Continuum of Care PSH grants that have been renewed for a 15th consecutive year. Sandoval County will also be funding part of the project with rental and utility assistance.
3. Saint Felix Pantry Homelessness Prevention Program: Saint Felix Pantry provides groceries to families and individuals in need, and never turns anyone away. Grant Funding allows St. Felix Pantry to prevent homelessness in Sandoval and Bernalillo Counties by providing individuals and families relief from having to purchase the full amount of groceries for a week. This budget relief allows families and individuals to remain in their homes/apartments by allocating monies that may have been used for food to mortgage/rent payments.
4. City of Rio Rancho Public Works Lincoln Avenue ADA Ramp Remediation: ADA deficiency remediation is requested every year from the NMDOT. These funds are used to continue remediation of the deficient ramps around the City as detailed in the ADA Transition Plan schedule for deficient infrastructure.
5. Rebuilding Together Sandoval County: Rebuilding Together Sandoval County (RTSC) is a nonprofit New Mexico Corporation that has rehabilitated over 400 owner-occupied homes of low-income families in Sandoval County since 1999. RTSC is the only New Mexico affiliate of Rebuilding Together, Inc., the nation's largest volunteer organization preserving and revitalizing homes. Rebuilding Together supports a network of 120 nonprofit organizations, all providing critical housing preservation and modification services to low-income households nationwide.

The CIPCAC has been reviewing additions to the Impact Fee Capital Improvement Plan. These additions are for system level projects associated with proposed developments around the city. The IFICP is a component plan of the ICIP. The IFCIP contains sources and uses for impact fees only, while the ICIP is the city's comprehensive 6-year financial plan for capital investment. The IFCIP is a plan required by the New Mexico Development Fees Act that identifies capital improvements or facility expansions for which impact fees may be assessed.

An impact fee capital improvement is: Any of the following facilities that have a life expectancy of ten or more years and are owned and operated by or on behalf of the City:

1. Roadway facilities, including roads, bridges, bus bays, rights-of-way, traffic signals, landscaping and local components of state and federal highways;
2. Bikeways and trails;
3. Parks, recreational areas, open space trails and related areas and facilities;
4. Buildings for fire, police and rescue essential equipment costing $10,000 or more and having a life expectancy of ten years or more.
5. Water and wastewater facilities, including wells, transmission mains, storage reservoirs, collection mains, lift stations, wastewater treatment plants.
6. Drainage facilities, including regional facilities typically constructed by the Southern Sandoval County Arroyo Flood Control Authority and local facilities

typically constructed by the City of Rio Rancho. Regional facilities include storm water conveyances of more than 500 cubic feet per second.

In 2025, CIPCAC reviewed and recommended approval of two IFCIP projects, which included a right of way dedication and intersection improvements on Idalia Rd. NE from Northern Blvd. NE to Iris Rd. NE, and the expansion of Sierra Norte II Park. As development increases, we are expecting to review multiple projects to be added to the IFCIP. These additions create a way for the developers to receive impact fee credits for system wide infrastructure improvements.

Thank you,

Kyle Olsen, District 5, Chair
Catherine Vereecke, District 6, Vice-Chair
Rada Moss, District 1
Shawn Loddy, District 5
Corey Frasure, District 4

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: D67

AGENDA DATE:
December 18, 2025

DEPARTMENT:
City Clerk

SUBJECT:
D67, Lodgers' Tax Advisory Board 2025 Annual Report to the Governing Body

BACKGROUND AND ANALYSIS:
Pursuant to Section 33.05, R.O., 2003, each board, commission or authority of the City shall, on an annual basis, report to the Governing Body, any recommendations, activities or matters of business conducted throughout the year. This report can be presented either in person or in writing.

The Lodgers' Tax Advisory Board selected to provide a written report for 2025.

IMPACT:
The submittal of the annual report ensures compliance of the Municipal Code, Chapter 33 Boards, Commissions and Committees.

ALTERNATIVES:
Approve the Report.

Do not approve the Report.

DEPARTMENT RECOMMENDATION:
Staff recommends approval of the annual report.

ATTACHMENT: Annual Report

Date: December 17, 2025

TO: Rio Rancho Governing Body

FROM: Lodgers' Tax Advisory Board Members

RE: 2025 Annual Report

The Lodgers' Tax Advisory Board meets on the first Thursday of every other even month. At each meeting, staff provide updates on department projects, facilities, and City initiatives:

- Deputy Director, Noah Trujillo: CVB budget, Rio Rancho Events Center activities, tourism initiatives, and hospitality related topics
- Marketing Manager, Greg Pena: Trade show initiatives, tourism marketing, tour group management, and tourism related events

2025 Highlights:

- Division took the lead role in implementing the new short-term rental ordinance for the City of Rio Rancho
- Hotel occupancy was over 70% for the second year in a row
- Lodger's tax revenues FY25:
  - Annual YTD: $559,431
  - FY25 budget: $492,065
  - 13.68% positive variance over budget
- Hosted 9 New Mexico Activities Association State Championship events

Goals for 2026:

- Help with maintenance of the STR ordinance implementation
- Continue to work with City hotel partners on maximizing potential lodging opportunities
- Continue to work with the New Mexico Activities Association on securing another 3-year commitment for state tournament events to be held in Rio Rancho

Thank you,

Tyler Dunkel, Carolina Couoh, and Bina Bhakta

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: D68

AGENDA DATE:
December 18, 2025

DEPARTMENT:
Administration

SUBJECT:
D68, Appointment of Renee Edwards to the Parks and Recreation Commission

BACKGROUND AND ANALYSIS:
The commission works to ensure efficient, economical and comprehensive planning of parks and recreation.

Edwards resides in City Council District 4. If appointed, Edwards will serve a term that expires on December 18, 2028.

IMPACT:
The appointment will fill a vacancy on the Parks and Recreation Commission.

ALTERNATIVES:
Approve the appointment.

Do not approve the appointment.

DEPARTMENT RECOMMENDATION:

Mayor Hull recommends the appointment of Renee Edwards to the Parks and Recreation Commission.

ATTACHMENT: Resume R. Edwards

RENEE EDWARDS

[redacted]

PROFESSIONAL LICENSES

NM Counseling and Therapy Practice Board **June 2003-Current**
LPCC #0088861

Colorado Department of Regulatory Agencies **August 2019-Current**
LPC #0015699

EDUCATION

New Mexico Highlands University—MA Clinical Counseling 2003
New Mexico Institute of Mining and Technology—BS General Education 1997
Technical-Vocational Institute—AAS Legal Studies 1995
Lakewood Senior High School, Lakewood, CO---Diploma 1990

AFFLILIATIONS & MEMBERSHIPS

New Mexico Behavioral Health Provider Association
New Mexico Behavioral Health Collaborative
New Mexico Counseling Association
National Indian Child Welfare Association

PROFESSIONAL EXPERIENCE

Serna Solutions LLC, NM
Director of Operations
July 2023-Present
Provide oversight and leadership of behavioral health clinics in urban and rural New Mexico, including system performance, compliance, utilization, and financial sustainability. Develop and implement policies, strategic and agency direction. Develop business opportunities with stakeholders statewide, contacts and resources to meet the needs of the community while ensuring long-term growth and viability. Evaluate business performance; analyzes and utilize information to develop and support management decisions; facilitate a Project Management approach in the development of services and works effectively within the organization's decision making and organizational structures. Serve as a resource to help reduce costs, enhance revenues, and achieve effective production and quality goals and objectives.

Behavioral Health Services Division, State of New Mexico
Deputy Director of Clinical Services (Treatment and Recovery)
March 2022 – March 2023
Provide oversight of clinical operations and BHSD programs. Oversee programs, professional staff, and resources regarding behavioral health service delivery within the New Mexico behavioral health system statewide. Responsible for compliance with state and federal mandates including state general funds and the substance abuse prevention and treatment block grant. Collaborate with Medicaid and the Medicaid managed care organizations regarding decisions on appropriateness of billing codes, service definitions and limits to services. Work with various partners on behavioral health initiatives that align with the goals of the behavioral health collaborative and the Human Services division mission and objectives.

Mental Health Resources, Inc. Clovis, NM
Director of Clinical Services (Remote)
October 2021- March 2022
Provide oversight and leadership of Community Mental Health Centers in three (3) counties across New Mexico. Provide clinical leadership to clinical leads and therapists in delivery and assessment of behavioral health services according to Best Practices guidelines. Responsible for the delivery of quality services and timely completion of required documentation, monitoring productivity and contract compliance including compliance with regulatory and licensing entities and oversight of appropriate resolution of clinical issues.

Valle del Sol of New Mexico, Bernalillo, NM
Executive Director/Senior Clinical Operations Director
March 2017 – August 2021
Provide oversight and leadership of Community Mental Health Centers in nine (9) counties across New Mexico, including system performance, compliance, utilization, and financial sustainability. Provide staff support to the Board regarding policies, strategic and agency direction. Implement Board policies and directives. Reflect the strategic direction, mission and core values; foster a success-oriented environment of accountability; set performance expectations for the agency's programs. Develop business opportunities with stakeholders statewide, contacts and resources to meet the needs of the community while ensuring long-term growth and viability. Evaluate business performance; analyzes and utilize information to develop and support management decisions; facilitate a Project Management approach in the development of services and works effectively within the organization's decision making and organizational structures. Serve as a resource to help reduce costs, enhance revenues, and achieve effective production and quality goals and objectives.

Valle del Sol of New Mexico, Bernalillo, NM
Central Clinical Director
February 2016-March 2017
Clinical and fiscal oversight of programs including medication management, outpatient therapy, assertive community treatment, psychosocial rehabilitation, behavioral management services, behavioral health respite, comprehensive community support services, housing and intensive outpatient treatment. Responsible for the overall, smooth operation of direct care services provided by all New Mexico Clinics. Provide clinical leadership to clinical leads and therapists in delivery and assessment of behavioral health services according to Best Practices guidelines. Responsible for the delivery of quality services and timely completion of required documentation, monitoring productivity and contract compliance including compliance with regulatory and licensing entities and oversight of appropriate resolution of clinical issues. Serve as customer service liaison with external stakeholders. Function as a champion for the New Mexico Behavioral Health Collaborative in all interactions with consumers, staff, stakeholders and funding sources.

Valle del Sol of New Mexico, Bernalillo, NM
Regional Clinical Lead
November 2014-February 2016
Responsible for the overall management and operation of services in rural and frontier clinics served by the agency. Provide regular reports on program status. Participate in internal and external committees on matters relating to delivery of service, system barriers, Access to Care, Quality Assurance, staff training and improvement of agency processes. Responsible for supervising clinical and non-clinical personnel across behavioral health programs, including direct care.

Pueblo of Santa Ana, Department of Social Services
Director of Social Services
November 2013 – September 2014
Provide consultation and case management services for Tribal members to assess their needs in resolving immediate and long-term issues such as child abuse, neglect, substance abuse, domestic violence, and parenting, by providing information and referrals to community resources. Supervise case consultation, investigations, evaluation and provide directives with a multi-disciplinary team for at-risk situations.

RISE Behavioral Health Services, Rio Rancho, NM
Clinical Consultant/Behavioral Therapist
March 2009 – September 2014
Provide behavioral health services in a private practice and community-based setting, including admissions, assessments, treatment planning, care coordination and case management for at-risk youth and their families, including feedback and consultation services with the Juvenile Justice Department, Children Youth and Families Protective Services Division (CYFD), and Rio Rancho Public Schools. Provide case consultation across multiple disciplines, including medication providers, residential treatment, community support service providers, community corrections providers and other external community stakeholders related to care of patients. Provide care to adult clients including EAP, SMI, SUD and other populations including assessment, treatment planning and therapy services in a private practice setting as well as community-based services.

Hogares, Inc., Sandoval County, NM
Clinical Supervisor/Drug Court Program Director/Therapist
April 2008 – June 2010
Provide clinical support and oversight to Juvenile Drug Court, creating treatment assignments, diagnostic assessments and evaluations, treatment plan development, crisis response, case management and staff training/support. Provide behavioral health services (direct care) including admissions, assessments, treatment planning, care coordination and case management for at-risk youth and their families, including feedback and consultation services with the Juvenile Justice Department, Children Youth and Families Protective Services Division (CYFD), and Bernalillo and Rio Rancho Public Schools. Provide case consultation across multiple disciplines, including medication providers, residential treatment, community support service providers, community corrections providers and other external community stakeholders related to care of patients.

TeamBuilders Counseling Services, Sandoval County, NM
Clinical Coordinator
July 2007-April 2008
Provide clinical support, case management and oversight to staff serving high risk youth in collaboration with CYFD and the Juvenile Justice Department (JJS), creating treatment assignments, diagnostic assessments and evaluations, treatment plan development, crisis response and staff training/support. Provide behavioral health services (direct care) including admissions, assessments, treatment planning, care coordination and case management for at-risk youth and their families, including feedback and consultation services with the Juvenile Justice Department, Children Youth and Families Protective Services Division (CYFD), and Bernalillo and Rio Rancho Public Schools. Provide case consultation across multiple disciplines, including medication providers, residential treatment, community support service providers, community corrections providers and other external community stakeholders related to care of patients.

Raindancer Youth Services, Albuquerque, NM
Clinical Director/Program Director
August 2006-April 2007
Provide oversight and supervision to treatment parents and clinical staff who provide behavioral health care for youth in treatment foster care, including diagnostic evaluations and treatment placements, treatment plan development, crisis response, case management and staff training/support and training of foster parents and program improvement initiatives. Provide behavioral health services (direct care) including admissions, assessments, treatment planning, care coordination and case management for treatment foster youth in New Mexico. Provide case consultation across multiple disciplines, including medication providers, residential treatment, community support service providers, community corrections providers and other external community stakeholders related to care of patients.

St. Martins Behavioral Health Care, Albuquerque, NM
Part-time Clinical Therapist
August 2005-August 2006
Provide counseling, crisis intervention, case management and consultation/outreach including diagnostic assessments and appropriate referrals for the homeless populations diagnosed with mild to severe mental illness, substance abuse problems and learning disabilities, including street outreach, care management and collaboration with medical and criminal justice professionals.

Life Strategies Counseling, Inc., Albuquerque and Rio Rancho, NM
Part-time Contract Clinical Therapist
January 2005-April 2007
Provide counseling, crisis intervention, case management and consultation/outreach including diagnostic assessments and appropriate referrals for client populations diagnosed with mild to severe mental illness, substance abuse problems and learning disabilities. Additional responsibilities included care management collaboration including case consultation across multiple disciplines, including medication providers and other external community stakeholders related to care of patients as well as quality assurance and program management.

Sandoval Works, San Juan College, Rio Rancho, NM
Case Manager Supervisor/Counselor
August 2003-July 2004
Provide comprehensive diagnostic assessments to detect behavioral health problems including addiction and learning disabilities for welfare-to-work clients. Coordinate comprehensive care and case management with staff and community resources.

Counseling and Psychotherapy Institute, Albuquerque, NM
Part-time Contract Clinical Therapist
August 2002-January 2005
Provide counseling, crisis intervention, case management and consultation/outreach including diagnostic assessments and appropriate referrals for the homeless populations diagnosed with mild to severe mental illness, substance abuse problems and learning disabilities, including street outreach, care management and collaboration with medical and criminal justice professionals.

INTERNSHIPS

University Psychiatric Center, University of New Mexico, Albuquerque, NM
Counseling Intern/Psychiatric Emergency Services **April 2003-September 2003**

Counseling and Psychotherapy Institute, Albuquerque, NM
Intern Therapist **August 2002-May 2003**

Martin Luther King, Jr. Elementary School, Rio Rancho, NM
Counseling Intern **January 2002-June 2002**

REFERENCES

Lynne Emmons, Chief Operating Officer
Valle del Sol Community Health

Liz Lacouture, Executive Director of Behavioral Health
Presbyterian Health Plan

Brad Rikel, Executive Director of Behavioral Health
Mental Health Resources, Inc.

Brian Serna, Chief Executive Officer
Serna Solutions LLC

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: D69

AGENDA DATE:
December 18, 2025

DEPARTMENT:
Administration

SUBJECT:
D69, Appointment of Molly Watson to the Senior Services Advisory Board

BACKGROUND AND ANALYSIS:
The board acts in an advisory capacity to ensure the efficient and economical management and operation of City senior service programs and facilities.

Watson resides in City Council District 3. If appointed, Watson will complete a term that expires on June 30, 2026.

IMPACT:
The appointment will fill a vacancy on the Senior Services Advisory Board.

ALTERNATIVES:
Approve the appointment.

Do not approve the appointment.

DEPARTMENT RECOMMENDATION:
Mayor Hull recommends the appointment of Molly Watson to the Senior Services Advisory Board.

ATTACHMENT: Resume M. Watson

Molly A. Watson
[redacted]

OBJECTIVE

Contribute to a professional business that provides an important service to the community.
Join a Company that applies my various Business and Hospitality skills and knowledge.

KEY SKILLS

Professional Relationships through Communication
Integrity in all aspects of life
Focus on Achieving Results through Attention to Detail
Ability to work as a Team or Independently

CAREER EXPERIENCE

Clay Custom Homes 2020 to 2022- Office Staff

-Invoice processing
-Banking Statement reconciliation
-Process Payroll
- Maintain all licenses and State finance reporting
-Assist in development of Design Center
-Maintain Subcontractor paper

Dion's Pizza 2017 to 2020 AP/AR Specialist

-AP invoice coding and data entry
-Reconcile GL accounts and Statements monthly
-Process CC through Intellilink
-Maintain 1099's and W-9's

Sage/MAS Accounting System and Quickbooks

-AR invoice processing from store orders on account
-Timely collections
-Employee Loans processed, in conjunction with Payroll Manger

Blake's Lotaburger 2008 to 2017- Accounts Payable(6yrs)/Purchasing(3yrs) Great Plains Accounting System

-Support Facilities and Real Estate Managers with maintenance in areas including, but not limited to site specs, Contractor communications, equipment budgets and purchasing utility setup
-Create and submit Purchase orders for inventory, tracking confirmations and logistics of orders
-Obtain quotes for IT and Maintenance for equipment purchases, submit PO's

-Process invoicing for 78+ restaurants and multiple Departments
-Resolve discrepancies, as needed both in Accounts Payable and Purchasing
-Professional relationships with all Vendors, from Purchasing and Accounting aspects
-Vendor Maintenance including management of W-9's, 1099's and COI
-Pay schedule to insure accounts current and maximize discounts available through Terms
-Manage Corporate credit card accounts and expense reimbursements
-Support Fixed Asset tracking by way of coding and supporting documentation

Marriott Hotel 2005 to 2008- Purchasing Agent

-Forecasting product and supply needs for Food and Beverage Department
-Communications with numerous Departments to insure accuracy of generating Purchase Orders as requested
-Develop relationships with Vendors to insure best service for the hotel
-Process all receiving paperwork to timely and accurately submit to Accounts Payable
-Comply with Corporate guidelines regarding vendor contracts

Macaroni Grill 2003 to 2005- Manager

-Responsible for all aspects of daily operations including service, product quality, safety/sanitation and financial.
-Manage the Service training team and Safety committee. Interact with guests regularly to increase and improve business, develop relationships within the community

EDUCATION

Associate of Arts, Hotel-Restaurant Management / Cincinnati State College / Cincinnati, OH

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: D70

AGENDA DATE:
December 18, 2025

DEPARTMENT:
City Clerk

SUBJECT:
D70, Approval for Vong Ja, LLC, (the "Applicant") Located at 7820 Enchanted Hills Blvd. NE, Ste B, Rio Rancho, NM 87144 for a Restaurant A, Beer and Wine License With On Premises Consumption and No Patio Service

BACKGROUND AND ANALYSIS:
In accordance with 60-6B-4 NMSA, 1978 of the Liquor Control Act, the Director of Alcohol Beverage Control Division has granted this application conditional preliminary approval and has forwarded it to the Governing Body of Rio Rancho for a public hearing and action.

IMPACT:
This application is for a Restaurant A, Beer and Wine License With On Premises Consumption and No Patio Service for Vong Ja, LLC, (the "Applicant") Located at 7820 Enchanted Hills Blvd. NE, Ste B, Rio Rancho, NM 87144.

ALTERNATIVES:
If the Governing Body does not approve the issuance of the license, it shall notify the Alcohol Beverage Control Division setting forth the reasons for disapproval.

The Governing Body may disapprove the issuance of the license if:

1. The location is within an area where the sale of alcoholic beverages is prohibited by the laws of New Mexico;
2. The issuance is in violation of zoning (or other) ordinances of the City; or
3. The issuance is detrimental to the public health, safety or morals of the residents.

None of these conditions exist at the proposed site.

DEPARTMENT RECOMMENDATION:
Approve the application as presented by the NM Regulation and Licensing Department.

ATTACHMENT: Application

October 10, 2025

Certified Mail No.: 7021 2720 0001 2204 5043

City of Rio Rancho
City of Rio Rancho
Attn: Noel C. Davis, City Clerk
3200 Civic Center Circle NE
Rio Rancho, NM 87144

Lic. No. /Appl. No.: **BLA-0000013064**
Name of Applicant: Vong Ja LLC
Doing Business As: Vong Ja LLC
Proposed Location: 7820 Enchanted Hills Blvd. NE, Ste B, Rio Rancho, NM 87144

The Director of the Alcoholic Beverage Control Division (ABC) has reviewed the referenced Application and granted **Preliminary Approval.** It is being forwarded to you for Local Option District approval or disapproval of the Liquor License Application.

Notice of the Public Hearing required by the Liquor Control Act **shall be given by the governing body by publishing a notice** of the date, time, and place of the hearing **twice during the 30 days prior to hearing** in a newspaper of general circulation within the territorial limits of the governing body. **The first notice must be published at least thirty (30) days before the hearing. Both publications must occur before a hearing can be conducted.** The notice shall include:

(A) Name and address of the Applicant/Licensee.
(B) The action proposed to be taken.
(C) The location of the licensed premises.

In addition, if the Local Option District has a website, **the Notice shall also be published on the website.**

While the law states that "within forty-five **(45)** days after receipt of a Notice from the Alcoholic Beverage Control, the governing body shall hold a Public Hearing in the question of whether the department should approve the proposed issuance or transfer", we recognize the potential for conflict between the requirement for publication of 30-day notice and the 45-day hearing requirement.

With that in mind, when a local governing body receives a liquor license application from ABC, that governing body has a couple of options:

1) Hold a hearing on the license application within the statutory time frame of forty-five (45) days, as required by the Liquor Control Act, and comply with all other statutory and regulatory procedures and notify ABC of your decision within thirty (30) days of the hearing.
2) Request from ABC an extension of time, past the forty-five (45) days, designating how much additional time will be needed to conduct the hearing in compliance with all statutory and

regulatory procedures. After the extension is granted
and the hearing is held, notify ABC of your decision within thirty (30) days of the hearing.

ABC has no preference in the option you choose.

The governing body is required to send notice by certified mail to the Applicant of the date, time, and place of the Public Hearing. The governing body may designate a Hearing Officer to conduct the hearing. **A record shall be made** of the hearing.

THE APPLICANT IS SEEKING A RESTAURANT A– BEER AND WINE LICENSE WITH ON PREMISES CONSUMPTION AND NO PATIO SERVICE

Within thirty (30) days after the Public Hearing, the governing body shall notify ABC of their decision to approve or disapprove the issuance or transfer of the license by signing the enclosed original Page 1 of the Application. The original Page 1 of the Application must be returned together with the notices of publication. **If the Governing Body fails to either approve or disapprove the issuance or transfer of the license within thirty days after the Public Hearing, the Director may issue the license.**

If the Governing Body disapproves of the issuance or transfer of the license, it shall notify ABC within thirty (30) days, setting forth the reasons for the disapproval. A copy of the Minutes of the Public Hearing shall be submitted to ABC with the Notice of Disapproval (*Page 1 of the Application, noting disapproval*).

Respectfully,

Trinidad Alderete Digitally signed by Trinidad Alderete
Date: 2025.10.31 12:32:54 -06'00'

Trinidad Alderete
Hearing Officer
NM Regulation & Licensing Department
Alcoholic Beverage Control Division
Phone: (505) 469-3172
Email: trinidad.alderete@rld.nm.gov

Enclosures:

1. Page 1 (Business Information Page) (*must be signed and returned w/notices of publication*)
2. Page 2 of the Application (Premises Information Page)
3. Copy of the Zoning Statement
4. Copy of Floor Plan

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: D71

AGENDA DATE:
December 18, 2025

DEPARTMENT:
Development Services

SUBJECT:
D71, Site Plan Approval for The Ask Academy Gymnasium at the property legally described as Texico Conference Center Tract 2A1

BACKGROUND AND ANALYSIS:
The subject property is legally described as Texico Conference Center, Tract 2A1 and consists of approximately 3.5 acres. The subject property is zoned SU: Special Use per Ordinance No. 18 Enactment 10-17. This Ordinance designates this area as SU for Private School and Accessory Uses, therefore the proposed use on the site plan is conforming as it is a gymnasium associated with the school.

The Zoning Ordinance includes height, setback, parking, landscape, buffering, access, and other general development restrictions. Conformance with height, setbacks, parking, and landscaping are detailed in the review below.

The general restrictions included in the Ordinance which the site plan conforms to are:
- All mechanical equipment located on the roof shall be shielded from view
- No outside storage permitted

CONFORMANCE WITH THE CITY ZONING ORDINANCE:

The Rio Rancho Code of Ordinances (R.O. 2003) §154.43 (3) requires “All SU zoned property must have a Site Plan approved by the Governing Body. The Site Plan may accompany the application for a change in zoning designation or may be submitted for approval at a later date."

Approval of the Site Plan must be obtained prior to any development of the property. Pursuant to the criteria provided by R.O. 2003 § 154.43 (3)(a) through (3)(j), the Site Plan, at a minimum, shall contain the following:

a. Scale and north arrow; criteria is satisfied.
b. Lot boundaries and easements; There is a 10' Public Utility Easement at the north end of the property and a 5' Public Utility Easement at the south end. There is also a 5' drainage easement at the south end; criteria is satisfied.
c. Existing and proposed utilities; criteria is satisfied.
d. Existing and proposed rights-of-way; criteria is satisfied.
e. Proposed structure with uses, dimension, and setbacks; The building height at the highest point is 34.6 ft, which will require a variance as compliance with the Ordinance states a height restriction of 32 ft. above grade. The variance is being reviewed as an administrative variance as this is a deviation of less than 10%. Building setbacks are over 10 ft. from all sides, in

compliance with the C-1 setbacks of (R.O. 2003) §154.51, as required per the Zoning Ordinance of the subject property. The building is a 14,524 sf gymnasium with two classrooms, a multi-purpose room, and a small turf area; criteria is satisfied.

f. Proposed ingress, egress, parking, and circulation; The site is utilizing an existing access point at the northern end of the property off of Sundt Rd NE. Gymnasium Buildings require 1 space for every 4 seats; if no fixed seats, 1 space for every 40 square feet of gross floor area of main gathering area per (R.O. 2003) §154.76. The Site Plan shows that there are 92 parking spaces and 8 ADA accessible spaces in addition to 201 unimproved event spaces. Striping or parking bumpers for the event parking lot is listed as a condition of approval. Cross-lot parking agreement is a listed condition of approval; presently the ASK Academy owns both properties; criteria is satisfied.
g. Landscaping and landscape buffers; Per the SU Ordinance, the total landscaping required is 10% of gross acreage. No less than 10% of the lot shall be landscaped, and no less than one-fourth of the 10% shall be located on the front. The submitted landscape plan indicates that 6,874 square feet of landscaping is required, and a total of 12,841 square feet is provided on-site. The Zoning Ordinance requires a buffer on the west side of the property, adjacent to residential to include: six foot buffer wall, 10 ft wide landscaped area, one tree per 25 ft of conifer and deciduous mix with emphasis on conifers. Adequate buffer meeting landscape requirements has been provided and a CMU wall surrounds the side and rear of the property. See Page 10 of the Plan set, sheet LS-101 for details; criteria is satisfied.
h. Elevations; Elevations have been provided showing a proposed 16,618 sf gymnasium. The structure will be finished with a three-coat stucco system and will reach a maximum height of 34.6 ft. An administrative variance (Case No. 25-115-00007) has been submitted, as the Ordinance establishes a height restriction of 32 ft; criteria is satisfied.
i. Adjacent property characteristics; The properties to the east and south are zoned SU per the same Ordinance as the subject property. Properties to the north are zoned R:1: Single-Family Residential, and properties to the west are zoned R-4 Single-Family Residential; criteria is satisfied.
j. Preliminary drainage plan has not yet been submitted. Submittal of the drainage plan is listed as a condition of approval; criteria is satisfied.

NOTIFICATIONS:

Adjacent property owners were notified of this hearing by mail 15 days prior to the Governing Body meeting. A notice sign was posted on the property on December 11, 2025. A legal notice was published in the December 3, 2025 edition of the Albuquerque Journal for the meeting. All legal notification requirements for this project have been met.

INTERDEPARTMENTAL/INTERAGENCY REVIEW:

Reviewing Agency Received Application for Review Comments

DSD Planning and Zoning	Comments included in this narrative
DSD Engineering	Comments attached
Fire and Rescue	Comments attached
Police Department	No comments provided
Parks, Recreation, and Community Services	Comments attached
SSCAFCA	Comments attached
Rio Rancho Public Schools	No comments provided
MRCOG	No comments provided

IMPACT:

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

GENERAL FINDINGS:

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

SPECIFIC FINDINGS AND CONDITIONS OF APPROVAL:

1. The subject property is zoned SU: Special Use for Private School and Accessory Uses per Ordinance No. 18, Enactment No. 10-17. The SU: Special Use zoning designation requires that a Site Plan be reviewed and approved by the Governing Body.
2. The Site Plan conforms to the Rio Rancho Code of Ordinances (R.O. 2003) Section 154.43.
3. Development of the site will conform to all City ordinances, standards, and specifications.
4. The review and subsequent building permit applications will ensure conformance to the approved Site Plan and City ordinances, standards, and specifications.
5. Building Height is pending approval of Administrative Variance #25-115-07.
6. The signage of the development shall adhere to the Sign Code Ordinance.
7. The applicant shall address all of the Site Plan reviewer comments including but not limited to:
a. Submittal of a drainage report and engineering documents per DPM requirements
b. Striping, bumpers, or other marking identification of event parking spaces.
c. Verification of cross-lot parking agreement for both properties owned currently by the ASK Academy.
8. The applicant shall obtain a water, wastewater approval letter.
9. The Director of the Development Services Department may approve minor changes to this Site Plan if the changes are consistent with the use and other written requirements and/or conditions of approval, if the buildings are the same general configuration, if the total square footage is not greater than 10% of the approved plan, the site circulation is similar in its effect on adjacent property or streets, and the approving official finds that neither the City nor any person will be substantially aggrieved by the altered Site Plan.
10. This approval is valid for a period of three years from date of approval, in which time a building permit for the proposed structures must be applied for and issued, remain active, and the authorized construction shall be started and diligently pursued to completion without cessation of 30 days.

ALTERNATIVES:

The Governing Body may:

1. Approve the Site Plan.
2. Deny the Site Plan.
3. Modify the Site Plan request and approve such modifications.
4. May continue the public hearing to request additional information or to consider testimony provided at the public hearing.

DEPARTMENT RECOMMENDATION:

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

ATTACHMENT: APPLICATION - ASK ACADEMY

ATTACHMENT: Authorization Letter
ATTACHMENT: Location Map
ATTACHMENT: Plans
ATTACHMENT: 10-17 O-18
ATTACHMENT: Reviewer Comments
ATTACHMENT: Reproduction of Notices
ATTACHMENT: Public Comment 12182025

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

PLANNING & ZONING LAND USE APPLICATION

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

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

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

APPLICANT/AGENT INFORMATION

Applicant Name: The Ask Academy		Phone: 505-891-0757
Address: 4550 Sundt Road NE		E-Mail: egarcia@theaskacademy.org
City: Rio Rancho	State: NM	Zip: 87124
Proprietary Interest:	List Owners: Patrick Kelly	
Deed or Ownership Verification Provided: (Initials)	Letter of Authorization Provided: (Initials)	
Agent Name: John Stapleton / Community Design Solutions, LLC		Phone: 505-545-9607
Address: 9384 Valley View Drive NW, Suite 100		E-Mail: john.stapleton@cdsnm.com
City: Albuquerque	State: NM	ZIP Code: 87114

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

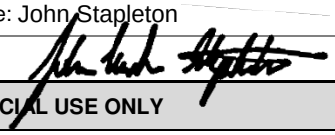
Gym expansion to the existing facility.

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit : The Texico Conference Center	Block(s): Tract 2-A-1	Lot(s):
Existing Zoning: SU	Proposed Zoning: SU	
No. of existing lots: 1	No. of proposed lots: 1	Total area of site (acres) 3.46

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: John Stapleton	Applicant: Patrick Kelly	Agent: John Stapleton
Signature: 		Date: 10/29/2025

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

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

Form revised June 2014

October 28, 2025

John Stapleton
9384 Valley View Drive NW, Suite 100
Albuquerque, NM 87114

Re: Agent Authorization - The ASK Academy Education Foundation

To Whom It May Concern,

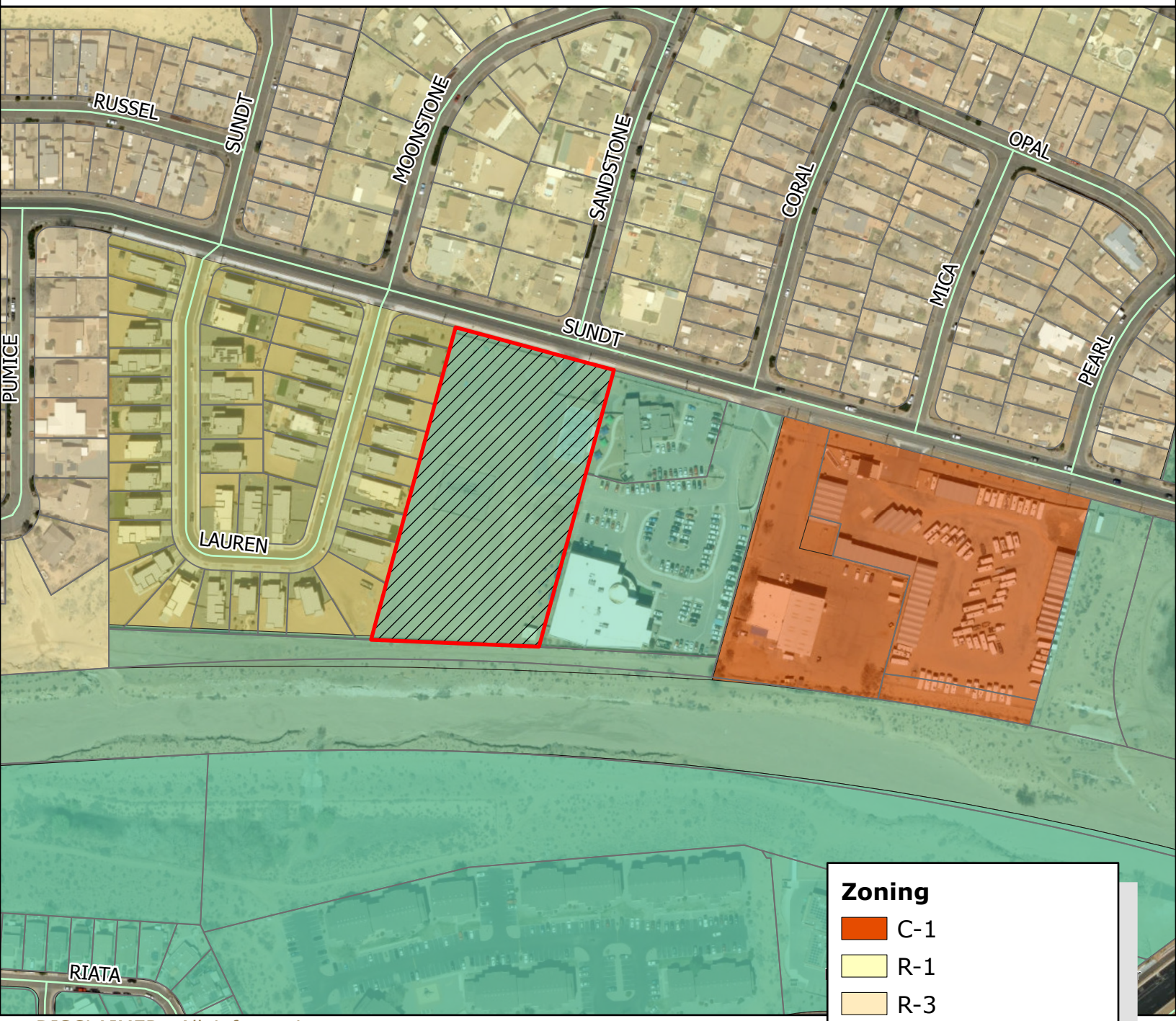
I, Edward Garcia, representative of The ASK Academy Education Foundation, authorize John Stapleton of Community Design Solutions, LLC to act as Agent for The ASK Academy Education Foundation.

Thank you,

E. Garcia

Edward Garcia
The ASK Academy Education Foundation Representative
CEO, The ASK Academy

SITE PLAN
4450 SUNDT RD NE
TEXICO CONFERENCE CENTER, TRACT 2A1



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

Map courtesy of Tamarah Martinez on 11/24/25

NEW GYMNASIUM PROJECT
FOR
THE ASK ACADEMY
4450 Sundt Road NE, Rio Rancho, NM 87124

95% Review

VICINITY MAP



LOCATION MAP



DESIGN TEAM

Contractor
William Cervantes Enterprises Inc
11900 Dusty Rose NE
Albuquerque, NM 87122
william@wcedesignbuild.com

Architect
ARIA Studio Consultants Inc
Daniel Puzak
1801 Lomas Blvd NW
Albuquerque, NM 87104
daniel@ariascinc.com
505.506.2314

MEP
RTM Engineering Consultants
Morgan Royce, PE
Duane Despain
7007 Wyoming Blvd NE, Suite F-2
Albuquerque, NM 87109
morgan.royce@bgbuildingworks.com
505.586.5007
duane.despain@rtmec.com
406.599.6338

Structural
Walla Engineering Ltd
Larry Kennedy
500 Marquette NE, Suite 1500
Albuquerque, NM 87102
larryk@wallaengineering.com
505.881.3008

Civil
John M. Stapleton
RESPEC
7770 Jefferson NE, Suite 200
Albuquerque, NM 87109
505.545.9607 cell
john.stapleton@respec.com

Landscaping
landscape & playground
Mitchell Associates, LLC
Danny Mitchell
PO Box 1241
Cedar Crest, NM 87008
danny@mitchellassociatesllc.com
505.639.9583

DRAWING INDEX

General
G001 Cover Sheet, Vicinity Map, Location Map, Drawing Index, Design Team

Fire
F1 Fire 1 Plan
F2 Fire 2 Plan / Code Analysis

Civil
C101 Grading Plan 1
C102 Grading Plan 2
C103 Utility Plan
C500 Details 1
C501 Details 2
C503 Details 3

Landscape
LS101-PL Landscape Plan
LS102 Irrigation Plan
LS103 Landscape Details

Site
AS101 Architectural Site Plan ~ Overall
AS111 Architectural Site Plan ~ Enlarged
AS501 Site Details

Structural
S001 General Notes
S002 Special Inspection Notes
S101 Foundation Plan
S102 Roof Framing Plan
S201 Tilt-Up Wall Panel Elevations
S202 Tilt-Up Wall Panel Elevations
S301 Foundation Sections
S401 Framing Sections
S501 Framing Details
S502 Framing Details

Architectural
A101 Architectural Floor Plan
A111 Reflected Ceilling Plan
A121 Roof Plan
A131 Finishes Plan
A201 Exterior Elevations
A202 Exterior Elevations
A301 Building Sections
A311 Wall Sections
A312 Wall Sections
A401 Enlarged Plans & Mounting Heights
A411 Interior Elevations & Casework
A501 Partition Types & Details
A502 Accordion Wall & Ceiling Details
A601 Roof Details
A602 Roof Hatch and Ladder Details
A701 Door & Window Schedule
A801 Door Details, Panel Sealant

Mechanical & Plumbing
MP001 Mechanical and Plumbing Cover Sheet
MP002 Mechanical and Plumbing General Notes
M101 Mechanical Plan
M201 Mechanical Roof Plan
M501 Mechanical Diagrams
M601 Mechanical Schedules
P101 Plumbing Plan
P401 Enlarged Plumbing Plan
P501 Plumbing Diagrams
P601 Plumbing Schedules

Electrical
E001 Electrical Cover Sheet
E002 Electrical Specifications
E003 Electrical One-Line Diagram and Schedules
E004 Electrical Schedules
E005 Electrical Lighting Controls
E100 Electrical Site Plan
E101 Electrical Plan
E102 Electrical Roof Plan
E201 Lighting Plan
E501 Electrical Diagrams

ARIA
STUDIO CONSULTANTS, INC
1801 Lomas Blvd. NW
Albuquerque, NM 87104
Daniel@ariascinc.com (505) 506-2314

4450 Sundt Road NE
Rio Rancho, NM 87124

NEW GYMNASIUM

STATE OF NEW MEXICO
DANIEL PUZAK
NO. 5317
09/29/25
REGISTERED ARCHITECT

Architect/Engineer Seal

mark	date	description
revisions		

issue	100% CDs
project no	2507
drawn by	D WEST
checked by	DGP
date	September 29, 2025

COVER SHEET, VICINITY MAP, LOCATION MAP, DESIGN TEAM, DRAWING INDEX, KEY PLAN

G001

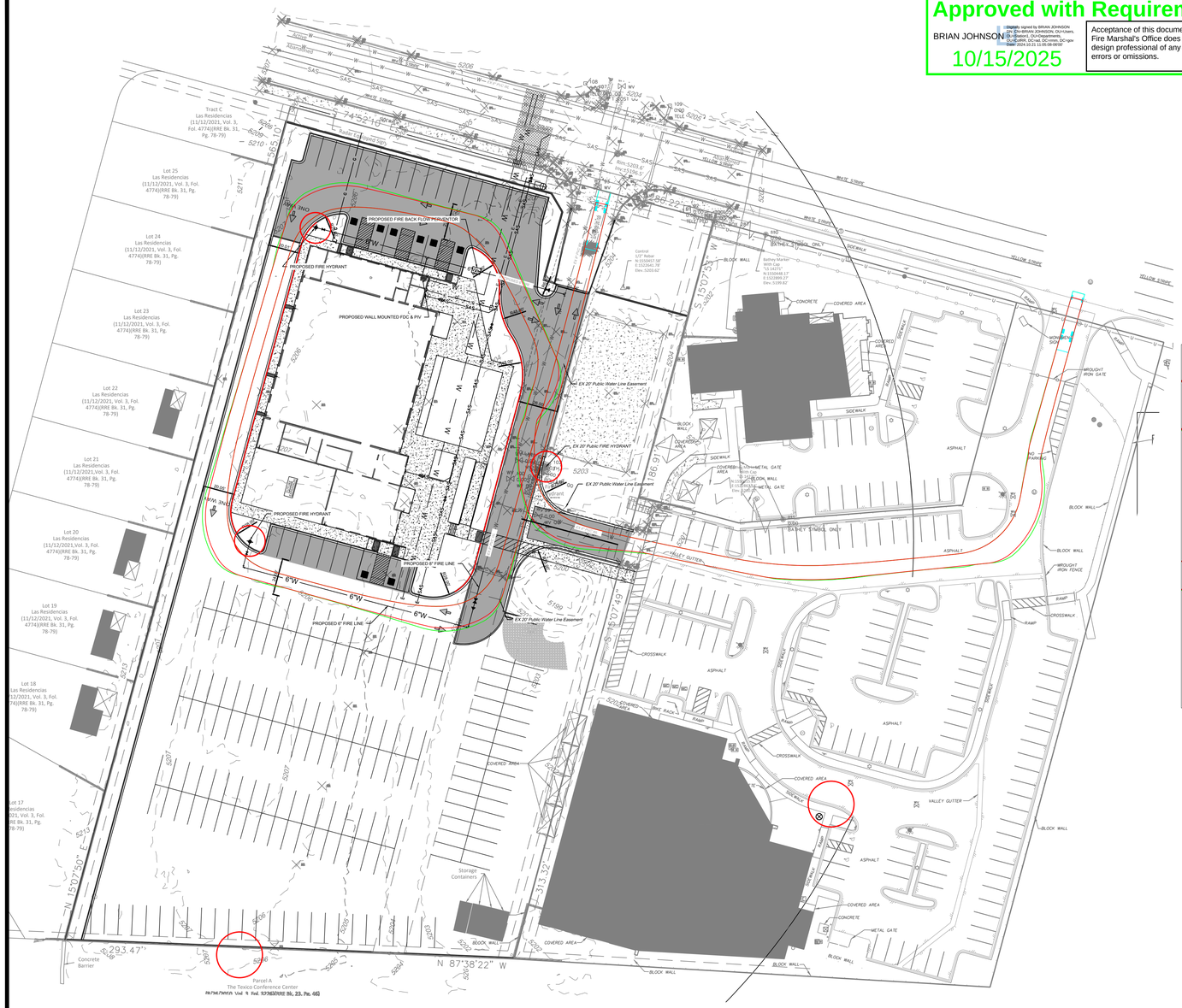
Approved with Requirements

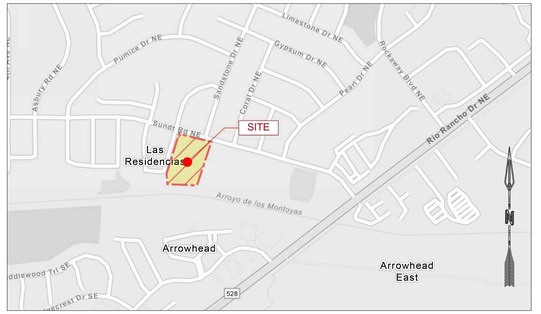
BRIAN JOHNSON

Digitally signed by BRIAN JOHNSON
DN: CN=BRIAN JOHNSON, OU=Users, OU=District, OU=Departments, O=City of Rio Rancho, C=US
Date: 2025.10.15 11:05:08 -06'00'

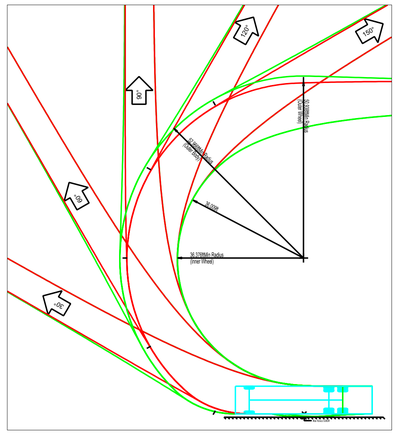
10/15/2025

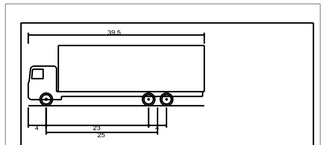
Acceptance of this document by the Rio Fire Marshal's Office does not relieve the design professional of any liability for any errors or omissions.





VICINITY MAP (NTS)





SU-40 - Single Unit Truck	
Overall Length	39.500ft
Overall Width	8.000ft
Overall Body Height	13.500ft
Min Body Ground Clearance	1.367ft
Track Width	8.000ft
Lock-to-lock time	5.00s
Max Steering Angle (Virtual)	31.80°

PROJECT SUMMARY:

THE PROPOSED DEVELOPMENT IS A PRIVATE SCHOOL GYMNASIUM.

FIRE ONE NOTES:

1. THE TOTAL HEIGHT OF THE PROPOSED BUILDING IS MORE THAN 30'.
2. BUILDING TYPE IS IIB.
3. THE PROPOSED BUILDING IS SPRINKLED.
4. THE GROSS BUILDING SQUARE FOOTAGE IS 16,632 SF.
5. THE PARKING LOT SURFACE SHALL BE ASPHALT AND CAPABLE OF SUPPORTING AN IMPOSED LOAD OF A FIRE APPARATUS WEIGHING 75,000 LBS.
6. BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS OR BUILDING IDENTIFICATION PLACED IN A POSITION PLAINLY LEGIBLE AND VISIBLE FROM STREET.
7. WORK SHALL BE IN ACCORDANCE WITH THE APPROVED CONSTRUCTION DOCUMENTS, AND ANY CHANGES MADE DURING CONSTRUCTION THAT ARE NOT IN COMPLIANCE WITH THE APPROVED CONSTRUCTION DOCUMENTS SHALL BE RESUBMITTED FOR APPROVAL AS AN AMENDED SET OF CONSTRUCTION DOCUMENTS. APPROVED WET STAMPED SHOP DRAWINGS SHALL BE ON SITE FOR INSPECTIONS.
8. A KEY BOX WILL BE PROVIDED AT THE MAIN ENTRANCE TO EACH BUILDING AND AT ALL GATES.

LEGEND

- 8"W — PROPOSED 8" FIRE LINE
- 6" W — PROPOSED 6" FIRE LINE
- PROPERTY LINE
- W W W — EXISTING 8" PVC PUBLIC WATER MAIN
- PROPOSED PRIVATE FIRE HYDRANT
- PROPOSED FIRE LANE

FIRE FLOW CALCULATIONS

REQUIRED FIRE FLOW PER IFC TABLE B105.1(2) = 2,750 GPM x 50% reduction = 1,375 GPM. SINCE MINIMUM FIRE FLOW = 1,500 GPM. REQUIRED FIRE FLOW = 1,500 GPM.

REQUIRED MINIMUM NUMBER OF HYDRANTS PER IFC TABLE C102.1 = 1
PROVIDED NUMBER OF HYDRANTS = 2

ARIA
STUDIO CONSULTANTS, INC
1801 Lomas Blvd. NW
Albuquerque, NM 87104
Daniel@ariascinc.com (505) 506-2314

CDS
COMMUNITY DESIGN SOLUTIONS, LLC
9384 VALLEY VIEW DR NW, SUITE 100
ALBUQUERQUE, NEW MEXICO 87114
PHONE: (505)366-4187

THE ASK ACADEMY
A STEM INNOVATION
SKILLS KNOWLEDGE ATTITUDE

4450 Sundt Road NE
Rio Rancho, NM 87124

NEW GYMNASIUM

JOHN M. STAPLETON NEW MEXICO 30170 PROFESSIONAL ENGINEER

October 7, 2025

mark	date	description

revisions	
issue	100% CD's
project no	2507 / CDS:0032501
drawn by	CLS
checked by	JMS
date	September 23, 2025

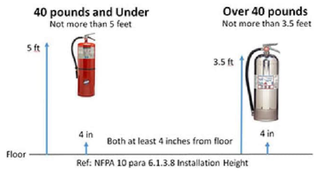
FIRE ONE PLAN

FIRE-1

FIRE 2 LEGEND

- FA — FIRE ALARM
- FA&P — FIRE ALARM AND PULL
- 2A — FIRE EXTINGUISHER AND TYPE (5 TOTAL)
- EXITING ARROW
- A2 / 470.4 / 15 NET / 31.33 / 2 / UNCONN — OCCUPANCY TYPE; SQUARE FOOTAGE OR LINEAR INCHES (ii); OCCUPANTS; EXITS REQUIRED; USE CATEGORY FOR OCCUPANT CALCULATION
- 35.7 — OCCUPANT LOAD AT EXIT
- x0.2 / 34 / 4.8 / ADA — MULTIPLIER FOR DOOR CLEARANCE; CLEARANCE AT DOOR IN INCHES; NUMBER OF INCHES USED IN OPENING (OCCUPANTS x 0.2); FULL CIRCLE = ENTRY AND EXIT; HALF CIRCLE = EXIT ONLY; ADA EXIT WHERE NOTED
- EMERGENCY LIGHT / DIRECTIONAL EXIT SIGN

Fire Extinguisher Mounting Height



CODE ANALYSIS

Project Information

Project Address	4450 Sundt Rd NE, Rio Rancho, New Mexico	
UPC	1014069249435	
Owner	ASK Academy	
Legal Description	TCC, TR 2-A-1	3.46 acres
	Texico Conference Center	
BookPg	25/101; 25/94; 23/46; 22/75A; 7/98	
Zone District	Special Use Ordinance 10-17; 81-51; 81-015	
	Major Collector Street - Sundt Rd NE	
	Bike Lane and Multi-Use Trails	

Project Summary

New gymnasium building with cafeteria, snack bar, classroom, multipurpose room, and storage

CODES REFERENCED (Including Amendments)

Rio Rancho Municipal Code	2017 ICC/ANSI A117.1 Accessibility Code
New Mexico Administrative Code	NFPA 1 and/or 101
2021 International Building Code	SSCAFCA Drainage Policy
2021 Uniform Mechanical Code	State of New Mexico Environment Dept
2021 Uniform Plumbing Code	State of New Mexico Engineer's Office
2021 International Energy Conservation Code	Applicable Master Plans or Specific Area Plans
2020 National Electrical Code	
2021 International Fire Code	

IDO Zoning (unchanged)

MX-M — Mixed Use - Medium Intensity

IEBC Chapter 8 - Alterations Level 2

Space reconfiguration that is up to 50% of the building being altered

IBC CHAPTER 3 - USE AND OCCUPANCY CLASSIFICATION

Assembly Gymnasium — A-4 — 14,549 gross sf; see mixed occ below

IBC CHAPTER 5 - GENERAL BUILDING HEIGHTS AND AREAS

existing building - alteration of interior only

IBC CHAPTER 6 - TYPES OF CONSTRUCTION

602.3 — IIB; sprinkled — Building elements are of noncombustible material

IBC CHAPTER 8 - INTERIOR FINISHES

803.1.2 Interior wall and ceiling finish materials tested in accordance with ASTM E84 or UL 723

Class A: Flame spread index 0-25; smoke developed index 0-450
Class B: Flame spread index 26-75; smoke developed index 0-450
Class C: Flame spread index 26-75; smoke developed index 0-450

Interior Wall and Ceiling Finishes by Occupancy (Table 803.13)

non-sprinklered group	*interior exit stairways, ramps and exit passageways*	*corridors and enclosure for exit access stairways and ramps*	*rooms and enclosed spaces*
A-2	A	A	B

IBC CHAPTER 9 - FIRE PROTECTION SYSTEMS

General Notes (Fire 2 Plan)

1. Shop drawings will be submitted to the fire marshal's office by the contractor prior to CO for review and approval of any installation or modification to the fire sprinkler system, fire alarm system, kitchen suppression system, or any other fire related system.
2. The fire sprinkler system will be supervised when required by the 2021 International Fire Code.

Fire Extinguishers for Class A Fire Hazards (Table 906.3 (1))

Provide fire extinguishers per IFC and NFPA

	Ordinary Hazard Occ	*extinguishers required*
Minimum rated single extinguisher	2-A	
Maximum floor area per unit of A	1,500 sf	
Maximum floor area for extinguisher	11,250 sf	
Maximum distance of travel to extinguisher	75 feet	

Fire Alarm and Detection Systems (Section 907)

907.1.2 Fire alarm shop drawings shall be submitted for review and approval prior to installation.
907.2 Approved systems shall be installed in accordance with IBC, IFC, and NFPA 72
907.3.1 Duct smoke detectors complying with Section 907.3.1 shall be located as follows:

1. In the main return air and exhaust air plenum of each air-conditioning system having a capacity greater than 2,000 cubic feet per minute (cfm) (0.94 m3/s). Such detectors shall be located in a serviceable area downstream of the last duct inlet
2. At each connection to a vertical duct or riser serving two or more stories from a return air duct or plenum of an air conditioning system.

IBC CHAPTER 10 - EXITING

Maximum Floor Area Per Occupant (Table 1004.1.2)
Allowable Occupancy Load

type	*room no*	*room*	*description*	*sf or amount*	*factor*	*occupant load*
A-4	112	Gymnasium	chairs only	5334	7	**762.0**
A-4	112A & B	Bleachers	fixed	7200	18	**366.0**
			A-4 subtotal		*1128.0*	
A-2	100	Multipurpose	tables and chairs	1671	15	**111.4**
A-2	111	Snack	kitchen	360	200	**1.8**
A-2	111a	Wait	standing	114	5	**22.8**
			A-2 subtotal		*136.0*	
E	116	PE Classroom		946	20	**47.3**
			E subtotal		*47.3*	
S-2	106	Storage		268	300	**0.9**
S-2	109	Janitor		122	300	**0.4**
S-2	112	Storage	classroom	89	300	**0.3**
S-2	114	Storage		221	300	**0.7**
			S-2 Subtotal		*1.4*	
Total Occupants						**1314**

Means of Egress Sizing (Section 1005)

0.20 inch per occupant (sprinkled) — (36" door = 34" clear at 90 degree opening)

Minimum Number of Exits or Access to Exits per Story (Table 1006.3.1)

Occupant Load per Story	Minimum Number of Exits from Story
1-500	2
501-1,000	3
More than 1,000	4

Two exits or exit access doorway configuration (1007.1.1)

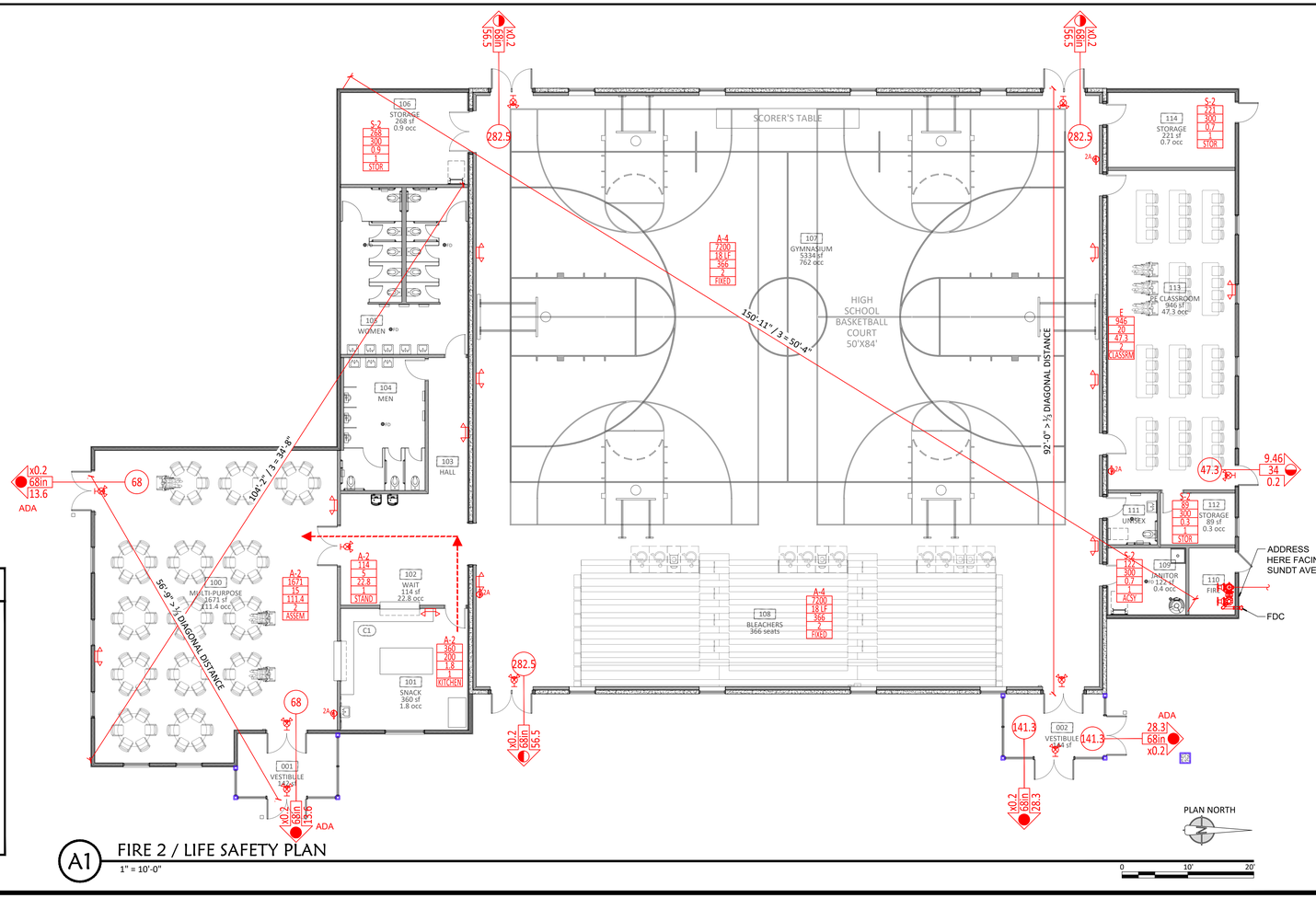
distance between — not less than 1/2 the length of maximum overall diagonal dimension — d => 1/2*dd
sprinkled not less than 1/3 the length of maximum overall diagonal dimension — d => 1/3*dd

Exit Access Travel Distance (Table 1017.2)

occupancy	*feet (sprinkled)*
1	250

IBC CHAPTER 16 - STRUCTURAL DESIGN

Seismic Design Category 'D'



A1 FIRE 2 / LIFE SAFETY PLAN
1" = 10'-0"

FIXTURE COUNTS

IBC CHAPTER 29 - PLUMBING SYSTEMS
Required Plumbing Fixtures (Table 2902.1)

Occupancy	*Occupants*		*Water Closet*	*#*	*Urinal*	*#*	*Lavatory*	*#*	*Drinking Ftn*	*#*	*Service Sink*	*#*
A-4	564.00	*female*	*65*	**8.7**			*150*	**3.8**	*1000*	**0.56**	*1*	**1**
	564.00	*male*	*125*	**4.5**	*50% of WC*		*200*	**2.8**	*1000*	**0.56**		
A-2	68.00	*female*	*75*	**0.9**			*200*	**0.3**	*500*	**0.14**		
	68.00	*male*	*75*	**0.9**			*200*	**0.3**	*500*	**0.14**		
E	47.30	*both*	*50*	**0.9**			*50*	**0.9**	*100*	**0.47**		
S-2	1.40	*both*	*100*	**0.0**			*100*	**0.0**	*1000*	**0.00**		

Total Required												
		female	9.6			female	4.1					
		male	5.4			male	3.2					
		unisex	0.9			unisex	0.9					
	Total	*Water Closet*	**16**	*Urinal*		*Lavatory*	**8**	*Drinking Ftn*	**2**	*Service Sink*	**1**

counts include both buildings

Total Provided		*Water Closet*	*#*	*Urinal*	*#*	*Lavatory*	*#*	*Drinking Ftn*	*#*	*Service Sink*	*#*
		female	***10***				***5***				
		male	***3***		***3***		***3***				
		unisex	***1***				***1***				
			13		**3**		**9**		**2**		**1**

ARIA
STUDIO CONSULTANTS, INC
1801 Lomas Blvd. NW
Albuquerque, NM 87104
Daniel@ariascinc.com (505) 506-2314

THE ASK ACADEMY — A STEM INNOVATION — SKILLS KNOWLEDGE ATTITUDE

4450 Sundt Road NE
Rio Rancho, NM 87124

NEW GYMNASIUM

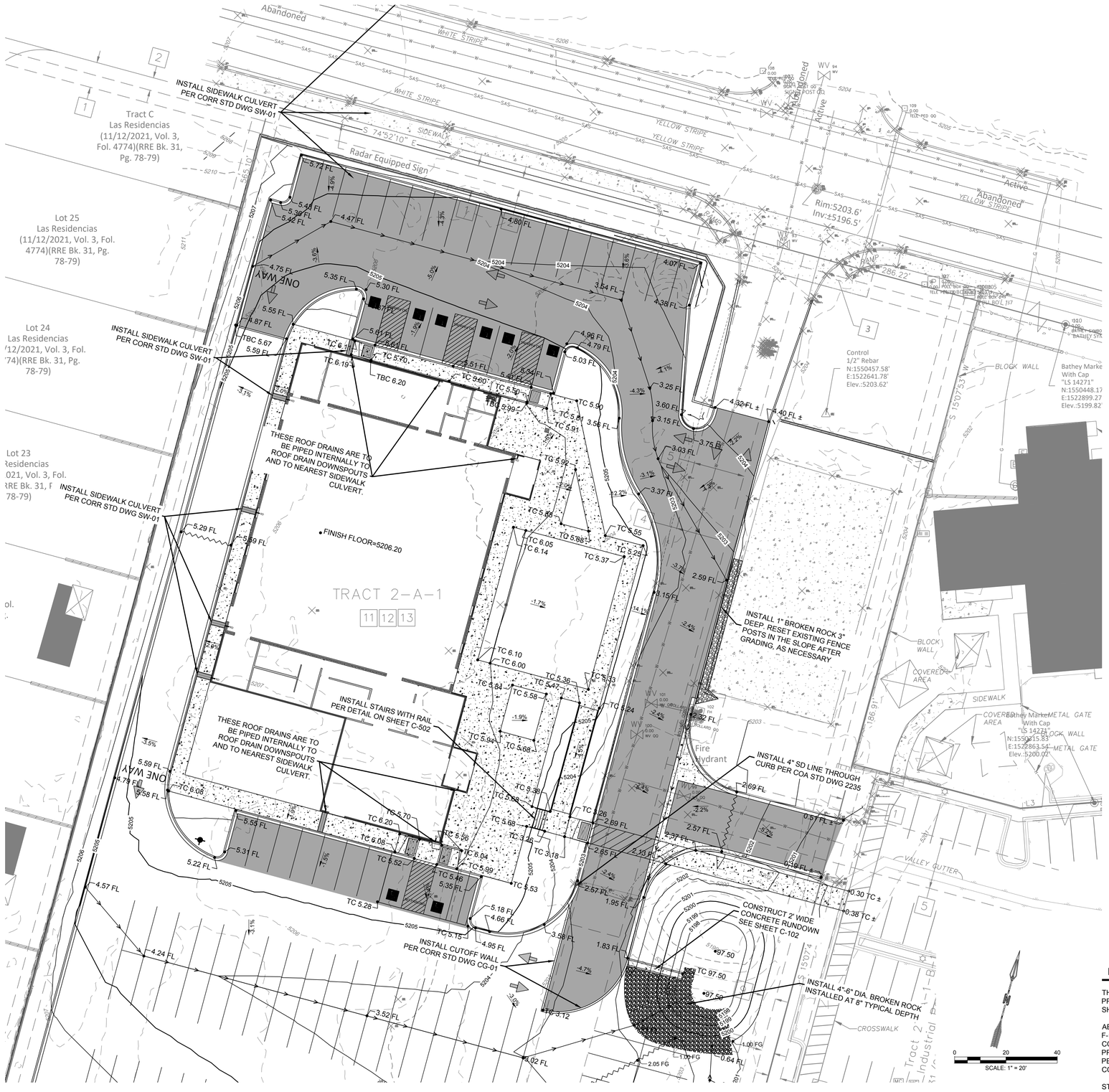
STATE OF NEW MEXICO
DANIEL PUZAK
NO. 5317
09/29/25
REGISTERED ARCHITECT

Architect/Engineer Seal

mark	date	description
revisions		
issue		100% CDs
project no		2507
drawn by		D WEST
checked by		DGP
date		September 29, 2025

FIRE 2 PLAN
LIFE SAFETY PLAN
CODE ANALYSIS
FIXTURE COUNTS

FIRE 2



GRADING NOTES

1. ALL OTHER CONDITIONS OF THE PREVIOUSLY APPROVED GRADING PLAN WITH SEAL DATE 8/19/19 APPLY. ONLY THE GRADING WITHIN THE LIMITS SHOWN HAS BEEN REVISED. IF A DISCREPANCY EXISTS BETWEEN THESE PLANS, THE CONTRACTOR WILL NOTIFY THE ENGINEER IMMEDIATELY.
2. CONTRACTOR TO FIELD VERIFY LOCATION AND ELEVATION OF ALL EXISTING DRY AND WET UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY ISSUES. UTILITY RELOCATION MAY BE REQUIRED.
3. FINISH GRADE OF SOIL EDGES ALONG PAVEMENT TO BE 1/2" BELOW EDGE OF PAVEMENT.
4. GRADES SHOWN ARE FINAL SURFACE GRADES AFTER COMPLETION OF SURFACE IMPROVEMENTS AND PLACEMENT OF TOPSOIL.
5. GRADE AREAS AT SITE PERIMETER TO MATCH GRADES OF ADJACENT PARCELS.
6. REMOVE EXCESS SOIL FROM SITE AND DISPOSE OF PROPERLY IN ACCORDANCE WITH APPLICABLE REGULATIONS.
7. PROVIDE TEMPORARY GRADING FEATURES SUCH AS BERMS, SWALES, SUMPS AND BASINS TO MANAGE INTERIM STORM WATER RUNOFF DURING CONSTRUCTION PROCESS. STORM WATER RUNOFF LEAVING THE SITE SHALL MEET ALL FEDERAL, STATE AND LOCAL QUALITY REQUIREMENTS.
8. ALL DISTURBED AREAS TO BE RE-SEEDED OR LANDSCAPE PER LANDSCAPE PLAN PROVIDED BY OTHERS.

LEGEND

- PROPERTY BOUNDARY
- HIGH POINT
- 5285 — PROPOSED CONTOUR LINES
- 5280 — EXISTING CONTOUR LINES
- FL OF PROPOSED SWALE
- 3.8% — SLOPE ARROW
- PROPOSED RETAINING WALL

SPOT ELEVATION LEGEND

1. ALL SPOT ELEVATIONS ARE AT FLOWLINE UNLESS OTHERWISE NOTED IN THE PLANS.

- TC 56.00 TOP CONCRETE
- TA 56.00 TOP ASPHALT
- 56.00± MATCH EX. GRADE ELEV. (APPROXIMATE)

EASEMENTS

1. 10' P.U.E.
2. 5' P.U.E.
3. PEDESTRIAN EASEMENT
4. 20' TEMPORARY ACCESS EASEMENT
5. PUBLIC WATERLINE EASEMENT
6. 10' P.U.E.
7. 5' P.U.E.
8. 5' P.U.E.
9. 5' P.U.E.
10. 10' PRIVATE RECIPROCAL DRAINAGE EASEMENT BENEFITING AND TO BE MAINTAINED BY THE OWNERS OF TRACTS 2-A-1 & 27-A-1-B-1
11. CROSS LOT DRAINAGE EASEMENT BENEFITING TRACT 1-A-1, BURDENING TRACT 2-A-1. RESTRICTED TO HISTORICAL FLOW. NO ADDITIONAL DRAINAGE MAY BURDEN TRACT 2-A-1.
12. PRIVATE RECIPROCAL CROSS LOT ACCESS EASEMENT BENEFITING TRACT 2-A-1 & 27-A-1-B-1
13. CROSS LOT DRAINAGE EASEMENT BENEFITING TRACT 2-A-1 & 27-A-1-A, AND BURDENING TRACT 27-A-1-B-1

DRAINAGE NARRATIVE

THIS DRAINAGE PLAN CONFORMS TO AND/OR EXCEEDS CONDITIONS FOR SUB-BASIN F-2 & F- 1 ON PREVIOUSLY APPROVED DRAINAGE PLAN / SHEET C5 / ASK ACADEMY / ENGINEER STAMP DATED 04/15/2015 BY SHELDON E. GREER P.E. (17154) / APPROVED STAMP DATED APR 20 2015

ABOVE MENTIONED DRAINAGE PLAN ALLOWABLE DISCHARGE AND PONDING ACCOUNTS FOR BASINS F-2 AND F-1 PLUS ADDITIONAL OFFSITE 1 BASIN. OFFSITE 1 BASIN HAS SINCE THEN DEVELOPED AND NO LONGER CONTRIBUTES TO THIS OVERALL X-1 BASIN. X-1 BASIN IS A COMPOSITE BASIN OF ALL ASK ACADEMY PROPERTY. OFFSITE 1 BASIN IS NOW LAS RESIDENCIAS SUBDIVISION AND DISCHARGES TO SUNDT ROAD NE PER APPROVED DRAINAGE REPORT ENGINEER STAMP DATED 03/25/2021 BY NINA LEUNG-VILLA P.E. (25970) / CORR APPROVED DATED 04/01/2021 / SSCAFCA APPROVED 04/05/2021.

STORM WATER QUALITY:
ABOVE MENTIONED DRAINAGE PLAN ACCOUNTED FOR COMPOSITE X-1 BASIN AS DEVELOPED (83.33% IMPERVIOUS, 100 YEAR STORM)

ARIA
STUDIO CONSULTANTS, INC
1801 Lomas Blvd. NW
Albuquerque, NM 87104
Daniel@ariascinc.com (505) 506-2314

CDS
COMMUNITY DESIGN SOLUTIONS, LLC
9384 VALLEY VIEW DR NW, SUITE 100
ALBUQUERQUE, NEW MEXICO 87114
PHONE: (505)366-4187

THE ASK ACADEMY
A STEM INNOVATION
SKILLS KNOWLEDGE ATTITUDE

4450 Sundt Road NE
Rio Rancho, NM 87124

NEW GYMNASIUM

JOHN M. STAPLETON
NEW MEXICO
30170
PROFESSIONAL ENGINEER

October 7, 2025

mark	date	description
revisions		
issue		100% CD's
project no		2507 / CDS:0032501
drawn by		CLS
checked by		JMS
date		September 23, 2025

GRADING PLAN 1

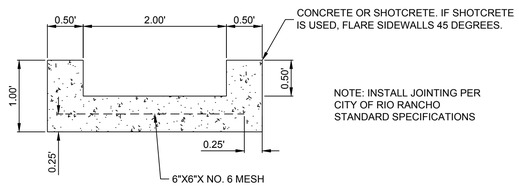
C-101



A1 ARCHITECTURAL SITE PLAN

1" = 30'-0"

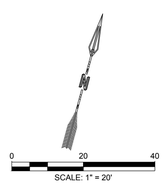
NOTE:
INSTALL JOINTS PER COA STD SPEC SECTION 301.



NOTE: INSTALL JOINTING PER
CITY OF RIO RANCHO
STANDARD SPECIFICATIONS

CONCRETE RUNDOWN

Scale: 1:1



GRADING NOTES

1. ALL OTHER CONDITIONS OF THE PREVIOUSLY APPROVED GRADING PLAN WITH SEAL DATE 8/19/19 APPLY. ONLY THE GRADING WITHIN THE LIMITS SHOWN HAS BEEN REVISED. IF A DISCREPANCY EXISTS BETWEEN THESE PLANS, THE CONTRACTOR WILL NOTIFY THE ENGINEER IMMEDIATELY.
2. CONTRACTOR TO FIELD VERIFY LOCATION AND ELEVATION OF ALL EXISTING DRY AND WET UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY ISSUES. UTILITY RELOCATION MAY BE REQUIRED.
3. FINISH GRADE OF SOIL EDGES ALONG PAVEMENT TO BE 1/2" BELOW EDGE OF PAVEMENT.
4. GRADES SHOWN ARE FINAL SURFACE GRADES AFTER COMPLETION OF SURFACE IMPROVEMENTS AND PLACEMENT OF TOPSOIL.
5. GRADE AREAS AT SITE PERIMETER TO MATCH GRADES OF ADJACENT PARCELS.
6. REMOVE EXCESS SOIL FROM SITE AND DISPOSE OF PROPERLY IN ACCORDANCE WITH APPLICABLE REGULATIONS.
7. PROVIDE TEMPORARY GRADING FEATURES SUCH AS BERMS, SWALES, SUMPS AND BASINS TO MANAGE INTERIM STORM WATER RUNOFF DURING CONSTRUCTION PROCESS. STORM WATER RUNOFF LEAVING THE SITE SHALL MEET ALL FEDERAL, STATE AND LOCAL QUALITY REQUIREMENTS.
8. ALL DISTURBED AREAS TO BE RE-SEEDED OR LANDSCAPE PER LANDSCAPE PLAN PROVIDED BY OTHERS.

LEGEND

- PROPERTY BOUNDARY
- HIGH POINT
- 5285 — PROPOSED CONTOUR LINES
- 5280 — EXISTING CONTOUR LINES
- FL OF PROPOSED SWALE
- 3.8% — SLOPE ARROW
- PROPOSED RETAINING WALL

SPOT ELEVATION LEGEND

1. ALL SPOT ELEVATIONS ARE AT FLOWLINE UNLESS OTHERWISE NOTED IN THE PLANS.

- TC 56.00 TOP CONCRETE
- TA 56.00 TOP ASPHALT
- 56.00± MATCH EX. GRADE ELEV. (APPROXIMATE)

EASEMENTS

1. 10' P.U.E.
2. 5' P.U.E.
3. PEDESTRIAN EASEMENT
4. 20' TEMPORARY ACCESS EASEMENT
5. PUBLIC WATERLINE EASEMENT
6. 10' P.U.E.
7. 5' P.U.E.
8. 5' P.U.E.
9. 5' P.U.E.
10. 10' PRIVATE RECIPROCAL DRAINAGE EASEMENT BENEFITING AND TO BE MAINTAINED BY THE OWNERS OF TRACTS 2-A-1 & 27-A-1-B-1
11. CROSS LOT DRAINAGE EASEMENT BENEFITING TRACT 1-A-1, BURDENING TRACT 2-A-1. RESTRICTED TO HISTORICAL FLOW. NO ADDITIONAL DRAINAGE MAY BURDEN TRACT 2-A-1.
12. PRIVATE RECIPROCAL CROSS LOT ACCESS EASEMENT BENEFITING TRACT 2-A-1 & 27-A-1-B-1
13. CROSS LOT DRAINAGE EASEMENT BENEFITING TRACT 2-A-1 & 27-A-1-A, AND BURDENING TRACT 27-A-1-B-1

DRAINAGE NARRATIVE

THIS DRAINAGE PLAN CONFORMS TO AND/OR EXCEEDS CONDITIONS FOR SUB-BASIN F-2 & F- 1 ON PREVIOUSLY APPROVED DRAINAGE PLAN / SHEET C5 / ASK ACADEMY / ENGINEER STAMP DATED 04/15/2015 BY SHELDON E. GREER P.E. (17154) / APPROVED STAMP DATED APR 20 2015

ABOVE MENTIONED DRAINAGE PLAN ALLOWABLE DISCHARGE AND PONDING ACCOUNTS FOR BASINS F-2 AND F-1 PLUS ADDITIONAL OFFSITE 1 BASIN. OFFSITE 1 BASIN HAS SINCE THEN DEVELOPED AND NO LONGER CONTRIBUTES TO THIS OVERALL X-1 BASIN. X-1 BASIN IS A COMPOSITE BASIN OF ALL ASK ACADEMY PROPERTY. OFFSITE 1 BASIN IS NOW LAS RESIDENCIAS SUBDIVISION AND DISCHARGES TO SUNDT ROAD NE PER APPROVED DRAINAGE REPORT ENGINEER STAMP DATED 03/25/2021 BY NINA LEUNG-VILLA P.E. (25970) / CORR APPROVED DATED 04/01/2021 / SSCAFCA APPROVED 04/05/2021.

STORM WATER QUALITY:
ABOVE MENTIONED DRAINAGE PLAN ACCOUNTED FOR COMPOSITE X-1 BASIN AS DEVELOPED (83.33% IMPERVIOUS, 100 YEAR STORM)

ARIA
STUDIO CONSULTANTS, INC
1801 Lomas Blvd. NW
Albuquerque, NM 87104
Daniel@ariascinc.com (505) 506-2314

CDS
COMMUNITY DESIGN SOLUTIONS, LLC
9384 VALLEY VIEW DR NW, SUITE 100
ALBUQUERQUE, NEW MEXICO 87114
PHONE: (505)366-4187

THE ASK ACADEMY
A STEM INNOVATION
SKILLS KNOWLEDGE ATTITUDE

4450 Sundt Road NE
Rio Rancho, NM 87124

NEW GYMNASIUM

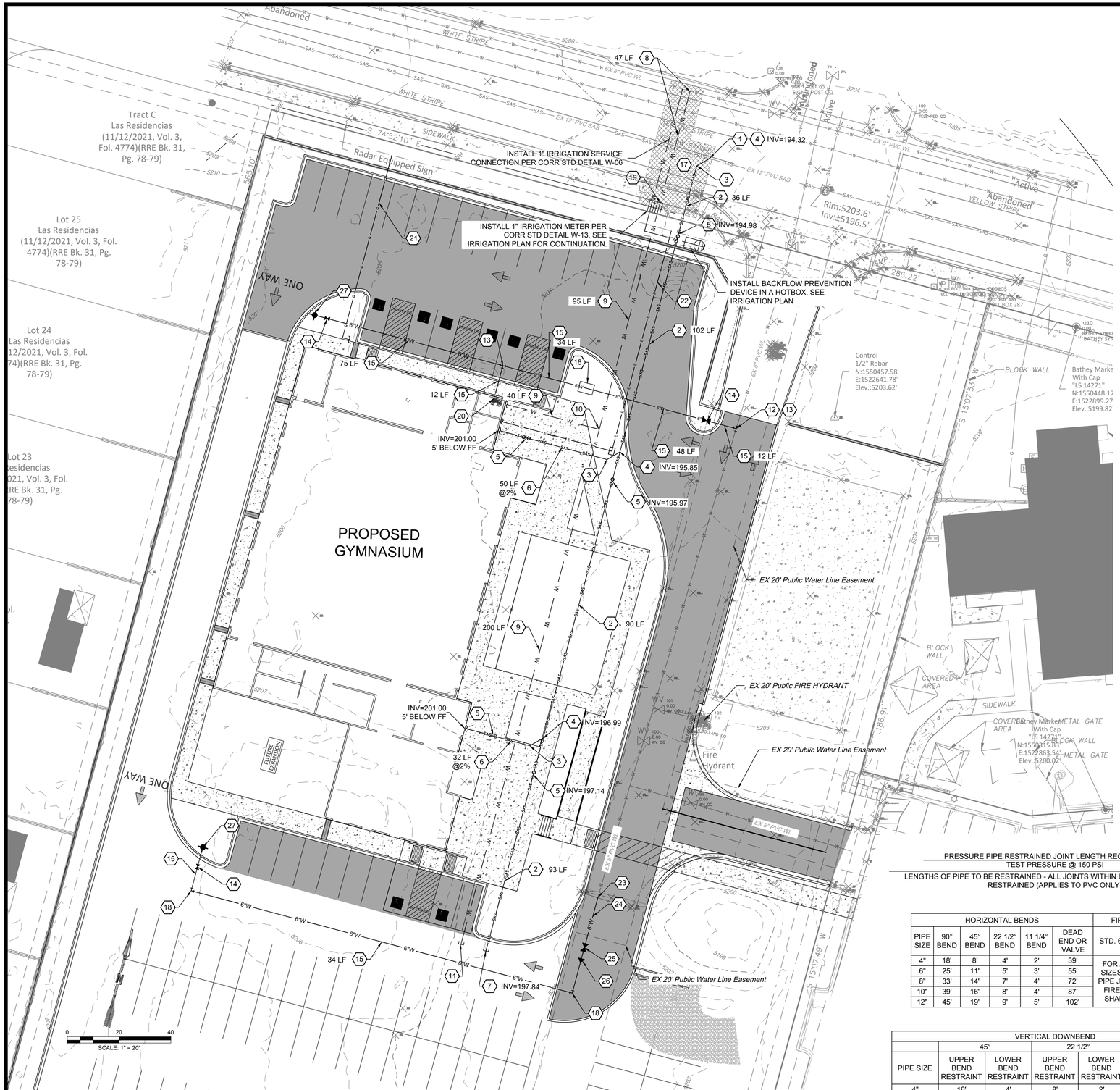
JOHN M. STAPLETON
NEW MEXICO
30170
PROFESSIONAL ENGINEER

October 7, 2025

mark	date	description
revisions		
issue		100% CD's
project no		2507 / CDS:0032501
drawn by		CLS
checked by		JMS
date		September 23, 2025

GRADING PLAN 2

C-102



PRESSURE PIPE RESTRAINED JOINT LENGTH REQUIREMENTS
TEST PRESSURE @ 150 PSI

LENGTHS OF PIPE TO BE RESTRAINED - ALL JOINTS WITHIN LENGTH(FEET) MUST BE RESTRAINED (APPLIES TO PVC ONLY)

HORIZONTAL BENDS						FIRE HYDRANT TEE
PIPE SIZE	90° BEND	45° BEND	22 1/2° BEND	11 1/4° BEND	DEAD END OR VALVE	STD. 6-INCH BRANCH LINE
4"	18'	8'	4'	2'	39'	FOR ALL PIPE MAIN LINE SIZES, ALL FITTINGS AND PIPE JOINTS FROM TEE TO FIRE HYDRANT FLANGE SHALL BE RESTRAINED
6"	25'	11'	5'	3'	55'	
8"	33'	14'	7'	4'	72'	
10"	39'	16'	8'	4'	87'	
12"	45'	19'	9'	5'	102'	

VERTICAL DOWNBEND						
	45°		22 1/2°		11 1/4°	
PIPE SIZE	UPPER BEND RESTRAINT	LOWER BEND RESTRAINT	UPPER BEND RESTRAINT	LOWER BEND RESTRAINT	UPPER BEND RESTRAINT	LOWER BEND RESTRAINT
4"	16'	4'	8'	2'	4'	1'
6"	23'	5'	11'	3'	5'	1'
8"	30'	7'	14'	3'	7'	2'
10"	36'	8'	17'	4'	8'	2'
12"	42'	10'	20'	5'	10'	2'

LEGEND

- PROPERTY LINE
- EXISTING PUBLIC WATER MAIN
- PROPOSE 1.5" WATER SERVICE
- PROPOSED SANITARY SEWER SERVICE
- PROPOSED STORM DRAIN
- PROPOSED ELECTRIC
- PROPOSED GAS
- EXISTING STORM DRAIN
- EXISTING SANITARY SEWER
- EXISTING FIBER OPTIC LINE
- EXISTING GAS
- PROPOSED WATER METER
- PROPOSED DOUBLE CLEAN OUT

GENERAL NOTE:

CONTRACTOR SHALL VERIFY PROPOSED UTILITY INVERTS AND LOCATIONS AT THE BUILDING WITH RESPECTIVE PLUMBING PLANS PRIOR TO CONSTRUCTION

WATER LINES SHALL BE INSTALLED WITH A MINIMUM BURY OF 3 FEET, WITH NO HIGH POINTS IN THE LINE.

CONTRACTOR SHALL FIELD VERIFY EXISTING DRY AND WET UTILITIES IN LINE WITH PROPOSED UTILITY LAYOUT AND NOTIFY ENGINEER OF UTILITY CONFLICTS.

FIRE LINE SHALL BE RESTRAINED PER BELOW RESTRAINED JOINT TABLES

KEYED NOTES

1. PROPOSED SANITARY SEWER LATERAL CONNECTION PER CORR STD DWG S-07
2. INSTALL 6" PRIVATE SANITARY SEWER LINE
3. INSTALL SAS BEND FITTING
4. INSTALL SAS WYE FITTING
5. INSTALL DOUBLE CLEAN OUT ASSEMBLY
6. INSTALL 4" PRIVATE SANITARY SEWER LINE
7. INSTALL 6" SAS CAP
8. INSTALL WATER SERVICE PER CORR STD DWG W-06
9. INSTALL 2" PVC DOMESTIC WATERLINE
10. INSTALL TEE FITTING
11. INSTALL 2" CAP
12. NON-PRESSURE WATERLINE CONNECTION
13. INSTALL RESTRAINED TEE
14. INSTALL 6" GATE VALVE PER CORR STD DWG W-05
15. INSTALL 6" C-900 FIRELINE
16. INSTALL FIRE BACKFLOW PREVENTOR, IF NOT PROVIDED INTERNALLY TO THE BUILDING.
17. NEATLY SAWCUT, REMOVE, DISPOSE & REPLACE EXISTING ASPHALT PAVEMENT. REMOVE TO NEAREST JOINT, DISPOSE & REPLACE EXISTING CURB & GUTTER AND 5' SIDEWALK.
18. INSTALL 90° RESTRAINED BEND
19. INSTALL 2" DOMESTIC WATER METER PER CORR STD DETAIL W-14
20. INSTALL WALL MOUNTED POST INDICATOR VALVE AND FIRE DEPARTMENT CONNECTION. SEE PLUMBING PLANS
21. PROPOSED NATURAL GAS SERVICE CONNECTION (CONCEPTUAL) DESIGN AND PERMITTING BY OTHERS IN COORDINATION WITH UTILITY PROVIDER.
22. PROPOSED ELECTRIC SERVICE CONNECTION (CONCEPTUAL) DESIGN AND PERMITTING BY OTHERS IN COORDINATION WITH UTILITY PROVIDER.
23. NON-PRESSURE CONNECTION. REMOVE & DISPOSE EXISTING 8" CAP
24. INSTALL 8" WATER LINE (C-900)
25. INSTALL 8" GATE VALVE PER CORR STD DWG W-05
26. INSTALL RESTRAINED 8"x6" REDUCER
27. INSTALL PRIVATE FIRE HYDRANT PER CORR STD DWG W-15

REDUCERS	
	L. SIDE
6x4	28
8x4	52
8x6	30
10x4	70
10x6	53
10x8	29
12x4	88
12x6	74
12x8	54
12x10	50
RESTRAINED LENGTH ON LARGE SIDE ONLY	

TEES	LENGTH ALONG RUN (Lr)								
	2'	4'	6'	8'	10'	12'	14'	16'	18'	20'
6x6x4	29	18	7	1	1	1	1	1	1	1
6x6x6	48	41	33	26	18	11	4	1	1	1
8x8x4	25	11	1	1	1	1	1	1	1	1
8x8x6	46	36	26	16	6	1	1	1	1	1
8x8x8	65	57	50	43	35	28	20	13	5	1
10x10x4	21	3	1	1	1	1	1	1	1	1
10x10x6	43	30	18	5	1	1	1	1	1	1
10x10x8	63	53	44	34	25	15	6	1	1	1
10x10x10	79	72	64	56	49	41	34	26	18	11
12x12x4	17	1	1	1	1	1	1	1	1	1
12x12x6	40	25	10	1	1	1	1	1	1	1
12x12x8	61	49	38	26	15	3	1	1	1	1
12x12x10	78	68	59	50	41	32	22	13	4	1
12x12x12	95	87	79	72	64	56	49	41	33	26
RESTRAINED LENGTH ALONG BRANCH (Lb)										

ARIA
STUDIO CONSULTANTS, INC
1801 Lomas Blvd. NW
Albuquerque, NM 87104
Daniel@ariascinc.com (505) 506-2314

CDS
COMMUNITY DESIGN SOLUTIONS, LLC
9384 VALLEY VIEW DR NW, SUITE 100
ALBUQUERQUE, NEW MEXICO 87114
PHONE: (505)366-4187

THE ASK ACADEMY
A STEM INNOVATION
SKILLS KNOWLEDGE ATTITUDE

4450 Sundt Road NE
Rio Rancho, NM 87124

NEW GYMNASIUM

JOHN M. STAPLETON
NEW MEXICO
30170
PROFESSIONAL ENGINEER

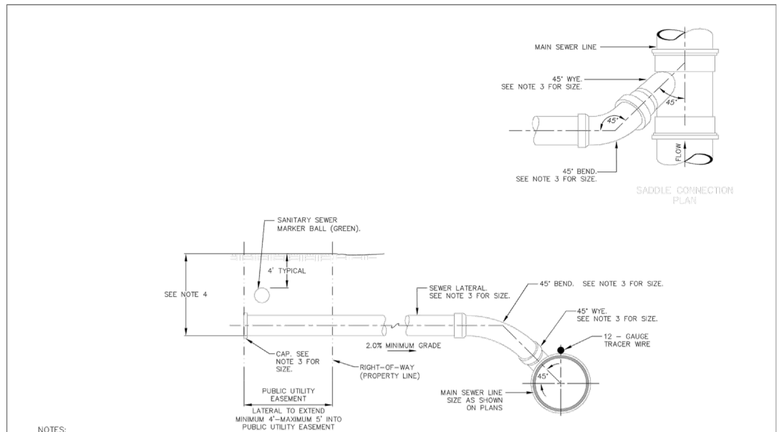
October 7, 2025

mark	date	description

revisions	
issue	100% CD's
project no	2507 / CDS:0032501
drawn by	CLS
checked by	JMS
date	September 23, 2025

UTILITY PLAN

C-103



NOTES:
1. CONSTRUCT SEWER LATERAL AT THE STATION OR LOCATION BY DIMENSION AS SHOWN ON PLANS.
2. ALL SEWER LATERALS SHALL BE STAMPED WITH AN "S" IN THE GUTTER PAN AND TOP OF CURB DIRECTLY OVER THE LATERAL WHILE CONCRETE IS GREEN.
3. MULTI–FAMILY SERVICES:

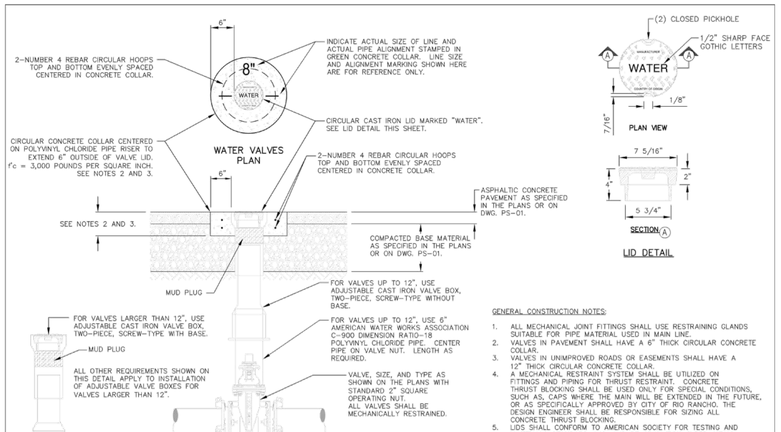
NUMBER OF UNITS PER SERVICE	SERVICE SIZE
1 TO 2 DWELLING UNITS	4" SERVICE LINE
3 TO 4 DWELLING UNITS	6" SERVICE LINE
OVER 4 DWELLING UNITS	CONTACT CITY OF RIO RANCHO UTILITIES DEPARTMENT

4. SEWER LATERAL DEPTH AT THE PROPERTY LINE SHALL BE A MAXIMUM OF 7 FEET AND A MINIMUM OF 5 FEET UNLESS OTHERWISE SHOWN ON THE PLANS.
5. REFER TO SECTION 905 OF THE CITY OF RIO RANCHO STANDARD SPECIFICATIONS, AS AMENDED, FOR ADDITIONAL REQUIREMENTS FOR SERVICE SADDLE, SERVICE RISER, AND SERVICE LINE LATERAL MATERIAL REQUIREMENTS TO RIGHT–OF–WAY.

City of Rio Rancho
Department of Public Works

TYPICAL NEW SEWER LATERAL CONNECTION

DATE MODIFIED: JUNE 2018 | DWG. NO. S-07 | APRIL 22, 2016

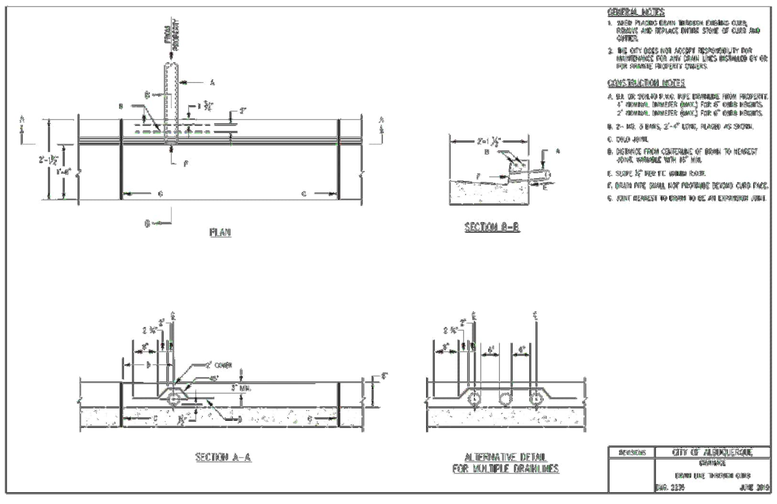


GENERAL CONSTRUCTION NOTES:
1. ALL MECHANICAL JOINT FITTINGS SHALL USE RESTRAINING GLANDS SUITABLE FOR PIPE MATERIAL USED IN MAIN LINE.
2. VALVES IN PAVEMENT SHALL HAVE A 6" THICK CIRCULAR CONCRETE COLLAR.
3. VALVES IN UNIMPROVED ROADS OR EASEMENTS SHALL HAVE A 12" THICK CIRCULAR CONCRETE COLLAR.
4.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

City of Rio Rancho
Department of Public Works

POTABLE WATER VALVE BOX ASSEMBLY

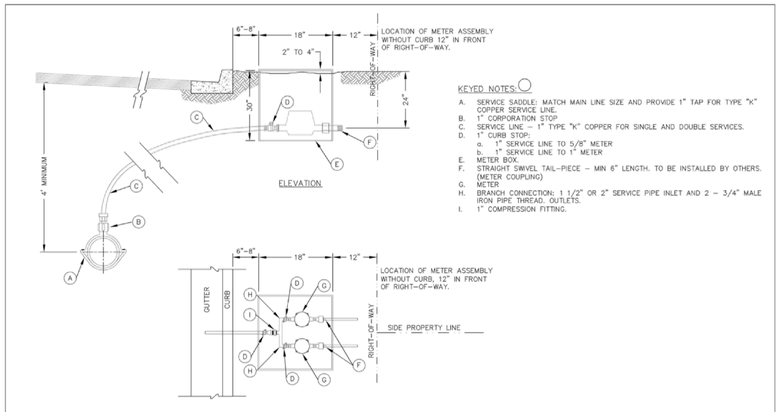
DATE MODIFIED: OCTOBER 2017 | DWG. NO. W-05 | APRIL 22, 2016



GENERAL NOTES:
1. WHEN PLACING CURB TRANSITION ENDING CURB, REMOVE AND REPLACE ENTIRE STONE OF CURB AND GUTTER.
2. THE CITY DOES NOT ACCEPT RESPONSIBILITY FOR MAINTENANCE FOR ANY DRAIN LINES INSTALLED BY OR FOR PRIVATE PROPERTY OWNERS.

CONSTRUCTION NOTES:
A. USE OR DRILL 3" NO. 5 BARS, 12" C/C MAX. FROM PROPERTY. 4" MINIMUM EMBEDDED (GRADE) FOR 6" CURB MOUNTS. 2" MINIMUM EMBEDDED (GRADE) FOR 4" CURB MOUNTS.
B. 2 – NO. 3 BARS, 2'–4" LONG, PLACED AS SHOWN.
C. CRAD JOINT.
D. DISTANCE FROM CENTERLINE OF DRAIN TO NEAREST JOINT VARIABLE WITH 18" MIN.
E. SLOPE ½" PER FT. TOWARD DRAIN.
F. DRAIN PIPE SHALL NOT PROTRUDE BEYOND CURB FACE.
G. JOINT NEAREST NO DRAIN TO BE AN EXPANSION JOINT.

REVISIONS	CITY OF ALBUQUERQUE DRAWING
	STANDARD CURB TRANSITION ENDING CURB
	DWG. 2226 JUNE 2010



GENERAL CONSTRUCTION NOTES:
1. WATER SERVICE SHALL BE FLUSHED AFTER INSTALLATION.
2. TRENCH FOR LATERAL SHALL BE A MINIMUM OF 8" WIDE.
3. SNAKE THE PIPE IN TRENCH TO ALLOW FOR EXPANSION OR CONTRACTION. ALLOW A MINIMUM OF 12" PER 100' LENGTH.
4. NEW METER BOX TO BE INSTALLED AT LOCATION OF EXISTING METER BOX.
5. SERVICE CONFIGURATIONS FOR MULTI–FAMILY LOTS SHALL BE APPROVED BY THE CITY OF RIO RANCHO'S UTILITIES OPERATIONS DIVISION PRIOR TO CONSTRUCTION.
6. ALL BRASS AND COPPER TO BE LEAD FREE PER SECTION 1417 OF THE SAFE DRINKING WATER ACT. THE "SAFE DRINKING WATER ACT" CONSISTS OF TITLE XIV OF THE PUBLIC HEALTH SERVICE ACT (42 U.S.C. 300F-300J-9) AS ADDED BY PUBLIC LAW 93-523 (DEC. 16, 1974) AND THE AMENDMENTS MADE BY SUBSEQUENT ENACTMENTS.

City of Rio Rancho
Department of Public Works

SINGLE OR DOUBLE SERVICE LINE & METER BOX REPLACEMENT

DATE MODIFIED: OCTOBER 2017 | DWG. NO. W-06 | APRIL 22, 2016

ARIA
STUDIO CONSULTANTS, INC
1801 Lomas Blvd. NW
Albuquerque, NM 87104
Daniel@ariascinc.com (505) 506-2314

CDS
COMMUNITY DESIGN SOLUTIONS, LLC
9384 VALLEY VIEW DR NW, SUITE 100
ALBUQUERQUE, NEW MEXICO 87114
PHONE: (505)366–4187

THE ASK ACADEMY
A STEM INNOVATION
SKILLS KNOWLEDGE ATTITUDE

4450 Sundt Road NE
Rio Rancho, NM 87124

NEW GYMNASIUM

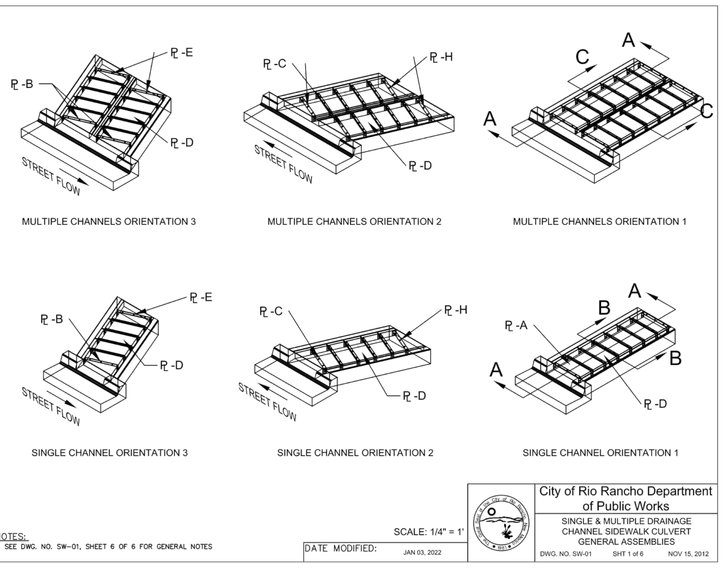
JOHN M. STAPLETON NEW MEXICO 30170 PROFESSIONAL ENGINEER

October 7, 2025

mark	date	description
revisions		
issue		100% CD's
project no		2507 / CDS:0032501
drawn by		CLS
checked by		JMS
date		September 23, 2025

DETAILS 1

C-500



NOTES:
1. SEE DWG. NO. SW-01, SHEET 6 OF 6 FOR GENERAL NOTES

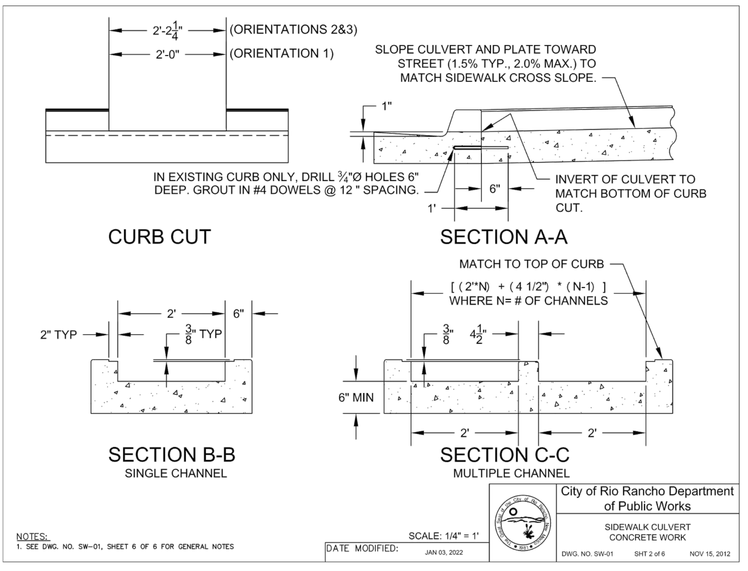
SCALE: 1/4" = 1'

DATE MODIFIED: JAN 03, 2022

City of Rio Rancho Department of Public Works

SINGLE & MULTIPLE DRAINAGE CHANNEL SIDEWALK CULVERT GENERAL ASSEMBLIES

DWG. NO. SW-01 SHT 1 of 6 NOV 15, 2012



NOTES:
1. SEE DWG. NO. SW-01, SHEET 6 OF 6 FOR GENERAL NOTES

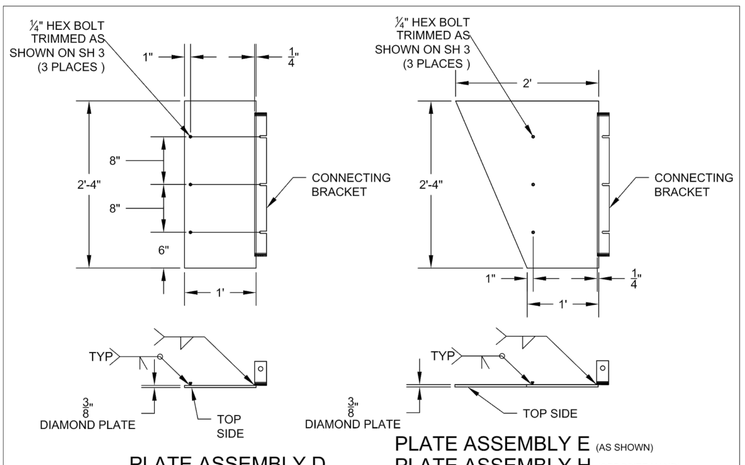
SCALE: 1/4" = 1'

DATE MODIFIED: JAN 03, 2022

City of Rio Rancho Department of Public Works

SIDEWALK CULVERT CONCRETE WORK

DWG. NO. SW-01 SHT 2 of 6 NOV 15, 2012



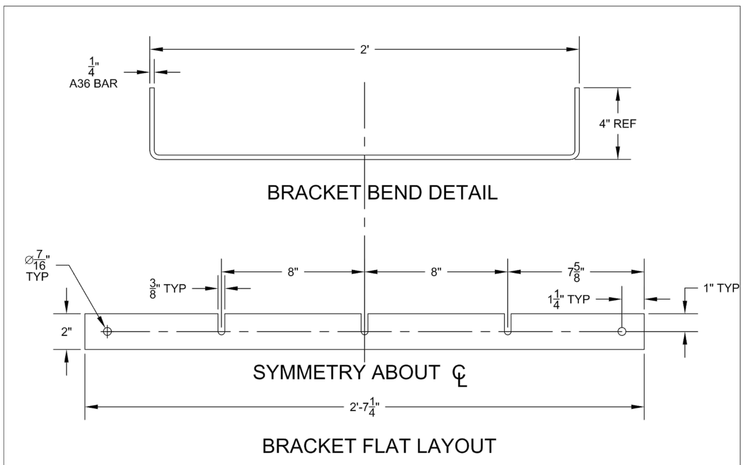
NOTES:
1. SEE DWG. NO. SW-01, SHEET 6 OF 6 FOR GENERAL NOTES

DATE MODIFIED: JAN 03, 2022

City of Rio Rancho Department of Public Works

SIDEWALK CULVERT DIAMOND PLATE ASSEMBLIES

DWG. NO. SW-01 SHT 4 of 6 NOV 15, 2012



NOTES:
1. SEE DWG. NO. SW-01, SHEET 6 OF 6 FOR GENERAL NOTES

SCALE: 3" = 1'

DATE MODIFIED: JAN 03, 2022

City of Rio Rancho Department of Public Works

SIDEWALK CULVERT SUPPORT BRACKET

DWG. NO. SW-01 SHT 5 of 6 NOV 15, 2012

CONSTRUCTION AND FABRICATION NOTES:

1) ALL EXPOSED CONCRETE SURFACES SHALL MATCH GRADE, COLOR, AND FINISH OF ADJACENT CURB AND SIDEWALK.
2) STEEL SURFACE PREPARATION SHALL MEET SSPC-SP6 STANDARD.
3) PAINT STEEL SURFACES WITH ONE COAT OF RED OXIDE AND TWO FINISH COATS OF ALUMINUM PAINT (AASHTO M69)
4) ALL CONCRETE SHALL BE IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. IF THE PROJECT HAS GONE THROUGH THE DEVELOPMENT REVIEW PROCESS, CONCRETE SHALL BE IN ACCORDANCE WITH THE APPROVED PLANS AND DEVELOPMENT SERVICE DEPARTMENT'S APPROVALS.
5) CONCRETE SHALL BE PLACED ON PREPARED SUBGRADE IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. IF THE PROJECT HAS GONE THROUGH THE DEVELOPMENT REVIEW PROCESS, SUBGRADE SHALL BE IN ACCORDANCE WITH THE APPROVED PLANS AND DEVELOPMENT SERVICE DEPARTMENT'S APPROVALS.

INSTALLATION NOTES:

1) INSTALL ½" EXPANSION JOINT BETWEEN CULVERT AND SIDEWALK.

ORIENTATION 1

2) INSTALL PLATE ASSEMBLY D BY SLIDING THE ATTACHED SLOTTED BRACKET UNDER THE PREVIOUS PLATE ASSEMBLY ENGAGING THE BOLTS OF THE PREVIOUS ASSEMBLY WITH THE BRACKET.
3) REPEAT THIS PROCEDURE UNTIL SUFFICIENT PL-D ASSEMBLIES HAVE BEEN INSTALLED TO SPAN THE DISTANCE FROM THE BACK OF CURB TO THE OPPOSITE SIDE OF THE SIDEWALK.
4) INSTALL A SUPPORT BRACKET UNDER THE LAST PL-D ASSEMBLY BY ENGAGING THE PL-D ASSEMBLY BOLTS IN THE SLOTS OF THE SUPPORT BRACKET.
5) ANCHOR THE SUPPORT BRACKET WITH TWO EXPANSION ANCHORS.

ORIENTATION 2

6) INSTALL PLATE ASSEMBLY D BY SLIDING THE ATTACHED SLOTTED BRACKET UNDER THE PREVIOUS PLATE ASSEMBLY ENGAGING THE BOLTS OF THE PREVIOUS ASSEMBLY WITH THE BRACKET.
7) REPEAT THIS PROCEDURE UNTIL SUFFICIENT PL-D ASSEMBLIES HAVE BEEN INSTALLED TO SPAN THE DISTANCE FROM THE BACK OF CURB TO THE OPPOSITE SIDE OF THE SIDEWALK.
8) INSTALL ONE PL-H ASSEMBLY IN THE SAME MANNER.
9) INSTALL A SUPPORT BRACKET UNDER THE PL-H ASSEMBLY BY ENGAGING THE PL-H ASSEMBLY BOLTS IN THE SLOTS OF THE SUPPORT BRACKET.
10) ANCHOR THE SUPPORT BRACKET WITH TWO EXPANSION ANCHORS.

ORIENTATION 3

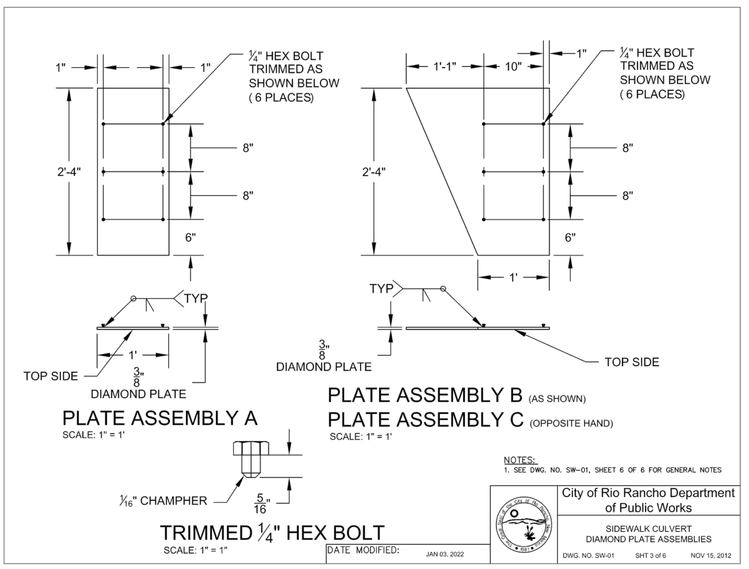
11) INSTALL PLATE ASSEMBLY D BY SLIDING THE ATTACHED SLOTTED BRACKET UNDER THE PREVIOUS PLATE ASSEMBLY ENGAGING THE BOLTS OF THE PREVIOUS ASSEMBLY WITH THE BRACKET.
12) REPEAT THIS PROCEDURE UNTIL SUFFICIENT PL-D ASSEMBLIES HAVE BEEN INSTALLED TO SPAN THE DISTANCE FROM THE BACK OF CURB TO THE OPPOSITE SIDE OF THE SIDEWALK.
13) INSTALL ONE PL-E ASSEMBLY IN THE SAME MANNER.
14) INSTALL A SUPPORT BRACKET UNDER THE PL-E ASSEMBLY BY ENGAGING THE PL-H ASSEMBLY BOLTS IN THE SLOTS OF THE SUPPORT BRACKET.
15) ANCHOR THE SUPPORT BRACKET WITH TWO EXPANSION ANCHORS.

DATE MODIFIED: JAN 03, 2022

City of Rio Rancho Department of Public Works

SIDEWALK CULVERT NOTES

DWG. NO. SW-01 SHT 6 of 6 NOV 15, 2012



NOTES:
1. SEE DWG. NO. SW-01, SHEET 6 OF 6 FOR GENERAL NOTES

DATE MODIFIED: JAN 03, 2022

City of Rio Rancho Department of Public Works

SIDEWALK CULVERT DIAMOND PLATE ASSEMBLIES

DWG. NO. SW-01 SHT 3 of 6 NOV 15, 2012

DETAILS 2

C-501

date	September 23, 2025
checked by	JMS
drawn by	CLS
project no	2507 / CDS-0032501
issue	100% CD's

revisions		
mark	date	description

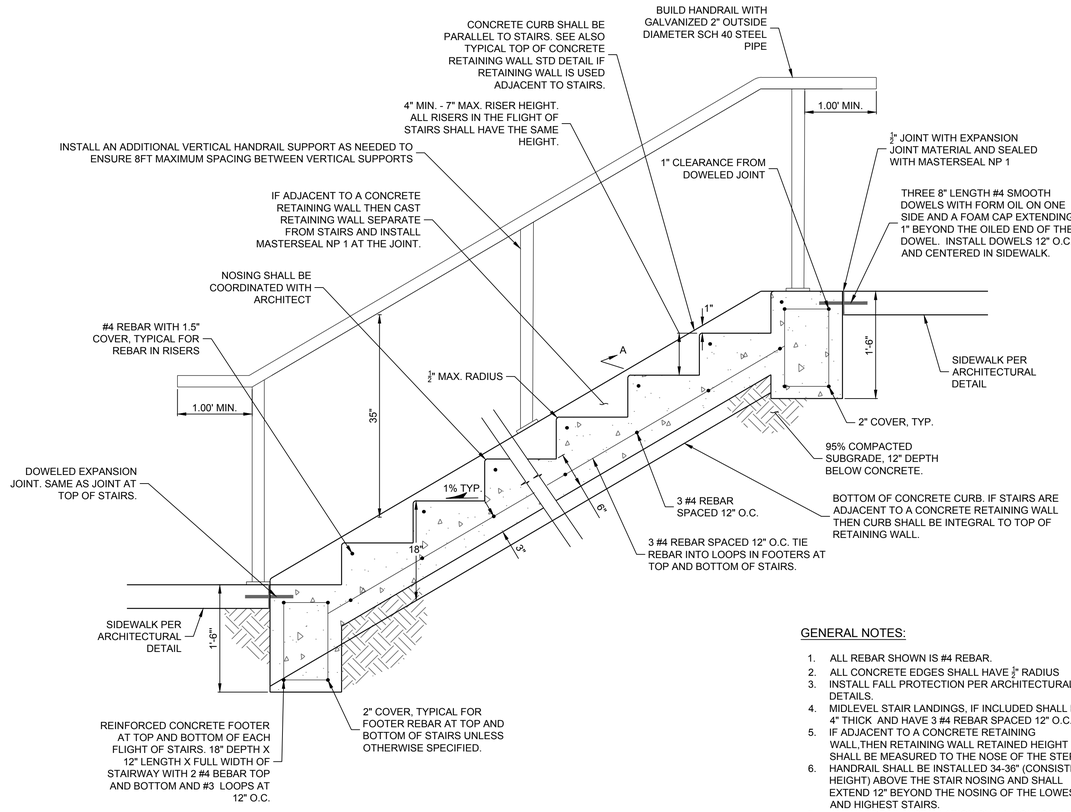
October 7, 2025

4450 Sundt Road NE
Rio Rancho, NM 87124
NEW GYMNASIUM

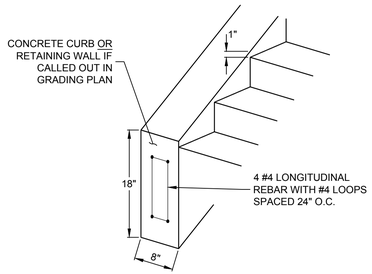
THE ASK ACADEMY
A STEM INNOVATION

CDS
COMMUNITY DESIGN SOLUTIONS, LLC
9384 VALLEY VIEW DR. NW, SUITE 100
ALBUQUERQUE, NEW MEXICO 87114
PHONE: (505)366-4187

ARIA
STUDIO CONSULTANTS, INC
1801 Lomas Blvd. NW
Albuquerque, NM 87104
Daniel@ariasdnc.com (505) 506-2314



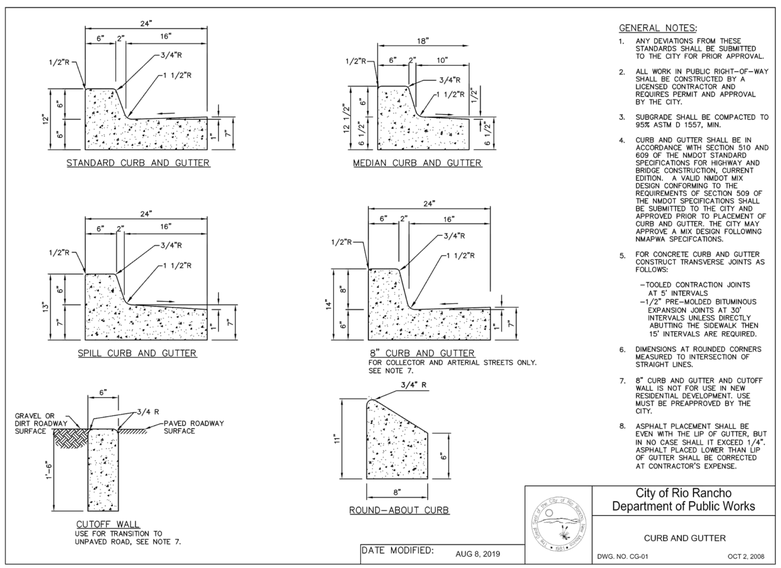
STAIR ON GRADE DETAIL
Scale: NTS



SECTION A:
CONCRETE CURB ISOMETRIC VIEW

GENERAL NOTES:

1. ALL REBAR SHOWN IS #4 REBAR.
2. ALL CONCRETE EDGES SHALL HAVE ¾" RADIUS
3. INSTALL FALL PROTECTION PER ARCHITECTURAL DETAILS.
4. MIDLEVEL STAIR LANDINGS, IF INCLUDED SHALL BE 4" THICK AND HAVE 3 #4 REBAR SPACED 12" O.C.
5. IF ADJACENT TO A CONCRETE RETAINING WALL,THEN RETAINING WALL RETAINED HEIGHT SHALL BE MEASURED TO THE NOSE OF THE STEPS.
6. HANDRAIL SHALL BE INSTALLED 34-36" (CONSISTENT HEIGHT) ABOVE THE STAIR NOSING AND SHALL EXTEND 12" BEYOND THE NOSING OF THE LOWEST AND HIGHEST STAIRS.
7. ALL HANDRAIL INSTALLATION SHALL CONFORM TO ADA STANDARDS.
8. WHERE STAIRS ARE ADJACENT TO AND ABOVE A CONCRETE RETAINING WALL, THE HANDRAIL SHALL BE ATTACHED TO THE TOP OF THE CONCRETE RETAINING WALL.
9. WHERE STAIRS ARE ADJACENT TO AND BELOW A CONCRETE RETAINING WALL, THE HANDRAIL SHALL BE MOUNTED TO THE FACE OF THE RETAINING WALL. IF THE RETAINING WALL BECOMES SUFFICIENTLY SHORT THAT THE HANDRAIL CAN NO LONGER BE FACE MOUNTED, THEN THE RAILING SHALL TRANSITION TO POLE MOUNTS. THE POLE MOUNTS SHALL BE ATTACHED TO THE TOP OF THE RETAINING WALL. CONTRACTOR SHALL COORDINATE WITH ARCHITECT FOR HANDRAIL TYPE AND INSTALLATION.
10. WHERE STAIRS ARE ADJACENT TO AND BELOW A CONCRETE RETAINING WALL, THE FOOTING OF THE CONCRETE RETAINING WALL SHALL BE DEEPENED TO PASS BENEATH THE CONCRETE STAIRS.
11. WHERE STAIRS ARE ADJACENT TO AND ABOVE A CONCRETE RETAINING WALL THE WALL SHALL TAKE THE PLACE OF THE CONCRETE CURB. EXTEND TOP OF RETAINING WALL 1" TO PROVIDE 1" REVEAL ABOVE STAIR NOSING.



GENERAL NOTES:

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

City of Rio Rancho
Department of Public Works

CURB AND GUTTER

DWG. NO. CG-01 OCT 2, 2008

DATE MODIFIED: AUG 8, 2019

ARIA
STUDIO CONSULTANTS, INC
1801 Lomas Blvd. NW
Albuquerque, NM 87104
Daniel@ariascinc.com (505) 506-2314

CDS
COMMUNITY DESIGN SOLUTIONS, LLC
9384 VALLEY VIEW DR NW, SUITE 100
ALBUQUERQUE, NEW MEXICO 87114
PHONE: (505)366-4187

THE ASK ACADEMY
A STEM INNOVATION
SKILLS KNOWLEDGE ATTITUDE

4450 Sundt Road NE
Rio Rancho, NM 87124

NEW GYMNASIUM

JOHN M. STAPLETON NEW MEXICO 30170 PROFESSIONAL ENGINEER

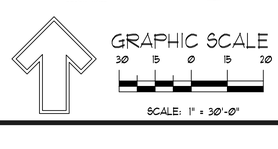
October 7, 2025

mark	date	description
revisions		
issue		100% CD's
project no		2507 / CDS:0032501
drawn by		CLS
checked by		JMS
date		September 23, 2025

DETAILS 3

C-502





PLANT SCHEDULE

SYMBOL	QTY	SIZE	COMMON / BOTANICAL NAME	WATER USE	DIMS	COVERAGE	TOTAL COVERAGE
TREES							
	2	4'-6'	Austrian Pine Pinus nigra	Medium	40'x25'	491	982
	1	2" Cal.	Chinese Pistache Pistacia chinensis	Low - Medium	35'x35'	961	961
	5	2" Cal.	Gambel Oak Quercus gambelii	Low - Medium	25'x25'	491	2,455
	5	2" Cal.	Paul's Scarlet English Hawthorn Crataegus laevigata 'Paul's Scarlet'	Medium	20'x20'	314	1,570
	2	2" Cal.	Pink Locust Robinia x ambigua	Low - Medium	35'x25'	491	982
	2	2" Cal.	Redbud Cercis canadensis 'Pink Pom Poms'	Very low - Medium	25'x20'	314	628
	10	3" Cal. *See Note	Urban Pinnacle® Oak Quercus macrocarpa 'JFS-KW3'	Medium	50'x25'	491	4910
	24	10' Ht. *See Note	Wichita Blue Juniper Juniperus scopulorum 'Wichita Blue'	Low - Medium	20'x8'	50	1200
	51		SUBTOTAL			Total:	13,688
SHRUBS							
	3	5 gal.	Blue Mist Bluebeard Caryopteris x clandonensis 'Blue Mist'	Low - Medium	3'x5'	20	60
	29	5 gal.	Buffalo Juniper Juniperus sabina 'Buffalo'	Low	1'x8'	50	1450
	9	5 gal.	Desert Zinnia Zinnia acerosa	Very low - Medium	3'x2'	3	27
	2	5 gal.	Dwarf Butterfly Bush Buddleja davidi	Medium	5'x1'	38	76
	12	5 gal.	Feather Reed Grass Calamagrostis arundinacea		3'x2'	3	36
	5	5 gal.	Fernbush Chamaebatiaria millefolium	Very low - Low	5'x6'	28	140
	6	5 gal.	Indian Hawthorn Rhaphiolepis indica	Low - Medium	3'x4'	13	78
	11	5 gal.	Knock Out Rose Rosa shrub 'Knock Out'	Medium	4'x5'	20	220
	2	5 gal.	Palm Yucca Yucca faxoniana	Very low - Low	12'x6'	28	56
	9	5 gal.	Rocky Mountain Bee Plant Cleomella serrulata		3'x2'	3	27
	39	5 gal.	Sweet Alyssum Lobularia maritima	Medium	0.5'x1'	1	39
	20	5 gal.	Wintergreen Barberry Berberis julianae	Medium	5'x5'	20	400
	147		SUBTOTAL			Total:	2603

* Note:Landscape buffer areas shall include a minimum of one buffer tree per 25 feet, or an approved equivalent density. Minimum tree size shall be 3-inch caliper, 30-inch boxed variety or 30-gallon container, or at least 10 feet in height.(Per Parks, Community & Recreation Services comment)

10/21/2025

	12	2-3cf	Boulders *To be placed at contractor discretion*
	14,086		Landscape Gravel / No Filter Fabric *3/4" Crushed Grey* *Submit samples of gravel and cobble for approval*
	14,086		Total Landscape Area Provided

LANDSCAPE CALCULATIONS

TOTAL LOT AREA (sf)	68,738
LANDSCAPE REQUIREMENT	X0.10
TOTAL LANDSCAPE REQUIRED (10%)	6,874
TOTAL ON-SITE LANDSCAPE PROVIDED	12,841
TOTAL LIVE PLANT COVER REQUIRED (75%)	8,099
TOTAL LIVE PLANT COVER PROVIDED	16,297

36 PARKING SPACES
PARKING TREE REQUIRED 4
PROVIDED 4

LANDSCAPE NOTES:
Landscape maintenance shall be the responsibility of the Property Owner. The Property Owner shall maintain landscaping in a living, healthy, and attractive condition.

It is the intent of this plan to comply with the City Of Rio Rancho Ordinance.

It is the intent of this plan to comply with the City of Rio Rancho Landscape Regulations Applicable to Apartments and Nonresidential.

Water management is the sole responsibility of the Property Owner.

Landscape Gravel a minimum depth of 3". Contractor shall supply to the owner samples and prices of various gravel samples for approval prior to installing.

Landscape shall be watered by a complete underground irrigation system operated by automatic timer.
Trees shall have Netafim and shrubs shall have a minimum of 2 emitters per shrub.

Trees and shrubs shall be zoned separately.

Point of connection for irrigation system is unknown at current time and shall be coordinated between the Landscape Contractor and the General Contractor of the project prior to construction.

Landscaping shall be installed according to the approved plan: installation shall be completed within 60 days of the related building's occupancy.

No substitutions or alterations to this plan without the express written permission of the Landscape Architect, and approval of the City of Rio Rancho, approved permit set.

ARIA
STUDIO CONSULTANTS, INC
1801 Lomas Blvd. NW
Albuquerque, NM 87104
Daniel@ariascinc.com (505) 506-2314

Mitchell Associates, inc
Landscape Architecture
Danny Mitchell
danny@mitchellassociatesinc.com 505.639.9583

THE ASK ACADEMY
A STEM INNOVATION
SKILLS KNOWLEDGE ATTITUDE

4450 Sundt Road NE
Rio Rancho, NM 87124

NEW GYMNASIUM

Landscape Architect

STATE OF NEW MEXICO
DANNY D. MITCHELL
239
REGISTERED LANDSCAPE ARCHITECT

10/21/2025

Copyright Mitchell Associates inc all rights reserved
Architect/Engineer Seal

mark	date	description
⚠	10/21/2025	

revisions	
issue	
project no	
drawn by	FV
checked by	D. Mitchell
date	10/21/2025

Landscape Plan

Project NO: 2025-016

DRAWING NO: LS-101



IRRIGATION LEGEND

	COMPONENT	MANUFACTURER	SIZE / NOTES
⊡	POINT OF CONNECTION, PROVIDED BY OTHERS	SEE CIVIL PLANS	1"
▢	IRRIGATION CONTROLLER	RAINBIRD	As Required
⧗	BACKFLOW PREVENTION DEVICE AVB	FEBCO (OR EQUAL)	1"
⊕	SHUTOFF VALVE	RAINBIRD	1"
	MAINLINE	Sch 40 PVC	1"
	ELECTRIC ZONE VALVE	RAINBIRD	3/4" with Pressure Regulation and Y Filter
	SLEEVES	Class 200 PVC	2 SIZES LARGER THAN PIPE TO BE SLEEVED.
	Drip Line, Tree Netafim Rings	Class 200 PVC	1"
	Drip Line, Shrub Drip Emitter Line	Polyline	3/4"- 1"
⊙	Netafim Tree Irrigation Lines	RAINBIRD,	SEE DETAIL

Size Equipment as Required for Flow Rate

10/21/2025 ⚠

* Note:
Per Parks, Community & Recreation Services comment the irrigation backflow preventer will need to be registered and tested per ordinance 540.

GENERAL NOTES

1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, EQUIPMENT QUANTITIES, AND UTILITY LOCATIONS PRIOR TO BEGINNING WORK.
2. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES IN PLANS OR SPECIFICATIONS PRIOR TO BEGINNING OR CONTINUING WORK.
3. THE IRRIGATION CONTRACTOR SHALL MAKE NO SUBSTITUTIONS, DELETIONS, OR ADDITIONS TO THIS PLAN WITHOUT APPROVAL OF THE LANDSCAPE ARCHITECT.
4. ALL CONSTRUCTION SHALL CONFORM TO CITY, COUNTY, STATE, AND FEDERAL REQUIREMENTS. IT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO ENSURE THAT ALL IRRIGATION EQUIPMENT MEETS GOVERNMENT REGULATIONS. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR OBTAINING ANY NECESSARY PERMITS OR APPROVALS.
5. THIS PLAN IS SCHEMATIC AND DUE TO THE NATURE OF CONSTRUCTION SLIGHT FIELD MODIFICATIONS MAY BE NECESSARY TO IMPLEMENT PLAN.
6. IRRIGATION SYSTEMS CONNECTED TO POTABLE WATER SUPPLY, SHALL HAVE A BACKFLOW PREVENTER INSTALLED.
7. IRRIGATION LATERAL LINES, MAIN LINES AND EQUIPMENT MAY BE SHOWN OUTSIDE PROPERTY LINES ON THIS PLAN. ALL IRRIGATION LINES AND EQUIPMENT ARE TO BE WITHIN AND INSTALLED WITHIN THE LIMITS OF THE PROPERTY LINE.
8. ALL IRRIGATION SLEEVING TO BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR. ELECTRICAL WIRES FOR IRRIGATION VALVES AND IRRIGATION LINES ARE TO BE PLACED IN SEPARATE SLEEVES. SEE SLEEVING DETAIL.
9. SUPPLY LINE AND WATER METER TO BE PROVIDED BY OWNER. BACKFLOW PREVENTOR TO BE PROVIDED BY IRRIGATION CONTRACTOR. IRRIGATION CONTRACTOR'S POINT OF CONNECTION TO BEGIN DOUNSTREAM OF THE IRRIGATION WATER METER.

GENERAL NOTES

Irrigation shall be a complete underground system.

Trees and shrubs shall be on separate valves.

Point of connection for irrigation system shall be as indicated on the Utility Plan, Civil drawings. Landscape Contractor point of connection and responsibility shall begin downstream of the point of connection.

Irrigation will be operated by smart irrigation system automatic controller, capable of multi-programming ability.

Location of controller to be field determined and power source for controller to be provided by the owner.

Irrigation maintenance shall be the responsibility of the Property Owner.

Water and Power source for irrigation system shall be the responsibility of the Property Owner.

GRAPHIC SCALE
30 15 0 15 30
SCALE: 1" = 30'-0"

ARIA
STUDIO CONSULTANTS, INC
1801 Lomas Blvd. NW
Albuquerque, NM 87104
Daniel@ariascinc.com (505) 506-2314

Mitchell Associates, inc
Landscape Architecture
Danny Mitchell
danny@mitchellassociatesinc.com 505.639.9583

THE ASK ACADEMY
A STEM INNOVATION
SKILLS KNOWLEDGE ATTITUDE

4450 Sundt Road NE
Rio Rancho, NM 87124

NEW GYMNASIUM

Landscape Architect
STATE OF NEW MEXICO
DANNY D. MITCHELL
639
REGISTERED LANDSCAPE ARCHITECT
10/21/2025

Copyright Mitchell Associates inc all rights reserved

Architect/Engineer Seal

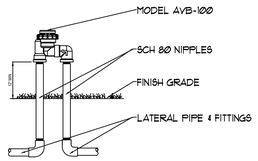
mark	date	description
⚠	10/21/2025	

revisions	
issue	
project no	
drawn by	FV
checked by	D. Mitchell
date	10/21/2025

Irrigation Plan

Project NO: 2025-026

DRAWING NO: **LS-102**

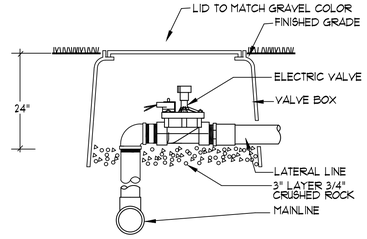


NOTE:
ATMOSPHERIC VACUUM BREAKERS SHOULD BE INSTALLED 6 - 12" ABOVE THE HIGHEST SPRINKLER HEAD WITHIN THE ZONE, OR, ACCORDING TO LOCAL CODE.

NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWINGS.
3. CONTRACTORS NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info REFERENCE NUMBER 901-085n.

AVB VALVES-AVB IN / SCH 80 NIPPLE RISERS

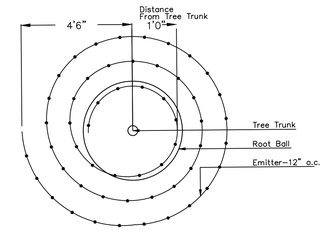
N.T.S.



ELECTRIC VALVE ASSEMBLY

N.T.S.

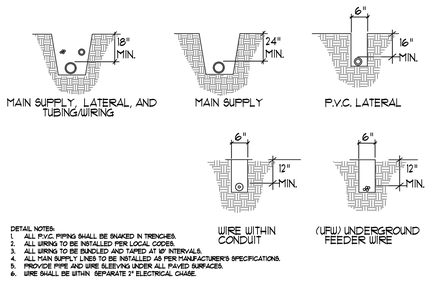
NOTE: ALL IRRIGATION COMPONENTS WILL USE RECLAIMED WATER WHEN IT BECOMES AVAILABLE TO MESA DEL SOL



Netafim Spiral Detail

NETAFIM DETAIL

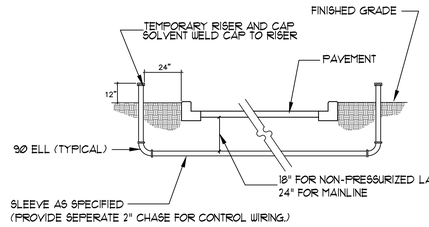
N.T.S.



DETAIL NOTES:
1. ALL P.V.C. PIPING SHALL BE SNAKED IN TRENCHES.
2. ALL WIRING TO BE INSTALLED PER LOCAL CODES.
3. ALL WIRING TO BE BUNDLED AND TAPED AT 10' INTERVALS.
4. ALL MAIN SUPPLY LINES TO BE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS.
5. PROVIDE PIPE AND WIRE SLEEVING UNDER ALL PAVED SURFACES.
6. WIRE SHALL BE WITHIN SEPARATE 3" ELECTRICAL CHASE.

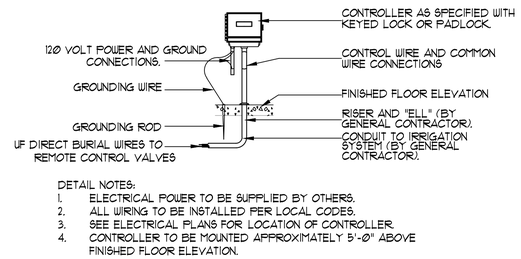
TRENCHING DETAIL

N.T.S.



SLEEVE INSTALLATION DETAIL

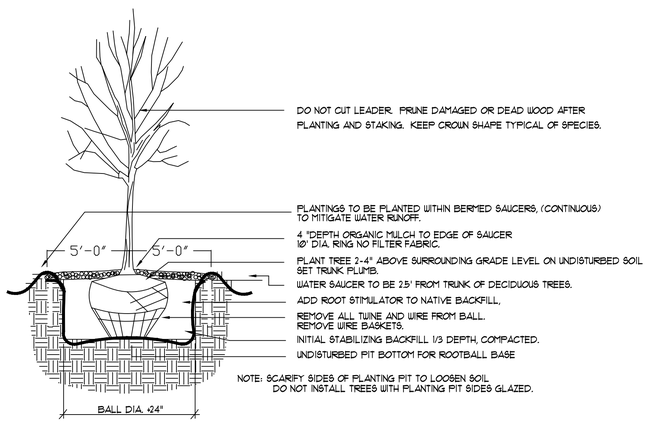
N.T.S.



DETAIL NOTES:
1. ELECTRICAL POWER TO BE SUPPLIED BY OTHERS.
2. ALL WIRING TO BE INSTALLED PER LOCAL CODES.
3. SEE ELECTRICAL PLANS FOR LOCATION OF CONTROLLER.
4. CONTROLLER TO BE MOUNTED APPROXIMATELY 5'-0" ABOVE FINISHED FLOOR ELEVATION.

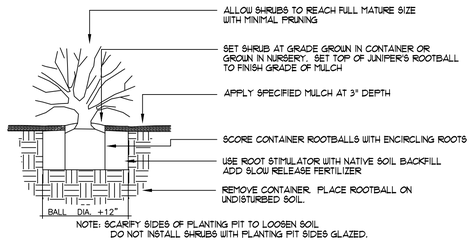
CONTROLLER DETAIL

N.T.S.



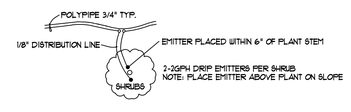
TREE PLANTING DETAIL

N.T.S.



SHRUB PLANTING DETAIL

N.T.S.



SHRUB EMITTER PLACEMENT DETAIL

N.T.S.

ARIA
STUDIO CONSULTANTS, INC
1801 Lomas Blvd. NW
Albuquerque, NM 87104
Daniel@ariascinc.com (505) 506-2314

Mitchell Associates, inc
Landscape Architecture
Danny Mitchell
danny@mitchellassociatesinc.com 505.639.9583

THE ASK ACADEMY
A STEM INNOVATION
SKILLS KNOWLEDGE ATTITUDE

4450 Sundt Road NE
Rio Rancho, NM 87124

NEW GYMNASIUM

Landscape Architect

STATE OF NEW MEXICO
DANNY D. MITCHELL
239
REGISTERED LANDSCAPE ARCHITECT

10/21/2025

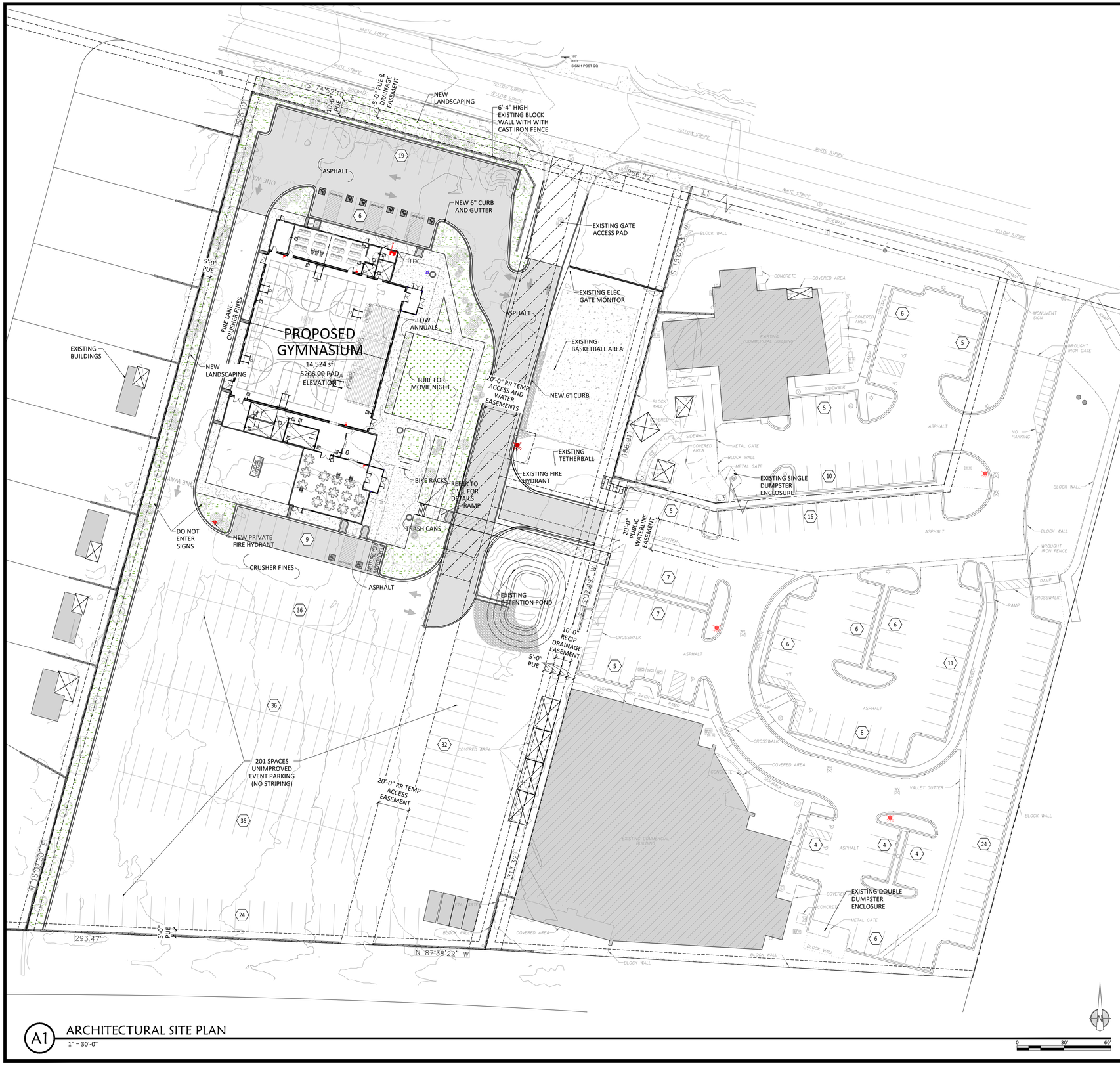
Copyright Mitchell Associates Inc all rights reserved
Architect/Engineer Seal

mark	date	description
revisions		
issue		
project no		
drawn by	PV	
checked by	D. Mitchell	
date	10/21/2025	

Landscape Details

Project NO: 2025-026

DRAWING NO: LS-103



A1 ARCHITECTURAL SITE PLAN

1" = 30'-0"

PROJECT INFORMATION

PROJECT ADDRESS	4450 Sundt Rd NE, Rio Rancho, New Mexico
LEGAL DESCRIPTION	TRACT 2-A-1 OF THE TEXICO CONFERENCE CENTER
UPC	1014069249435
LOT AREA	3.46 ACRES (150,717.6 SF)
BUILDING	14,549 GROSS SF
LOT TO BLDG RATIO	10.4
USE CLASSIFICATION	A-4 ASSEMBLY FOR SCHOOL

SITE PLAN NOTES

A. GYMNASIUM TO USE EXISTING SCHOOL WASTE ENCLOSURES.
B. REFER TO SURVEY FOR ALL RECORDED EASEMENTS
C. REFER TO ENLARGED SITE PLAN AS111 FOR DIMENSIONS
D. EXISTING DUMPSTERS (3) ON LOTS TO THE EAST (SAME OWNER) TO BE SHARED, AGREEMENT PROVIDED
E. KNOX BOXES SHALL BE KEYED TO THE CITY OF RIO RANCHO/RIO RANCHO FIRE RESCUE. CONTACT FMO OFFICE WHEN KNOX BOXES ARE INSTALLED
F. FIRE LANES ARE REQUIRED, REFER TO FIRE 1 PLAN

PARKING CALCULATIONS

NUMBER OF SPACES PER BUILDING TYPE

	REQUIRED
GYMNASIUM - 1 SPACE EVERY 4 SEATS	92
1 SPACE FOR EVERY 40 SF OF GYM FLOOR (5334)	133
PUBLIC SPACES - 1 SPACE FOR EVERY 300 SQUARE FEET	9
TOTAL REQUIRED	234 SPACES
25% OF REQUIRED FOR SHARED PARKING	58 SPACES
ADJACENT SCHOOL SITE (SAME OWNER)	140 SPACES
	PROVIDED
	34 AT BUILDING
UNIMPROVED SPACE AS SHOWN	200 EVENT PARKING
TOTAL PROVIDED	234 SPACES

MOTORCYCLE SPACES	2	
ADA PARKING SPACES	8	AT BUILDING (2 REQ'D TO BE VAN ACCESSIBLE)
BICYCLE PARKING	5	NO LESS THAN TWO SPACES AND UP TO TWO PERCENT OF THE REQUIRED AUTOMOTIVE SPACES

PROJECT LOCATION



ARIA
STUDIO CONSULTANTS, INC
1801 Lomas Blvd. NW
Albuquerque, NM 87104
Daniel@ariascinc.com (505) 506-2314

THE ASK ACADEMY
A STEM INNOVATION
SKILLS KNOWLEDGE ATTITUDE

4450 Sundt Road NE
Rio Rancho, NM 87124

NEW GYMNASIUM

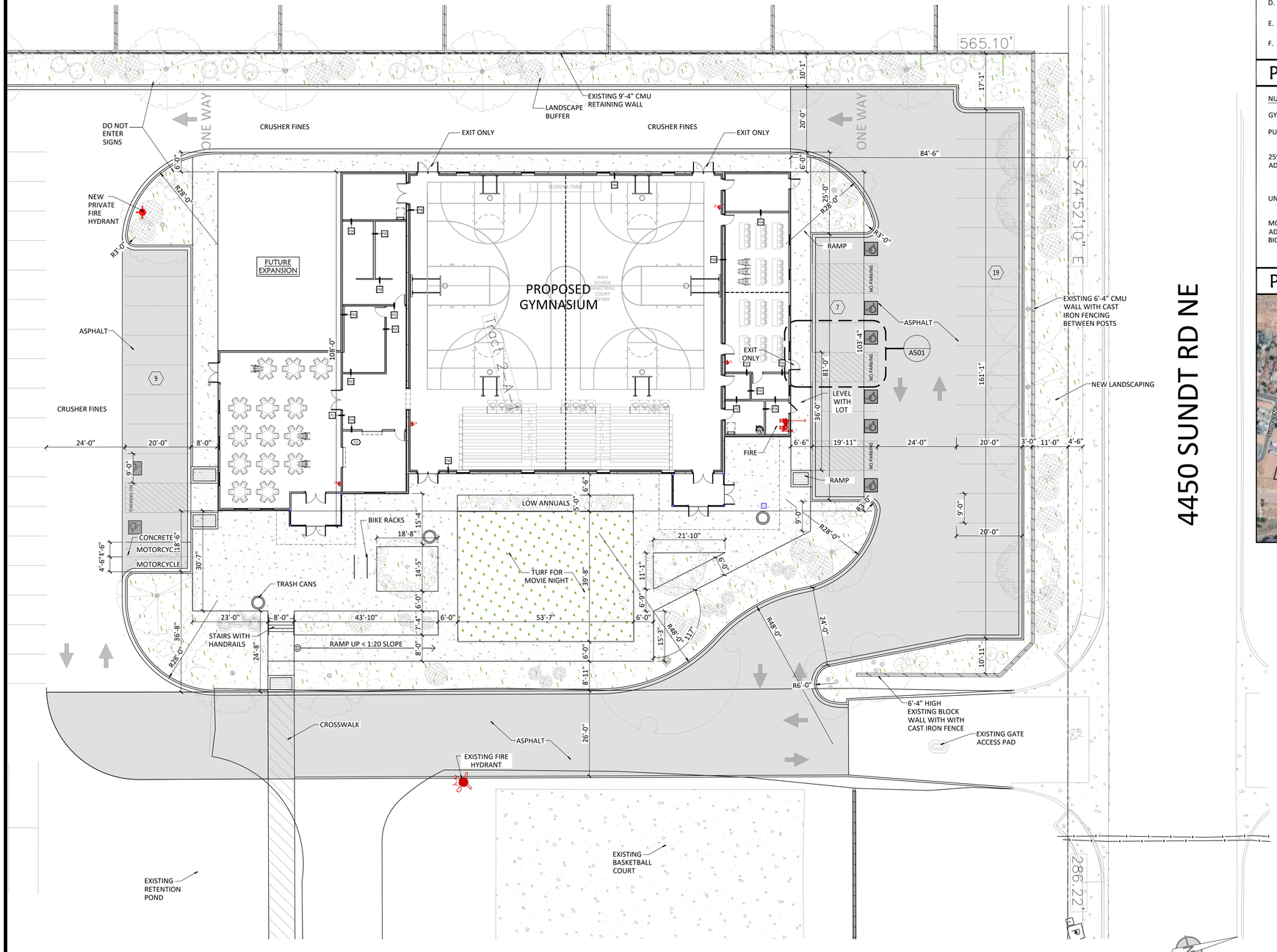
STATE OF NEW MEXICO
DANIEL PUZAK
NO. 5317
09/29/25
REGISTERED ARCHITECT

Architect/Engineer Seal

mark	date	description
revisions		
issue		100% CDs
project no		2507
drawn by		D WEST
checked by		DGP
date		September 29, 2025

ARCHITECTURAL SITE PLAN OVERALL

AS101



A1 ARCHITECTURAL SITE PLAN ~ ENLARGED

1" = 16'-0"

0 8' 16' 32'

PROJECT INFORMATION

PROJECT ADDRESS	4450 Sundt Rd NE, Rio Rancho, New Mexico
LEGAL DESCRIPTION	TRACT 2-A-1 OF THE TEXICO CONFERENCE CENTER
UPC	1014069249435
LOT AREA	3.46 ACRES (150,717.6 SF)
BUILDING	14,549 GROSS SF
LOT TO BLDG RATIO	10.4
USE CLASSIFICATION	A-4 ASSEMBLY FOR SCHOOL

SITE PLAN NOTES

A. GYMNASIUM TO USE EXISTING SCHOOL WASTE ENCLOSURES.
B. REFER TO SURVEY FOR ALL RECORDED EASEMENTS
C. REFER TO ENLARGED SITE PLAN AS111 FOR DIMENSIONS
D. EXISTING DUMPSTERS (3) ON LOTS TO THE EAST (SAME OWNER) TO BE SHARED, AGREEMENT PROVIDED
E. KNOX BOXES SHALL BE KEYED TO THE CITY OF RIO RANCHO/RIO RANCHO FIRE RESCUE. CONTACT FMO OFFICE WHEN KNOX BOXES ARE INSTALLED
F. FIRE LANES ARE REQUIRED, REFER TO FIRE 1 PLAN

PARKING CALCULATIONS

NUMBER OF SPACES PER BUILDING TYPE

	REQUIRED
GYMNASIUM - 1 SPACE EVERY 4 SEATS	92
1 SPACE FOR EVERY 40 SF OF GYM FLOOR (5334)	133
PUBLIC SPACES - 1 SPACE FOR EVERY 300 SQUARE FEET	9
TOTAL REQUIRED	234 SPACES
25% OF REQUIRED FOR SHARED PARKING	58 SPACES
ADJACENT SCHOOL SITE (SAME OWNER)	140 SPACES

	PROVIDED	
UNIMPROVED SPACE AS SHOWN	34	AT BUILDING
	200	EVENT PARKING
TOTAL PROVIDED	234 SPACES	

MOTORCYCLE SPACES	2	
ADA PARKING SPACES	8	AT BUILDING (2 REQ'D TO BE VAN ACCESSIBLE)
BICYCLE PARKING	5	NO LESS THAN TWO SPACES AND UP TO TWO PERCENT OF THE REQUIRED AUTOMOTIVE SPACES

PROJECT LOCATION



ARIA
STUDIO CONSULTANTS, INC
1801 Lomas Blvd. NW
Albuquerque, NM 87104
Daniel@ariascinc.com (505) 506-2314

THE ASK ACADEMY
A STEM INNOVATION

4450 Sundt Road NE
Rio Rancho, NM 87124

NEW GYMNASIUM

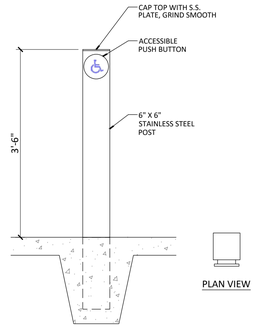
STATE OF NEW MEXICO
DANIEL PUZAK
NO. 5317
09/29/25
REGISTERED ARCHITECT

Architect/Engineer Seal

mark	date	description
revisions		
issue		100% CDs
project no		2507
drawn by		DGW
checked by		DGP
date		September 29, 2025

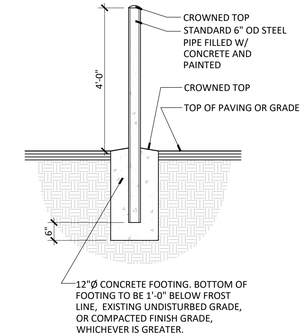
ARCHITECTURAL SITE PLAN ENLARGED

AS111



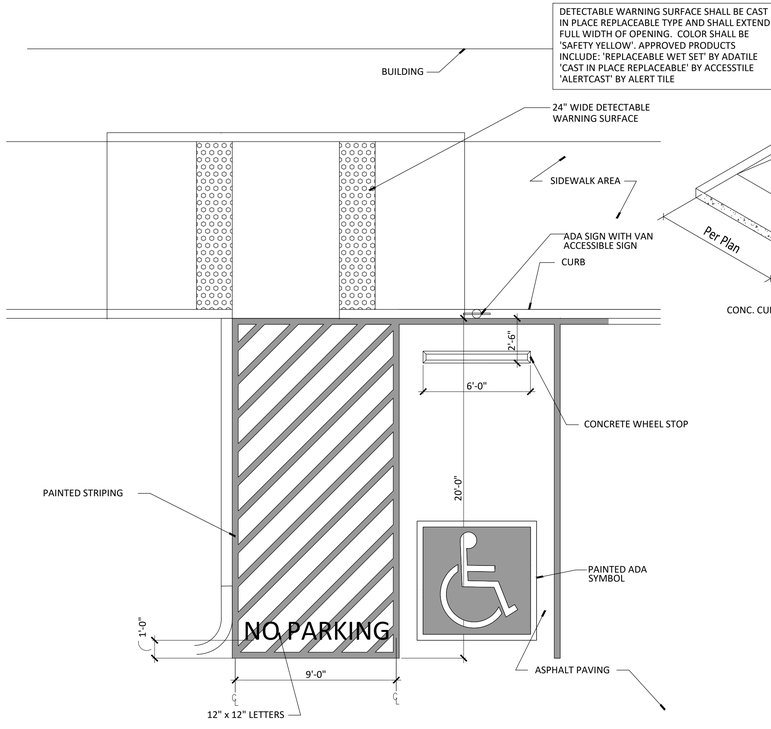
C4 ADA DOOR ACTIVATION POST

1/2" = 1'-0"



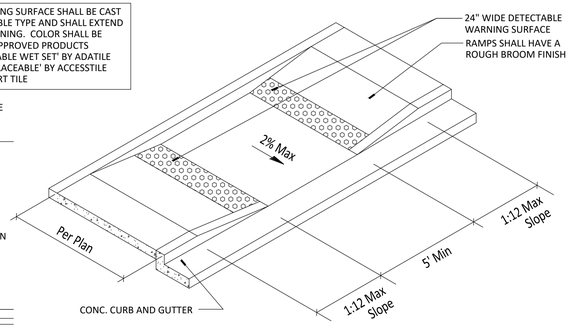
C5 TYPICAL BOLLARD DETAIL

1/2" = 1'-0"



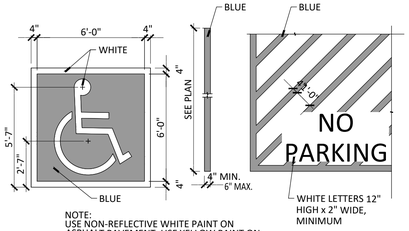
A1 TYPICAL ADA PARKING SPACE

1/4" = 1'-0"



B3 TYPICAL ADA RAMP

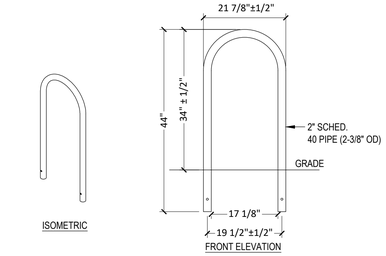
1/4" = 1'-0"



NOTE:
USE NON-REFLECTIVE WHITE PAINT ON ASPHALT PAVEMENT. USE YELLOW PAINT ON CONCRETE OR OTHER SURFACES WHERE WHITE PAINT DOES NOT PROVIDE SUFFICIENT CONTRAST.

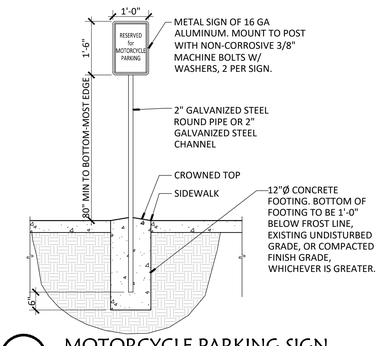
A3 PARKING LOT STRIPING

1/4" = 1'-0"



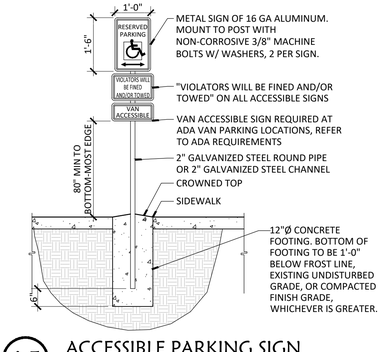
A4 BICYCLE RACK DETAIL

1/2" = 1'-0"



B5 MOTORCYCLE PARKING SIGN

1/2" = 1'-0"



A5 ACCESSIBLE PARKING SIGN

1/2" =1'-0"

ARIA
STUDIO CONSULTANTS, INC
1801 Lomas Blvd. NW
Albuquerque, NM 87104
Daniel@ariascinc.com (505) 506-2314

THE ASK ACADEMY
A STEM INNOVATION
SKILLS KNOWLEDGE ATTITUDE

4450 Sundt Road NE
Rio Rancho, NM 87124

NEW GYMNASIUM

STATE OF NEW MEXICO
DANIEL PUZAK
NO. 5317
09/29/25
REGISTERED ARCHITECT

Architect/Engineer Seal

mark	date	description
revisions		
issue		100% CDs
project no		2507
drawn by		D WEST
checked by		DGP
date		September 29, 2025

SITE DETAILS

AS501

GENERAL STRUCTURAL NOTES

1. CODES AND MANUALS:
INTERNATIONAL BUILDING CODE, 2021 EDITION
MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES, ASCE 7-16,
AISC MANUAL OF STEEL CONSTRUCTION, 9TH EDITION
AISI COLD FORMED STEEL MANUAL, CURRENT EDITION
ACI BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE, ACI 318
AWS D1.1 AND D1.3

2. DESIGN CRITERIA:
A. VERTICAL:
LIVE LOAD
ROOF 20 PSF

Is (IMPORTANCE FACTOR FOR SNOW) 1.1
* LOAD HAS NOT BEEN REDUCED
B. HORIZONTAL LOADS:
(1) WIND*
PROCEDURE PER SECTION 1609
EXPOSURE C
P = WIND PRESSURE xλ Iw
WIND SPEED (ULTIMATE) V3s=115 MPH
WIND PRESSURE : END ZONE (SERVICE) 21.0 PSF
INTERIOR ZONE (SERVICE) 13.9 PSF
HEIGHT & EXPOSURE ADJUSTMENT COEFFICIENT FROM FIGURE 6-2 IN ASCE
IMPORTANCE FACTOR Iw = 1.15
HORIZONTAL WIND LOAD:

	END	INTERIOR
0 - 15 FEET	19.6 PSF	13.0 PSF
15 - 20 FEET	20.9 PSF	13.9 PSF
20 - 25 FEET	21.9 PSF	14.5 PSF
25 - 30 FEET	22.7 PSF	15.0 PSF
30 - 35 FEET	23.7 PSF	16.0 PSF

(2) SEISMIC* V = Sds Ie W/ R
SPECTRAL ACCELERATIONS Ss=0.455
S1=0.148
SITE CLASS D
SEISMIC DESIGN CATEGORY D
IMPORTANCE FACTOR Ie = 1.0
DESIGN SPECTRAL RESPONSE Sds = 0.436
ONE SECOND PERIOD RESPONSE ACCEL. Sd1 = 0.227
RESPONSE MODIFICATION COEFFICIENT R = 3.25
SEISMIC FORCE V = 0.134 X W
* ALLOWABLE 1/3 STRESS INCREASE FOR SEISMIC LOADING
C. ALLOWABLE SOIL BEARING PRESSURE = 2000 PSF

3. GENERAL:
A. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD.
B. SHOP DRAWINGS, IN HARD COPY FORM, SHALL BE FURNISHED AND REVIEWED BEFORE ANY FABRICATION OR ERECTION IS STARTED.
C. THE CONTRACTOR SHALL REVIEW AND APPROVE SHOP DRAWINGS PRIOR TO SUBMITTAL TO THE ARCHITECT FOR REVIEW. POORLY EXECUTED SHOP DRAWINGS WILL BE REJECTED AND REQUIRE RESUBMITTAL.
D. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SAFE AND ADEQUATE SHORING FOR ALL PARTS OF THE STRUCTURE DURING CONSTRUCTION.
E. TEMPORARY PROVISIONS SHALL BE MADE FOR STRUCTURAL STABILITY DURING CONSTRUCTION. THE STRUCTURE SHOWN ON THE DRAWINGS HAS BEEN DESIGNED FOR STABILITY UNDER FINAL CONFIGURATION.
F. THE CONTRACTOR SHALL COORDINATE AND VERIFY ALL OPENINGS IN FLOORS, ROOF, WALLS AND BEAMS WITH THE INDIVIDUAL TRADES.
G. NOTCHING OR CUTTING ANY STRUCTURAL MEMBER IN THE FIELD IS PROHIBITED.
H. THE CONTRACTOR SHALL VERIFY THE SIZE AND LOCATION OF FOUNDATIONS UNDER MECHANICAL AND ELECTRICAL EQUIPMENT AS REQUIRED. NO CONCRETE PADS SHALL BE LOCATED ON ROOF UNLESS SHOWN ON STRUCTURAL DRAWINGS.
I. REMOVAL OF FORMS SHALL BE IN ACCORDANCE WITH ACI 347. WHERE CONCRETE MUST SUPPORT SUPERIMPOSED LOADS PRIOR TO ATTAINING THE SPECIFIED DESIGN STRENGTH, RESHORE CONCRETE IN ACCORDANCE WITH ACI 347. RESHORING SHALL NOT BE REMOVED SOONER THAN 28 DAYS FROM THE DATE OF POUR OR UNTIL CONCRETE HAS ATTAINED THE SPECIFIED DESIGN STRENGTH.
J. THE CONTRACTOR IS HEREBY GRANTED PERMISSION TO CAST FOUNDATIONS AGAINST EXCAVATED VERTICAL SIDE SURFACES PROVIDED ALL THE FOLLOWING CRITERIA ARE ADHERED TO:
(1) SIDE SLOPES OF THE EXCAVATION SHALL BE ABLE TO MAINTAIN VERTICAL SLOPE WITHOUT ANY SLOUGHAGE OF ANY KIND.
(2) BOTTOM WIDTH OF EXCAVATION SHALL BE ONE INCH WIDER ON EACH SIDE.
(3) SIDE WALL OF EXCAVATION SHALL BE BATTERED A MINIMUM OF ONE INCH HORIZONTAL IN TWELVE INCHES OF VERTICAL SURFACE.
(4) THIS PERMISSION IS VOID AND TERMINATED IF SANDY OR LOOSE MATERAIL CONDITIONS ARE ENCOUNTERED.
(5) REBAR SHALL BE PROPERLY ALIGNED AND MAINTAINED.
(6) THE CONTRACTOR SHALL PROVIDE PERSONNEL DURING CONCRETE CASTING OPERATION WHO SHALL BE RESPONSIBLE FOR THE REMOVAL OF ANY SLOUGHAGE FROM THE WE CONCRETE.
(7) THE CONTRACTOR AGREES TO REMOVE AND RECAST ANY FOOTING WHERE THE AVB=OVE CONDITIONS ARE NOT ME AND ADHERED TO.

4. MATERIALS:
A. CAST-IN-PLACE CONCRETE:
(1) ALL CONCRETE SHALL CONFORM TO THE SPECIFICATIONS FOR STRUCTURAL CONCRETE, ACI 301-96.
(2) ALL EXPOSED EDGES OF CONCRETE SHALL HAVE A 3/4" CHAMFER UNLESS NOTED OTHERWISE.
(3) NORMALWEIGHT CONCRETE:
A. F'C = 3000 PSI @ 28 DAYS - ALL INTERIOR CONCRETE (AIR ENTRAINED) IE. , (FOOTINGS, PEDESTALS, STEM WALLS, ETC.)
B. F'C = 3000 PSI @ 28 DAYS - ALL INTERIOR SLABS ON GRADE AND METAL DECK.
C. F'C = 4000 PSI @ 28 DAYS - TILT-UP CONCRETE PANELS AND SITE CONCRETE (AIR ENTRAINED)
(4) FLYASH ADDITIVES MAY NOT EXCEED 20% OF THE CEMENTIIOUS MATERIAL.
(5) THE MAXIMUM WATER TO CEMENTITIOUS MATERIAL RATIO, BY WEIGHT, MAY NOT EXCEED 50%.
(6) USE 4" MAXIMUM SLUMP FOR ALL CONCRETE DESIGN MIXES.

B. REINFORCING STEEL:
(1) ALL REINFORCING STEEL SHALL BE FABRICATED AND PLACED IN ACCORDANCE WITH THE BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (ACI 318) AND THE STANDARD MANUAL (ACI 315-99).
(2) ALL REINFORCING STEEL SHALL CONFORM TO ASTM A615 GRADE 60 EXCEPT STIRRUPS, TIES AND FIELD-BENT BARS WHICH SHALL CONFORM TO ASTM A615 GRADE 40.
(3) ALL SLABS SHALL BE REINFORCED AS SHOWN ON THE DRAWINGS.
(4) WHERE LAPPED SPLICES IN REINFORCING OCCUR, THE MINIMUM LAP SHALL BE MADE AS FOLLOWS UNLESS NOTED OTHERWISE ON DRAWINGS:
A. VERTICAL REINFORCING:30 BAR DIA. (18" MINIMUM)
B. HORIZONTAL REINFORCING:30 BAR DIA. (18" MINIMUM)
(5) ALL HORIZONTAL REINFORCING IN FOOTINGS, BEAMS, AND WALLS SHALL BE CONTINUOUS AROUND CORNERS OR HAVE CORNER BARS OF THE SAME SIZE AND SPACING AS THE HORIZONTAL BARS AND LAP A MINIMUM OF 30 BAR DIAMETERS, (18 INCHES MINIMUM).
(6) CONCRETE COVER FOR REINFORCING SHALL BE AS FOLLOWS UNLESS OTHERWISE NOTED:
A. CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH...3"
B. CONCRETE EXPOSED TO EARTH OR WEATHER:
1. BARS LARGER THAN NO. 5.....2"
2. BARS NO. 5 OR SMALLER.....1 1/2"
(7) FORM TIES SHALL BE EITHER OF THE THREADED OR SNAP-OFF TYPE SO THAT NO METAL WILL BE LEFT WITHIN 1 INCH OF THE SURFACE OF THE WALL.
(8) BAR SUPPORTS AND SPACERS FOR REINFORCING SHALL BE PROVIDED IN ACCORDANCE WITH ACI 315-99. CHAIRS WITH 22 GA. SAND PLATES OR PRECAST BLOCKS SHALL BE PROVIDED FOR ALL REINFORCING OF CONCRETE IN CONTACT WITH GRADE. REINFORCING SHALL BE SECURELY TIED TO SUPPORTS.
(9) REINFORCING SHALL NOT BE TACK WELDED OR WELDED IN ANY MANNER UNLESS SPECIFICALLY DETAILED ON THE STRUCTURAL PLANS.

C. STRUCTURAL AND MISCELLANEOUS STEEL:
(1) ALL STRUCTURAL STEEL SHALL BE DETAILED AND FABRICATED IN ACCORDANCE WITH THE AISC "SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS".
(2) ALL W-SHAPED MEMBERS SHALL CONFORM TO ASTM A992 (Fy=50KSI). ALL CHANNELS, ANGLES, & PLATES SHALL BE ASTM A36 (Fy=36KSI). ALL PIPE STEEL SHALL BE ASTM A501 (Fy=36KSI).
(3) ALL COLD FORMED STRUCTURAL TUBING SHALL CONFORM TO ASTM A500 GRADE B. FY = 46 KSI.
(4) BOLTS SHALL CONFORM TO ASTM A325 TENSION CONTROL BOLTS UNLESS NOTED OTHERWISE, WITH SIZES AS SHOWN ON THE DRAWINGS. WHERE CLEARANCE WITHIN A CONNECTION DOES NOT PERMIT THE USE OF TENSION CONTROL BOLTS, STANDARD A325 BOLTS SHALL BE USED AND INSPECTED IN ACCORDANCE WITH THE AISC "SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS".
(5) ALL BOLTS SHALL BE TIGHTENED SO AS TO SHEAR THE SPLINE OFF THE BOLT.
(6) ANCHOR BOLTS EMBEDDED IN CONCRETE SHALL BE ASTM A307 BOLTS OR F1554 GRADE 36 THREADED RODS. PROVIDE FLAT WASHERS BETWEEN ALL NUTS AND BASEPLATES.
(7) ALL WELDING SHALL BE DONE IN ACCORDANCE WITH THE LATEST STANDARDS OF THE AWS STRUCTURAL WELDING CODE.
(8) ALL BOLT HOLES THAT ARE REQUIRED TO BE FIELD DRILLED SHALL BE DRILLED WITH A MAG DRILL. FLAME CUTTING OF HOLES OR ENLARGING OF UNFAIR HOLES WILL NOT BE ALLOWED.
(9) HEADED CONCRETE ANCHORS AND SHEAR CONNECTORS SHALL BE TYPE B, IN CONFORMANCE WITH AWS D1.1 "STRUCTURAL WELDING CODE-STEEL". STRUCTURAL STEEL TO RECEIVE SHEAR CONNECTIONS SHALL BE FREE OF PAINT. WELDING PRE QUALIFICATION REQUIRED.
(10) ALL STRUCTURAL STEEL TO RECEIVE FIREPROOFING SHALL NOT BE PRIMER PAINT COATED

D. STEEL JOISTS:
(1) STEEL JOISTS SHALL BE MANUFACTURED BY A MEMBER OF SJI.
(2) STEEL JOISTS SHALL BE DESIGNED, FABRICATED AND ERECTED IN ACCORDANCE WITH THE 2002 STEEL JOIST INSTITUTE SPECIFICATIONS.
(3) NO CONSTRUCTION LOADS OF ANY KIND SHALL BE PLACED ON UNBRIDGED JOISTS.
(4) WHERE COLUMNS ARE NOT FRAMED IN AT LEAST TWO DIRECTIONS WITH STRUCTURAL STEEL MEMBERS, JOISTS AT OR CLOSEST TO COLUMN LINES SHALL BE FIELD BOLTED TO ADD LATERAL STABILITY DURING CONSTRUCTION.
(5) PROVIDE BRIDGING IN ACCORDANCE WITH THE 42ND EDITION OF SJI STANDARD SPECIFICATIONS.
(6) THE JOIST MANUFACTURER SHALL USE 10 PSF AS A MINIMUM DESIGN UPLIFT VALUE FOR JOISTS.

E. STEEL DECK:
(1) ALL STEEL DECK SHALL BE FABRICATED AND ERECTED IN ACCORDANCE WITH STEEL DECK INSTITUTE SPECIFICATIONS.
(2) SEE PLAN FOR STEEL DECK GAGE, FINISH AND CONNECTIONS.
(3) PROVIDE A MINIMUM OF 1 1/2" BEARING FOR ALL STEEL DECKS.
(4) ALL SPLICES AND LAPS SHALL BE A MINIMUM OF 2" AND SHALL BE AT SUPPORTS.
(5) DECKING SHALL BE CONTINUOUS OVER TWO OR MORE SPANS UNLESS NOTED OTHERWISE ON THE PLANS.
(6) POWER DRIVEN FASTENERS SHALL HAVE A MIN. 0.177 INCH SHAFT DIAMETER AND BE EQUIVALENT TO HILTI ENP DECK FASTENERS.

F. LIGHTGAGE STRUCTURAL STEEL FRAMING (20 GAGE OR HEAVIER):
(1) ALL LIGHTGAGE METAL FRAMING SHALL CONFORM TO AISI "SPECIFICATION FOR THE DESIGN OF COLD-FORMED STEEL STRUCTURAL MEMBERS", 2007.
(2) WALLS TO BE PROVIDED WITH MANUFACTURER'S STANDARD BRIDGING: (EITHER WELDED 2 1/2" X 18 GA. STUD OR CLIPPED COLD-ROLLED CHANNEL 1 1/2" X 16 GA.). PROVIDE BRIDGING AT 4'-0" O.C. MAXIMUM.
(3) PROVIDE ALL MISCELLANEOUS ACCESSORIES AND FOLLOW ERECTION PROCEDURES AS PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
(4) LIGHTGAGE STEEL FRAMING SHALL MEET THE MINIMUM PROPERTIES AS SHOWN IN THE STEEL STUD SCHEDULE.
(5) ALL TRACK SHALL BE DEEP LEG, 18 GA. MINIMUM. TRACK SHALL BE ANCHORED TO SLAB WITH 1/2" DIA. X 3 1/2" EMBED EXPANSION SLEEVE OR EPOXY ANCHORS AT 4'-0" O.C. UNLESS SHOWN OTHERWISE ON PLANS.

G. TILT-UP (SITE CAST) CONCRETE PANELS:
(1) F'C = 4000 PSI @ 28 DAYS. UNLESS NOTED OTHERWISE.
(2) F'C = 3300 PSI MIN. AT TIME OF LIFTING. MINIMUM FLEXURAL STRENGTH = 375 PSI.
(3) REINFORCING SHOWN IS FOR IN-SERVICE LOADING CONDITIONS ONLY AND DOES NOT REFLECT ANY SPECIAL REINFORCING WHICH MAY BE REQUIRED DUE TO LIFTING OR ERECTION PROCEDURES.
(4) SHOP DRAWINGS WILL BE REVIEWED FOR REINFORCING SHOWN ON STRUCTURAL DRAWINGS AND WILL NOT CONSIDER ADDITIONAL STEEL WHICH MAY BE REQUIRED BY THE LIFTING INSERT SUPPLIER.
(5) PROVIDE DESIGN AND REINFORCEMENT NECESSARY FOR THE TILT-UP PANEL LIFTING AND ERECTION PROCESS SELECTED.
(6) SEE ARCHITECTURAL, ELECTRICAL AND MECHANICAL DRAWINGS FOR ANY ADDITIONAL OPENINGS REQUIRED IN PANELS.
(7) PROVIDE 3/4" CHAMFER ON ALL EXPOSED EDGES UNLESS OTHERWISE NOTED.
(8) PROVIDE ALL CAST-IN EMBEDMENTS IN TILT-UP MEMBERS, SUCH AS ANCHORS, INSERTS, PLATES, ANGLES, ETC., WHICH ARE REQUIRED FOR IN-SERVICE AND ERECTION CONDITIONS.
(9) PANELS ARE TO BE CAST ON A SMOOTH AND LEVEL CONCRETE SURFACE.

5. POST INSTALLED ANCHORS
POST-INSTALLED ANCHORS SHALL ONLY BE USED WHERE SPECIFIED ON THE CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL OBTAIN APPROVAL FROM THE ENGINEER-OF-RECORD PRIOR TO INSTALLING POST-INSTALLED ANCHORS IN PLACE OF MISSING OR MISPLACED CAST-IN-PLACE ANCHORS. CARE SHALL BE TAKEN IN PLACING POST-INSTALLED ANCHORS TO AVOID CONFLICTS WITH EXISTING REBAR. HOLES SHALL BE DRILLED AND CLEANED IN ACCORDANCE WITH THE MANUFACTURERE'S WRITTEN INSTRUCTIONS. SUBSTITUTION REQUESTS FOR PRODUCTS OTHER THAN THOSE SPECIFIED BELOW SHALL BE SUBMITTED BY THE CONTRACTOR TO THE ENGINEER-OF-RECORD ALONG WITH CALCULATIONS THAT ARE PREPARED & SEALED BY A REGISTERED PROFESSIONAL ENGINEER. THE CALCULATIONS SHALL DEMONSTRATE THAT THE SUBSTITUTED PRODUCT IS CAPABLE OF ACHIEVING THE PERTINENT EQUIVALENT PERFORMANCE VALUES (MINIMUM) OF THE SPECIFIED PRODUCT USING THE APPROPRIATE DESIGN PROCEDURE AND/OR STANDARD(S) AS REQUIRED BY THE BUILDING CODE. PROVIDE CONTINUOUS SPECIAL INSPECTION FOR ALL ADHESIVES AND MECHANICAL ANCHORS PER THE PRODUCT'S APPLICABLE ICC-ES EVALUATION REPORT (ICC-ES-ESR). CONTACT MANUFACTURER'S REPRESENTATIVE FOR THE INITIAL TRAINING AND INSTALLATION OF ANCHORS AND FOR PRODUCT RELATED QUESTIONS AND AVAILABILITY. CALL SIMPSON STRONG-TIE AT (800) 999-5099 OR HILTI AT (866) 445-8827.

A. CONCRETE ANCHORS:
1. MECHANICAL ANCHORS SHALL HAVE BEEN TESTED AND QUALIFIED FOR USE IN ACCORDANCE WITH ACI 3552 AND ICC-ES ACI93 FOR CRACKED AND UNCRACKED CONCRETE RECOGNITION. PRE-APPROVED MECHANICAL ANCHORS INCLUDE:
a. SIMPSON STRONG-TIE "TITEN HD" (ICC-ES ESR-2713)
b. SIMPSON STRONG-TIE "STRONG-BOLT" (ICC-ES ESR-1771) OR HILTI "KWIK BOLT TZ" (ICC-ES ESR-1917)
2. ADHESIVE ANCHORS SHALL HAVE BEEN TESTED AND QUALIFIED FOR USE IN ACCORDANCE WITH ICC-ES AC308 FOR CRACKED AND UNCRACKED CONCRETE RECOGNITION. PRE-APPROVED ADHESIVE ANCHORS INCLUDE:
a. SIMPSON STRONG-TIE "SET-3G" (ICC-ES ESR-4057) OR HILTI "HIT-RE 500 V3" (ICC-ES ESR-2322)

6. PER IBC SECTION 1704, SPECIAL INSPECTION IS REQUIRED FOR THE FOLLOWING ITEMS:
A. CONCRETE:
(1) DURING THE TAKING ON TEST SPECIMENS.
(2) DURING THE PLACEMENT OF ALL REINFORCED CONCRETE.
B. BOLTS IN CONCRETE:
(1) DURING THE PLACEMENT OF CONCRETE AROUND BOLTS.
C. REINFORCING STEEL (PERIODIC):
(1) DURING THE PLACEMENT OF REINFORCING STEEL FOR ALL CONCRETE REQUIRED TO HAVE SPECIAL INSPECTION NOTED ABOVE.
D. WELDING:
(1) VISUAL INSPECTION OF ALL FIELD WELDS.
(2) NON-DESTRUCTIVE TESTING OF ALL COMPLETE PENETRATION WELDS.
E. HIGH STRENGTH BOLTING:
(1) VERIFICATION OF SNUG TIGHT BOLT INSTALLATION FOR A325N BOLTS.
(2) VERIFICATION OF SLIP CRITICAL (SC) BOLTS AT ALL BRACED FRAMES.
F. EXPANSION AND EPOXY BOLTS:
(1) DURING THE PLACEMENT OF ALL EXPANSION AND EPOXY BOLTS, FOR VISUAL VERIFICATION OF HOLE DIAMETER AND DEPTH AND PLACEMENT OF BOLT AND/OR EPOXY.
G. DUTIES AND RESPONSIBILITIES OF THE SPECIAL INSPECTOR:
(1) THE SPECIAL INSPECTOR SHALL OBSERVE THE WORK ASSIGNED TO BE CERTAIN IT CONFORMS WITH THE APPROVED DESIGN DRAWINGS AND SPECIFICATION.
(2) THE SPECIAL INSPECTOR SHALL FURNISH INSPECTION REPORTS TO THE BUILDING OFFICIAL, AND TO THE ENGINEER OF RECORD.
H. SPECIAL INSPECTOR IS TO BE HIRED BY OWNER, NOT CONTRACTOR.

LIGHTGAGE SCHEDULE

DEPTH	GAGE	AREA IN	Ix IN4	Sx IN3	Fy KSI
C 6"	18	0.447	2.316	0.772	33
C 8"	16	0.670	5.736	1.434	33
T 6"	18	0.383	1.861	0.604	33

"C" INDICATES STUD, 1 5/8" FLANGES
"T" INDICATES DEEP LEG TRACK, 1 1/4" FLANGES

GENERAL FOUNDATION NOTES

1. GENERAL:
A. A SUBSURFACE SOIL INVESTIGATION HAS BEEN MADE BY NV5. A REPORT OF THAT INVESTIGATION DATED JULY 18, 2025 IS AVAILABLE FOR VIEWING AT THE OFFICE OF THE ARCHITECT. SOILS INFORMATION PROVIDED ON THIS SHEET IS ONLY A SUMMARY OF THAT REPORT.
B. ADDITIONAL INFORMATION CONCERNING SPECIFIC SOIL CONDITIONS TO BE ENCOUNTERED IS AVAILABLE IN THE SOILS REPORT AND SHOULD BE REVIEWED.

2. FIELD OBSERVATION AND TESTS:
A. THE CONTRACTOR WILL EMPLOY THE SERVICES OF A REGISTERED, LICENSED GEOTECHNICAL ENGINEER TO OBSERVE ALL CONTROLLED EARTHWORK AND SHALL PROVIDE CONTINUOUS ON-SITE OBSERVATION BY EXPERIENCED PERSONNEL DURING CONSTRUCTION OF CONTROLLED EARTHWORK. THE CONTRACTOR SHALL NOTIFY THE GEOTECHNICAL ENGINEER AT LEAST TWO WORKING DAYS IN ADVANCE OF ANY FIELD OPERATIONS OF THE CONTROLLED EARTHWORK .
B. TESTS OF MATERIALS SHALL BE MADE AT THE FOLLOWING RATES:
(1) ONE FIELD DENSITY TEST PER EACH 250 SQUARE YARDS OF COMPACTED SUBGRADE PRIOR TO PLACING STRUCTURAL FILL WITH A MINIMUM OF 3 TESTS.
(2) ONE FIELD DENSITY TEST PER EACH 150 CUBIC YARDS OF STRUCTURAL FILL PLACED OR EACH HORIZONTAL LAYER OF STRUCTURAL FILL, WHICHEVER IS GREATER.
(3) ONE MOISTURE-DENSITY CURVE FOR EACH TYPE OF MATERIAL USED, AS INDICATED BY SIEVE ANALYSIS AND PLASTICITY INDEX.
(4) FOUNDATION EXCAVATIONS SHALL BE OBSERVED BY A REPRESENTATIVE OF THE GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF REINFORCING AND CONCRETE.
C. THE GEOTECHNICAL ENGINEER SHALL SUBMIT THE RESULTS OF ALL REQUIRED TESTS.

3. CLEARING AND GRUBBING:
A. REMOVE ALL BRUSH, RUBBISH, GRASS, AND GRASS ROOTS FROM THE CONSTRUCTION AREA.
B REMOVE STUMPS, MATTED ROOTS AND ROOTS LARGER THAN 2 INCHES IN DIAMETER WITHIN 12 INCHES OF THE SURFACE OF AREAS ON WHICH FILL AND/OR FOOTINGS ARE TO BE CONSTRUCTED
C REMOVE ALL TOPSOIL FROM THE CONSTRUCTION AREA. THIS MATERIAL SHALL NOT BE USED AS FILL MATERIAL, BUT MAY BE STOCKPILED AND LATER USED IN THE TOP 6 INCHES OF FILL OUTSIDE THE BUILDING PAD.

4. SITE, SUBFLOOR AND BEARING SURFACE PREPARATION:
A. A REPRESENTATIVE OF THE GEOTECHNICAL ENGINEER SHALL BE PRESENT TO CONFIRM COMPLETE EXCAVATION OF ANY UNCONTROLLED FILL OR SOFT AREAS.
B. OVEREXCAVATE THE BUILDING AREA TO PROVIDE THREE (3) FEET OF STRUCTURAL FILL BELOW THE FOOTINGS. STRUCTURAL FILL PLACEMENT SHALL EXTEND A MINIMUM OF FIVE (5) FEET LATERALLY BEYOND THE EDGE OF PERIMETER FOOTINGS.
C. ON-SITE SANDS ARE GENERALLY SUITABLE FOR USE AS STRUCTURAL FILL MATERIAL, SEE SOIL INVESTIGATION REPORT FOR RECOMMENDATIONS.
D. SCARIFY ALL EXPOSED SUBGRADE SOILS TO A DEPTH OF 8 INCHES, MOISTEN TO OPTIMUM MOISTURE CONTENT (+/- 2%) AND COMPACT TO THE DENSITY SPECIFIED HEREINAFTER PRIOR TO PLACEMENT OF STRUCTURAL FILL.
E. PLACE ALL STRUCTURAL FILL IN APPROXIMATELY HORIZONTAL LAYERS NOT GREATER THAN EIGHT (8) INCHES IN THICKNESS, MOISTEN TO OPTIMUM MOISTURE CONTENT (+/- 2%) AND COMPACT TO DENSITY SPECIFIED HEREINAFTER.

5. STRUCTURAL FILL REQUIREMENTS:
A. GRADATION (ASTM C136):

SIEVE SIZE	PERCENT PASSING BY WEIGHT
3"	100
NO. 4	60-100
NO. 200	10-45

B. MAXIMUM PLASTICITY INDEX 15.
C. MATERIAL LARGER THAN 4 INCHES SHALL NOT BE PLACED IN THE STRUCTURAL FILL.
D. NO BRUSH, SOD, FROZEN MATERIAL OR OTHER UNSUITABLE MATERIAL SHALL BE PLACED IN THE STRUCTURAL FILL. MATERIAL SHALL BE PLACED IN SUCH A MANNER AS TO RESULT IN A UNIFORMLY COMPACTED FILL.
E. PLACE ALL STRUCTURAL FILL IN APPROXIMATELY HORIZONTAL LAYERS NOT GREATER THAN EIGHT (8) INCHES IN THICKNESS, MOISTEN TO OPTIMUM MOISTURE CONTENT (+/- 3%) AND COMPACT TO DENSITY SPECIFIED HEREINAFTER.
6. COMPACTION REQUIREMENTS:
A. SUBGRADE SOILS AND STRUCTURAL FILL MATERIALS SHALL BE COMPACTED TO THE FOLLOWING PERCENTAGES OF THE ASTM D1557 MAXIMUM DRY DENSITY AT OPTIMUM MOISTURE CONTENT (+/- 3%).

MATERIAL	MINIMUM PERCENT COMPACTION
STRUCTURAL FILL IN THE BUILDING AREA	95
SUBBASE FOR SLAB SUPPORT	95
SUBGRADE BELOW STRUCTURAL FILL	95
MISCELLANEOUS BACKFILL	90

ARIA
STUDIO CONSULTANTS, INC
1801 Lomas Blvd. NW
Albuquerque, NM 87104
Daniel@ariascinc.com (505) 506-2314

Walla Engineering LTD
Structural Engineering
Civil Engineering
500 Marquette Avenue NW • Suite 1500
Albuquerque • New Mexico • 87102
Phone (505) 881-3008

THE ASK ACADEMY
STEM INNOVATION
SKILLS KNOWLEDGE ATTITUDE

4450 Sundt Road NE
Rio Rancho, NM 87124

NEW GYMNASIUM

MIKE J. WALLA
NEW MEXICO
11030
REGISTERED PROFESSIONAL ENGINEER
9/29/25

Architect/Engineer Seal

mark	date	description
revisions		

issue	100% CD's
project no	2507
drawn by	LEK
checked by	MJW
date	September 29, 2025

GENERAL NOTES

S001

SCHEDULE OF STRUCTURAL SPECIAL INSPECTIONS

1. SPECIAL INSPECTIONS / TESTING - "SPECIAL STRUCTURAL INSPECTION" SHALL NOT RELIEVE THE OWNER OR THEIR AGENT FROM REQUESTING THE JURISDICTION BUILDING DEPARTMENT INSPECTIONS REQUIRED BY SECTION 109 OF THE IBC.
2. REPORTING FOR SPECIAL INSPECTION - SPECIAL INSPECTION AND TESTING REPORTS SHALL BE COMPLETED AND DISTRIBUTED AT THE COMPLETION OF EACH TASK. IF A TASK IS TO TAKE LONGER THAN (3) DAYS, PROVIDE REPORTS FOR EACH DAY. PROVIDE COPIES OF REPORTS TO: CONTRACTOR, OWNER, ARCHITECT AND STRUCTURAL ENGINEER OF RECORD. SPECIAL INSPECTOR TO KEEP A NON-COMPLIANCE LIST DOCUMENTING ITEMS INSPECTED NOT MEETING APPROVED CONSTRUCTION DOCUMENTS AND WHEN / HOW RESOLVED.
3. SEE ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING CONSTRUCTION DOCUMENTS FOR ADDITIONAL NON-STRUCTURAL SPECIAL INSPECTION ITEMS.

IN ACCORDANCE WITH IBC CHAPTER 17, THE FOLLOWING TYPES OF WORK REQUIRE SPECIAL INSPECTIONS AND TESTING:

SPECIAL INSPECTION AND VERIFICATION OF SOILS

SPECIAL INSPECTION REQUIRED Y/N	VERIFICATION AND INSPECTION TASK	CONTINUOUS DURING TASK LISTED	PERIODICALLY DURING TASK LISTED	IBC REFERENCE
Y	1. VERIFY MATERIALS BELOW FOOTINGS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY.	-----	X	1705.6
Y	2. VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL.	-----	X	1705.6
Y	3. PERFORM CLASSIFICATION AND TESTING OF CONTROLLED FILL MATERIALS.	-----	X	1705.6
Y	4. VERIFY USE OF PROPER MATERIALS, DENSITIES AND LIFT THICKNESS DURING PLACEMENT AND COMPACTION OF CONTROLLED FILL.	X	-----	1705.6
Y	5. PRIOR TO PLACEMENT OF CONTROLLED FILL, INSPECT SUBGRADE AND VERIFY THAT SITE HAS BEEN PREPARED PROPERLY.	-----	X	1705.6

SPECIAL INSPECTION AND VERIFICATION OF CONCRETE CONSTRUCTION

SPECIAL INSPECTION REQUIRED Y/N	VERIFICATION AND INSPECTION	FREQUENCY OF INSPECTION		REFERENCE FOR CRITERIA	
		CONTINUOUS DURING TASK LISTED	PERIODICALLY DURING TASK LISTED	IBC SECTION	REFERENCED STANDARD
Y	1. INSPECT REINFORCEMENT, INCLUDING PRESTRESSING TENDONS, AND VERIFY PLACEMENT.	-----	X	1908.4	ACI 318: CH. 20, 25.2, 25.3, 26.6.1-26.6.3
N	2. REINFORCING BAR WELDING: a. VERIFY WELDABILITY OF REINFORCING BARS OTHER THAN ASTM A706,	-----	X	-----	AWS D1.4 ACI 318: 26.6.4
N	b. INSPECT SINGLE-PASS FILLET WELDS, MAXIMUM 5/16", AND		X		
N	c. INSPECT ALL OTHER WELDS.	X			
Y	3. INSPECT ANCHORS CAST IN CONCRETE.	-----	X	-----	ACI 318: 17.8.2
Y	4. INSPECT ANCHORS POST-INSTALLED IN HARDENED CONCRETE MEMBERS. a. ADHESIVE ANCHORS INSTALLED IN HORIZONTALLY OR UPWARDLY INCLINED ORIENTATIONS TO RESIST SUSTAINED TENSION LOADS.	X		-----	ACI 318: 17.8.2.4
	b. MECHANICAL ANCHORS AND ADHESIVE ANCHORS NOT DEFINED IN 4.a.		X		ACI 318: 17.8.2
Y	5. VERIFYING USE OF REQUIRED DESIGN MIX.	-----	X	1904.1, 1904.2, 1908.2, 1908.3	ACI 318: CH. 19, 26.4.3, 26.4.4
Y	6. PRIOR TO CONCRETE PLACEMENT, FABRICATE SPECIMENS FOR STRENGTH TESTS, PERFORM SLUMP AND AIR CONTENT TEST, AND DETERMINE THE TEMPERATURE OF THE CONCRETE.	X	-----	1908.10	ASTM C172 ASTM C31 ACI 318: 26.4, 26.12
Y	7. INSPECT CONCRETE AND SHOTCRETE PLACEMENT FOR PROPER APPLICATION TECHNIQUES.	X	-----	1908.6, 1908.7 1908.8	ACI 318: 26.5
Y	8. VERIFY MAINTENANCE OF SPECIFIED CURING TEMPERATURE AND TECHNIQUES.	-----	X	1908.9	ACI 318: 26.5.3 -26.5.5
N	9. INSPECT PRESTRESSED CONCRETE FOR: a. APPLICATION OF PRESTRESSING FORCES, AND	X	-----	-----	ACI 318: 26.10
N	b. GROUTING OF BONDED PRESTRESSED TENDONS.	X	-----		
N	10. INSPECT ERECTION OF PRECAST CONCRETE MEMBERS.	-----	X	-----	ACI 318: 26.8
N	11. VERIFY IN-SITU CONCRETE STRENGTH, PRIOR TO STRESSING OF TENDONS IN POST-TENSIONED CONCRETE AND PRIOR TO REMOVAL OF SHORES AND FORMS FROM BEAMS AND STRUCTURAL SLABS.	-----	X	-----	ACI 318: 26.11.2
Y	12. INSPECT FORMWORK FOR SHAPE, LOCATION AND DIMENSIONS OF THE CONCRETE MEMBER BEING FORMED.	-----	X	-----	ACI 318: 26.11.1.2(b)

SPECIAL INSPECTION AND VERIFICATION OF STEEL CONSTRUCTION

SPECIAL INSPECTION REQUIRED Y/N	VERIFICATION AND INSPECTION	FREQUENCY OF INSPECTION		REFERENCE FOR CRITERIA	
		CONTINUOUS DURING TASK LISTED	PERIODICALLY DURING TASK LISTED	IBC SECTION	REFERENCED STANDARD
	1. MATERIAL VERIFICATION OF HIGH-STRENGTH BOLTS, NUTS AND WASHERS:				
Y	a. IDENTIFICATION MARKINGS TO CONFORM TO ASTM STANDARDS SPECIFIED IN THE APPROVED CONSTRUCTION DOCUMENTS.	-----	X	-----	APPLICABLE ASTM MATERIAL SPECIFICATIONS; AISC 360 SECTION A3.3
Y	b. MANUFACTURER'S CERTIFICATE OF COMPLIANCE REQUIRED.	-----	X	-----	-----
	2. INSPECTION OF HIGH-STRENGTH BOLTING:				
Y	a. SNUG-TIGHT JOINTS	-----	X	1705.2.1	AISC 360, SECTION M2.5
Y	b. PRETENSIONED AND SLIP CRITICAL JOINTS USING TURN-OF-NUT WITH MATCHMARKING, TWIST-OFF BOLT OR DIRECT TENSION INDICATOR METHODS OF INSTALLATION	-----	X		
Y	c. PRETENSIONED AND SLIP CRITICAL JOINTS USING TURN-OF-NUT WITHOUT MATCHMARKING OR CALIBRATED WRENCH METHODS OF INSTALLATION	X	-----		
	3. MATERIAL VERIFICATION OF STRUCTURAL STEEL AND COLD-FORMED STEEL DECK:				
Y	a. FOR STRUCTURAL STEEL, IDENTIFICATION MARKINGS TO CONFORM TO AISC 360	-----	X		AISC 360 SECTION M5.5
Y	b. FOR OTHER STEEL, IDENTIFICATION MARKINGS TO CONFORM TO ASTM STANDARDS SPECIFIED IN THE APPROVED CONSTRUCTION DOCUMENTS	-----	X		APPLICABLE ASTM MATERIAL STANDARDS
Y	c. MANUFACTURERS CERTIFIED TEST REPORTS	-----	X		
	4. MATERIAL VERIFICATION OF WELD FILLER MATERIALS:				
Y	a. IDENTIFICATION MARKINGS TO CONFORM TO AWS SPECIFICATION IN THE APPROVED CONSTRUCTION DOCUMENTS.	-----	-----	-----	AISC 360, SECTION A3.5
Y	b. MANUFACTURER'S CERTIFICATE OF COMPLIANCE REQUIRED.	-----	-----	-----	-----
	5. INSPECTION OF WELDING: a. STRUCTURAL STEEL :				
Y	1) COMPLETE AND PARTIAL PENETRATION GROOVE WELDS.	X	-----	1705.2	AWS D1.1
Y	2) MULTIPASS FILLET WELDS.	X	-----		
Y	3) SINGLE-PASS FILLET WELDS > 5/16"	X	-----		
Y	4) PLUG & SLOT WELDS	X	-----		
Y	5) SINGLE-PASS FILLET WELDS < 5/16"	-----	X		
Y	6) ROOF DECK WELDS.	-----	X	-----	AWS D1.3
N	b. REINFORCING STEEL:	-----	-----	-----	AWS D1.4 ACI 318 3.5.2
N	1) VERIFICATION OF WELDABILITY OF REINFORCING STEEL OTHER THAN ASTM A 706.	-----	X		
N	2) REINFORCING STEEL-RESISTING FLEXURAL AND AXIAL FORCES IN INTERMEDIATE AND SPECIAL MOMENT FRAMES, AND BOUNDARY ELEMENTS OF SPECIAL REINFORCED CONCRETE SHEAR WALLS AND SHEAR REINFORCEMENT.	X	-----		
Y	3) SHEAR REINFORCEMENT.	X	-----		
Y	4) OTHER REINFORCING STEEL.	-----	X		
	6. INSPECTION OF STEEL FRAME JOINT DETAIL FOR COMPLI-ANCE WITH APPROVED CONSTRUCTION DOCUMENTS:				
Y	a. DETAILS SUCH AS BRACING AND STIFFENING.	-----	X	1705.1.1	-----
Y	b. MEMBER LOCATIONS.	-----	X		
Y	c. APPLICATION OF JOINT DETAILS AT EACH CONNECTION.	-----	X		

SPECIAL INSPECTION AND VERIFICATION OF COLD FORMED METAL FRAMING

SPECIAL INSPECTION REQUIRED Y/N	VERIFICATION AND INSPECTION TASK	FREQUENCY OF INSPECTION		REFERENCE FOR CRITERIA
		CONTINUOUS DURING TASK LISTED	PERIODICALLY DURING TASK LISTED	IBC SECTION
Y	1. SEATING OF STUDS IN TRACK.	-----	X	-----
Y	2. WELDING OF ELEMENTS.	-----	X	1705.12.3
Y	3. SCREW ATTACHMENTS, BOLTING, ANCHORING, AND OTHER FASTENING OF COMPONENTS.	-----	X	1705.12.3
Y	4. STEEL STUD BRIDGING SPACING AND END ATTACHMENT.	-----	X	1705.12.3
Y	5. WELDED CONNECTIONS ARE TOUCHED UP WITH PAINT.	-----	X	1705.12.3
Y	6. VERIFY STRUCTURAL STUD SIZE, DEPTH, AND GAGE.	-----	X	1705.12.3

SPECIAL INSPECTION AND VERIFICATION OF OPEN-WEB STEEL JOISTS and JOIST GIRDERS

SPECIAL INSPECTION REQUIRED Y/N	VERIFICATION AND INSPECTION TASK	FREQUENCY OF INSPECTION		REFERENCE FOR CRITERIA
		CONTINUOUS DURING TASK LISTED	PERIODICALLY DURING TASK LISTED	SJI SECTION
	1. INSTALLATION OF OPEN-WEB STEEL JOISTS and JOIST GIRDERS:			
Y	a. END CONNECTIONS-WELDED OR BOLTED	-----	X	2207.1
Y	b. BRIDGING - HORIZONTAL OR DIAGONAL			
Y	1) STANDARD BRIDGING	-----	X	2207.1
Y	2) BRIDGING THAT DIFFERS FROM THE SJI SPECIFICATIONS LISTED IN SECTION 2207.01	-----	X	

SPECIAL INSPECTION OF SEISMIC FORCE RESISTING SYSTEMS (REQUIRED WHEN SDC = C, D, E OR F) AND DESIGNATED SEISMIC SYSTEMS (REQUIRED WHEN SDC=D,E OR F)

SPECIAL INSPECTION REQUIRED Y/N	VERIFICATION AND INSPECTION TASK	FREQUENCY OF INSPECTION		REFERENCE FOR CRITERIA
		CONTINUOUS DURING TASK LISTED	PERIODICALLY DURING TASK LISTED	IBC SECTION
	1. COLD - FORMED STEEL FRAMING:			
Y	a. WELDING OF ELEMENTS IN SEISMIC-FORCE RESISTANCE	-----	X	1705.12.1.2
Y	b. SCREW ATTACHMENTS, BOLTING, ANCHORING, AND OTHER FASTENING OF COMPONENTS WITHIN THE SEISMIC-FORCE-RESISTING SYSTEM.	-----	X	1705.12.1.2

SPECIAL INSPECTION AND VERIFICATION OF STEEL DECK CONSTRUCTION

SPECIAL INSPECTION REQUIRED Y/N	VERIFICATION AND INSPECTION TASK	FREQUENCY OF INSPECTION		REFERENCE FOR CRITERIA
		CONTINUOUS DURING TASK LISTED	PERIODICALLY DURING TASK LISTED	IBC SECTION 1705.2.2
Y	VERIFY DECK MATERIALS AND MILL CERTIFICATIONS	-----	X	SDI-QA/QC
Y	VERIFY FIELD WELDING OF DECK	-----	X	AWS D1.3, SDI C, SDI NC, SDI RD
Y	VERIFY MECHANICAL FASTENERS	-----		SDI C, SDI NC, SDI RD
Y	VERIFY STEEL DECK INSTALLATION IN ACCORDANCE WITH CONSTRUCTION DOCUMENTS			SDI C, SDI NC, SDI RD

ARIA
STUDIO CONSULTANTS, INC
1801 Lomas Blvd. NW
Albuquerque, NM 87104
Daniel@ariascinc.com (505) 506-2314

Walla Engineering LTD
Structural Engineering
Civil Engineering
509 Marquette Avenue NW - Suite 1500
Albuquerque - New Mexico - 87102
Phone (505) 881-3008

THE ASK ACADEMY
A STEM INNOVATION
SKILLS KNOWLEDGE ATTITUDE

4450 Sundt Road NE
Rio Rancho, NM 87124

NEW GYMNASIUM



Architect/Engineer Seal

mark	date	description

revisions	
issue	100% CD's
project no	2507
drawn by	LEK
checked by	MJW
date	September 29, 2025

SPECIAL INSPECTION NOTES

S002

GENERAL SHEET NOTES

A DIMENSIONS ARE TO FACE OF CONCRETE TILT-UP WALL PANEL OR FACE OF CONCRETE STEM WALL UNLESS NOTED OTHERWISE

B B/F INDICATES BOTTOM OF FOOTING ELEVATION

C C.J. INDICATES LOCATION OF SLAB CONTROL JOINT - SEE C2/S301

D [1] INDICATES TILT-UP PANEL MARK - SEE S201 AND S202 FOR ELEVATIONS

E FD INDICATES LOCATION OF FLOOR DRAIN - COORDINATE SIZE AND LOCATION WITH PLUMBING DRAWINGS - SLOPE SLAB TO DRAIN AS REQUIRED

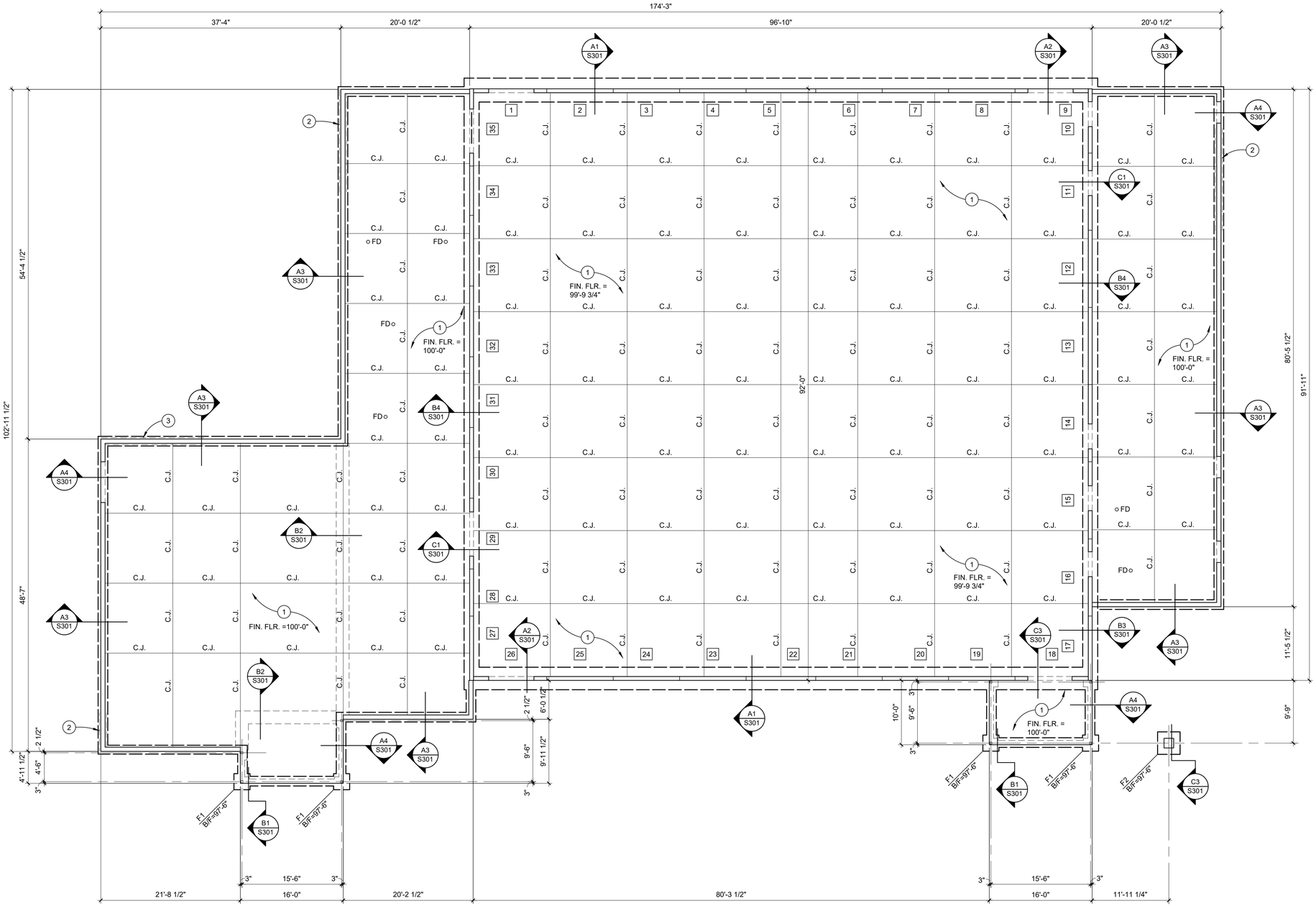
SHEET KEYNOTES

1 5" CONCRETE SLAB REINFORCED WITH #4 @ 18" O.C. EACH WAY OVER 4" AGGREGATE BASE COURSE OVER 15 MIL VAPOR BARRIER OVER ENGINEERED FILL AND COMPACTED SUBGRADE - FINISH FLOOR ELEVATION AS SHOWN - 100'-0" = M.S.L.E 5206.00

2 5"x12 GA. "X" STRAP BRACE ON EACH FACE OF BEARING WALL - SEE ROOF FRAMING PLAN FOR DIMENSIONS - SEE B1/S502

3 5"x12 GA. "X" STRAP BRACE ON EACH FACE OF NON-BEARING WALL - SEE ROOF FRAMING PLAN FOR DIMENSIONS - SEE B2/S502

FOOTING SCHEDULE		
MARK	SIZE	REINFORCING
F1	2'-6" SQ. x 1'-0" DP.	4-#4 E.W.
F2	3'-6" SQ. x 1'-0" DP.	4-#5 E.W.



A1 FOUNDATION PLAN
1/8" = 1'-0"

0 4' 8' 16'

PLAN NORTH

ARIA
STUDIO CONSULTANTS, INC
1801 Lomas Blvd. NW
Albuquerque, NM 87104
Daniel@ariascinc.com (505) 506-2314

Walla ENGINEERING LTD
Structural Engineering
Civil Engineering
500 Marquette Avenue NW - Suite 1500
Albuquerque New Mexico - 87102
Phone (505) 881-3008

THE ASK ACADEMY
A STEM INNOVATION
SKILLS KNOWLEDGE ATTITUDE
4450 Sundt Road NE
Rio Rancho, NM 87124

NEW GYMNASIUM

MIKE J. WALLA NEW MEXICO 11030 REGISTERED PROFESSIONAL ENGINEER 10/29/25

Architect/Engineer Seal

mark	date	description
revisions		
issue		100% CD's
project no		2507
drawn by		LEK
checked by		MJW
date		September 29, 2025

FOUNDATION PLAN

S101

GENERAL SHEET NOTES

A DIMENSIONS ARE TO FACE OF CONCRETE TILT-UP WALL PANEL OF FACE OF STUD UNLESS NOTED OTHERWISE

B ROOF JOISTS ARE SPACED AT 5'-0" O.C. UNLESS NOTED OTHERWISE

C J.B. INDICATES JOIST BEARING ELEVATION

D [1] INDICATES TILT-UP PANEL MARK - SEE S201 AND S202 FOR ELEVATIONS

E ALL ROOF TOP MECHANICAL UNITS TO BE SUPPORTED BY MINIMUM OF TWO ROOF JOISTS

F SEE B1/S501 AND B2/S501 FOR TYPICAL ROOF OPENING FRAMING

G [L-1] INDICATES LINTEL MARK - SEE A1/S502 FOR SCHEDULE

SHEET KEYNOTES

1 1 1/2" TYPE "B" 22 GA. PAINTED METAL DECK WITH NESTABLE SIDELAPS - MINIMUM 2 SPAN - ATTACH DECK TO SUPPORTS PERPENDICULAR TO RIBS WITH 5-5/8" Ø PUDDLE WELDS PER 36" WIDE SHEET AND TO SUPPORTS PARALLEL TO RIBS WITH 5/8" Ø PUDDLE WELDS @ 12" O.C. - ATTACH SIDELAPS WITH #12 TEK SCREWS @ 12" O.C.

2 L1x1x7/64 HORIZONTAL BRIDGING AT TOP AND BOTTOM CHORDS OF JOIST EQUALLY SPACED ALONG LENGTH OF JOIST - WELD TO TOP AND BOTTOM CHORDS OF JOIST

3 L1 1/4x1 1/4x7/64 BOLTED DIAGONAL BRIDGING EQUALLY SPACED ALONG LENGTH OF JOIST

4 5"x12 GA. "X" STRAP BRACE ON EACH FACE OF BEARING WALL - SEE B1/S502

5 5"x12 GA. "X" STRAP BRACE ON EACH FACE OF NON-BEARING WALL - SEE B2/S502

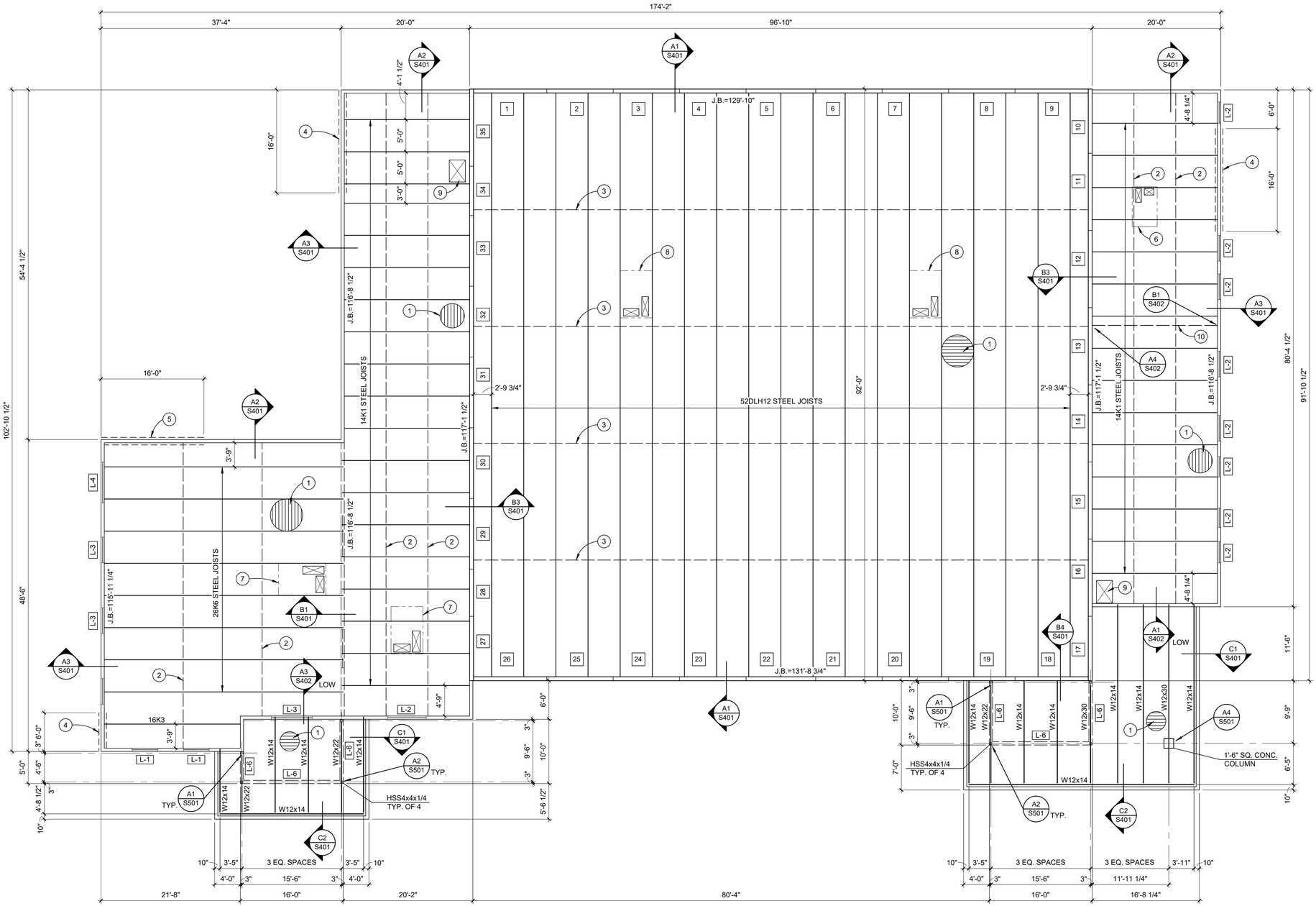
6 800# MECHANICAL UNIT - SEE MECHANICAL FOR SIZE AND LOCATION

7 1000# MECHANICAL UNIT - SEE MECHANICAL FOR SIZE AND LOCATION

8 1200# MECHANICAL UNIT - SEE MECHANICAL FOR SIZE AND LOCATION

9 ROOF HATCH OPENING - SEE ARCH. FOR SIZE AND LOCATION - SEE B1/S501 FOR TYPICAL FRAMING AT OPENING

10 W8x18 BEAM FOR FOLDING PARTITION SUPPORT BELOW - SEE B3-S402



A1 ROOF FRAMING PLAN

1/8" = 1'-0"

ARIA

STUDIO CONSULTANTS, INC

1801 Lomas Blvd. NW
Albuquerque, NM 87104
Daniel@ariascinc.com (505) 506-2314

Walla Engineering Ltd
Structural Engineering
Civil Engineering
500 Marquette Avenue NW Suite 1500
Albuquerque New Mexico 87102
Phone (505) 881-3008

THE ASK ACADEMY
A STEM INNOVATION
SKILLS KNOWLEDGE ATTITUDE

4450 Sundt Road NE
Rio Rancho, NM 87124

NEW GYMNASIUM

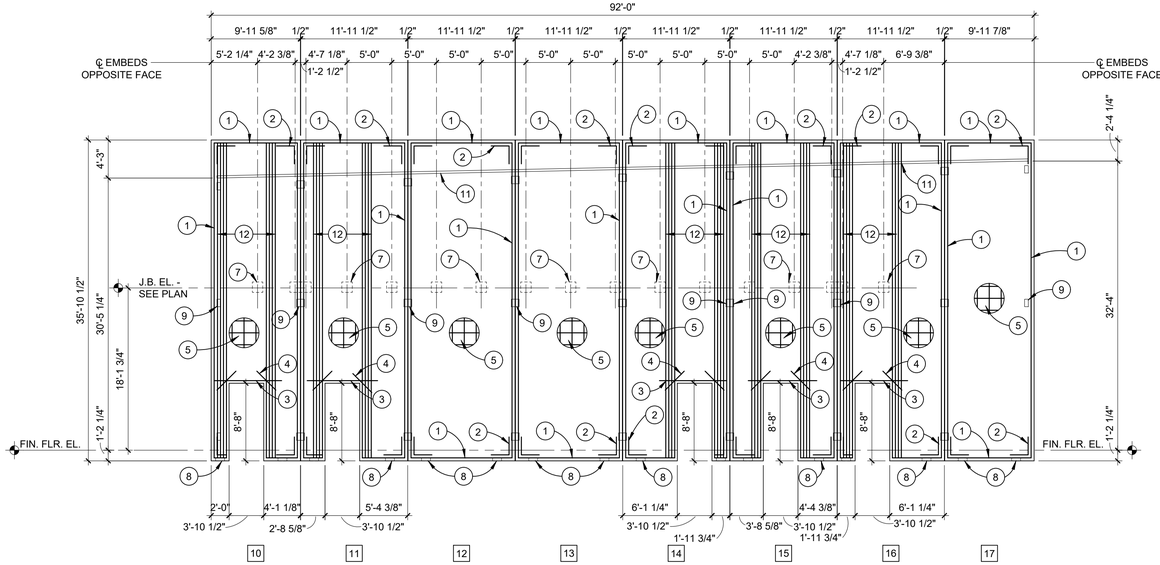
MIKE J. WALLA NEW MEXICO 11030 REGISTERED PROFESSIONAL ENGINEER
10/29/25

Architect/Engineer Seal

mark	date	description
revisions		
issue		100% CD's
project no		2507
drawn by		LEK
checked by		MJW
date		September 29, 2025

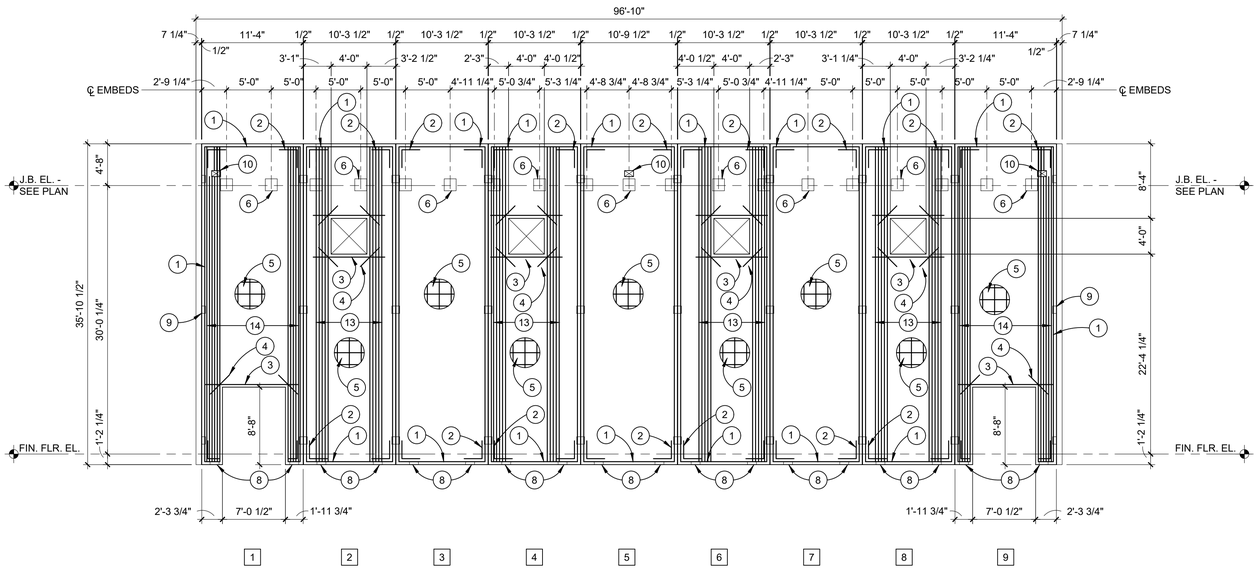
ROOF FRAMING PLAN

S102



C1 NORTH WALL ELEVATION

1/8" = 1'-0"



A1 WEST WALL ELEVATION

1/8" = 1'-0"

GENERAL SHEET NOTES

A	PANELS ARE SHOWN FROM INSIDE FACE
B	PANELS ARE 7 1/4" THICK UNLESS NOTED OTHERWISE
C	DIMENSIONS ARE TO EDGE OF PANEL
D	SEE ARCHITECTURAL ELEVATIONS FOR REVEALS ON EXTERIOR FACE OF PANEL
E	SEE B4/S501 FOR TYPICAL PANEL JOINT DETAIL

SHEET KEYNOTES

1	1-#5 EACH FACE AROUND PANEL EDGE TYPICAL
2	1-#5 CORNER BAR EACH FACE TYPICAL 24"|24"
3	1-#5 EACH FACE AROUND PANEL OPENING ALL SIDES - EXTEND 2'-0" BEYOND EDGE OF OPENING
4	1-#5 x 3'-0" EACH FACE DIAGONAL AT EACH OPENING CORNER
5	#5 @ 16" O.C. VERTICAL AND #4 @ 16" O.C. HORIZONTAL EACH FACE - SEE A1/S301 FOR REINFORCING CLEARANCE REQUIREMENT
6	JOIST BEARING EMBED PLATE - SEE A1/S401
7	JOIST BEARING EMBED PLATE ON OPPOSITE FACE OF PANEL - SEE B3/S401
8	PANEL TO FOOTING CONNECTION EMBED ANGLE ON OUTSIDE FACE OF PANEL - SEE A1/S301 - PROVIDE 2 PER PANEL
9	PANEL ALIGNMENT EMBED PLATES - PROVIDE 3 AT PANEL JOINT AS SHOWN - SEE C1/S501, C2/S501 AND C3/S501
10	12"x8" OPENING IN PANEL FOR ROOF SCUPPER - LOCATE AT ELEVATION 130'-10" AND 6" MINIMUM FROM EDGE OF PANEL - COORDINATE SIZE AND LOCATION WITH ARCHITECTURAL ELEVATION, ROOFING MATERIAL AND SCUPPER MANUFACTURER
11	DECK BEARING ANGLE - SEE B3/S401
12	4-#6 VERTICAL @ 4" O.C. EACH FACE EACH SIDE OF OPENING
13	5-#6 VERTICAL @ 4" O.C. EACH FACE EACH SIDE OF OPENING
14	6-#6 VERTICAL @ 3 1/2" O.C. EACH FACE EACH SIDE OF OPENING

ARIA
STUDIO CONSULTANTS, INC
1801 Lomas Blvd. NW
Albuquerque, NM 87104
Daniel@ariascinc.com (505) 506-2314

Walla ENGINEERING LTD
Structural Engineering
Civil Engineering
500 Marquette Avenue NW - Suite 1500
Albuquerque - New Mexico - 87102
Phone (505) 881-3008

THE ASK ACADEMY
A STEM INNOVATION
SKILLS KNOWLEDGE ATTITUDE

4450 Sundt Road NE
Rio Rancho, NM 87124

NEW GYMNASIUM

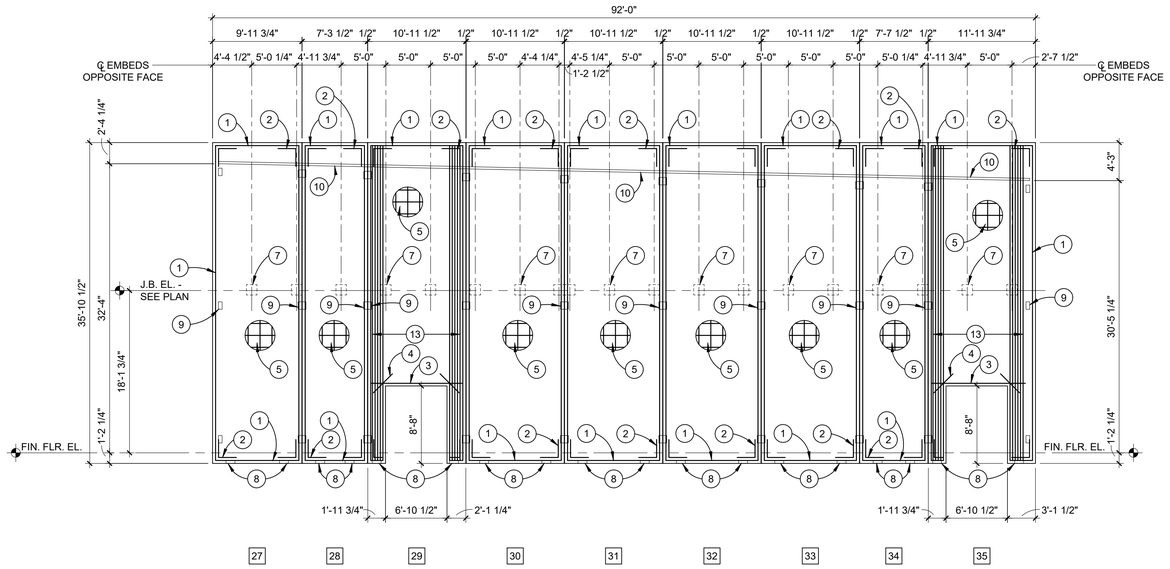
MIKE J. WALLA NEW MEXICO 11030 REGISTERED PROFESSIONAL ENGINEER
9/29/25

Architect/Engineer Seal

mark	date	description
revisions		
issue		100% CD's
project no		2507
drawn by		LEK
checked by		MJW
date		September 29, 2025

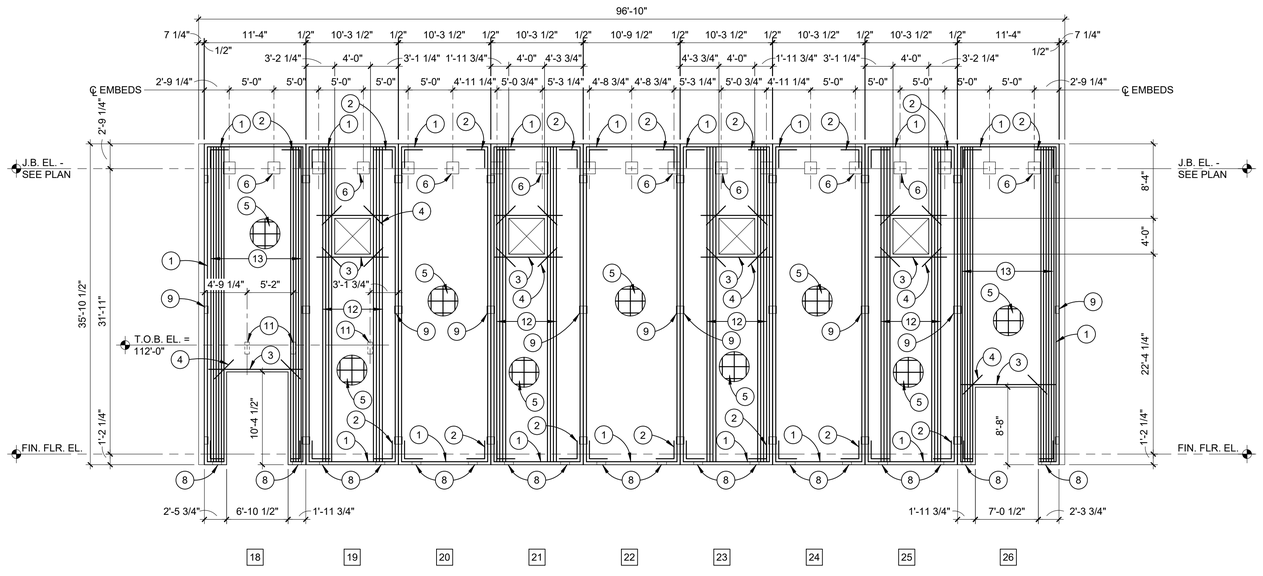
TILT-UP WALL PANEL ELEVATIONS

S201



C1 SOUTH WALL ELEVATION

1/8" = 1'-0"



A1 EAST WALL ELEVATION

1/8" = 1'-0"

GENERAL SHEET NOTES

A	PANELS ARE SHOWN FROM INSIDE FACE
B	PANELS ARE 7 1/4" THICK UNLESS NOTED OTHERWISE
C	DIMENSIONS ARE TO EDGE OF PANEL
D	SEE ARCHITECTURAL ELEVATIONS FOR REVEALS ON EXTERIOR FACE OF PANEL
E	SEE B4/S501 FOR TYPICAL PANEL JOINT DETAIL

SHEET KEYNOTES

1	1-#5 EACH FACE AROUND PANEL EDGE TYPICAL
2	1-#5 CORNER BAR EACH FACE TYPICAL EACH CORNER 24"|_24"
3	1-#5 EACH FACE AROUND PANEL OPENING ALL SIDES - EXTEND 2'-0" BEYOND EDGE OF OPENING
4	1-#5 x 3'-0" EACH FACE DIAGONAL AT EACH OPENING CORNER
5	#5 @ 16" O.C. VERTICAL AND #4 @ 16" O.C. HORIZONTAL EACH FACE - SEE A1/S301 FOR REINFORCING CLEARANCE REQUIREMENT
6	JOIST BEARING EMBED PLATE - SEE A1/S401
7	JOIST BEARING EMBED PLATE ON OPPOSITE FACE OF PANEL - SEE B3/S401
8	PANEL TO FOOTING CONNECTION EMBED ANGLE ON OUTSIDE FACE OF PANEL AS SHOWN - SEE A1/S301 - PROVIDE 2 PER PANEL
9	PANEL ALIGNMENT EMBED PLATES - PROVIDE 3 AT PANEL JOINT AS SHOWN - SEE C1/S501, C2/S501 AND C3/S501
10	DECK BEARING ANGLE - SEE B3/S401
11	BEAM BEARING EMBED PLATE ON OPPOSITE FACE OF PANEL - SEE B4/S401
12	4-#6 VERTICAL @ 4" O.C. EACH FACE EACH SIDE OF OPENING
13	6-#6 VERTICAL @ 3 1/2" O.C. EACH FACE EACH SIDE OF OPENING

ARIA
STUDIO CONSULTANTS, INC
1801 Lomas Blvd. NW
Albuquerque, NM 87104
Daniel@ariascinc.com (505) 506-2314

Walla ENGINEERING LTD
Structural Engineering
Civil Engineering
500 Marquette Avenue NW - Suite TS00
Albuquerque - New Mexico - 87102
Phone (505) 881-3008

THE ASK ACADEMY
A STEM INNOVATION
SKILLS KNOWLEDGE ATTITUDE

4450 Sundt Road NE
Rio Rancho, NM 87124

NEW GYMNASIUM

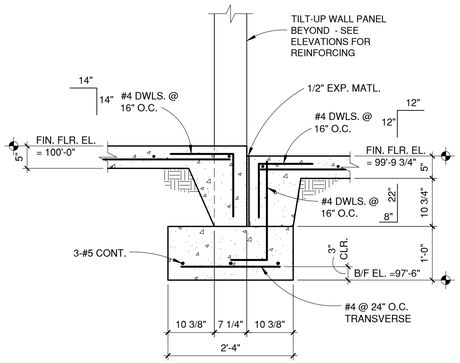
MIKE J. WALLA NEW MEXICO 11030 REGISTERED PROFESSIONAL ENGINEER
9/29/25

Architect/Engineer Seal

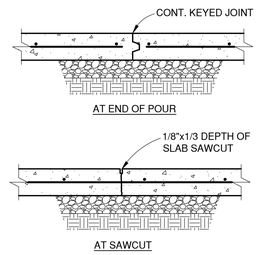
mark	date	description
revisions		
issue		100% CD's
project no		2507
drawn by		LEK
checked by		MJW
date		September 29, 2025

TILT-UP WALL PANEL ELEVATIONS

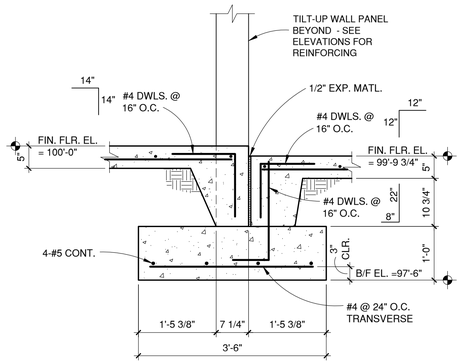
S202



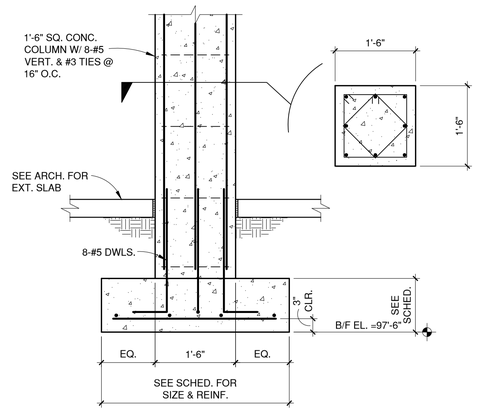
C1 3/4"=1'-0"



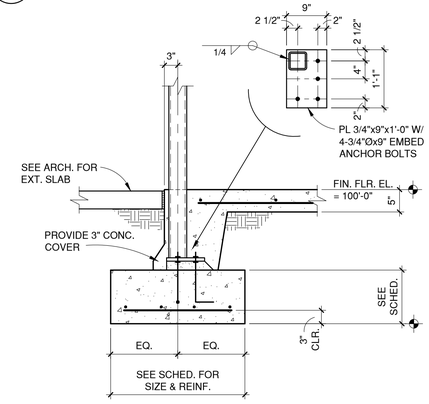
C2 TYPICAL CONTROL JOINT (C.J.) 3/4"=1'-0"



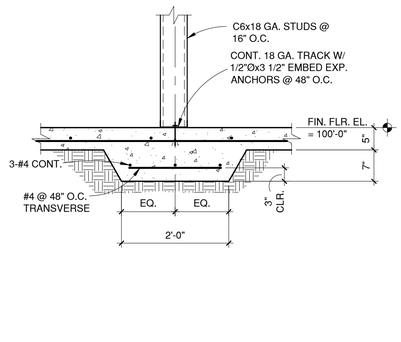
C3 3/4"=1'-0"



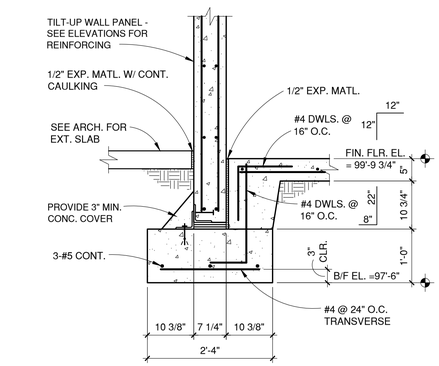
C3 3/4"=1'-0"



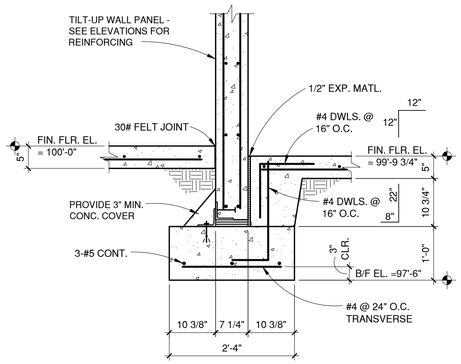
B1 3/4"=1'-0"



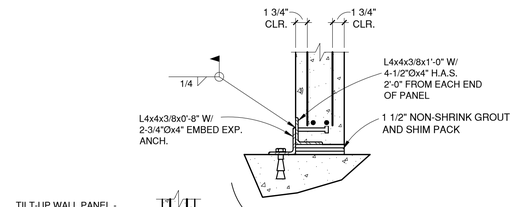
B2 3/4"=1'-0"

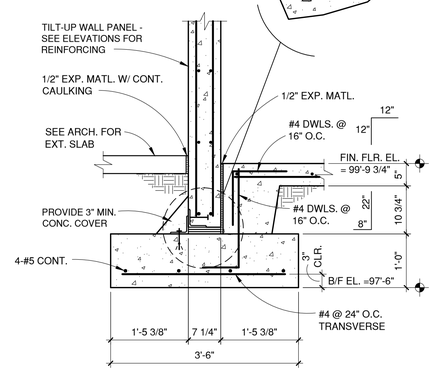


B3 3/4"=1'-0"

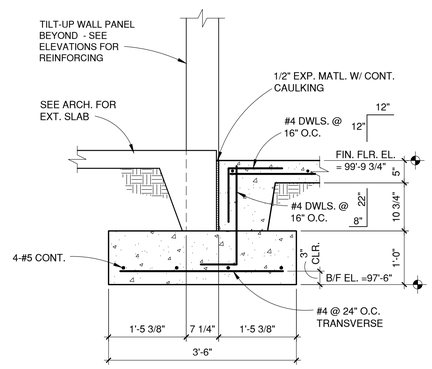


B4 3/4"=1'-0"

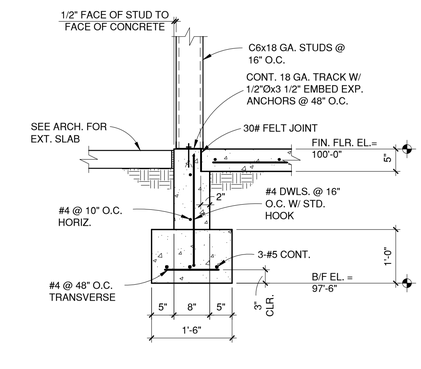




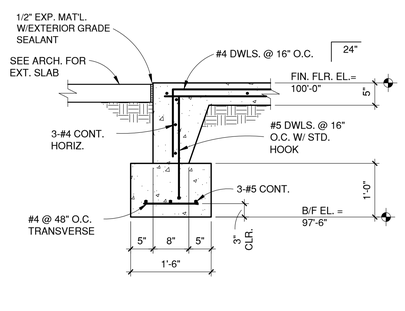
A1 3/4"=1'-0"



A2 3/4"=1'-0"



A3 3/4"=1'-0"



A4 3/4"=1'-0"

ARIA
STUDIO CONSULTANTS, INC
1801 Lomas Blvd. NW
Albuquerque, NM 87104
Daniel@ariascinc.com (505) 506-2314

Walla ENGINEERING LTD
Structural Engineering
Civil Engineering
500 Marquette Avenue NW • Suite 1500
Albuquerque • New Mexico • 87102
Phone (505) 881-3008

THE ASK ACADEMY
A STEM INNOVATION
SKILLS KNOWLEDGE ATTITUDE

4450 Sundt Road NE
Rio Rancho, NM 87124

NEW GYMNASIUM

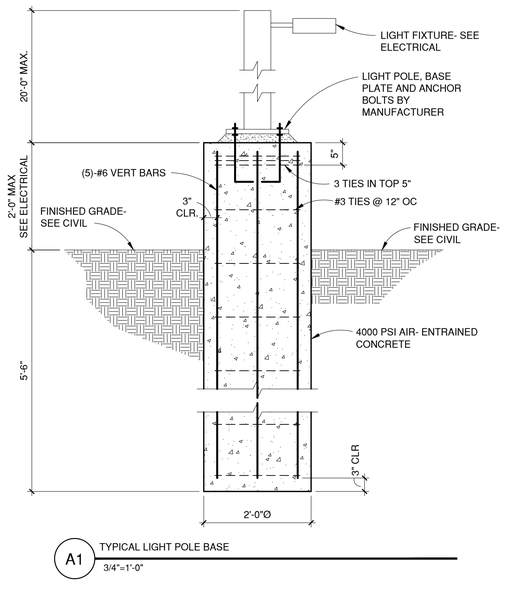
MIKE J. WALLA NEW MEXICO 11030
9/29/25

Architect/Engineer Seal

mark	date	description
revisions		
issue		100% CD's
project no		2507
drawn by		LEK
checked by		MJW
date		September 29, 2025

FOUNDATION SECTIONS

S301



A1 TYPICAL LIGHT POLE BASE
3/4"=1'-0"

ARIA
STUDIO CONSULTANTS, INC
1801 Lomas Blvd. NW
Albuquerque, NM 87104
Daniel@ariascinc.com (505) 506-2314

Walla Engineering LTD
Structural Engineering
Civil Engineering
500 Marquette Avenue NW • Suite 1500
Albuquerque • New Mexico • 87102
Phone (505) 881-3008

THE ASK ACADEMY
STEM INNOVATION
SKILLS KNOWLEDGE ATTITUDE
4450 Sundt Road NE
Rio Rancho, NM 87124

NEW GYMNASIUM

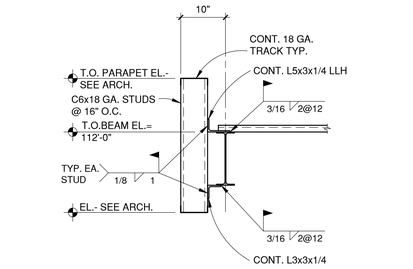
MIKE J. WALLA NEW MEXICO 11030 REGISTERED PROFESSIONAL ENGINEER
9/29/25

Architect/Engineer Seal

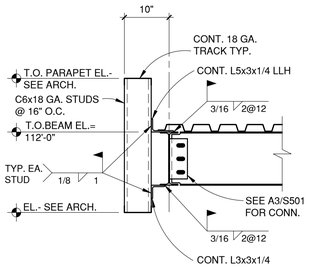
mark	date	description
revisions		
issue		100% CD's
project no		2507
drawn by		LEK
checked by		MJW
date		September 29, 2025

FOUNDATION SECTIONS

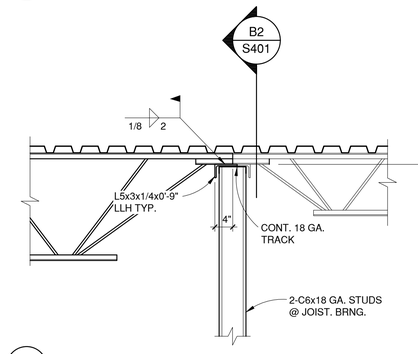
S302



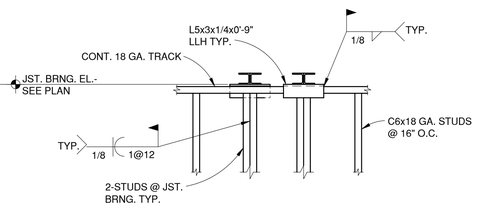
C1 3/4"=1'-0"



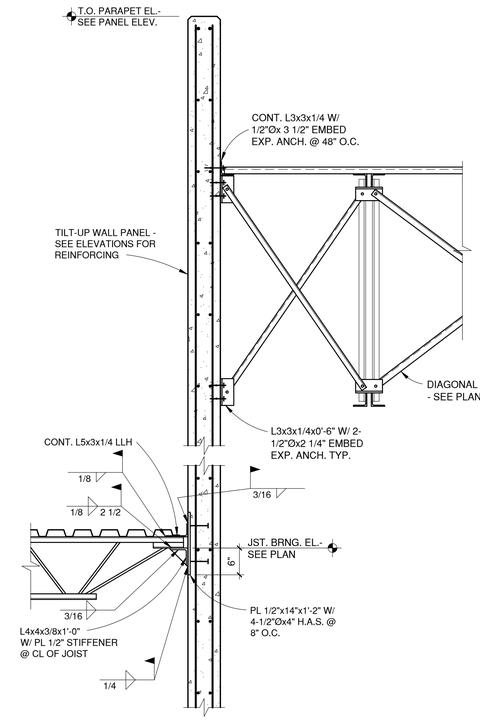
C2 3/4"=1'-0"



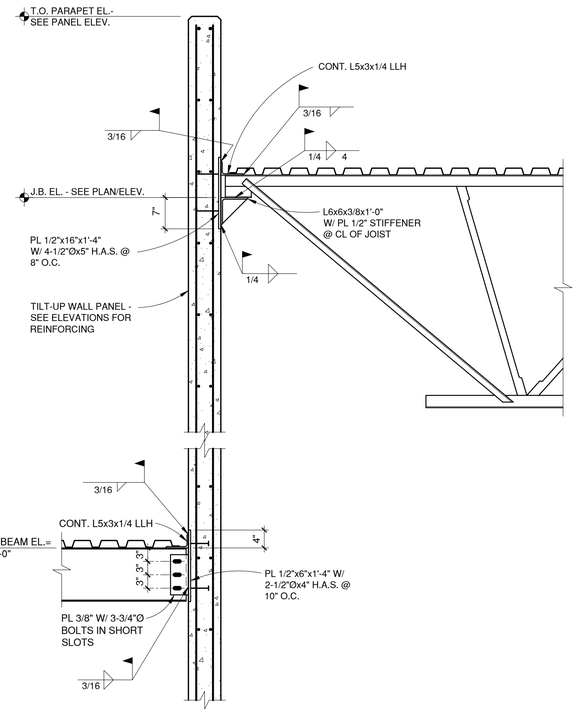
B1 3/4"=1'-0"



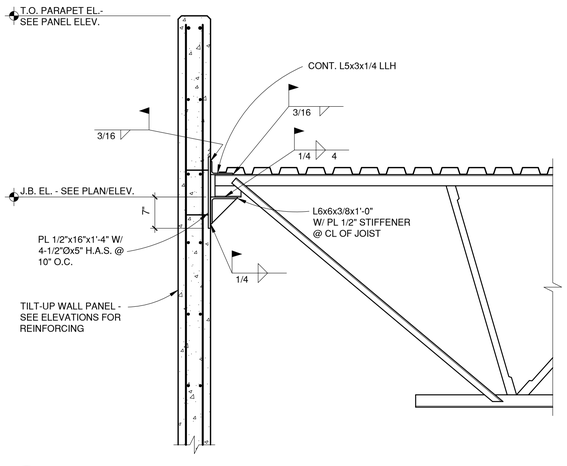
B2 3/4"=1'-0"



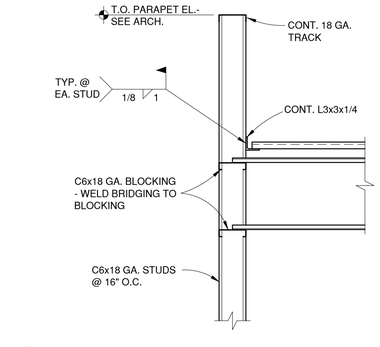
B3 3/4"=1'-0"



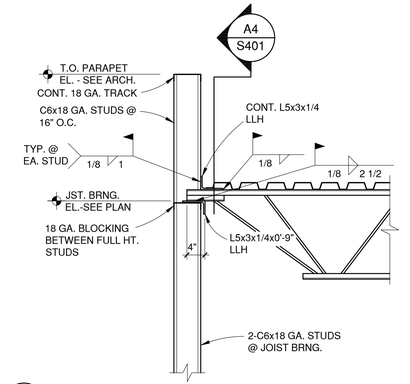
B4 3/4"=1'-0"



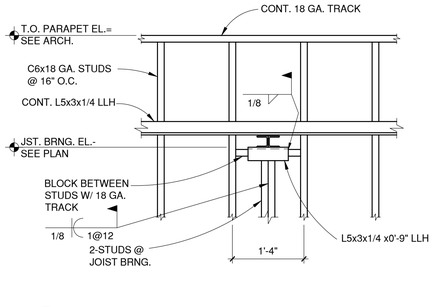
A1 3/4"=1'-0"



A2 3/4"=1'-0"



A3 3/4"=1'-0"



A4 3/4"=1'-0"

ARIA
STUDIO CONSULTANTS, INC
1801 Lomas Blvd. NW
Albuquerque, NM 87104
Daniel@ariascinc.com (505) 506-2314

Walla Engineering LTD
Structural Engineering
Civil Engineering
500 Marquette Avenue NW - Suite 1500
Albuquerque - New Mexico - 87102
Phone (505) 881-3008

THE ASK ACADEMY
A STEM INNOVATION
SKILLS KNOWLEDGE ATTITUDE
4450 Sundt Road NE
Rio Rancho, NM 87124

NEW GYMNASIUM

MIKE J. WALLA NEW MEXICO 11030 REGISTERED PROFESSIONAL ENGINEER
10/29/25

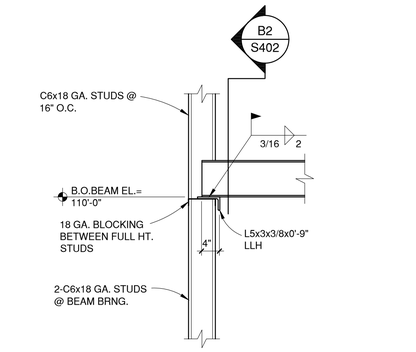
Architect/Engineer Seal

mark	date	description
revisions		

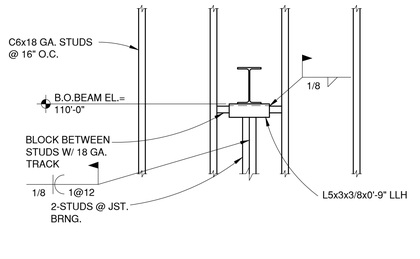
issue	100% CD's
project no	2507
drawn by	LEK
checked by	MJW
date	September 29, 2025

FRAMING SECTIONS

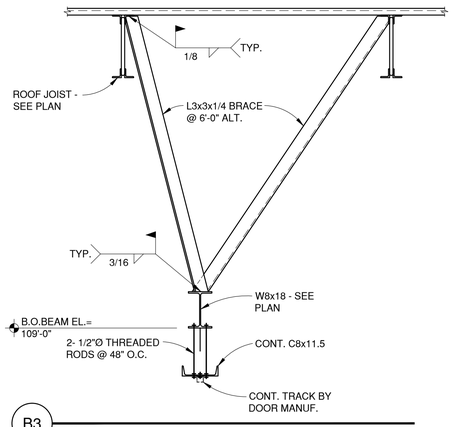
S401



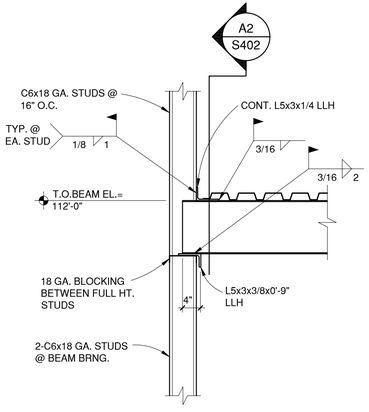
B1 3/4"=1'-0"



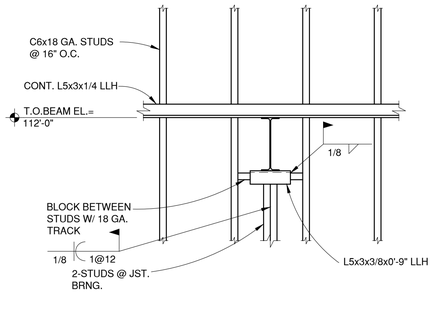
B2 3/4"=1'-0"



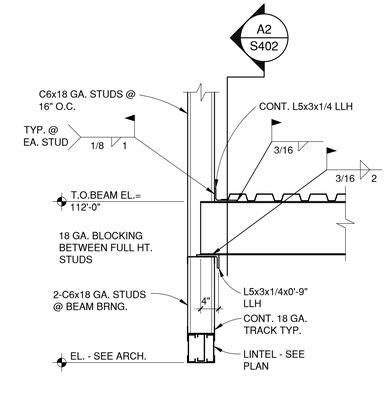
B3 3/4"=1'-0"



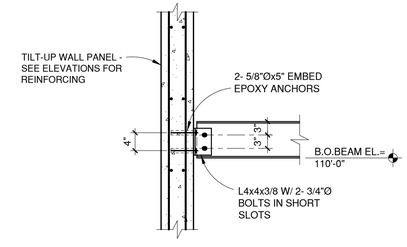
A1 3/4"=1'-0"



A2 3/4"=1'-0"



A3 3/4"=1'-0"



A4 3/4"=1'-0"

ARIA
STUDIO CONSULTANTS, INC
1801 Lomas Blvd. NW
Albuquerque, NM 87104
Daniel@ariascinc.com (505) 506-2314

Walla Engineering LTD
Structural Engineering
Civil Engineering
500 Marquette Avenue NW - Suite 1500
Albuquerque - New Mexico - 87102
Phone (505) 881-3008

THE ASK ACADEMY
A STEM INNOVATION
SKILLS KNOWLEDGE ATTITUDE

4450 Sundt Road NE
Rio Rancho, NM 87124

NEW GYMNASIUM

MIKE J. WALLA NEW MEXICO 11030 REGISTERED PROFESSIONAL ENGINEER
10/29/25

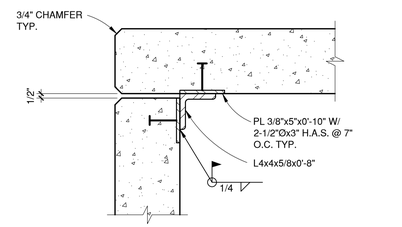
Architect/Engineer Seal

mark	date	description
revisions		

issue	100% CD's
project no	2507
drawn by	LEK
checked by	MJW
date	September 29, 2025

FRAMING SECTIONS
and DETAILS

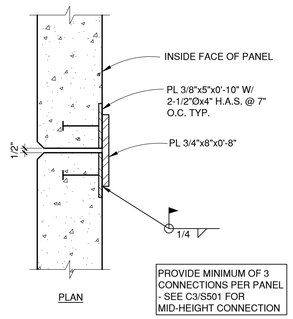
S402



PLAN

PROVIDE TOTAL OF 3 CONNECTIONS PER PANEL

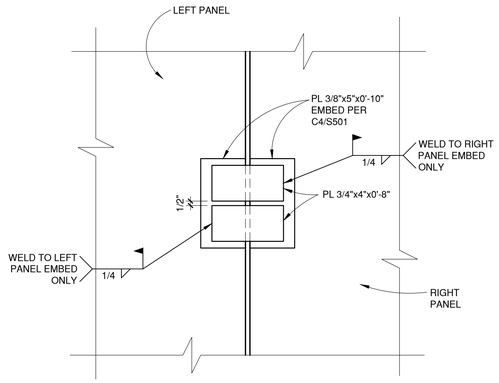
C1 TYPICAL CORNER CONNECTION DETAIL
1 1/2"=1'-0"



PLAN

PROVIDE MINIMUM OF 3 CONNECTIONS PER PANEL - SEE C3/S501 FOR MID-HEIGHT CONNECTION

C2 TYPICAL PANEL-TO-PANEL CONNECTION
1 1/2"=1'-0"



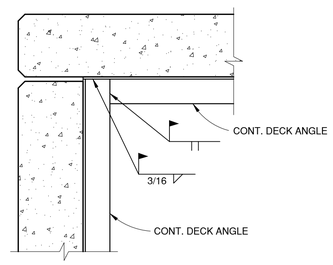
C3 MID-HEIGHT PANEL CONNECTION FOR PANEL ALIGNMENT ONLY
1 1/2"=1'-0"

PLAN

B1 TYP. ROOF OPENING FOR OPENINGS LARGER THAN 12"
N.T.S.

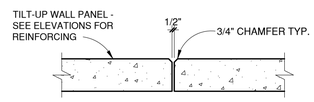
PLAN

B2 TYP. ROOF FRAMING FOR OPENINGS 12" AND SMALLER
N.T.S.



PLAN

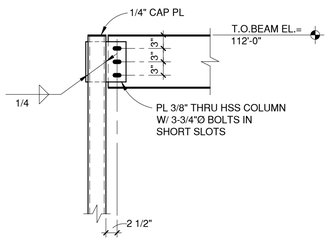
B3 TYPICAL DETAIL @ DECK ANGLE
1 1/2"=1'-0"



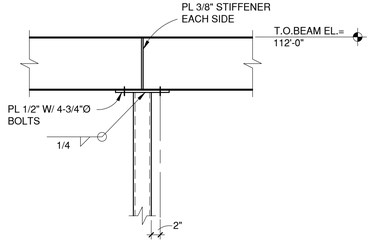
PLAN

SEE C4/S501 AND C5/S501 FOR ADDITIONAL INFORMATION

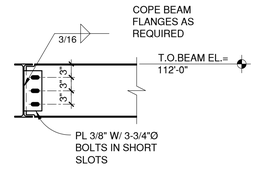
B4 TYPICAL PANEL JOINT DETAIL
3/4"=1'-0"



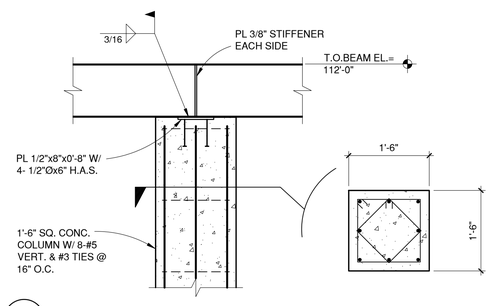
A1 3/4"=1'-0"



A2 3/4"=1'-0"



A3 3/4"=1'-0"



A4 3/4"=1'-0"

ARIA
STUDIO CONSULTANTS, INC
1801 Lomas Blvd. NW
Albuquerque, NM 87104
Daniel@ariascinc.com (505) 506-2314

Walla ENGINEERING LTD
Structural Engineering
Civil Engineering
500 Marquette Avenue NW • Suite 1500
Albuquerque • New Mexico • 87102
Phone (505) 881-3008

THE ASK ACADEMY
A STEM INNOVATION
SKILLS KNOWLEDGE ATTITUDE

4450 Sundt Road NE
Rio Rancho, NM 87124

NEW GYMNASIUM

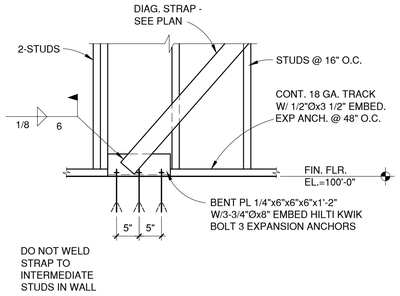
MIKE J. WALLA NEW MEXICO 11030 REGISTERED PROFESSIONAL ENGINEER
9/29/25

Architect/Engineer Seal

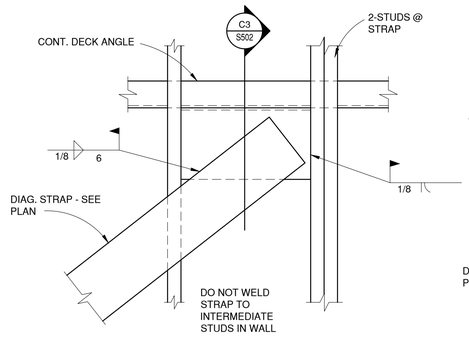
mark	date	description
revisions		
issue		100% CD's
project no		2507
drawn by		LEK
checked by		MJW
date		September 29, 2025

FRAMING DETAILS

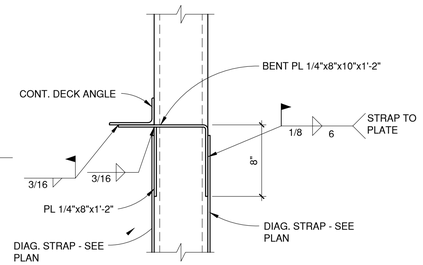
S501



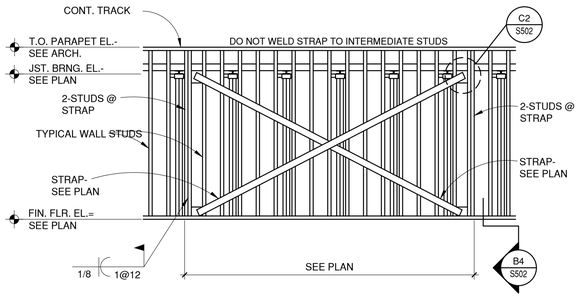
C1 3/4"=1'-0"



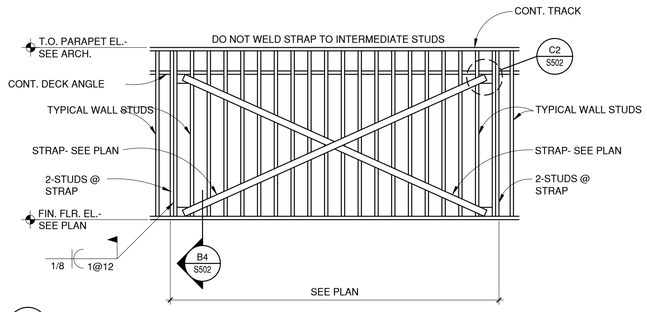
C2 1 1/2"=1'-0"



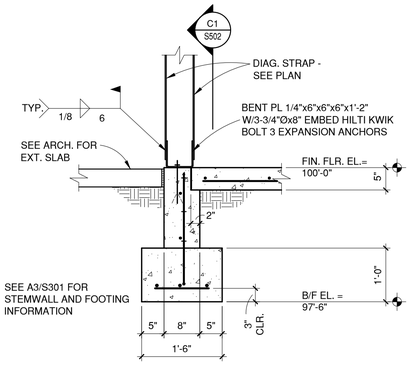
C3 1 1/2"=1'-0"



B1 ELEVATION AT BEARING BRACED WALL
N.T.S.



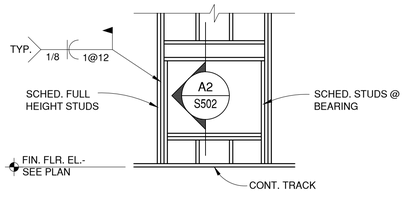
B2 ELEVATION AT NON-BEARING BRACED WALL
N.T.S.



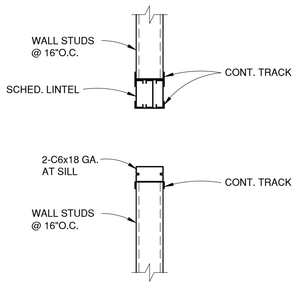
B4 3/4"=1'-0"

LIGHTGAGE LINTEL SCHEDULE

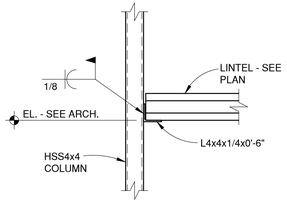
MARK	SIZE	STUDS @ BEARING	FULL HIEGHT STUDS
L-1	2-C6x18 GA.	1	1
L-2	3-C6x18 GA.	1	2
L-3	3-C6x18 GA.	2	2
L-4	3-C8x16 GA.	2	2
L-5	3-C8x18 GA.	3	1
L-6	3-C6x18 GA.	SEE A3/S502 FOR SUPPORT EACH END	



A1 LIGHTGAGE LINTEL SCHEDULE / TYPICAL ELEVATION
N.T.S.



A2 3/4"=1'-0"



A3 3/4"=1'-0"

ARIA
STUDIO CONSULTANTS, INC
1801 Lomas Blvd. NW
Albuquerque, NM 87104
Daniel@ariascinc.com (505) 506-2314

Walla Engineering LTD
Structural Engineering
Civil Engineering
500 Marquette Avenue NW • Suite 1500
Albuquerque • New Mexico • 87102
Phone (505) 881-3008

THE ASK ACADEMY
STEM INNOVATION
SKILLS KNOWLEDGE ATTITUDE
4450 Sundt Road NE
Rio Rancho, NM 87124

NEW GYMNASIUM

MIKE J. WALLA
NEW MEXICO
11030
REGISTERED PROFESSIONAL ENGINEER
10/29/25

Architect/Engineer Seal

mark	date	description
revisions		
issue		100% CD's
project no		2507
drawn by		LEK
checked by		MJW
date		September 29, 2025

FRAMING DETAILS

S502

LEGEND

- 7¼" tilt-up panel concrete wall with 6" metal stud insulated wall and ⅝" gyp bd sheathing
- 6" metal stud insulated wall with apa rated sheathing and 1" 3-coat stucco, ⅝" gyp bd
- 6" or 3 ⅝" metal stud wall with ⅝" gyp bd ea side
- P1 — new interior partition tag and size, refer to sheet A501
- A — window symbol, see A701
- 100 A — door symbol, see A701
- CXX — casework, see A400s series
- 5'-7" dia ADA clearance
- 30" x 52" ADA clearance
- 2A FE — fire extinguisher
- CR — security card reader
- FD — floor drain

GENERAL PLAN NOTES

General Plan Notes apply to all plan sheets and therefore individual notes may not apply to all sheets.

A. Noted dimensions take precedence over scale. All dimensions are to grid, framing or face of concrete panel, unless noted otherwise. Clear or minimum dimensions are to finish.

B. Contractor shall verify drawing dimensions against actual site conditions and boundaries and shall notify the architect of any areas which differ from the intent of the drawings.

C. Contractor is responsible for safe and adequate shoring of all parts of the structure during construction.

D. Exterior electrical / mechanical equipment shall be placed on cast-in-place concrete equipment pads. Contractor shall coordinate pad size with equipment manufacturer. Equipment shall be screened as required by city code.

E. Use greenboard gypsum board within 12" of wet walls.

F. Wet walls to have wall covering to minimum 48" high with tile, FRP (fiberglass reinforced panels) or other approved sheathing. See interior elevations.

G. Ceiling grid and tile to be selected and submitted to permitting office prior to certificate of occupancy, of type suitable to seismic zone 'D'.

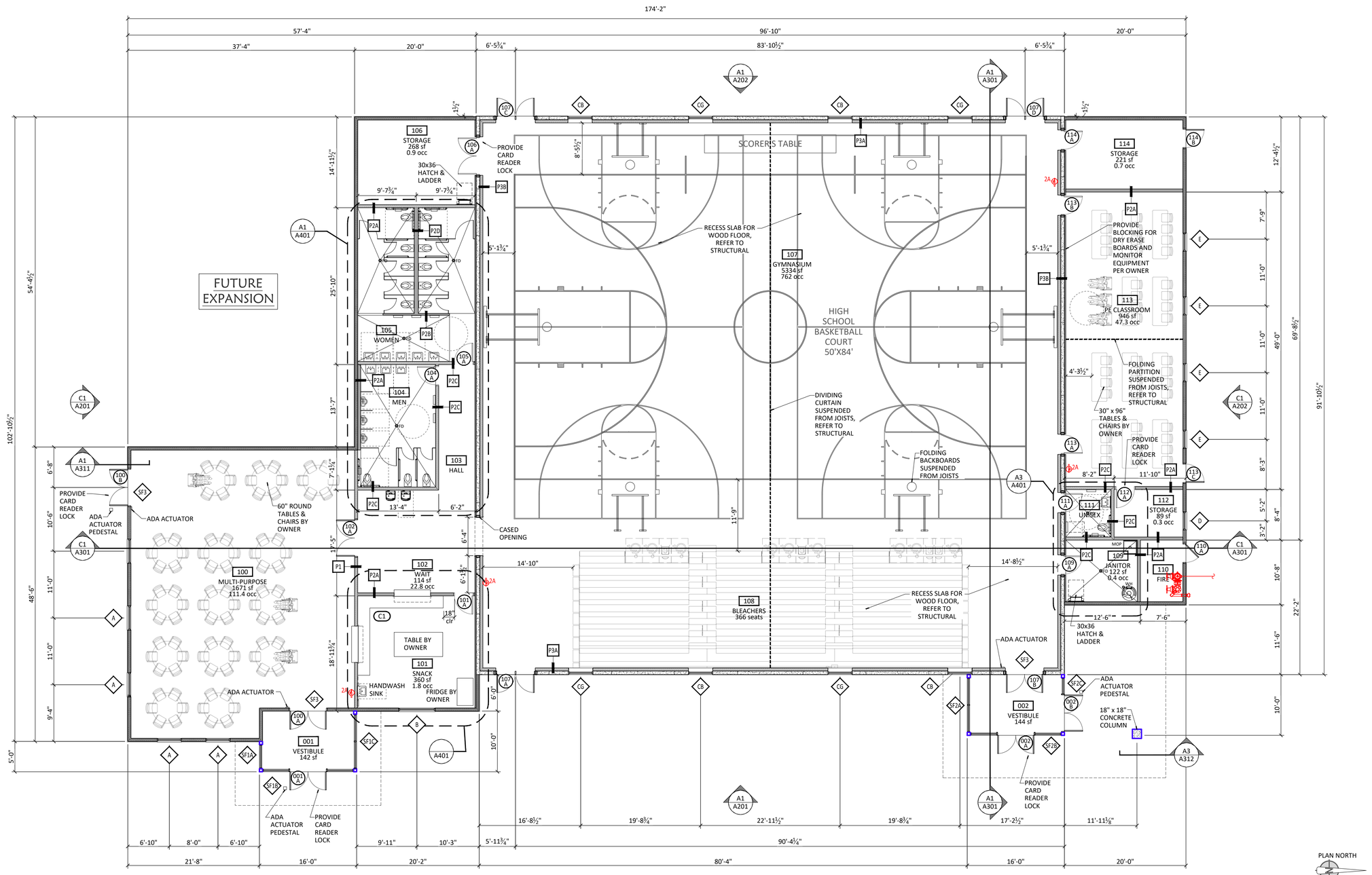
H. Contractor shall provide samples, data, and product literature as requested to assist the owner or architect in making selections.

I. Access panels shall be provided and installed at all locations where equipment requires whether indicated or not on the drawings.

J. All furniture and equipment to be provided by owner.

K. All exterior concrete to slope away from the building at 1/8" per foot minimum and have a broom finish.

L. General contractor to coordinate all blocking in walls required for all wall attachments including but not limited to casework, shelving, and bathroom accessories. Refer to mounting heights and coordinate owner provided furnishings on sheet A401.



A1 GYMNASIUM FLOOR PLAN ~ Phase 1 ~ 14,549 gross sf, 1,314 mixed occupancy

1/8" = 1'-0"

ARIA

STUDIO CONSULTANTS, INC

1801 Lomas Blvd. NW
Albuquerque, NM 87104
Daniel@ariascinc.com (505) 506-2314

THE ASK ACADEMY — A STEM INNOVATION — SKILLS KNOWLEDGE ATTITUDE

4450 Sundt Road NE
Rio Rancho, NM 87124

NEW GYMNASIUM

STATE OF NEW MEXICO
DANIEL PUZAK
NO. 5317
09/29/25
REGISTERED ARCHITECT

Architect/Engineer Seal

mark	date	description
revisions		
issue		100% CDs
project no		2507
drawn by		D WEST
checked by		DGP
date		September 29, 2025

ARCHITECTURAL FLOOR PLAN

A101

LEGEND

- 7½" tilt-up panel concrete wall with 6" metal stud insulated wall and ⅝" gyp bd sheathing
- 6" metal stud insulated wall with apa rated sheathing and 1" 3-coat stucco, ⅝" gyp bd
- 6" or 3 ⅝" metal stud wall with ⅝" gyp bd ea side
- 24" x 48" suspended ceiling grid with white acoustical flush ceiling tiles. DEFERRED SUBMITTAL
- 24" x 48" suspended ceiling grid with washable acoustical white flush ceiling tiles. DEFERRED SUBMITTAL
- ⅝" gypsum board ceiling, primed and painted white
- mechanical supply and return grilles
- mechanical equipment
- light fixtures
- emergency exit sign / emergency light

GENERAL PLAN NOTES

General Plan Notes apply to all plan sheets and therefore individual notes may not apply to all sheets.

A. Noted dimensions take precedence over scale. All dimensions are to grid, framing or face of concrete panel, unless noted otherwise. Clear or minimum dimensions are to finish.

B. Contractor shall verify drawing dimensions against actual site conditions and boundaries and shall notify the architect of any areas which differ from the intent of the drawings.

C. Contractor is responsible for safe and adequate shoring of all parts of the structure during construction.

D. Exterior electrical / mechanical equipment shall be placed on cast-in-place concrete equipment pads. Contractor shall coordinate pad size with equipment manufacturer. Equipment shall be screened as required by city code.

E. Use greenboard gypsum board within 12" of wet walls.

F. Wet walls to have wall covering to minimum 48" high with tile, FRP (fiberglass reinforced panels) or other approved sheathing. See interior elevations.

G. Ceiling grid and tile to be selected and submitted to permitting office prior to certificate of occupancy, of type suitable to seismic zone 'D'.

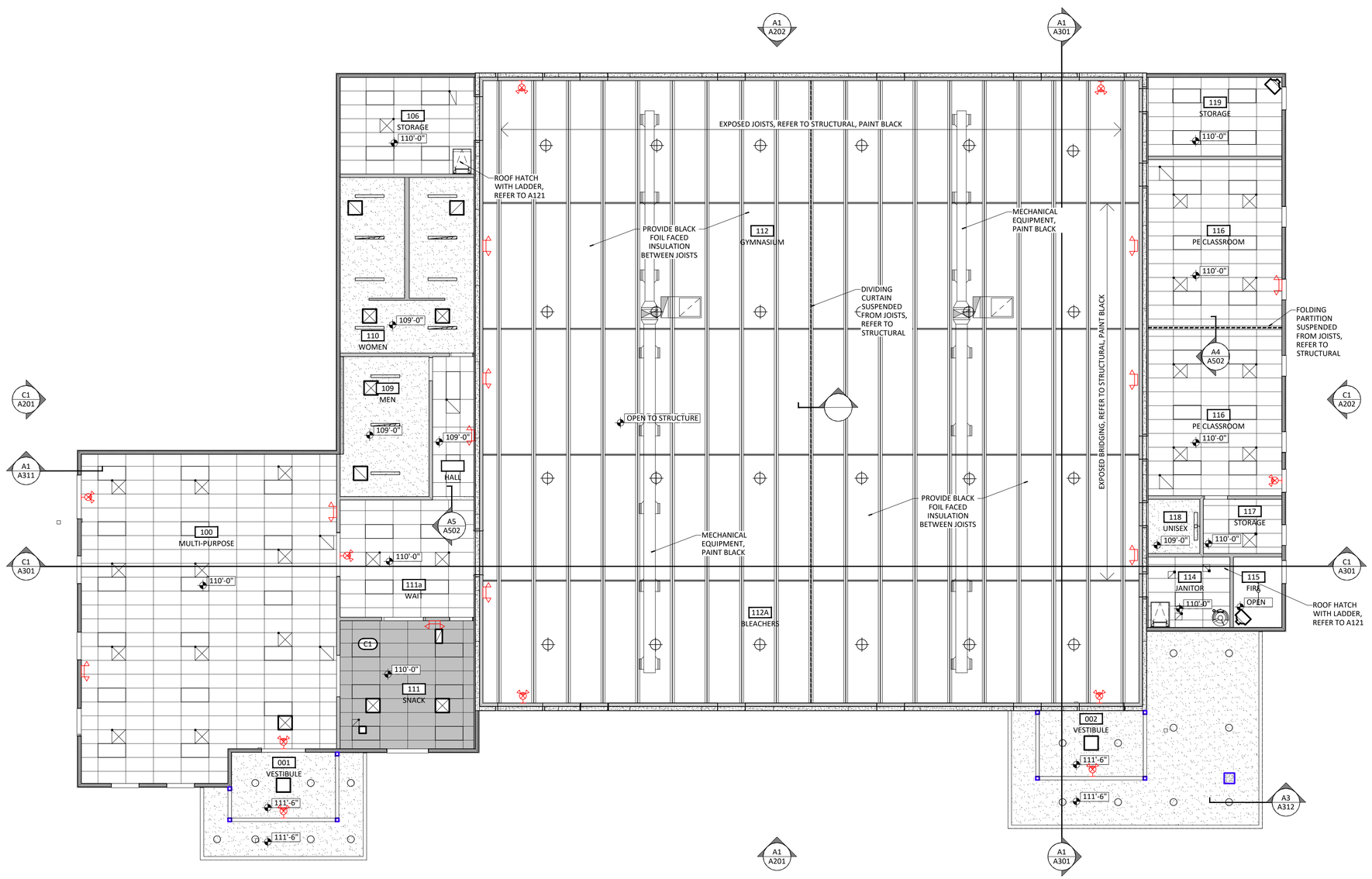
H. Contractor shall provide samples, data, and product literature as requested to assist the owner or architect in making selections.

I. Access panels shall be provided and installed at all locations where equipment requires whether indicated or not on the drawings.

J. All furniture and equipment to be provided by owner.

K. All exterior concrete to slope away from the building at 1/8" per foot minimum and have a broom finish.

L. General contractor to coordinate all blocking in walls required for all wall attachments including but not limited to casework, shelving, and bathroom accessories. Refer to mounting heights and coordinate owner provided furnishings on sheet A401.



PLAN NORTH

0 4' 8' 16'

A1 REFLECTED CEILING PLAN
1/8" = 1'-0"

ARIA
STUDIO CONSULTANTS, INC
1801 Lomas Blvd. NW
Albuquerque, NM 87104
Daniel@ariascinc.com (505) 506-2314

THE ASK ACADEMY
A STEM INNOVATION
SKILLS KNOWLEDGE ATTITUDE

4450 Sundt Road NE
Rio Rancho, NM 87124

NEW GYMNASIUM

STATE OF NEW MEXICO
DANIEL PUZAK
NO. 5317
09/29/25
REGISTERED ARCHITECT

Architect/Engineer Seal

mark	date	description

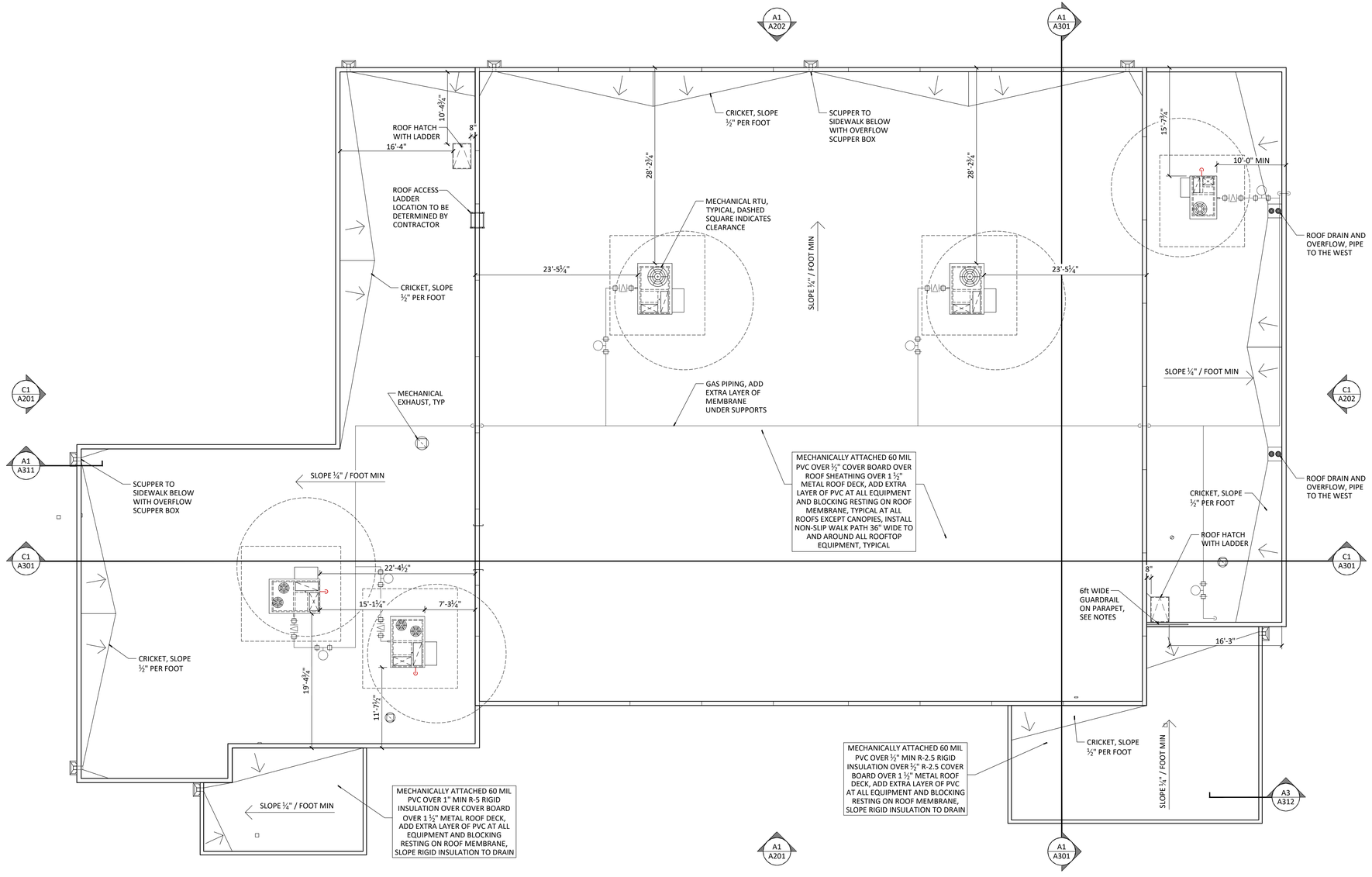
revisions	
issue	100% CDs
project no	2507
drawn by	D WEST
checked by	DGP
date	September 29, 2025

REFLECTED CEILING PLAN

A111

GENERAL PLAN NOTES

1. IBC 2021 1015.7 ROOF ACCESS: GUARDS SHALL BE PROVIDED WHERE THE ROOF HATCH OPENING (OR EQUIPMENT) IS LOCATED WITHIN 10 FEET OF A ROOF EDGE OR OPEN SIDE OF A WALKING SURFACE. THE GUARD SHALL EXTEND NOT LESS THAN 30 INCHES BEYOND EACH END OF THE HATCH PARALLEL TO THE ROOF EDGE AND CONSTRUCTED SO AS TO PREVENT THE PASSAGE OF A SPHERE 21 INCHES IN DIAMETER.
2. GUARDRAIL ON PARAPET TO BE A MINIMUM OF 42" ABOVE FINISHED ROOF HEIGHT
3. PROVIDE NON-SLIP WALKING ROOFING SURFACE TREATMENT, 36" WIDE FROM LADDERS TO EACH AND AROUND ALL ROOFTOP EQUIPMENT
4. COORDINATE ROOF PENETRATIONS WITH STRUCTURAL MEMBERS
5. ADD CRICKETS AT ALL MECHANICAL CURBS FOR POSITIVE ROOF DRAINAGE



PLAN NORTH

0 4' 8' 16'

A1 ROOF PLAN
1/8" = 1'-0"

ARIA
STUDIO CONSULTANTS, INC
1801 Lomas Blvd. NW
Albuquerque, NM 87104
Daniel@ariascinc.com (505) 506-2314

THE ASK ACADEMY
A STEM INNOVATION
SKILLS KNOWLEDGE ATTITUDE

4450 Sundt Road NE
Rio Rancho, NM 87124

NEW GYMNASIUM

STATE OF NEW MEXICO
DANIEL PUZAK
NO. 5317
09/29/25
REGISTERED ARCHITECT

Architect/Engineer Seal

mark	date	description

revisions	
issue	100% CDs
project no	2507
drawn by	D WEST
checked by	DGP
date	September 29, 2025

ROOF PLAN

A121

FINISHES LEGEND

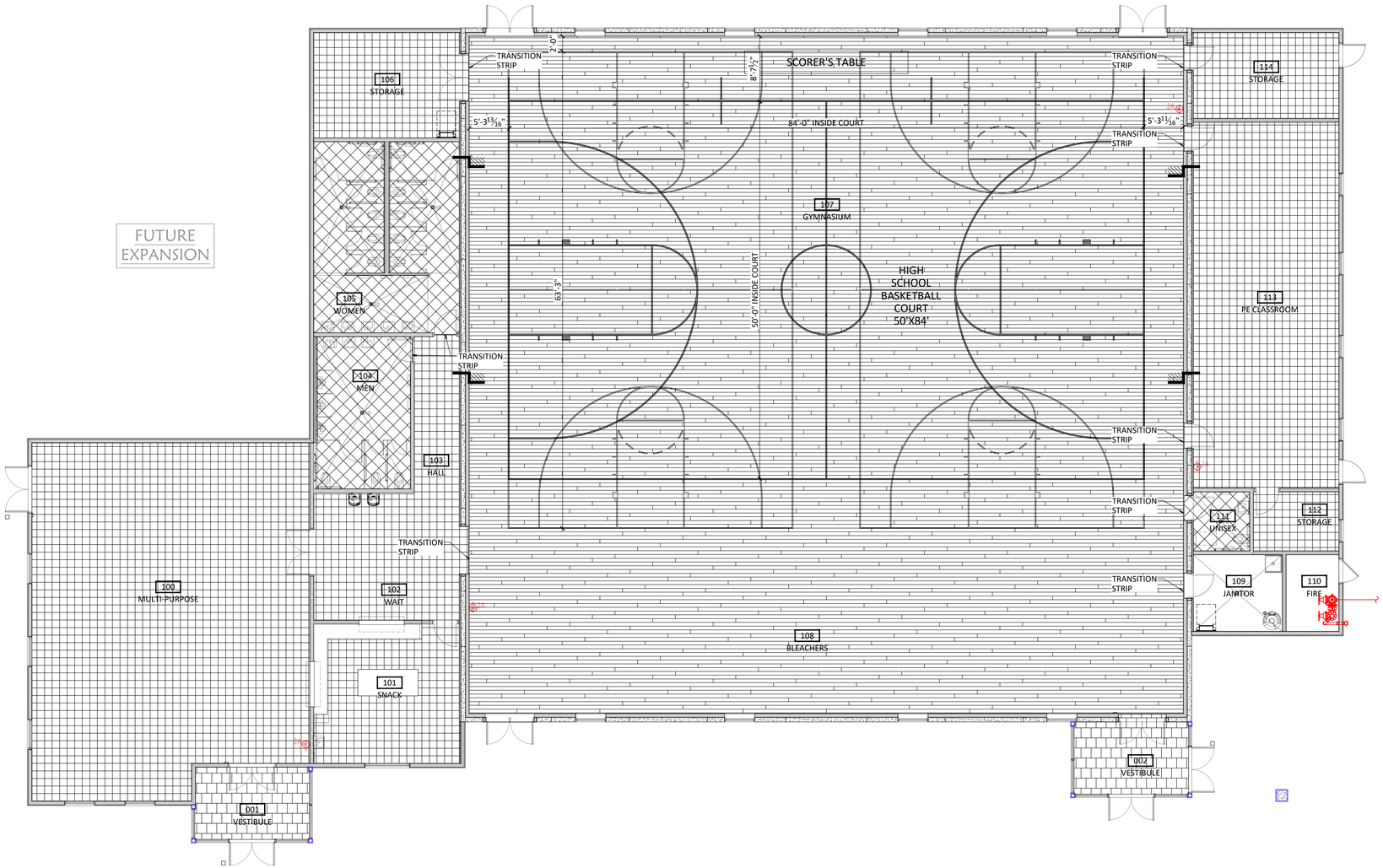
VCT	12" x 12" VINYL COMPOSITION TILE APPROX 3,950 SF RUBBER BASE TO MATCH FLOORING APPROX 677 LF
TILE 1	16" x 16" CERAMIC TILE AT RESTROOMS APPROX 792 SF CERAMIC TILE BASE APPROX 496 LF
TILE 2	VESTIBULE CERAMIC TILE APPROX 297 SF 4" CERAMIC TILE BASE APPROX 40 LF
CC	SEALED, POLISHED CONCRETE FLOOR APPROX 196 SF RUBBER BASE TO MATCH CONCRETE APPROX 118 LF
WD	6" MAPLE PLANK FLOORING (2¼" SYSTEM DEPTH) APPROX 8,500 SF 3" x 4" VENTED RUBBER BASE TO MATCH FLOORING APPROX 370 LF
	2¼" RECESSED CONCRETE SLAB, REFER TO STRUCTURAL

FINISHES NOTES

A. ALL WALLS WITHIN 24" OF WATER SOURCE SHALL BE SHEATHED WITH ⅝" GREENBOARD

B. INSTALL FLOOR TRANSITION STRIPS AT CHANGES IN FLOORING TYPE

C. FLOORING AND BASE CALCULATIONS DO NOT SUBTRACT OR INCLUDE DOORWAYS



A1 FINISHES PLAN
1/8" = 1'-0"

PLAN NORTH

0 4' 8' 16'

ARIA
STUDIO CONSULTANTS, INC
1801 Lomas Blvd. NW
Albuquerque, NM 87104
Daniel@ariascinc.com (505) 506-2314

THE ASK ACADEMY
A STEM INNOVATION
SKILLS KNOWLEDGE ATTITUDE

4450 Sundt Road NE
Rio Rancho, NM 87124

NEW GYMNASIUM

STATE OF NEW MEXICO
DANIEL PUZAK
NO. 5317
09/29/25
REGISTERED ARCHITECT

Architect/Engineer Seal

mark	date	description

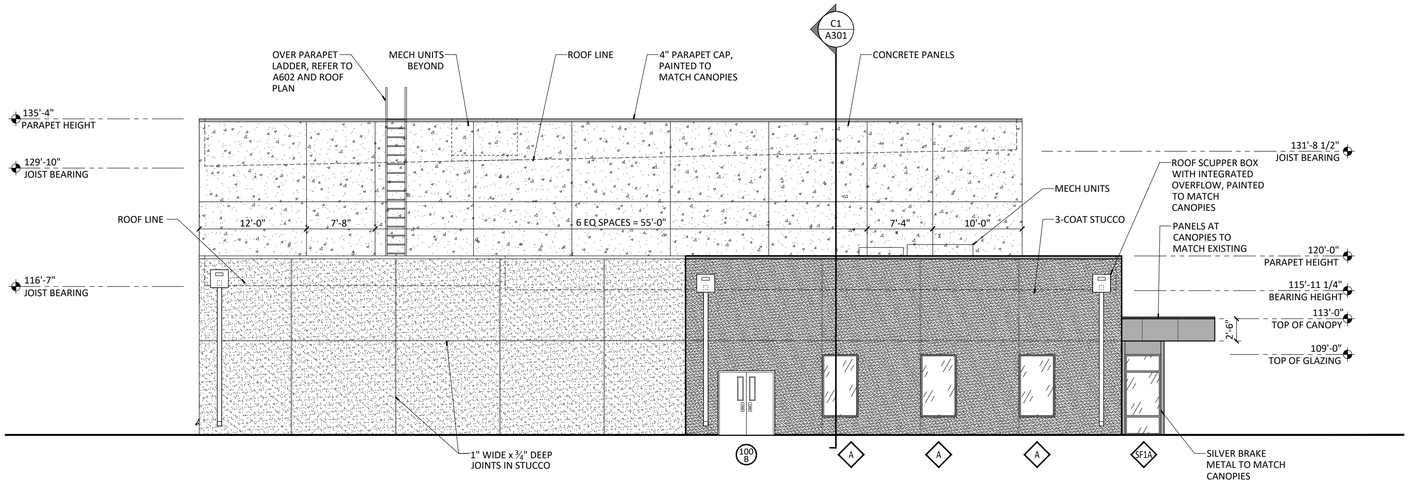
revisions	
issue	100% CDs
project no	2507
drawn by	D WEST
checked by	DGP
date	September 29, 2025

FINISHES PLAN

A131

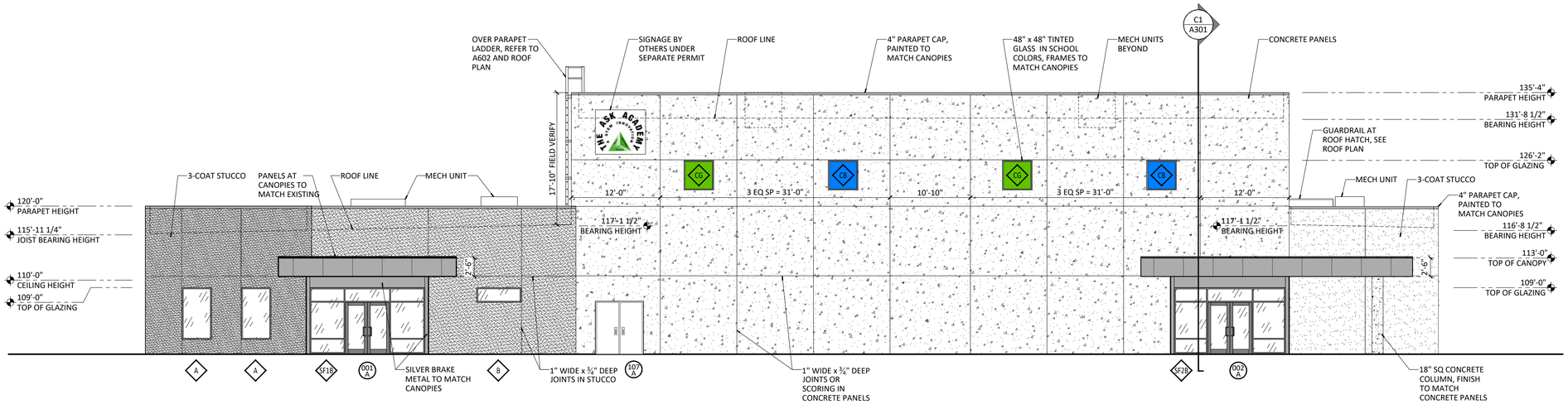
ELEVATION GENERAL NOTES

A. 1" 3-COAT STUCCO SYSTEM TO HAVE "FINE FINISH" AND TO HAVE NO GREATER THAN 144 SQ FT BETWEEN CONTROL JOINTS
B. CONTRACTOR TO DETERMINE CANOPY FINISH MATERIALS FROM EXISTING BUILDING
C. BLUE AND GREEN TINT AT UPPER WINDOWS TO MATCH SCHOOL COLORS. TINT MAY BE APPLIED TO INTERIOR BY GLAZING CONTRACTOR PRIOR TO INSTALLATION OF WINDOW.



C1 EXTERIOR ELEVATION ~ SOUTH
1/8" = 1'-0"

0 4' 8' 16'



A1 EXTERIOR ELEVATION ~ EAST ~ FRONT
1/8" = 1'-0"

0 4' 8' 16'

ARIA
STUDIO CONSULTANTS, INC
1801 Lomas Blvd. NW
Albuquerque, NM 87104
Daniel@ariascinc.com (505) 506-2314

THE ASK ACADEMY
A STEM INNOVATION
SKILLS KNOWLEDGE ATTITUDE

4450 Sundt Road NE
Rio Rancho, NM 87124

NEW GYMNASIUM

STATE OF NEW MEXICO
DANIEL PUZAK
NO. 5317
09/29/25
REGISTERED ARCHITECT

Architect/Engineer Seal

mark	date	description
revisions		
issue		100% CDs
project no		2507
drawn by		D WEST
checked by		DGP
date		September 29, 2025

EXTERIOR ELEVATIONS
SOUTH AND EAST

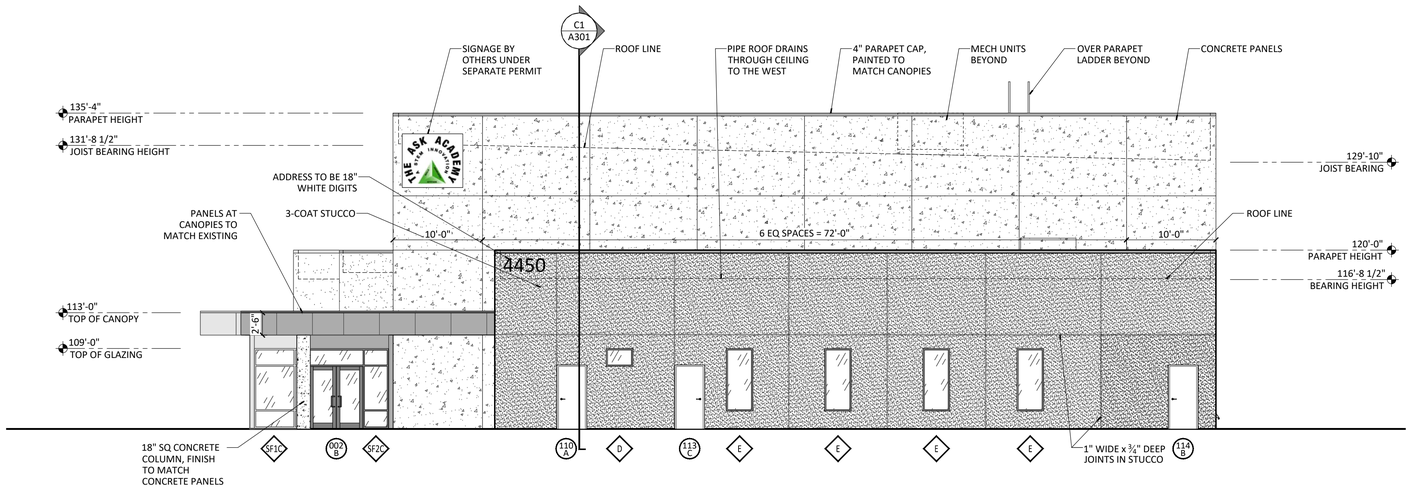
A201

ELEVATION GENERAL NOTES

A. 1" 3-COAT STUCCO SYSTEM TO HAVE "FINE FINISH" AND TO HAVE NO GREATER THAN 144 SQ FT BETWEEN CONTROL JOINTS

B. CONTRACTOR TO DETERMINE CANOPY FINISH MATERIALS FROM EXISTING BUILDING

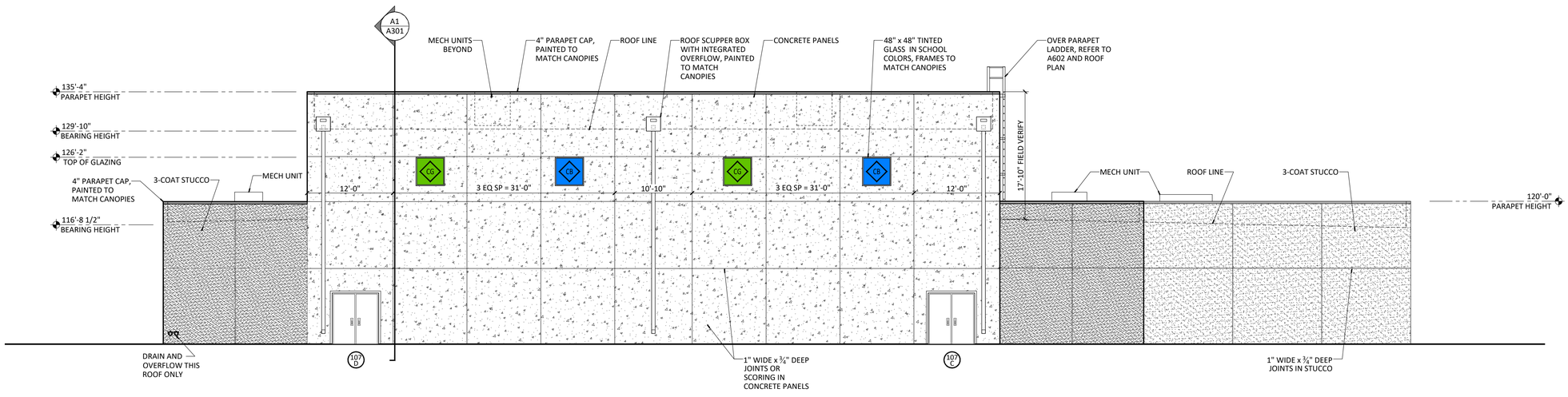
C. BLUE AND GREEN TINT AT UPPER WINDOWS TO MATCH SCHOOL COLORS. TINT MAY BE APPLIED TO INTERIOR BY GLAZING CONTRACTOR PRIOR TO INSTALLATION OF WINDOW.



C1 EXTERIOR ELEVATION ~ NORTH - STREET SIDE

1/8" = 1'-0"

0 4' 8' 16'



A1 EXTERIOR ELEVATION ~ WEST

1/8" = 1'-0"

0 4' 8' 16'

ARIA

STUDIO CONSULTANTS, INC

1801 Lomas Blvd. NW
Albuquerque, NM 87104
Daniel@ariascinc.com (505) 506-2314

THE ASK ACADEMY
A STEM INNOVATION
SKILLS KNOWLEDGE ATTITUDE

4450 Sundt Road NE
Rio Rancho, NM 87124

NEW GYMNASIUM

STATE OF NEW MEXICO
DANIEL PUZAK
NO. 5317
09/29/25
REGISTERED ARCHITECT

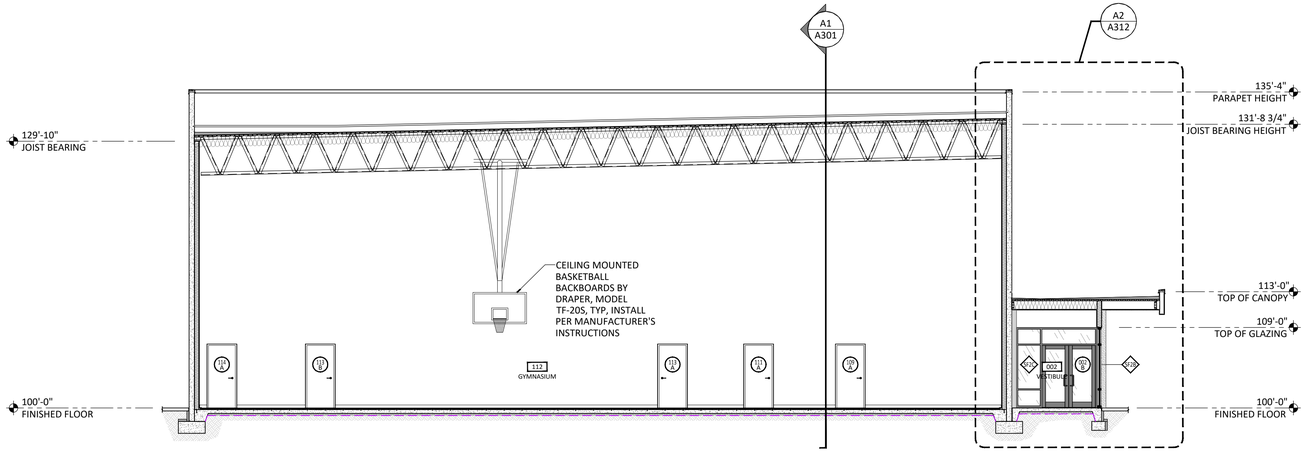
Architect/Engineer Seal

mark	date	description
revisions		

issue	100% CDs
project no	2507
drawn by	D WEST
checked by	DGP
date	September 29, 2025

EXTERIOR ELEVATIONS
NORTH AND WEST

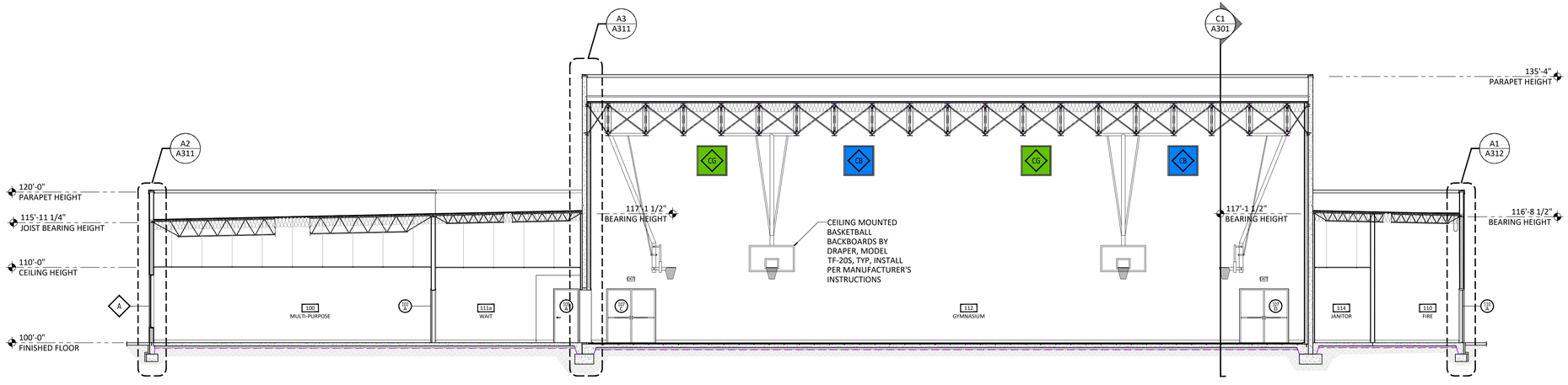
A202



C1 BUILDING SECTION AT GYM

1/8" = 1'-0"

0 4' 8' 16'



A1 EXTERIOR ELEVATION ~ EAST

1/8" = 1'-0"

0 4' 8' 16'

ARIA
STUDIO CONSULTANTS, INC
1801 Lomas Blvd. NW
Albuquerque, NM 87104
Daniel@ariascinc.com (505) 506-2314

THE ASK ACADEMY
A STEM INNOVATION
SKILLS KNOWLEDGE ATTITUDE

4450 Sundt Road NE
Rio Rancho, NM 87124

NEW GYMNASIUM

STATE OF NEW MEXICO
DANIEL PUZAK
NO. 5317
09/29/25
REGISTERED ARCHITECT

Architect/Engineer Seal

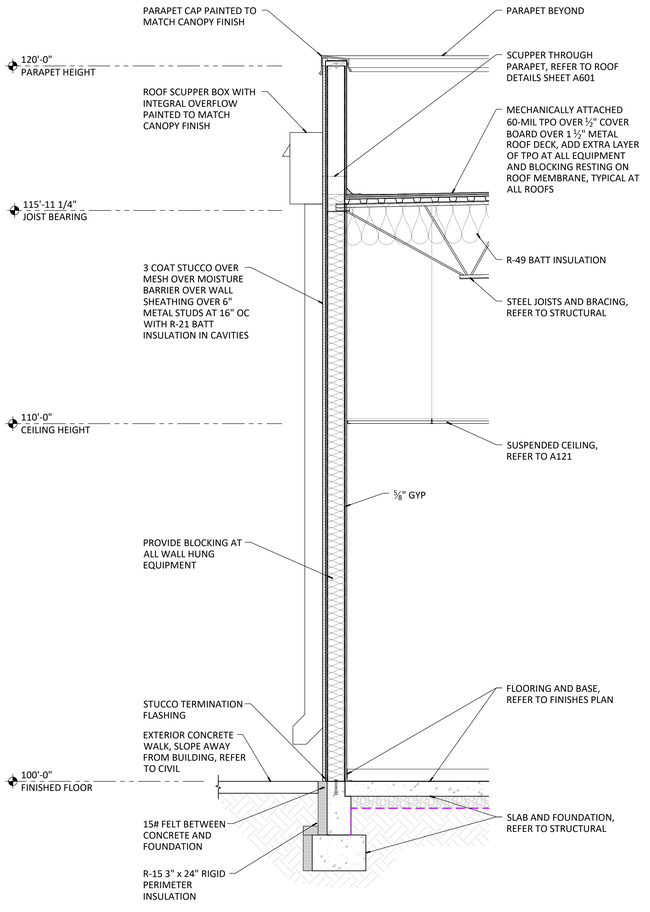
mark	date	description
revisions		
issue		100% CDs
project no		2507
drawn by		D WEST
checked by		DGP
date		September 29, 2025

BUILDING SECTIONS

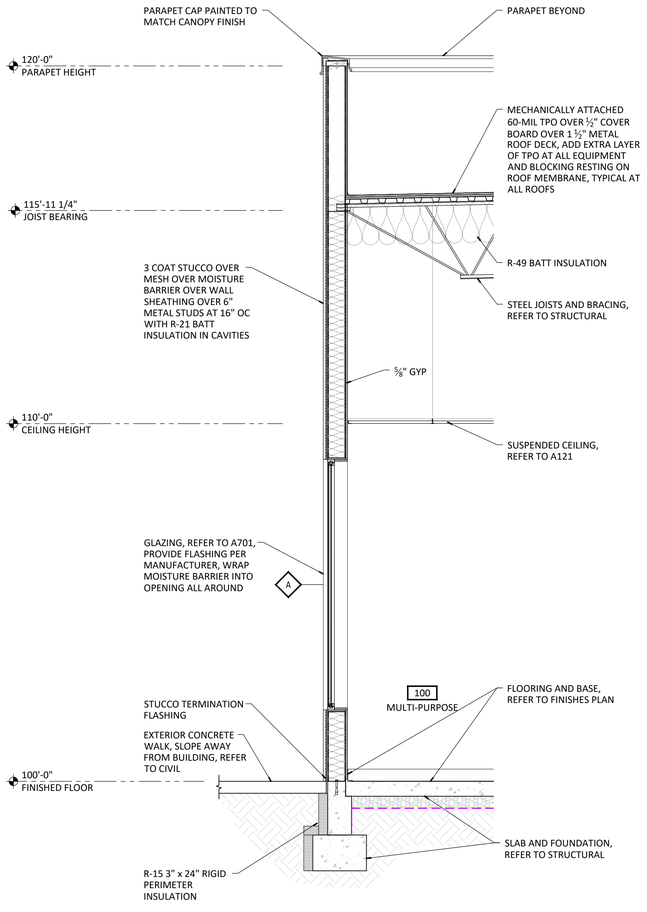
A301

GENERAL NOTES

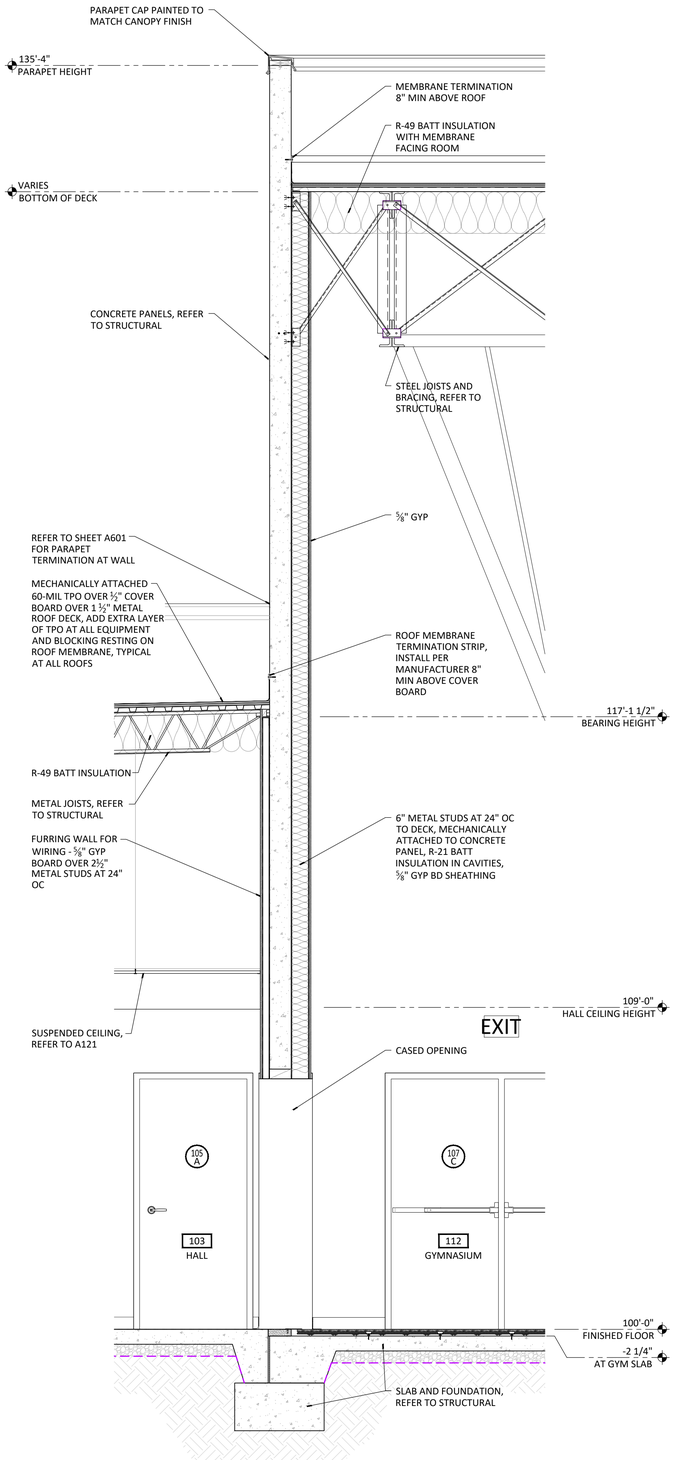
A. CAULK ALL SEAMS AT CHANGE OF MATERIAL



A1 TYPICAL WALL SECTION
1/2" = 1'-0"
0 1' 2' 4'



A2 WALL SECTION
1/2" = 1'-0"
0 1' 2' 4'



A3 WALL SECTION
1/2" = 1'-0"
0 1' 2' 4'

ARIA
STUDIO CONSULTANTS, INC
1801 Lomas Blvd. NW
Albuquerque, NM 87104
Daniel@ariascinc.com (505) 506-2314

THE ASK ACADEMY
A STEM INNOVATION
SKILLS KNOWLEDGE ATTITUDE

4450 Sundt Road NE
Rio Rancho, NM 87124

NEW GYMNASIUM

STATE OF NEW MEXICO
DANIEL PUZAK
NO. 5317
09/29/25
REGISTERED ARCHITECT

Architect/Engineer Seal

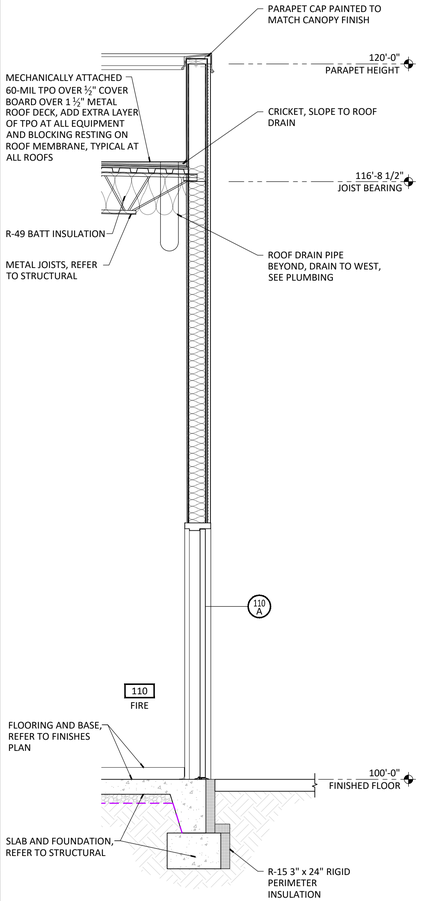
mark	date	description
revisions		
issue		100% CDs
project no		2507
drawn by		D WEST
checked by		DGP
date		September 29, 2025

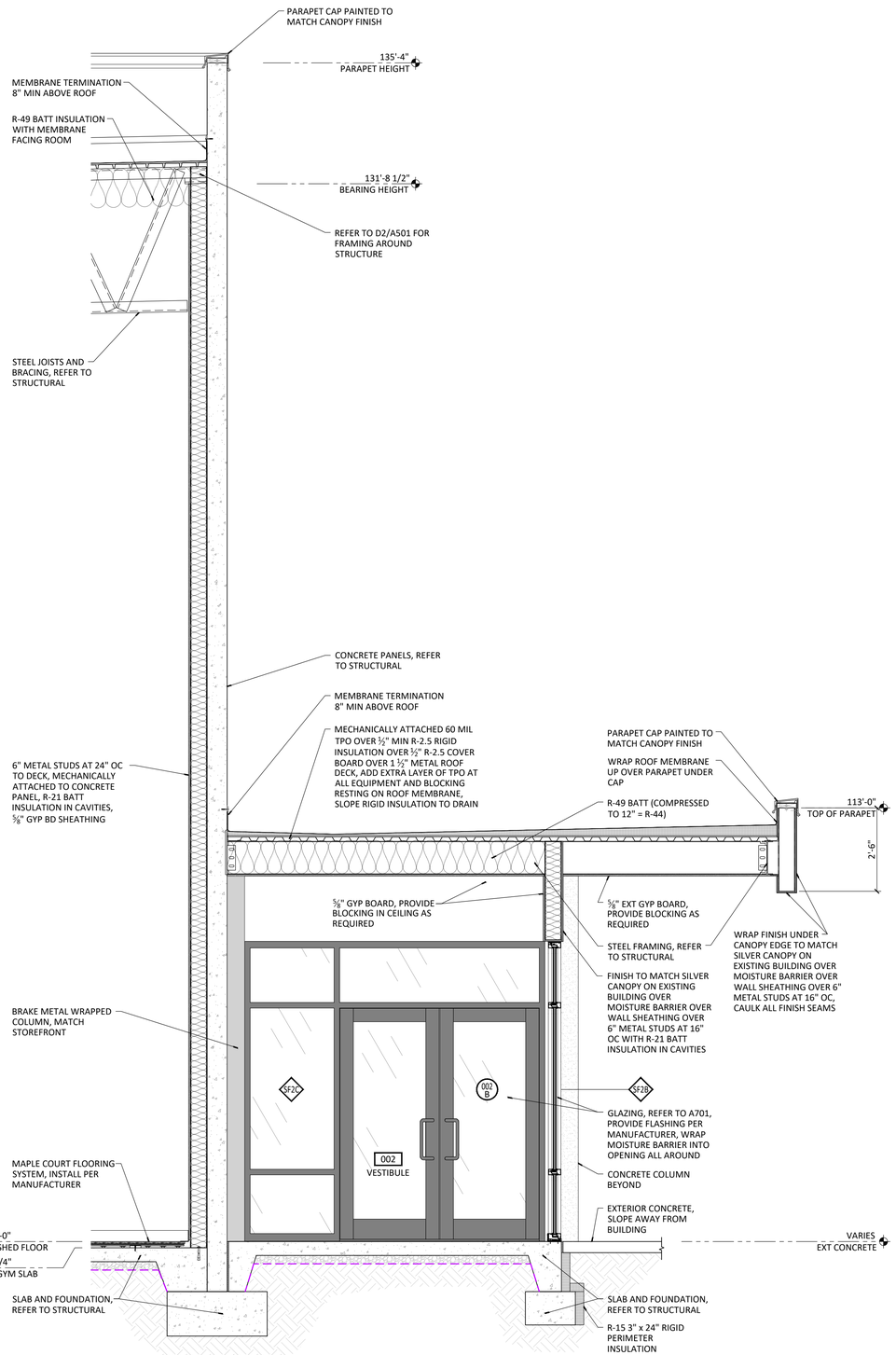
WALL SECTIONS

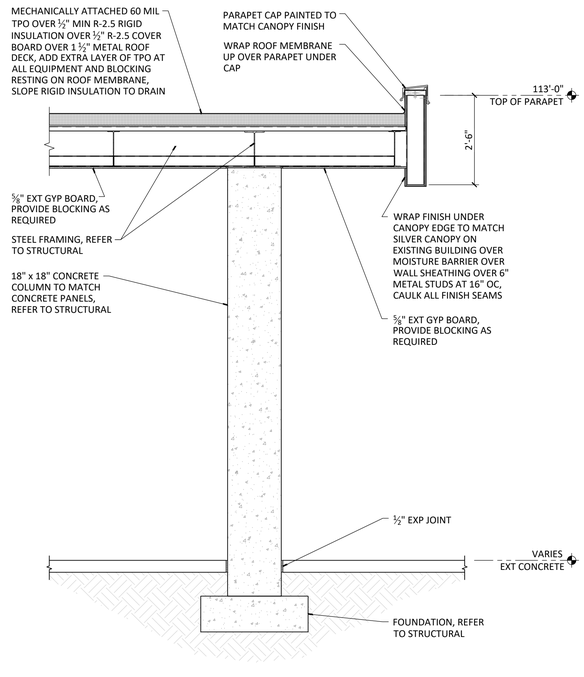
A311

GENERAL NOTES

A. CAULK ALL SEAMS AT CHANGE OF MATERIAL







A1 WALL SECTION
1/2" = 1'-0"

A2 WALL SECTION
1/2" = 1'-0"

A3 COLUMN / CANOPY SECTION
1/2" = 1'-0"

ARIA
STUDIO CONSULTANTS, INC
1801 Lomas Blvd. NW
Albuquerque, NM 87104
Daniel@ariascinc.com (505) 506-2314

THE ASK ACADEMY
A STEM INNOVATION
SKILLS KNOWLEDGE ATTITUDE

4450 Sundt Road NE
Rio Rancho, NM 87124

NEW GYMNASIUM

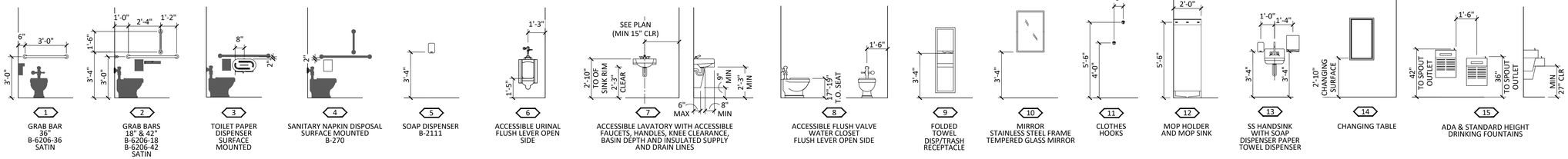
STATE OF NEW MEXICO
DANIEL PUZAK
NO. 5317
09/29/25
REGISTERED ARCHITECT

Architect/Engineer Seal

mark	date	description
revisions		
issue		100% CDs
project no		2507
drawn by		D WEST
checked by		DGP
date		September 29, 2025

WALL SECTIONS

A311



1 GRAB BAR 36" B-6206-36 SATIN

2 GRAB BARS 18" & 42" B-6206-18 B-6206-42 SATIN

3 TOILET PAPER DISPENSER SURFACE MOUNTED

4 SANITARY NAPKIN DISPOSAL SURFACE MOUNTED B-270

5 SOAP DISPENSER B-2111

6 ACCESSIBLE URINAL FLUSH LEVER OPEN SIDE

7 ACCESSIBLE LAVATORY WITH ACCESSIBLE FAUCETS, HANDLES, KNEE CLEARANCE, BASIN DEPTH AND INSULATED SUPPLY AND DRAIN LINES

8 ACCESSIBLE FLUSH VALVE WATER CLOSET FLUSH LEVER OPEN SIDE

9 FOLDED TOWEL DISP/TRASH RECEPTACLE

10 MIRROR STAINLESS STEEL FRAME TEMPERED GLASS MIRROR

11 CLOTHES HOOKS

12 MOP HOLDER AND MOP SINK

13 SS HANDSINK WITH SOAP DISPENSER PAPER TOWEL DISPENSER

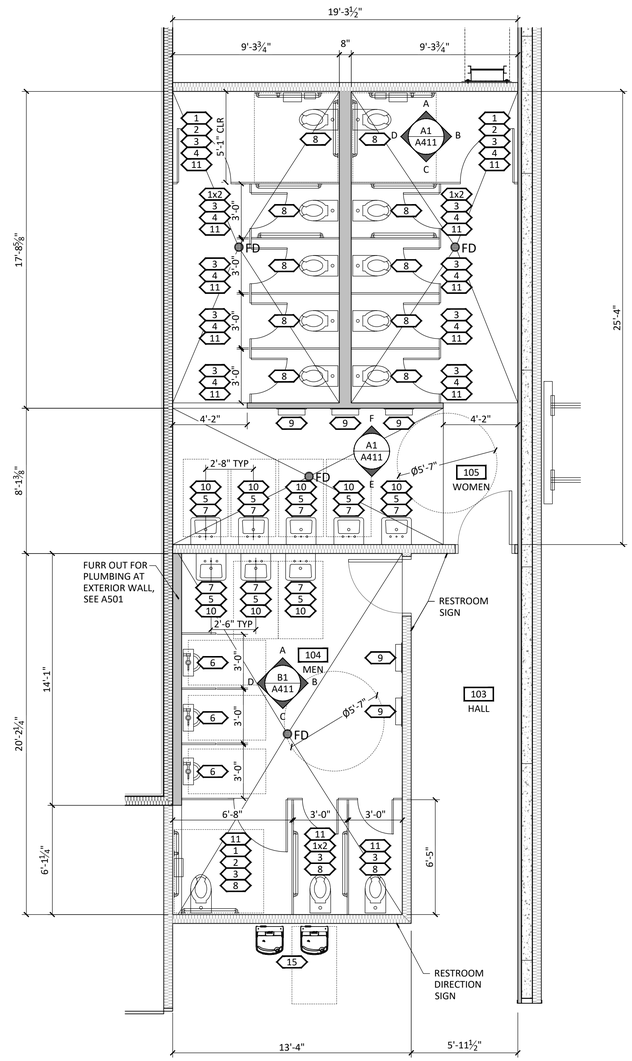
14 CHANGING TABLE

15 ADA & STANDARD HEIGHT DRINKING FOUNTAINS

D1 MOUNTING HEIGHTS AND CLEARANCES

1/4" = 1'-0"

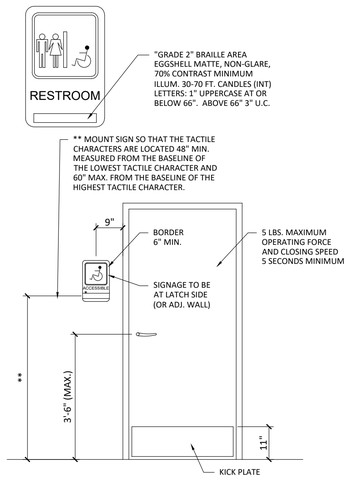
0 2' 4' 8'



A1 ENLARGED PLAN ~ RESTROOMS 104 & 105

1/4" = 1'-0"

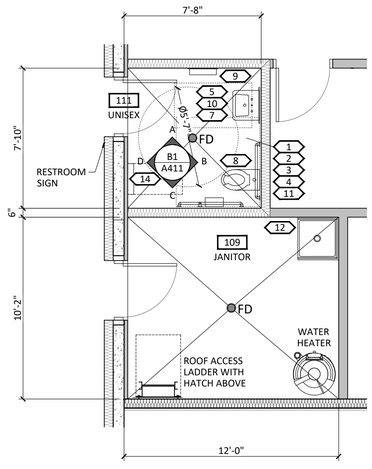
0 2' 4' 8'



B3 RESTROOM SIGN DETAIL

1/2" = 1'-0"

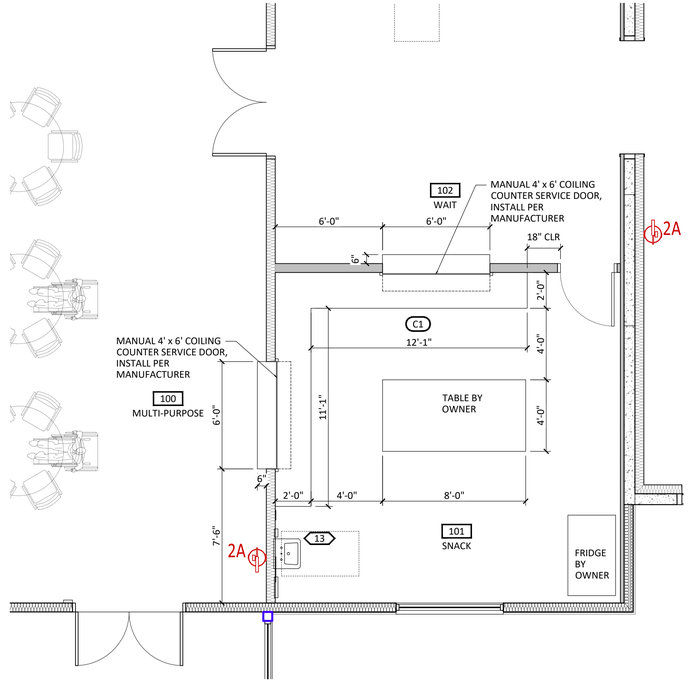
0 1' 2' 4'



A3 ENLARGED PLAN ~ RESTROOM 111 & JANITOR 109

1/4" = 1'-0"

0 2' 4' 8'



A4 ENLARGED PLAN ~ SNACK 101

1/4" = 1'-0"

0 2' 4' 8'

ARIA
STUDIO CONSULTANTS, INC
1801 Lomas Blvd. NW
Albuquerque, NM 87104
Daniel@ariascinc.com (505) 506-2314

THE ASK ACADEMY
A STEM INNOVATION
SKILLS KNOWLEDGE ATTITUDE

4450 Sundt Road NE
Rio Rancho, NM 87124

NEW GYMNASIUM

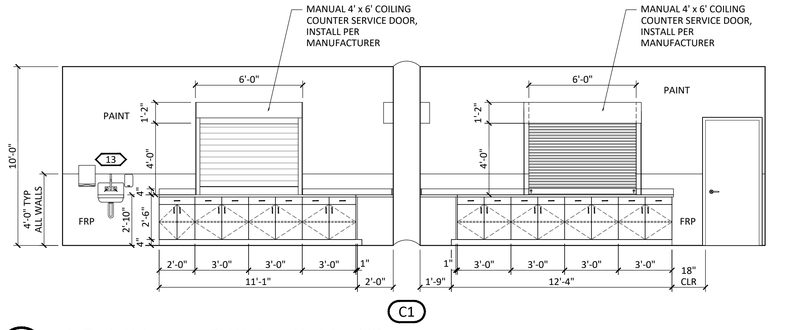
STATE OF NEW MEXICO
DANIEL PUZAK
NO. 5317
09/29/25
REGISTERED ARCHITECT

Architect/Engineer Seal

mark	date	description
revisions		
issue		100% CDs
project no		2507
drawn by		D WEST
checked by		DGP
date		September 29, 2025

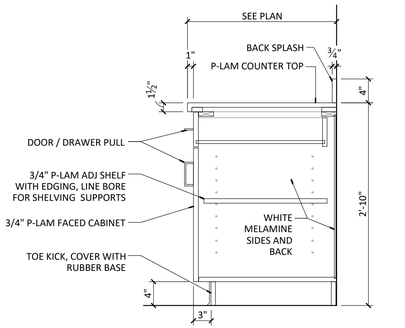
ENLARGED RESTOOMS
JANITOR ROOM
SNACK ROOM
MOUNTING HEIGHTS

A401



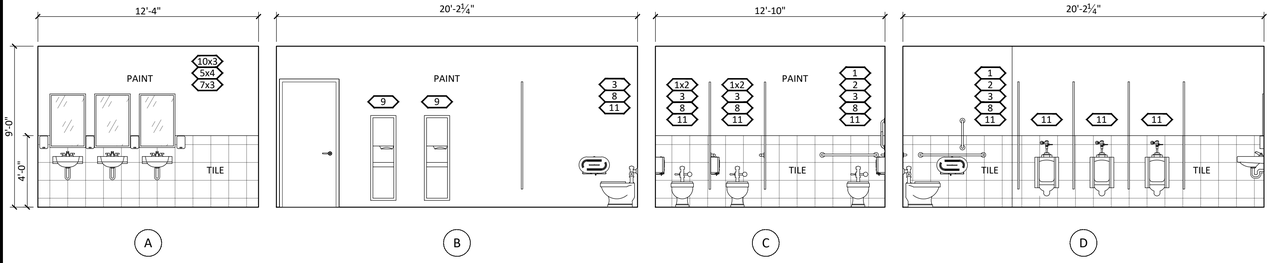
C1 INTERIOR ELEVATIONS ~ SNACK 101

1/4" = 1'-0"



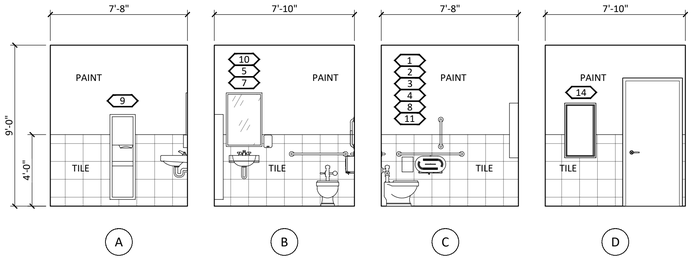
C3 BASE CABINET

1" = 1'-0"



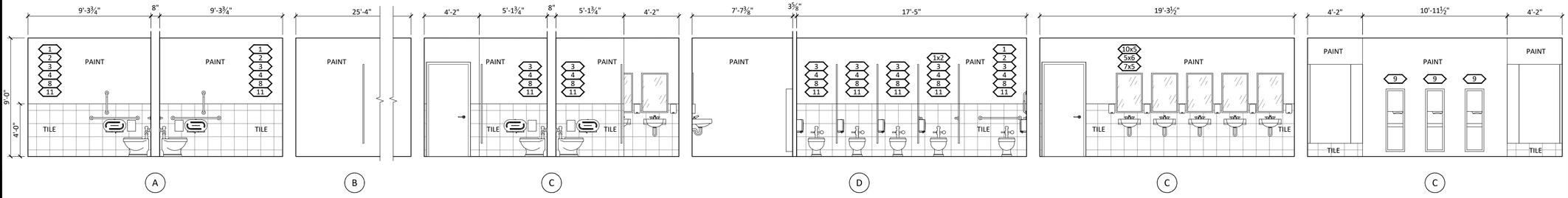
B1 INTERIOR ELEVATIONS ~ MEN 104

1/4" = 1'-0"



B4 INTERIOR ELEVATIONS ~ UNISEX 111

1/4" = 1'-0"



A1 INTERIOR ELEVATIONS ~ WOMEN 105

1/4" = 1'-0"

ARIA
STUDIO CONSULTANTS, INC
1801 Lomas Blvd. NW
Albuquerque, NM 87104
Daniel@ariascinc.com (505) 506-2314

THE ASK ACADEMY
A STEM INNOVATION
SKILLS KNOWLEDGE ATTITUDE

4450 Sundt Road NE
Rio Rancho, NM 87124

NEW GYMNASIUM

STATE OF NEW MEXICO
DANIEL PUZAK
NO. 5317
09/29/25
REGISTERED ARCHITECT

Architect/Engineer Seal

mark	date	description

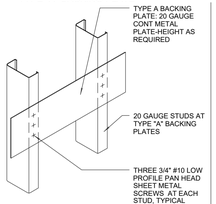
revisions	
issue	100% CDs
project no	2507
drawn by	D WEST
checked by	DGP
date	September 29, 2025

INTERIOR ELEVATIONS
RESTROOMS
SNACK ROOM
CASEWORK DETAIL

A411

PROVIDE BACKING PLATES AS INDICATED ON THE DRAWINGS OR WHERE NOT INDICATED, ACCORDING TO THE FOLLOWING SCHEDULE. REFER TO DETAILS ELSEWHERE IN THE SET OF DRAWINGS FOR THE SUPPORT OF WALL MOUNTED ITEMS IN EXCESS OF 200 POUNDS

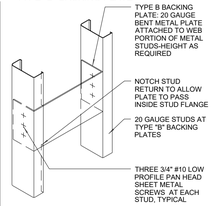
TYPE "A" BACKING PLATE



TYPE A BACKING PLATES:

- AT DOOR STOPS AND BUMPER RAILS
- AT TOILET ACCESSORIES, MIRRORS, COAT HOOKS ETC
- AT ALL UPPER WALL HUNG CABINETS
- AT ALL BASE CABINETS
- AT ALL FULL HEIGHT CABINETS
- AT WALL MOUNTED ADJUSTABLE SHELVING
- AT ALL WALL MOUNTED HANDRAILS

TYPE "B" BACKING PLATE

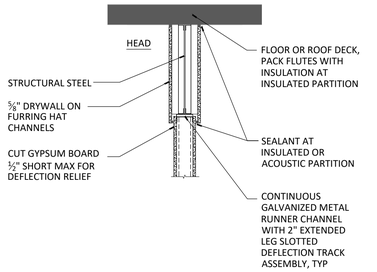


TYPE B BACKING PLATES:

TYPE B BACKING PLATE SHALL SUPPORT THE SAME ITEMS AS TYPE A BACKING PLATE BUT USE WHERE APPEARANCE IS THE MAIN CONCERN SUCH AS LOBBIES AND OTHER HIGH DESIGN AREAS

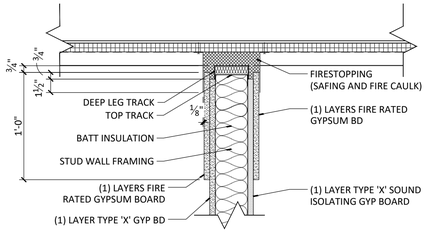
D1 BACKING PLATE TYPES

NTS



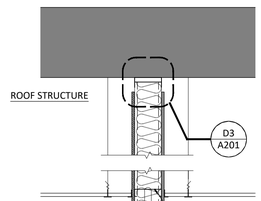
D2 PARTITION HEAD AT STRUCTURAL FRAMING

3/4" = 1'-0"

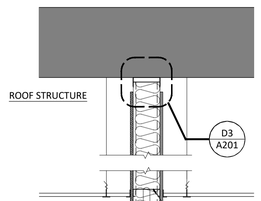


D3 PARTITION HEAD DETAIL

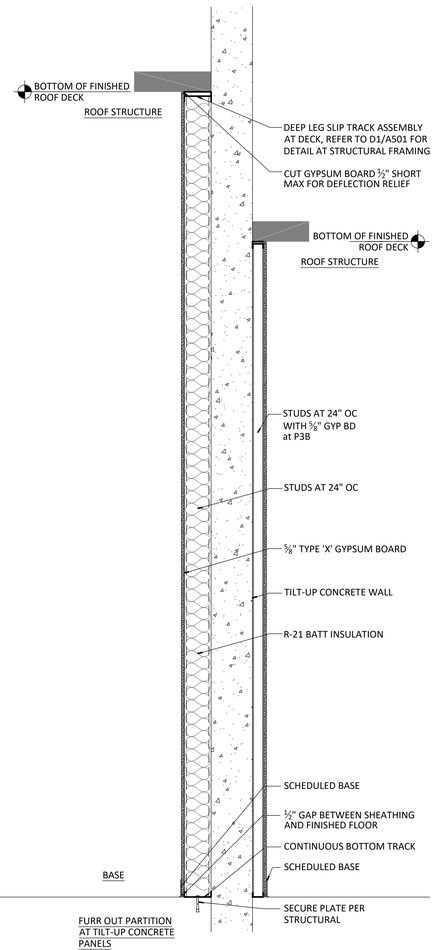
1 1/2" = 1'-0"



SOUND WALL
ANSI/ASA 2010 S12.60
STANDARDS FOR SCHOOL ACOUSTICS
STC RATING CORRIDOR TO CLASSROOM = 45 MIN



STANDARD PARTITION



FURR OUT PARTITION AT TILT-UP CONCRETE PANELS

P1
- 6" METAL STUDS @ 24" OC
- FILL CAVITY WITH SOUND BATT INSULATION FULL HEIGHT
- 1 SIDE 5/8" TYPE 'X' GYP BD, VERTICALLY INSTALLED
- 1 SIDE 5/8" TYPE 'X' SOUND ISOLATING GYP BD VERTICALLY INSTALLED

P2A P2B P2C P2D P2E
- P2A 6" METAL STUDS AT 24" OC FURRING AT EXTERIOR WALL
- P2B 3 5/8" METAL STUDS @ 24" OC
- P2C 6" METAL STUDS @ 24" OC WITH SOUND BATTS
- P2D 8" METAL STUDS AT 24" OC AT PLUMBING WALL
- P2E 2½" METAL STUDS AT 24" OC FURRING AT CONCRETE PANEL
- 2 SIDES 5/8" TYPE 'X' GYP BD (1 SIDE IF FURR-OUT WALL)

P3A P3B
- 6" STUDS AT 24" OC
- 2½" STUDS AT 24" OC AT P3B
- 5/8" TYPE 'X' GYPSUM BOARD DECK AT OFFICE SIDE ONLY
- STAGGER DEVICES IN SEPARATE STUD CAVITIES
- USE GREENBOARD TO WITHIN 12" OF WET WALLS
- REFER TO FINISHES PLAN AND INTERIOR ELEVATIONS FOR WALL FINISHES
- INSULATION AS NOTED

A1 PARTITION TYPES

3/4" = 1'-0"

GENERAL PARTITION NOTES

A. FOR NON-STRUCTURAL WALLS, PROVIDE FRAMING WITH GAUGES THAT MEET OR EXCEED SSMA STANDARDS FOR SPACING, HIGH, AND DEFLECTION

B. BATT INSULATION ABOVE FINISHED CEILINGS AND AT EXTERIOR WALLS MUST HAVE FLAME SPREAD 25 AND SMOKE DEVELOPMENT INDEX 450

C. INSULATION THAT IS FULL CAVITY IN DEPTH AND WIDTH AND TO 8' AFF MAY BE FRICTION FIT. ABOVE 8', FULL CAVITY INSULATION MUST BE MECHANICALLY ATTACHED

D. INSULATION THAT IS NOT FULL CAVITY MUST BE MECHANICALLY ATTACHED

E. INSTALL 48" CORNER GUARDS AT ALL EXTERIOR CORNERS IN HALLS. MATCH EXISTING

ARIA
STUDIO CONSULTANTS, INC
1801 Lomas Blvd. NW
Albuquerque, NM 87104
Daniel@ariascinc.com (505) 506-2314

THE ASK ACADEMY
A STEM INNOVATION
SKILLS KNOWLEDGE ATTITUDE

4450 Sundt Road NE
Rio Rancho, NM 87124

NEW GYMNASIUM

STATE OF NEW MEXICO
DANIEL PUZAK
NO. 5317
09/29/25
REGISTERED ARCHITECT

Architect/Engineer Seal

mark	date	description

revisions	
issue	100% CDs
project no	2507
drawn by	D WEST
checked by	DGP
date	September 29, 2025

PARTITION TYPES AND DETAILS

A501

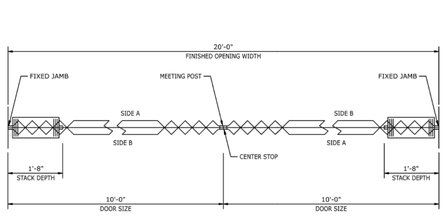
GENERAL PARTITION NOTES

A. FOR NON-STRUCTURAL WALLS, PROVIDE FRAMING WITH GAUGES THAT MEET OR EXCEED SSMA STANDARDS FOR SPACING, HIGH, AND DEFLECTION

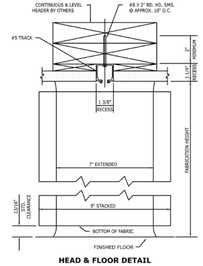
B. BATT INSULATION ABOVE FINISHED CEILINGS AND AT EXTERIOR WALLS MUST HAVE FLAME SPREAD 25 AND SMOKE DEVELOPMENT INDEX 450

C. INSULATION THAT IS FULL CAVITY IN DEPTH AND WIDTH AND TO 8' AFF MAY BE FRICTION FIT. ABOVE 8', FULL CAVITY INSULATION MUST BE MECHANICALLY ATTACHED

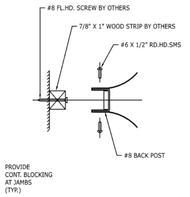
D. INSULATION THAT IS NOT FULL CAVITY MUST BE MECHANICALLY ATTACHED



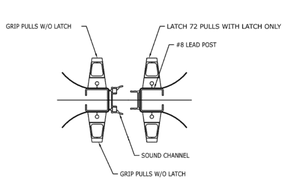
DOOR PLAN



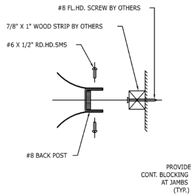
HEAD & FLOOR DETAIL



#8 FIXED JAMB DETAIL



#8 MEETING POST DETAIL



#8 FIXED JAMB DETAIL

GENERAL NOTES:

1. HEADER AND FLOOR MUST BE LEVEL AND JAMBS PLUMB WITH NO OBSTRUCTIONS SUCH AS BASEBOARD, MOLDINGS, CORNICES, CONVECTORS, ETC.
2. CONTINUOUS HEADER BLOCKING AND SUPPORT, JAMBS AND ALL ADJACENT FINISH TO BE FURNISHED AND INSTALLED BY GENERAL CONTRACTOR.
3. CONT. HEADER BLOCKING AND SUPPORT REQUIREMENTS TO BE DETERMINED BY OTHERS.

DOOR LAYOUT
OP-01

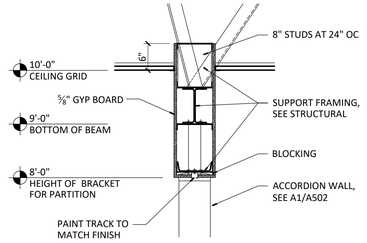
FABRICATION HEIGHT	8'-0"
TRACK SYSTEM	#5 RECESSED
LATCH TYPE	LATCH 72 PULLS WITH LATCH ONLY
TIE BACKS	TYPE 1
HANGING WEIGHT	3.25 PSF
PANEL FINISH	HEAVY VINYL
SELECTION	TO BE ADVISED

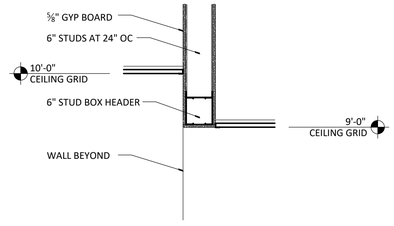
ACCORDION
SM 8

MODERNFOLD

DATE	REV	ISSUED FOR	DRN
09/09/25	0	APPROVAL	MPM
	1		
	2		
	3		
	4		
	5		
	6		
	7		
	8		

JOB NAME: ASK ACADEMY
LOCATION: RIO RANCHO, NM
ARCHITECT: N/A
CONTRACTOR: WILLIAM CERVANTES ENTERPRISES
DISTRIBUTOR: NORCON OF NEW MEXICO
DRAWING NO. A72298-01-D1 | ORDER NO: | SHEET: 1 OF 1





A1 CLASSROOM ACCORDION WALL

A4 ACCORDION WALL SUPPORT
3/4" = 1'-0"
0 1' 2' 3'

A5 CEILING BULKHEAD DETAIL
3/4" = 1'-0"
0 1' 2' 3'

ARIA
STUDIO CONSULTANTS, INC
1801 Lomas Blvd. NW
Albuquerque, NM 87104
Daniel@ariascinc.com (505) 506-2314

THE ASK ACADEMY
A STEM INNOVATION
KNOWLEDGE SKILLS ATTITUDE

4450 Sundt Road NE
Rio Rancho, NM 87124

NEW GYMNASIUM

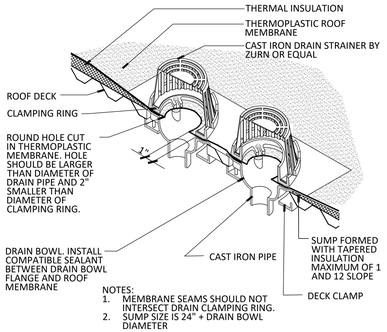
STATE OF NEW MEXICO
DANIEL PUZAK
NO. 5317
09/29/25
REGISTERED ARCHITECT

Architect/Engineer Seal

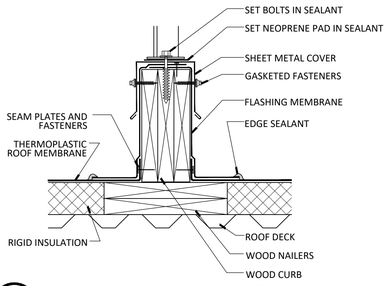
mark	date	description
revisions		
issue		100% CDs
project no		2507
drawn by		D WEST
checked by		DGP
date		September 29, 2025

ACCORDION WALL & CEILING DETAILS

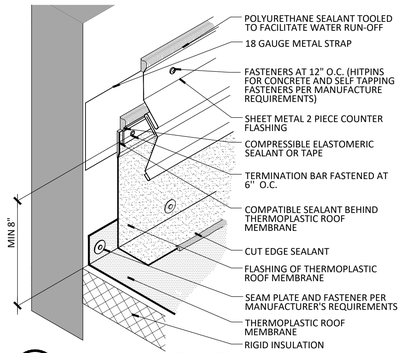
A502



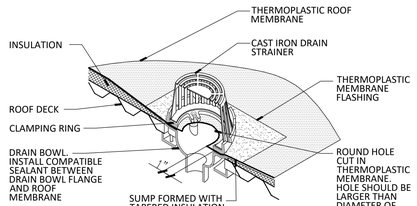
D1 ROOF DRAIN AND OVERFLOW
NTS



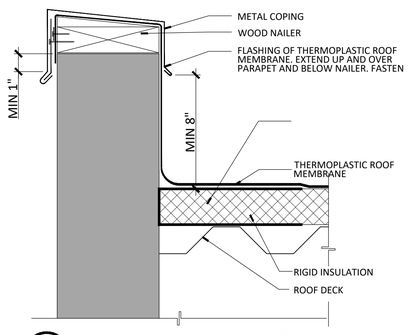
C1 MECHANICAL SUPPORT
NTS



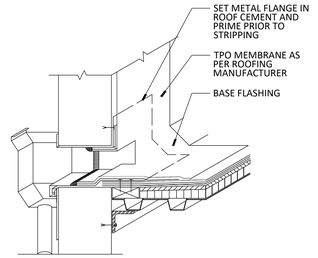
C2 2 PIECE METAL TPO FLASHING
NTS

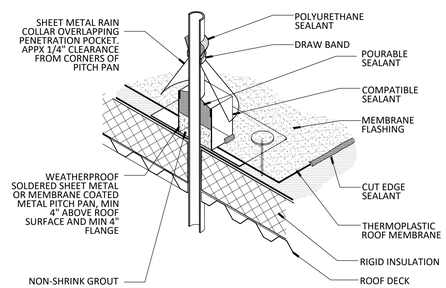


C3 ROOF DRAIN
NTS



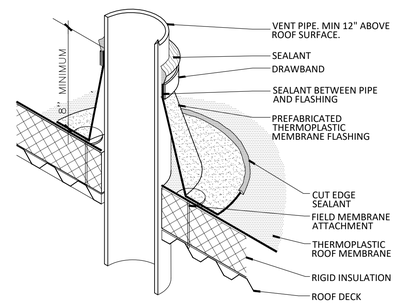
C4 FLASHING AT PARAPET CAP
NTS





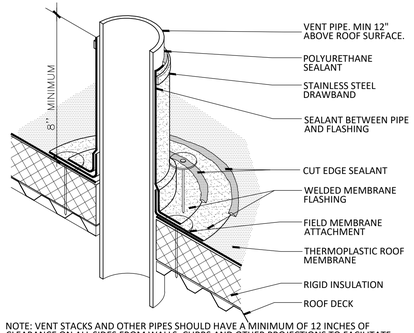
NOTE: VENT STACKS AND OTHER PIPES SHOULD HAVE A MINIMUM OF 12 INCHES OF CLEARANCE ON ALL SIDES FROM WALLS, CURBS AND OTHER PROJECTIONS TO FACILITATE PROPER FLASHING.

B1 SEALANT PAN
NTS



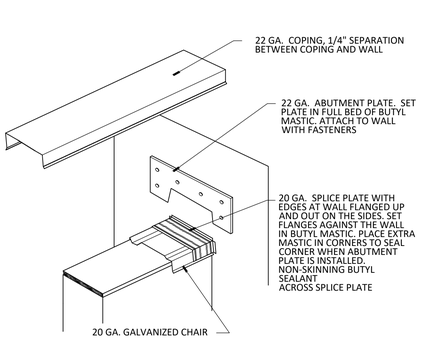
NOTE: VENT STACKS AND OTHER PIPES SHOULD HAVE A MINIMUM OF 12 INCHES OF CLEARANCE ON ALL SIDES FROM WALLS, CURBS AND OTHER PROJECTIONS TO FACILITATE PROPER FLASHING.

B2 PREMOLDED PIPE FLASHING
NTS

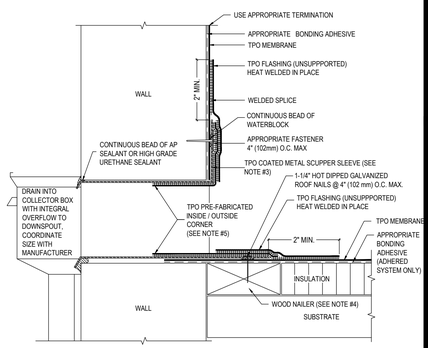


NOTE: VENT STACKS AND OTHER PIPES SHOULD HAVE A MINIMUM OF 12 INCHES OF CLEARANCE ON ALL SIDES FROM WALLS, CURBS AND OTHER PROJECTIONS TO FACILITATE PROPER FLASHING.

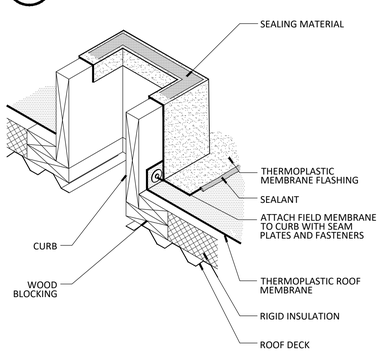
B3 FIELD FABRICATED PIPE FLASHING
NTS



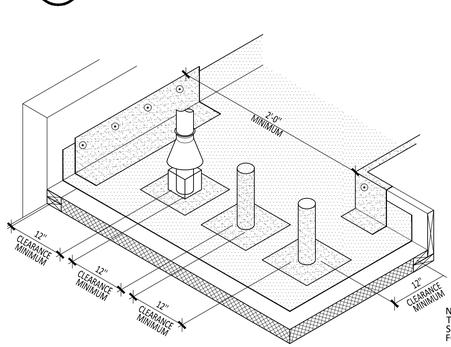
B4 PARAPET COPING AT END WALL
NTS



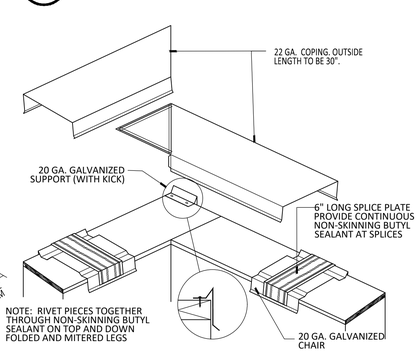
B5 COLLECTOR BOX & DOWNSPOUT
NTS



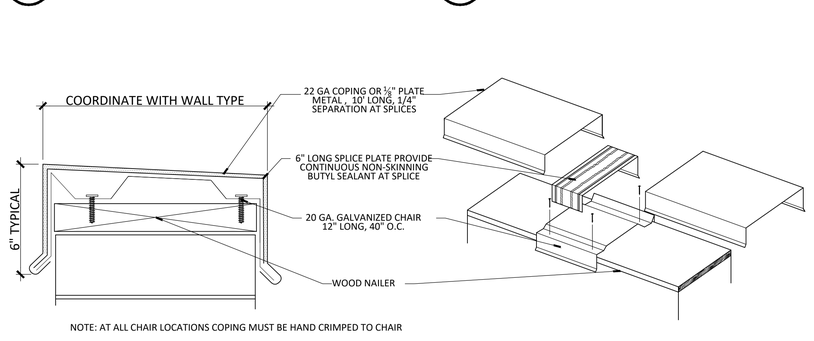
A1 MECHANICAL CURB
NTS



A2 MINIMUM ROOF DRAIN CLEARANCES
NTS



A3 PARAPET CAP AT CORNER
NTS



NOTE: AT ALL CHAIR LOCATIONS COPING MUST BE HAND CRIMPED TO CHAIR

A4 FLASHING AT PARAPET CAP
NTS

ARIA
STUDIO CONSULTANTS, INC
1801 Lomas Blvd. NW
Albuquerque, NM 87104
Daniel@ariascinc.com (505) 506-2314

THE ASK ACADEMY
A STEM INNOVATION
SKILLS KNOWLEDGE ATTITUDE

4450 Sundt Road NE
Rio Rancho, NM 87124

NEW GYMNASIUM

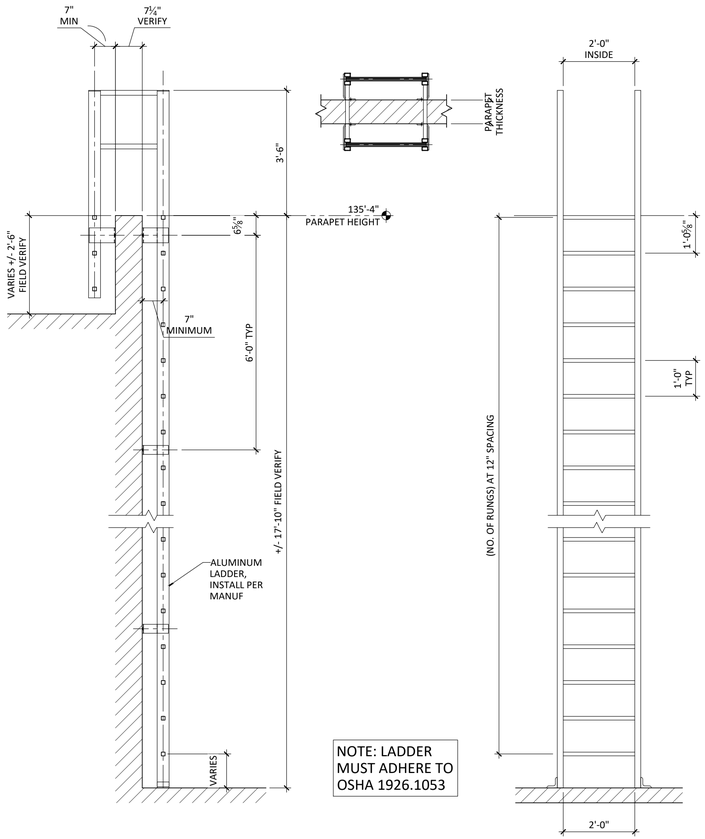
STATE OF NEW MEXICO
DANIEL PUZAK
NO. 5317
09/29/25
REGISTERED ARCHITECT

Architect/Engineer Seal

mark	date	description
revisions		
issue		100% CDs
project no		2507
drawn by		D WEST
checked by		DGP
date		September 29, 2025

ROOF DETAILS

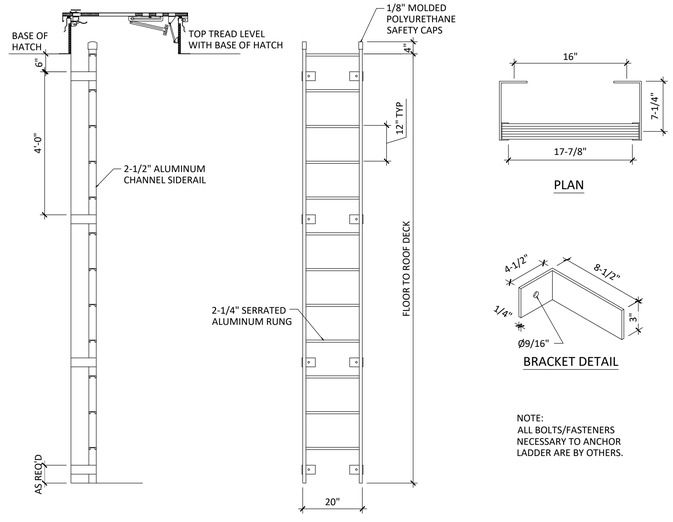
A601



NOTE: LADDER MUST ADHERE TO OSHA 1926.1053

B1 PARAPET LADDER DETAILS

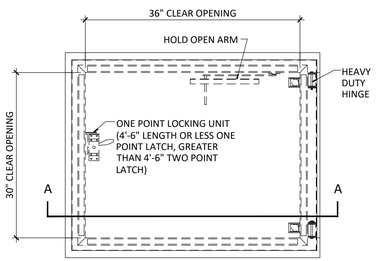
1/2" = 1'-0"

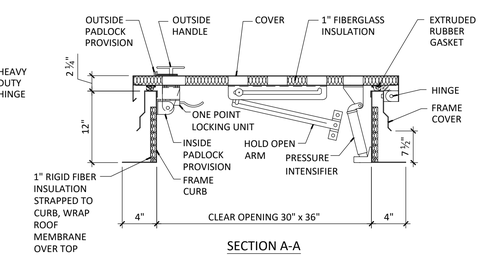


NOTE:
ALL BOLTS/FASTENERS NECESSARY TO ANCHOR LADDER ARE BY OTHERS.

B3 FIXED LADDER TO ROOF HATCH

1/2" = 1'-0"

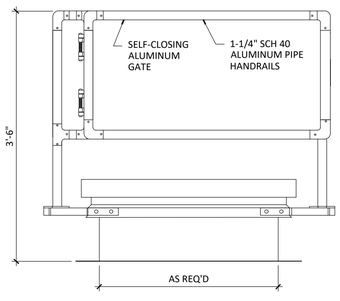


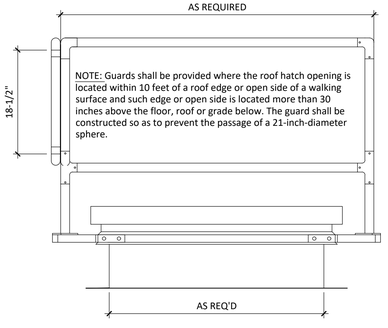


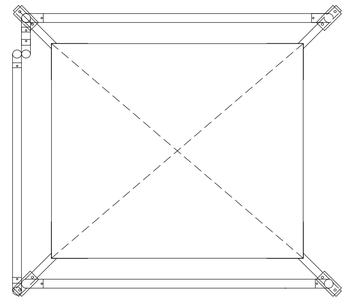
SECTION A-A

A1 ROOF HATCH DETAILS

1" = 1'-0"







A3 ROOF HATCH GUARDRAIL

1" = 1'-0"

ARIA
STUDIO CONSULTANTS, INC
1801 Lomas Blvd. NW
Albuquerque, NM 87104
Daniel@ariascinc.com (505) 506-2314

THE ASK ACADEMY
A STEM INNOVATION
KNOWLEDGE SKILLS ATTITUDE

4450 Sundt Road NE
Rio Rancho, NM 87124

NEW GYMNASIUM

STATE OF NEW MEXICO
DANIEL PUZAK
NO. 5317
09/29/25
REGISTERED ARCHITECT

Architect/Engineer Seal

mark	date	description

revisions	
issue	100% CDs
project no	2507
drawn by	D WEST
checked by	DGP
date	September 29, 2025

ROOF LADDER AND HATCH DETAILS

A602

DOOR SCHEDULE

Room Name	Room No	Door Ltr	Door					Frame		Fire Rating	Hardware	Remarks
			Height	Width	Type	Material	Finish	Material	Finish			
Vestibule	001	A	7'-0"	(2) 3'-0"	SF	AL, FG, GT	AN	AL	AN		ACB, ACW, PNR, CL, CR	Actuator one side
Vestibule	002	A	7'-0"	(2) 3'-0"	SF	AL, FG, GT	AN	AL	AN		PNR, CL, CR	
		B	7'-0"	(2) 3'-0"	SF	AL, FG, GT	AN	AL	AN		ACB, ACW, PNR, CL, CR	Actuator one side
Multipurpose	100	A	7'-0"	(2) 3'-0"	SF	AL, FG, GT	AN	AL	AN		ACB, PNR, CL	
		B	7'-0"	(2) 3'-0"	GNL	STL	PAINT	HMI	ALUMATONE		ACB, ACW, PNR, CL, CR, KP	Actuator one side
Snack	101	A	7'-0"	3'-0"	F	WD	CRB	HM	BRONZE		CLL, CLH	
Wait	102	A	7'-0"	(2) 3'-0"	SF	AL, FG, GT	AN	AL	AN		PNR, CL, CR	
Men	104	A	7'-0"	3'-0"	F	WD	CRB	HM	BRONZE		PPL, KP	
Women	105	A	7'-0"	3'-0"	F	WD	CRB	HM	BRONZE		PPL, KP	
Storage	106	A	7'-0"	3'-0"	F	STL	PAINT	HM	BRONZE		CR	
Gymnasium	107	A	7'-0"	3'-0"	F	STL	PAINT	HMI	ALUMATONE		PNR, CL, KP	
		B	7'-0"	3'-0"	SF	AL, FG, GT	AN	AL	AN		ACB, ACW, PNR, CL, CR	Actuator one side
		C	7'-0"	(2) 3'-0"	HMI	STL	PAINT	HMI	ALUMATONE		PNA, CL	Doors to have removable center jamb
		D	7'-0"	(2) 3'-0"	HMI	STL	PAINT	HMI	ALUMATONE		PNA, CL	Doors to have removable center jamb
Bleachers	108											provide cased opening between Bleachers & Wait
Janitor	109	A	7'-0"	3'-0"	F	WD	CRB	HM	BRONZE		CCL	
Fire	110	A	7'-0"	3'-0"	HMI	STL	PAINT	HMI	ALUMATONE		CCL	
Unisex	111	A	7'-0"	3'-0"	F	WD	CRB	HM	BRONZE		RR, IN	provide occupancy indicator
Storage	112	A	7'-0"	3'-0"	F	WD	CRB	HM	BRONZE		CR	
Classroom	113	A	7'-0"	3'-0"	F	WD	CRB	HM	BRONZE		CCL, CLH, KP	
		B	7'-0"	3'-0"	F	WD	CRB	HM	BRONZE		CCL, CLH, KP	
		C	7'-0"	3'-0"	HMI	STL	PAINT	HMI	ALUMATONE		PNR, CL	
Storage	114	A	7'-0"	3'-0"	F	WD	CRB	HM	BRONZE		CCL	
		B	7'-0"	3'-0"	HMI	STL	PAINT	HMI	ALUMATONE		CCL	

Notes:
All hardware finishes to be nickel
All locks to be keyed per owner
All hardware to be reviewed by contractor and approved by owner
All Timely Frames to be factory finished, interior color Browntone SC101, exterior Alumatone SC108
All exterior door paint to match building trim finish

DOOR & WINDOW ABBREVIATIONS

not all used

AL	Aluminum
AN	Anodized
F	Flush
GF	Full Glass
GH	Half Glass
GI	Insulated Glass
GIT	Insulated Tempered Glass
GNL	Narrow Lite 8" x 32"
GQ	Quarter Glass
GT	Tempered Glass
HM	Hollow Metal Timely Frame
HMI	Hollow Metal Insulated Timely Frame
PNT	Paint
SF	Storefront
STL	Steel
WD	Birch Wood Veneer, Clear Factory Finish

HARDWARE ABBREVIATIONS

not all used

ACB	Bollard Mount Actuator
ACJ	Jamb Mount Actuator
ACW	Wall Mount Actuator
AT	Automatic Door Operator
CL	Closer
CLH	Hold Open Closer
CLL	Cylindrical Lever Lock
CR	Card Reader
EK	Electronic Keypad Lever Lock
EXT	Exterior Hardware
IL	Interconnected Lock with Lever & Deadbolt
IN	Indicator Deadbolt
KP	Kick Plate 10" x 34"
MAG	Magnetic Lock
ML	Mortise Lock
OFC	Office Hardware
PASS	Passage Hardware
PNA	Alarmed Panic Hardware
PNR	Panic Hardware Rim Exit with Escutcheon Lever & Deadbolt
PPL	Push Pull Plate with Deadbolt & Lock
RR	Restroom, key outside, bolt inside

GENERAL NOTES

A. Field verify all door and window openings prior to fabrication of glazing and frames.

B. All glazing to be low-E type with a U-Factor of 0.7 maximum.

C. Prior to installation of products called out on this sheet, provide cut sheets, shop drawings, and samples for review and approval by architect, owner, and/or tenant.

D. Use standard construction methods and installation details required by manufacturer.

E. Provide tempered glass at all panes as required by current code.

F. Hardware finishes to be approved by architect, owner, and/or tenant.

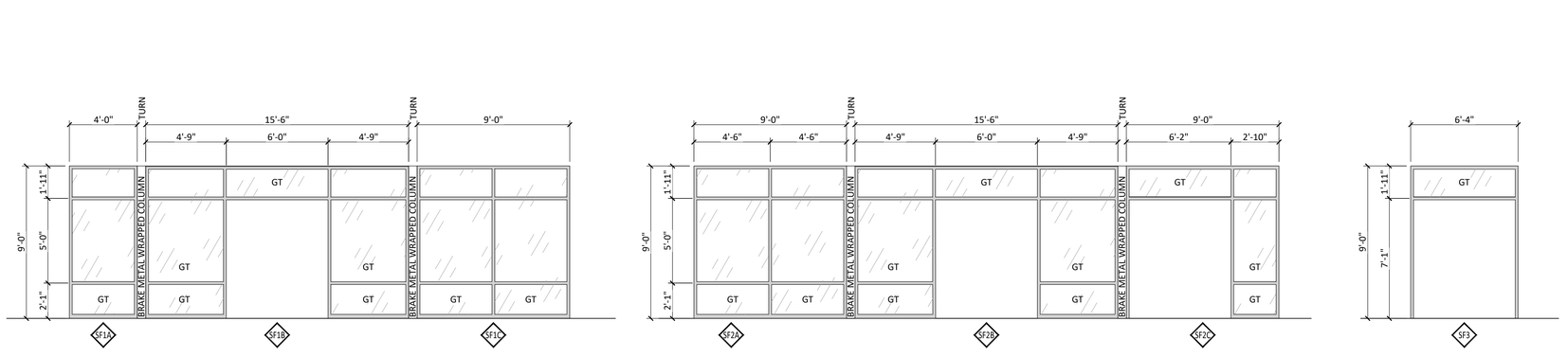
G. All keyed locks to be coordinated by owner.

H. Provide access doors and frames for plumbing valves and other operable components concealed within walls and ceilings.

I. Contractor shall verify rated doors at all fire rated walls in accordance with current code.

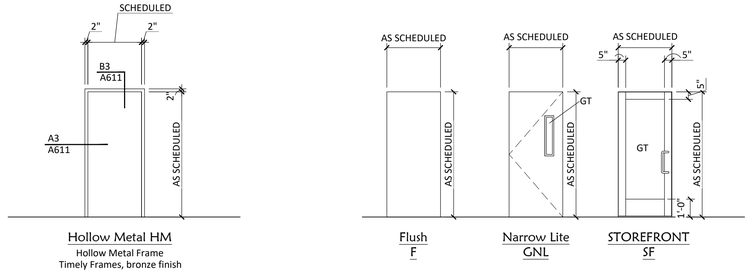
J. Provide panic hardware and closers at all exterior doors and corridors

K. Blue and green tint at upper windows to match school colors. Tint may be applied to interior by glazing contractor prior to installation of window.



A3 STOREFRONT GLAZING TYPES
1/4" = 1'-0"

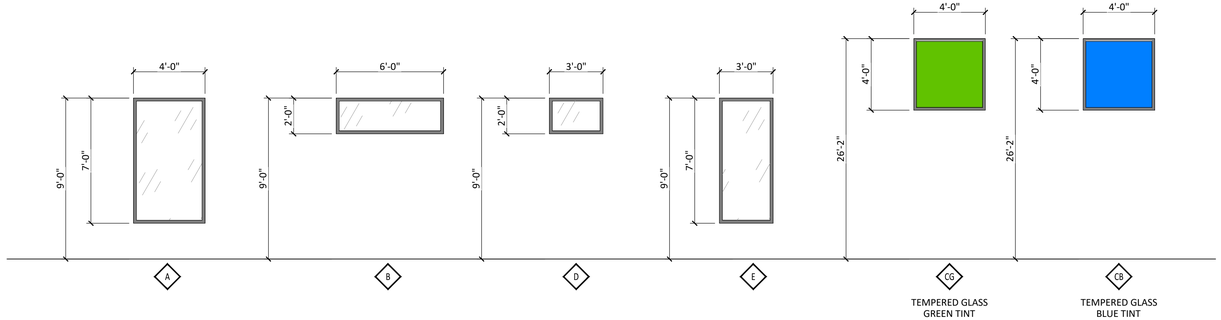
CLEAR ANODIZED ALUMINUM FRAME
LOW 'E' CLEAR GLAZING



Hollow Metal HM
Hollow Metal Frame
Timely Frames, bronze finish

A1 DOOR FRAME
1/4" = 1'-0"

A2 DOOR TYPES
1/4" = 1'-0"



A3 GLAZING TYPES
1/4" = 1'-0"

ARIA
STUDIO CONSULTANTS, INC
1801 Lomas Blvd. NW
Albuquerque, NM 87104
Daniel@ariascinc.com (505) 506-2314

THE ASK ACADEMY
A STEM INNOVATION
SKILLS KNOWLEDGE ATTITUDE

4450 Sundt Road NE
Rio Rancho, NM 87124

NEW GYMNASIUM

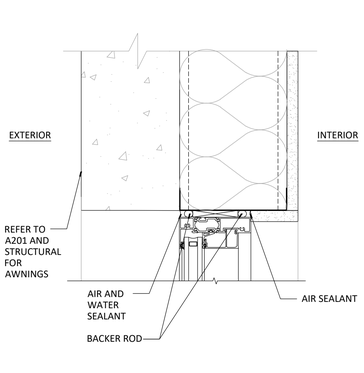
STATE OF NEW MEXICO
DANIEL PUZAK
NO. 5317
09/29/25
REGISTERED ARCHITECT

Architect/Engineer Seal

mark	date	description
revisions		
issue		100% CDs
project no		2507
drawn by		D WEST
checked by		DGP
date		September 29, 2025

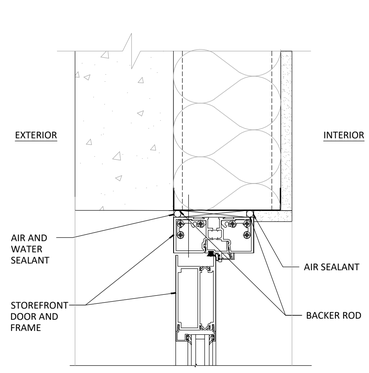
DOOR AND WINDOW SCHEDULE

A701



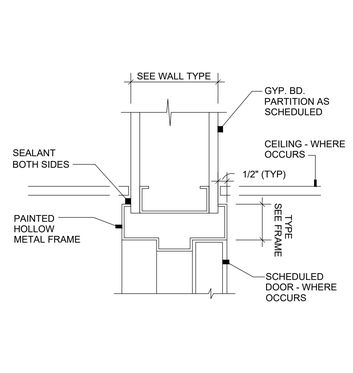
B1 WINDOW HEAD DETAIL (JAMB SIM)

3" = 1'-0"



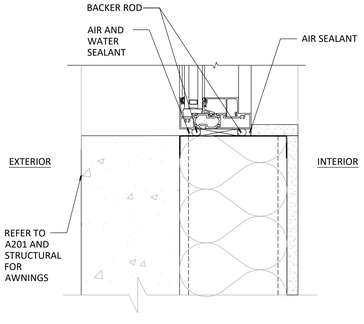
B2 DOOR HEAD DETAIL (JAMB SIM)

3" = 1'-0"



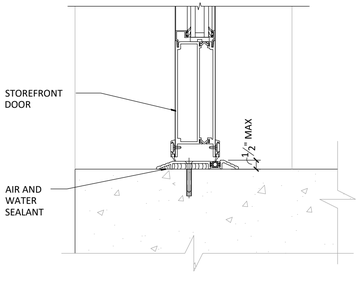
B3 HOLLOW METAL DOOR HEAD

3" = 1'-0"



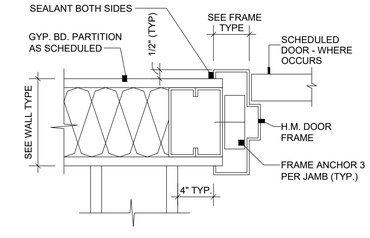
A1 WINDOW SILL DETAIL

3" = 1'-0"



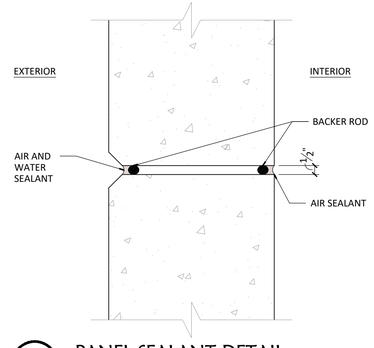
A2 THRESHOLD DETAIL

3" = 1'-0"



A3 HOLLOW METAL DOOR JAMB

3" = 1'-0"



A4 PANEL SEALANT DETAIL

3" = 1'-0"

ARIA
STUDIO CONSULTANTS, INC
1801 Lomas Blvd. NW
Albuquerque, NM 87104
Daniel@ariascinc.com (505) 506-2314

THE ASK ACADEMY
A STEM INNOVATION
SKILLS KNOWLEDGE ATTITUDE

4450 Sundt Road NE
Rio Rancho, NM 87124

NEW GYMNASIUM

STATE OF NEW MEXICO
DANIEL PUZAK
NO. 5317
09/29/25
REGISTERED ARCHITECT

Architect/Engineer Seal

mark	date	description
revisions		
issue		100% CDs
project no		2507
drawn by		D WEST
checked by		DGP
date		September 29, 2025

DOOR FRAME DETAILS
PANEL SEAL DETAIL

A801

MECHANICAL SYSTEMS LEGEND

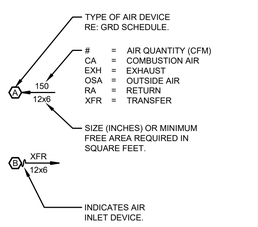
EQUIPMENT ABBREVIATIONS

AHU	AIR HANDLING UNIT
AS	AIR SEPARATOR
B	BOILER (HOT WATER)
BB	BASE BOARD
BT	BUFFER TANK
CC	COOLING COIL
CH	CHILLER
CP OR P	CIRC PUMP
CT	COOLING TOWER
CUH	CABINET UNIT HEATER
CV	CONSTANT VOLUME BOX
DC	DUCT COIL
DEF	DISHWASHER EXHAUST FAN
EBH	ELECTRIC BASEBOARD HEATER
ECU	EVAPORATIVE COOLING UNIT
EF	EXHAUST FAN
ERU	ENERGY RECOVERY UNIT
ET	EXPANSION TANK
EWH	ELECTRIC WATER HEATER
F	FURNACE
FC	FAN COIL
FP	FAN POWERED BOX
GF	GLYCOL FEEDER
H	HUMIDIFIER
HC	HEATING COIL
HP	HEAT PUMP
HX	HEAT EXCHANGER
KEF	KITCHEN EXHAUST FAN
MAU	MAKE-UP AIR UNIT
MCC	MOTOR CONTROL CENTER
MV	MIXING VALVE
P	PUMP
RF	RETURN (OR RELIEF) AIR FAN
RZ	RADIANT ZONE
SA	SNOWMELT AREA
SB	SUMP BASIN
SF	SUPPLY FAN
SP	SUMP PUMP
ST	STORAGE TANK
TMV	THERMOSTATIC MIXING VALVE
UH	UNIT HEATER
VR	VARIABLE VOLUME BOX W/ REHEAT
VV	VARIABLE VOLUME BOX
WH	WATER HEATER

PLAN SYMBOLS

	CONTROL PANEL/RADIANT MANIFOLD
CO2	CARBON DIOXIDE SENSOR
CO	CARBON MONOXIDE SENSOR
H	HUMIDISTAT
S	REMOTE TEMPERATURE SENSOR
T	THERMOSTAT
DSP	DUCT STATIC PRESSURE SENSOR
P	ROOM PRESSURE SENSOR
EPO	EMERGENCY POWER OFF SWITCH
	PLUMBING/HVAC RISER
	DIAGRAM CONTINUATION REFERENCE
	SECTION CUT LETTER/SHEET SHOWN ON
	POINT OF DISCONNECTION
	POINT OF NEW CONNECTION
	ACCESS PANEL
	SNOWMELT MANIFOLD

AIR DEVICE DESIGNATION KEY



NOTE:
FOR STANDARD MODULE SIZE REGISTERS, SIZE GIVEN IS NECK SIZE. REFER TO GRD SCHEDULE FOR MODULE SIZE.

PLAN ABBREVIATIONS

AAV	AIR ADMITTANCE VALVE
ABV	ABOVE
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
AUTO	AUTOMATIC
BCS	BUILDING CONTROL SYSTEM
BDD	BACK DRAFT DAMPER
BFG	BELOW FINISHED GRADE
BLDG	BUILDING
B/N	BETWEEN
C	COMMON (OR CLOSED)
CA	COMBUSTION AIR
CC	CONTROLS CONTRACTOR
CDBBC	CONTINUATION DESIGN BUILD BY CONTRACTOR
CFM	CUBIC FEET PER MINUTE (AIR FLOW RATE)
CIP	CAST IN PLACE
CLG	CEILING (OR COOLING)
CO	CLEANOUT
CONC	CONCRETE
COND	CONDENSATE
CONN	CONNECT (OR CONNECTION)
CONTR'R	CONTRACTOR
COTG	CLEANOUT TO GRADE
CW	COLD WATER
DHR	DOMESTIC HOT WATER RECIRC
DHW	DOMESTIC HOT WATER
DN	DOWN
DW	DOMESTIC WATER
DWR	DOMESTIC HOT WATER RECIRC
(E)	EXISTING
EA	EXHAUST AIR
EAT	ENTERING AIR TEMPERATURE
EC	ELECTRICAL CONTRACTOR
EWT	ENTERING WATER TEMPERATURE
EXH	EXHAUST
(F)	FUTURE
FA	FREE AREA
FBO	FURNISHED BY OWNER
FCO	FLOOR CLEANOUT
FCT	FOR CONTINUATION
FD	FIRE DAMPER
FFI	FOR FURTHER INFORMATION
FSD	COMBINATION FIRE/SMOKE DAMPER
GC	GENERAL CONTRACTOR
GHX	GROUND HEAT EXCHANGER
GPM	GALLONS PER MINUTE (WATER FLOW RATE)
HP	HORSEPOWER
HW	HOT WATER
HWC	HOT WATER RECIRC
ILO	IN LIEU OF
KW	KILOWATTS
LAT	LEAVING AIR TEMPERATURE
LF	LINEAR FOOT
LWT	LEAVING WATER TEMPERATURE
MC	MECHANICAL CONTRACTOR
MFR	MANUFACTURER
MOD	MOTOR OPERATED DAMPER
(N)	NEW
NC	NORMALLY CLOSED
NEC	NATIONAL ELECTRIC CODE
NIC	NOT IN CONTRACT
NO	NORMALLY OPEN
OA	OUTSIDE AIR
OBD	OPPOSED BLADE VOLUME DAMPER
OC	ON CENTER
OSA	OUTSIDE AIR
RA	RETURN AIR
RE:	REFER TO:
REQ'D	REQUIRED
REQ'MTS	REQUIREMENTS
SA	SUPPLY AIR
SF	SQUARE FOOT (FEET)
SP	STATIC PRESSURE
SS	STAINLESS STEEL
TA	THROW-AWAY (TRANSFER AIR)
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
W/	WITH
W/O	WITHOUT
WCO	WALL CLEANOUT
WRT	WITH REGARD TO
W/C	WATER COOLED
VTR	VENT THRU ROOF
XFR	TRANSFER
Ø	DIAMETER

PIPING DESIGNATIONS

HYDRONIC PIPING

CS	CONDENSER SUPPLY
CR	CONDENSER RETURN
CHS	CHILLED WATER SUPPLY
CHR	CHILLED WATER RETURN
CCS	CLOSED CONDENSER SUPPLY
CCR	CLOSED CONDENSER RETURN
FCS	FLOOR COOLING SUPPLY
FCR	FLOOR COOLING RETURN
GLS	GROUND LOOP SUPPLY
GLR	GROUND LOOP RETURN
GF	GLYCOL FEED
GLS	GEOTHERMAL (OR GROUND) LOOP SUPPLY
GLR	GEOTHERMAL (OR GROUND) LOOP RETURN
HWS	HEATING WATER SUPPLY
HWR	HEATING WATER RETURN
HWS(LT)	HEATING WATER SUPPLY (LOW TEMP)
HWR(LT)	HEATING WATER RETURN (LOW TEMP)
HWS(HT)	HEATING WATER SUPPLY (HIGH TEMP)
HWR(HT)	HEATING WATER RETURN (HIGH TEMP)
RMS	RADIANT FLOOR SUPPLY
RMR	RADIANT FLOOR RETURN
SHWS	SOLAR HEATING WATER SUPPLY
SHWR	SOLAR HEATING WATER RETURN
SMS	SNOWMELT SUPPLY
SMR	SNOWMELT RETURN

STEAM & CONDENSATE PIPING

HPS	HIGH PRESSURE STEAM
HPR	HIGH PRESSURE CONDENSATE RETURN
MPS	MEDIUM PRESSURE STEAM
MPR	MEDIUM PRESSURE CONDENSATE RETURN
LPS	LOW PRESSURE STEAM
LPR	LOW PRESSURE CONDENSATE RETURN
PC	PUMPED CONDENSATE

PLUMBING PIPING

G	NATURAL GAS
MG	MEDIUM PRESSURE GAS
PG	PROPANE GAS
LPG	LIQUID PROPANE GAS
PD	PROPANE DRAIN
D	DRAIN PIPE
DS	SOLID DRAIN PIPE
FOS	FUEL OIL SUPPLY
FOR	FUEL OIL RETURN
FOV	FUEL OIL VENT
FOF	FUEL OIL FILL
RS	REFRIGERANT SUCTION
RL	REFRIGERANT LIQUID
GWS	GROUND WATER SUPPLY
GWR	GROUND WATER RETURN
CW	DOMESTIC WATER
HW	DOMESTIC HOT WATER
HWC	DHW RECIRCULATION
140° HW	DOMESTIC HOT WATER (TEMP. SHOWN)
NS	NON-SOFTENED DOMESTIC WATER
F	FIRE LINE
PW	PRESSURIZED WASTE
W	WASTE PIPE
V	PLUMBING VENT PIPE
AW	ACID WASTE PIPE
AV	ACID VENT PIPE
GW	GREASE WASTE PIPE
GV	GREASE VENT
ST	STORM DRAIN PIPE
ST(OF)	STORM DRAIN OVERFLOW
SD	SECONDARY DRAIN
SO	SAND AND OIL WASTE
CA	COMPRESSED AIR PIPE

DUCTWORK LEGEND

SINGLE LINE	DESCRIPTION	DOUBLE LINE
	90° ELBOW DOWN (ROUND DUCT ONLY)	
	ROUND 90° ELBOW UP (ROUND DUCT ONLY)	
D	OFFSET TO CHANGE ELEVATION (AT 30° WHEN POSSIBLE) D = DROP R = RISE	D
	ROUND RADIUS ELBOW	
	90° STRAIGHT TEE	
	90° CONICAL TEE	
	45° BRANCH	
	45° CONICAL TEE	
	SIZE OR SHAPE TRANSITION	
	ROUND FLEXIBLE DUCT	
	90° ELBOW DN (NEGATIVE PRESSURE)	
	90° ELBOW DN (POSITIVE PRESSURE)	
	90° ELBOW UP (NEGATIVE PRESSURE)	
	90° ELBOW UP (POSITIVE PRESSURE)	
	90° RADIUS ELBOW	
	90° RADIUS ELBOW W/TURNING VANES	
	SQUARE DUCT SPLIT	
	ROUND DUCT SPLIT	
	SPLIT BRANCH TAKE-OFF WITH SQUARE ELBOW & SPLITTER DAMPER	
	SPLIT BRANCH TAKE-OFF WITH RADIUS ELBOW & SPLITTER DAMPER	
	POSITIVE PRESSURE RISER, TYPICALLY SUPPLY	
	NEGATIVE PRESSURE RISER, TYPICALLY RETURN, EXHAUST OR OUTSIDE AIR	
F/S	COMBINATION FIRE & SMOKE DAMPER	F/S
	FIRE DAMPER	
	SMOKE DAMPER	
	MOTOR OPERATED DAMPER (MOD)	
	MANUAL VOLUME DAMPER, SINGLE BLADE DAMPER (SBD) FOR ROUND OR <10" TALL, OPPOSED BLADE DAMPER (OBD) >10" TALL	
BDD	BACKDRAFT DAMPER	BDD
SD	SMOKE DETECTOR	SD
24x36	DUCT SIZE: FIRST NUMBER IS PLAN WIDTH, SECOND NUMBER IS DEPTH.	24x36

PIPING SYMBOLS

	90° ELBOW DN
	90° ELBOW UP
	TEE DOWN
	TEE UP
	BUTTERFLY VALVE
	SHUT OFF (BALL, GATE, BUTTERFLY)
	GLOBE VALVE
	CHECK VALVE
	FLOW CONTROL VALVE
	BALL VALVE
	PLUG OR BALANCING VALVE
	FLOW BALANCING VALVE
	PLUG VALVE IN RISER
	GATE OR GLOBE VALVE IN RISER
	DRAIN VALVE W/ HOSE END
	TEMPERATURE CONTROL VALVE (2-WAY)
	TEMPERATURE CONTROL VALVE (3-WAY)
	PRESSURE REDUCING VALVE
	SOLENOID VALVE
	VENTURI/FLOW INDICATOR
	PUMP & EQUIPMENT CONNECTOR
	PIPE UNION
	DOUBLE CHECK BACKFLOW PREVENTER
	PIPE ANCHOR
	PIPE EXPANSION JOINT
	FLEXIBLE CONNECTOR
	SAFETY RELIEF VALVE
	AIR VENT
	PRESSURE - TEMP. TAP
	PRESSURE GAUGE W/ PIG TAIL & COCK
	THERMOMETER
	VACUUM BREAKER
	STRAINER W/ BLOW-OFF VALVE
	SHOCK ABSORBER
FS	FLOW SWITCH
	HORIZONTAL CLEANOUT
	VERTICAL CLEANOUT
	FLOOR DRAIN
	FLOOR SINK
	ROOF DRAIN
	DECK/ROOF DRAIN ABOVE
TC	TEMPERATURE CONTROLLER OR SENSOR
H B	HOSE BIBB
W H	WALL HYDRANT
PT	STEAM TRAP TEST CHAMBER
	STEAM TRAP: FT-FLOAT & THERMOSTATIC TD-THERMODYNAMIC IB-INVERTED BUCKET TS-THERMOSTATIC BP-BALANCED PRESSURE

NOTES

1. ALL SYMBOLS, ABBREVIATIONS, AND DESIGNATIONS ON LEGEND SHEET ARE NOT NECESSARILY USED ON THIS PROJECT.
2. THIS DRAWING SET CONSISTS OF DATA GENERATED, IN PART, BY OTHER PARTIES. NOT ALL SYMBOLOGIES AND NOTATION CONVENTIONS OCCURRING IN THIS DRAWING SET ARE NECESSARILY DEFINED ON THESE LEGENDS. CONSULT THE ENGINEER IN THE EVENT SYMBOLOGY OR NOTATION INTERPRETATION IS REQUIRED.

PROJECT ALTITUDE

5,400' ABOVE SEA LEVEL

MECHANICAL SHEET INDEX

#	TITLE	ISSUE LOG: 100% CD
MP001	MECHANICAL AND PLUMBING COVER SHEET	√
MP002	MECHANICAL AND PLUMBING GENERAL NOTES	√
M101	MECHANICAL FLOOR PLAN	√
M201	MECHANICAL ROOF PLAN	√
M501	MECHANICAL DIAGRAMS	√
M601	MECHANICAL SCHEDULES	√
P101	PLUMBING FLOOR PLAN	√
P401	ENLARGED PLUMBING PLANS	√
P501	PLUMBING DIAGRAMS	√
P601	PLUMBING SCHEDULES	√

ISSUE LOG KEY:
'√' ISSUED AS PART OF A SET
' ' NOT PART OF SET
'•' ISSUED FOR INFORMATION ONLY

DATE: 09.29.2025

FIXTURE CONNECTION SCHEDULE

TAG	DESCRIPTION	HW	CW	WASTE	VENT
BS	BAR SINK	1/2"	1/2"	1-1/2"	1-1/2"
CS	CLOTHES WASHER OUTLET BOX	1/2"	1/2"	2"	1-1/2"
DF	DRINKING FOUNTAIN / WATER COOLER	-	1/2"	1-1/2"	1-1/2"
DM	DISH MACHINE ROUGH-IN	3/4"	3/4"	2"	1-1/2"
DW	DISHWASHER ROUGH-IN	1/2"	-	2"	1-1/2"
FD	FLOOR DRAIN	-	-	2"	1-1/2"
FRIG	REFRIG/ICE MAKER BOX	-	1/2"	-	-
FS	FLOOR SINK	-	-	2"	1-1/2"
HB	HOSE BIB	-	3/4"	-	-
HS	HAND SINK	1/2"	1/2"	1-1/2"	1-1/2"
KS	KITCHEN SINK W/ OR W/O DISPOSAL	1/2"	1/2"	2"	1-1/2"
LAV	LAVATORY	1/2"	1/2"	1-1/2"	1-1/2"
MSB	MOP SERVICE BASIN	3/4"	3/4"	3"	2"
SH/SHWR	SHOWER	3/4"	3/4"	2"	1-1/2"
SH/TUB	SHOWER/BATHTUB	3/4"	3/4"	2"	1-1/2"
TUB	BATHTUB	3/4"	3/4"	2"	1-1/2"
SS	SERVICE SINK	1/2"	1/2"	3"	2"
TD	TRENCH DRAIN	-	-	3"	2"
UR	URINAL (BLOWOUT)	-	1"	2"	1-1/2"
UR	URINAL (WASHDOWN)	-	3/4"	2"	1-1/2"
UR	URINAL (WATERLESS)	-	-	2"	1-1/2"
WC	WATER CLOSET (FLUSH VALVE)	-	1"	4"	2"
WC	WATER CLOSET (FLUSH TANK)	-	1/2"	4"	2"
WS	WORK SINK	3/4"	3/4"	2"	1-1/2"

NOTES:

1. SIZES SHOWN ARE MINIMUM PIPE SIZES TO A SINGLE FIXTURE. LARGER SIZES MAY BE INDICATED ON PLANS WHERE REQUIRED.
2. MINIMUM DOMESTIC PIPE SIZE TO (2) OR MORE FIXTURES IS 3/4".
3. RE: MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR INDIRECT WASTE SIZES.
4. WASTE AND VENT SIZES SHOWN ABOVE APPLY TO INDIVIDUAL VENTING ONLY. WHERE ALLOWED, INDIVIDUAL VENT CONNECTIONS MAY BE OMITTED OR SIZES MAY VARY WHEN CIRCUIT VENTS, COMMON VENTS, WASTE STACK VENTS, WET VENTS, OR COMBINATION DRAIN AND VENT SYSTEMS ARE USED. PRIOR APPROVAL FROM THE ENGINEER IS REQUIRED TO USE THESE ALTERNATIVE VENTING METHODS.
5. PROVIDE TRAP PRIMER FOR ALL FLOOR DRAINS AND FLOOR SINKS NOT LOCATED IN FOOD SERVICE AREAS.
6. MINIMUM SIZE FOR WASTE AND VENT PIPING BENEATH SLAB IS 2".
7. ALL FIXTURES LISTED ARE NOT NECESSARILY USED ON THIS PROJECT.
8. REFER TO APPLIANCE SCHEDULES (BY OTHERS) FOR ADDITIONAL PLUMBING FIXTURE CONNECTIONS SUCH AS INSTA-HOTS, COFFEE MAKERS, AND GARBAGE DISPOSALS.
9. PROVIDE ICE MAKER BOX ROUGH IN W/ 1/2"CW CONNECTION FOR ALL REFRIGERATOR LOCATIONS.
10. DESIGNER TO CONFIRM FLOW RATE OF FLOOR DRAINS, FLOOR SINKS, ETC. WITH ACTUAL SIZE REQUIRED.

MECHANICAL EQUIPMENT WIRING AND CONNECTIONS

	ITEM	FURNISHED UNDER	SET IN PLACE OR MTD. UNDER	WIRED/ CONNECTED UNDER
1.	EQUIPMENT MOTORS AND THERMAL OVERLOADS, RESISTANCE HEATERS.	MD	MD	ED
2.	VFD'S, MOTOR CONTROLLERS; MAGNETIC STARTERS, REDUCED VOLTAGE STARTERS AND OVERLOAD RELAYS.	MD	ED(a)	ED
3.	DISCONNECT SWITCHES (FUSED OR NON-FUSED), HP RATED SWITCHES, THERMAL OVERLOAD SWITCHES AND FUSES AND MANUAL OPERATING SWITCHES.	ED(a)	ED(a)	ED
4.	PUSHBUTTON STATIONS, PILOT LIGHTS, MULTI-SPEED SWITCHES, FLOAT SWITCHES, THERMOSTATS, CONTROL RELAYS, TIMECLOCKS, CONTROL TRANSFORMERS, CONTROL PANELS, MOTOR VALVES, DAMPER ACTUATORS, SOLENOID VALVES, EP AND PE SWITCHES AND INTERLOCKS.	MD	MD	MD(b)
5.	120 VOLT POWER FOR BAS PANELS, FIRE PROTECTION AND BOILER CONTROLS.	ED	ED	ED
6.	FIRE/SMOKE DAMPERS AND ELEVATOR VENT DAMPERS.	MD	MD	ED(c)

MD = MECHANICAL DIVISION
ED = ELECTRICAL DIVISION

NOTES:
(a) IF FURNISHED AS PART OF FACTORY-WIRED EQUIPMENT, THEN WIRING AND CONNECTIONS ONLY BY ED
(b) IF ANY OF THESE DEVICES CARRY THE FULL LOAD CURRENT TO ANY MOTOR THEY SHALL BE CONNECTED BY ED. CONTROL DEVICES CARRYING FULL LOAD CURRENT FURNISHED BY MD AND WIRED BY ED SHALL BE LOCATED AT THE DEVICE BEING CONTROLLED, UNLESS SHOWN ON DRAWINGS OR MUTUAL AGREEMENT IS MADE BETWEEN THE CONTRACTORS WITH NO CHANGE IN THE CONTRACT PRICE.
(c) WIRING FROM ALARM CONTACTS TO ALARM SYSTEM BY ED; ALL CONTROL FUNCTION WIRING BY MD. DUCT DETECTORS FURNISHED BY ED, SET IN PLACE BY MD.

GENERAL NOTES: THE ABOVE LIST DOES NOT ATTEMPT TO INCLUDE ALL COMPONENTS. ALL ITEMS NECESSARY FOR A COMPLETE SYSTEM SHALL BE INCLUDED IN THE BASE CONTRACT.

ARIA
STUDIO CONSULTANTS, INC
1801 Lomas Blvd. NW
Albuquerque, NM 87104
Daniel@ariascinc.com (505) 506-2314

rtm
847.756.4180
Project No.25.BG3570.2664
www.rtmec.com

Copyright 2025

THE ASK ACADEMY
A STEM INNOVATION
SKILLS KNOWLEDGE ATTITUDE

4450 Sundt Road NE
Rio Rancho, NM 87124

NEW GYMNASIUM

IAN B. ROWLES
NEW MEXICO
16665
09/29/25
PROFESSIONAL ENGINEER

Architect/Engineer Seal

mark	date	description
revisions		
issue		100% CDs
project no		2507
drawn by		-
checked by		-
date		September 29, 2025

MECHANICAL AND PLUMBING COVER SHEET

MP001

GENERAL NOTES:

1. DO NOT SCALE DRAWINGS. VERIFY DIMENSIONS IN FIELD PRIOR TO COMMENCEMENT OF WORK. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS.

2. ALL SUBCONTRACTORS SHALL BE LICENSED, EXPERIENCED, AND THOROUGHLY KNOWLEDGEABLE IN THEIR RESPECTIVE AREAS OF THE CONSTRUCTION INDUSTRY AND SHALL PERFORM IN A RESPONSIBLE MANNER WITH ESTABLISHED CONSTRUCTION SEQUENCE, SHALL RECOGNIZE THE PRIORITY OF THE CONSTRUCTION DOCUMENTS, AND SHALL INFORM THE PRIME CONTRACTOR OF POTENTIAL PROBLEMS WHEN THE CONSTRUCTION DOCUMENTS ARE UNCLEAR OR INCONSISTENT.

3. SUBCONTRACTORS SHALL BE RESPONSIBLE TO NOTIFY THE PRIME CONTRACTOR OF DISCREPANCIES OR CONFLICTS IN THE CONSTRUCTION DOCUMENTS FOUND DURING BIDDING AND/OR PRIOR TO PERFORMING THE WORK.

4. EXAMINATION OF BIDDING DOCUMENTS.

   A. EACH BIDDER SHALL EXAMINE THE BIDDING DOCUMENTS CAREFULLY, AND NOT LATER THAN SEVEN (7) DAYS PRIOR TO THE DATE OF RECEIPT OF BIDS, SHALL MAKE WRITTEN REQUEST TO THE ARCHITECT FOR INTERPRETATION OR CORRECTION OF ANY DISCREPANCIES, AMBIGUITIES, INCONSISTENCIES, OR ERRORS THEREIN WHICH THEY MAY DISCOVER. THE ARCHITECT WILL ISSUE ANY INTERPRETATION OR CORRECTION AS AN ADDENDUM. ONLY A WRITTEN INTERPRETATION OR CORRECTION BY ADDENDUM SHALL BE BINDING. NO BIDDER SHALL RELY UPON INTERPRETATIONS OR CORRECTIONS GIVEN BY ANY OTHER METHOD. IF DISCREPANCIES, AMBIGUITIES, INCONSISTENCIES, OR ERRORS ARE NOT COVERED BY ADDENDUM OR WRITTEN DIRECTIVE, CONTRACTOR SHALL INCLUDE IN HIS BID, LABOR MATERIALS AND METHODS OF CONSTRUCTION RESULTING IN HIGHER COST. AFTER AWARD OF CONTRACT, NO ALLOWANCE OR EXTRA COMPENSATION WILL BE MADE ON BEHALF OF THE CONTRACTOR DUE TO HIS FAILURE TO MAKE THE WRITTEN REQUESTS AS DESCRIBED ABOVE.

   B. FAILURE TO REQUEST CLARIFICATION DURING THE BID PERIOD OF ANY INADEQUACY, OMISSION, OR CONFLICT WILL NOT RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITIES. THE SIGNING OF THE CONTRACT WILL BE CONSIDERED AS IMPLICITLY DENOTING THAT THE CONTRACTOR HAS A THOROUGH COMPREHENSION OF THE FULL INTENT AND SCOPE OF THE CONSTRUCTION CONTRACT DRAWINGS AND SPECIFICATIONS.

5. PROVIDE A BASE BID WHICH SHALL INCLUDE ONLY SPECIFIED EQUIPMENT OR EQUIPMENT LISTED AS EQUIVALENT. NO SUBSTITUTIONS FOR THE LISTED EQUIPMENT SHALL BE ALLOWED IN THE BASE BID.

   A. THE MANUFACTURER OF EQUIPMENT OR MATERIALS FIRST NAMED ON THE DRAWINGS IS THE BASIS OF DESIGN. OTHER MANUFACTURERS LISTED ARE CONSIDERED GENERAL EQUIVALENTS ONLY.

   B. COORDINATION OF GENERAL EQUIVALENTS AND SUBSTITUTIONS: WHERE CONTRACT DOCUMENTS PERMIT SELECTION FROM SEVERAL GENERAL EQUIVALENTS, OR WHERE SUBSTITUTIONS ARE AUTHORIZED, COORDINATE CLEARANCE AND OTHER INTERFACE REQUIREMENTS WITH MECHANICAL AND OTHER WORK.

      1) PROVIDE NECESSARY ADDITIONAL ITEMS SO THAT SELECTED OR SUBSTITUTED ITEM OPERATES EQUIVALENT TO THE BASIS OF DESIGN AND PROPERLY FITS IN THE AVAILABLE SPACE ALLOCATED FOR THE BASIS OF DESIGN.

      2) PROVIDE ALL FEATURES WHICH ARE STANDARD ON THE BASIS OF DESIGN PLUS ANY SPECIFIED OPTIONS.

      3) BE RESPONSIBLE FOR ASSURING THAT PIPING, CONDUIT, DUCT, FLUE, AND OTHER SERVICE LOCATIONS FOR GENERAL EQUIVALENTS OR SUBSTITUTIONS DO NOT CAUSE ACCESS, SERVICE, OR OPERATIONAL DIFFICULTIES ANY GREATER THAT WOULD BE ENCOUNTERED WITH THE BASE DESIGN.

6. SUBCONTRACTOR SHALL VERIFY EXISTENCE AND LOCATION OF ALL UTILITY SERVICES AND COORDINATE AS REQUIRED BY THEIR RESPECTIVE AREA OF THE CONSTRUCTION, NOTIFYING THE PRIME CONTRACTOR OF VARIATIONS OR CONFLICTS.

7. IF NOT SPECIFICALLY DEFINED IN THESE CONSTRUCTION DOCUMENTS, MATERIALS AND/OR EQUIPMENT SHALL BE IDENTIFIED BY THE SUBCONTRACTOR WITH SUFFICIENT TIME TO ALLOW SELECTION, PURCHASE, AND DELIVERY TO MAINTAIN CONSTRUCTION SCHEDULE.

8. VERIFY EXACT LOCATIONS OF NEW UNDERGROUND UTILITIES, PIPING, AND RACEWAY SYSTEMS PRIOR TO TRENCHING. CONTRACTOR SHALL OBTAIN AND VERIFY EXACT UTILITY COMPANY DRAWINGS AND REQUIREMENTS.

9. OFFSET PIPING, DUCTWORK, ETC. AS NECESSARY TO ACCOMMODATE STRUCTURE, BEAMS, AND COLUMNS, AND EXISTING EQUIPMENT.

10. WORK SHALL BE PERFORMED IN A PROFESSIONAL MANNER CONSISTENT WITH INDUSTRY STANDARDS AND TO THE SATISFACTION OF THE ARCHITECT, OWNER, AND ENGINEER.

11. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PERFORM HIS/HER WORK IN CONFORMANCE WITH ALL APPLICABLE CODES, ORDINANCES AND LIFE SAFETY FEATURES AS REQUIRED BY LOCAL, STATE, OR NATIONAL AUTHORITIES. THE CONTRACTOR SHALL VERIFY WITH THE ARCHITECT IF MODIFICATION OF HIS/HER WORK IS REQUIRED FOR COMPLIANCE.

12. ALL WORK OF ALL TRADES MUST BE IN STRICT COMPLIANCE, OR EXCEED THE MINIMUM MATERIAL AND METHOD REQUIREMENTS OF THE 2021 VERSION OF THE INTERNATIONAL BUILDING, 2021 UNIFORM MECHANICAL, AND PLUMBING, 2021 INTERNATIONAL ENERGY CONSERVATION, AND 2018 INTERNATIONAL FIRE CODES AND THE 2020 NATIONAL ELECTRICAL CODE, MOST CURRENT NFPA, ALL LOCAL ORDINANCES AND AMENDMENTS AND MANUFACTURER'S INSTALLATION RECOMMENDATIONS. IF A CONFLICT BETWEEN THOSE PUBLICATIONS EXISTS, THE MOST STRINGENT REQUIREMENT SHALL APPLY.

13. MECHANICAL WORK SHALL CONFORM TO THE FOLLOWING CODES:
    ALL LOCAL, CITY, COUNTY. AND STATE CODES
    AABC - ASSOCIATE AIR BALANCE COUNCIL
    ADC - AIR DIFFUSION COUNCIL
    AGA - AMERICAN GAS ASSOCIATION
    AMCA - AIR MOVING AND CONTROL ASSOCIATION
    ANSI - AMERICAN NATIONAL STANDARDS INSTITUTE
    ASHRAE - AMERCAN SOCIETY OF HEATING, REFRIGERATION AND AIR CONDITIONING ENGINEERS
    ASME - AMERICAN SOCIETY OF MECHANICAL ENGINEERS
    ASTM - AMERICAN SOCIETY OF TESTING MATERIALS
    AWWA - AMERICAN WATER WORKS ASSOCIATION
    NFPA - NATIONAL FIRE PROTECTION ASSOCIATION
    OSHA - OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION
    UL - UNDERWRITERS' LABORATORIES
    SMACNA - SHEET METAL AND AIR CONDITIONING NATIONAL ASSOCIATION
    GVI - GAS VENT INSTITUTE, EDITION 10-A

14. PAY FOR AND SECURE ALL REQUIRED PERMITS AND INSPECTIONS. PRIOR TO FINAL PAYMENT, TURN OVER TO ARCHITECT ALL CERTIFICATES OF COMPLETION.

15. WARRANTY THE INSTALLATION AGAINST DEFECTS IN MATERIALS AND WORKMANSHIP. THE WARRANTY SHALL BE FOR A PERIOD OF ONE YEAR AFTER OWNER'S ACCEPTANCE. DEFECTS SHALL BE PROMPTLY REMEDIED WITHOUT COST TO THE OWNER.

16. SUBMIT O&M MANUALS WITHIN 90 DAYS OF ACCEPTANCE IN ACCORDANCE WITH DIVISION 1 REQUIREMENTS. IN THE ABSENCE OF DIVISION 1 REQUIREMENTS, O&M MANUALS SHALL INCLUDE: SUBMITTAL DATA STATING SIZES AND SELECTED OPTIONS FOR EACH PIECE OF EQUIPMENT REQUIRING MAINTENANCE, MANUFACTURER'S OPERATING MANUALS AND MAINTENANCE MANUALS WITH RECEIVED ROUTINE MAINTENANCE ACTIONS IDENTIFIED, NAME AND ADDRESS OF AT LEAST ONE SERVICE AGENCY, HVAC CONTROLS AND SYSTEM MAINTENANCE, RECOMMENDED SENSOR CALIBRATION SCHEDULE, WIRING DIAGRAM AND SYSTEM SCHEMATICS, AND A NARRATIVE OF HOW EACH SYSTEM IS TO OPERATE INCLUDING RECOMMENDED SETPOINTS.

17. SUBMIT RECORD DOCUMENTS TO ARCHITECT WITHIN 90 DAYS OF COMPLETION. DOCUMENTS SHALL INCLUDE ALL ADDENDUM ITEMS, CHANGE ORDERS, ALTERATIONS, REROUTINGS, ETC.

18. SYSTEMS SHALL BE COMPLETE, OPERABLE, AND READY FOR CONTINUOUS OPERATION PRIOR TO ACCEPTANCE BY THE OWNER.

19. SYSTEMS SHALL BE TESTED FOR PROPER OPERATION. PERFORM AT A MINIMUM ALL CODE REQUIRED TESTS OR SYSTEMS. IF TESTS OF WORK ARE DEFECTIVE, CONTRACTOR SHALL MAKE CORRECTIONS NECESSARY AT NO ADDITIONAL COST TO OWNER.

20. ALL MATERIALS AND/OR EQUIPMENT SHALL BE HANDLED AND INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.

21. SUBMIT ALL MECHANICAL DIVISION SHOP DRAWING AND PRODUCT DATA AT ONE TIME. PARTIAL SUBMITTALS WILL BE REJECTED.

22. SHOP DRAWING SUBMITTALS SHALL STATE CAPACITIES, SIZES, ETC., OF ALL EQUIPMENT AND SHALL BE CERTIFIED AND INCLUDE COMPUTER BASED PROJECT SPECIFIC SELECTIONS WHERE APPLICABLE. CLEARLY MARK EACH SHOP DRAWING, CATALOG CUT AND/OR SPECIFICATION SHEET TO INDICATE THOSE PRODUCTS AND FEATURES WHICH ARE INTENDED TO BE FURNISHED. SPECIFICALLY INDICATE ANY DEVIATIONS FROM THE DESIGN INTENT. ENGINEER RESERVES THE RIGHT TO REQUIRE CORRECTION AT NO COST TO OWNER FOR DEVIATIONS NOT SPECIFICALLY INDICATED IN THE SUBMITTALS. REVIEW AND APPROVAL OF SHOP DRAWINGS SHALL NOT RELIEVE THE CONTRACTOR FROM THE RESPONSIBILITY OF FURNISHING EQUIPMENT AND MATERIALS OF PROPER DIMENSION, SIZE, QUANTITY, QUALITY AND ALL PERFORMANCE CHARACTERISTICS TO EFFICIENTLY PERFORM THE REQUIREMENTS AND INTENT OF THE CONTRACT DOCUMENTS. SUBMITTAL SHALL BE BOUND AND INDEXED IN A NEAT AND ORDERLY MANNER.

23. SUBMITTALS SHALL INCLUDE, BUT NOT BE LIMITED TO: EQUIPMENT, FIXTURES, INSULATION, DIFFUSERS, PUMPS, FANS, PIPING, VALVES, BOILERS, FURNACES, CONTROLS, AND FIRE PROTECTION.

24. FAILURE TO ORDER, OR RELEASE ORDER FOR MATERIALS AND/OR EQUIPMENT WILL NOT BE ACCEPTED AS A REASON TO SUBSTITUTE ALTERNATE MATERIALS, EQUIPMENT, OR INSTALLATION METHODS.

25. PROVIDE NECESSARY TRENCHING, BACKFILL, EXCAVATION, SUPPORTS, SAWCUTTING AND PATCHING, CONCRETE/PAVING, ETC., AS REQUIRED. BACKFILL TRENCHES IN 6" LAYERS AND TO 90% COMPACTION AND PATCH TO MATCH GRADE.

26. REPAIR ALL ACCIDENTAL OR INTENTIONAL DAMAGE TO MATCH CONSTRUCTION WITH NO NOTICEABLE DIFFERENCE IN CONTINUITY, APPEARANCE OR FUNCTION.

27. TEMPORARY HEAT SHALL BE FURNISHED BY THE GENERAL CONTRACTOR. USE OF THE PERMANENT HEATING SYSTEM WILL NOT BE ALLOWED.

28. COORDINATE ALL PENETRATIONS OF THE FLOOR SLAB PRIOR TO COMMENCING WORK. UTILIZE X-RAY AND VISUAL INVESTIGATION OF EXISTING CONDITIONS AS REQUIRED PRIOR TO DRILLING OR CUTTING. COORDINATE ALL NEW PENETRATIONS WITH OTHER DIVISIONS OF THE WORK. ALL CONTRACTORS ARE INDIVIDUALLY RESPONSIBLE FOR ALL PENETRATIONS REQUIRED BY THEIR DIVISIONS.

29. DUCTS, PIPING, AND CONDUITS PENETRATING THROUGH ROOF SHALL HAVE ROOF FLASHING COMPATIBLE WITH THE ROOFING SYSTEM. SEE ARCHITECTURAL DRAWINGS. IN THE ABSENCE OF ANY OTHER REQUIREMENTS, PROVIDE SHEET LEAD TYPE FLASHING FOR PLUMBING VENTS IN BUILT-UP ROOFS, TALL CONE WITH EPDM BOOT FOR PIPE AND CONDUIT IN SINGLE PLY MEMBRANE ROOFS, AND CURBED ROOF PENETRATIONS IN ALL TYPES OF ROOF. INSTALLATION SHALL BE WATERTIGHT.

30. ALL FLOOR DRAINS, FLOOR SINKS, TROUGH DRAINS, SAND OIL SEPARATORS, AND ELEVATOR SUMP HUB RECEPTORS CONNECTED TO THE SEWER SYSTEM SHALL BE EQUIPPED WITH TRAP PRIMERS. PROVIDE TRAP PRIMERS WITH BACKFLOW PREVENTERS AND CONNECT TO THE NEAREST COLD WATER PIPING ADJACENT TO A FLUSHING FIXTURE. PROVIDE ELECTRONIC TRAP PRIMERS FOR ANY AREAS WHERE THE NEAREST ADJACENT FLUSHING FIXTURES ARE NOT WITHIN A REASONABLE DISTANCE OR STRUCTURAL OBSTRUCTIONS PREVENT GRAVITY SLOPING OF TRAP PRIMER LINES. ADDED COST OF ELECTRIC POWER FOR ELECTRONIC TRAP PRIMERS SHALL BE BORNE BY PLUMBING CONTRACTOR. INSTALL ALL TRAP PRIMER VALVES AND ASSOCIATED SYSTEMS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

31. SEE ARCHITECTURAL REFLECTED CEILING PLAN FOR ALL CEILING PENETRATIONS AND AIR DEVICE LOCATIONS.

32. COORDINATE ARCHITECTURAL, STRUCTURAL, MECHANICAL, FIRE PROTECTION, ELECTRICAL, LANDSCAPING, AND INTERIOR DESIGN DRAWINGS PRIOR TO INSTALLATION.

33. CAREFULLY VERIFY ELECTRICAL SERVICE VOLTAGE AND PHASE AVAILABLE.

34. MOUNT ALL STATS AT 48" AFF IN "ACCESSIBLE" AREAS, 4'6" AFF IN OTHER AREAS, UNLESS NOTED OTHERWISE. COORDINATE LOCATION WITH WALL FINISH, AND TO AVOID CASEWORK, FURNITURE, DOOR SWINGS, HEAT SOURCES, AND EXTERIOR WALLS. NOTIFY ENGINEER OF ANY CONFLICTS PRIOR TO BEGINNING THERMOSTAT INSTALLATION.

35. SUBMIT A WRITTEN BALANCE REPORT BY A NEBB OR AABC CERTIFIED BALANCING CONTRACTOR IN ACCORDANCE WITH NEBB, TABB, OR AABC STANDARDS. BALANCING PROCEDURES SHALL BE IN ACCORDANCE WITH NEBB OR AABC GUIDELINES FOR PROPORTIONAL BALANCE. SUBMIT REPORT ON STANDARD NEBB FORMS OR SUBMIT FORMS FOR REVIEW PRIOR TO BALANCING. MEASUREMENTS SHALL INCLUDE ALL MOTOR AMPERAGE AND VOLTAGE READINGS; MOTOR AND FAN RPMS; STATIC PRESSURE AT INLET AND OUTLET OF ALL PACKAGED EQUIPMENT, FANS, COILS, AND FILTERS; PITOT TUBE MEASUREMENT OF SUPPLY, EXHAUST, RETURN, AND OUTSIDE AIR MAIN DUCTS. AT MINIMUM OUTSIDE AIR, AND 100% (ECONOMIZER) OUTSIDE AIR; VELOCITY DISTRIBUTION ACROSS THE FACE OF FILTERS; AIR INLET AND OUTLETS; WATER FLOW AT ALL FLOW MEASUREMENT STATIONS; INLET AND OUTLET PRESSURE AT PUMPS WITH FLOW CALCULATED FROM THE PUMP CURVE; WATER FLOW, TEMPERATURE DROP, AND PRESSURE DROP AT ALL COILS.

   A. PROVIDE BELTS AND SHEAVES AS REQUIRED FOR DRIVE CHANGES TO ADJUST FAN SPEED.

   B. ADJUST FLOWS TO WITHIN 10% OF REQUIRED QUANTITY. WHERE ROOM AIR PRESSURE RELATIONSHIP ARE REQUIRED TO BE MAINTAINED AS SHOWN BY A DIFFERENTIAL OF SUPPLY AND EXHAUST/RETURN OR BY NOTE, ADJUST SUPPLY TO WITHIN 10% AND THEN ADJUST EXHAUST/RETURN TO PROVIDE THE INDICATED ROOM PRESSURE. IF ACTUAL QUANTITY IS LESS THAN 90%, INVESTIGATE CAUSE, ATTEMPT TO RECTIFY AND NOTIFY ENGINEER. SUBMITTAL OF BALANCE REPORT WITH LESS THAN REQUIRED FLOWS WITHOUT EXPLANATION IS CAUSE FOR REJECTION OF REPORT.

   C. SUBMIT THREE (3) COPIES OF ALL SUBMITTALS IN ADDITION TO ANY REQUIRED BY THE CONTRACTOR AND HIS SUPPLIERS. THESE COPIES SHALL BE RETAINED BY THE OWNER, ARCHITECT, AND ENGINEER.

36. DUCTWORK:

   A. FLEXIBLE DUCTWORK SHALL HAVE AN OUTER JACKET OF FIRE RETARDANT POLYETHYLENE VAPOR BARRIER MATERIAL, UNIFORM LAYER OF FIBERGLASS INSULATION, HIGH-STRENGTH GALVANIZED STEEL HELIX ENCAPSULATED IN REINFORCED "RIP STOP" ALUMINUM LAMINATE INTERIOR CORE, UL LISTED AND LABELED, CLASS 1 AIR DUCT. WORKING PRESSURE RATING: POSITIVE 6", NEGATIVE 4". FLEXMASTER TYPE 5 OR EQUIVALENT. SUBMIT SAMPLES TO DETERMINE EQUIVALENCE.

   B. FLEXIBLE CONNECTION: EQUIVALENT TO VENTFAB, FIREPROOF GLASS CLOTH, 10" W.C. RATED.

   C. ROUND DUCT: SPIRAL SEAM, GALVANIZED STEEL. DIE STAMPED OR 5 GORE ELBOWS. "SNAP-LOCK", LONGITUDINAL SEAM DUCT, OR ADJUSTABLE FITTINGS ARE ACCEPTABLE ON INDIVIDUAL GRILLE/DIFFUSER RUNOUTS ONLY.

   D. LINER:

      1) LINE ALL DUCTS INDICATED TO BE LINED WITH 1", 1.5 LB/CF, BLACK MATTE COATED INSULATING DUCT LINER.

      2) INSULATION CONDUCTIVITY VALUE NOT EXCEEDING 0.27 BTU*IN/(HR*FT^2*F).

      3) LINER SHALL BE COATED AND SEALED AND SHALL MEET ASTM C1071.

      4) MATERIAL SHALL MEET ALL REQUIREMENTS OF NFPA-90.

      5) INSTALL WITH ADHESIVE AND WELDED PINS IN ACCORDANCE WITH SMACNA "HVAC DUCT CONSTRUCTION STANDARDS".

      6) ALL RAW EDGES OF INSULATION SHALL BE NEATLY TRIMMED AND SEALED WITH MASTIC.

   E. DUCTWORK: G60 GALVANIZED SHEET STEEL; LOCK FORMING QUALITY; CONSTRUCTED TO THE LATEST EDITION OF SMACNA "HVAC DUCT CONSTRUCTION STANDARDS"; +/- 1" WC PRESSURE CLASSIFICATION, SEAL CLASS "C"; WITH GALVANIZED STEEL FASTENERS, ANCHORS, ANGLES, STRAPS, ETC.

   F. SEAL ALL SEAMS (LONGITUDINAL AND TRANSVERSE) AIRTIGHT WITH UNITED MCGILL "UNI-GRIP" UL LISTED, WATER BASED, NON-HARDENING, ELASTIC SEALANT OR EQUIVALENT. TAPE NOT ALLOWED.

37. PROVIDE 1/4" GALVANIZED MESH SCREEN ON ALL COMBUSTION AIR DUCTS OR OPENINGS, AND ALL OPEN END RETURN AND EXHAUST DUCTS.

38. ALL DUCTWORK DIMENSIONS ARE OUTSIDE SHEET METAL DIMENSIONS. DUCT LINER HAS BEEN ACCOUNTED FOR WITHIN RECTANGULAR DUCTWORK.

39. ALL DUCTWORK DIMENSIONS ARE INSIDE FREE AREA SHEET METAL DIMENSIONS.

40. DUCTWORK NOTES:

   A. DIFFUSER NECK SIZE IS SAME AS FLEXIBLE DUCT SIZE.

   B. UNLESS OTHERWISE NOTED, ALL CHANGES IN DIRECTION SHALL BE MADE WITH RADIUS ELBOWS WITH RADIUS TO CENTERLINE EQUAL TO 1.5 DUCT WIDTH.

      1) WHERE REQUIRED FOR SPACE CONSTRAINTS, PROVIDE SQUARE THROAT ELBOWS WITH SINGLE WIDTH (NON-AIRFOIL) TURNING VANES.

      2) FOR DUCT DEPTHS OF 36" OR LESS, PROVIDE MANUFACTURED SINGLE WIDTH (NON-AIRFOIL) TURNING VANES, WITH SPACING IN ACCORDANCE WITH SMACNA DUCT CONSTRUCTION STANDARDS FOR "STANDARD SPACING". USE DOUBLE THICKNESS BLADES FOR DUCT DEPTHS GREATER THAN 36". USE NO TRAILING EDGES.

   C. ALL FLEXIBLE DUCTS SHALL NOT EXCEED FIVE FEET IN LENGTH.

   D. RETURN AIR PLENUM: THE HVAC SYSTEM WILL USE THE SPACE ABOVE THE CEILING ON EACH FLOOR AS A RETURN AIR PLENUM. CONFORM TO THE REQUIREMENTS OF NFPA AND LOCAL CODE REQUIREMENTS FOR ALL MATERIAL INSTALLED IN THE RETURN AIR PLENUM. PROVIDE A COMPLETE RETURN AIR PATH BETWEEN ALL RETURN AIR DEVICES (GRILLES ETC.) AND THEIR RESPECTIVE HVAC UNIT. MAXIMUM VELOCITY OF RETURN AIR IN PLENUM SHALL GENERALLY NOT EXCEED 250 FEET PER MINUTE, NOR EXCEED 750 FEET PER MINUTE AT ANY CROSS-SECTION OF THE RETURN AIR PATH.

   E. INSULATION:

      1) EXTERNALLY WRAP ALL CONCEALED SUPPLY AIR DUCTS WITH FLEXIBLE GLASS FIBER, ANSI/ASTM C612; 0.002 INCH FOIL SCRIM FACING.

         a) ALL RAW EDGES OF INSULATION SHALL BE NEATLY TRIMMED AND SEALED WITH MASTIC.

   F. EXTERIOR DUCTWORK: PROVIDE EXTERIOR DUCTWORK TO THESE SPECIFICATIONS WHERE EXPOSED TO WEATHER:

      1) DUCTWORK SUPPORT MATERIALS: EXCEPT AS OTHERWISE INDICATED, PROVIDE GALVANIZED STEEL FASTENERS, ANCHORS, RODS, STRAPS, TRIM AND ANGLES FOR SUPPORT OF DUCTWORK. PROVIDE EQUIPMENT SUPPORT RAIL TYPE OR EQUIVALENT ROOF SYSTEM COMPATIBLE WEATHERPROOF INTERFACE AT ALL ROOF SUPPORTS.

      2) DUCT SEALING SYSTEM: EQUIVALENT TO UNITED MCGILL "UNI-WEATHER" UL LISTED OUTDOOR SEALANT. FIRE RATING: UL LISTED. CONTRACTOR MAY PROPOSE ALTERNATE SEALING SYSTEMS. "DUCTMATE" AND SIMILAR FLANGED JOINING SYSTEMS ARE ACCEPTABLE IF AN ADDITIONAL BEAD OF SILICONE BASED OUTDOOR SEALANT IS APPLIED ALL AROUND EACH JOINT, AND THE TOP FLANGE IS PROTECTED BY A SHEET METAL SHIELD.

      3) CONSTRUCT AND SEAL DUCTS TO 3" STATIC PRESSURE STANDARDS.

      4) DO NOT LINE EXTERIOR DUCT. INSULATE SUPPLY AND RETURN DUCT WITH TWO LAYERS OF 1" THICK, MIN. R-8 (CLIMATE ZONES 1-4) CLOSED CELL ELASTOMERIC INSULATION. STAGGER SEAMS AND JOINTS. PROVIDE FULL ADHESIVE COAT ON DUCT SURFACE AND BETWEEN INSULATION LAYERS. COAT FINISHED SURFACE WITH WHITE PROTECTIVE COATING AS RECOMMENDED BY THE INSULATION MANUFACTURER. INSTALL 18GA. GALVANIZED, PITCHED, SHEET METAL CAP SECURED TO DUCT AND SUPPORTS OVER TOP OF INSULATION FOR POSITIVE DRAINAGE OFF HORIZONTAL DUCT SURFACE.

41. DUCTWORK SPECIALTIES

   A. VOLUME AND SPLITTER DAMPERS: GALVANIZED SHEET METAL WITH VENTFABRICS, INC., VENTLOCK OR EQUAL OPERATING HARDWARE. FOR ACCESSIBLE DAMPERS, PROVIDE NO. 620, 635 OR 637 DIAL REGULATORS, NO. 635 OR 637 SQUARE END BEARING, AND NO. 635 SPRING END BEARING, AS APPLICABLE. FOR INACCESSIBLE DAMPERS, PROVIDE NO. 666 CONCEALED DAMPER REGULATOR, WITH PAINTED COVER (COLOR BY ARCHITECT) AND BEARINGS AS ABOVE. FOR MEDIUM PRESSURE DUCTS, PROVIDE NO. 635 HIVEL DIAL REGULATOR AND NO. 609 HIVEL END BEARING FOR ACCESSIBLE DAMPERS.

   B. MULTI-LOUVER VOLUME DAMPERS: TITUS AG-35-B OPPOSED BLADE, ANEMOSTAT OR EQUAL. SEE DETAIL REGARDING REMOTE ACCESS TO VOLUME DAMPERS.

   C. FIRE-SMOKE DAMPERS: RUSKIN, AIR BALANCE, INC. OR EQUAL, UL LABELED AND IN CONFORMANCE WITH NFPA 90A. ALL DAMPERS TO BE OUT OF AIRSTREAM, TYPE B OR C RATED FOR A MINIMUM OF 1-1/2 HOURS (2 HOURS WHERE NOTED), UL LABEL AND AS APPROVED BY LOCAL AUTHORITIES. MOUNT DAMPERS WITHIN 16-GAGE SLEEVES HELD IN PLACE WITH RETAINING ANGLES. COORDINATE LOCATION OF ACCESS PANELS TO PERMIT EASY ACCESS TO FUSIBLE LINK.

   D. TURNING VANES FOR LOW PRESSURE DUCTS: SMACNA SMALL DOUBLE VANE, PLATE NO. 22B OR EQUAL, WITH AIRFOIL BLADES FOR DUCTS 36" OR LESS IN WIDTH; SMACNA FIG. 3.23 FOR DUCTS GREATER THAN 36" WIDE. FOR MEDIUM PRESSURE DUCTS: SMACNA FIG. 3-23.

   E. ACCESS PANELS:
      1) REINFORCED, GALVANIZED SHEET METAL WITH AIRTIGHT GASKETS RATED FOR PRESSURES AND SERVICE INTENDED. MILCOR OR EQUAL. PROVIDE HINGES AND VENTFABRICS, INC. VENTLOCK LATCHES.
      2) DUCT ACCESS PANELS FOR HAND ENTRY ONLY: NO. 90 SASH TYPE LATCH. MINIMUM SIZE: 18" X 18".
      3) DUCT AND PLENUM ACCESS DOORS FOR BODY ENTRY: NO. 310 LATCH, OPERABLE FROM BOTH SIDES OF DOOR. MINIMUM SIZE: 18" X 18".
      4) REFERENCE OTHER SECTIONS FOR CEILING/ WALL ACCESS PANELS.

   F. BACKDRAFT DAMPERS: PROVIDE COUNTER WEIGHT TYPE BACKDRAFT DAMPERS IN ALL DUCTS OPENING TO THE OUTSIDE RUSKIN MODEL CBS-7 OR APPROVED EQUAL.

42. SUPPORT PIPE WITH ROD AND CLEVIS, RING HANGERS, TRAPEZE, OR CLAMPS. NO PIPE TAPE OR STRAPPING ALLOWED. ALL HANGERS SHALL BE SIZED FOR OD OF INSULATION, IF ANY. PROTECT INSULATED LINES WITH 20 GA SHEET METAL SHIELDS AND PROVIDE CALCIUM SILICATE INSULATION INSERTS FOR ALL INSULATED PIPING. MAINTAIN VAPOR BARRIER ON ALL COLD LINES. ISOLATE BARE COPPER LINES FROM HANGERS WITH VIBRASORB OR EQUIVALENT, COPPER COATED HANGERS ARE NOT SUFFICIENT, WRAPPING PIPE WITH TAPE NOT ACCEPTABLE.

43. NEW HOT AND COLD WATER BRANCHES TO BE ROUTED FROM NEAREST HOT WATER AND COLD WATER OF LINE SIZE EQUAL TO OR GREATER THAN NEW BRANCH--TYPICAL.

44. REFER TO PLUMBING FIXTURE CONNECTIONS SCHEDULE FOR PIPE SIZES TO INDIVIDUAL PLUMBING FIXTURES.

45. PROVIDE SHOCK ARRESTERS AT ALL DOMESTIC HOT AND COLD WATER BRANCHES SERVING FIXTURES AND EQUIPMENT WITH QUICK CLOSING VALVES. SUCH FIXTURES AND EQUIPMENT INCLUDES FLUSH VALVE WATER CLOSETS, DISHWASHERS, ICE MACHINES, AND CLOTHES WASHERS. SHOCK ARRESTERS SHALL BE CONSTRUCTED WITH A PISTON IN A SEALED COPPER TUBE CHAMBER, AND APPROVED FOR INSTALLATION WITHIN WALLS WITHOUT ACCESS PANELS. SIOUX CHIEF OR EQUIVALENT. BELLOWS TYPE NOT ACCEPTABLE.

46. DOMESTIC HOT AND COLD PIPING INSIDE BUILDING--BURIED LINES, TYPE "K" SOFT ANNEALED COPPER WATER TUBE, SINGLE LENGTH TO AVOID FITTINGS, (WROUGHT COPPER FITTINGS WHERE UNAVOIDABLE) AND 1100°F SOLDER. NON-BURIED LINES, TYPE "L" HARD COPPER WATER TUBE, WROUGHT COPPER FITTINGS AND NO LEAD 95-5 SOLDER.

47. COPPER PIPE VALVES AND SPECIALTIES
    AM. GATE VALVES - BRONZE, CLASS 125, 200 LB. W.O.G.
    AN. BALL VALVES - BRONZE, CLASS 125, 600 LB. W.O.G.
    AO. CHECK VALVES - BRONZE, CLASS 125, 200 LB. W.O.G.
    AP. BALANCING VALVES - 125 PSI W.P. FOR 250 DEGREE FAHRENHEIT SERVICE TIGHT SHUTOFF, TOUR AND ANDERSON STA, ARMSTRONG CBV, GERAND, OR FLOWSET, B&G CIRCUIT SETTER.
    AQ. DIRECT UNIONS: FURNISH AND INSTALL A DIELECTRIC UNION AT EACH CONNECTION BETWEEN DISSIMILAR METALS.

48. MATERIALS; SOIL, WASTE, AND VENT PIPING (INSIDE BUILDING)

   A. LINES BURIED BELOW GROUND: SCHEDULE 40 SOLID CORE PVC PIPE , AND FITTINGS.

   B. LINES BURIED BELOW GROUND: SCHEDULE 40 SOLID CORE PVC PIPE ACCORDING TO ASTM D 2665 DRAIN, WASTE AND VENT AND PVC SOCKET FITTINGS ACCORDING TO ASTM D 2665 AND ASTM D 3311 DWV PATTERNS AND TO FIT SCHEDULE 40 PIPE LONG RADIUS. ASSEMBLED WITH ASTM F 656 ADHESIVE PRIMER AND ASTM D 2564 SOLVENT CEMENT.

   C. LINES ABOVE GROUND: STANDARD WEIGHT, CAST IRON SOIL PIPE, AND FITTINGS. HUB AND SPIGOT WITH NEOPRENE GASKETS, OR NO HUB WITH 4 BAND STANDARD CLAMPS. UP THROUGH 2-1/2" MAY BE STANDARD WEIGHT, GALVANIZED STEEL PIPE WITH BLACK, WROUGHT IRON DRAIN FITTINGS, OR DWV COPPER TUBE WITH DWV FITTINGS AND 95-5 NO LEAD SOLDER.

   D. PRESSURIZED WASTE: SCHEDULE 40 SOLID CORE PVC PIPE FOR PRESSURE APPLICATIONS ACCORDING TO ASTM D 2665 AND ASTM D 1785 AND PVC SOCKET FITTINGS ACCORDING TO ASTM D 2665 AND ASTM D 3311 DWV PATTERNS AND TO FIT SCHEDULE 40 PIPE. ASSEMBLED WITH ASTM F 656 ADHESIVE PRIMER AND ASTM D 2564 SOLVENT CEMENT. MINIMUM WORKING PRESSURE RATING SHALL BE 150 PSI AT 73 DEG F FOR NPS 6 AND SMALLER.

49. GAS PIPING: SCHEDULE 40 BLACK STEEL PIPE, 150 LB. MALLEABLE IRON SCREWED FITTINGS ON ABOVE GROUND PIPE, WELDED FITTINGS WITH ALL PIPING COATED AND WRAPPED ON BURIED PIPE.

50. GAS VALVES: NON-LUBRICATED BALL STYLE VALVE WITH RESILIENT SEATS, AND ADJUSTABLE GLAND PACKING NUT, AGA AND UL LISTED FOR NATURAL GAS SERVICE.

51. REFRIGERATION PIPING--TYPE "L", ACR GRADE COPPER, CLEANED, DEHYDRATED, AND CAPPED AT THE FACTORY. USE WROUGHT COPPER FITTINGS AND HARD SOLDER HAVING A MINIMUM MELTING POINT OF 1100 DEGREE F FOR BURIED LINES, 95-5 SOLDER FOR NON-BURIED LINES. VALVES AND SPECIALTIES SHALL BE STANDARD BRASS OR BRONZE VALVES FOR REFRIGERATION SERVICE. BURIED PIPE SHALL BE SURROUNDED BY 4" CLEAN SAND.

52. SUPPORT EACH AIR OR REFRIGERATION COMPRESSOR, BASE MOUNT

GENERAL NOTES:

A. REFER TO SHEET MP001 FOR MECHANICAL AND PLUMBING LEGEND.

B. REFER TO SHEET MP002 FOR MECHANICAL AND PLUMBING GENERAL NOTES.

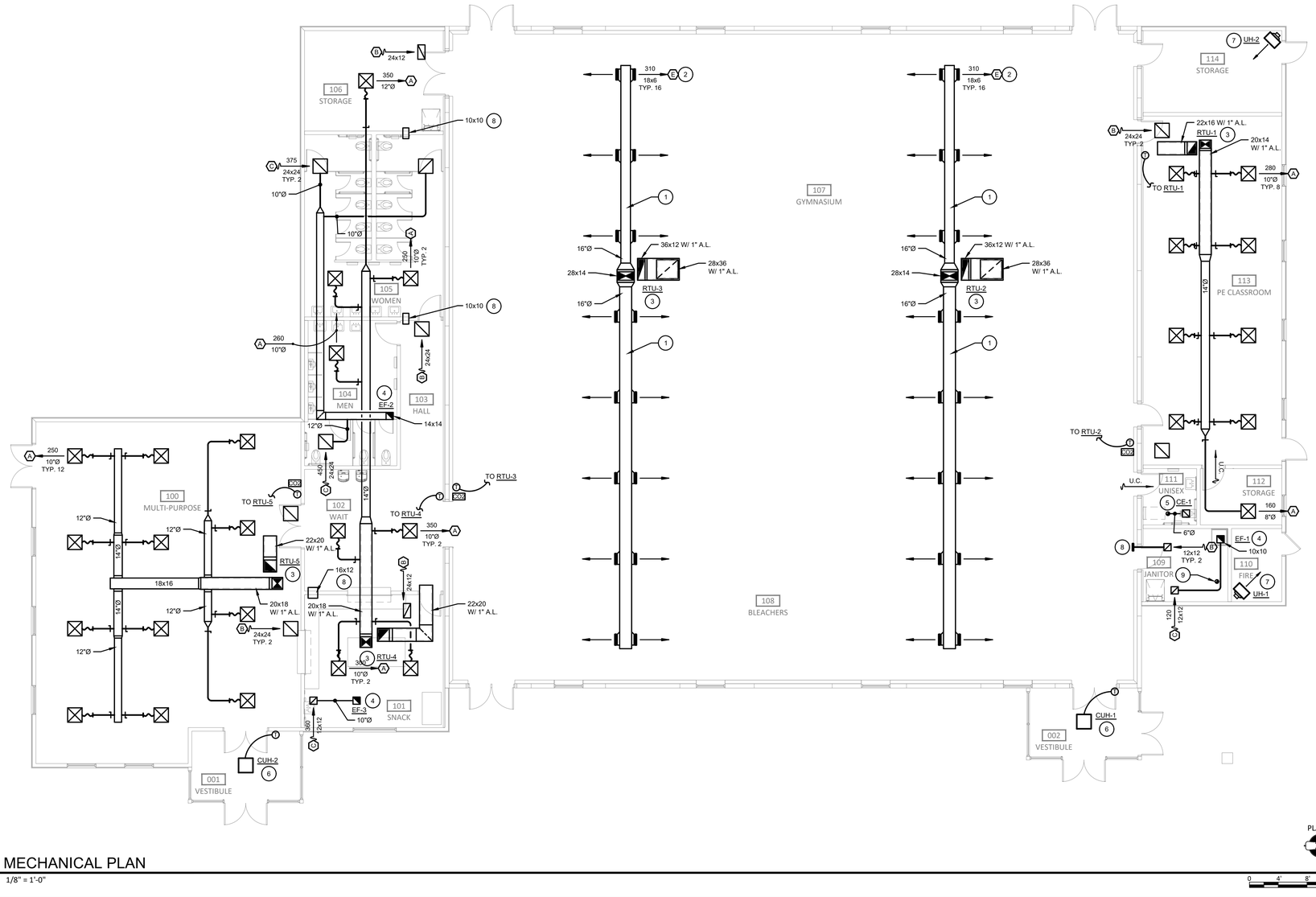
C. REFER TO SHEET M501 FOR MECHANICAL DIAGRAMS.

D. REFER TO SHEET M601 FOR MECHANICAL SCHEDULES.

E. PROVIDE SOUND BOOTS ON ALL RETURN AIR GRILLES

(#) FLAG NOTES:

1. ROUTE SUPPLY DUCTWORK AS CLOSE TO STRUCTURE AS POSSIBLE.
2. PROVIDE GRILLE WITH BOOT AND OBD. ANGLE DOWN 45 DEGREE FROM HORIZONTAL. TYPICAL. REFER TO DIAGRAM ON SHEET M501.
3. ROUTE SUPPLY AND RETURN DUCTWORK UP TO ROOFTOP UNIT ON ROOF. PROVIDE SOUND BOOT ON UNIT RETURN. REFER TO SHEET M-201 FOR CONTINUATION.
4. ROUTE EXHAUST DUCTWORK UP TO EXHAUST FAN ON ROOF. REFER TO SHEET M-201 FOR CONTINUATION.
5. CEILING EXHAUST FAN. ROUTE EXHAUST DUCTWORK UP TO ROOF AND TERMINATE WITH ROOF CAP.
6. CEILING HEATER WITH INTEGRAL THERMOSTAT.
7. ELECTRIC UNIT HEATER WITH INTEGRAL THERMOSTAT. SUSPENDED FROM STRUCTURE. REFER TO SHEET M-501 FOR DIAGRAM.
8. PROVIDE TRANSFER AIR DUCTWORK ABOVE CEILING. SUSPEND FROM STRUCTURE. REFER TO SHEET M501 FOR DIAGRAM.
9. ROUTE WATER HEATER FLUE/COMBUSTION AIR DUCT THROUGH ROOF. FIELD COORDINATE LOCATION AND TERMINATION TYPE. SIZE AND MATERIAL PER UNIT MANUFACTURER. ROUTE DUCT TO ROOF.



A1 MECHANICAL PLAN
1/8" = 1'-0"

ARIA
STUDIO CONSULTANTS, INC
1801 Lomas Blvd. NW
Albuquerque, NM 87104
Daniel@ariascinc.com (505) 506-2314

rtm
847.756.4180 www.rtmec.com
Project No.25.BG3570.2664 Copyright 2025

THE ASK ACADEMY
A STEM INNOVATION
SKILLS KNOWLEDGE ATTITUDE

4450 Sundt Road NE
Rio Rancho, NM 87124

NEW GYMNASIUM

MICHAEL B. ROMERO NEW MEXICO 16665 09/29/25 PROFESSIONAL ENGINEER

Architect/Engineer Seal

mark	date	description
revisions		
issue		100% CDs
project no		2507
drawn by		-
checked by		-
date		September 29, 2025

MECHANICAL PLAN

M101

GENERAL NOTES:

A. REFER TO SHEET MP001 FOR MECHANICAL AND PLUMBING LEGEND.

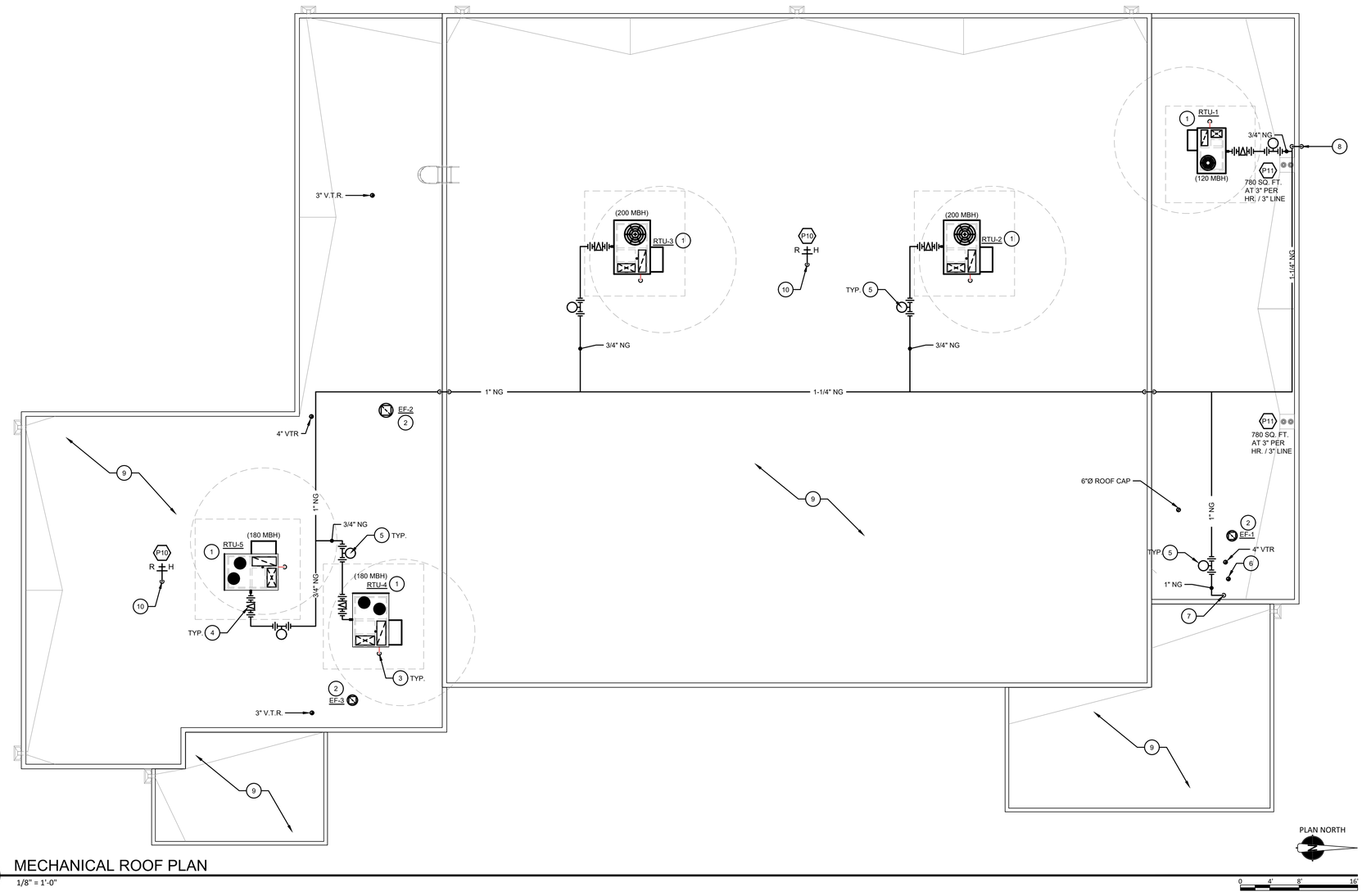
B. REFER TO SHEET MP002 FOR MECHANICAL AND PLUMBING GENERAL NOTES.

C. REFER TO SHEET P501 FOR PLUMBING DIAGRAMS.

D. REFER TO SHEET P601 FOR PLUMBING SCHEDULES.

(#) FLAG NOTES:

1. ROOFTOP UNIT. INSTALL ON MANUFACTURER PROVIDED ROOF CURB. ROUTE SUPPLY AND RETURN DUCTWORK DOWN INTO CEILING SPACE BELOW.
2. EXHAUST FAN. INSTALL ON MANUFACTURER PROVIDED ROOF CURB. ROUTE EXHAUST DUCTWORK DOWN INTO CEILING SPACE BELOW.
3. PROVIDE 3/4 IN. CONDENSATE DRAIN PIPING. CONDENSATE DRAIN PIPING TO BE ROUTE DOWN THROUGH STRUCTURE TO CODE APPROVED RECEPTOR. SEE PLUMBING FLOOR PLANS ON SHEET P101 AND P401 FOR CONTINUATION.
4. PROVIDE UNION, GASCOCK, FLEX AND DIRTLEG TYPICAL AT ALL NATURAL GAS EQUIPMENT.
5. REGULATE NATURAL GAS TO HOUSE PRESSURE AT THIS LOCATION. CONTRACTOR TO VERIFY NATURAL GAS EQUIPMENT OPTIMUM OPERATING PRESSURE. TYPICAL AT ALL NATURAL GAS EQUIPMENT. REGULATORS TO BE INSTALLED A MINIMUM OF 12 FEET FROM ALL FRESH AIR INTAKES.
6. ROUTE WATER HEATER FLUE/COMBUSTION, SIZE AND MATERIAL PER UNIT MANUFACTURER. TERMINATION TYPE TO BE DETERMINED IN FIELD.
7. ROUTE NATURAL GAS PIPING DOWN TO WATER HEATER AT MECHANICAL ROOM. SEE PLUMBING FLOOR PLAN ON SHEET P401 FOR CONTINUATION.
8. 1-1/4" NATURAL GAS SUPPLY PIPING FROM BELOW. SEE PLUMBING FLOOR PLAN ON SHEET P101 FOR CONTINUATION.
9. ROOF DRAINAGE AT THIS ROOF AREA TO BE HANDELED BY DOWNSPOUTS AND SCUPPERS.
10. SEE PLUMBING FLOOR PLAN ON SHEETS P101 AND P401 FOR ADDITIONAL ROOF HYDRANT INFORMATION.



A1 MECHANICAL ROOF PLAN
1/8" = 1'-0"

ARIA
STUDIO CONSULTANTS, INC
1801 Lomas Blvd. NW
Albuquerque, NM 87104
Daniel@ariascinc.com (505) 506-2314

rtm
847.756.4180 www.rtmec.com
Project No.25.BG3570.2664 Copyright 2025

THE ASK ACADEMY
A STEM INNOVATION
SKILLS KNOWLEDGE ATTITUDE

4450 Sundt Road NE
Rio Rancho, NM 87124

NEW GYMNASIUM

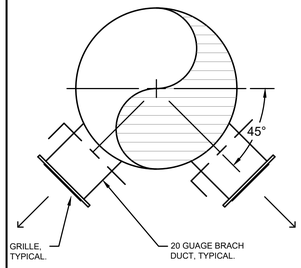


Architect/Engineer Seal

mark	date	description
revisions		
issue		100% CDs
project no		2507
drawn by		-
checked by		-
date		September 29, 2025

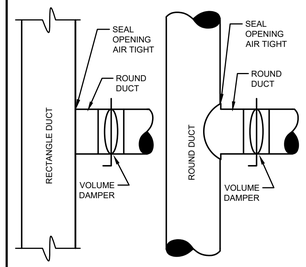
MECHANICAL ROOF PLAN

M201



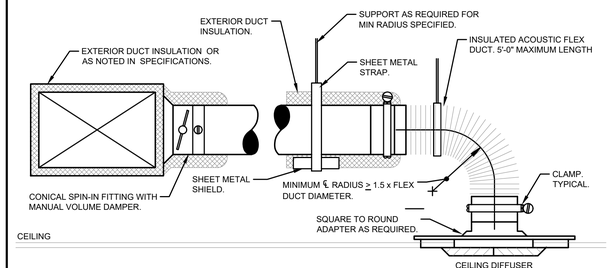
45° DUCT MOUNTED DIFFUSER DIAGRAM

NO SCALE



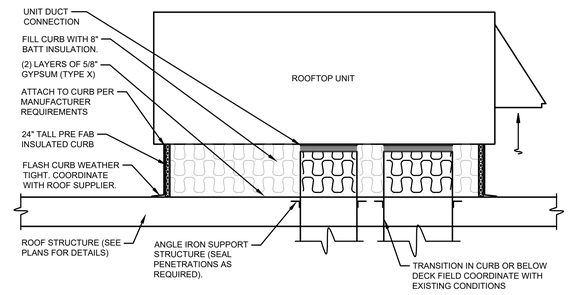
DUCT TAKE-OFFS DIAGRAM

NO SCALE



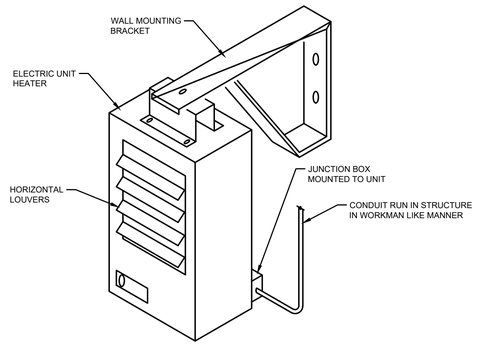
TYPICAL DIFFUSER CONNECTION DIAGRAM

NO SCALE



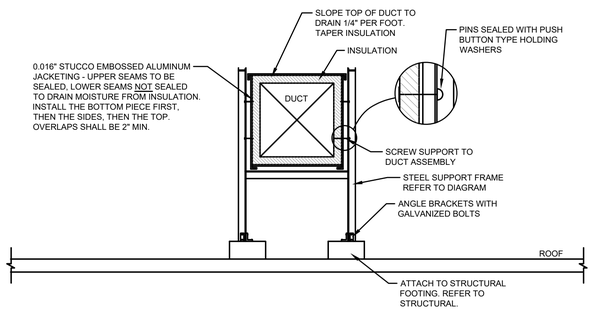
ROOFTOP UNIT DIAGRAM

NO SCALE



ELECTRIC UNIT HEATER DIAGRAM

NO SCALE

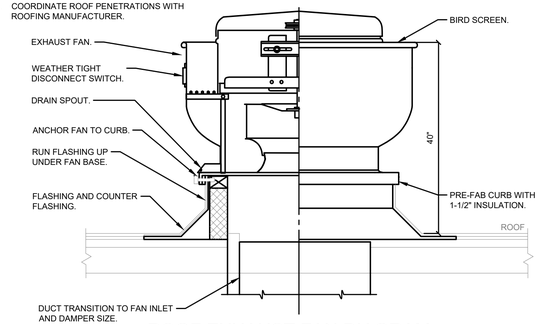


EXTERIOR DUCT/JACKET DIAGRAM

NO SCALE

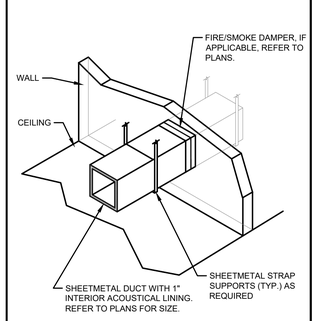
NOTES:

1. COORDINATE ROOF PENETRATIONS WITH ROOFING MANUFACTURER.



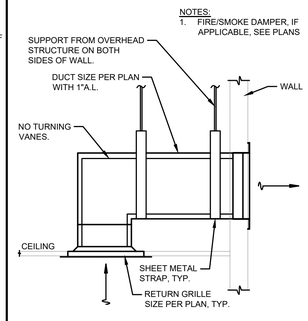
ROOF EXHAUST FAN DIAGRAM

NO SCALE



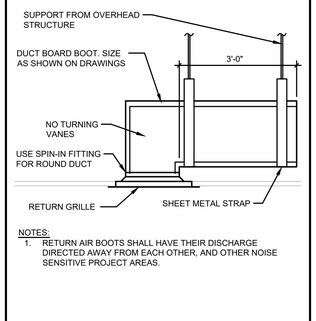
TRANSFER AIR DUCT DIAGRAM

NO SCALE



TRANSFER AIR GRILLE DIAGRAM

NO SCALE

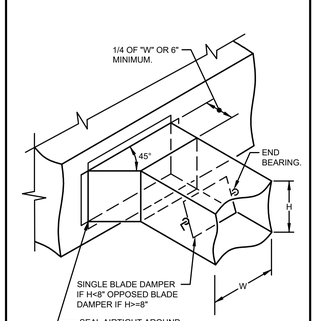


NOTES:

1. RETURN AIR BOOTS SHALL HAVE THEIR DISCHARGE DIRECTED AWAY FROM EACH OTHER, AND OTHER NOISE SENSITIVE PROJECT AREAS.

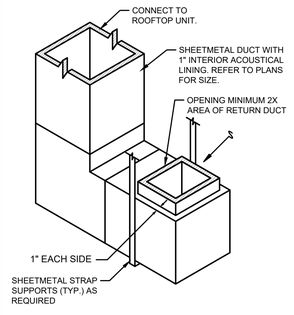
RETURN AIR GRILLE SOUND BOOT DIAGRAM

NO SCALE (DUCT BOARD)



45° DUCT TAKE-OFF DIAGRAM

NO SCALE



UNIT RETURN AIR PLENUM DIAGRAM

NO SCALE

ARIA
STUDIO CONSULTANTS, INC
1801 Lomas Blvd. NW
Albuquerque, NM 87104
Daniel@ariascinc.com (505) 506-2314

rtm
847.756.4180 www.rtmec.com
Project No.25.BG3570.2664 Copyright 2025

THE ASK ACADEMY
A STEM INNOVATION
SKILLS KNOWLEDGE ATTITUDE
4450 Sundt Road NE
Rio Rancho, NM 87124

NEW GYMNASIUM



Architect/Engineer Seal

mark	date	description
revisions		
issue		100% CDs
project no		2507
drawn by		-
checked by		-
date		September 29, 2025

MECHANICAL DIAGRAMS

M501

GRILLE, REGISTER, DIFFUSER & LOUVER

SYMBOL	USE	PATTERN	FINISH	MANUFACTURER* & MODEL #	ACCESSORIES	REMARKS
A	SUPPLY LAY-IN CEILING	4-WAY THROW	ALUMINUM / WHITE BAKED ENAMEL	TITUS TMS-AA	OBD	24x24 THREE CONE DIFFUSER, AND NECK SIZE AS INDICATED
B	RETURN LAY IN CEILING	1/2x1/2x1/2 EGG CRATE	ALUMINUM / WHITE BAKED ENAMEL	TITUS 50F	-	REFER TO PLANS FOR SIZES.
C	EXHAUST LAY IN CEILING	1/2x1/2x1/2 EGG CRATE	ALUMINUM / WHITE BAKED ENAMEL	TITUS 50F	OBD	REFER TO PLANS FOR SIZES.
D	RETURN DUCT / SIDEWALL	35 DEGREE DEFLECTION	ALUMINUM / WHITE BAKED ENAMEL	TITUS 350FL	OBD	NECK SIZE TO MATCH UNIT SIZE AS INDICATED PLANS

ALTERNATE MANUFACTURERS:

- KRUEGER, TITUS, PRICE, TUTTLE & BRILEY, SHOEMAKER, OR EQUAL PERFORMANCE.

GENERAL NOTES:

A: COORDINATE FINAL COLOR WITH ARCHITECT/OWNER.

B: PROVIDE CEILING FRAME/STYLE TO MATCH ARCHITECT CEILING.

ROOFTOP UNIT SCHEDULE

MARK	AREA SERVED	TYPE	NOMINAL TONNAGE	MIN. OUTSIDE AIR	AIR DELIVERY CAPACITY					COOLING COIL			HEATING COIL				ELECTRICAL			FILTER	WEIGHT LBS.	MANUFACTURER* & MODEL #	ACCESSORIES	REMARKS
					SUPPLY FAN			AMBIENT TEMP. DB (°F)	IEER	AIR CONDITIONS			AIR CONDITIONS		GAS-FIRED SECTION		MCA	MOCP	VOLTS / PHASE					
					CFM	E.S.P. (IN. W.C.)	MOTOR (HP)			E.A.T. DB / WB (°F)	L.A.T. DB / WB (°F)	TOTAL MBH	E.A.T. DB (°F)	L.A.T. DB (°F)	INPUT @ S.L. (MBH)	OUTPUT @ ALT. (MBH)								
RTU-1	PE CLASSROOM	DX / GAS	6.5	525	2400	0.5	1.0	96	15	80 / 67	59 / 57	73	70	114	120	91.2	31	45	208 / 3	MERV 13	800	CARRIER 48FEFM07A	-	-
RTU-2	GYMNASIUM	DX / GAS	12.5	1130	5000	0.5	2.8	96	15	80 / 67	59 / 57	142	70	106	200	155.8	69	80	208 / 3	MERV 13	1200	CARRIER 48FEFM14A	DEMAND CONTROL VENTILATION	-
RTU-3	GYMNASIUM	DX / GAS	12.5	1130	5000	0.5	2.8	96	15	80 / 67	59 / 57	142	70	106	200	155.8	69	80	208 / 3	MERV 13	1200	CARRIER 48FEFM14A	DEMAND CONTROL VENTILATION	-
RTU-4	WAIT	DX / GAS	7.5	615	3000	0.5	1.2	96	15	80 / 67	59 / 57	90	70	123	180	137.6	37	45	208 / 3	MERV 13	1000	CARRIER 48FEFM08A	-	-
RTU-5	MULTI-PURPOSE	DX / GAS	7.5	1065	3000	0.5	1.2	96	15	80 / 67	59 / 57	90	70	123	180	137.6	37	45	208 / 3	MERV 13	1000	CARRIER 48FEFM08A	DEMAND CONTROL VENTILATION	-

MANUFACTURERS:

- CARRIER, TRANE, MC QUAY, DAIKIN, AAON, OR EQUAL PERFORMANCE

GENERAL NOTES:

1. EXTERNAL STATIC PRESSURE DOES NOT INCLUDE ANY PRESSURE DROP ASSOCIATED WITH ROOFTOP UNIT ACCESSORIES.
2. PROVIDE ALL REQUIRED SERVICE AND OPERATIONAL CLEARANCES, INCLUDING ALL REQUIRED CLEARANCES TO COMBUSTIBLES AND ALL CLEARANCES REQUIRED BY NEC ARTICLE 110.
3. CONVENIENCE OUTLET POWERED SEPARATE FROM UNIT. (WIRED BY ELECTRICAL CONTRACTOR)

ACCESSORIES: PROVIDE ON ALL UNITS UNLESS NOTED OTHERWISE.

A. PROVIDE 24" TALL INSUALTED ROOF CURB, SLOPED TO MATCH PITCH OF ROOF TO ALLOW UNIT TO SIT LEVEL.
B. UNIT TO BE PROVIDED WITH DRY BULB ECONOMIZER WITH FULLY MODULATING DAMPER, HAIL GUARDS, HINGED ACCESS PANELS AND PROVIDE TWO STAGE HEATING AND COOLING.
C. PROVIDE SUPPLY AIR SMOKE DETECTORS ON ALL UNITS OVER 2000 CFM. COORDINATE INTEGRATION INTO FIRE ALARM SYSTEM.
D. PROVIDE 7 DAY PROGRAMMABLE THERMOSTAT. SPACE CO2 SENSOR TO CONTROL DEMAND CONTROL VENTILATION FOR RTU-2, RTU-3 AND RTU-5
E. PROVIDE NATURAL GAS HEATING ORIFICE SET TO ELEVATION ON COVER SHEET.

UNIT AND CABINET HEATER SCHEDULE (ELECTRIC)

MARK	SERVICE	TYPE	SENSIBLE KW	ELECTRICAL		WEIGHT LBS.	MANUFACTURER* & MODEL #	ACCESSORIES	REMARKS
				AMPS	VOLTS / PHASE				
CUH-1	VESTIBULE	CEILING	3	14.4	208 / 1	45	MARKEL F3483A1	A,B	-
CUH-2	VESTIBULE	CEILING	3	14.4	208 / 1	45	MARKEL F3483A1	A,B	-
UH-1	FIRE RISER ROOM	UNIT	3	15.9	208 / 1	25	MARKEL F2F5103N	A	-
UH-2	STORAGE 119	UNIT	5	24.1	208 / 1	25	MARKEL F2F5105N	A	-

MANUFACTURERS:

- TRANE, MARKEL, QMARK, REZNOR, BERKO, INDEECO, MODINE

GENERAL NOTES:

A: PROVIDE INTEGRAL THERMOSTAT ON UNITS.

B: PROVIDE IECC COMPLIANT CONTROL ON AMBIENT TEMPERATURE LESS THAN 45°F.

EXHAUST FAN SCHEDULE

MARK	AREA SERVED	TYPE	FAN		MOTOR			WEIGHT LBS.	MANUFACTURER* & MODEL #	ACCESSORIES	REMARKS
			CFM	E.S.P. (IN. W.C.)	HP (WATTS)	RPM	VOLT / PHASE				
EF-1	JANITORS	UPBLAST	120	0.3	1/30	1550	115 / 1	40	GREENHECK CUE-070-D	-	RUN CONTINUOUS
EF-2	RESTROOMS	UPBLAST	1200	0.3	1/4	1208	115 / 1	65	GREENHECK CUE-120-VG	-	INTERLOCK WITH RTU-4 OPERATION
EF-3	SNACK	UPBLAST	360	0.3	1/25	1300	115 / 1	50	GREENHECK CUE-090-G	-	TWIST TIMER
CE-1	RESTROOMS	CEILING	75	0.3	(12)	773	115 / 1	10	GREENHECK SP-LP0511-1	-	OCCUPANCY SENSOR

ALTERNATE MANUFACTURERS:

- ACME, COOK, GREENHECK, PANASONIC, PENN OR EQUAL PERFORMANCE

ACCESSORIES: PROVIDED ON ALL UNITS UNLESS NOTED OTHERWISE.

A. FAN SELECTED AT ELEVATION NOTED ON MECHANICAL COVER SHEET.
B. PROVIDE FAN WITH VIBRATION ISOLATION, A BIRDSCREEN AND 24" HIGH INSULATED ROOF CURB.
C. PROVIDE DIRECT DRIVE WITH VARIGREEN OR ECM MOTOR WITH MOTOR MOUNTED SOLID STATE SPEED CONTROLLER
D. PROVIDE CURB MOUNTED ROOF CAP, TRANSITION DUCT REDUCER AND ROUND DUCT CONNECTION.

Ventilation Calculation	Space Type	Room Area, A_z (sq.ft.)	Occupant Density (#/1000sq.ft.)	Area Population, P_z	People Outdoor Air Rate (CFM/person), R_p	People Outdoor Air (CFM), P_z*R_p	Area Outdoor Air Rate (CFM/sq.ft.), R_a	Area Outdoor Air (CFM), A_z * Ra	Breathing Zone Outdoor Airflow (CFM), $V_{bz,\ (uncorrected)}$	Exhaust air Rate Required (CFM/sq.ft.)	Exhaust Airflow (CFM)	Air Distribution Configuration	Zone Air Distribution Effectiveness, E_z	Zone Outdoor Airflow (CFM), V_{oz} (corrected)	Zone Primary(min.) Airflow (CFM), V_{pz}	Primary Maximum Outdoor Air Fraction (%), Z_p
RTU-1														523	2,400	22%
STORAGE 119	Storage - General Storage	220	–	0	–	0	0.12	27	27	–	0	Ceiling supply of warm air and ceiling return	0.8	34		
PE CLASSROOM 116	Education - Classrooms (ages 5-8)	950	25	24	10	240	0.12	114	354	–	0	Ceiling supply of warm air and ceiling return	0.8	443		
STORAGE 117	Storage - General Storage	90	–	0	–	0	0.12	11	11	–	0	Ceiling supply of warm air and ceiling return	0.8	14		
UNISEX 118	Public Spaces - Toilet rooms – publicg	60	–	0	–	0	–	0	0	50/70e	75	Ceiling supply of warm air and ceiling return	0.8	0		
JANITOR 114	Storage - General Storage	130	–	0	–	0	0.12	16	16	–	0	Ceiling supply of warm air and ceiling return	0.8	20		
FIRE 115	Storage - General Storage	70	–	0	–	0	0.12	9	9	–	0	Ceiling supply of warm air and ceiling return	0.8	12		
RTU-2														2,451	5,000	49%
BLEACHERS 112A	Entertainment - Spectator areas	700	150	105	7.5	788	0.06	42	830	–	0	Ceiling supply of warm air and ceiling return	0.8	1038		
GYMNASIUM 112	Entertainment - Gym, stadium, arena (play area)	3,500	7	25	20	500	0.18	630	1130	–	0	Ceiling supply of warm air and ceiling return	0.8	1413		
RTU-3														2,451	5,000	49%
BLEACHERS 112A	Entertainment - Spectator areas	700	150	105	7.5	788	0.06	42	830	–	0	Ceiling supply of warm air and ceiling return	0.8	1038		
GYMNASIUM 112	Entertainment - Gym, stadium, arena (play area)	3,500	7	25	20	500	0.18	630	1130	–	0	Ceiling supply of warm air and ceiling return	0.8	1413		
RTU-4														613	2,400	26%
STORAGE 106	Storage - General Storage	270	–	0	–	0	0.12	33	33	–	0	Ceiling supply of warm air and ceiling return	0.8	42		
WOMEN 110	Public Spaces - Toilet rooms – publicg	500	–	0	–	0	–	0	0	50/70e	750	Ceiling supply of warm air and ceiling return	0.8	0		
MEN 109	Public Spaces - Toilet rooms – publicg	260	–	0	–	0	–	0	0	50/70e	450	Ceiling supply of warm air and ceiling return	0.8	0		
WAIT 111	Public Spaces - Lobbies	450	150	68	5	340	0.06	27	367	–	0	Ceiling supply of warm air and ceiling return	0.8	459		
SNACK 111	Retail - Sales (except as below)	360	15	6	7.5	45	0.12	44	89	–	0	Ceiling supply of warm air and ceiling return	0.8	112		
RTU-5														1,064	3,000	35%
MULTI-PURPOSE 100	Education - Multiuse assembly	1,670	100	150	5	750	0.06	101	851	–	0	Ceiling supply of warm air and ceiling return	0.8	1064		
System Totals				508		3951		1726	5677		1275				MAX Zone OSA Fraction	49%

ARIA
STUDIO CONSULTANTS, INC
1801 Lomas Blvd. NW
Albuquerque, NM 87104
Daniel@ariascinc.com (505) 506-2314

rtm
847.756.4180 www.rtmec.com
Project No.25.BG3570.2664 Copyright 2025

THE ASK ACADEMY
A STEM INNOVATION
SKILLS KNOWLEDGE ATTITUDE
4450 Sundt Road NE
Rio Rancho, NM 87124

NEW GYMNASIUM



Architect/Engineer Seal

mark	date	description
revisions		
issue		100% CDs
project no		2507
drawn by		-
checked by		-
date		September 29, 2025

MECHANICAL SCHEDULES

M601

GENERAL NOTES:

A. REFER TO SHEET MP001 FOR MECHANICAL AND PLUMBING LEGEND.

B. REFER TO SHEET MP002 FOR MECHANICAL AND PLUMBING GENERAL NOTES.

C. REFER TO SHEET P501 FOR PLUMBING DIAGRAMS.

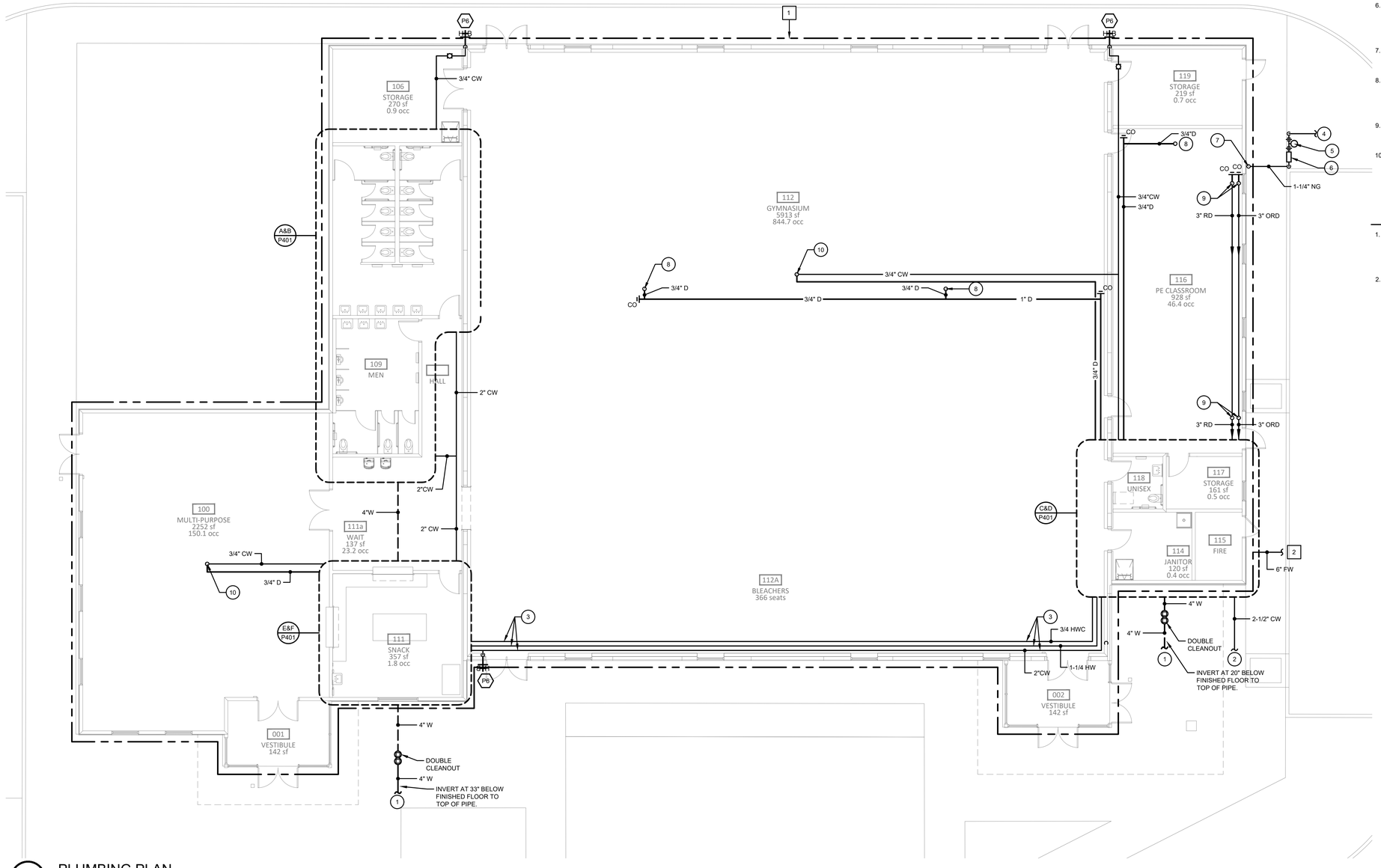
D. REFER TO SHEET P601 FOR PLUMBING SCHEDULES.

(#) FLAG NOTES:

1. SEE SITE UTILITY DRAWINGS FOR CONTINUATION OF SANITARY WASTE PIPING.
2. SEE SITE UTILITY DRAWINGS FOR CONTINUATION OF DOMESTIC WATER SUPPLY PIPING.
3. ROUTE DOMESTIC WATER SUPPLY PIPING HIGH AND TIGHT AGAINST STRUCTURE AT GYM.
4. SEE SITE UTILITY DRAWINGS FOR CONTINUATION OF NATURAL GAS SUPPLY PIPING.
5. REGULATE NATURAL GAS TO 2 P.S.I. AT THIS LOCATION.
6. INSTALL NEW NATURAL GAS METER AT THIS LOCATION. SET NEW METER FOR 950 MBH. INSTALL FULL BORE SHUT OFF VALVE PER CODE REQUIREMENTS. COORDINATE INSTALLATION WITH UTILITY PROVIDER (NMGC).
7. ROUTE NATURAL GAS SUPPLY PIPING UP TO ROOF AT THIS LOCATION. SEE MECHANICAL / PLUMBING ROOF PLAN ON SHEET M201 FOR CONTINUATION.
8. CONDENSATE DRAIN PIPING FROM ROOF TOP EQUIPMENT SEE MECHANICAL / PLUMBING ROOF PLAN ON SHEET M201 FOR CONTINUATION. SLOPE ALL CONDENSATE DRAIN PIPING AT 1/8 IN PER FOOT MINIMUM TOWARDS OUTLET.
9. ROOF DRAIN PIPING FROM ABOVE. SEE MECHANICAL / PLUMBING ROOF PLAN ON SHEET M201 FOR CONTINUATION.
10. COLD WATER SUPPLY AND DRAIN FROM ROOF TOP HYDRANT. SEE MECHANICAL / PLUMBING ROOF PLAN ON SHEET M201 FOR CONTINUATION.

FIRE PROTECTION (#) FLAG NOTES:

1. AREA INDICATED SHALL BE PROVIDED WITH A COMPLETE AUTOMATIC FIRE PROTECTION SYSTEM. REFER TO SPECIFICATION AND FIRE PROTECTION NOTE ON SHEET MP002 FOR INFORMATION AND REQUIREMENTS.
2. FIRE WATER LINE ENTRANCE. VERIFY LINE SIZE WITH HYDRAULIC CALCULATIONS (BY OTHERS).



A1 PLUMBING PLAN
1/8" = 1'-0"

ARIA
STUDIO CONSULTANTS, INC
1801 Lomas Blvd. NW
Albuquerque, NM 87104
Daniel@ariascinc.com (505) 506-2314

rtm
847.756.4180 www.rtmec.com
Project No.25.BG3570.2664 Copyright 2025

THE ASK ACADEMY
A STEM INNOVATION
SKILLS KNOWLEDGE ATTITUDE
4450 Sundt Road NE
Rio Rancho, NM 87124

NEW GYMNASIUM

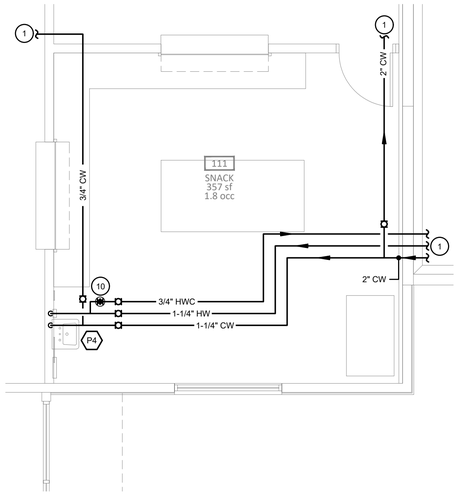


Architect/Engineer Seal

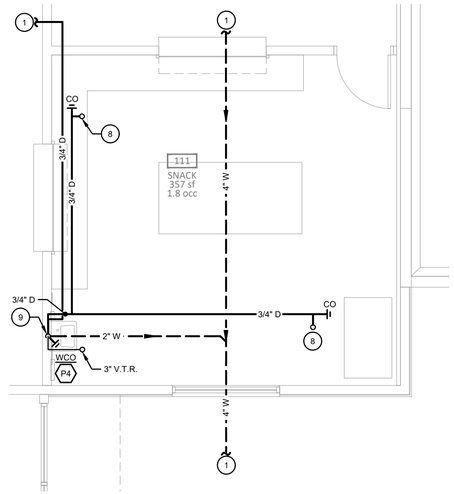
mark	date	description
revisions		
issue		100% CDs
project no		2507
drawn by		-
checked by		-
date		September 29, 2025

PLUMBING PLAN

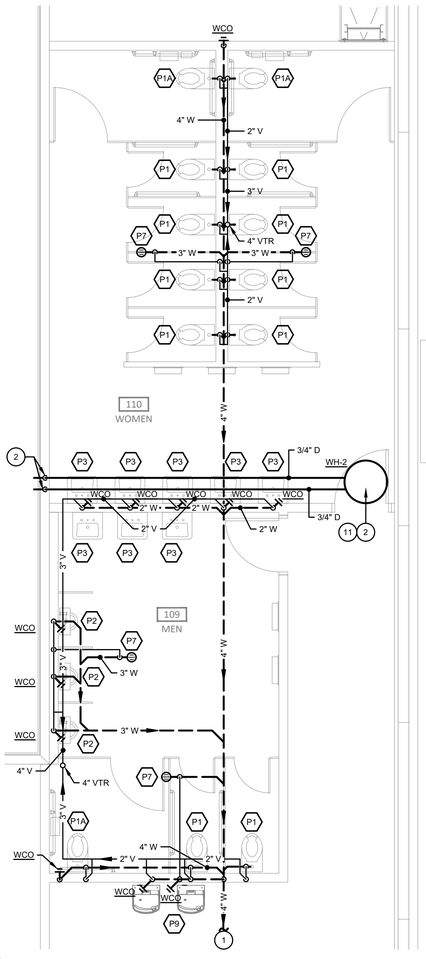
P101



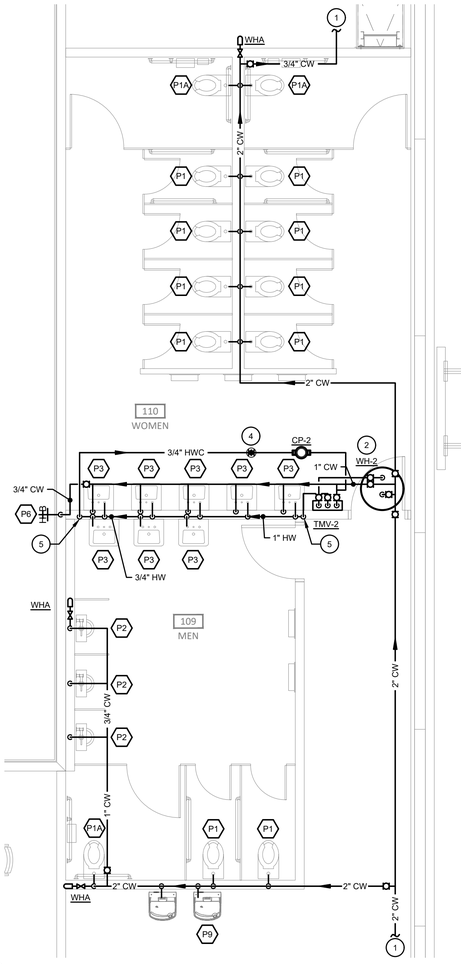
F ENLARGED PLUMBING PLAN - DOMESTIC WATER
1/4" = 1'-0"



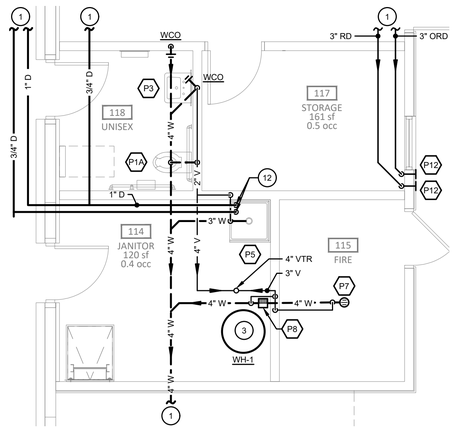
E ENLARGED PLUMBING PLAN - WASTE AND VENT
1/4" = 1'-0"



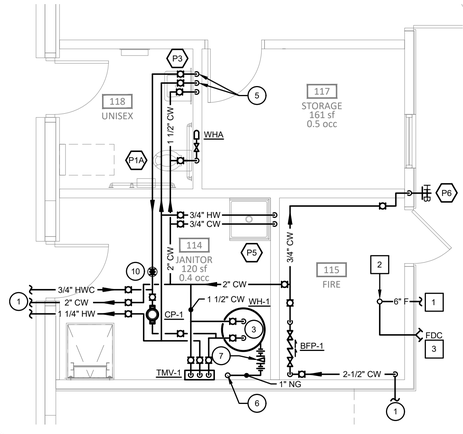
A ENLARGED PLUMBING PLAN - WASTE AND VENT
1/4" = 1'-0"



B ENLARGED PLUMBING PLAN - DOMESTIC WATER
1/4" = 1'-0"



D ENLARGED PLUMBING PLAN - WASTE AND VENT
1/4" = 1'-0"



C ENLARGED PLUMBING PLAN - DOMESTIC WATER
1/4" = 1'-0"

GENERAL NOTES:

A. REFER TO SHEET MP001 FOR MECHANICAL AND PLUMBING LEGEND.

B. REFER TO SHEET MP002 FOR MECHANICAL AND PLUMBING GENERAL NOTES.

C. REFER TO SHEET P501 FOR PLUMBING DIAGRAMS.

D. REFER TO SHEET P601 FOR PLUMBING SCHEDULES.

E. COORDINATE ACCESS PANEL LOCATIONS FOR WATER HAMMER ARRESTORS WITH ARCHITECT BEFORE INSTALLATION.

(#) FLAG NOTES:

1. SEE OVERALL PLUMBING FLOOR PLAN ON SHEET P101 FOR CONTINUATION OF SANITARY WASTE, DOMESTIC WATER AND NATURAL GAS SUPPLY, AND ROOF DRAIN PIPING.
2. WATER HEATER ABOVE CEILING. ROUTE DRAIN FROM WATER HEATER DRAIN PAN AND T&P VALVE TO DAYLIGHT AS SHOWN.
3. ROUTE DRAIN FROM WATER HEATER DRAIN PAN AND T&P VALVE TO FLOOR SINK AT JANITOR 114.
4. INSTALL ADJUSTABLE BALANCING VALVE AT THIS LOCATION FOR BALANCING OF HOT WATER RECIRCULATING SYSTEM. SET VALVE FOR 1.5 GPM.
5. ROUTE HOT WATER DOWN TO WITHIN 2 FEET OF LAVATORY PER 2021 IECC CODE REQUIREMENTS.
6. NATURAL GAS FROM ROOF. SEE MECHANICAL / PLUMBING ROOF PLAN ON SHEET M201 FOR CONTINUATION.
7. INSTALL FLEX, UNION, GAS COCK AND DIRTLEG AT CONNECTION TO NATURAL GAS EQUIPMENT.
8. CONDENSATE DRAIN PIPING FROM ROOF TOP EQUIPMENT. SEE MECHANICAL / PLUMBING ROOF PLAN ON SHEET M201 FOR CONTINUATION.
9. ROUTE AND CONNECT CONDENSATE AND DRAIN PIPING FROM ROOF HYDRANT TO TAIL PIECE OF SINK AS SHOWN.
10. INSTALL ADJUSTABLE BALANCING VALVE AT THIS LOCATION FOR BALANCING OF HOT WATER RECIRCULATING SYSTEM. SET VALVE FOR 3 GPM. SYSTEM TO BE ADJUSTED IN FIELD FOR OPTIMUM FLOW.
11. PROVIDE ACCESS PANEL FOR WATER HEATER MAINTENANCE AND ACCESS. COORDINATE SIZE AND LOCATION WITH ARCHITECT BEFORE INSTALLATION.
12. ROUTE AND CONNECT CONDENSATE DRAIN PIPING TO MOP SINK AT JANITORS CLOSET AS SHOWN. SLOPE ALL CONDENSATE DRAIN PIPING AT 1/8 IN PER FOOT MINIMUM TOWARDS OUTLET.

FIRE PROTECTION (#) FLAG NOTES:

1. FIRE WATER LINE ENTRANCE. SEE PLUMBING FLOOR PLANS ON SHEET P101 FOR CONTINUATION.
2. FIRE WATER RISER LOCATION.
3. FIRE WATER LINE FOR FIRE DEPARTMENT CONNECTION. COORDINATE FINAL LOCATION WITH FIRE MARSHALL BEFORE INSTALLATION.

ARIA
STUDIO CONSULTANTS, INC
1801 Lomas Blvd. NW
Albuquerque, NM 87104
Daniel@ariascinc.com (505) 506-2314

rtm
847.756.4180 www.rtmec.com
Project No.25.BG3570.2664 Copyright 2025

THE ASK ACADEMY
A STEM INNOVATION
4450 Sundt Road NE
Rio Rancho, NM 87124

NEW GYMNASIUM

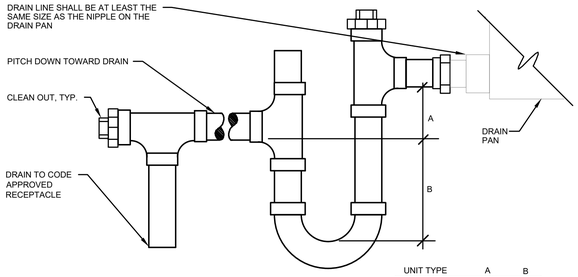


Architect/Engineer Seal

mark	date	description
revisions		
issue		100% CDs
project no		2507
drawn by		-
checked by		-
date		September 29, 2025

ENLARGED PLUMBING PLAN

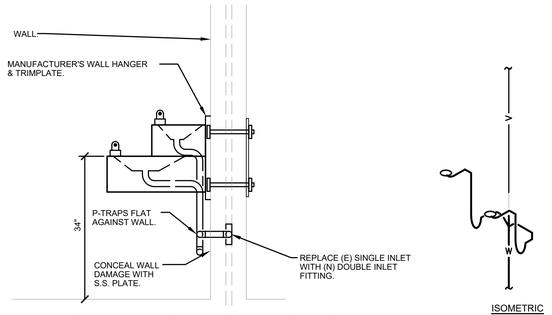
P401



UNIT TYPE	A	B
DRAW THRU	x 1"	1.5 x
BLOW THRU	1" MIN.	2.0 x

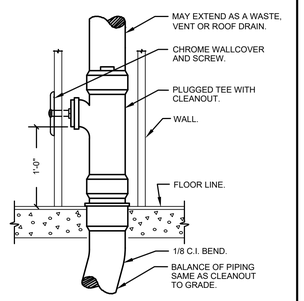
AIR HANDLING UNIT DRAIN TRAP DIAGRAM

NO SCALE



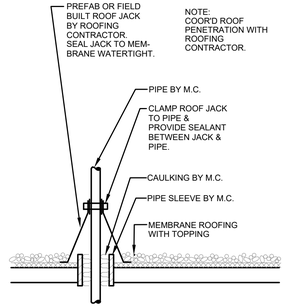
DRINKING FOUNTAIN MOUNTING DIAGRAM & ISOMETRIC

NO SCALE



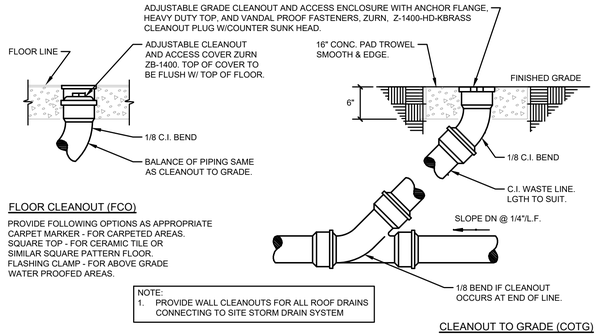
WALL CLEANOUT DIAGRAM

NO SCALE



PIPE THRU ROOF DIAGRAM

NO SCALE (MEMBRANE ROOF)



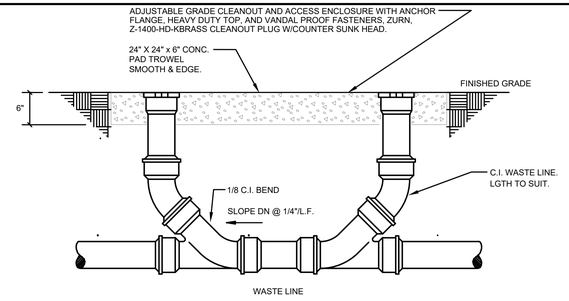
FLOOR CLEANOUT (FCO)

PROVIDE FOLLOWING OPTIONS AS APPROPRIATE
CARPET MARKER - FOR CARPETED AREAS.
SQUARE TOP - FOR CERAMIC TILE OR SIMILAR SQUARE PATTERN FLOOR.
FLASHING CLAMP - FOR ABOVE GRADE WATER PROOFED AREAS.

NOTE:
1. PROVIDE WALL CLEANOUTS FOR ALL ROOF DRAINS CONNECTING TO SITE STORM DRAIN SYSTEM

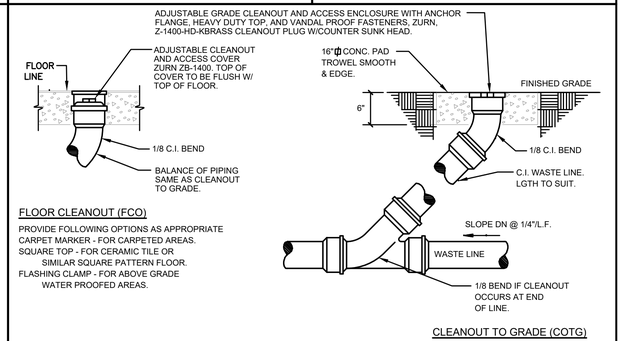
CLEANOUT DIAGRAMS

NO SCALE



TWO-WAY CLEANOUT TO GRADE DIAGRAMS

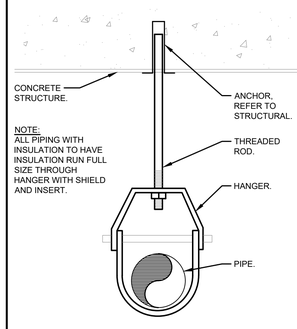
NO SCALE



FLOOR CLEANOUT (FCO)

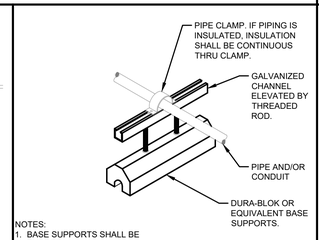
PROVIDE FOLLOWING OPTIONS AS APPROPRIATE
CARPET MARKER - FOR CARPETED AREAS.
SQUARE TOP - FOR CERAMIC TILE OR SIMILAR SQUARE PATTERN FLOOR.
FLASHING CLAMP - FOR ABOVE GRADE WATER PROOFED AREAS.

CLEANOUT DIAGRAMS



TYPICAL HANGER DIAGRAM

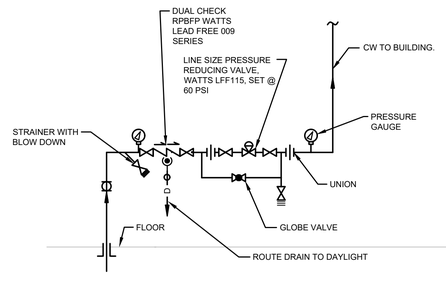
NO SCALE



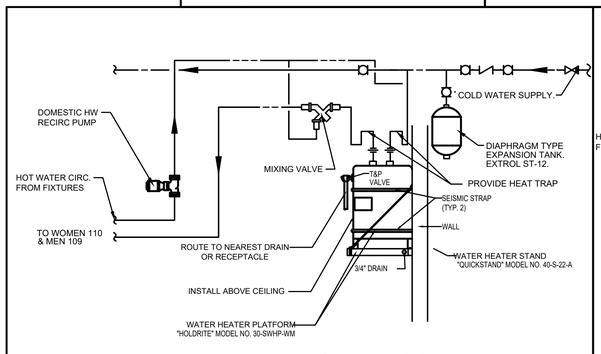
NOTES:
1. BASE SUPPORTS SHALL BE RUBBER.
2. SPACING OF BASE SUPPORTS AND INSTALLATION SHALL BE PER MFG'S RECOMMENDATIONS.
3. BOTTOM OF PIPE SHALL BE A MIN 12" ABOVE FINISHED ROOF TO ALLOW FOR FUTURE ROOF WORK.

ROOF MOUNTED PIPING DIAGRAM

NO SCALE

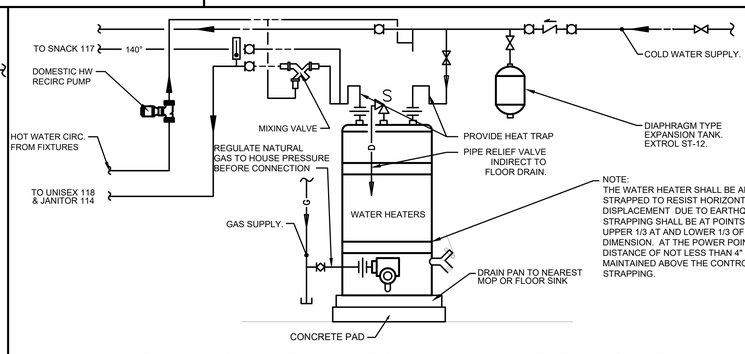


DOMESTIC WATER ENTRANCE DIAGRAM



WATER HEATER DETAIL

NO SCALE



DOMESTIC WATER HEATER WITH MIXING STATION DIAGRAM

NO SCALE (120 DEGREE WATER) (GAS)

ARIA
STUDIO CONSULTANTS, INC
1801 Lomas Blvd. NW
Albuquerque, NM 87104
Daniel@ariascinc.com (505) 506-2314

rtm
847.756.4180 www.rtmec.com
Project No.25.BG3570.2664 Copyright 2025

THE ASK ACADEMY
A STEM INNOVATION
SKILLS KNOWLEDGE ATTITUDE
4450 Sundt Road NE
Rio Rancho, NM 87124

NEW GYMNASIUM



Architect/Engineer Seal

mark	date	description
revisions		
issue		100% CDs
project no		2507
drawn by		-
checked by		-
date		September 29, 2025

PLUMBING DIAGRAMS

P501

WATER HEATER SCHEDULE (GAS-FIRED)

MARK	TYPE	LOCATION	STORAGE CAPACITY (GAL.)	RECOVERY (GPH)	WATER TEMP. RISE (°F)	INPUT @ S.L. (MBH)	ELEC. VOLT/ PH	MANUFACTURER* & MODEL #	ACCESSORIES	REMARKS
WH-1	STORAGE	JANITOR 120	50	43	90	40	120/1	"STATE" MODEL NO: GS6 50 YBDS	SEE NOTE A, B	VERIFY EXACT LOCATION WITH OWNER BEFORE INSTALLATON

MANUFACTURERS:
* A.O. SMITH, RUUD, OR LOCHINVAR EQUIVALENT

GENERAL NOTES:
A: HIGH ALTITUDE KIT, IECC 504.3 COMPLIANT TEMPERATURE CONTROLS
B: PROVIDE CONDENSATE NEUTRALIZATION KIT FOR ALL WATER HEATERS. CONDENSATE TO SINGLE NEUTRALIZATION KIT.PROVIDE ONE SPARE LIMESTONE CHARGE FOR NEUTRALIZATION KIT. PROVIDE STAINLESS STEEL VENT KIT

WATER HEATER SCHEDULE (ELECTRIC)

MARK	TYPE	LOCATION	STORAGE CAPACITY (GAL.)	RECOV (GPH)	WATER TEMP. RISE (°F)	ELECTRICAL MAX WATTS	ELECTRICAL VOLT/ PH	MANUFACTURER* & MODEL #	ACCESSORY	REMARKS
WH-2	ELECTRIC STORAGE	WOMENS 110 ABOVE CEILNG	20	11	90	2.5 Kw (Element)	120/1PH	"A.O. SMITH" MODEL NO. EJCT-20	SEE NOTE A, B & C	VERIFY EXACT LOCATION WITH OWNER BEFORE INSTALLATION

MANUFACTURERS:
* RUUD, OR LOCHINVAR EQUIVALENT

GENERAL NOTES:
A: IECC 504.3 COMPLIANT TEMPERATURE CONTROLS
B: PROVIDE 2 GALLON EXPANSION TANK
C: ADJUSTABLE TEMPERATURE SETPOINT NOT TO EXCEET 120°

MIXING VALVE SCHEDULE

MARK	TYPE	LOCATION	FINISH	MANUFACTURER* & MODEL #	SIZING	INSTALLATION	REMARKS
TMV-1	DOMESTIC WATER MIXING VALVE LEAD FREE - ASSE 1017	JANITOR 12O	BRASS, LEAD FREE	"CALEFFI" MODEL NO: 5231	1-1/4" HW/CW INLETS WITH 1-1/4" HW OUTLET	MOUNT TO WALL	SEE NOTE A & B
TMV-2	DOMESTIC WATER MIXING VALVE LEAD FREE - ASSE 1017	WOMENTS 110 ABOVE CEILING	BRASS, LEAD FREE	"CALEFFI" MODEL NO: 520	3/4" HW/CW INLETS WITH 3/4" HW OUTLET	MOUNT TO TANK OUTLET	SEE NOTE A & B

*MANUFACTURERS:
FIXTURE: JR SMITH, ZURN, WATTS

GENERAL NOTES:
A: CONTRACTOR TO INSTALL RECIRCULATION PUMP IN FIELD.
B: ADJUSTABLE TEMPERATURE SETPOINT NOT TO EXCEED 120°. TEMPERATURE OUTLET SHALL MEET IECC TEMPERATURE CONTROLS REQUIREMENTS.

PUMP SCHEDULE

MARK	SERVICE	TYPE	GPM	TDH (FT)	FLUID	MOTOR FLA	MOTOR RPM	MOTOR VOLT/ PH	MOTOR HP	MANUFACTURER* & MODEL #	ACCESSORIES	REMARKS
CP-1	HOT WATER RECIRCULATION	INLINE	5	12	WATER	2.3	3,300	120 / IPH	1/6	"BELL AND GOSSETT" MODEL NO: NFB-36	SINGLE INLINE PUMP	SEE NOTE A & B
CP-2	HOT WATER RECIRCULATION	INLINE	5	12	WATER	2.3	3,300	120 / IPH	1/6	"BELL AND GOSSETT" MODEL NO: NFB-36	SINGLE INLINE PUMP	SEE NOTE A & B

*MANUFACTURER:
* BELL & GOSSETT, TALO, OR APPROVED EQUAL.

GENERAL NOTES:
A: INSTALL ALL PUMP EQUIPMENT PER MANUFACTURERS RECOMMENDATIONS.
B: PROVIDE PUMP WITH TIME CLOCK AND AQUASTAT, COORDINATE WITH ELECTRICAL FOR POWER REQUIREMENTS.

PLUMBING FIXTURE SCHEDULE

SYMBOL	TYPE	A.D.A.	FINISH	MANUFACTURER* & MODEL #	FAUCET TRIM MFR.* & MODEL #	INSTALLATION	REMARKS	FLOW RATE
P1	WATER CLOSET	NO	VITREOUS CHINA	"AMERICAN STANDARD" 15" RIM HEIGHT	"SLOAN" CROWN 111- 1.28 GPF PISTON TYPE	FLOOR MOUNT	PROVIDE WITH OPEN FRONT, LESS COVER HEAVY DUTY TOILET SEAT WITH SLOW CLOSING STAINLESS STEEL CHECK HINGE. PROVIDE WITH WAX AND BOLT KIT.	1.28 GPF
P1A	WATER CLOSET	YES	VITREOUS CHINA	"AMERICAN STANDARD" 16-1/2" RIM HEIGHT	"SLOAN" CROWN 111- 1.28 GPF PISTON TYPE	FLOOR MOUNT	PROVIDE WITH OPEN FRONT, LESS COVER HEAVY DUTY TOILET SEAT WITH SLOW CLOSING STAINLESS STEEL CHECK HINGE. PROVIDE WITH WAX AND BOLT KIT.	1.28 GPF
P2	URINAL	YES	CHINA	"AMERICAN STANDARD" WASHBROOK	"SLOAN" CROWN 180- 0..25 GPF PISTON TYPE	WALL MOUNT	PROVIDE CONCEALED ARM CARRIER AND CLEAN OUT WITH REMOVABLE CAP IN CHASE FOR EACH URINAL.	0.5 GPF
P3	LAVATORY	YES	CHINA	"AMERICAN STANDARD" LUCERNE	"AMERICAN STANDARD" MODEL: 5502.170	WALL MOUNT	PROVIDE 0.5 GPM AERATOR, STRAINER, P-TRAP, ANGLE STOPS, PROVIDE PLUMBEREX #396 ADA TRAP AND SUPPLY PROTECTION, STRAINER, 17 GAUGE P-TRAP, NIBCO QUARTER TURN ANGLE STOPS AND SUPPLIES AND ASSE 1070 COMPLAINT MIXING VALVE. COORDINATE FAUCET HOLES WITH FAUCET SPECIFICATIONS. PROVIDE CONCEALED ARM WALL CARRIER	0.5 GPM
P4	HAND SINK	YES	CHINA	"REGENCY" MODEL NO: 600HS17SP	-	WALL MOUNT	PROVIDE 0.5 GPM AERATOR, STRAINER, P-TRAP, ANGLE STOPS, PROVIDE PLUMBEREX #396 ADA TRAP AND SUPPLY PROTECTION, STRAINER, 17 GAUGE P-TRAP, NIBCO QUARTER TURN ANGLE STOPS AND SUPPLIES AND ASSE 1070 COMPLAINT MIXING VALVE. COORDINATE FAUCET HOLES WITH FAUCET SPECIFICATIONS.	2.0 GPM
P5	MOP SINK	NO	PRECAST TERRAZZO	"FIAT" MODEL NO: TSB100	"FIAT" MODEL: 830-AA	FLOOR MOUNT	SERVICE SINK FAUCET WITH VACUUM BREAKER AND PAIL HOOK, PROVIDE WITH HOSE AND BRACKET(832AA), BUMPER GAURDS(1239BB), AND SS WALLSURROUND GAURDS(MSG) AND MOP HANGER. INSTALL IN MORTAR TO MAINTAIN WARRANTY.PROVIDE STAINLESS STEEL BACKING ON WALL AT MOP HANGER TO PROTECT WALL FROM WET MOP.	2 GPM
P6	FREEZELESS WALL HYDRANT	-	BRONZE	"JR SMITH" MODEL: 5515-NB	-	WALL MOUNTED	BRONZE QUARTER TURN NON-FREEZE AUTOMATIC DRAINING HYDRANT WITH STAINLESS STEEL FACE, HOSE CONNECTION, INTEGRAL VACUUM BREAKER, INTEGRAL SERVICE SHUT-OFF VALVE, DUAL CHECK VALVE, "T" HANDLE KEY AND STAINLESS STEEL BOX WITH FULL 180° COVER OPENING.	-
P7	FLOOR DRAIN	-	CAST IRON WITH NICKLE BRONZE TOP STRAINER	"ZURN" MODEL NO: Z415BZ	-	FLOOR MOUNT	FLOOR DRAIN SIZE TO MATCH CONNECTED PIPE SIZE. PROVIDE P-TRAP AND SURE SEAL TRAP GUARD DEVICE	-
P8	FLOOR SINK	-	CAST IRON	"ZURN" MODEL NO: Z1902	-	FLOOR MOUNT	PROVIDE HALF GRATE, SURE SEAL TRAP GUARD. ALL FLOOR SINKS WASTE CONNECTIONS IN JANITORIAL OR MECHANICAL ROOMS SHALL BE 4" WITH 2" VENT	-
P9	DRINKING FOUNTAIN	YES	STAINLESS STEEL	"ELKAY" MODEL NO: LVRCTL8WSK	-	WALL MOUNTED DUAL LEVEL. COORDINATE HEIGHT TO ALLOW PROPER CLEARANCES AND REQUIREMENTS, MECHANICAL OPERATION	BOTTLE FILLER, 115V/ 1PH, REFRIGERATED. UNIT SHALL BE CERTIFIED UL 399 AND SHALL BE LEAD FREE DESIGN CERTIFIED NSF/ANSI 61 & 372. PROVIDE WALL CARRIER. PROVIDE WITH EWF172 WATERSENTRY VII FILTER KIT FOR SINGLE INSTALLATION OR EF1500VRBMC RETROFIT FILTRATION KIT FOR COMBINED WATER COOLERS. PROVIDE FILTER ACCESS.	-
P10	FREEZLESS ROOF HYDRANT	-	STEEL	"PRIER" MODEL NO: R-RH2	-	ROOF DECK MOUNTED. MOUNTED BRACKET SHALL BE MOUNTED TO NEAREST STRUCTURAL MEMBER BELOW DECK. PROVIDE UNI-STRUT SUPPORTS IF REQUIRED.	PROVIDE WITH UNIVERSAL MOUNTING BRACKET, PROVIDED WITH BACKFLOW PREVENTION DEVICE. ROUTE LINE SIZE DRAIN TO NEAREST FLOOR SINK/MOP SINK OR NEAREST CONDENSATE DRAIN. PROVIDE WITH ISOLATION BALL VALVE IN AN ACCESSIBLE LOCATION.	-
P11	ROOF DRAIN	-	CAST IRON	"ZURN" Z164	-	ROOF MOUNTED	ROOF DRAIN WITH DOME AND TOP SET DECK PLATE, SIZE PER PLAN. COORDINATE ROOF DRAIN ACCESSORIES AND INSTALLATION WITH ARCHITECTURAL AND ROOF STRUCTURAL INFORMATION.	-
P12	ROOF DRAIN DOWNSPOUT NOZZLE	-	-	"JR SMITH" 1770	-	WALL MOUNT	NOZZLE WITH SELF LOCKING ESCUTCHEON PLATE. PROVIDE WITH BIRD SCREEN	-

MANUFACTURERS:
FIXTURE: AMERICAN STANDARD, UNIVERSAL RUNDLE, FIAT STERN WILLIAMS
FAUCET: SPEAKMAN, DELTA, AMERICAN STANDARD, CHICAGO
DRAIN: JOSAM, WADE SMITH

GENERAL NOTES:
A:

PLUMBING EQUIPMENT SCHEDULE

SYMBOL	TYPE	FINISH	MANUFACTURER* & MODEL #	SIZING	INSTALLATION	REMARKS
BFP-1	DOUBLE CHECK VALVE BACKFLOW PREVENTER	BRONZE	"ZURN" MODEL NO. 375AST	2-1/2"	WALL MOUNT, PROVIDE WITH PRV PER DIAGRAM	SEE NOTES A & B
FCO	FINISHED FLOOR CLEAN OUT	CAST IRON	"ZURN" MODEL NO. 1400	COORDINATE SIZE WITH CONNECTED PIPE SIZE	FLOOR MOUNT	-
WHA	WATER HAMMER ARRESTOR	STAINLESS STEEL	"ZURN" MODEL NO. 1700	COORDINATE WITH CONNECTED PIPE SIZE	CONCEALED IN WALL	-
WCO	WALL CLEANOUT	STAINLESS STEEL	"ZURN" MODEL NO. 1446	COORDINATE SIZE WITH CONNECTED PIPE SIZE	WALL MOUNT	-

*MANUFACTURERS:
FIXTURE: JR SMITH, WATTS, SIOUX CHIEF

GENERAL NOTES:
A: REFER TO MANUFACTURER INSTALLATION INSTRUCTIONS FOR INSTALLATION REQUIREMENTS AND DETAILS. PROVIDE TEST PORT PER MANUFACTURER.
B: INSTALL MANUFACTURER RECOMMENDED AIR GAP AND DRAIN TO EXTERIOR UTILIZING FLAPPER, COORDINATE WITH MANUFACTURER FOR DRAIN SIZE.

NATURAL GAS CALCULATIONS

EQUIPMENT	EQUIPMENT QUANTITY	MBH	MBH SUB TOTAL
WH-1	1	40	40
RTU-1	1	120	120
RTU-2	1	200	200
RTU-3	1	200	200
RTU-4	1	180	180
RTU-5	1	180	180
		MBH TOTAL	920
		NATURAL GAS PRESSURE AT METER	2 p.s.i.
		PIPE DISTANCE TO FURTHEST PIECE OF EQUIPMENT	375 FT
		PIPE SIZE (DOWNSTREAM OF METER)	1-1/4 IN.

NATURAL GAS PIPING SIZED PER TABLE 1216.2 UPC 2021

HOT WATER CALCULATIONS

PLUMBING EQUIPMENT	FIXTURE QUANTITY	GALLONS PER HOUR	GALLONS PER HOUR SUB TOTAL
Lavatory	9	15.0	135.0
Hand Sink	1	2.0	20.0
Mop Sink	1	2.0	20.0
		GALLONS PER HOUR TOTAL	175.0
		DEMAND FACTOR	0.4
		PROBABLE MAX. DEMAND	70 GPH
		STORAGE TANK CAPACITY PROVIDED	40 GAL.
		BTUH MINIMUM PER ASHRAE	13,000
		BTUH PROVIDE	40,000

FIXTURE GALLONS PER HOUR PER ASHRAE 2015

DOMESTIC WATER CALCULATIONS

PLUMBING EQUIPMENT	FIXTURE QUANTITY	COLD WATER FIXTURE UNITS	CWFU SUB TOTAL
Toilet	14	5.0	90.0
Urinal	3	2.0	6.0
Lavatory	9	1.0	9.0
Drinking Fountain	2	0.5	1.0
Mop Sink	1	3.0	3.0
Hand Sink	1	1.5	1.5
Hose Bibb	4	2.5	10.0
Roof Hydrant	2	2.5	5.0
		COLD WATER FIXTURE UNITS TOTAL	116.5
		DISTANCE FROM METER TO FURTHEST FIXTURE	300 FT.
		WATER SUPPLY PRESSURE	40-60 P.S.I.
		BUILDING WATER SUPPLY SIZE	2 IN.

COLD WATER PIPE SIZED PER UPC 2021 TABLE 610.3 & 610.4 & APPENDIX A
FIXTURE UNIT VALUES ARE FOR PUBLIC / GENERAL USE

WASTE CALCULATIONS

PLUMBING EQUIPMENT	FIXTURE QUANITITY	DRAINAGE FIXTURE UNITS	DRAINAGE FIXTURE UNIT SUB TOTAL
Toilet	14	4.0	56.0
Urinal	3	2.0	6.0
Lavatory	9	1.0	9.0
Drinking Fountain	2	2.0	4.0
Mop Sink	1	3.0	3.0
Hose Bibb	4	1.0	4.0
Hand Sink	1	1.0	1.0
		DRAINAGE FIXTURE UNITS TOTAL	83.0
		DRAINAGE PIPE SIZE PER UPC 2021	4"
		DRAINAGE PIPE SIZE SUPPLIED	4"

DRAINAGE PIPE SIZED PER UPC 2021 TABLE 702.1 & 703.2

ARIA
STUDIO CONSULTANTS, INC
1801 Lomas Blvd. NW
Albuquerque, NM 87104
Daniel@ariascinc.com (505) 506-2314

rtm
847.756.4180 www.rtmec.com
Project No.25.BG3570.2664 Copyright 2025

THE ASK ACADEMY
A STEM INNOVATION
KNOWLEDGE SKILLS ATTITUDE

4450 Sundt Road NE
Rio Rancho, NM 87124

NEW GYMNASIUM

HOWARD N.B. ROYER
NEW MEXICO
16665
09/29/25
PROFESSIONAL ENGINEER

Architect/Engineer Seal

mark	date	description
revisions		
issue		100% CDs
project no		2507
drawn by		-
checked by		-
date		September 29, 2025

PLUMBING SCHEDULES

P601

ELECTRICAL SYSTEMS LEGEND

NOTE:
ALL SYMBOLS SHOWN ON LEGEND ARE NOT NECESSARILY USED.

VOICE/DATA SYMBOLS

- TELEPHONE WALL OUTLET
- DOUBLE VOICE WALL OUTLET
- VOICE FLOOR OUTLET
- DATA WALL OUTLET
- DOUBLE DATA WALL OUTLET
- DATA FLOOR OUTLET
- COMBO VOICE/DATA OUTLET
- DOUBLE COMBO VOICE/DATA OUTLET
- COMBO VOICE/DATA FLOOR OUTLET
- OF VOICE/DATA/FIBER OUTLET
- POS POINT OF SALE (POS) OUTLET
- ATM AUTOMATED TELLER MACHINE (ATM) STATION
- PP PUBLIC PAYPHONE OUTLET
- E ELEVATOR PHONE OUTLET
- F FAX/COPIER OUTLET
- EM EMERGENCY SERVICES PHONE OUTLET
- POWER/TELECOM POLE
- WIRELESS LAN (WI-FI) ACCESS POINT OUTLET
- MULTI-OUTLET WIREWAY

FIRE ALARM SYMBOLS

- FACP FIRE ALARM CONTROL PANEL
- ANN REMOTE ANNUNCIATOR PANEL
- IAM INDIVIDUAL ADDRESSABLE MODULE
- MR MONITORED RELAY
- PIV POST-INDICATOR VALVE
- RTS REMOTE TESTER SWITCH
- CO CARBON MONOXIDE DETECTOR
- SMOKE DETECTOR
- HEAT DETECTOR
- DUCT DETECTOR
- S/H COMBO SMOKE/HEAT DETECTOR
- SD SMOKE DETECTOR W/ SOUNDER BASE
- S/CO SMOKE DETECTOR W/ CARBON MONOXIDE
- T BD BEAM TYPE SMOKE DETECTOR TRANSMITTER
- R BD BEAM TYPE SMOKE DETECTOR RECEIVER
- FIRE ALARM PULL STATION
- FIRE ALARM CHIME
- FIRE ALARM CHIME/STOBE
- H FIRE ALARM HORN
- FIRE ALARM STROBE
- H FIRE ALARM COMBO HORN/STROBE
- F FIRE ALARM SPEAKER
- F FIRE ALARM COMBO SPEAKER/STROBE
- F FIREMAN'S PHONE JACK
- FF SPRINKLER SYSTEM FLOW SWITCH
- FT SPRINKLER SYSTEM TAMPER SWITCH
- FSD FIRE/SMOKE DAMPER
- LT LOW TEMPERATURE SENSOR

LIGHTING FIXTURE SYMBOLS

- RECESSED LIGHTING FIXTURE
- DIRECTIONAL/ADJUSTABLE RECESSED LIGHTING FIXTURE
- SURFACE MOUNTED LIGHT
- PENDANT MOUNTED LIGHT
- WALL MOUNTED LIGHT
- WALL MOUNTED UP-LIGHT
- MONO-POINT LIGHTING FIXTURE
- RECESSED STEP LIGHT
- FLUORESCENT STRIP LIGHT
- WALL MOUNTED LINEAR FLUORESCENT LIGHT
- RECESSED OR SURFACE MOUNTED FLUORESCENT TROFFER
- FIXTURE WITH EMERGENCY BACKUP OR ON EM CIRCUIT
- CEILING MOUNTED EXIT SIGN W/ FACES & ARROWS AS SHOWN
- WALL MOUNTED EXIT SIGN W/ FACES & ARROWS AS SHOWN
- WALL MOUNTED COMBO EXIT SIGN/ EGRESS LIGHT
- EMERGENCY LIGHTS
- EXTERIOR POLE MOUNTED LIGHT
- EXTERIOR POST (BOLLARD) MOUNTED LIGHT
- CEILING FAN
- CEILING FAN WITH LIGHT

LIGHTING CONTROL SYMBOLS

- $ WALL MOUNTED SWITCH
- $3 THREE-WAY SWITCH
- $4 FOUR-WAY SWITCH
- $J DOOR JAMB SWITCH
- $K KEY SWITCH
- $D DIMMER SWITCH
- XX WALL MOUNTED DEVICE
- XX WIRELESS WALL MOUNTED DEVICE
- RA ROOM CONTROLLER
- RL PLUG LOAD CONTROLLER
- OCCUPANCY/VACANCY PROGRAMMED SENSOR - CEILING MOUNTED
- WIRELESS OCCUPANCY/VACANCY PROGRAMMED SENSOR - CEILING MOUNTED
- OCCUPANCY/VACANCY PROGRAMMED SENSOR - CORNER MOUNTED
- WIRELESS OCCUPANCY/VACANCY PROGRAMMED SENSOR - CORNER MOUNTED
- DAYLIGHT PHOTO SENSOR
- WIRELESS DAYLIGHT PHOTO SENSOR

LIGHTING DRAWING SYMBOLS

- ALIGNMENT LINE
- CL OBJECT CENTER LINE DESIGNATION

AUDIOVISUAL SYMBOLS

- TV TELEVISION OUTLET - WALL MOUNTED
- TV TELEVISON OUTLET - CEILING MOUNTED
- TV TELEVISION OUTLET - FLOORBOX
- AV AUDIOVISUAL OUTLET - WALL MOUNTED
- AV AUDIOVISUAL OUTLET - CEILING MOUNTED
- AV AUDIOVISUAL OUTLET - FLOORBOX
- S LOUDSPEAKER - CEILING MOUNTED
- S LOUDSPEAKER - WALL MOUNTED
- SPK LOUDSPEAKER OUTLET
- S LOUDSPEAKER - POWERED SUBWOOFER
- LCR LOUDSPEAKER BAR - LEFT/CENTER/RIGHT
- LR LOUDSPEAKER BAR - STEREO
- CTR LOUDSPEAKER BAR - CENTER CHANNEL
- M MICROPHONE OUTLET - FLOORBOX
- M MICROPHONE OUTLET - WALL MOUNTED
- INTERACTIVE (ELECTRONIC) WHITEBOARD
- PROJECTION SCREEN, TELEVISION, OR OTHER DISPLAY EQPT
- VIDEO PROJECTOR
- SPEAKER ZONE HOMERUN

POWER SYMBOLS

- SINGLE RECEPTACLE - WALL MOUNTED
- DUPLEX RECEPTACLE - WALL MOUNTED
- USB DUPLEX RECEPTACLE WITH USB PORTS - WALL MOUNTED
- DUPLEX RECEPTACLE MOUNTED ABOVE COUNTER - WALL MOUNTED
- QUADPLEX RECEPTACLE - WALL MOUNTED
- DUPLEX RECEPTACLE; GFCI - WALL MOUNTED
- DUPLEX RECEPTACLE; HALF SWITCHED - WALL MOUNTED
- DUPLEX RECEPTACLE; ISOLATED GROUND - WALL MOUNTED
- D DUPLEX RECEPTACLE; HALF DIMMED - WALL MOUNTED
- D DUPLEX RECEPTACLE; FULL DIMMED - WALL MOUNTED
- SPECIAL OUTLET AS NOTED - WALL MOUNTED
- DUPLEX RECEPTACLE - CEILING MOUNTED; TYP. ALL TYPES
- FLUSH FLOOR MOUNTED DUPLEX RECEPTACLE; TYP. ALL TYPES
- FLUSH FLOOR MOUNTED DUPLEX RECEPTACLE AND TELECOM
- JUNCTION BOX - WALL MOUNTED
- JUNCTION BOX - FLUSH FLOOR MOUNTED
- JUNCTION BOX - CEILING MOUNTED
- MULTI-OUTLET PLUG STRIP
- POWER/TELECOM POLE
- MECHANICAL EQUIPMENT POWER CONNECTION
- KITCHEN EQUIPMENT POWER CONNECTION
- POOL EQUIPMENT POWER CONNECTION
- TS TIMER SWITCH
- FUSED DISCONNECT
- NF NON FUSED DISCONNECT
- MOTOR STARTER
- CB ENCLOSED CIRCUIT BREAKER
- PB PULL BOX
- PUSH BUTTON
- TC TIME CLOCK
- PC PHOTO-CELL
- T TRANSFORMER
- PANELBOARD OR LOADCENTER
- C CONTACTOR
- ELECTRIC MOTOR
- METER
- THERMOSTAT
- ATS AUTOMATIC TRANSFER SWITCH
- CIRCUIT HOMERUN
- CONDUIT RUN
- CONDUIT RUN BELOW GRADE
- CONDUIT UP
- CONDUIT DOWN
- $ SWITCH
- $T THERMAL OVERLOAD SWITCH
- $V VARIABLE SPEED SWITCH
- $K KEY SWITCH

ONE-LINE DIAGRAM SYMBOLS

- DISCONNECT SWITCH
- FUSE
- CIRCUIT BREAKER
- CURRENT TRANSFORMER
- POTENTIAL TRANSFORMER
- M METER
- V VOLT-METER
- A AMP-METER
- SS SURGE PROTECTION DEVICE
- SELECTOR SWITCH
- GF GROUND FAULT PROTECTION
- ST SHUNT TRIP
- NORMALLY OPEN CONTACT
- NORMALLY CLOSED CONTACT
- GROUND
- COLD WATER GROUND CONNECTION
- BUILDING STEEL GROUND CONNECTION
- T TRANSFORMER
- DISCONNECT
- AUTOMATIC TRANSFER SWITCH

ABBREVIATIONS

AFC	-	ABOVE FINISHED CEILING
AFF	-	ABOVE FINISHED FLOOR
AFG	-	ABOVE FINISHED GRADE
AHJ	-	AUTHORITY HAVING JURISDICTION
AL	-	ALUMINUM
AP	-	ACCESS POINT
AWG	-	AMERICAN WIRE GAUGE
BAS	-	BUILDING AUTOMATION SYSTEM
BFG	-	BELOW FINISH GRADE
BMS	-	BUILDING MANAGEMENT SYSTEM
C	-	CONDUIT
CATV	-	COMMUNITY (CABLE) ANTENNA TELEVISION SYSTEM
CCTV	-	CLOSED CIRCUIT TELEVISION
CKT	-	CIRCUIT
CPU	-	CENTRAL PROCESSING UNIT
CT	-	CURRENT TRANSFORMER
DISP	-	GARBAGE DISPOSAL
DW	-	DISHWASHER
(E)	-	EXISTING
EM	-	EMERGENCY
EWC	-	ELECTRIC WATER COOLER
FA	-	FIRE ALARM
FACP	-	FIRE ALARM CONTROL PANEL
FBO	-	FURNISHED BY OTHERS
GC	-	GENERAL CONTRACTOR
GFI	-	GROUND FAULT CIRCUIT INTERRUPTER
GRD	-	GROUND
IAW	-	IN ACCORDANCE WITH
IC	-	INTERMEDIATE CROSS-CONNECT
IDF	-	INTERMEDIATE DISTRIBUTION FRAME
IG	-	ISOLATED GROUND
IR	-	INFRARED
LAN	-	LOCAL AREA NETWORK
MDF	-	MAIN DISTRIBUTION FRAME
(N)	-	NEW
NIC	-	NOT IN CONTRACT
NL	-	NIGHT LIGHT
NTS	-	NOT TO SCALE
OC	-	ON CENTER
PA	-	PUBLIC ADDRESS
REF	-	REFRIGERATOR
SPD	-	SURGE PROTECTION DEVICE
T	-	TAMPER RESISTANT
TTB	-	TELECOMMUNICATIONS TERMINAL BOARD
TVSS	-	TRANSIENT VOLTAGE SURGE SUPPRESSOR
TVTB	-	TELEVISION TERMINAL BOARD
UG	-	UNDERGROUND
UNO	-	UNLESS NOTED OTHERWISE
V	-	VOLT
W	-	WATT
WAN	-	WIDE AREA NETWORK
WAP	-	WIRELESS ACCESS POINT
WLAN	-	WIRELESS LOCAL AREA NETWORK
WP	-	WEATHERPROOF
XP	-	EXPLOSIONPROOF
+18"	-	MOUNTING HEIGHT TO CENTERLINE OF DEVICE ABOVE FINISH FLOOR (VERIFY W/ ARCH ELEVS)

NOTES:

- LIGHT LINEWEIGHT INDICATES EXISTING.
- HATCHED AREAS INDICATE DEMOLITION.
- 'C' ADJACENT TO A DEVICE INDICATES MOUNTING ABOVE COUNTERTOP.

MECHANICAL EQUIPMENT WIRING AND CONNECTIONS

	ITEM	FURNISHED UNDER	SET IN PLACE OR MTD. UNDER	WIRED / CONNECTED UNDER
1.	EQUIPMENT MOTORS AND THERMAL OVERLOADS, RESISTANCE HEATERS	MD	MD	ED
2.	VFDs, MOTOR CONTROLLERS; MAGNETIC STARTERS, REDUCED VOLTAGE STARTERS AND OVERLOAD RELAYS	MD	ED(a)	ED
3.	DISCONNECT SWITCHES (FUSED OR NON-FUSED), HP RATED SWITCHES, THERMAL OVERLOAD SWITCHES AND FUSES, AND MANUAL OPERATING SWITCHES	ED(a)	ED(a)	ED
4.	PUSHBUTTON STATIONS, PILOT LIGHTS, MULTI-SPEED SWITCHES, FLOAT SWITCHES, THERMOSTATS, CONTROL RELAYS, TIMECLOCKS, CONTROL TRANSFORMERS, CONTROL PANELS, MOTOR VALVES, DAMPER ACTUATORS, SOLENOID VALVES, EP AND PE SWITCHES AND INTERLOCKS	MD	MD	MD(b)
5.	120 VOLT POWER FOR BAS PANELS, FIRE PROTECTION AND BOILER CONTROLS	ED	ED	ED
6.	FIRE/SMOKE DAMPERS AND ELEVATOR VENT DAMPERS	MD	MD	ED(c)

MD = MECHANICAL DIVISION ED = ELECTRICAL DIVISION

NOTES:

(a) IF FURNISHED AS PART OF FACTORY-WIRED EQUIPMENT, THEN WIRING AND CONNECTIONS ONLY BY ED

(b) IF ANY OF THESE DEVICES CARRY THE FULL LOAD CURRENT TO ANY MOTOR THEY SHALL BE CONNECTED BY ED. CONTROL DEVICES CARRYING FULL LOAD CURRENT FURNISHED BY MD AND WIRED BY ED SHALL BE LOCATED AT THE DEVICE BEING CONTROLLED. UNLESS SHOWN ON DRAWINGS OR MUTUAL AGREEMENT IS MADE BETWEEN THE CONTRACTORS WITH NO CHANGE IN THE CONTRACT PRICE.

(c) WIRING FROM ALARM CONTACTS TO ALARM SYSTEM BY ED; ALL CONTROL FUNCTION WIRING BY MD. DUCT DETECTORS FURNISHED BY ED, SET IN PLACE BY MD

GENERAL NOTE: THE ABOVE LIST DOES NOT ATTEMPT TO INCLUDE ALL COMPONENTS. ALL ITEMS NECESSARY FOR A COMPLETE SYSTEM SHALL BE INCLUDED IN THE BASE CONTRACT.

ELECTRICAL SHEET INDEX

#	TITLE	ISSUE LOG: 30% CD SET	100% CD SET
E001	ELECTRICAL COVER SHEET	√	√
E002	ELECTRICAL SPECIFICATION	√	√
E003	ELECTRICAL ONE-LINE & SCHEDULES	√	√
E004	ELECTRICAL SCHEDULES	√	√
E005	ELECTRICAL LIGHTING CONTROL DRAWING (REFERENCE ONLY)	√	√
E100	ELECTRICAL SITE PLAN	√	√
E101	ELECTRICAL PLAN	√	√
E102	ELECTRICAL ROOF PLAN	√	√
E201	LIGHTING PLAN	√	√
E501	ELECTRICAL DIAGRAMS	√	√

ISSUE LOG KEY:
'√' ISSUED AS PART OF A SET
' ' NOT PART OF SET
'•' ISSUED FOR INFORMATION ONLY

DATE: 09/18/2025 (30% CD SET), 09/26/2025 (100% CD SET)

GENERAL NOTES:

1. THESE DRAWINGS ACCOMPANY THE CONSTRUCTION DOCUMENT SPECIFICATIONS..
2. DO NOT SCALE DRAWINGS. VERIFY DIMENSIONS ON ARCHITECTURAL DRAWINGS AND IN FIELD PRIOR TO COMMENCEMENT OF WORK.
3. VISIT SITE PRIOR TO BID AND VERIFY THAT CONDITIONS ARE AS INDICATED. CONTRACTOR SHALL INCLUDE IN HIS BID COSTS REQUIRED TO MAKE HIS WORK MEET EXISTING CONDITIONS.
4. SYSTEM OUTAGES SHALL BE PERMITTED ONLY AT TIMES APPROVED BY OWNER - IN WRITING. WORK WHICH COULD RESULT IN AN ACCIDENTAL OUTAGE (BEYOND BRANCH CIRCUITS) SHALL BE PERFORMED WITH THE OWNER'S MAINTENANCE PERSONNEL ADVISED OF SUCH WORK.
5. SERVICE SHALL BE MAINTAINED TO EXISTING AREAS DURING CONSTRUCTION. CONTRACTOR SHALL PROVIDE PORTABLE GENERATORS, CABLES, OUTLETS, ETC. AS REQUIRED TO MAINTAIN CONTINUITY OF SERVICE. PLACEMENT OF SUCH PORTABLE EQUIPMENT SHALL BE SUBJECT TO OWNER APPROVAL.
6. REVIEW ARCHITECTURAL, MECHANICAL AND OTHER DRAWINGS PRIOR TO BID.
7. WORK SHALL BE PERFORMED IN A WORKMANLIKE MANNER TO THE SATISFACTION OF THE ARCHITECT.
8. WORK, MATERIALS, AND EQUIPMENT SHALL CONFORM TO THE LATEST EDITIONS OF LOCAL, STATE OF NEW MEXICO, AND NATIONAL CODES AND ORDINANCES.
9. PROVIDE PERMITS AND INSPECTIONS REQUIRED.
10. PROVIDE WITH SHOP DRAWING SUBMITTAL, ¼" SCALE LAYOUT DRAWINGS OF ROOMS WITH ELECTRICAL SWITCHBOARDS AND TRANSFORMERS. LAYOUTS SHALL SHOW LOCATIONS OF, AND SHALL BE COORDINATED WITH MECHANICAL EQUIPMENT. ALL EQUIPMENT SHALL BE DRAWN TO SCALE.
11. CONTRACTOR'S FAILURE TO ORDER OR RELEASE ORDER FOR MATERIALS AND/OR EQUIPMENT WILL NOT BE ACCEPTED AS A REASON TO SUBSTITUTE ALTERNATE MATERIALS, EQUIPMENT, OR INSTALLATION METHODS.
12. FIELD VERIFY EXISTING EQUIPMENT OR CIRCUITS THAT ARE REMAINING TO BE RECONNECTED TO NEW OR EXISTING SWITHBOARDS/PANELBOARDS. PROVIDE SWITCHES, RECEPTACLES, CONDUIT, WIRE, ETC. AS REQUIRED, TO RESTORE CONTINUITY OF CIRCUIT(S).
13. EXISTING SYSTEMS AND CONDITIONS SHOWN ON DRAWINGS FOR EXISTING BUILDINGS ARE TO BE NOTED "FOR GUIDANCE ONLY". THE ELECTRICAL CONTRACTOR TO FIELD CHECK ALL EXISTING CONDITIONS PRIOR TO BIDDING AND TO INCLUDE IN HIS BID AN ALLOWANCE FOR REMOVAL AND/OR RELOCATION OF EXISTING CONDUITS, WIRES, DEVICES, FIXTURES, OR OTHER EQUIPMENT AS INDICATED ON THE PLANS OR AS REQUIRED TO COORDINATE AND ADAPT NEW AND EXISTING ELECTRICAL SYSTEM TO ALL OTHER WORK AS REQUIRED.
14. PROVIDE ELECTRICAL DEMOLITION REQUIRED. REFER TO MECHANICAL AND ELECTRICAL DEMOLITION DRAWINGS FOR LOCATION AND EXTENT OF DEMOLITION REQUIRED. CONTRACTOR SHALL VISIT SITE PRIOR TO BID TO DETERMINE EXTENT OF WORK INVOLVED. PROVIDE LABOR AND MATERIALS REQUIRED TO MAINTAIN AND/OR RESTORE CONTINUITY OF SERVICE TO EXISTING CIRCUITS.
15. PROVIDE ALL NECESSARY DEMOLITION TO REMOVE EXISTING UNUSED CONDUIT, WIRE, CABLE, J-BOXES, RECEPTACLES, SWITCHES, LIGHTS, FIRE ALARMS DEVICES, ETC. COMPLETE WITH ASSOCIATED CIRCUITING TO SOURCE. WHERE IT IS NOT FEASIBLE TO REMOVE THE ABOVE, OUTLET SHALL BE ABANDONED, WIRE REMOVED, AND BLANK COVER PLATES PROVIDED.
16. ALL (E) EQUIPMENT BEING REMOVED SHALL BE DISCARDED IN ACCORDANCE WITH APPLICABLE EPA REQUIREMENTS.
17. EXISTING ELECTRICAL EQUIPMENT, ETC. BEING REMOVED SHALL BE RETURNED TO THE OWNER, EXCEPT FOR THOSE ITEMS BEING RELOCATED.
18. VERIFY EXACT LOCATION OF EQUIPMENT TO BE FURNISHED BY OTHERS PRIOR TO ROUGH-IN.
19. REVIEW MECHANICAL DRAWINGS AND PROVIDE LIGHTS, SWITCHES, RECEPTACLES, TELECOM OUTLETS, EQUIPMENT CONNECTIONS, ETC. AND ASSOCIATED CIRCUITING IN NEW AND REMODELED AREAS.
20. INSTALL ALL MATERIALS IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. ANY DEVIATIONS SHALL BE BROUGHT TO THE ARCHITECT/ENGINEER'S ATTENTION PRIOR TO INSTALLATION.
21. FINAL CONNECTIONS TO EQUIPMENT SHALL BE IN ACCORDANCE WITH MANUFACTURER'S APPROVED WIRING DIAGRAMS, DETAILS, AND INSTRUCTIONS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE MATERIALS AND EQUIPMENT COMPATIBLE WITH EQUIPMENT ACTUALLY SUPPLIED.
22. CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING EQUIPMENT WHICH IS DAMAGED DUE TO INCORRECT FIELD WIRING PROVIDED UNDER THIS SECTION, OR FACTORY WIRING IN EQUIPMENT PROVIDED UNDER THIS SECTION.
23. WHERE THE RE-USE OF EXISTING CONDUITS, WIRES, DEVICES, ETC, IS PERMISSIBLE, MAKE CERTAIN THAT THE WIRING FOR SAME IS CONTINUOUS FROM OUTLET TO OUTLET AND THAT SUCH CIRCUIT OR SYSTEMS SHALL PASS THROUGH NO OUTLET OR JUNCTION BOXES WHICH MAY BE RENDERED INACCESSIBLE BY THE STRUCTURAL CHANGES TO BE MADE TO THE BUILDING. EXISTING CONDUITS, WIRE, DEVICES. WHICH ARE NOT INDICATED FOR REUSE SHALL BECOME THE PROPERTY OF THIS CONTRACTOR HOWEVER LIGHTING FIXTURES, PANEL FUSED SWITCHES, CIRCUIT BREAKERS, FIRE ALARM EQUIPMENT, WIRE, ETC. SHALL BECOME THE PROPERTY OF THE OWNER.
24. ALL ELECTRICAL SYSTEMS COMPONENTS SHALL BE LISTED OR LABELED BY U.L. OR OTHER RECOGNIZED TESTING FACILITY.
25. WIRING DEVICES SHALL BE SPECIFICATION GRADE AND RATED AT 20 AMPERES FOR LIGHT SWITCHES, AND 20 AMPERES FOR DUPLEX RECEPTACLES. THE COLOR OF THE DEVICES AND COVER PLATES SHALL BE AS DIRECTED BY ARCHITECT.
26. ALL WIRING SHALL BE INSTALLED IN LISTED METALLIC RACEWAYS. EMT FITTINGS SHALL BE MALLEABLE IRON OR STEEL. CONNECTORS SHALL BE INSULATED THROAT TYPE. MINIMUM CONDUIT SIZE IS ½". FOLLOW NEC FOR MAXIMUM NUMBER OF CONDUCTORS PER CONDUIT. CONDUIT SHALL BE OF SUFFICIENT SIZE AND CONDUCTOR QUANTITY SHALL BE LIMITED TO ELIMINATE THE NEED TO DE-RATE CONDUCTORS. METAL CLAD CABLE IS PERMITTED.
27. WIRE SHALL BE COPPER, 75 DEGREE CELSIUS RATED FOR GENERAL USE. WIRING WITHIN 3 INCHES OF FLUORESCENT BALLASTS WIRE SHALL BE COPPER, MINIMUM 90 DEGREE CELSIUS RATED. SIZES INDICATED ARE FOR INSTALLATION IN A MAXIMUM 30 DEGREE CELSIUS AMBIENT. CONDUCTOR AMPACITY SHALL BE DERATED FOR HIGHER AMBIENT INSTALLATIONS.
28. PROVIDE NEW UPDATED PANELBOARD DIRECTORIES FOR EXISTING AND NEW CIRCUITS BEING UTILIZED FOR COMPLETION OF PROJECT.
29. PANEL DIRECTORIES SHALL BE REMOVABLE. ROOM NAMES AND NUMBERS SHALL BE AS DIRECTED BY OWNER. DIRECTORIES SHALL BE TYPED AND INSTALLED UNDER CLEAR PLASTIC COVERS.
30. FINAL CONNECTIONS TO MOTORS, TRANSFORMERS, AND OTHER VIBRATING EQUIPMENT SHALL BE SEAL TITE FLEX AND APPROVED FITTINGS. DO NOT SECURE CONDUITS, DISCONECTS, OR DEVICES TO DUCTWORK OR MECHANICAL EQUIPMENT.
31. FOR LOW VOLTAGE WIRING ROUTED IN CONDUIT , PROVIDE PULL BOXES WHERE THE ROUTE IS LONGER THAN 100 FEET, OR HAS MORE THAN TWO (2) 90 DEGREE BENDS.
32. SYSTEMS SHALL BE TESTED FOR PROPER OPERATION. IF TESTS SHOW THAT WORK IS DEFECTIVE, CONTRACTOR SHALL MAKE CORRECTIONS NECESSARY AT NO COST TO OWNER.
33. GUARANTEE THE INSTALLATION AGAINST DEFECTS IN MATERIALS AND WORKMANSHIP WHICH MAY OCCUR UNDER NORMAL USAGE FOR A PERIOD OF ONE YEAR AFTER OWNER'S ACCEPTANCE. DEFECTS SHALL BE PROMPTLY REMEDIED WITHOUT COST TO THE OWNER.
34. SYSTEMS SHALL BE COMPLETE, OPERABLE, AND READY FOR CONTINUOUS OPERATION. LIGHTS, SWITCHES, RECEPTACLES, MOTORS, ETC. SHALL BE CONNECTED AND OPERABLE.
35. MAINTAIN A CURRENT SET OF AS-BUILT RECORD DRAWINGS WHICH SHALL BE AVAILABLE FOR REVIEW DURING ENGINEER'S SITE OBSERVATIONS. UPON COMPLETION, PROVIDE RECORD DRAWINGS TO ARCHITECT. DRAWINGS SHALL INCLUDE ALL ADDENDUM ITEMS, CHANGE ORDERS, ALTERATIONS, REROUTINGS, ETC.
36. FOR 120V BRANCH CIRCUITS THAT EXCEED 75' IN LENGTH AND 277V BRANCH CIRCUITS THAT EXCEED 175' IN LENGTH INCREASE TO NEXT WIRE SIZE. (12 AWG GOES TO 10 AWG)

ARIA
STUDIO CONSULTANTS, INC
1801 Lomas Blvd. NW
Albuquerque, NM 87104
Daniel@ariascinc.com (505) 506-2314

rtm
847.756.4180 www.rtmec.com
Project No.25.BG3570.2664 Copyright 2025

THE ASK ACADEMY
A STEM INNOVATION
SKILLS KNOWLEDGE ATTITUDE

4450 Sundt Road NE
Rio Rancho, NM 87124

NEW GYMNASIUM



Architect/Engineer Seal

mark	date	description

revisions	
issue	100% CDs
project no	2507
drawn by	-
checked by	-
date	September 29, 2025

ELECTRICAL COVER SHEET

E001

ELECTRICAL SPECIFICATIONS:

SECTION 26 00 10 - GENERAL PROVISIONS

PART 1 - GENERAL

1.01 PROJECT DESCRIPTION

A. THIS PROJECT IS A MODIFICATION TO AN EXISTING MEDICAL OFFICE BUILDING FOR THE CHRISTUS ST VINCENT HOSPITAL IN SANTA FE, NEW MEXICO.

1.02 PROVISIONS

A. WORK PERFORMED UNDER THIS DIVISION OF THE SPECIFICATIONS SHALL CONFORM TO THE REQUIREMENTS OF DIVISION 1, AND THE ELECTRICAL DRAWINGS AND ALL ITEMS HEREINAFTER SPECIFIED.

1. THE DRAWINGS AND SPECIFICATIONS FOR THE ELECTRICAL WORK ARE INTENDED TO DESCRIBE A COMPLETE ELECTRICAL SYSTEM; OMISSION OF MINOR ITEMS OBVIOUSLY NECESSARY TO ACCOMPLISH THE ABOVE INTENT SHALL NOT RELIEVE THE CONTRACTOR FROM PROVIDING SAME.
2. PRIOR TO ANY WORK BEING PERFORMED UNDER THIS DIVISION EXAMINE ARCHITECTURAL, MECHANICAL AND INTERIOR DESIGN DRAWINGS AND SPECIFICATIONS AND IF ANY DISCREPANCIES OCCUR BETWEEN THEM AND THE ELECTRICAL DRAWINGS AND SPECIFICATIONS, REPORT SAME TO THE ARCHITECT IN WRITING AND OBTAIN WRITTEN INSTRUCTIONS FOR THE WORK.
3. ELECTRICAL DRAWINGS ARE DIAGRAMMATIC BUT SHALL BE FOLLOWED AS CLOSELY AS ACTUAL CONSTRUCTION OF THE BUILDING WILL PERMIT. ALL CHANGES FROM DRAWINGS NECESSARY TO MAKE THE ELECTRICAL WORK CONFORM TO THE BUILDING AS CONSTRUCTED SHALL BE MADE WITHOUT COST TO THE OWNER.
4. COORDINATE THE ELECTRICAL WORK WITH THE GENERAL CONTRACTOR AND BE RESPONSIBLE TO HIM FOR SATISFACTORY PROGRESS OF SAME. COORDINATE ELECTRICAL WORK WITH ALL OTHER TRADES ON THE PROJECT WITHOUT COST TO THE OWNER.
5. DO NOT SCALE DRAWINGS. VERIFY DIMENSIONS ON ARCHITECTURAL DRAWINGS AND IN FIELD PRIOR TO COMMENCEMENT OF WORK.
6. ALL WORK AND MATERIALS COVERED BY DRAWINGS AND SPECIFICATIONS SHALL BE SUBJECT TO REVIEW AT ANY TIME BY REPRESENTATIVES OF THE ARCHITECT AND OWNER. IF THE ARCHITECT OR OWNER'S AGENT FINDS ANY MATERIAL OR INSTALLATION THAT DOES NOT CONFORM TO THESE DRAWINGS AND SPECIFICATIONS, CONTRACTOR SHALL REMOVE THE MATERIAL FROM THE PREMISES AND CORRECT THE INSTALLATION TO THE SATISFACTION OF THE AGENT.
7. IN ACCEPTANCE OR REJECTION OF INSTALLED ELECTRICAL SYSTEMS, NO ALLOWANCE WILL BE MADE FOR LACK OF SKILL ON THE PART OF THE INSTALLERS.

1.03 WORK INCLUDED

A. THE ELECTRICAL SYSTEM REQUIRED FOR THIS WORK TO INCLUDE, BUT IS NOT NECESSARILY LIMITED TO:

1. BRANCH CIRCUIT WIRING AS INDICATED ON DRAWINGS.
2. NEW PANEL TO ACCOMMODATE REMODEL.
3. EXPANSION OF EXISTING FIRE ALARM SYSTEM TO ACCOMMODATE REMODEL.
4. NEW LED LIGHTING AND ASSOCIATED CONTROL.

1.04 CODES AND STANDARDS

A. THE APPLICABLE AND ENFORCED EDITIONS OF THE FOLLOWING CODES AND PUBLISHED STANDARDS (INCLUDING SUPPLEMENTS AND OFFICIAL INTERPRETATIONS) ARE MINIMUM REQUIREMENTS:

1. NFPA 70 - NATIONAL ELECTRICAL CODE (NEC).
2. NFPA 72 - NATIONAL FIRE ALARM CODE.
3. NFPA 101 - LIFE SAFETY CODE.
4. NFPA 110 - EMERGENCY POWER SYSTEMS
5. CONFORM TO ALL APPLICABLE STATE AND LOCAL CODES.
6. AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI).
7. NATIONAL ELECTRICAL SAFETY CODE (NESC).
8. AMERICANS WITH DISABILITIES ACTS (ADA) AND AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) 117.
9. NATIONAL ELECTRICAL MANUFACTURER'S ASSOCIATION (NEMA).
10. A.I.A. "GUIDELINES FOR DESIGN AND CONSTRUCTION OF HOSPITAL AND HEALTHCARE FACILITIES."
11. UNDERWRITER'S LABORATORIES (UL).
12. INSULATED CABLE ENGINEERS ASSOCIATION (ICEA).
13. INTERNATIONAL BUILDING CODE.
14. INTERNATIONAL MECHANICAL CODE.
15. INTERNATIONAL FIRE CODE.
16. INSTITUTE OF ELECTRICAL AND ELECTRONIC ENGINEERS (IEEE).
17. SHEET METAL AND AIR CONDITIONING CONTRACTORS NATIONAL ASSOCIATION (SMACNA)

B. COMPLY WITH REQUIREMENTS OF UNDERWRITERS LABORATORIES FOR ALL ITEMS INSTALLED FOR WHICH U.L. STANDARDS HAVE BEEN ESTABLISHED.

C. THE DRAWINGS AND SPECIFICATIONS TAKE PRECEDENCE WHEN THEY ARE MORE STRINGENT THAN CODES, STATUTES, OR ORDINANCES IN EFFECT. APPLICABLE CODES, ORDINANCES, STANDARDS AND STATUTES TAKE PRECEDENCE WHEN THEY ARE MORE STRINGENT OR CONFLICT WITH THE DRAWINGS AND SPECIFICATIONS.

1.05 EXAMINATION OF BIDDING DOCUMENTS

A. EACH BIDDER SHALL EXAMINE THE BIDDING DOCUMENTS CAREFULLY, AND NOT LATER THAN SEVEN DAYS PRIOR TO THE DATE OF RECEIPT OF BIDS, SHALL MAKE WRITTEN REQUEST TO THE ARCHITECT FOR INTERPRETATION OR CORRECTION OF ANY DISCREPANCIES, AMBIGUITIES INCONSISTENCIES, OR ERRORS THEREIN WHICH HE MAY DISCOVER. THE ARCHITECT WILL ISSUE ANY INTERPRETATION OR CORRECTION AS AN ADDENDUM. ONLY A WRITTEN INTERPRETATION OR CORRECTION BY ADDENDUM SHALL BE BINDING. NO BIDDER SHALL RELY UPON INTERPRETATIONS OR CORRECTIONS GIVEN BY ANY OTHER METHOD. IF DISCREPANCIES, AMBIGUITIES, INCONSISTENCIES, OR ERRORS ARE NOT COVERED BY ADDENDUM OR WRITTEN DIRECTIVE, CONTRACTOR SHALL INCLUDE IN HIS BID, LABOR, MATERIALS AND METHODS OF CONSTRUCTION RESULTING IN HIGHER COST. AFTER AWARD OF CONTRACT, NO ALLOWANCE OR EXTRA COMPENSATION WILL BE MADE ON BEHALF OF THE CONTRACTOR DUE TO HIS FAILURE TO MAKE THE WRITTEN REQUESTS AS DESCRIBED ABOVE.

B. FAILURE TO REQUEST CLARIFICATION DURING THE BID PHASE OF ANY INADEQUACY, OMISSION, OR CONFLICT WILL NOT RELIEVE THE CONTRACTOR OF THEIR RESPONSIBILITIES. THE SIGNING OF THE CONTRACT WILL BE CONSIDERED AS IMPLICITLY DENOTING THAT THE CONTRACTOR HAS A THOROUGH COMPREHENSION OF THE FULL INTENT AND SCOPE OF THE WORKING DRAWINGS AND SPECIFICATIONS.

1.06 EXAMINATION OF PREMISES

A. VISIT SITE PRIOR TO BID AND VERIFY THAT CONDITIONS ARE AS INDICATED. CONTRACTOR SHALL INCLUDE IN HIS BID COSTS REQUIRED TO MAKE HIS WORK MEET EXISTING CONDITIONS.

1.07 EXISTING CONDITIONS

A. EXISTING SYSTEMS AND CONDITIONS SHOWN ON DRAWINGS FOR EXISTING BUILDINGS ARE TO BE NOTED "FOR GUIDANCE ONLY". THE ELECTRICAL CONTRACTOR SHALL FIELD CHECK ALL EXISTING CONDITIONS PRIOR TO BIDDING AND IS TO INCLUDE IN HIS BID AN ALLOWANCE FOR EXTENSION, REMOVAL AND/OR RELOCATION OF EXISTING CONDUITS, WIRES, DEVICES, FIXTURES, OR OTHER EQUIPMENT AS INDICATED ON THE PLANS OR AS REQUIRED TO COORDINATE AND ADAPT NEW AND EXISTING ELECTRICAL SYSTEM TO ALL OTHER WORK.

B. SYSTEM OUTAGES SHALL BE PERMITTED ONLY AT TIMES APPROVED BY OWNER IN WRITING. WORK WHICH COULD RESULT IN AN ACCIDENTAL OUTAGE (BEYOND BRANCH CIRCUITS) SHALL BE PERFORMED WITH THE OWNER'S MAINTENANCE PERSONNEL ADVISED OF SUCH WORK.

C. SERVICE SHALL BE MAINTAINED TO EXISTING AREAS DURING CONSTRUCTION. CONTRACTOR SHALL PROVIDE PORTABLE GENERATORS, CABLES, OUTLETS, ETC. AS REQUIRED TO MAINTAIN CONTINUITY OF SERVICE. PLACEMENT OF SUCH PORTABLE EQUIPMENT SHALL BE SUBJECT TO OWNER APPROVAL. GENERATOR SYSTEM SHALL BE COMPLETE AND OPERABLE AND SHALL INCLUDE REQUIRED ACCESSORIES, FUEL TANKS, PIPING, MUFFLER, BLOCK HEATER, BATTERY CHARGER, ETC.

D. PROVIDE NEW UPDATED PANELBOARD DIRECTORIES FOR EXISTING AND NEW CIRCUITS BEING UTILIZED FOR COMPLETION OF PROJECT.

1.08 PERMITS, FEES & NOTICES

A. OBTAIN AND PAY FOR ALL NECESSARY PERMITS, INSPECTIONS AND CERTIFICATES THAT MAY BE NECESSARY FOR THE FULL COMPLETION OF THE WORK. FURNISH THE OWNER WITH A CERTIFICATE OF FINAL INSPECTION AND APPROVAL FROM THE AHJ OVER THE ELECTRICAL INSTALLATION.

B. NOTIFY PROPER AUTHORITIES WHEN WORK IS READY FOR INSPECTIONS REQUIRED BY APPLICABLE CODES, RULES AND REGULATIONS, ALLOWING SUFFICIENT TIME FOR INSPECTIONS TO BE MADE WITHOUT HINDERING PROGRESS OF THE WORK. FURNISH TO THE OWNER COPIES OF INSPECTION CERTIFICATES OF ACCEPTANCE.

1.09 TESTS

A. UPON COMPLETION OF ALL WORK AND ADJUSTMENT OF ALL EQUIPMENT, PROVIDE COMPLETE OPERATIONAL TESTS OF ALL ELECTRICAL EQUIPMENT PROVIDED UNDER THIS DIVISION.

1.10 WARRANTY

A. GUARANTEE THAT ALL WORK GOVERNED BY THIS DIVISION SHALL BE FREE OF DEFECTS IN WORKMANSHIP, MATERIALS AND PARTS FOR A PERIOD OF ONE (1) YEAR AFTER WRITTEN ACCEPTANCE, PROMPTLY REPAIR, REVISE, AND REPLACE DEFECTS AS DIRECTED WITH NO ADDITIONAL COST TO THE OWNER (LAMPS AND FUSES ARE EXEMPT).

1.11 RECORD DRAWINGS

A. DURING THE PROGRESS OF THE WORK, MAINTAIN AN ACCURATE RECORD OF THE INSTALLATION OF THE ELECTRICAL SYSTEM. UPON COMPLETION OF THE ELECTRICAL INSTALLATION, TRANSFER ALL RECORD DATA TO PRINTS OF THE ORIGINAL DRAWINGS. DRAWINGS SHALL INCLUDE ALL ADDENDUM ITEMS, CHANGE ORDERS, ALTERNATES, REROUTINGS, ETC. AS A CONDITION OF ACCEPTANCE OF THE PROJECT, DELIVER TO THE ARCHITECT ONE COPY OF THE RECORD DRAWINGS.

1.12 PROTECTION

A. OF PEOPLE: ARRANGE BARRIERS, SIGNS, ETC. AS REQUIRED TO MINIMIZE THE HAZARD OF PEOPLE. COMPLY WITH APPLICABLE SAFETY AND HEALTH REGULATIONS. COORDINATE AS NECESSARY WITH THE OWNER AND THE GENERAL CONTRACTOR.

B. OF WORK: TAKE ALL MEASURES NECESSARY TO PROTECT THE WORK BOTH BEFORE AND AFTER INSTALLATION, TO ASSURE THAT IT WILL BE IN CLEAN, UNDAMAGED, UNBLEMISHED CONDITION WHEN TURNED OVER TO THE OWNER. REPAIR/REPLACE WORK DAMAGED DURING CONSTRUCTION.

PART 2 - PRODUCTS

2.01 STANDARD FOR MATERIALS

A. ALL ELECTRICAL MATERIAL SHALL BE NEW AND OF THE QUALITY AND TYPE SPECIFIED.

B. MANUFACTURER AND CATALOG NUMBER SHOWN IN THESE SPECIFICATIONS OR ON DRAWINGS ARE INTENDED AS A GUIDE TO QUALITY. EQUIVALENT MATERIALS AND EQUIPMENT OF OTHER MANUFACTURERS WILL BE CONSIDERED PROVIDED SUCH SUBSTITUTIONS ARE REQUESTED IN ACCORDANCE WITH THE PROVISIONS OF PARAGRAPH 2.03 AND SHALL INCLUDE ALL INFORMATION NECESSARY TO SUPPORT THE CLAIM OF EQUIVALENCY.

C. NO EXTENSION OF COMPLETION DATE SHALL BE ALLOWED FOR TIME LOST IN CONSIDERATION, SHIPPING, OR INSTALLATION OF APPROVED SUBSTITUTIONS. REVIEW OF SUBSTITUTIONS SIGNIFIES GENERAL EQUALITY OF MATERIALS AND EQUIPMENT ONLY. THIS REVIEW DOES NOT RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR PROPER OPERATION OF THE SYSTEM, COMPLIANCE WITH SPECIFICATIONS AND NECESSARY CHANGES DUE TO DIMENSIONAL DIFFERENCES OR SPACE REQUIREMENTS.

2.02 SHOP DRAWINGS

A. SHOP DRAWINGS REQUIRED FOR THIS PROJECT ARE AS FOLLOWS:

1. LIGHTING FIXTURES
2. WIRING DEVICES
3. FUSES
4. CONDUIT
5. CONDUIT FITTINGS
6. FIRE ALARM

B. PRESENT SHOP DRAWING SUBMITTAL DATA AT ONE TIME, BOUND IN THREE-RING BINDERS, INDEXED IN A NEAT AND ORDERLY MANNER. PARTIAL SUBMITTALS WILL NOT BE ACCEPTED. PROVIDE FOUR SETS OF SUBMITTAL DATA, UNLESS NOTED OTHERWISE IN DIVISION 1.

C. PLACE ORDERS FOR ALL EQUIPMENT IN TIME TO PREVENT ANY DELAY IN CONSTRUCTION SCHEDULE OR COMPLETION OF PROJECT. IF ANY MATERIALS OR EQUIPMENT ARE NOT ORDERED IN TIME, ADDITIONAL CHARGES MADE BY EQUIPMENT MANUFACTURERS TO COMPLETE THEIR EQUIPMENT IN TIME TO MEET CONSTRUCTION SCHEDULE, TOGETHER WITH ANY SPECIAL HANDLING CHARGES, SHALL BE BORNE BY THE CONTRACTOR.

D. SHOP DRAWINGS: CONTRACTOR AGREES THAT SHOP DRAWING SUBMITTALS PROCESSED BY THE ENGINEER ARE NOT CHANGE ORDERS; THAT THE PURPOSE OF SHOP DRAWING SUBMITTALS BY THE CONTRACTOR IS TO DEMONSTRATE TO THE ENGINEER THAT THE CONTRACTOR UNDERSTANDS THE DESIGN CONCEPT, THAT HE DEMONSTRATES HIS UNDERSTANDING BY INDICATING WHICH EQUIPMENT AND MATERIAL HE INTENDS TO PROVIDE AND BY DETAILING THE FABRICATION AND INSTALLATION METHODS HE INTENDS TO USE. CONTRACTOR FURTHER AGREES THAT IF DEVIATIONS, DISCREPANCIES, OR CONFLICTS BETWEEN SHOP DRAWING SUBMITTALS AND CONTRACT DOCUMENTS IN THE FORM OF DESIGN DRAWINGS AND SPECIFICATIONS ARE DISCOVERED EITHER PRIOR TO OR AFTER SHOP DRAWING SUBMITTALS ARE PROCESSED BY THE ENGINEER, THE DESIGN DRAWINGS AND SPECIFICATIONS SHALL CONTROL AND SHALL BE FOLLOWED.

2.03 BID ALTERNATE(S)

A. REFER TO DIVISION 1 FOR ADDITIONAL INFORMATION.

B. ALTERNATE(S) FOR MATERIAL AND EQUIPMENT

1. EQUIPMENT AND MATERIAL BID ALTERNATE(S) SHALL BE PROPOSED AS ADDITIVE OR DEDUCTIVE ALTERNATE(S) TO SPECIFIED ITEMS BY SUBMITTING IT AS A SEPARATE LINE ITEM FROM THE BASE BID ON THE BIDDER'S LETTERHEAD.
2. SUCH BID ALTERNATE PROPOSALS SHALL NOT BE SUBSTITUTED OR INCLUDED IN THE BASE BID. BID ALTERNATE PROPOSAL(S) MUST BE ACCOMPANIED BY FULL DESCRIPTIVE DATA ON THE PROPOSED EQUIPMENT, TOGETHER WITH A STATEMENT OF THE COST TO BE ADDED OR DEDUCTED FOR EACH ITEM. THE BID ALTERNATE SHALL INCLUDE ALL MATERIALS, EQUIPMENT, LABOR, CONNECTIONS, COORDINATION WITH ALL OTHER TRADES, ETC. FOR A COMPLETE AND OPERATIONAL SYSTEM.
3. THE CONTRACTOR SHALL SUBMIT THE BID ALTERNATES AT THE TIME THE BASE BIDS ARE DUE.

2.04 SUBSTITUTIONS

A. BIDDER'S CHOICE: MATERIAL OR EQUIPMENT LISTED BY SEVERAL MANUFACTURERS' NAMES ARE INTENDED TO BE BIDDER'S CHOICE, AND ANY OF THE LISTED MANUFACTURERS MAY BE USED IN THE BASE BID.

B. PERFORMANCE SPECIFICATIONS: WHEN ANY ITEM IS SPECIFIED BY REQUIREMENTS TO MEET A PERFORMANCE, INDUSTRY OR REGULATING BODY STANDARD, OR IS SPECIFIED BY A GENERIC SPEC, (NO MANUFACTURER'S NAME LISTED) NO PRIOR REVIEW BY THE ENGINEER IS NEEDED UNLESS SPECIFICALLY CALLED FOR IN THESE SPECIFICATIONS.

C. CONTRACTOR TO BE RESPONSIBLE FOR ANY CHANGES AND COSTS TO ACCOMMODATE ANY EQUIPMENT EXCEPT THE FIRST NAMED IN THE SPECIFICATION.

D. SUBSTITUTIONS OF MATERIAL (CONTRACTOR AND OWNER INITIATED)

1. OTHER ITEMS OF MATERIAL AND EQUIPMENT NOT LISTED AS EQUIVALENTS MAY BE OFFERED (AT THE CONTRACTOR'S OPTION) AS SUBSTITUTIONS TO SPECIFIED ITEMS BY SUBMITTING IT AS A SEPARATE PRICE WITH HIS BASE BID ON THE BIDDER'S LETTERHEAD.
2. SUCH SUBSTITUTE PROPOSALS SHALL NOT BE INCLUDED UNDER THE BASE BID AND MUST BE ACCOMPANIED BY FULL DESCRIPTIVE DATA ON THE PROPOSED EQUIPMENT, TOGETHER WITH A STATEMENT OF THE COST TO BE DEDUCTED FOR EACH ITEM AND ALL DEVIATIONS FROM SPECIFIED ITEMS. HIGHLIGHT ALL DIFFERENCE FROM SPECIFIED EQUIPMENT. IF ANY SUCH SUBSTITUTIONS ARE TO BE CONSIDERED, THE CONTRACTOR SHALL SUBMIT A LIST OF THE PROPOSED SUBSTITUTION ITEMS WITHIN 14 DAYS OF AWARD OF CONTRACT. LATE REQUESTS FOR PROPOSED SUBSTITUTIONS SHALL NOT BE ACCEPTED BY THE ENGINEER DUE TO SCHEDULING OR DELIVERY CONCERNS.
3. IF SUBSTITUTIONS ARE REJECTED, ELECTRICAL CONTRACTOR SHALL SUPPLY BASE BID ITEM AS SPECIFIED.

2.05 PRODUCT HANDLING

A. USE ALL MEANS NECESSARY TO PROTECT ELECTRICAL SYSTEM MATERIALS BEFORE, DURING AND AFTER INSTALLATION AND TO PROTECT THE INSTALLED WORK AND MATERIALS OF ALL OTHER TRADES.

B. IN THE EVENT OF DAMAGE, IMMEDIATELY MAKE ALL REPAIRS AND REPLACEMENTS NECESSARY TO THE APPROVAL OF THE ARCHITECT AT NO ADDITIONAL COST TO THE OWNER.

C. UPON COMPLETION OF ALL INSTALLATIONS, LAMPING AND TESTING, THOROUGHLY INSPECT ALL EXPOSED PORTIONS OF THE ELECTRICAL INSTALLATION AND COMPLETELY REMOVE ALL EXPOSED LABELS, SOIL, MARKINGS, AND FOREIGN MATERIALS.

PART 3 - EXECUTION

3.01 WORKMANSHIP AND COMPLETION OF INSTALLATION

A. CONTRACTOR'S PERSONNEL AND SUBCONTRACTORS SELECTED TO PERFORM THE WORK SHALL BE WELL VERSED AND SKILLED IN THE TRADES INVOLVED.

B. COORDINATE ELECTRICAL EQUIPMENT AND MATERIALS INSTALLATION WITH OTHER BUILDING COMPONENTS.

C. SEQUENCE, COORDINATE, AND INTEGRATE INSTALLATIONS OF ELECTRICAL MATERIALS AND EQUIPMENT FOR EFFICIENT FLOW OF THE WORK. GIVE PARTICULAR ATTENTION TO LARGE EQUIPMENT REQUIRING POSITIONING PRIOR TO CLOSING-IN THE BUILDING.

D. ANY CHANGES OR DEVIATIONS FROM THE DRAWINGS AND SPECIFICATIONS MUST BE ACCEPTED IN WRITING BY THE ARCHITECT/ENGINEER. ALL ERRORS IN INSTALLATION SHALL BE CORRECTED AT THE EXPENSE OF THE CONTRACTOR. ALL SPECIALTIES SHALL BE INSTALLED AS DETAILED ON THE DRAWINGS. WHERE DETAIL OR SPECIFIC INSTALLATION REQUIREMENTS ARE NOT PROVIDED, MANUFACTURER'S RECOMMENDATIONS SHALL BE FOLLOWED.

E. UPON COMPLETION OF WORK, ALL EQUIPMENT AND MATERIALS SHALL BE INSTALLED COMPLETE, THOROUGHLY CHECKED, CORRECTLY ADJUSTED, AND LEFT READY FOR INTENDED USE OR OPERATION. ALL WORK SHALL BE THOROUGHLY CLEANED AND ALL RESIDUE SHALL BE REMOVED FROM SURFACES. EXTERIOR SURFACES OF ALL MATERIAL AND EQUIPMENT SHALL BE DELIVERED IN A PERFECT, UNBLEMISHED CONDITION.

F. CONTRACTOR SHALL PROVIDE A COMPLETE INSTALLATION, INCLUDING ALL REQUIRED LABOR, MATERIAL, CARTAGE, INSURANCE, PERMITS, AND TAXES.

3.02 PROGRESS OF WORK

A. ORDER THE PROGRESS OF ELECTRICAL WORK TO CONFORM TO THE PROGRESS OF THE WORK OF THE OTHER TRADES. COMPLETE THE ENTIRE INSTALLATION AS SOON AS THE CONDITION OF THE BUILDING WILL PERMIT. ANY COST RESULTING FROM DEFECTIVE OR ILL-TIMED WORK PERFORMED UNDER THIS SECTION SHALL BE BORNE BY THIS CONTRACTOR.

3.03 CUTTING AND PATCHING

A. PROVIDE ALL CUTTING, TRENCHING, BACKFILLING, PATCHING AND REFINISHING OR RESURFACING REQUIRED FOR ELECTRICAL WORK IN A MANNER MEETING THE APPROVAL OF THE ENGINEER AND AT NO ADDITIONAL COST TO THE OWNER.

B. ALL OPENINGS MADE IN FIRE-RATED WALLS, FLOORS, OR CEILINGS SHALL BE PATCHED AND MADE TIGHT IN A MANNER TO CONFORM TO THE FIRE RATING FOR THE SURFACE PENETRATED.

3.04 DELIVERY AND STORAGE OF MATERIALS

A. ARRANGE AND BE HELD RESPONSIBLE FOR DELIVERY AND SAFE STORAGE OF MATERIALS AND EQUIPMENT FOR ELECTRICAL INSTALLATION.

B. CAREFULLY CHECK MATERIALS FURNISHED TO THIS CONTRACTOR FOR INSTALLATION, AND PROVIDE RECEIPT ACKNOWLEDGING ACCEPTANCE OF DELIVERY AND CONDITION OF THE MATERIALS RECEIVED. THEREAFTER, ASSUME FULL RESPONSIBILITY FOR ITS SAFEKEEPING UNTIL THE FINAL INSTALLATION HAS BEEN REVIEWED AND ACCEPTED.

3.05 PROTECTION OF WORK AND PROPERTY

A. WHERE THERE ARE EXISTING FACILITIES, BE RESPONSIBLE FOR THE PROTECTION THEREOF, WHETHER OR NOT SUCH FACILITY IS TO BE REMOVED OR RELOCATED. MOVING OR REMOVING ANY FACILITY MUST BE DONE SO AS NOT TO CAUSE INTERRUPTION OF THE WORK OF OWNER'S OPERATION.

B. CLOSE ALL CONDUIT OPENINGS WITH CAPS OR PLUGS DURING INSTALLATION. COVER ALL FIXTURES AND EQUIPMENT AND PROTECT AGAINST INJURY. AT THE FINAL COMPLETION, CLEAN ALL WORK AND DELIVER IN AN UNBLEMISHED CONDITION, OR REFINISH AND REPAINT AT THE DISCRETION OF THE ARCHITECT.

C. ANY EQUIPMENT OR CONDUIT SYSTEMS FOUND TO HAVE BEEN DAMAGED OR CONTAMINATED ABOVE "MILL" OR "SHOP" CONDITIONS SHALL BE REPLACED OR CLEANED TO THE ENGINEER'S SATISFACTION.

3.06 FINAL ACCEPTANCE

A. FINAL ACCEPTANCE BY THE OWNER WILL NOT OCCUR UNTIL ALL OPERATING INSTRUCTIONS ARE RECEIVED AND REQUIRED TESTS HAVE BEEN THOROUGHLY INDOCTRINATED IN THE MAINTENANCE AND OPERATION OF ALL EQUIPMENT.

B. OPERATING MANUAL, PARTS LISTS, AND INDOCTRINATION OF OPERATING AND MAINTENANCE PERSONNEL: FURNISH THE SERVICES OF A QUALIFIED REPRESENTATIVE OF THE SUPPLIER FOR EACH ITEM OF MAJOR EQUIPMENT THAT HAS BEEN INSTRUCT SPECIFIC PERSONNEL AS DESIGNATED BY THE OWNER, IN THE OPERATION AND MAINTENANCE OF THAT ITEM OR SYSTEM.

C. DELIVER THREE (3) COMPLETE OPERATING MANUALS AND PARTS LISTS TO THE OWNER (OR HIS DESIGNATED REPRESENTATIVE) AT THE TIME OF THE ABOVE REQUIRED INDOCTRINATION. FULLY EXPLAIN THE CONTENTS OF THE MANUALS AS PART OF REQUIRED INDOCTRINATION AND INSTRUCT THE OWNER'S PERSONNEL IN THE CORRECT PROCEDURE IN OBTAINING SERVICE, BOTH DURING AND AFTER THE GUARANTEE PERIOD. THE OPERATING MANUAL AND PARTS LISTS SHALL GIVE COMPLETE INFORMATION AS TO WHOM THE OWNER SHALL CONTACT FOR SERVICE AND PARTS, INCLUDING THE ADDRESS AND PHONE NUMBER. FURNISH EVIDENCE THAT AN AUTHORIZED SERVICE ORGANIZATION REGULARLY CARRIES A COMPLETE STOCK OF REPAIR PARTS FOR THESE ITEMS (OR SYSTEMS), AND THAT THE ORGANIZATION IS AVAILABLE FOR SERVICE. SERVICE SHALL BE FURNISHED WITHIN TWENTY FOUR (24) HOURS AFTER REQUESTED.

D. CLEAN UP: REMOVE ALL MATERIALS, SCRAP, ETC., RELATIVE TO THE ELECTRICAL INSTALLATION AND LEAVE THE PREMISES AND ALL EQUIPMENT, LAMPS, FIXTURES, ETC. IN A CLEAN, ORDERLY CONDITION. ANY COSTS TO THE OWNER FOR CLEAN UP OF THE SITE WILL BE CHARGED AGAINST THE CONTRACTOR.

E. ACCEPTANCE DEMONSTRATION: UPON COMPLETION OF THE WORK, AT A TIME TO BE DESIGNATED BY THE ARCHITECT, THE CONTRACTOR SHALL DEMONSTRATE FOR THE OWNER THE OPERATION OF THE ENTIRE INSTALLATION, INCLUDING ALL SYSTEMS PROVIDED UNDER THIS CONTRACT.

3.07 IDENTIFICATION

A. GENERAL: PROVIDE THE FOLLOWING SERVICES AND MATERIALS TO ASSIST THE OWNER IN OPERATION AND MAINTENANCE.

B. DIRECTORY CARDS, NAMEPLATES AND LABELS: NO TEMPORARY MARKINGS, WHICH ARE VISIBLE ON EQUIPMENT, SHALL REMAIN AFTER THE PROJECT IS COMPLETE. REPAINT TRIMS, HOUSING, ETC., WHERE SUCH MARKINGS CANNOT BE READILY REMOVED. DEFACED FINISHES MUST BE REFINISHED. ALL ENGRAVED METAL OR PLASTIC NAMEPLATES SHALL BE WHITE LETTERS ON A BLACK OR GRAY BACKGROUND. LETTERS FOR TYPE TAPE SHALL NOT BE USED. NO ABBREVIATIONS IN LABELING WILL BE PERMITTED WITHOUT SPECIAL APPROVAL. ALL PANELBOARDS SHALL BE LABELED AS DESIGNATED ON THE ELECTRICAL DRAWINGS. THOROUGHLY CLEAN SURFACE TO WHICH PRESSURE SENSITIVE TYPE LABELS ARE APPLIED TO ASSURE ADHERENCE OF LABEL. DIRECTORY CARDS, NAMEPLATES, AND LABELS SHALL INDICATE THE GENERAL AREA AND TYPE OF ELECTRICAL LOAD SERVED BY EACH CIRCUIT. PROVIDE THE FOLLOWING TYPES OF LABELS AT THESE LOCATIONS.

1. ON EACH FEEDER SWITCH, COMBINATION STARTER, OR CIRCUIT BREAKER LOCATED IN MOTOR CONTROL CENTERS, MAIN SERVICE EQUIPMENT, THE MAIN SWITCHBOARD OR PANELBOARD, SUBDISTRIBUTION PANELBOARDS, AND ALL SPECIAL EQUIPMENT HOUSED IN CABINETS, THE LABELING SHALL BE ONE FOURTH INCH (1/4") MINIMUM HEIGHT LETTERS.
2. ON EACH SEPARATE MOUNTED DISCONNECT AND STARTER FOR A MOTOR OR FIXED APPLIANCE, INDICATE MOTOR OR APPLIANCE DESIGNATION, VOLTAGE, AND PHASE. (MOTOR OR APPLIANCE DESIGNATIONS SHALL BE AS GIVEN ON THE MECHANICAL OR ARCHITECTURAL PLANS.). USE THREE-SIXTEENTH INCH (3/16") MINIMUM HEIGHT LETTERS.
3. ON ALL BRANCH CIRCUIT PANELBOARDS INDICATE PANEL DESIGNATION, VOLTAGE AND PHASE. USE THREE-FOURTHS INCH (3/4") MINIMUM HEIGHT STENCILED LETTERS IN METAL TAPE OR ONE-HALF INCH (1/2") ENGRAVED LETTERS ON LAMINATED NAMEPLATE. APPLY TO THE INSIDE OF EACH DOOR. ALL EMERGENCY PANELS AND DISCONNECTS SHALL BE PAINTED WITH RED ENAMEL.
4. FOR ALL BRANCH CIRCUIT PANELBOARD DIRECTORIES, PROVIDE NEATLY TYPED, REMOVABLE CARDS AND PROTECTIVE PLASTIC FACES. SPARE CIRCUIT BREAKERS SHALL BE IDENTIFIED AS SUCH.
5. FOR ALL DEVICE PLATES FOR SWITCHES USED TO CONTROL EXHAUST FANS OR OTHER EQUIPMENT, PROVIDE ONE-EIGHTH INCH (1/8") MINIMUM HEIGHT BLACK FILLED, ENGRAVED LETTERS ON STAINLESS STEEL DEVICE PLATES.
6. FOR ALL RECEPTACLE DEVICE PLATES, PROVIDE ONE-EIGHTH INCH (1/8") MINIMUM HEIGHT LETTERS FOR WHITE NORMAL POWER) AND RED (EMERGENCY POWER) NAMEPLATES INDICATING PANEL AND CIRCUIT NUMBER.
7. FOR ALL EXPOSED CONDUITS, JUNCTION BOXES, WIRING GUTTERS, ETC., PROVIDE THREE-EIGHTHS INCH (3/8") MINIMUM HEIGHT STENCILED LETTERS, OR ONE-HALF INCH (1/2") MINIMUM HEIGHT PRESSURE SENSITIVE LABELS EQUAL TO BRADY SELF-STICKING VINYL CLOTH. LABELS SHALL BE PROVIDED AT THE FOLLOWING LOCATIONS:
   a. ENTERING OR LEAVING PANELS OR SWITCHGEAR OR ENCLOSURES.
   b. ALL JUNCTION BOXES SHALL BE IDENTIFIED AS TO CIRCUITS CONTAINED WITHIN.
   c. EXPOSED CONDUITS CONTAINING CIRCUITS ABOVE 600 VOLTS SHALL HAVE VOLTAGE LABELED AT LEAST ONCE FOR EACH EXPOSED LENGTH OR NOT MORE THAN FIFTEEN FEET (15'-0") APART.

3.08 CONSTRUCTION LIGHTING AND POWER

A. PROVIDE ALL TEMPORARY FACILITIES REQUIRED TO SUPPLY CONSTRUCTION POWER AND LIGHT. INSTALL AND MAINTAIN FACILITIES IN A MANNER THAT WILL PROTECT THE PUBLIC AND WORKMEN. COMPLY WITH ALL APPLICABLE LAWS AND REGULATIONS.

B. THE GENERAL CONTRACTOR SHALL PAY FOR ALL POWER AND LIGHT USED BY HIM AND HIS SUBCONTRACTORS WHERE CONSTRUCTION POWER IS SEPARATELY METERED, OR IS TAKEN FROM THE PERMANENT PROJECT METERED SERVICE SOLELY FOR CONSTRUCTION USE.

3.09 REMODELING PROVISIONS

A. EXISTING SYSTEMS AND CONDITIONS SHOWN ON THE DRAWINGS ARE PROVIDED FOR GUIDANCE ONLY. THE ELECTRICAL CONTRACTOR SHALL FIELD CHECK ALL EXISTING CONDITIONS PRIOR TO BIDDING AND SHALL INCLUDE IN HIS BID AN ALLOWANCE FOR THE REMOVAL AND RELOCATION OF EXISTING CONDUITS, WIRES, DEVICES, FIXTURES, OR OTHER EQUIPMENT AS INDICATED ON THE PLANS OR AS REQUIRED TO COORDINATE AND ADAPT NEW AND EXISTING ELECTRICAL SYSTEMS TO ALL OTHER WORK REQUIRED FOR THIS PROJECT.

B. CONNECT NEW WORK TO EXISTING IN A MANNER THAT WILL ASSURE PROPER RACEWAY GROUNDING THROUGHOUT IN CONFORMANCE WITH THE NATIONAL ELECTRICAL CODE.

C. REMODEL WORK CUTTING AND PATCHING: THE CONTRACTOR SHALL PERFORM CUTTING, CHANNELING, CHASING, DRILLING, ETC., AS REQUIRED TO INSTALL OR REMOVE ELECTRICAL EQUIPMENT IN AREAS OF REMODELING. THIS WORK SHALL BE PERFORMED SO AS TO MINIMIZE DAMAGE TO PORTIONS OF WALL FINISHES, SURFACES, PLASTERING, OR THE STRUCTURE WHICH ARE TO BE REUSED, RESURFACED, PLASTERED OR PAINTED UNDER AN

SERVICE WIRING SCHEDULE

AMPS	ALUMINUM						
	(3W)	(4W)	GROUNDING ELECTRODE CONDUCTOR				
			GEC	BONDING JUMPERS			
	1Ø, 3 WIRE	3Ø, 4 WIRE	W.P.	M.F.	C.E.C.	G.RING	G. ROD
600	2[(3-500 KCMIL) 3"C]	2[(4-500 KCMIL) 3 1/2"C]	#2/0 CU	#2/0 CU	#2/0 CU	#2/0 CU	#6 CU

CONDUIT SIZES ARE BASED ON NEC TABLE 4 (RNC SCHEDULE 80) AND TABLE 5 (THHN INSULATION).

ABBREVIATIONS: W.P. - WATER PIPE; M.F. - METAL FRAME OR STRUCTURE; C.E.C. - CONCRETE ENCASED ELECTRODE; G.RING. - GROUND RING; G.ROD - GROUND ROD, PIPE OR PLATE ELECTRODE

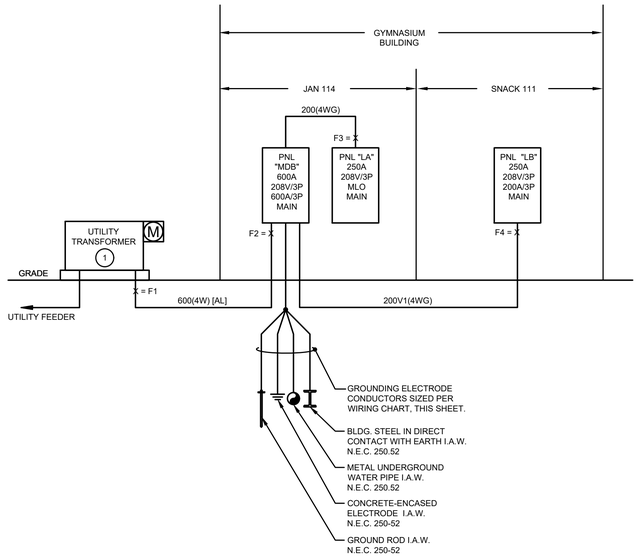
REFER TO GROUNDING ELECTRODE CONDUCTOR (GEC) DETAIL DRAWING. IF A DIFFERENT CONFIGURATION IS USED, THE CONTRACTOR IS RESPONSIBLE FOR SIZING THE GEC AND BONDING JUMPERS PER NEC 250.66.

WIRING SCHEDULE - COPPER

AMPS	(2WG)	(3WG)	(4WG)
	1Ø, 2 WIRE, GROUND	1Ø, 3 WIRE, GROUND OR 3Ø, 3 WIRE, GROUND	3Ø, 4 WIRE, GROUND
20	(2#12 & 1#12 G) 3/4"C	(3#12 & 1#12 G) 3/4"C	(4#12 & 1#12 G) 3/4"C
30	(2#10 & 1#10 G) 3/4"C	(3#10 & 1#10 G) 3/4"C	(4#10 & 1#10 G) 3/4"C
40	(2#8 & 1#10 G) 3/4"C	(3#8 & 1#10 G) 3/4"C	(4#8 & 1#10 G) 3/4"C
50	(2#6 & 1#10 G) 3/4"C	(3#6 & 1#10 G) 3/4"C	(4#6 & 1#10 G) 1"C
60	(2#4 & 1#10 G) 3/4"C	(3#4 & 1#10 G) 1"C	(4#4 & 1#10 G) 1 1/4"C
70	(2#4 & 1#8 G) 3/4"C	(3#4 & 1#8 G) 1"C	(4#4 & 1#8 G) 1 1/4"C
80	(2#3 & 1#8 G) 1"C	(3#3 & 1#8 G) 1"C	(4#3 & 1#8 G) 1 1/4"C
90	(2#2 & 1#8 G) 1"C	(3#2 & 1#8 G) 1 1/4"C	(4#2 & 1#8 G) 1 1/4"C
100	(2#3 & 1#8 G) 1"C	(3#3 & 1#8 G) 1 1/4"C	(4#3 & 1#8 G) 1 1/4"C
200	(2#3/0 & 1#6 G) 1 1/4"C	(3#3/0 & 1#6 G) 2"C	(4#3/0 & 1#6 G) 2"C
200V1	2(2#4/0 & 1#4 G) 1 1/2"C	2(3#4/0 & 1#4 G) 2"C	2(4#4/0 & 1#4 G) 2 1/2"C

CONDUCTOR SIZES ARE BASED ON 60° TERMINATIONS LESS THAN 100A AND 75° TERMINATIONS GREATER THAN OR EQUAL TO 100A, NEC TABLE 310.15(B)(16).

CONDUIT SIZES ARE BASED ON NEC TABLE 4 (EMT) AND TABLE 5 (THHN INSULATION).



ELECTRICAL ONE LINE DIAGRAM - GYMNASIUM BUILDING

SCALE: NONE

NOTES:

1. SOME FEEDERS MAY BE OVERSIZED TO REDUCE VOLTAGE DROP. PROVIDE CABLE REDUCERS OR PRE-INSULATED MULTIPLE CABLE CONNECTORS FOR SWITCHBOARD/DISCONNECT FEEDERS, AS NECESSARY, TO ACCOMMODATE FEEDER CONDUCTOR AND EQUIPMENT LUG SIZES INDICATED ON THE POWER DISTRIBUTION DIAGRAMS AND SWITCHBOARD/PANELBOARD SCHEDULES. PROVIDE GREAVES #PT-R SERIES STEP DOWN COPPER COMPRESSION ADAPTER PLUGS OR GREAVES IPLMD SERIES PRE-INSULATED MULTIPLE CABLE CONNECTORS, OR APPROVED EQUAL.

(#) FLAG NOTES:

1. PNM TRANSFORMER AND METERING. INSTALL PER PNM REQUIREMENTS.

SHORT CIRCUIT / VOLTAGE DROP CALCULATION SUMMARY

POINT	TAG	VOLTAGE / PHASE	LENGTH (FT)	COPPER / ALUMINUM	CONDUIT	WIRE SIZE	# OF SETS	FEEDER VOLTAGE DROP (%)	TOTAL VOLTAGE DROP (%)	Isc AVAILABLE UPSTREAM	Isc (FAULT)
F1	F1	208V, 3Ø	106	A	S	500	2	1.2%	1.2%	60,000	24,877
F2	F2	208V, 3Ø	68	A	S	500	2	0.8%	2.0%	24,877	18,085
F3	F3	208V, 3Ø	24	C	S	3X	1	0.3%	2.3%	18,085	14,113
F4	F4	208V, 3Ø	129	C	S	4X	2	0.7%	2.6%	18,085	11,000

** PER THE UTILITY, THE MAXIMUM AVAILABLE (SYMMETRICAL) FAULT AT THE SECONDARY SIDE OF THE SERVICE TRANSFORMER IS 60,000 AMPS. SHORT CIRCUIT CALCULATIONS ARE FURNISHED FOR ALL FAULT LEVELS ABOVE 10,000 AMPS @ 208 VOLT (14,000 AT 480 VOLT). ANY FAULT CURRE

PANEL:	LA	VOLTAGE:	120/208V, 3PH, 4W
LOCATION:	JAN 114	MINIMUM BUS:	250
MOUNTING:	SURFACE	MAIN:	200/3 CB
		MINIMUM AIC:	18,000

NO.	LOAD A	LOAD B	LOAD C	TYPE	LOAD DESCRIPTION	BREAKER POLE	BREAKER TRIP	BUS A	BUS B	BUS C	BREAKER TRIP	BREAKER POLE	TYPE	LOAD DESCRIPTION	LOAD A	LOAD B	LOAD C	NO.
1	818			L	LTG GYM	1	20	+			20	1	R	RCPT N. ROOFTOP	540			2
3		750		L	LTG GYM	1	20		+		20	1	R	RCPT GYM		1080		4
5			750	L	LTG GYM	1	20			+	20	1	R	GYM SCOREBOARD			1200	6
7	774			L	LTG GYM	1	20	+			20	1	M	GYM BACKBOARD	1200			8
9		770		L	TLG 114 - 119	1	20		+		20	1	M	GYM BACKBOARD		1200		10
11			1200	M	GYM ADA DOOR	1	20			+	20	1	M	GYM BACKBOARD			1200	12
13	720			R	RCPT 118,117,114115	1	20	+			20	1	M	GYM BACKBOARD	1200			14
15		900		R	RCPT 116	1	20		+		20	1	M	GYM BACKBOARD		1200		16
17			900	R	RCPT 116	1	20			+	20	1	M	GYM BACKBOARD			1200	18
19	1731			M	UH-1	1	20	+			20	1	M	BLEACHER	864			20
21		1731		M					+							864		22
23			2885	M	UH-2	1	30			+			M				864	24
25	2885			M				+			20	1	R	GYM SCOREBOARD	1200			26
27		1731		M	CUH-1	1	20		+		20	1	R	RCPT GYM		1080		28
29			1731	M						+	20	1	R	RCPT GYM FLOORBOX			360	30
31	696			M	EF-2	1	15	+			20	1	M	WH-1, CP-1	456			32
33		360		R	RACP	1	20		+		20	1	R	HOT BOX		1200		34
35			1200	M	GYM CURTAIN	1	20			+	20	1		SPARE				36
37					SPARE	1	20	+			20	1		SPARE				38
39					SPARE	1	20		+		20	1		SPARE				40
41					SPARE	1	20			+	20	1		SPARE				42

LOAD TYPE	PANEL TOTAL	FEED THRU TOTAL	SUBFEED TOTAL	FEEDER SUBTOTAL	DEMAND	FEEDER TOTAL
(L) LIGHTING	3862			3862	125%	4828
(R) RECEPTACLES	9540			9540	NEC 220	9540
(LM) LARGEST MOTOR	0			0	25%	0
(M) MOTORS (ALL)	26038			26038	100%	26038
(E) EQUIPMENT	0			0	100%	0
(A) APPLIANCES	0			0	0	0
				PANEL TOTAL (KVA):		40.4
				PANEL TOTAL (A):		112

GENERAL NOTES:
A.
B.
C.
D.
E.

SPECIFIC NOTES:
(1)
(2)
(3)
(4)
(5)

PANEL:	LB	VOLTAGE:	120/208V, 3PH, 4W
LOCATION:	SNACK 111	MINIMUM BUS:	250
MOUNTING:	SURFACE	MAIN:	200/3 CB
		MINIMUM AIC:	14,000

NO.	LOAD A	LOAD B	LOAD C	TYPE	LOAD DESCRIPTION	BREAKER POLE	BREAKER TRIP	BUS A	BUS B	BUS C	BREAKER TRIP	BREAKER POLE	TYPE	LOAD DESCRIPTION	LOAD A	LOAD B	LOAD C	NO.
1	706			L	LTG 100, 001	1	20	+			20	1	R	RCPT S. ROOFTOP	540			2
3		986		L	LTG106,109,110,111,111a	1	20		+		20	1	R	RCPT SNACK		720		4
5			1080	R	RCPT 100	1	20			+	20	1	R	RCPT SNACK			180	6
7	720			R	RCPT 100	1	20	+			20	1	R	RCPT SNACK	180			8
9		720		R	RCPT 100	1	20		+		20	1	R	RCPT SNACK		180		10
11			540	R	RCPT 100	1	20			+	20	1	R	RCPT SNACK			180	12
13	900			R	RCPT 109,110,11a	1	20	+			20	1	R	RCPT SNACK	180			14
15		1200		M	EWC	1	20		+		20	1	M	RM 109 HAND DRYER		1200		16
17			1200	M	EWC	1	20			+	20	1	M	RM 109 HAND DRYER			1200	18
19	1200			M	RM 100 ADA DOOR	1	20	+			20	1	M	RM 110 HAND DRYER	1200			20
21		1731		M	CUH-2	1	20		+		20	1	M	RM 110 HAND DRYER		1200		22
23			1731	M						+	30	1	M	WH-2,CP-2			2772	24
25					SPARE	1	20	+			20	1	R	RCPT DATA RACK	360			26
27					SPARE	1	20		+		20	1	R	RCPT ENTERTAINMENT		540		28
29					SPARE	1	20			+	20	1		SPARE				30
31					SPARE	1	20	+			20	1		SPARE				32
33					SPARE	1	20		+		20	1		SPARE				34
35					SPARE	1	20			+	20	1		SPARE				36
37					SPARE	1	20	+			20	1		SPARE				38
39					SPARE	1	20		+		20	1		SPARE				40
41					SPARE	1	20			+	20	1		SPARE				42

LOAD TYPE	PANEL TOTAL	FEED THRU TOTAL	SUBFEED TOTAL	FEEDER SUBTOTAL	DEMAND	FEEDER TOTAL
(L) LIGHTING	1692			1692	125%	2115
(R) RECEPTACLES	7020			7020	NEC 220	7020
(LM) LARGEST MOTOR	0			0	25%	0
(M) MOTORS (ALL)	14634			14634	100%	14634
(E) EQUIPMENT	0			0	100%	0
(A) APPLIANCES	0			0	0	0
				PANEL TOTAL (KVA):		23.8
				PANEL TOTAL (A):		66

GENERAL NOTES:
A.
B.
C.
D.
E.

SPECIFIC NOTES:
(1)
(2)
(3)
(4)
(5)

PANEL:	MDB	VOLTAGE:	120/208V, 3PH, 4W
LOCATION:	JAN 114	MINIMUM BUS:	600
MOUNTING:	SURFACE	MAIN:	600/3 CB
		MINIMUM AIC:	22,000

NO.	LOAD A	LOAD B	LOAD C	TYPE	LOAD DESCRIPTION	BREAKER POLE	BREAKER TRIP	BUS A	BUS B	BUS C	BREAKER TRIP	BREAKER POLE	TYPE	LOAD DESCRIPTION	LOAD A	LOAD B	LOAD C	NO.
1	3720			M				+			20	1	L	BLDING MTD LTG	552			2
3		3720		M	RTU-1	3	45		+		20	1	L	BLDING MTD LTG		437		4
5			3720	M						+	20	1		SPARE				6
7	8280			M				+			20	1		SPARE				8
9		8280		M	RTU-2	3	80		+		20	1		SPARE				10
11			8280	M						+	20	1		SPARE				12
13	8280			M				+			20	1		SPARE				14
15		8280		M	RTU-3	3	80		+		20	1		SPARE				16
17			8280	M						+	20	1		SPARE				18
19	3720			M				+						SPACE				20
21		3720		M	RTU-4	3	45		+					SPACE				22
23			3720	M						+				SPACE				24
25	3720			M				+						SPACE				26
27		3720		M	RTU-5	3	45		+					SPACE				28
29			3720	M						+				SPACE				30
31					SPACE			+						SPACE				32
33					SPACE				+					SPACE				34
35					SPACE					+				SPACE				36
37	12388							+							5986			38
39		12866			PNL "LA"	3	200		+		200	3		PNL "LB"		8477		40
41			13490							+							8883	42

LOAD TYPE	PANEL TOTAL	FEED THRU TOTAL	SUBFEED TOTAL	FEEDER SUBTOTAL	DEMAND	FEEDER TOTAL
(L) LIGHTING	989	5554		6543	125%	8179
(R) RECEPTACLES	0	16560		16560	NEC 220	13280
(LM) LARGEST MOTOR	0	0		0	25%	0
(M) MOTORS (ALL)	83160	39976		123136	100%	123136
(E) EQUIPMENT	0	0		0	100%	0
(A) APPLIANCES	0	0		0	0	0
				PANEL TOTAL (KVA):		144.6
				PANEL TOTAL (A):		402

GENERAL NOTES:
A.
B.
C.
D.
E.

SPECIFIC NOTES:
(1)
(2)
(3)
(4)
(5)

ARIA
STUDIO CONSULTANTS, INC
1801 Lomas Blvd. NW
Albuquerque, NM 87104
Daniel@ariascinc.com (505) 506-2314

rtm
847.756.4180 www.rtmec.com
Project No.25.BG3570.2664 Copyright 2025

THE ASK ACADEMY
A STEM INNOVATION
KNOWLEDGE SKILLS ATTITUDE

4450 Sundt Road NE
Rio Rancho, NM 87124

NEW GYMNASIUM

LOUIS J. DEPPA
NEW MEXICO
25797
9/29/2025
PROFESSIONAL ENGINEER

Architect/Engineer Seal

mark	date	description
revisions		
issue		100% CDs
project no		2507
drawn by		-
checked by		-
date		September 29, 2025

ELECTRICAL
ONE-LINE DIAGRAM
AND SCHEDULES

E003

COMcheck Software Version COMcheckWeb
Exterior Lighting Compliance Certificate

Project Information

Energy Code: 2021 IECC
Project Title: Ask Gym
Project Type: New Construction
Exterior Lighting Zone 2 (Residential mixed use area (LZ2))

Construction Site:
4450 Sundt Road NE
Rio Rancho, New Mexico 87124

Owner/Agent:
Ask Academy
4450 Sundt Road NE
Rio Rancho, New Mexico 87124

Designer/Contractor:
RTM Engineering Consultants
7007 Wyoming Blvd NE Suite F-2
Albuquerque, New Mexico 87109
505.586.5004

Allowed Exterior Lighting Power

A Area/Surface Category	B Quantity	C Allowed Watts /	D Tradable Wattage	E Allowed Watts (B X C)
Driveway	2082 ft2	0.04	Yes	83
Walkway < 10 feet wide	397 ft of	0.5	Yes	198
Illuminated area of facade wall or surface	435 ft2	0.07	No	33
Plaza area	4092 ft2	0.1	Yes	409
Parking area	85983 ft2	0.04	Yes	3439
Entry canopy	851 ft2	0.25	Yes	213
			Total Tradable Watts (a) =	4343
			Total Allowed Watts =	4376
			Total Allowed Supplemental Watts (b) =	400

(a) Wattage tradeoffs are only allowed between tradable areas/surfaces.
(b) A supplemental allowance equal to 400 watts may be applied toward compliance of both non-tradable and tradable areas/surfaces.

Proposed Exterior Lighting Power

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixture	D Fixture Watt.	E (C X D)
Driveway (2082 ft2): Tradable Wattage				
LED: Z1: Other:	1	1	129	129
LED: Z2: Other:	1	1	129	129
Walkway < 10 feet wide (397 ft of walkway length): Tradable Wattage				
LED: Z4: Other:	1	5	25	125
Illuminated area of facade wall or surface (435 ft2): Non-tradable Wattage				
LED: Z3: Other:	1	5	25	125
LED: Z4: Other:	1	2	25	50
Plaza area (4092 ft2): Tradable Wattage				
LED: Z3: Other:	1	2	25	50
Parking area (85983 ft2): Tradable Wattage				
LED: Z1: Other:	1	3	129	387
LED: Z4: Other:	1	5	25	125
Entry canopy (851 ft2): Tradable Wattage				
LED: R1: Other:	1	13	13	169
			Total Tradable Proposed Watts =	1114

Exterior Lighting PASSES: Design 76% better than code

Exterior Lighting Compliance Statement

Compliance Statement: The proposed exterior lighting design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed exterior lighting systems have been designed to meet the 2021 IECC requirements in COMcheck Version COMcheckWeb and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

Karl Nixon - Electrical Designer	Karl Nixon	09.29.2025
Name - Title	Signature	Date

COMcheck Software Version COMcheckWeb
Interior Lighting Compliance Certificate

Project Information

Energy Code: 2021 IECC
Project Title: Ask Gym
Project Type: New Construction

Construction Site:
4450 Sundt Road NE
Rio Rancho, New Mexico 87124

Owner/Agent:
Ask Academy
4450 Sundt Road NE
Rio Rancho, New Mexico 87124

Designer/Contractor:
RTM Engineering Consultants
7007 Wyoming Blvd NE Suite F-2
Albuquerque, New Mexico 87109
505.586.5004

Additional Efficiency Package(s)

Credits: 10.0 Required 0.0 Proposed

Allowed Interior Lighting Power

A Area Category	B Floor Area (ft2)	C Allowed Watts / ft2	D Allowed Watts
1-Gymnasium	14463	0.76	10992
		Total Allowed Watts =	10992

Proposed Interior Lighting Power

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixture	D Fixture Watt.	E (C X D)
1-Gymnasium				
LED: P1: Other:	1	1	20	20
LED: P2: Other:	1	24	150	3600
LED: R1: Other:	1	4	13	52
LED: R2: Other:	1	31	40	1240
LED: R3: Other:	1	19	30	570
LED: S1: Other:	1	1	38	38
LED: S2/S2E: Other:	1	11	46	506
			Total Proposed Watts =	6026

Interior Lighting PASSES: Design 45% better than code

Interior Lighting Compliance Statement

Compliance Statement: The proposed interior lighting design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed interior lighting systems have been designed to meet the 2021 IECC requirements in COMcheck Version COMcheckWeb and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

Karl Nixon - Electrical Designer	Karl Nixon	09.29.2025
Name - Title	Signature	Date

LUMINAIRE SCHEDULE

TYPE	DESCRIPTION	MOUNTING	LED TEMP (K)	INPUT WATTS	VOLT	MANUFACTURER	CATALOG NUMBER	NOTES
P1	LED SELECTABLE STRIP LIGHT	CHAIN HUNG AT 8'0" AFF	4000	20W	UNV	SPITZER	STPH2-4-52LC-U-CC	
P2	LED GYM HIGH BAY	CHAIN HUNG AT 20'-0" AFF	4000	150W	UNV	SATCO	65-793R2	1
R1	4" LED DOWN LIGHT	CELING	4000	13W	UNV	SATCO	S11810	
R2	LED FLAT PANEL	CELING	4000	40W	UNV	SATCO	65-572R1	
R3	LED FLAT PANEL	CELING	4000	30W	UNV	SATCO	65-572R1	
S1	LED VANITY WALL SCONCE	WALL CNT OVER MIRROR	4000	38W	UNV	SHAPER	605-49-W-L5/827-UNV-MW	
S2	LED LENSED AND GASKETED STRIP LIGHT	SURFACE ON CELING	4000	46W	UNV	SPITZER	VTZ-4-65LC-U-CC	
S2E	SAME AS TYPE "S2" EXCEPT WITH EMERGENCY BATTERY PACK	SURFACE ON CELING	4000	46W	UNV	SPITZER	VTZ-4-65LC-U-C1-EM1-CC	
X	LED EXIT SIGN	WALL @ 8'-0" AFF	-	5.5W	UNV	ISOLITE	RLC-LED-R-U-WH-MTEB-SD	2
X1	LED EMERGENCY LIGHTING UNIT	WALL @ 8'-0" AFF	-	5.5W	UNV	ISOLITE	RL2LED-WH-MBC-SD	2
Z1	LED CAST SHOEBOX AREA LIGHT, TYPE III WIDE DISTRIBUTION	15' SS POLE	4000	129	120	U.S.ARCHITECTURAL	LUM-PLED-III-W-80LED-525MA-40K-120-1-RAL-8019-T	
Z2	LED CAST SHOEBOX AREA LIGHT, TYPE V WIDE DISTRIBUTION	15' SS POLE	4000	129	120	U.S.ARCHITECTURAL	LUM-PLED-V-W-80LED-525MA-40K-120-1-RAL-8019-T	
Z3	LED WALL PACK, FULL CUTOFF TYPE IV DISTRIBUTION	WALL @ 10'-0" AFG	4000	25	UNV	McGRAW-EDISON	GWS-SA2-B-740-U-T4W-BZ	
Z4	LED WALL PACK, FULL CUTOFF TYPE III DISTRIBUTION	WALL @ 10'-0" AFG	4000	25	UNV	McGRAW-EDISON	GWS-SA2-B-740-U-T3-BZ	

GENERAL NOTES:
A. THE LUMINAIRE SCHEDULE CAN NOT BE USED INDEPENDENTLY OF THE DRAWINGS AND SPECIFICATIONS TO OBTAIN LUMINAIRE COSTS. THE INDIVIDUAL ESTABLISHING LUMINAIRE COSTS SHALL NOT QUOTE PRICING WITHOUT FIRST SEEING APPLICABLE ELECTRICAL DRAWINGS AND ELECTRICAL DIVI
B. REFER TO DRAWINGS FOR FIXTURES REQUIRING EMERGENCY BATTERY BACKUP OPTION (SHOWN BY HATCH IN/OVER SYMBOL). MINIMUM LIGHT OUTPUT FOR EM BALLAST SHALL
C. ARCHITECT SHALL SELECT FINISH FROM MANUFACTURER'S STANDARD FINISHES.

SPECIFIC NOTES:
(1) VERIFY MOUNTING HIGHT WITH ARCHITECT
(2) PROVIDE WITH WIREGARD FOR UNITS INSTALLED IN GYMNASIUM.
(3)
(4)

MECHANICAL EQUIPMENT SCHEDULE

MARK	DESCRIPTION	VOLT / PHASE	HP	WATTS	FLA	MCA	MOCP	DISCONNECT/ FUSE SIZE	FEEDER	CIRCUIT	SPECIFIC NOTES
RTU-1	DX/GAS ROOFTOP UNIT	208/3P	-	-	-	31.0	45	60A/3P FUSED W 45AF	50(4WG)	MDB-1,3,5	1
RTU-2	DX/GAS ROOFTOP UNIT	208/3P	-	-	-	69.0	80	100A/3P FUSED W 80AF	80(4WG)	MDB-7,9,11	1
RTU-3	DX/GAS ROOFTOP UNIT	208/3P	-	-	-	69.0	80	100A/3P FUSED W 80AF	80(4WG)	MDB-13,15,17	1
RTU-4	DX/GAS ROOFTOP UNIT	208/3P	-	-	-	37.0	45	60A/3P FUSED W 45AF	50(4WG)	MDB-19,21,23	1
RTU-5	DX/GAS ROOFTOP UNIT	208/3P	-	-	-	37.0	45	60A/3P FUSED W 45AF	50(4WG)	MDB-25,27,29	1
EF-1	EXHAUST FAN	120/1P	1/30	25	-	-	-	WALL SWITCH	20(2WG)	SEE PLAN	2
EF-2	EXHAUST FAN	120/1P	1/4	-	-	5.8	15/1P	SWITCH	20(2WG)	LA-31	3
EF-3	EXHAUST FAN	120/1P	1/25	19	-	-	-	WALL SWITCH	20(2WG)	SEE PLAN	2
CE-1	CELING EXHAUST FAN	120/1P	-	80	-	-	-	WALL SWITCH	20(2WG)	SEE PLAN	2
CUH-1	CEILING UNIT HEATER	208/2P	-	3000	-	-	-	SWITCH	20(3WG)	LA-27,29	3
CUH-2	CEILING UNIT HEATER	208/2P	-	3000	-	-	-	SWITCH	20(3WG)	LB-21,23	3
UH-1	UNIT HEATER	208/2P	-	3000	-	-	-	SWITCH	20(3WG)	LA-19,21	3
UH-2	UNIT HEATER	208/2P	-	5000	-	-	-	SWITCH	30(3WG)	LA-23,25	3
WH-1	GAS WATER HEATER	120/1P	-	180	-	-	-	HARDWIRED	20(2WG)	LA-32	
WH-2	ELECTRIC WATER HEATER	120/1P	-	2500	-	-	-	HARDWIRED	20(2WG)	LB-24	
CP-1	HOT WATER RECIRCULATION PUMP	120/1P	1/6	-	2.3	-	-	HARDWIRED	20(2WG)	LA-32	
CP-2	HOT WATER RECIRCULATION PUMP	120/1P	1/6	-	2.3	-	-	HARDWIRED	20(2WG)	LB-24	

GENERAL NOTES:
A. SEE SPECIFICATIONS FOR ELECTRICAL DIVISION AND MECHANICAL DIVISION MOTOR STARTER COORDINATION.
B. PROVIDE PHASE PROTECTION FOR ALL THREE PHASE MOTORS ABOVE 7-1/2 HP.
C. PROVIDE ALL EXTERIOR DISCONNECTS WITH NEMA 3R RATING.
D. WHEN EQUIPMENT IS LISTED WITH ONLY A HORSEPOWER RATING THE DISCONNECT AND FEEDER ARE SIZED PER THE N.E.C.

SPECIFIC NOTES:
(1) DISCONNECT SWITCHED MOUNT ON EXTERIOR EQUIPMENT SHALL HAVE NEMA 3R ENCLOSURES.
(2) CONNECT TO LIGHTING CIRCUIT FEEDING THIS AREA.
(3) PROVED WITH MOTOR RATED SWITCH WITH THERMAL OVERLOADS.
(4)

ARIA
STUDIO CONSULTANTS, INC
1801 Lomas Blvd. NW
Albuquerque, NM 87104
Daniel@ariascinc.com (505) 506-2314

rtm
847.756.4180 www.rtmec.com
Project No.25.BG3570.2664 Copyright 2025

THE ASK ACADEMY
A STEM INNOVATION
KNOWLEDGE SKILLS ATTITUude

4450 Sundt Road NE
Rio Rancho, NM 87124

NEW GYMNASIUM

CLARK G. DEPAM
NEW MEXICO
25797
9/29/2025
PROFESSIONAL ENGINEER

Architect/Engineer Seal

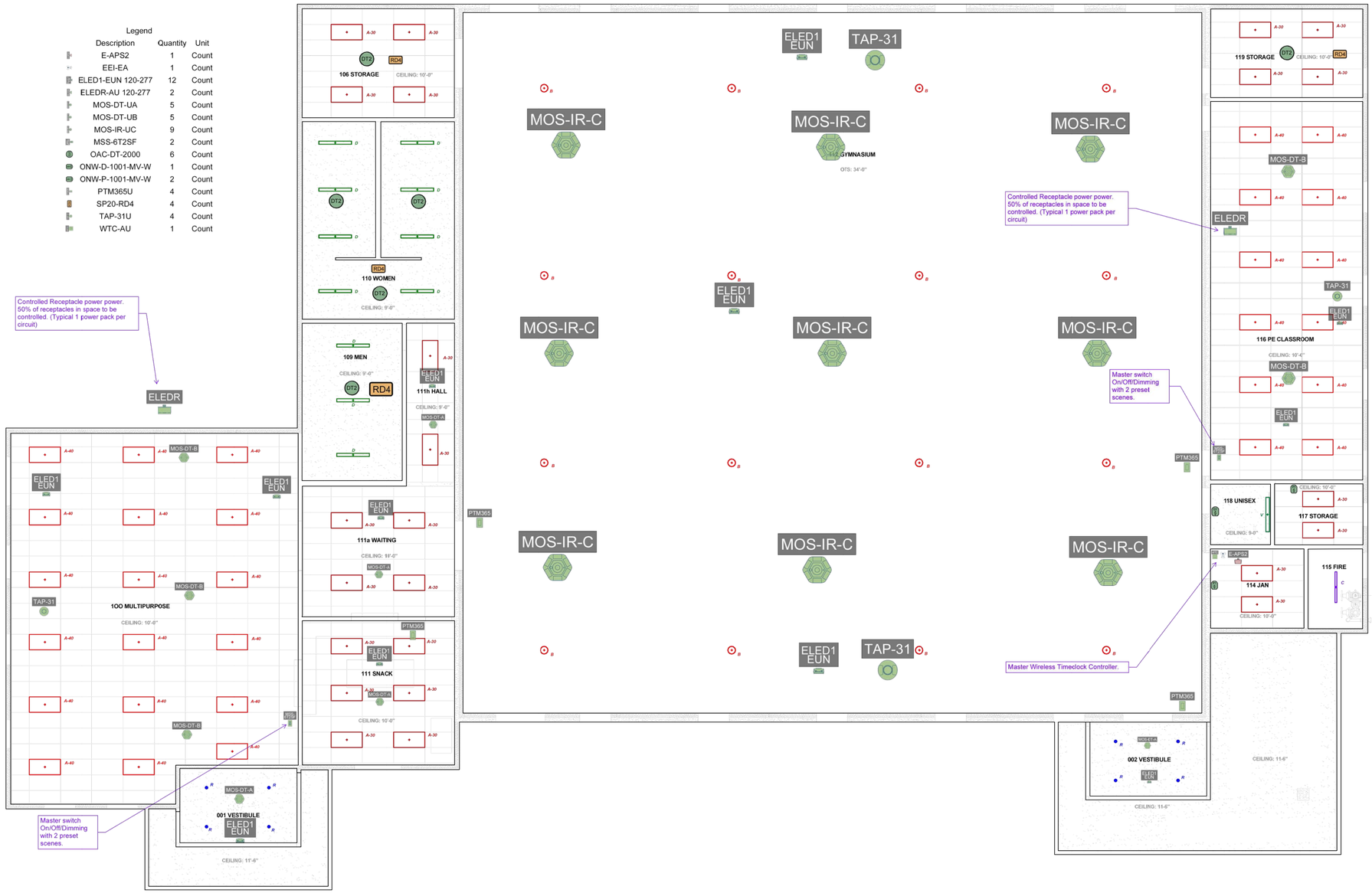
mark	date	description
revisions		
issue		100% CDs
project no		2507
drawn by		-
checked by		-
date		September 29, 2025

ELECTRICAL SCHEDULES

E004

Legend

Description	Quantity	Unit
E-APS2	1	Count
EEI-EA	1	Count
ELED1-EUN 120-277	12	Count
ELEDR-AU 120-277	2	Count
MOS-DT-UA	5	Count
MOS-DT-UB	5	Count
MOS-IR-UC	9	Count
MSS-6T2SF	2	Count
OAC-DT-2000	6	Count
ONW-D-1001-MV-W	1	Count
ONW-P-1001-MV-W	2	Count
PTM365U	4	Count
SP20-RD4	4	Count
TAP-31U	4	Count
WTC-AU	1	Count



ELECTRICAL - LIGHTING CONTROL DRAWING (REFERENCE ONLY)

SCALE: NONE

NOTES:

1. THIS SHEET ISSUED FOR REFERENCE ONLY AS A BASIS OF DESIGN, IT INDICATES LIGHTING CONTROLS COMPONENT AND PROVIDE A BILL OF MATERIAL. THE SYSTEM LAYOUT AND BILL OF MATERIAL WAS PREPARED BY SCHROEDER SALES.

   THE ELECTRICAL CONTRACTOR SHALL COORDINATE ALL CONTROLS REQUIREMENTS WITH SCHROEDER SALES. THE ELECTRICAL ENGINEER TAKE NO RESPONSIBILITY OR LIABILITY FOR THIS DESIGN.

ARIA
STUDIO CONSULTANTS, INC
1801 Lomas Blvd. NW
Albuquerque, NM 87104
Daniel@ariascinc.com (505) 506-2314

rtm
847.756.4180 www.rtmec.com
Project No.25.BG3570.2664 Copyright 2025

THE ASK ACADEMY
A STEM INNOVATION
SKILLS KNOWLEDGE ATTITUDE
4450 Sundt Road NE
Rio Rancho, NM 87124

NEW GYMNASIUM

JULIE G. DEPAM
NEW MEXICO
25797
9/29/2025
PROFESSIONAL ENGINEER

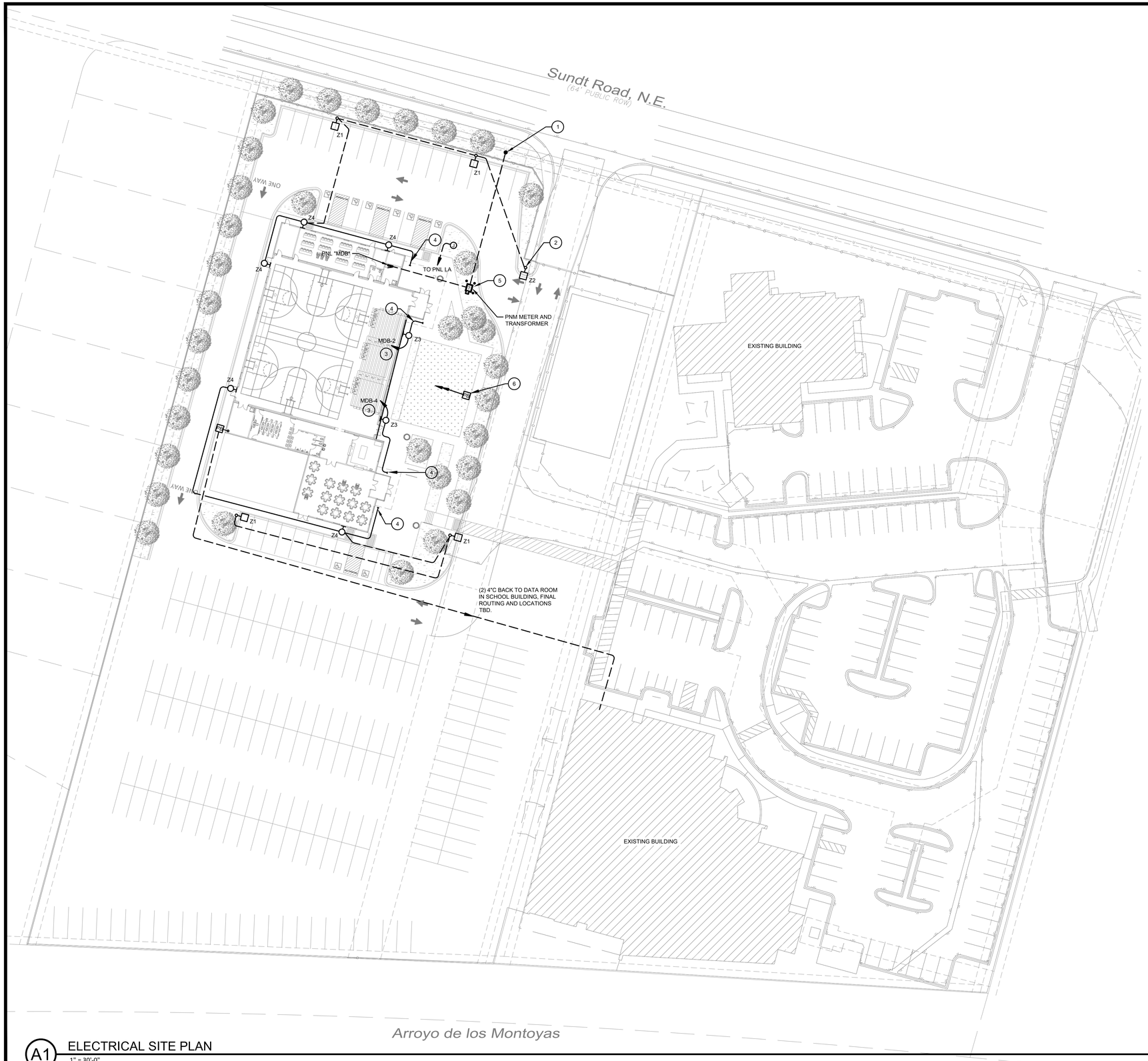
Architect/Engineer Seal

mark	date	description

revisions	
issue	100% CDs
project no	2507
drawn by	-
checked by	-
date	September 29, 2025

ELECTRICAL
LIGHTING CONTROL
DRAWING
(REFERENCE ONLY)

E005



A1 ELECTRICAL SITE PLAN
1" = 30'-0"

GENERAL NOTES:

1. IF ANY UTILITY LINE, PIPELINES OR UNDERGROUND UTILITY LINES ARE SHOWN ON THESE DRAWINGS, THEY ARE SHOWN IN AN APPROXIMATE MANNER ONLY, AND SUCH LINES MAY EXISTING WHERE NONE ARE SHOWN. IF ANY SUCH EXISTING LINES ARE SHOWN, THE LOCATION IS BASED UPON INFORMATION PROVIDED BY THE UTILITY OR PIPELINE COMPANY, THE OWNER OR BY OTHERS, AND THE INFORMATION MAY BE INCOMPLETE, OR MAY BE OBSOLETE, OR MAY BE OBSOLETE BY THE TIME CONSTRUCTION COMMENCES.
2. THE ENGINEER HAS UNDERTAKEN NO FIELD VERIFICATIONS OF DEPTH SIZE OR TYPE OF EXISTING UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES, MAKES NO REPRESENTATION PERTAINING THERETO AND ASSUMES NO RESPONSIBILITY OF LIABILITY THEREFORE, THE CONTRACTOR SHALL INFORM ITSELF TO THE LOCATION OF ANY UTILITY LINE, PIPELINE OF UNDERGROUND UTILITY LINES IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND DURING ALL EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND RESERVE AND ALL EXISTING UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES. THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS IF ANY PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES IN PLANNING AND CONDUCTING EXCAVATION WHERE BY CALLING OR NOTIFYING THE UTILITIES, COMPLYING WITH "BLUE STAKES" PROCEDURES OR OTHERWISE.
3. EXTERIOR BURIED CONDUIT SHALL BE COVERED PER NEC TABLE 300.5.

(#) FLAG NOTES:

1. PROPOSED PNM NEW POWER POLE LOCATION. COORDINATE FINAL CONNECTION FOR NEW SERVICE WITH PNM NEW SERVICE PERSONNEL AND ADJUST IF REQUIRED.
2. REFER TO POLE BASE DIAGRAM ON DRAWING E501.
3. ROUTE INDICATED CIRCUIT THROUGH SITE LIGHTING TIME CLOCK CONTACTOR.
4. EXTEND TO LIGHTING IN CANOPY BELOW. SEE E201 FOR FIXTURES.
5. PNM TRANSFORMER AND METER PURPOSED LOCATION. FIELD COORDINATE FINAL LOCATION WITH PNM NEW SERVICE PERSONNEL AND ADJUST IF REQUIRED. INSTALL PER PNM REQUIREMENTS.
6. PULL BOX FOR FUTURE EVENT POWER CONNECTIONS. EXTEND (1) 1.5" CONDUIT WITH PULL CORD TO PANEL LB AND (1) 1.5" CONDUIT WITH PULL CORD TO DATA RACK LOCATION IN ROOM 106. SIZE AS REQUIRED BY NEC.

ARIA
STUDIO CONSULTANTS, INC
1801 Lomas Blvd. NW
Albuquerque, NM 87104
Daniel@ariascinc.com (505) 506-2314

rtm
847.756.4180 www.rtmec.com
Project No.25.BG3570.2664 Copyright 2025

THE ASK ACADEMY
A STEM INNOVATION
KNOWLEDGE SKILLS ATTITUDE

4450 Sundt Road NE
Rio Rancho, NM 87124

NEW GYMNASIUM

DUANE G. DEPAAL NEW MEXICO 25797 9/29/2025 PROFESSIONAL ENGINEER

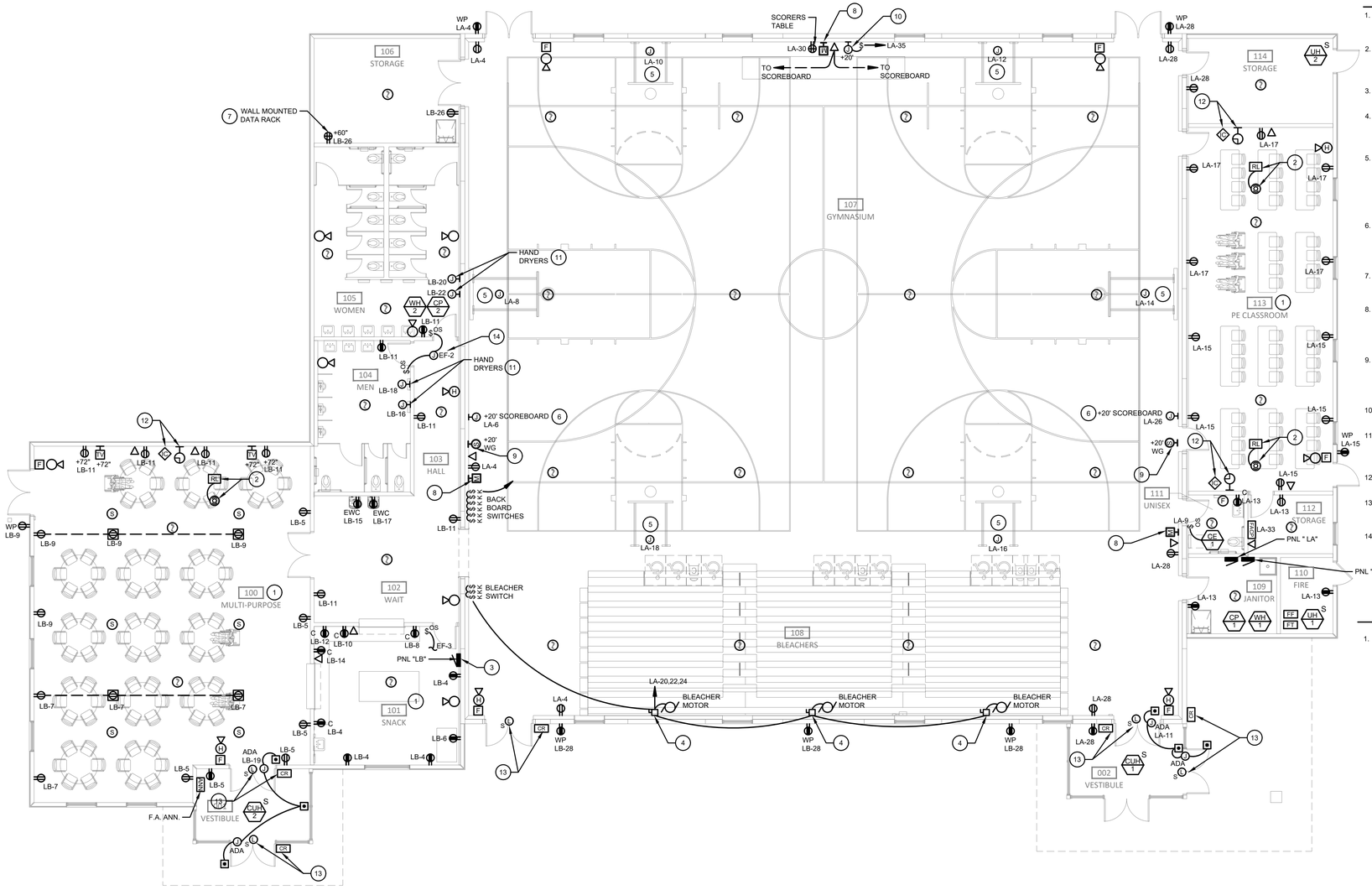
Architect/Engineer Seal

mark	date	description

revisions	
issue	100% CDs
project no	2507
drawn by	-
checked by	-
date	September 29, 2025

ELECTRICAL SITE PLAN

E100



NOTES:

1. REFER TO ARCHITECTURAL PLANS AND INTERIOR ELEVATIONS FOR FINAL RECEPTACLE AND DEVICE PLACEMENT. COORDINATE ALL RECEPTACLE MOUNTING LOCATIONS WITH FIXTURES, APPLIANCES, FURNITURE, CABINETRY, AND OTHER EQUIPMENT PRIOR TO ROUGH-IN.
2. ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR FIELD COORDINATING THE LOCATION OF ELECTRICAL EQUIPMENT, JUNCTION BOXES, DISCONNECTS, ETC. EC SHALL BE RESPONSIBLE FOR COORDINATION AND THE ROUTING OF FEEDERS, AND BRANCH CIRCUITS.
3. COORDINATE POWER CONNECTIONS FOR OWNER PROVIDED EQUIPMENT AND APPLIANCES, AND ALL OTHER EQUIPMENT PROVIDED BY OTHER DIVISIONS WITH SUBMITTAL DATA CUT SHEETS, WIRING DIAGRAMS, AND MANUFACTURER'S WRITTEN INSTALLATION INSTRUCTIONS. FIELD COORDINATE FINAL LOCATIONS OF EQUIPMENT AND POWER CONNECTIONS WITH GENERAL CONTRACTOR AND OTHER DIVISIONS/CONTRACTORS PRIOR TO ROUGH-IN.
4. REFER TO MECHANICAL EQUIPMENT SCHEDULE ON SHEET E004 FOR DISCONNECT AND FEEDER INFORMATION.
5. PROVIDE TAMPER RESISTANT TYPE RECEPTACLES IN ALL AREAS REQUIRED AS INDICATED IN NEC 405.12.

(#) FLAG NOTES:

1. ALL RECEPTACLES IN THIS SPACE SHALL BE HALF SWITCHED TO COMPLY WITH 2021 IECC C405.11.1.1. LABEL PER CODE.
2. PLUG LOAD CONTROLLER CONNECTED TO OCCUPANCY SENSOR FOR CONTROL OF INDICATED RECEPTACLES. SET TIME OUT FOR MAXIMUM ALLOWED BY CODE.
3. PROVIDE SKIRTS FOR THE TOP AND BOTTOM OF THIS PANEL.
4. BLEACHER POWER CONNECTIONS E.C. TO FIELD COORDINATE POWER CONNECTIONS WITH BLEACHER SUPPLER. MAKE ALL REQUIRED CONNECTIONS.
5. PROVIDE 120V POWER FOR MOTORIZED RETRACTABLE BACKBOARDS. BACKBOARD CONTROL TO BE LOCATED ON SOUTH WALL. COORDINATE EXACT REQUIREMENTS WITH BACKBOARD SUPPLIER PRIOR TO ROUGH-IN. COORDINATE EXACT LOCATION WITH ARCHITECTURAL DOCUMENTS.
6. PROVIDE 4-SQUARE BOX FOR 120V POWER TO ELECTRONIC SCOREBOARD. FIELD COORDINATE FINAL MOUNTING LOCATION AND HEIGHT WITH ARCHITECTURAL. COORDINATE CONNECTION REQUIREMENTS WITH SUPPLER.
7. COORDINATE FINAL MOUNTING HEIGHT OF DATA RACK RECEPTACLE WITH OWNER'S I.T. DEPARTMENT.
8. PROVIDE 4-SQUARE BOX AT +42" AFF FOR MICROPHONE CONNECTION. EXTEND 1-1" CONDUIT WITH PULL CORD FROM BOX BACK TO ROOM 117. FIELD COORDINATE FINAL MOUNTING LOCATION AND HEIGHT WITH ARCHITECTURAL.
9. PROVIDE 4-SQUARE BOX AT SPEAKER SYSTEM CONNECTION. EXTEND (1) 1-1/2" CONDUIT WITH PULL CORD BACK TO ROOM 117. FIELD COORDINATE FINAL MOUNTING LOCATION AND HEIGHT WITH ARCHITECTURAL.
10. ROUGH IN FOR FUTURE SEPARATION CURTAIN. COORDINATE FINAL LOCATION WITH OWNER.
11. FIELD COORDINATE HAND DRYER LOCATIONS WITH ARCHITECTURAL ELEVATIONS BEFORE ROUGH-IN INSTALLATION AND ADJUST LOCATIONS IF REQUIRED.
12. FIELD COORDINATE INTERCOM AND CLOCK SYSTEM WITH OWNER.
13. COORDINATE FINAL ACCESS CONTROL CONFIGURATION WITH OWNER. ADJUST LOCATIONS AS DIRECTED.
14. PROVIDE I.C.E RELAY FOR DUEL SWITCH CONTROL OF EF-2.

FIRE ALARM NOTES:

1. THE FIRE ALARM SYSTEM SHALL BE DESIGNED BY A NICET-III CERTIFIED OR REGISTERED FIRE PROTECTION ENGINEER AS PART OF A DESIGN-BUILD DELIVERY. THE FIRE ALARM SYSTEM SHALL COMPLY WITH THE APPLICABLE VERSIONS OF NFPA 13, NFPA 72, IBC, GOVERNING CODES AND AHJ REQUIREMENTS.

PLAN NORTH

0 4' 8' 16'

A1 ELECTRICAL PLAN
1/8" = 1'-0"

ARIA
STUDIO CONSULTANTS, INC
1801 Lomas Blvd. NW
Albuquerque, NM 87104
Daniel@ariascinc.com (505) 506-2314

rtm
847.756.4180 www.rtmec.com
Project No.25.BG3570.2664 Copyright 2025

THE ASK ACADEMY
A STEM INNOVATION
SKILLS KNOWLEDGE ATTITUDE
4450 Sundt Road NE
Rio Rancho, NM 87124

NEW GYMNASIUM

DUANE G. DESPAIN NEW MEXICO 25797 9/29/2025 PROFESSIONAL ENGINEER

Architect/Engineer Seal

mark	date	description
revisions		
issue		100% CDs
project no		2507
drawn by		-
checked by		-
date		September 29, 2025

ELECTRICAL PLAN

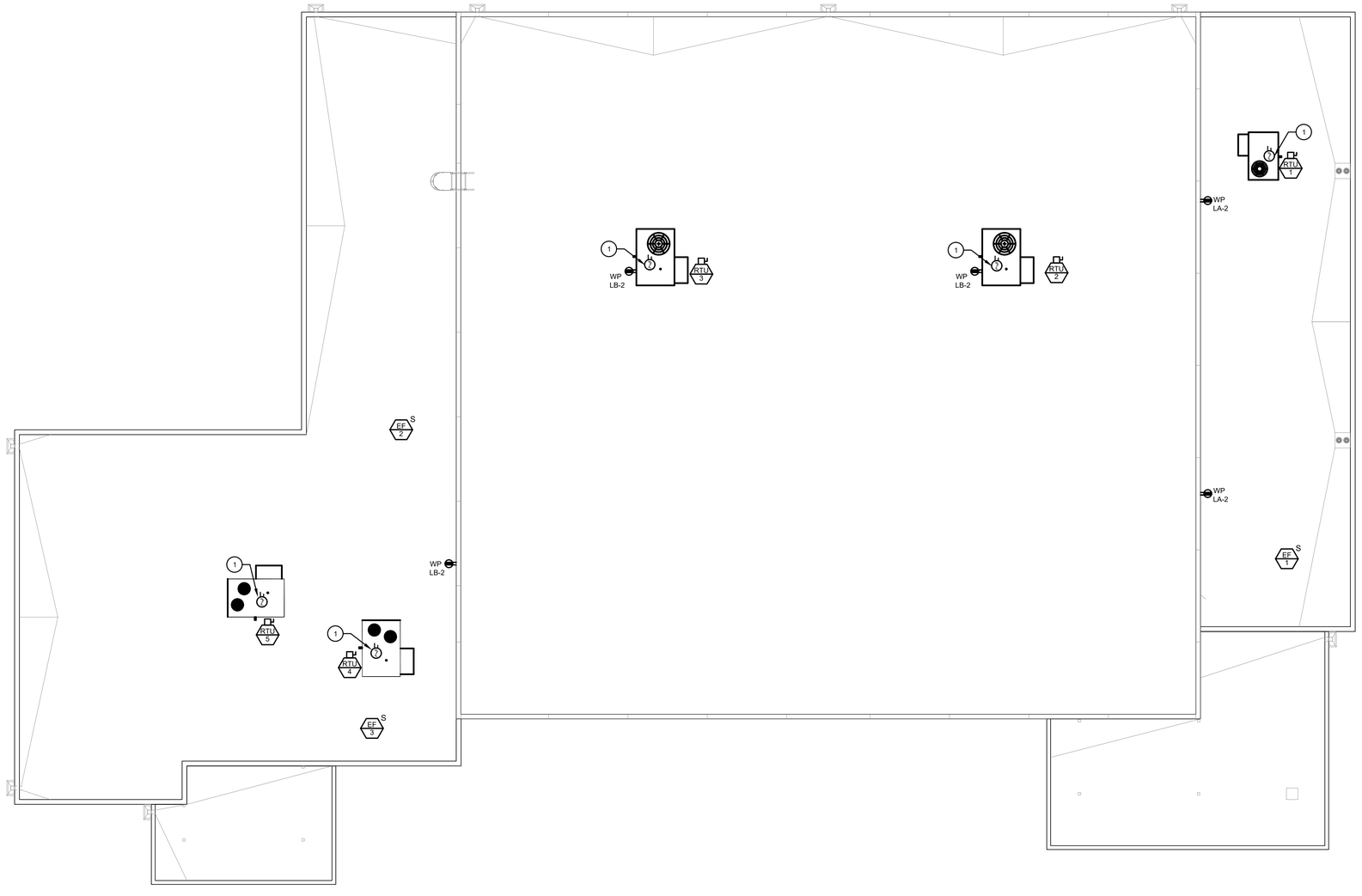
E101

NOTES:

1. REFER TO ARCHITECTURAL PLANS AND INTERIOR ELEVATIONS FOR FINAL RECEPTACLE AND DEVICE PLACEMENT. COORDINATE ALL RECEPTACLE MOUNTING LOCATIONS WITH FIXTURES, APPLIANCES, FURNITURE, CABINETRY, AND OTHER EQUIPMENT PRIOR TO ROUGH-IN.
2. ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR FIELD COORDINATING THE LOCATION OF ELECTRICAL EQUIPMENT, JUNCTION BOXES, DISCONNECTS, ETC. EC SHALL BE RESPONSIBLE FOR COORDINATION AND THE ROUTING OF FEEDERS, AND BRANCH CIRCUITS.
3. COORDINATE POWER CONNECTIONS FOR OWNER PROVIDED EQUIPMENT AND APPLIANCES, AND ALL OTHER EQUIPMENT PROVIDED BY OTHER DIVISIONS WITH SUBMITTAL DATA CUT SHEETS, WIRING DIAGRAMS, AND MANUFACTURER'S WRITTEN INSTALLATION INSTRUCTIONS. FIELD COORDINATE FINAL LOCATIONS OF EQUIPMENT AND POWER CONNECTIONS WITH GENERAL CONTRACTOR AND OTHER DIVISIONS/CONTRACTORS PRIOR TO ROUGH-IN.
4. REFER TO MECHANICAL EQUIPMENT SCHEDULE ON SHEET E003 FOR DISCONNECT AND FEEDER INFORMATION.

(#) FLAG NOTES:

1. PROVIDE DUCT DETECTOR. COORDINATE WITH MC.



PLAN NORTH

0 4' 8' 16'

A1 ELECTRICAL ROOF PLAN
1/8" = 1'-0"

ARIA
STUDIO CONSULTANTS, INC
1801 Lomas Blvd. NW
Albuquerque, NM 87104
Daniel@ariascinc.com (505) 506-2314

rtm
847.756.4180 www.rtmec.com
Project No.25.BG3570.2664 Copyright 2025

THE ASK ACADEMY
A STEM INNOVATION
KNOWLEDGE SKILLS ATTITUDE

4450 Sundt Road NE
Rio Rancho, NM 87124

NEW GYMNASIUM

NEW MEXICO 25797 9/29/2025 PROFESSIONAL ENGINEER

Architect/Engineer Seal

mark	date	description
revisions		

issue	100% CDs
project no	2507
drawn by	-
checked by	-
date	September 29, 2025

ELECTRICAL ROOF PLAN

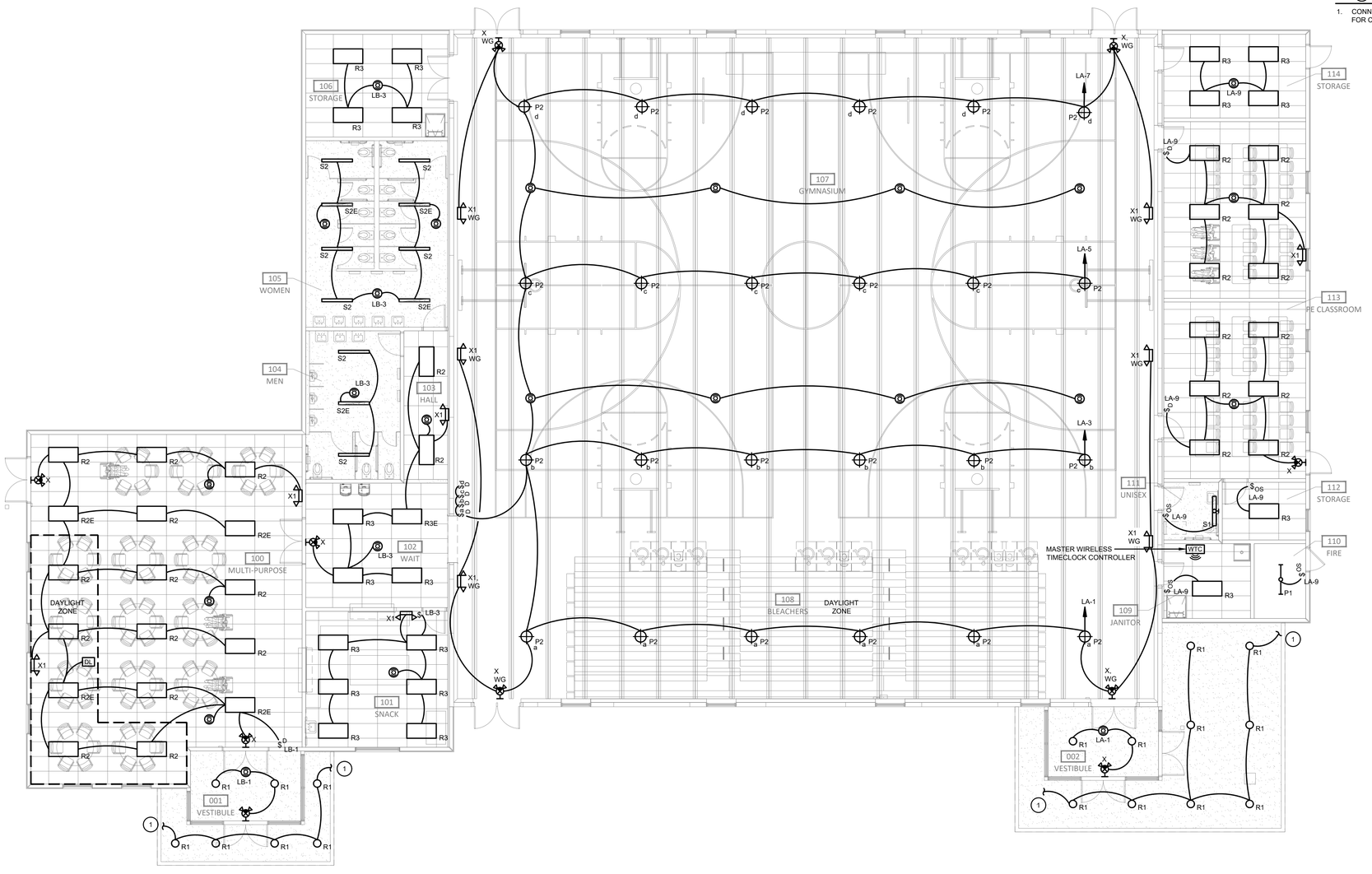
E102

NOTES:

1. REFER TO SHEET E002 FOR LUMINAIRE SCHEDULE.
2. REFER TO ARCHITECTURAL REFLECTED CEILING PLAN FOR EXACT PLACEMENT OF LIGHTING FIXTURES.
3. ALL CONDUIT SHALL BE CONCEALED IN WALLS, FLOOR SLAB, OR IN FLUTE OF DECK, WHERE POSSIBLE. EXPOSED CONDUITS SHALL BE KEPT AS CLOSE TO TRANSVERSE BEAMS AS POSSIBLE, CONTRACTOR SHALL COORDINATE THE EXACT LOCATION OF ALL EXPOSED CONDUITS WITH ARCHITECT PRIOR TO ROUGH-IN.
4. CIRCUIT ALL EXIT, EMERGENCY AND NIGHT LIGHTS AHEAD OF LIGHTING CONTROLS.
5. SWITCHES CONTROLLING LIGHTING LOADS SHALL COMPLY WITH NEC ARTICLE 404.2(C).
6. ALL WIRING SHALL BE MINIMUM OF #12 AWG UNLESS NOTED OTHERWISE.
7. REFER TO DRAWING E005 (ISSUED FOR REFERENCE) FOR VENDOR LIGHTING CONTROL. COORDINATE ALL COMPONENTS WITH SUPPLYING VENDOR. RETAIN VENDOR CONTROL CONTRACTOR FOR INITIAL SYSTEM PROGRAMING AND OWNER TRAINING.

(#) FLAG NOTES:

1. CONNECT TO EXTERIOR LIGHTING CIRCUIT. SEE E100 FOR CONTINUATION.



PLAN NORTH

0 4' 8' 16'

A1 LIGHTING PLAN
1/8" = 1'-0"

ARIA
STUDIO CONSULTANTS, INC
1801 Lomas Blvd. NW
Albuquerque, NM 87104
Daniel@ariascinc.com (505) 506-2314

rtm
847.756.4180 www.rtmec.com
Project No.25.BG3570.2664 Copyright 2025

THE ASK ACADEMY
A STEM INNOVATION
SKILLS KNOWLEDGE ATTITUDE
4450 Sundt Road NE
Rio Rancho, NM 87124

NEW GYMNASIUM

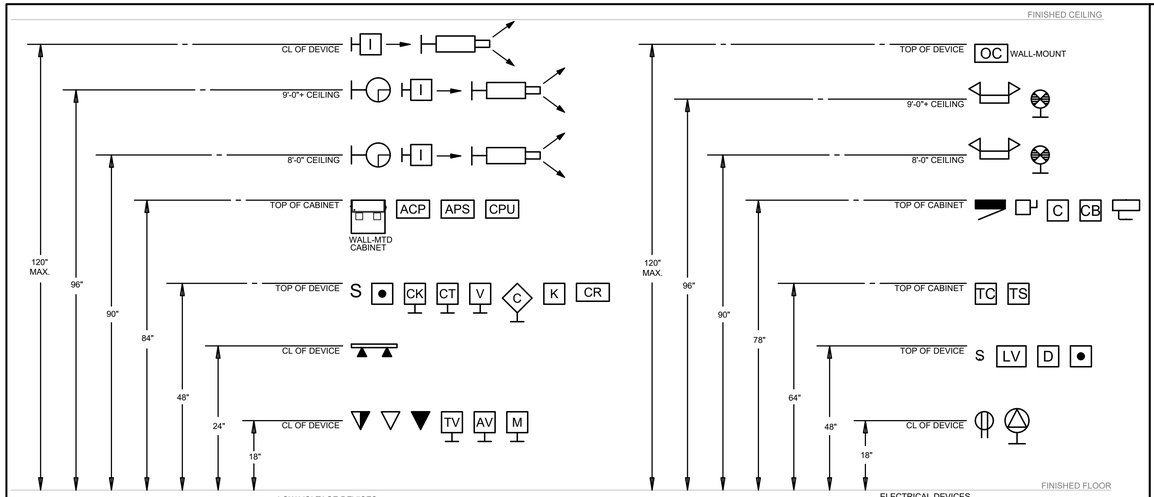
JAIME G. DESPAIN NEW MEXICO 25797 9/29/2025 PROFESSIONAL ENGINEER

Architect/Engineer Seal

mark	date	description
revisions		
issue		100% CDs
project no		2507
drawn by		-
checked by		-
date		September 29, 2025

LIGHTING PLAN

E201

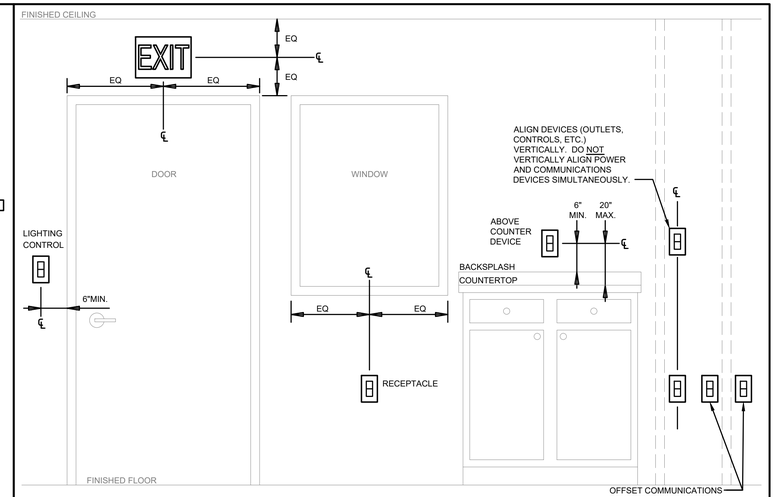


NOTES:

1. IF MOUNTING HEIGHT OF DEVICES INDICATED HERE IS IN CONFLICT WITH ADA REQUIREMENTS DUE TO INSTALLATION DETAIL, ADA DIMENSIONS SHALL GOVERN.
2. REFERENCE ARCHITECTURAL INTERIOR ELEVATIONS. LOCATIONS SHOWN ON INTERIOR ELEVATIONS SHALL SUPERCEDE LOCATIONS SHOWN HERE, UNLESS LOCATIONS SHOWN ON INTERIOR ELEVATIONS ARE NOT CODE COMPLIANT.

TYPICAL DEVICE MOUNTING HEIGHTS

NO SCALE

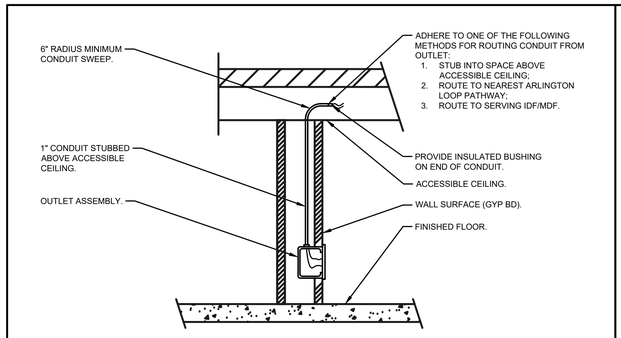


NOTES:

1. IF ALIGNMENT OF DEVICES INDICATED HERE IS IN CONFLICT WITH ADA REQUIREMENTS DUE TO INSTALLATION DETAIL, ADA DIMENSIONS SHALL GOVERN.
2. REFERENCE ARCHITECTURAL INTERIOR ELEVATIONS. LOCATIONS SHOWN ON INTERIOR ELEVATIONS SHALL SUPERCEDE LOCATIONS SHOWN HERE, UNLESS LOCATIONS SHOWN ON INTERIOR ELEVATIONS ARE NOT CODE COMPLIANT.

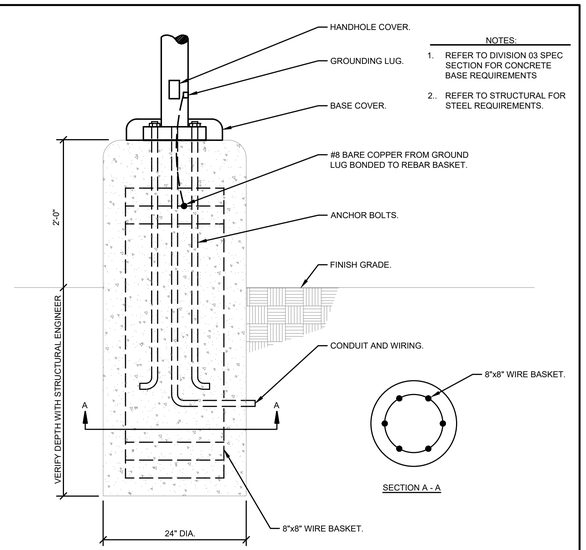
TYPICAL DEVICE ALIGNMENT

NO SCALE



OUTLET PATHWAY DIAGRAM - DRYWALL PARTITION

NO SCALE



NOTES:

1. REFER TO DIVISION 03 SPEC SECTION FOR CONCRETE BASE REQUIREMENTS
2. REFER TO STRUCTURAL FOR STEEL REQUIREMENTS.

POLE BASE DIAGRAM

NO SCALE

ARIA
STUDIO CONSULTANTS, INC
1801 Lomas Blvd. NW
Albuquerque, NM 87104
Daniel@ariascinc.com (505) 506-2314

rtm
847.756.4180 www.rtmec.com
Project No.25.BG3570.2664 Copyright 2025

THE ASK ACADEMY
A STEM INNOVATION
SKILLS KNOWLEDGE ATTITUDE
4450 Sundt Road NE
Rio Rancho, NM 87124

NEW GYMNASIUM



Architect/Engineer Seal

mark	date	description

revisions	
issue	100% CDs
project no	2507
drawn by	-
checked by	-
date	September 29, 2025

ELECTRICAL DIAGRAMS

E501

CITY OF RIO RANCHO
ORDINANCE

ORDINANCE NO. 18 **ENACTMENT NO. 10-17**

TO CHANGE THE ZONE DESIGNATION FOR THE PROPERTY KNOWN BY LEGAL DESCRIPTION AS INDUSTRIAL PARK WEST, TRACT 26 A-1 FROM SU/SPECIAL USE FOR TOWNHOMES AND APARTMENTS TO SU/SPECIAL USE FOR PRIVATE SCHOOL AND ACCESSORY USES WESTERLY 6.45 ACRES AND TO SU/SPECIAL USE FOR O-1/OFFICE USES EASTERLY 4.75 ACRES, LOCATED SOUTH OF SUNDT ROAD NE AND WEST OF PAT D'ARCO HIGHWAY.

NOW THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF RIO RANCHO:
Section 1.

A. LAND USE:

1. Permitted uses include private school academy
2. Accessory uses typically associated with schools such as a gymnasium
3. O-1/Office Zoning District permissive and conditional uses

B. SITE PLAN:

The site plan attached hereto as Exhibit A is hereby approved as a part of the zone map amendment. Development shall generally occur as per the site plan. Any significant changes to the site plan after Governing Body approval shall require a re-review and final approval by the Governing Body.

Building: The site plan consists of three buildings; a 10,640 square foot private academy, a 15,250 square foot gymnasium, and an 11,860 square foot administrative office; a total of 37,753 square feet.

Height: A maximum height of 32 feet is allowed.

Setback: Setbacks shall be as per the C-1/Retail Commercial Zone District.

Parking: A minimum of 147 regular spaces and 8 handicap spaces are required.

Landscaping: The lot is 487,778 square feet with a requirement of 10% to be landscaped. The total landscaping provided is 48,777 sq. ft.

Total Landscaping required: 10% of gross acreage shall be landscaped
Front landscaping: 10% of total landscaping requirement
Live plant material: 65% or more of total landscaping requirement

Non-plant material: 15% or less of total landscaping requirement
Trees: 30" boxed or 3" caliper in size;
One tree per 25 feet of lot street frontage and sides, and 12' in height with full crown
Shrubs: 5 gallon minimum size

Buffering: Where nonresidential property abuts residential property, the landscape buffer shall be located inside the buffer wall. Buffering shall be provided per the C-1, Retail Commercial District:

1. The buffer wall shall be a minimum of six feet in height and shall be constructed of masonry, sealed adobe, brick or other solid material
2. Landscape buffer areas shall be a minimum of ten feet in width.
3. Landscape buffer areas shall include a minimum of one buffer tree per 25 feet, or an approved equivalent density. Minimum tree size shall be 3-inch caliper, 30-inch boxed variety or 30-gallon container, or a least 10 feet in height.
4. Buffer trees shall be a mix of conifers and deciduous trees; however, the emphasis shall be placed on conifers.

Signage: Signage shall comply with City of Rio Rancho Code of Ordinances, Chapter 156, Sign Regulations, and requires separate approval.

Lighting: All lighting shall comply with the Night Sky Protection Act, and shall be placed so as to reflect the light away from adjacent residential districts.

Access: Access driveways shall align with existing roadways on the north side of Sundt road. Specific access points shall be as per a plan approved by the Department of Public Works. An access easement shall be required to allow access to Tract 26 A-2 from Sundt Road.

Restrictions:

1. All mechanical equipment located on the roof shall be shielded from view.
2. No signage is shown on site plan; applicant will need to go through sign permit process with site plan for approval of any signs at the property.
3. No outside storage permitted.
4. Any significant changes to the site plan shall require a re-review of the site plan by the Governing Body. Minor changes to the site plan may be administratively approved by the Department Director.

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

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

ADOPTED THIS 26TH DAY OF MAY, 2010.

Thomas E. Swisstack, Mayor

5/28/10

Date

ATTEST:



Roman Montoya, City Clerk

(SEAL)

Zoning Comments:

1. **Parking Visibility & Striping**
    a. Confirm that all parking spaces are kept visible and clearly striped in accordance with **Section 154.76(7)**.
2. **Cross-Access Verification**
    a. Verify existing or proposed **cross-access** arrangements with the adjacent properties at **4550 Sundt** and **4500 Sundt**.
    b. Determine whether a **formal parking or access agreement** will be required.
3. **Student Count Confirmation**
    a. Provide confirmation that the **number of students will not increase** as part of the proposed request or improvements.

DEVELOPMENT SERVICES DEPARTMENT— TRANSMITTAL AND REVIEW SHEET

DATE: November 7, 2025

TO:
(X) Development Services – Matt Geisel, Amy Rincon, David Serrano, Brian Babyak, Patrick Kingsbury
(X) Fire and Rescue – Brian Johnson, James Wenzel, 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
(X) EZEE Fiber – John Muldrow

FROM: Development Services Department, Planning & Zoning Division

RE: DSD #25-160-00014 Site Plan (4450 Sundt Rd Ne)

The applicant, The Ask Academy, through their agent, Community Design Solutions, LLC requests approval of a Site Plan for the Ask Academy Gymnasium located at 4450 Sundt Rd Ne . The subject property is legally described as Texico Conference Center Tract 2A1 and is zoned SU. The total area of the site is approximately 3.5 acres.

Please review and provide recommendations, comments or corrections on this form and return via hand delivery, fax or e-mail by **Monday, November 24, 2025**. If redline comments are made on the plan, please also provide me with a copy. Please contact Tamarah Martinez at 505-896-8793 or e-mail tamartinez@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

The general information on the site plan (plant species, % cover, etc.) appears to be appropriate. The provision and general site plan images (versus clear keyed notes) appear to show handicap parking spaces and access aisles with “No Parking” language within the aisle per the state statute. PRCS defers to DSD for any additional comments, recommendations, requirements or approvals.

Dyane N. Sonier *11/19/2025*

Reviewer Date

DEVELOPMENT SERVICES DEPARTMENT— TRANSMITTAL AND REVIEW SHEET

DATE: November 7, 2025

TO:
- (X) Development Services – Matt Geisel, Amy Rincon, David Serrano, Brian Babyak, Patrick Kingsbury
- (X) Fire and Rescue – Brian Johnson, James Wenzel, 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
- (X) EZEE Fiber – John Muldrow

FROM: Development Services Department, Planning & Zoning Division

RE: DSD #25-160-00014 Site Plan (4450 Sundt Rd Ne)

The applicant, The Ask Academy, through their agent, Community Design Solutions, LLC requests approval of a Site Plan for the Ask Academy Gymnasium located at 4450 Unser Blvd SE . The subject property is legally described as Texico Conference Center Tract 2A1 and is zoned SU. The total area of the site is approximately 3.5 acres.

Please review and provide recommendations, comments or corrections on this form and return via hand delivery, fax or e-mail by **Monday, November 24, 2025**. If redline comments are made on the plan, please also provide me with a copy. Please contact Tamarah Martinez at 505-896-8793 or e-mail tamartinez@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:
- (X) RECOMMENDED FOR APPROVAL
- (_) RETURNED FOR REVISIONS RESUBMITTAL REQUIRED
- (_) RETURNED WITH COMMENTS RESUBMITTAL NOT REQUIRED

Fire 1 Plan has been reviewed and approved by the Fire Marshals Office. Fire 2, Fire Alarm, Fire Sprinkler Plans will be submitted to CID for review and approval.

Fire Marshal Brian Johnson — Reviewer

11/13/2025 — Date

DEVELOPMENT SERVICES DEPARTMENT— TRANSMITTAL AND REVIEW SHEET

DATE: November 7, 2025

TO:
(X) Development Services – Matt Geisel, Amy Rincon, David Serrano, Brian Babyak, Patrick Kingsbury
(X) Fire and Rescue – Brian Johnson, James Wenzel, 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
(X) EZEE Fiber – John Muldrow

FROM: Development Services Department, Planning & Zoning Division

RE: DSD #25-160-00014 Site Plan (4450 Sundt Rd Ne)

The applicant, The Ask Academy, through their agent, Community Design Solutions, LLC requests approval of a Site Plan for the Ask Academy Gymnasium located at 4450 Sundt Rd Ne . The subject property is legally described as Texico Conference Center Tract 2A1 and is zoned SU. The total area of the site is approximately 3.5 acres.

Please review and provide recommendations, comments or corrections on this form and return via hand delivery, fax or e-mail by **Monday, November 24, 2025**. If redline comments are made on the plan, please also provide me with a copy. Please contact Tamarah Martinez at 505-896-8793 or e-mail tamartinez@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

1. Please provide a copy of the approved drainage report. Does the existing pond have the capacity for new development discharge?
2. Please clarify if the proposed pond is detention or retention. If it is a detention pond, how is it draining?
3. Please provide water quality volume for impervious surfaces.
4. The southern portion of the development lies within the arroyo lateral erosion envelope.

_____ Reviewer

_____ Date

DEVELOPMENT SERVICES DEPARTMENT— TRANSMITTAL AND REVIEW SHEET

DATE: November 7, 2025

TO:
- (X) Development Services – Matt Geisel, Amy Rincon, David Serrano, Brian Babyak, Patrick Kingsbury
- (X) Fire and Rescue – Brian Johnson, James Wenzel, 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
- (X) EZEE Fiber – John Muldrow

FROM: Development Services Department, Planning & Zoning Division

RE: DSD #25-160-00014 Site Plan (4450 Sundt Rd Ne)

The applicant, The Ask Academy, through their agent, Community Design Solutions, LLC requests approval of a Site Plan for the Ask Academy Gymnasium located at 4450 Unser Blvd SE . The subject property is legally described as Texico Conference Center Tract 2A1 and is zoned SU. The total area of the site is approximately 3.5 acres.

Please review and provide recommendations, comments or corrections on this form and return via hand delivery, fax or e-mail by **Monday, November 24, 2025**. If redline comments are made on the plan, please also provide me with a copy. Please contact Tamarah Martinez at 505-896-8793 or e-mail tamartinez@rrnm.gov if you have any questions or would like to review a hard copy at my office.

This item has been reviewed and is hereby:
- (_) RECOMMENDED FOR APPROVAL
- (x) RETURNED FOR REVISIONS RESUBMITTAL REQUIRED
- (_) RETURNED WITH COMMENTS RESUBMITTAL NOT REQUIRED

Why is there a need to connect to WL under Sundt when there is existing 8"WL on right side of property?
Provide additional %D and show pond can account for it/ provide SWQV; also ensure flows make it to pond

Patrick Kingsbury — Reviewer

11-25-25 — Date

The City of Rio Rancho

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

December 2, 2025

RE: Site Plan; Case No. 25-160-00014
Texico Conference Center Tract 2A1
4450 Sundt Rd NE

Dear Property Owner:

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

The applicant, The Ask Academy, through their agent, Community Design Solutions, LLC requests approval of a Site Plan for the Ask Academy Gymnasium located at 4450 Sundt Rd Ne . The subject property is legally described as Texico Conference Center Tract 2A1 and is zoned SU. The total area of the site is approximately 3.5 acres.

The **Governing Body** will consider the request and make their decision on **Thursday, December 18, 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 tamartinez@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 tamartinez@rrnm.gov. or call me at 505-896-8793, 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,

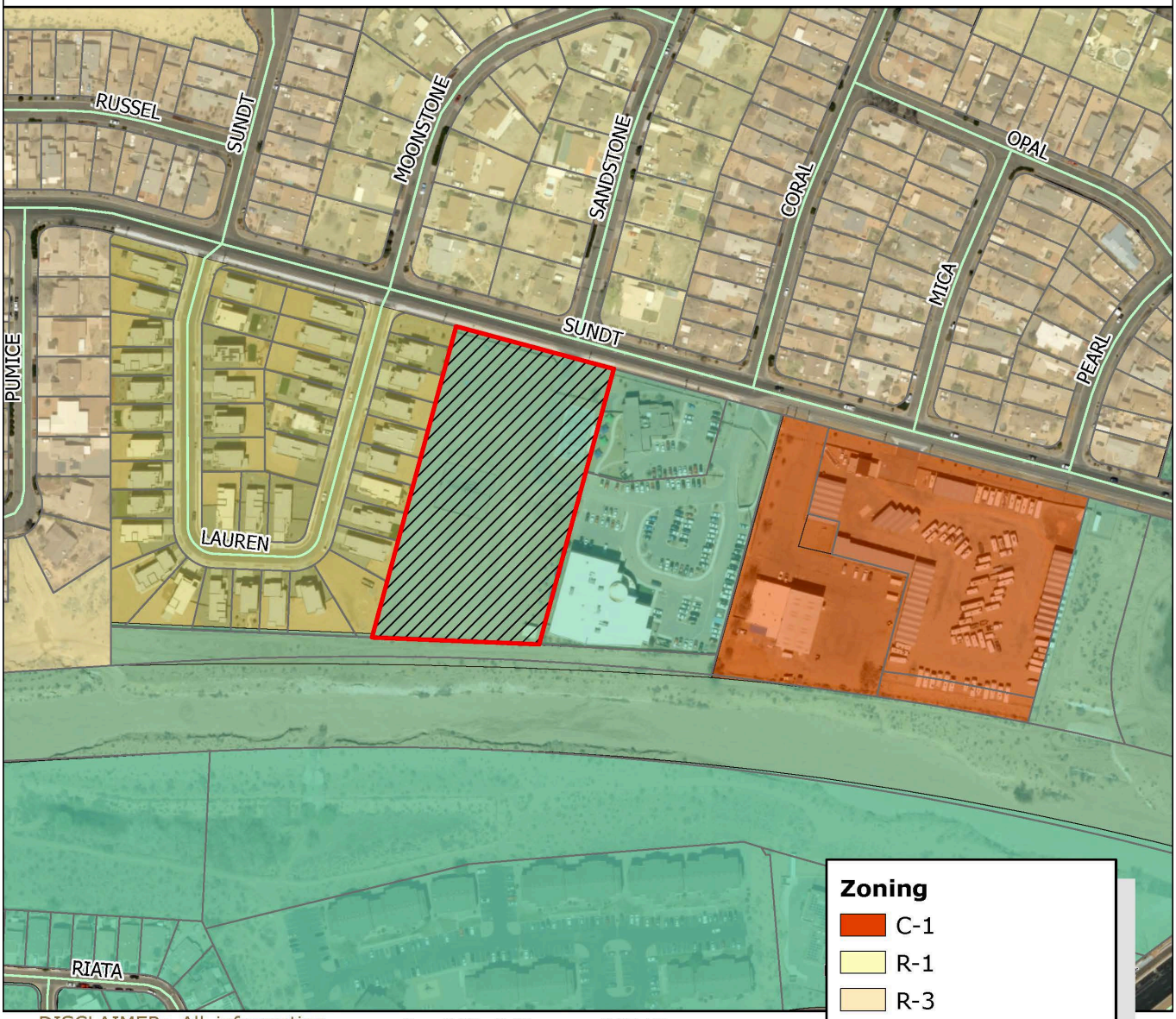
Tamarah Martinez

Tamarah Martinez
Municipal Planner I
Development Services Department
Planning Division
City of Rio Rancho

The City of Rio Rancho

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

SITE PLAN
4450 SUNDT RD NE
TEXICO CONFERENCE CENTER, TRACT 2A1



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 0.02 0.04 0.07 Miles

N
W E
S

Map courtesy of Tamarah Martinez on 11/24/25

CITY OF RIO RANCHO
PUBLIC HEARING NOTICE

The GOVERNING BODY of the CITY of RIO RANCHO will consider the following matters at its regularly scheduled meeting at 6:00 p.m. on Thursday, December 18, 2025:

Zone Map Amendment
Case #25-100-00008
The applicant, High Range 6 Development, LLC, through their agent, Isaacson & Arfman, Inc., requests approval of a Zone Map Amendment, to rezone the properties legally described as: U13, Blk 70, lot 11; U13, Blk 69, lots 88, 89 and 19; from R-1: Single-Family Residential and O-1: Office, to R-5: Single-Family Residential. The properties total 2 acres.

Master Plan Amendment
Case #25-410-00008
The applicant, High Range 6 Development, LLC, through their agent, Isaacson & Arfman, Inc., requests approval of a Master Plan Amendment to the High Range 6 Master Plan, to incorporate 4 additional lots. The lots are legally described as U13, Blk 70, lot 11; U13, Blk 69, lots 88, 89 and 19. The expanded Master Plan would encompass 53 acres.

Master Plan Amendment
Case #25-410-00007
The applicant, AMREP Southwest, Inc, through their agent, Consensus Planning Inc., requests approval of a Master Plan Amendment to the Papillon Master Plan, to add 97.8 acres (104 parcels) to the plan.

Site Plan
Case #25-160-00014
The applicant, The Ask Academy, through their agent, Community Design Solutions, LLC requests approval of a Site Plan for the Ask Academy Gymnasium located at 4450 Sundt Rd NE. The subject property is legally described as Texico Conference Center Tract 2A1 and is zoned SU. The total area of the site is approximately 3.5 acres.

Site Plan
Case #25-160-00012
The applicant, Sandia View LLC, through their agent, Huitt-Zollars, is requesting a Site Plan approval for a proposed church at the property legally described as The Village, Tract H1A. The property is zoned SU: Special Use and is approximately 6.50 acres.

Zone Map Amendment
Case #25-100-00012
The applicant, Brian Mozley, through his agent, Coldwell Banker Legacy, requests approval of a Zone Map Amendment to amend the zoning classification of the subject property legally described as Plaza Rio, Lot B (zoned SU: Special Use for Limited Commercial Retail) to include multi-family townhomes as a permissive use. The subject property comprises approximately 1.51 acres.

Zone Map Amendment
Case #25-100-00013
The applicant, Joe Chambers, through his agent, Daniel Gonzales, requests approval of a Zone Map Amendment to change the zoning classification of the subject property legally described as Vista Hills 1A, Block A, Lot 1A from C-1: Retail Commercial District to C-2: Wholesale and Warehousing Commercial District. The subject property comprises approximately 2.08 acres.

Site Plan
Case #25-160-00013
The applicant, Affordable Solar Group, LLC, through their agent, SelectROW, requests approval of a Site Plan for the installation of a solar generation, storage and distribution system on 80 acres of the subject property legally described as Loma Barbon, Tract B. The subject property comprises approximately 650 acres.

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.rrnm.gov. Materials related to these items are available for viewing in the Development Services Department at City Hall.

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

Journal: December 3, 2025.

My name is Joseph Curreri. My wife and I live on Lauren Loop NE, adjacent to the proposed site. I'm also speaking on behalf of several other residents in our neighborhood, some who are here tonight.

We are not opposed to the building of a gymnasium. We respect the work of this board and understand the need for growth. But growth must comply with the City's adopted plans and zoning standards, and this proposal does not comply.

Our concerns are not emotional; they are based squarely on the City of Rio Rancho's own Comprehensive Plan and Zoning code. That plan requires new development to be compatible with surrounding neighborhoods in scale, intensity, and location. The proposed facility, as planned, does not meet that standard. A very large, high-intensity facility placed immediately behind single-family homes is simply incompatible with the established residential pattern.

The Comprehensive Plan also emphasizes preservation of views and neighborhood character as an important community value. Residents who participated in the City's visual preference survey made this very clear. The proposed building would completely block Sandia Mountain views for at least seven homes and significantly alter existing sightlines of other homes as well. These are precisely the kinds of impacts the plan instructs the city to avoid or carefully mitigate.

Special Use zoning further requires appropriate transitions and avoidance of unreasonable impacts. The project's scale would create lasting adverse effects on privacy, views, noise, lighting, and traffic. Traffic on Sundt Road is already congested during school pickup hours, and this planned project introduces additional event traffic during the day and potentially during evenings and weekends. This is simply not compatible with Chapter 154 of Rio Rancho's Municipal Code.

In 2010, the city approved the building of a gymnasium at the Ask Academy, but what the Ask Academy wants to build is much more than gymnasium. This project is legally described as a conference center which includes a new cafeteria and multi-purpose rooms, one of which is a gymnasium. The new proposed development, specifically the size and the planned location on the school's property, would have very detrimental impact to several homes which are adjacent to the school, as well as negative impacts to other nearby residents. The construction of a building this large would be contrary to the City's own requirements.

The Ask Academy's grade levels are 6-12 grades with authorized total student population capped at 600. Rio Rancho High School's auxiliary gymnasium is 4,959 square feet with seating for 1100 people. Shouldn't a gymnasium the approximate size of Rio Rancho's auxiliary gymnasium be adequate for a school with a student population of 600?

Before purchasing our home in October last year, my wife and I met directly with the school's CEO, Mr. Ed Garcia. Being concerned that future school construction might block our view of the Sandia Mountain, we specifically asked him whether anything would be built blocking views of the mountain for the homes west of the Academy. He said some construction was planned directly behind their main building, but nothing further than in that area We relied on that assurance when making a significant financial decision. Seeing a very large building now proposed behind all the residential homes at the school's western boundary has been deeply disappointing and disturbing to us and to our neighbors.

We are opposed to the size of this facility and where on the school property it is planned to exist. We are simply asking that homeowners can feel that commitments we relied on still mean something and that the city apply the standards that exist in its own ordinances. We respectfully ask the Board to follow the City's Comprehensive Plan and deny this proposal as submitted.

The areas west and north of the Academy are completely residential. South of the Academy is a dry river bed. We therefore ask that the city require the building plan be reversed so that the facility be relocated as close to the west side of the school's main building as possible and as close to the south boundary of the school's property as possible, and that the parking, rather than the building, be placed near the Sundt Road entrance. We also ask that the size of the facility be reduced to house only a gymnasium and locker rooms. These changes would significantly reduce the impact on neighboring homes and better align with common-sense planning principles. – Thank you for your time and consideration.

4397 Lauren Loop NE, Rio Rancho, NM 8124

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: D72

AGENDA DATE:
December 18, 2025

DEPARTMENT:
Development Services

SUBJECT:
D72, Site Plan Approval for a Church at the Property Legally Described as The Village, Tract H1A

BACKGROUND AND ANALYSIS:
The subject property is legally described as The Village, Tract H1A, and consists of approximately 6.50 acres. The subject property is zoned SU: Special Use per Ordinance No. 21, Enactment No. 07-22. This Ordinance designates this area as SU for Commercial/Office District as described in the Cabezon Communities Mater Plan, which governs this area.

The main purpose of this Master Plan is to designate land uses and anticipated zoning categories for those land uses, along with providing design guidelines. It states that the intent is to provide for most uses that are allowed in the City's C-1 and O-1 districts. Among the permissive uses listed in this category are "Churches and other places of worship, Sunday school buildings, and parish houses" which matches the proposed use.

CONFORMANCE WITH THE CITY ZONING ORDINANCE:
The Rio Rancho Code of Ordinances (R.O. 2003) §154.43 (3) requires “All SU zoned property must have a Site Plan approved by the Governing Body. The Site Plan may accompany the application for a change in zoning designation or may be submitted for approval at a later date.

Approval of the Site Plan must be obtained prior to any development of the property.” Pursuant to the criteria provided by R.O. 2003 § 154.43 (3)(a) through (3)(j), the Site Plan, at a minimum, shall contain the following:

a. Scale and north arrow; criteria is satisfied.
b. Lot boundaries and easements; A 10 ft Public Utility Easement surrounds the property to the north, east and south. A Private Access Easement is shared with the property to the west; criteria is satisfied.
c. Existing and proposed utilities; criteria is satisfied.
d. Existing and proposed rights-of-way; No further proposed right-of-way; criteria is satisfied.
e. Proposed structure with uses, dimension, and setbacks; The Cabezon Communities Master Plan states buildings that are up to 75 feet in height or 5 stories above ground level are permissible. The proposed building complies with the building height, as it is listed at 26 ft. The height must be provided on the elevations of the buildings for building permit review and this has been added as a condition of approval. Building setbacks are over 10 feet from all rights-of-way, and the parking areas are a minimum of 15 feet from the rights-of-way, also in compliance with the Cabezon Communities Master Plan; criteria is satisfied.
f. Proposed ingress, egress, parking, and circulation; Two access points to the site will be provided off of Badger Way SE and Wellspring Ave SE. Places of Public Assembly require 1 space for every

4 seats which equates to 400 required parking spaces per the Site plan. The Site Plan proposes 417 spaces and meets the required ADA parking spaces (12); criteria is satisfied.
g. Landscaping and landscape buffers; Per the landscape plan, 55,179 square feet of landscaping will be provided. The required landscape area is a minimum of 10%, which would be 28,263 square feet. The plan also states that there will be at least one tree for every 10 parking spaces (42 total). Applicant has provided detailed landscape plan with species type. Enhanced landscaping requirements outlined in the Cabezon Communities Master Plan will be confirmed at Building Permit review as listed in conditions of approval; criteria is satisfied.
h. Elevations; Per the Cabezon Communities Master Plan: "Building materials will be natural rather than synthetic, in warm colors ranging from light to dark tans, terracotta red to deep browns." The elevations show the building materials as what appears to be stucco in warm brown, gray, and beige tones; criteria is satisfied.
i. Adjacent property characteristics; The properties to the north are zoned SU: Special Use under the same Ordinance as the subject property. The property to the south is zoned SU: Special Use per Ordinance No. 21, Enactment No. 07-22. The property to the east is zoned OS: Open Space.
j. Preliminary drainage plan; criteria is satisfied.

NOTIFICATIONS:
Adjacent property owners were notified of this hearing by mail. A notice sign was posted on the property on December 11, 2025. A legal notice was published in the December 3, 2025 edition of the Albuquerque Journal for the Governing Body meeting. All legal notification requirements for this project have been met.

INTERDEPARTMENTAL/INTERAGENCY REVIEW:

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

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

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

SPECIFIC FINDINGS AND CONDITIONS OF APPROVAL:
1. The subject property is zoned SU: Special Use District by Ordinance No. 21, Enactment No. 07-22. The SU: Special Use zoning designation requires that a Site Plan be reviewed and approved by the Governing Body.
2. The Site Plan conforms to the Rio Rancho Code of Ordinances (R.O. 2003) Section 154.43.

3. Development of the site will conform to all City ordinances, standards, and specifications.
4. The review and subsequent building permit applications will ensure conformance to the approved Site Plan and City ordinances, standards, and specifications.
5. Landscaping and design shall comply with the Cabezon Communities Mater Plan.
6. The signage of the development shall adhere to the Sign Code Ordinance.
7. The applicant shall address all of the Site Plan reviewer comments, including but not limited to:
a. Pedestrian connections to buildings shall be provided in parking lots and be clearly demarcated with special paving treatment where they cross vehicular entrances and drive aisles and where City trails cross streets.
b. Building height shall be provided on the building elevations.
8. Existing and proposed utilities shall be included with the building application.
9. The applicant shall obtain a water, wastewater approval.
10. The Director of the Development Services Department may approve minor changes to this Site Plan if the changes are consistent with the use and other written requirements and/or conditions of approval, if the buildings are the same general configuration, if the total square footage is not greater than 10% of the approved plan, the site circulation is similar in its effect on adjacent property or streets, and the approving official finds that neither the City nor any person will be substantially aggrieved by the altered Site Plan.
11. This approval is valid for a period of three years from date of approval, in which time a building permit for the proposed structures must be applied for and issued, remain active, and the authorized construction shall be started and diligently pursued to completion without cessation of 30 days.

ALTERNATIVES:

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

DEPARTMENT RECOMMENDATION:

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

ATTACHMENT: Authorization
ATTACHMENT: Application
ATTACHMENT: Zoning
ATTACHMENT: Site Plan and Elevations
ATTACHMENT: Staff Comments
ATTACHMENT: Reproduction of Notices

SANDIA VIEW, LLC
9595 WILSHIRE BOULEVARD, SUITE 214
BEVERLY HILLS, CA 90212
310-656-8710 PHONE

June 26, 2025

City of Rio Rancho
Development Services Department
3200 Civic Center Circle, NE Suite 130
Rio Rancho, NM 87144

RE: THE VILLAGE TRACT H2

Dear Sir or Madam:

As owners of the above-referenced property, this letter is to notify the City of Rio Rancho Development Department that Scott Eddings, of Huitt-Zollars, Inc. is authorized to act as an agent for the development of Life Church, which is being planned on Tract H2.

If you have any questions, please do not hesitate to communicate with the undersigned.

Very truly yours,

SANDIA VIEW, LLC



ROBERT D. GERINGER
PRESIDENT

RDG/ls

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

PLANNING & ZONING LAND USE APPLICATION

Please check appropriate box

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

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

APPLICANT/AGENT INFORMATION

Applicant Name: Brett Harrington		Phone: 405-513-4620
Address: 4600 E 2nd St		E-Mail: brett.harrington@life.church
City: Edmond	State: Ok	Zip: 73034
Proprietary Interest: Sandia View, LLC	List Owners: Sandia View, LLC	
Deed or Ownership Verification Provided: (Initials) SE		Letter of Authorization Provided: (Initials) SE
Agent Name: Huitt-Zollars, Inc. (Scott Eddings)		Phone: 505-235-7211
Address: 333 Rio Rancho Blvd, Suite 101		E-Mail: seddings@huitt-zollars.com
City: Rio Rancho	State: NM	ZIP Code: 87124

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

Site Plan for Life Church

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit : The Village	Block(s):	Lot(s): H1A
Existing Zoning: SU	Proposed Zoning: SU	
No. of existing lots: 1	No. of proposed lots: 1	Total area of site (acres) 6.4958

ACKNOWLEDGEMENT

I hereby acknowledge that I have read this entire application and affirm that all information provided is correct. I agree to comply with the requirements of the City of Rio Rancho as outlined in all applicable laws, ordinances and regulations.

Print Name: Scott Eddings	Applicant:	Agent: Scott Eddings
Signature: Scott Eddings Digitally signed by Scott Eddings DN: C=US, E=seddings@huitt-zollars.com, CN=Scott Eddings Date: 2025.12.04 09:12:04-07'00'		Date: 12/4/25

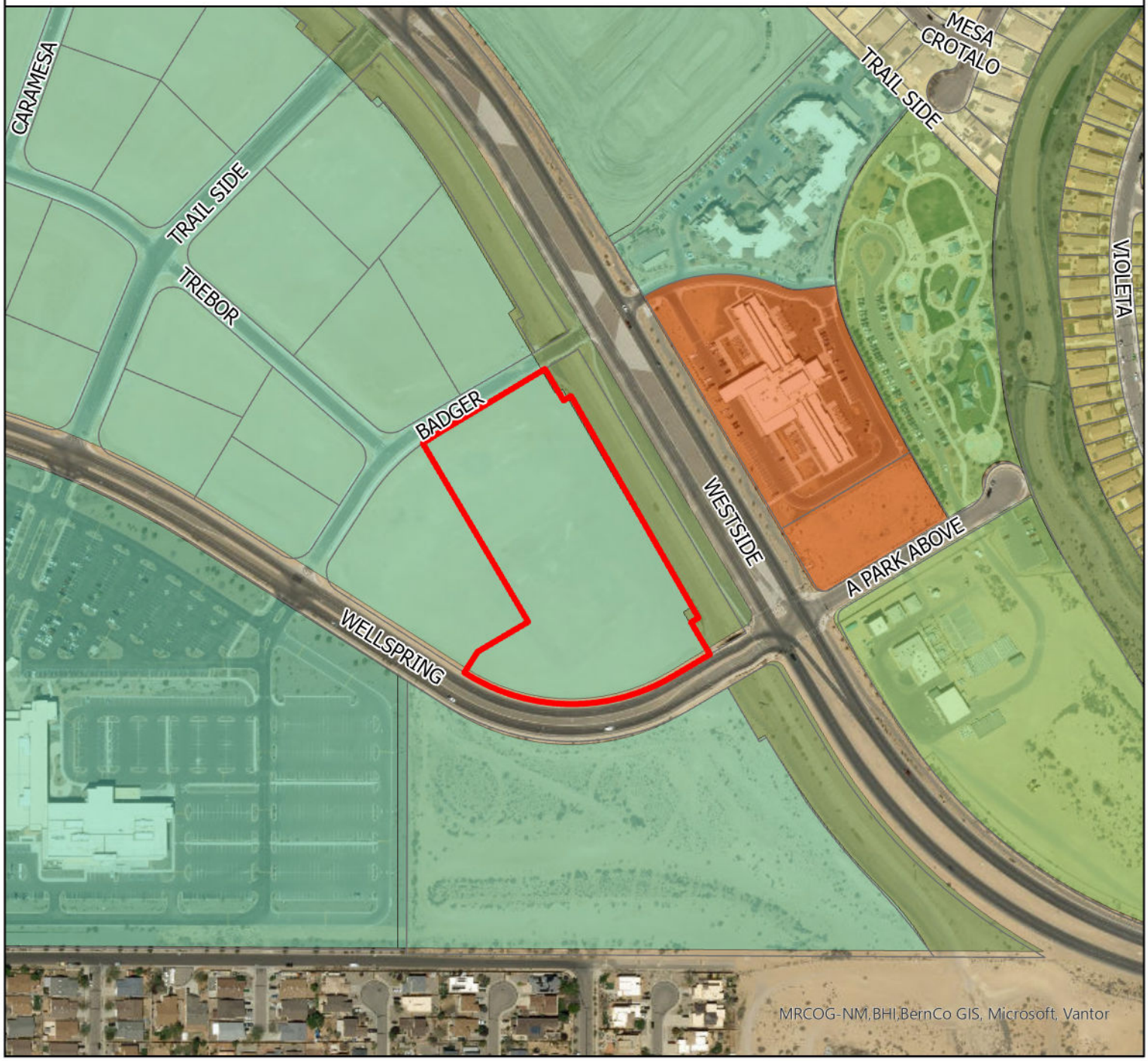
FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

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

Form revised January 26, 2017

THE VILLAGE, TRACT H1A



Subject Property

Zoning

- C-1
- OS
- PR
- R-1
- R-4
- SU

N

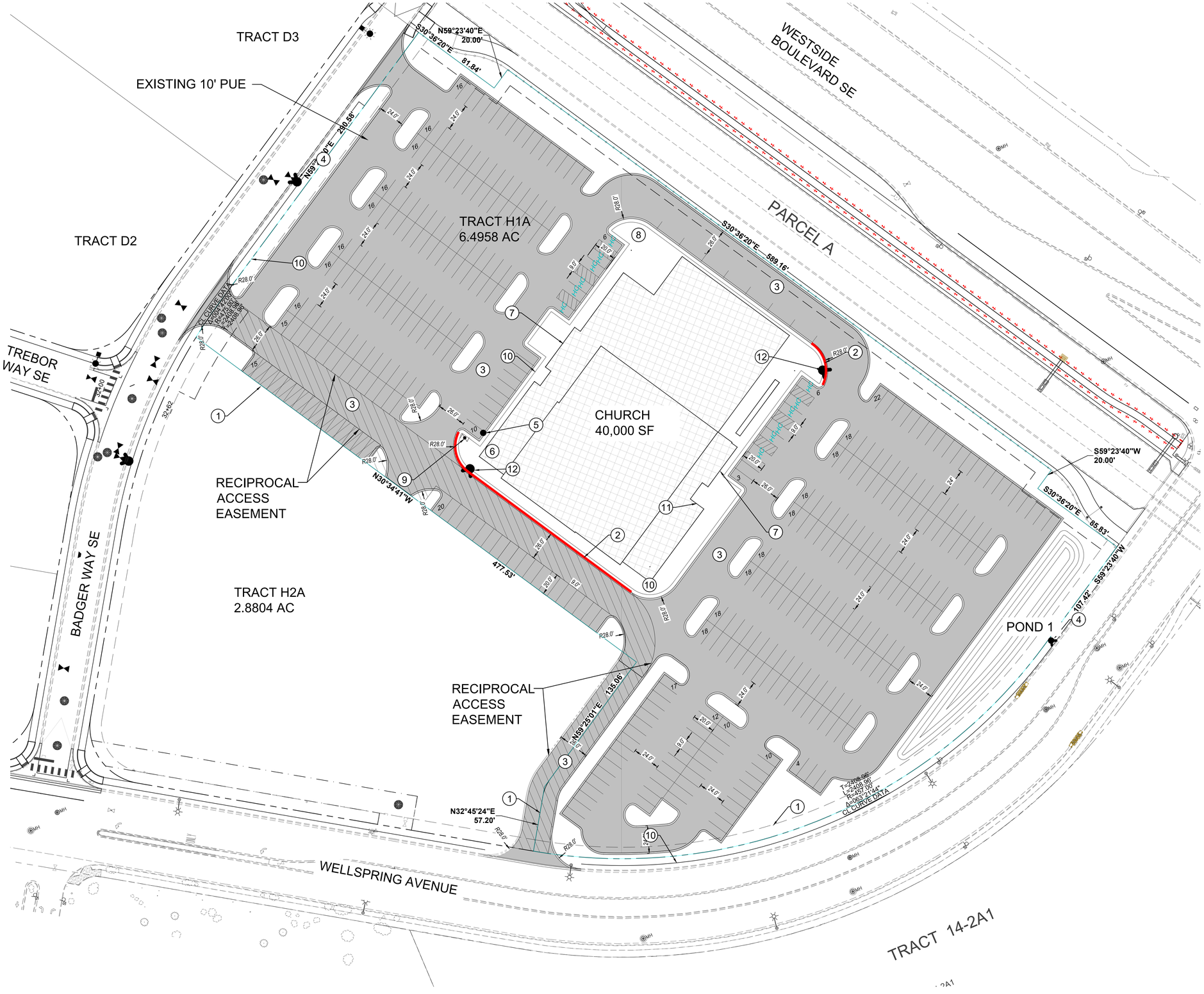
0 115 230 460 690 920 Feet

GIS Moving Spatial Data Forward

Rio Rancho City of Vision

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

Map courtesy of Michelle Costilla 11/25/2025



GENERAL SHEET NOTES

A. SITE PLAN SHALL BE DESIGNED & BUILT TO CURRENT DPM STANDARDS.
B. DIMENSIONS ARE TO FACE OF CURB, OR WALL, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
C. ALL CURBS AND ACCESSIBLE RAMPS WILL BE DESIGNED AND BUILT ACCORDING TO THE CITY OF RIO RANCHO STANDARDS.
D. STREETS, PARKING SPACES AND ASSOCIATED DRIVES TO BE ASPHALT UNLESS OTHERWISE NOTED.
E. SITE PLAN SHALL COMPLY WITH LOCAL, FEDERAL, ADA STANDARDS & GUIDELINES.
F. ALL PARKING SPACES AT 9'-0"X19'-0" UNO.
G. DESIGN WILL COMPLY WITH 2021 INTERNATIONAL FIRE CODE APPENDIX B, C&D.
H. ALL RADII ALONG FIRE LANE SHALL BE 28'-0".
I. KNOX BOX FOR FIRE DEPARTMENT ACCESS. ALL KEY BOXES SHALL BE MOUNTED BETWEEN 4 AND 6 FEET ABOVE GRADE. THE KEY BOXES SHALL BE ILLUMINATED SO AS TO BE IMMEDIATELY VISIBLE TO FIRE PERSONNEL UPON APPROACH.
J. FIRE ACCESS LANES SHALL BE MARKED FIRE LANE ON BOTH SIDES.
K. FDC SHALL BE WITHIN 100 FEE OF A FIRE HYDRANT.
L. SLOPES WILL NOT EXCEED 10% IN GRADE FOR FIRE ACCESS ROADS.
M. ALL FIRE ACCESS LANES SHALL HAVE AN APPROVED DRIVING SURFACE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPARATUS WEIGHING AT LEAST 75,000 POUNDS.

SHEET KEYED NOTES

1. PROPERTY LINE
2. FIRE DEPARTMENT ACCESS, RED PAINT ON FACE OF CURB
3. FIRE LANE, 26' WIDTH STANDARD, 28' RADII ASPHALT CONCRETE OR PORTLAND CEMENT CONCRETE
4. FIRE HYDRANT
5. FIRE DEPARTMENT CONNECTION (FDC)
6. FIRE RISER ROOM, 7'-6" X 8'-6"
7. BUILDING IDENTIFICATION PER REQUIREMENTS IN SECTION 505 OF THE 2021 IFC
8. TRANSFORMER
9. POST INDICATOR VALVE
10. SIDEWALK
11. KNOW BOX
12. NEW FIRE HYDRANT

SITE DATA

SITE ADDRESS:	2400 WESTSIDE AVE, SE RIO RANCHO, NM 87124
LEGAL DESCRIPTION:	PARCEL H1A THE VILLAGE
PARCEL SIZE:	6.7 ACRES
ZONING SUMMARY:	SU
CONSTRUCTION TYPE:	VB
BUILDING HEIGHT:	26'-0"
SPRINKLERED:	FULLY SPRINKLERED
FIRE FLOW:	1,125 GPM
MINIMUM HYDRANTS REQUIRED:	01

BUILDING DATA

BUILDING 1 LIFE CHURCH:

FIRST LEVEL	40,000 SF
TOTAL	40,000 SF
FIRE FLOW	1,250 GPM

PARKING DATA

154.76 OFF-STREET PARKING REQUIREMENTS
PLACES OF PUBLIC ASSEMBLY 1 SPACE FOR EVERY 4 SEATS
SEATING CAPACITY IS 1600

PARKING STALLS REQUIRED:	400
PARKING STALLS PROVIDED:	417
EXCESS PARKING PROVIDED	17
ADA COMPLIANT PARKING STALLS REQUIRED:	12
ADA COMPLIANT PARKING STALLS PROVIDED: *(ALL ARE VAN ACCESSIBLE)	12
REQUIRED VAN ACCESSIBLE:	2

LEGEND

FH	FIRE HYDRANT
FDC	FIRE DEPARTMENT CONNECTION
PIV	POST INDICATOR VALVE

SCALE: 1" = 40'

nm811 Know what's below. Call before you dig. TWO WORKING DAYS BEFORE YOU DIG CALL 811 OR 260-1990

City of Vision

NO.	DESCRIPTION	DATE	BY
1	REVISIONS (OR CHANGE NOTICES)		
2			
3			
4			
5			
6			
7			

Designed By:
HUITT-ZOLLARS, Inc.
Huitt-Zollars, Rio Rancho
333 Rio Rancho Drive NE, Suite 101
Rio Rancho, New Mexico 87124
Phone (505) 892-5141 Fax (505) 892-3259

Designed For: LIFE CHURCH

SITE PLAN

TRACT H1
VILLAGE AT CABEZON
RIO RANCHO, NEW MEXICO

SCOTT A. EDDINGS NEW MEXICO 12856 REGISTERED PROFESSIONAL ENGINEER
10/3/25

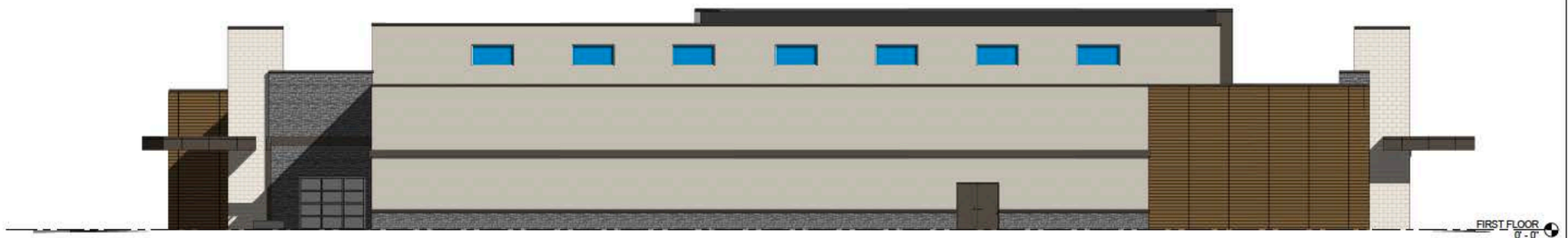
PROJECT NO. R318326.01
DESIGNED BY: NV
DRAWN BY: LRT
CHECKED BY: SAE
DATE: AUGUST 2025
DPW CHK:

SHEET: SP 1

Plotted: 10/22/2025 12:26:58 PM, By:Eddings, Scott
H:\Huitt-Zollars\Projects\R318326.01 Rio Rancho Due Diligence\10 CAD\D & B\M10.1 Auto\CAD\Sheet Set\Site Plan.dwg
Last Saved:10/22/2025 11:49:46 AM, sedsings



① SOUTH ELEVATION
1/8" = 1'-0"



② EAST ELEVATION
1/8" = 1'-0"



③ NORTH ELEVATION
1/8" = 1'-0"



④ WEST ELEVATION
1/8" = 1'-0"


CHURCH SIGNAGE
CHURCH SIGNAGE


CHURCH SIGNAGE
CHURCH SIGNAGE


CHURCH SIGNAGE
CHURCH SIGNAGE


CHURCH SIGNAGE

TRACT D2

TRACT D2

TRACT G2

TRACT G2

TRACT H1A

TRACT H2A

LOT 2

PARCEL A

PARCEL B

POND 1

WELLSPRING AVENUE

TRACT 14-2A1

TRACT 14-2A1

STA. 31+20.49
CAP 5233.00
STA. 31+20.22
CAP 5232.00
STA. ???
CAP 5228.30

STA. 31+35.94
RIM. 5238.62

STA. ???
RIM. 5238.00

STA. ???
RIM. 5237.28

STA. ???
CAP 5226.95

= 5234.48

STA. ???
RIM. 5234.66
STA. ???
GRATE = 5234.64

STA. ???
CAP 5220.00

STA. ???
RIM. 5233.22

EX INLET FOR
POND OUTFALL

LEGEND

- DISCHARGE LOCATION
- 5050 EXISTING (INDEX) CONTOUR
- 5051 EXISTING (INTERMEDIATE) CONTOUR
- 5040 PROPOSED (INDEX) CONTOUR
- 5041 PROPOSED (INTERMEDIATE) CONTOUR

0 50' 100'
SCALE: 1" = 50'

nm811 Know what's below. Call before you dig.
TWO WORKING DAYS BEFORE YOU DIG CALL 811 OR 260-1990

RRioRancho City of Vision

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

REVISIONS (OR CHANGE NOTICES)

HUITT ZOLLARS
Huitt-Zollars, Inc.
333 Rio Rancho Drive NE, Suite 101
Rio Rancho, New Mexico 87124
Phone (505) 892-5141 Fax (505) 892-3259

Designed By:

Designed For: LIFE CHURCH

CONCEPTUAL DRAINAGE PLAN

TRACT H1A
VILLAGE AT CABEZON
RIO RANCHO, NEW MEXICO

SCOTT A. EDDINGS
NEW MEXICO
12856
REGISTERED PROFESSIONAL ENGINEER

PROJECT NO.	R318326.01
DESIGNED BY:	NV
DRAWN BY:	LRT
CHECKED BY:	SAE
DATE:	AUGUST 2025
DPW CHK:	

SHEET: G1



PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	H X W
DECIDUOUS TREE				
	4	ACER NEGUNDO `SENSATION` / SENSATION BOX ELDER MAPLE	2" B&B	40` X 30`
	7	CHILOPSIS LINEARIS / DESERT WILLOW	2" B&B	20` X 25`
	23	KOELREUTERIA PANICULATA / GOLDEN RAIN TREE	2" B&B	25` X 25`
	26	QUERCUS BUCKLEYI / BUCKLEY OAK	2" B&B	35` X 25`
	18	ULMUS PROPINQUA `EMERALD SUNSHINE` / EMERALD SUNSHINE ELM	2" B&B	35` X 25`
EVERGREEN TREE				
	1	CEDRUS ATLANTICA / ATLAS CEDAR	6`	75` X 50`
	6	PINUS NIGRA / AUSTRIAN BLACK PINE	6`	35` X 25`
ORNAMENTAL GRASS				
	50	BOUTELOUA GRACILIS `BLONDE AMBITION` / BLONDE AMBITION BLUE GRAMA	5 GAL	3` X 3`
DECIDUOUS SHRUBS				
	15	BUDDLEJA DAVIDII / BUTTERFLY BUSH	5 GAL	5` X 7`
	19	CHAMAEBATIARIA MILLEFOLIUM `FERNBUSH` / FERNBUSH	5 GAL	5` X 6`
	5	RHUS AROMATICA `GRO-LOW` / GRO-LOW FRAGRANT SUMAC	5 GAL	2` X 6`
	38	RIBES AUREUM / GOLDEN CURRANT	5 GAL	6` X 6`
	2	ROSA WOODSII / MOUNTAIN ROSE	5 GAL	6` X 8`
EVERGREEN SHRUBS				
	37	ARTEMISIA FILIFOLIA / SAND SAGEBRUSH	5 GAL	4` X 4`
	8	ERICAMERIA LARICIFOLIA / TURPENTINE BUSH	5 GAL	3` X 4`
	62	ERICAMERIA NAUSEOSA / CHAMISA	5 GAL	5` X 5`
	6	JUNIPERUS SABINA 'BUFFALO' / BUFFALO JUNIPER	5 GAL	2` X 5`
	16	MAHONIA AQUIFOLIUM `COMPACTA` / COMPACT OREGON GRAPE	5 GAL	2` X 4`
	20	RHAPHIOLEPIS INDICA / INDIAN HAWTHORN	5 GAL	3` X 4`
	37	ROSMARINUS OFFICINALIS `ARP` / ARP ROSEMARY	5 GAL	6` X 4`

MATERIAL SCHEDULE

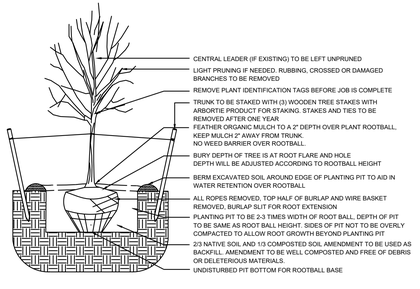
SYMBOL	DESCRIPTION
	1" GRAVEL, COLOR TBD 3" DEPTH OVER FILTER FABRIC
	2-4" COBBLE, COLOR TBD 4" DEPTH OVER FILTER FABRIC

GENERAL NOTES

1. IN CASE OF DISCREPANCIES IN PLANT QUANTITIES SHOWN ON THE PLANT SCHEDULE AND THOSE SHOWN ON THE PLAN, THE QUANTITIES SHOWN ON THE PLAN SHALL PREVAIL. CONTRACTOR SHALL VERIFY ALL QUANTITIES PRIOR TO BID AND INSTALLATION.
2. POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES IS TO REMAIN AFTER ALL LANDSCAPE WORK IS COMPLETED.
3. ALL MAINTENANCE FOR LANDSCAPE AND IRRIGATION SYSTEMS SHALL BE PROVIDED BY OWNER. MAINTENANCE OF STREET TREES AND SHRUBS SHALL FIND THEM IN HEALTHY, LIVING, AND ATTRACTIVE CONDITION.
4. ALL ON-SITE PLANT MATERIAL SHALL BE IRRIGATED BY COMPLETE, AUTOMATIC DRIP IRRIGATION SYSTEM. EACH STRUCTURE WILL HAVE DRIP IRRIGATION VALVE(S) WITH AVB BACKFLOW PREVENTER ON EACH VALVE, SUPPLYING WATER TO ALL PLANTS ASSOCIATED WITH THAT PARTICULAR STRUCTURE. ¾" POLY TUBING TO BE EXTENDED FROM EACH VALVE WITH DRIP EMITTERS PLACED AT EACH PLANT. (2PER SHRUB/6 PER TREE). A DRIP FLUSH CAP WILL BE PLACED IN A 6" ROUND VALVE BOX AT THE END OF EACH POLY TUBING RUN. ONE CONTROLLER WILL BE INSTALLED AT EACH STRUCTURE TO CONTROL THE DRIP IRRIGATION FOR THAT STRUCTURE.
5. WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER. APPROPRIATE MEASURES HAVE BEEN TAKEN TO DESIGN AND INSTALL A WATER-CONSERVATIVE, ENVIRONMENTALLY SOUND LANDSCAPE.

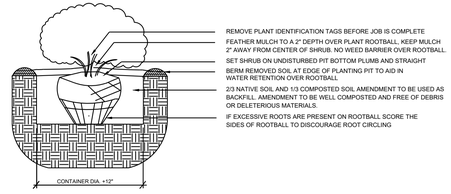
LANDSCAPE DATA

GROSS LOT AREA	282,630	SF
REQUIRED LANDSCAPE		
10% OF GROSS LOT AREA	28,263	SF
PROPOSED LANDSCAPE	55,179	SF
REQUIRED VEGETATION COVERAGE		
75% OF LANDSCAPE AREA	41,384	SF
PROPOSED VEGETATION COVERAGE	49,721	SF
REQUIRED FRONTAGE SHADE TREES		
1 PER 33 LF	18	EA
PROPOSED FRONTAGE SHADE TREES	18	EA
REQUIRED PARKING LOT TREES		
1 PER 10 PARKING SPACES	42	EA
PROPOSED PARKING LOT TREES	42	EA



1 TREE PLANTING DETAIL

N.T.S.



2 SHRUB PLANTING DETAIL

N.T.S.

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

STATE OF NEW MEXICO
CODY McNALLEN
650
REGISTERED LANDSCAPE ARCHITECT

Date: 09/12/2025
Revisions:

Drawn by: PL
Reviewed by: CM

Life Church

Rio Rancho, New Mexico

NORTH

Scale: 1" = 40'

20 0 40 80

Sheet Title:
Landscape Plan

Sheet Number:
LS-01

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

November 19, 2025

TO: Huitt-Zollars, Inc.
333 Rio Rancho, Suite 101
Rio Rancho, NM 87124

RE: Site Plan (24-160-00012)

The following are the comments and feedback received in regards to the Site Plan application.

Planning and Zoning

1. Fill out application (attached).
2. The applicant shall obtain a water, wastewater approval.
3. Pedestrian connections to buildings should be provided in parking lots with greater than 50 spaces and should connect to adjacent roadways, sidewalks, and pathways.
    a. Pedestrian crossings shall be clearly demarcated with special paving treatment where they cross vehicular entrances and drive aisles and where City trails cross streets.
4. Bicycle storage racks that are conveniently located near building entrances shall be provided.
5. In cases where parking is adjacent to roadways, a combination of landscaping and low walls for screening purposes shall be required. All walls shall be architecturally compatible with surrounding buildings. Such screening shall have a minimum height of 3 feet.
6. Provide the square footage of each landscaped area.
7. Minimum tree size at time of installation shall be 3-inch caliper.

Fire and Rescue:

1. IFC 2021 shall be referenced for Fire and Life Safety Code. Appendix D shall be referenced for Fire Apparatus Access Roads.
2. Fire Hydrants shall be no more than 300 ft driving distance apart.
3. A Fire 2 Plan shall be submitted for review and approval by the Fire Marshal's Office.
4. Fire Alarm and Fire Sprinkler plans shall be submitted as separate deferred submittals to the Permitting Office.

Engineering:

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. Check hydrant requirements for your development.
2. A Trip Generation Report is required. An additional Traffic Study may be necessary if the traffic thresholds exceed those specified in the City of Rio Rancho's Design Process Manual (DPM), Volume II, Chapter II.3. For more details, refer to 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. Compliance with the specific area plan and overlay zone ordinance is required. Access to wellspring may be limited per SAMM spacing.
3. A grading and drainage plan/ report and an erosion control plan are required with future development, and must conform to any currently approved master drainage plan for this area. Storm water drainage and water quality discharge will need to be addressed per the City of Rio

Rancho, Design Process Manual (DPM) Vol II Chapter II.2. and City ordinance Chapter 153 EROSION CONTROL; STORM DRAINAGE AND STORMWATER QUALITY. Compliance with master drainage plan prepared for the site. The BMPs and structural treatment control BMPs must include an evaluation by the applicant of the GI/LID practices and a determination and inclusion of the viable BMPs that will be implemented.

4. Engineering drawings are required for development of public and private infrastructure. Work performed in the right-of-way will require a City of Rio Rancho, Right-of-Way Permit and a Traffic Control Plan. Contractors must be licensed and bonded to work in the City of Rio Rancho.
5. Form Center • Rio Rancho • CivicEngage (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.

Parks and Recreation:

1. Per the comments provided for DRC case 25-250-00024, it appears that the main comments were addressed with the current submission related to landscaping and irrigation notes; plant species selection seems appropriate; while handicap parking spaces and access aisles are indicated, none of the keyed or other notes on the sheets verify that the comments related to State ADA compliance were provided with this submission, so PRCS cannot verify it the requirements have been met.

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

Respectfully,



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

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

PLANNING & ZONING LAND USE APPLICATION

Please check appropriate box

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

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

APPLICANT/AGENT INFORMATION

Applicant Name:		Phone:
Address:		E-Mail:
City:	State:	Zip:
Proprietary Interest:	List Owners:	
Deed or Ownership Verification Provided: (Initials)	Letter of Authorization Provided: (Initials)	
Agent Name:		Phone:
Address:		E-Mail:
City:	State:	ZIP Code:

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

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit :	Block(s):	Lot(s):
Existing Zoning:	Proposed Zoning:	
No. of existing lots:	No. of proposed lots:	Total area of site (acres)

ACKNOWLEDGEMENT

I hereby acknowledge that I have read this entire application and affirm that all information provided is correct. I agree to comply with the requirements of the City of Rio Rancho as outlined in all applicable laws, ordinances and regulations.

Print Name:	Applicant:	Agent:
Signature:		Date:

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

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

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

November 25, 2025

RE: Site Plan, Case No. 25-160-00012
The Village, Tract H1A

Dear Property Owner:

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

The applicant, Sandia View LLC, thorough their agent, Huitt-Zollars, is requesting a Site Plan approval for a proposed church for the subject property legally described as The Village, Tract H1 and addressed as 2400 Westside Blvd SE. The property is zoned SU: Special Use and is approximately 6.50 acres.

The **Governing Body** will consider the request and have the final approval on **Thursday, December 18, 2025** at 6:00 pm in the **Council Chambers.**

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 submit written comments ten (10) days prior to the hearing date to clerk@rrnm.gov. Those wishing to provide comment during the hearing must register in person or by Zoom with applicable City staff person no later than fifteen (15) minutes prior to the scheduled start time of the hearing. This hearing will be hybrid, information is available on the City's website under Agendas and Minutes. 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 mcostilla@rrnm.gov or call me at 505-896-8362, 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.

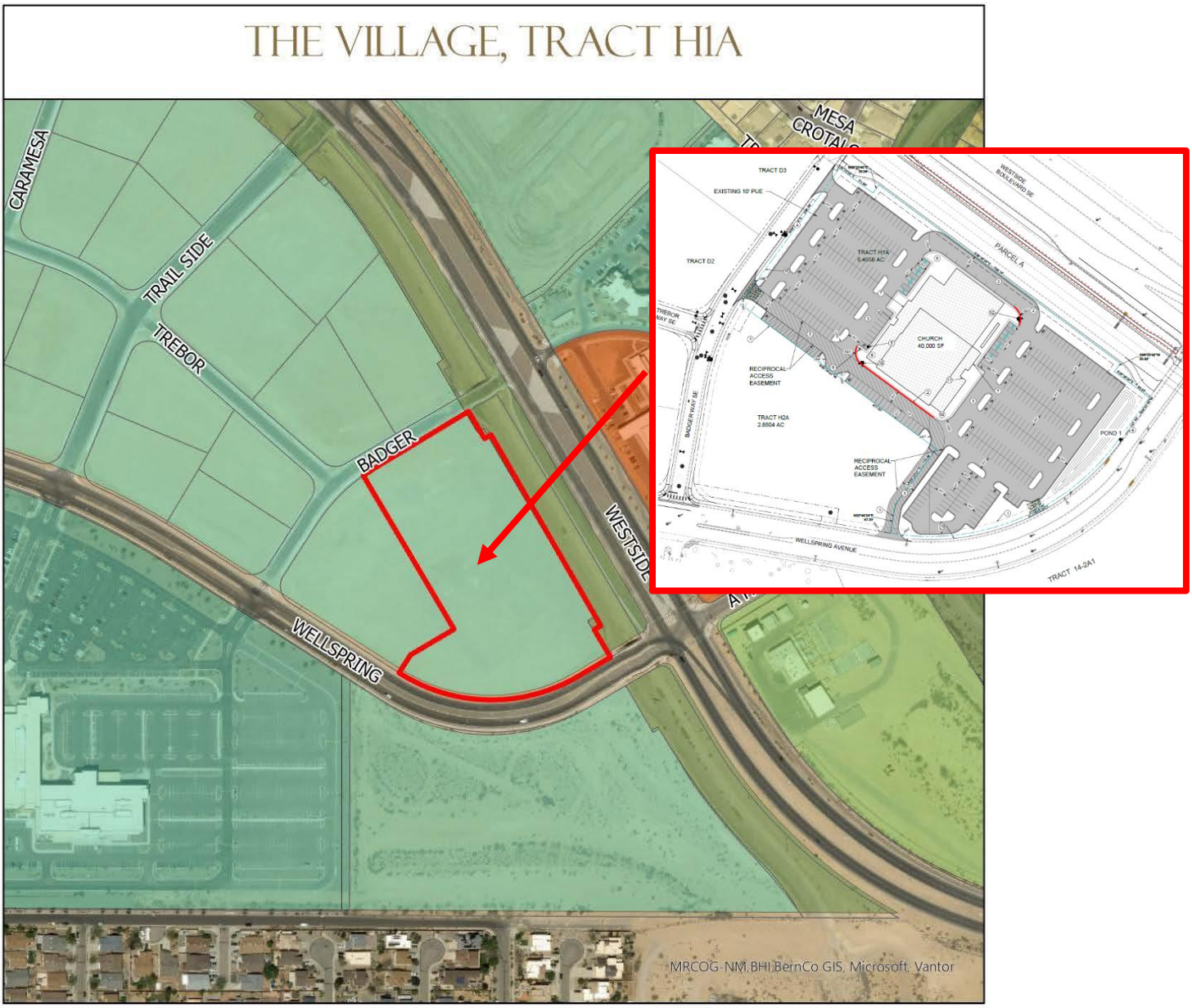
Respectfully,

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

The City of Rio Rancho

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

THE VILLAGE, TRACT H1A



Subject Property

Zoning
- C-1
- OS
- PR
- R-1
- R-4
- SU

N

0 115 230 460 690 920 Feet

GIS
Moving Spatial Data Forward

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

Map courtesy of Michelle Costilla 11/25/2025

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, December 18, 2025:

Zone Map Amendment
Case #25-100-00008
The applicant, High Range 6 Development, LLC, through their agent, Isaacson & Arfman, Inc., requests approval of a Zone Map Amendment, to rezone the properties legally described as: U13, Blk 70, lot 11; U13, Blk 69, lots 88, 89 and 19; from R-1: Single-Family Residential and O-1: Office, to R-5: Single-Family Residential. The properties total 2 acres.

Master Plan Amendment
Case #25-410-00008
The applicant, High Range 6 Development, LLC, through their agent, Isaacson & Arfman, Inc., requests approval of a Master Plan Amendment to the High Range 6 Master Plan, to incorporate 4 additional lots. The lots are legally described as U13, Blk 70, lot 11; U13, Blk 69, lots 88, 89 and 19. The expanded Master Plan would encompass 53 acres.

Master Plan Amendment
Case #25-410-00007
The applicant, AMREP Southwest, Inc, through their agent, Consensus Planning Inc., requests approval of a Master Plan Amendment to the Papillon Master Plan, to add 97.8 acres (104 parcels) to the plan.

Site Plan
Case #25-160-00014
The applicant, The Ask Academy, through their agent, Community Design Solutions, LLC requests approval of a Site Plan for the Ask Academy Gymnasium located at 4450 Sundt Rd NE. The subject property is legally described as Texico Conference Center Tract 2A1 and is zoned SU. The total area of the site is approximately 3.5 acres.

Site Plan
Case #25-160-00012
The applicant, Sandia View LLC, through their agent, Huitt-Zollars, is requesting a Site Plan approval for a proposed church at the property legally described as The Village, Tract H1A. The property is zoned SU: Special Use and is approximately 6.50 acres.

Zone Map Amendment
Case #25-100-00012
The applicant, Brian Mozley, through his agent, Coldwell Banker Legacy, requests approval of a Zone Map Amendment to amend the zoning classification of the subject property legally described as Plaza Rio, Lot B (zoned SU: Special Use for Limited Commercial Retail) to include multi-family townhomes as a permissive use. The subject property comprises approximately 1.51 acres.

Zone Map Amendment
Case #25-100-00013
The applicant, Joe Chambers, through his agent, Daniel Gonzales, requests approval of a Zone Map Amendment to change the zoning classification of the subject property legally described as Vista Hills 1A, Block A, Lot 1A from C-1: Retail Commercial District to C-2: Wholesale and Warehousing Commercial District. The subject property comprises approximately 2.08 acres.

Site Plan
Case #25-160-00013
The applicant, Affordable Solar Group, LLC, through their agent, SelectROW, requests approval of a Site Plan for the installation of a solar generation, storage and distribution system on 80 acres of the subject property legally described as Loma Barbon, Tract B. The subject property comprises approximately 650 acres.

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.rrnm.gov. Materials related to these items are available for viewing in the Development Services Department at City Hall.

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

Journal: December 3, 2025.

THE VILLAGE, TRACT H1A



Subject Property

Abutting Properties

GIS
Moving Spatial Data Forward

Rio Rancho
City of Vision

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

N

0 115 230 460 690 920
Feet

Map courtesy of Michelle Costilla 11/25/2025

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: D73

AGENDA DATE:
December 18, 2025

DEPARTMENT:
Development Services

SUBJECT:
D73, Site Plan Approval for the Installation of a Solar Generation, Storage and Distribution System on the Property Legally Described as Loma Barbon, Tract B

BACKGROUND AND ANALYSIS:

The applicant, Affordable Solar Group, LLC, through their agent, SelectROW, requests approval of a Site Plan for an 80 acre portion of the property legally described as Loma Barbon, Tract B, for the installation of a solar generation, storage and distribution system. The subject property consists of approximately 650 acres in total, and is zoned with a mix of zoning districts.

The applicant previously requested to amend the zoning classification of the subject property to implement a Renewable Energy Overlay District (case #25-100-00007) and to amend the Loma Barbon Master Plan to include provisions for the installation of the facility (case #25-410-00005). The Governing Body approved these requests at the hearing on September 25, 2025.

The Loma Barbon Master Plan was adopted on September 11, 2002, under Resolution No. 64, Enactment No. 02-063 and was amended to include an Addendum under Resolution No. 107, Enactment No. 25-106 on September 25, 2025. Ordinance No. 25, Enactment No. 25-20, also adopted on September 25, 2025, established an Overlay Zone to allow for solar power generation, storage and generation on the property.

The proposed use is permissive under Section 2(A) of the existing Zoning Ordinance. Section 2(B) of the existing Zoning Ordinance states that the property is subject to all development standards and regulations as listed in the Loma Barbon Master Plan Addendum. Section 2(C) states that a Site Plan shall be reviewed and approved by the Governing Body prior to issuance of any building permits and the requirements for the review of the Site Plan are those listed in the Master Plan Addendum, Section 5 (H).

The applicant submitted additional materials addressing staff's review comments on December 4, 2025. Due to the timing of these additional materials, staff have not been able to review and evaluate. The documents have been included as attachments.

REVIEW CRITERIA:

The Loma Barbon Master Plan Addendum Section 5(H) lists the following for Site Plan Requirements:

1. Scale and north arrows; criteria is satisfied;
2. Lot boundaries and easements; criteria is satisfied;

3. Existing and proposed utilities; location of existing utilities are identified and proposed electrical utilities are identified in electrical plan. No other utilities are proposed; criteria is satisfied;
4. Existing and proposed rights-of-way; criteria satisfied;
5. Proposed structures with uses, dimensions, and setbacks (prior to construction, the site plan may include conceptual building locations and sizes to be refined prior to building permit); Site Plan indicates approximate locations of proposed structures and location of arrays with project access roads; criteria is satisfied;
6. Proposed ingress, egress, parking, and circulation; ingress and egress are to be provided off of Old NM State Road 44, which is to be maintained by the developer; circulation is to be around and between solar arrays on private roads; criteria is satisfied;
7. Landscaping and landscape buffers using native vegetation; additional detail on the landscaping and landscape buffers shall be required as a condition of approval; criteria may be satisfied;
8. Elevations; applicant has provided elevations for the components of the facility, but fencing elevations shall be required as a condition of approval. Fence will be in accordance with height and design as articulated in Master Plan Addendum of 6 ft with 1 ft barbed wire; criteria may be satisfied;
9. Adjacent property characteristics; criteria is satisfied;
10. Preliminary drainage plan; applicant has submitted preliminary drainage plan; criteria is satisfied;
11. Identification of the proposed solar panel array area; criteria is satisfied;
12. Identification of the proposed substation location; There is not a substation for this solar development; criteria is satisfied;
13. Survey, signed by New Mexico licensed surveyor; criteria is satisfied;
14. Phasing plan; not applicable, as the project is to be constructed in a single phase; criteria is satisfied;
15. Submitted design documents should be signed by a New Mexico licensed engineer; criteria is satisfied;
16. Location and type of backup generators; location and type of backup generators, if there are any, shall be required as a condition of approval; criteria may be satisfied;
17. Locations of temporary construction trailers, passenger and construction vehicle parking, material storage, fuel storage and containment, and required temporary fencing/security for same; shall be required as a condition of approval; criteria may be satisfied;
18. Visual rendering(s) of proposed facility for evaluation; applicant has provided photographic examples of the solar arrays in addition to elevations for the arrays, fencing and other on-site structures; criteria is satisfied;
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; criteria is satisfied;
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, portions of disturbed site will be re-seeded; criteria is satisfied.

NOTIFICATIONS:

Adjacent property owners were notified of this hearing by mail 15 days prior to the hearing date. A notice sign was posted on the property on or prior to December 11, 2025. A legal notice was published in the December 3, 2025 edition of the Albuquerque Journal notifying of the Governing Body meeting. All legal notification requirements for this project have been met.

IMPACT:

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

GENERAL FINDINGS:

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

SPECIFIC FINDINGS AND CONDITIONS OF APPROVAL:

1. This Site Plan conforms to the conditions of development and requirements set forth in the Loma Barbon Master Plan Addendum.
2. Development of the site will conform to all City Ordinances, standards and specifications, and the Loma Barbon Master Plan Addendum, including the following conditions:
   a. Additional detail on the landscaping and landscape buffers shall be provided, including identification of any areas to be cleared for construction, operation and/or maintenance, and a description of how any disturbed areas will be reseeded or stabilized to comply with SWPPP and City requirements for site stabilization.
   b. Identification of the proposed substation location, if applicable, shall be required for building permit.
   c. Identification of the location and type of backup generators, if applicable, shall be required for building permit.
   d. Identification of the locations of temporary construction trailers, passenger and construction vehicle parking, material storage, fuel storage and containment, and required temporary fencing/security for same shall be required.
3. The Director of the Development Services Department may approve minor changes to this Site Plan if the changes are consistent with the use and other written requirements and/or conditions of approval, if the buildings are the same general configuration, if the total square footage is not greater than 10% of the approved plan, the site circulation is similar in its effect on adjacent property or streets, and the approving official finds that neither the City nor any person will be substantially aggrieved by the altered Site Plan.
4. This approval is valid for a period of three years from date of approval, in which time a building permit for the proposed structures must be applied for and issued, remain active, and the authorized construction shall be started and diligently pursued to completion without cessation of thirty days.

ALTERNATIVES:

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

DEPARTMENT RECOMMENDATION:

Staff recommends the Governing Body approve the Site Plan.

ATTACHMENT: Application
ATTACHMENT: Additional Applicant Materials
ATTACHMENT: Authorization
ATTACHMENT: Zoning
ATTACHMENT: Site Plan Materials
ATTACHMENT: Elevations
ATTACHMENT: Survey
ATTACHMENT: Photos
ATTACHMENT: Reviewer Comments

ATTACHMENT: Reproduction of Notifications

Rio Rancho
City of Vision

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

PLANNING & ZONING LAND USE APPLICATION

Please check appropriate box

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

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

APPLICANT/AGENT INFORMATION

Applicant Name: : 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: 87109
Proprietary Interest: Lessee	List Owners: New Mexico State Land Office	
Deed or Ownership Verification Provided: (Initials)	Letter of Authorization Provided: (Initials)	
Agent Name: 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)

Site Plan Review For more information see Cover letter

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: Renewable Energy Overlay zone	Proposed Zoning: N/A	
No. of existing lots:	No. of proposed lots:	Total area of site (acres) 40 acres

ACKNOWLEDGEMENT

I hereby acknowledge that I have read this entire application and affirm that all information provided is correct. I agree to comply with the requirements of the City of Rio Rancho as outlined in all applicable laws, ordinances and regulations.

Print Name: Laurie Moye	Applicant:	Agent: Laurie Moye
Signature: Laurie Moye		Date: 10/24/2025

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

APPLICATION ACCEPTED BY: _____ **DATE:**

Dec 4, 2025

TO: Benjamin Isaacs
City of Rio Rancho
Development Services
3200 Civic Center Circle NE - Ste 130
Rio Rancho, NM 87144

RE: Loma Barbon Solar Site Plan (25-160-00013)

The following memo contains developer responses to the 11/19/25 CoRR comments and feedback received regarding the Site Plan application.

Planning and Zoning Division:

- More detail on the landscaping and landscape buffers shall be required as a condition of approval. See comments from PRCS below for the kind of information needed.

Developer Response: Responses below.

- More detail on the fencing is required. Please specify fencing material and height and provide elevations.

Developer Response: Information provided below. The proposed fence will be a 6' chainlink fence with 1’ barbed wire. Alternatively the governing body could request an 8’ chain link fence with no barbed wire, either are allowable by electrical code.

- Will there be a substation? If so, please identify location on site plan.

Developer Response: There will NOT be a substation on this project.

- Are there backup generators? If so, please specify type and identify location on site plan.

Developer Response: A diesel backup generator will be used for the construction trailer (location identified on file #2) and various smaller generators will be used on a more temporary basis for construction activities within the fenced area.

- Locations of temporary construction trailers, passenger and construction vehicle parking, material storage, fuel storage and containment, and required temporary fencing/security for same shall be supplied on site plan.

Developer Response: Plan showing those location of the construction trailer was provided. The fuel storage and containment will be adjacent to that structure. The site will be permanently fenced in once the site has been cleared. SWPPP silt fencing (black fabric 1-3’ tall) will installed first around the affected area.

Engineering Division:

- Future development will require:

o A Water / Wastewater 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.

Developer Response: Water and wastewater services will not be requested for this project.

o 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.
Developer Response: Noted
o 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.
Developer Response: Noted
o 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.
Developer Response: Noted
o 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.
Developer Response: Noted
o NMDOT approval required for access to US550.
Developer Response: This has been submitted and is in processing for approved.

Fire and Rescue:
• IFC 2021 shall be referenced for Fire and Life Safety Code.
Developer Response: Noted
• Appendix D shall be referenced for Fire Apparatus Access Roads.
Developer Response: Noted
o Entrances/gates and roads shall be a minimum of 20ft in width.
Developer Response: Note. This is the current design.
• Emergency Access: A knob box shall be required for emergency access on to the site.
Developer Response: Noted. This is the current design.
• A perimeter access road shall be required.
Developer Response: Noted. This is the current design.
• Vegetation control: A clear, brush free area of 10 feet (3048 mm) shall be required around the perimeter of the ground-mounted photovoltaic arrays. A noncombustible base of gravel or a maintained vegetative surface.
Developer Response: Noted. This is the current design.
• There may be other requirements based on the specifics of the plans that are provided.
Developer Response: Noted
• A Fire 1 Plan (Site Plan) shall be submitted to the Fire Marshal’s Office for review and approval.

Developer Response: This has been submitted and approved by the FMO.

- A Fire 2 Plan (Buildings/Floor Plan) shall be submitted to the City's Building Division as part of the full plan set submission.

Developer Response: N/A - no building.

- Fire Alarm and Fire Sprinkler Plans shall be submitted to the Building Division as separate deferred submittals.

Developer Response: N/A - no building.

NMDOT

- Coordinate with NMDOT District 3 Assistant Traffic Engineer to discuss this development's potential impacts to US Highway 550.

Developer Response: This has been submitted and is in processing for approval.

Parks, Recreation and Community Services:

- The current site plan submission does not further describe conditions or address the buffering concerns raised by PRCS with case 25-250-00017. Please address these conditions or describe acceptable alternatives.
- Case 25-250-00017 comments follow:
  - It would be appropriate for the developer to show (in more detail) the areas of any clearing and grubbing for internal dirt or gravel roads (for construction, operation and/or maintenance), or other types of disturbance that is likely to occur with the installation of the solar arrays.

Developer Response: All areas within the fenced area will be cleared. Larger vegetation will be grubbed as needed. However, there are some areas where there will be cuts and fills made to smooth the grade. A preliminary cut and fill map, showing minimal cut/fills, has been provided.

  - The developer should then describe how any disturbed areas (even though language about minimal disturbance is included in the addendum) will be reseeded or stabilized to comply with SWPPP and City requirements for site stabilization and to prevent erosion.

Developer Response: All disturbed areas (except in the road ways and berms) will be reseeded.

  - Section 5 Zoning, Subsection F – Fencing describes how the type of fencing will be determined but does not describe potential fencing (ie. Will it be chain link, barbless wire, other); the next sub section does describe a 25' setback, Then the next sub section (H) describes information that may be provided as part of a site plan approval. It is possible that a clearer detail of the type of fencing, the setbacks and how (in Subsection H – landscape buffer) the residents living in the Mountain Hawk subdivision to the immediate north of the project can be buffered from this Commercial/Utility development.

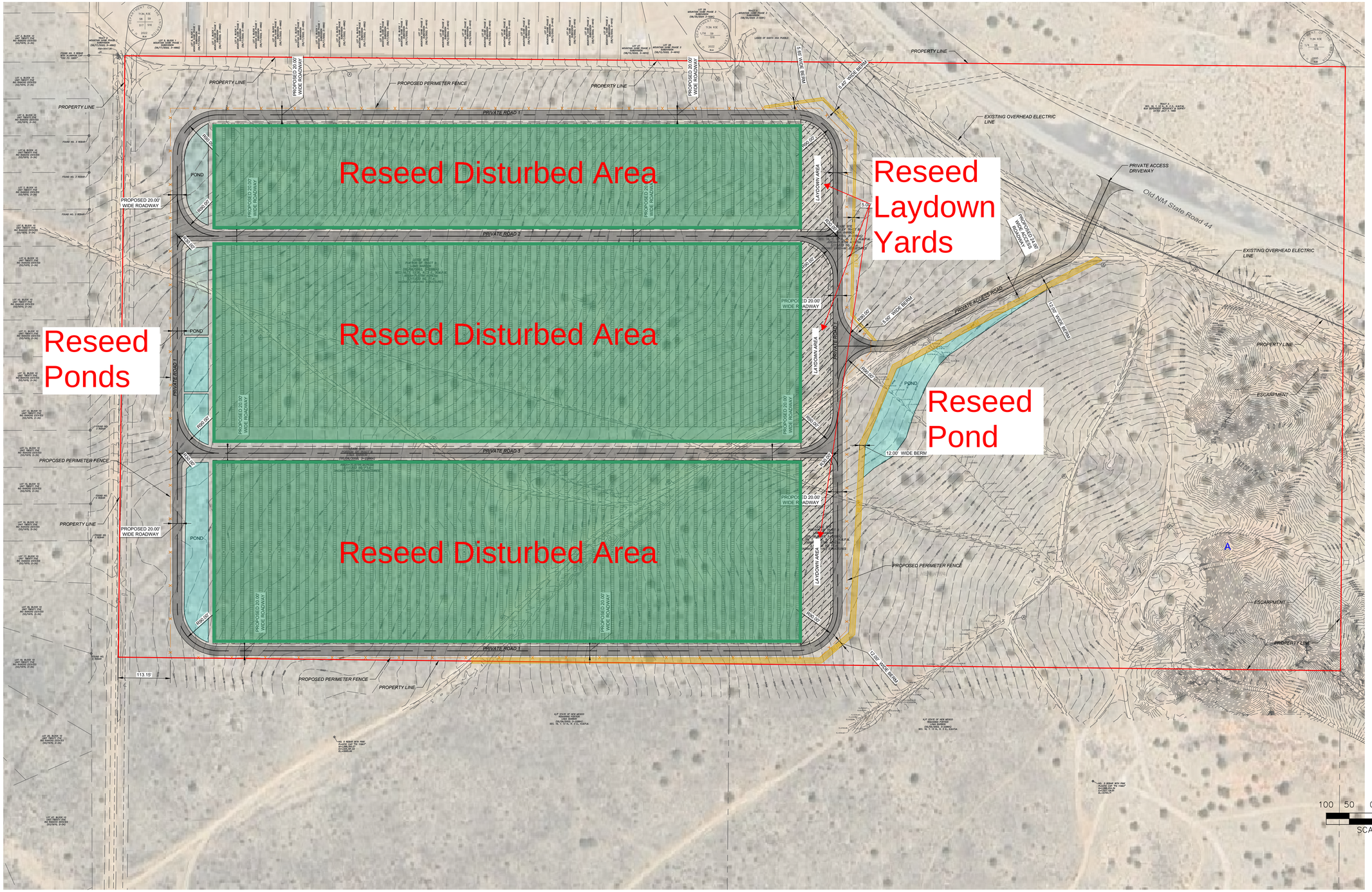
Developer Response: The proposed fence will be a 6' chainlink fence with 1' barbed wire. Alternatively the governing body could request an 8' chain link fence with no barbed wire, either are allowable by electrical code. An example of the fence design was included in file #5 - Photos.

Project setbacks are designed are as follows:

Min 25' setback on the South and East from the vacant NMSLO parcel.

Min 100' setback to the perminant fence on the North and West adjacent to residential.

Landscape buffer will be achieved by leaving the existing vegitation essentially undisturbed.



FOR PLANNING ONLY - NOT FOR CONSTRUCTION

KILONEWTON

KiloNewton LLC
Albuquerque, NM,
87102
(505) 312 - 8490
www.kilonewtonllc.com

grid WORKS what if...?

Gridworks
3900 Singer Blvd NE
Albuquerque, NM
87109

THE HOMEWISE COMMUNITY SOLAR PROJECT

OLD NM RD 44, RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO, 87144 35.361448, -106.634471

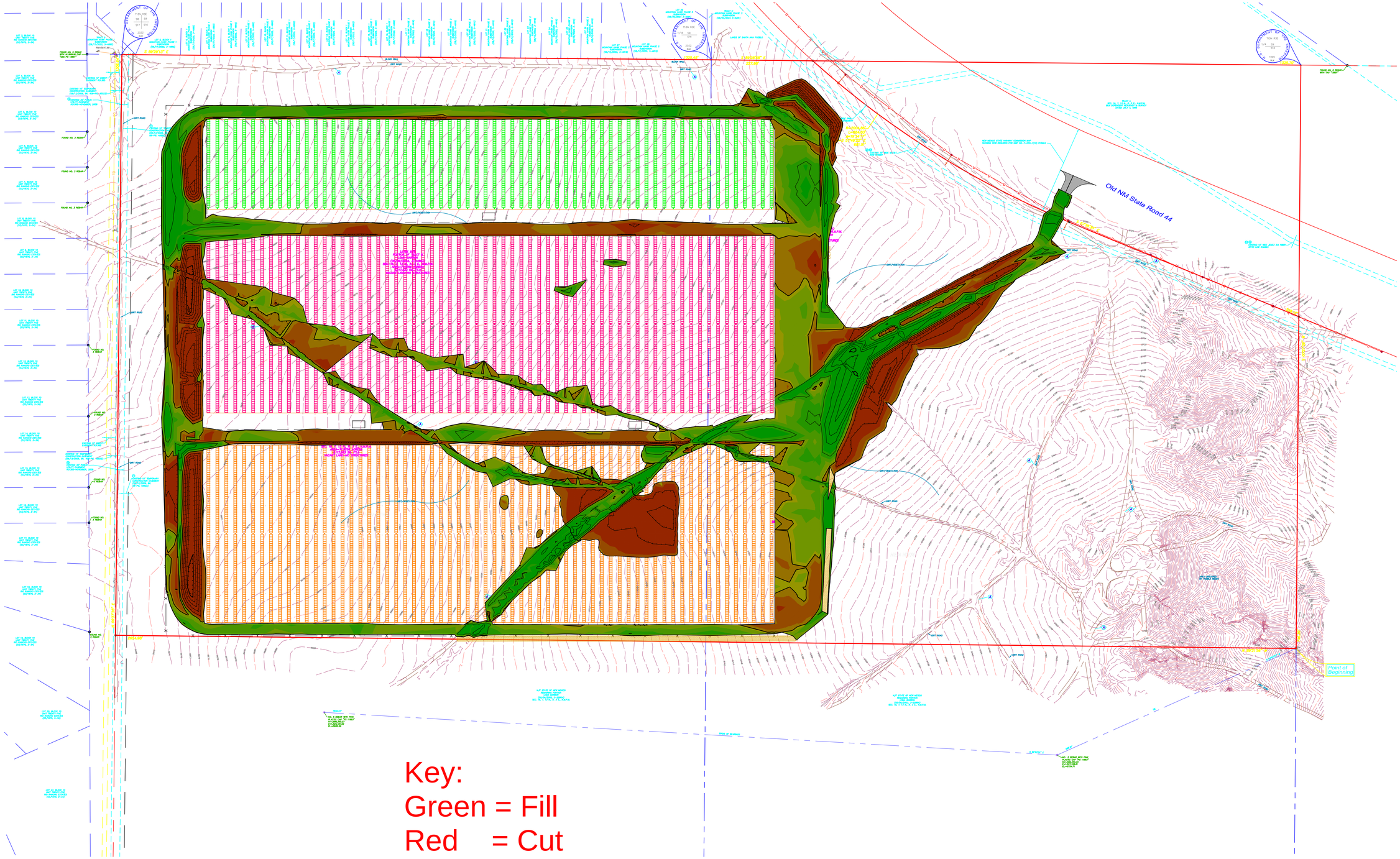
SITE PLAN

REVISIONS

REV#	DATE	DESCRIPTION	CHECK
1	10/10/2025	PRELIMINARY DESIGN - ISSUED FOR PERMIT	JW

STAMP

DRAWN BY	REVIEWED BY
AM	JW
DRAWN DATE	REVIEW DATE
09/22/2025	09/22/2025
SCALE	SHEET
1" = 100'	C-100



N

100 50 0 100 200

SCALE: 1" = 100'

LEGEND

- PROPERTY LINE
- EASEMENT
- SETBACK
- PROPOSED FENCE
- ROAD CENTERLINE
- PROPOSED BASE COURSE ROAD
- EXISTING TOPO

KILONEWTON
KiloNewton LLC
Albuquerque, NM,
87102
(505) 312 - 8490
www.kilonewtonllc.com

grid WORKS what if...?
Gridworks
3900 Singer Blvd NE
Albuquerque, NM
87109

THE HOMEWISE COMMUNITY SOLAR PROJECT

OLD NM RD 44, RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO, 87144

35.361448, -106.634471

EARTHWORK EXHIBIT

REVISIONS

REV#	DATE	DESCRIPTION	CHECK
1	10/17/2025	30% RELEASE	JW
2	11/14/2025	60% -IFP RELEASE	JW

STAMP

DRAWN BY	REVIEWED BY
AM	JW
DRAWN DATE	REVIEW DATE
10/10/2025	11/14/2025
SCALE	SHEET
1" = 100'	C-190

Stephanie Garcia Richard
COMMISSIONER

State of New Mexico
Commissioner of Public Lands

310 OLD SANTA FE TRAIL
P.O. BOX 1148
SANTA FE, NEW MEXICO 87504-1148

COMMISSIONER'S OFFICE
Phone (505) 827-5760
Fax (505) 827-5766
www.nmstatelands.org

November 20, 2025

SelectROW / Laurie Moye:

Let this letter serve as official notification to indicate the NM State Land Office, as land owner, is in agreement with the proposed Site Plan submission to build a Community Solar Facility at the Loma Barbon property.

The NM State Land Office has successfully sited several Community Solar projects on State Trust Land across the state and this Site Plan submission will go a long way to ensuring this project becomes a reality in Sandoval County. In addition, the Community Solar Facility 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 me. We look forward to the continued collaboration.

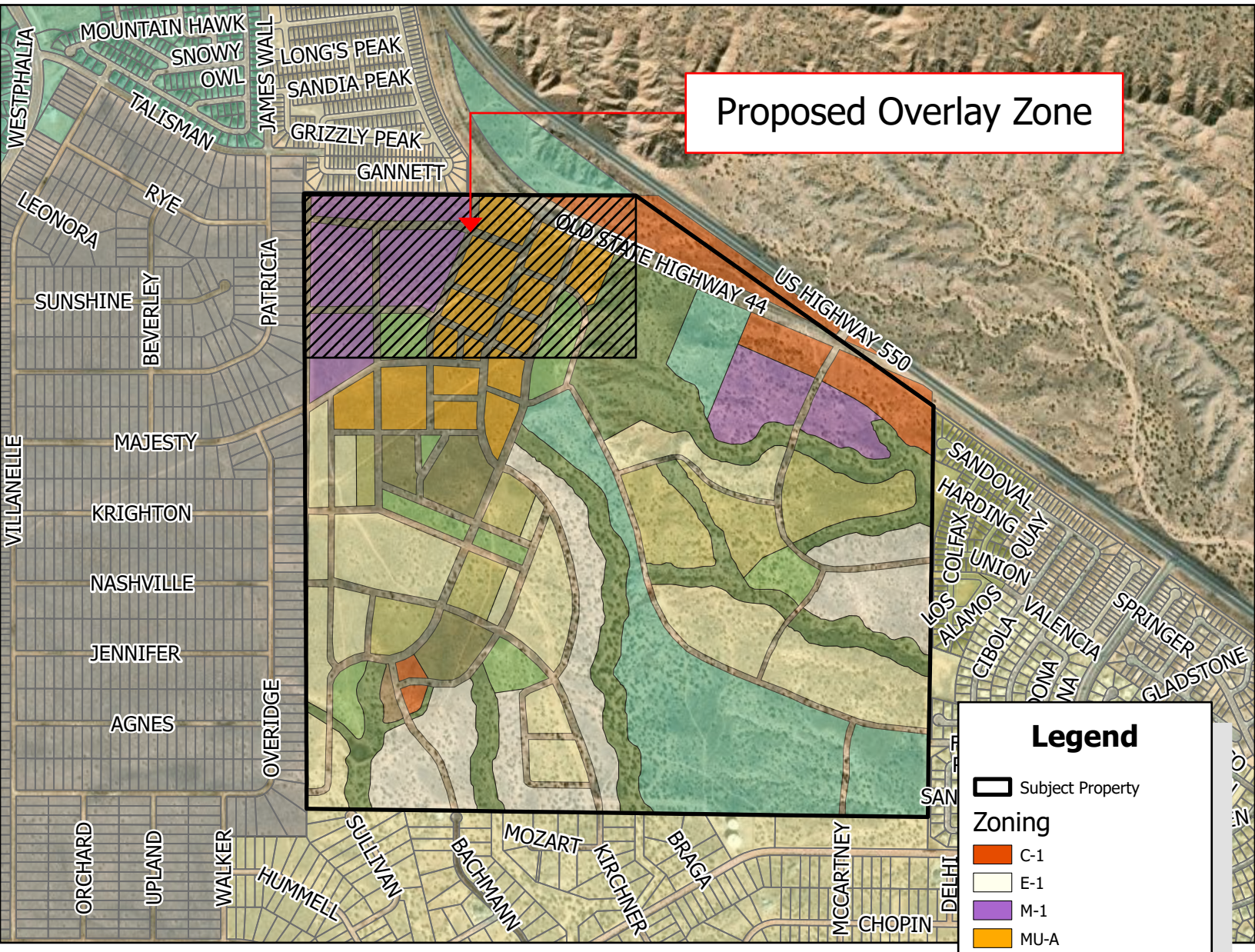
Sincerely,

Grady Barrens

Director, Office of Renewable Energy

New Mexico State Land Office

LOMA BARBON RENEWABLE ENERGY OVERLAY DISTRICT







0 0.05 0.1 0.2 0.3 0.4 0.5 Miles

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

KiloNewton LLC
Albuquerque, NM,
87102
(505) 312 - 8490
www.kilonewtonllc.com

Gridworks
3900 Singer Blvd NE
Albuquerque, NM
87109

THE HOMEWISE COMMUNITY SOLAR PROJECT

OLD NM RD 44, RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO, 87144 35.361448, -106.634471

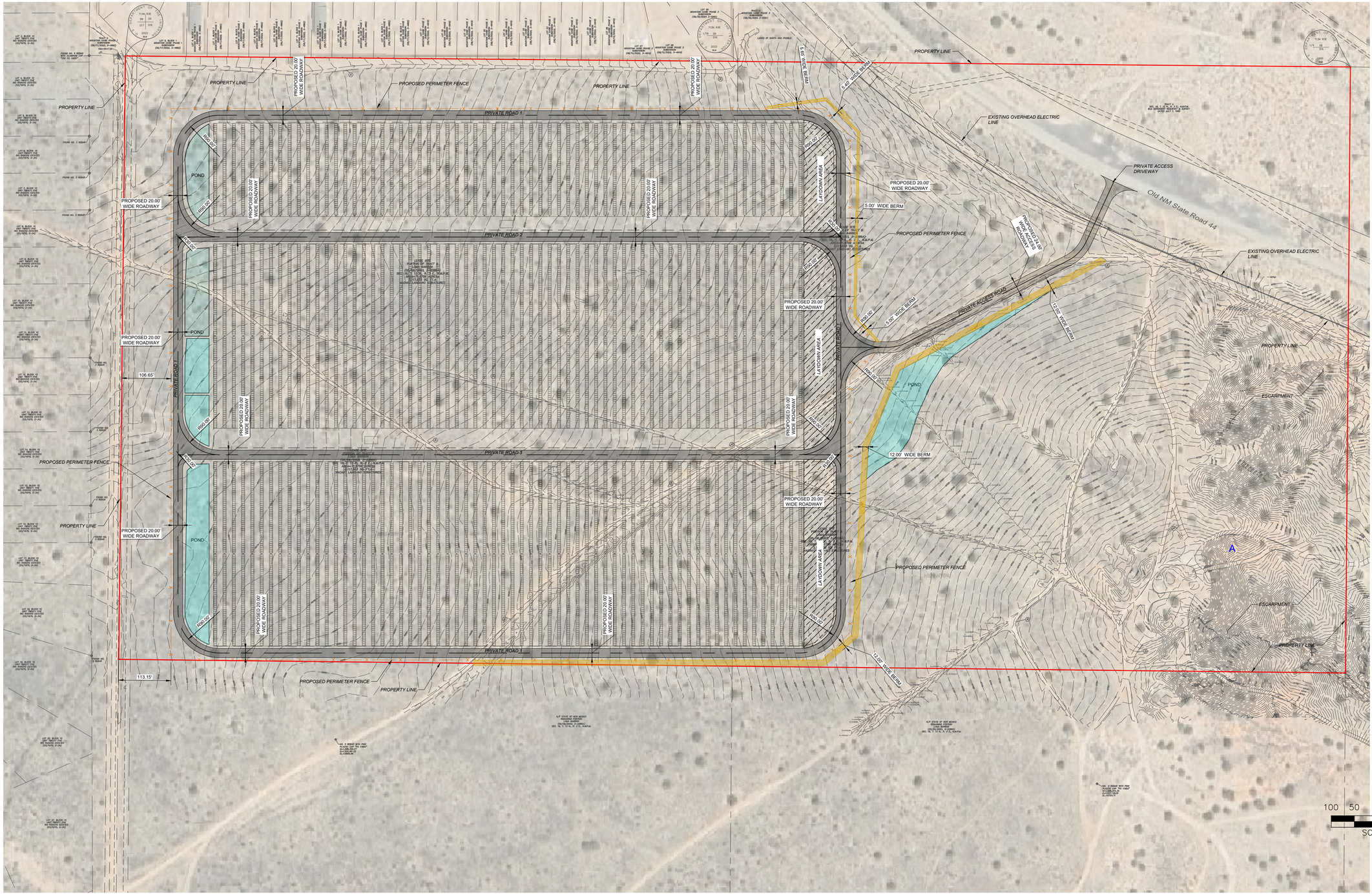
VICINITY MAP

REVISIONS

REV#	DATE	DESCRIPTION	CHECK
1	10/10/2025	PRELIMINARY DESIGN - ISSUED FOR PERMIT	DC

STAMP

DRAWN BY	REVIEWED BY
DRAWN DATE	REVIEW DATE
SCALE	SHEET



FOR PLANNING ONLY - NOT FOR CONSTRUCTION

KILONEWTON
KiloNewton LLC
Albuquerque, NM,
87102
(505) 312 - 8490
www.kilonewtonllc.com

grid WORKS what if...?
Gridworks
3900 Singer Blvd NE
Albuquerque, NM
87109

THE HOMEWISE COMMUNITY SOLAR PROJECT

OLD NM RD 44, RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO, 87144 35.361448, -106.634471

SITE PLAN

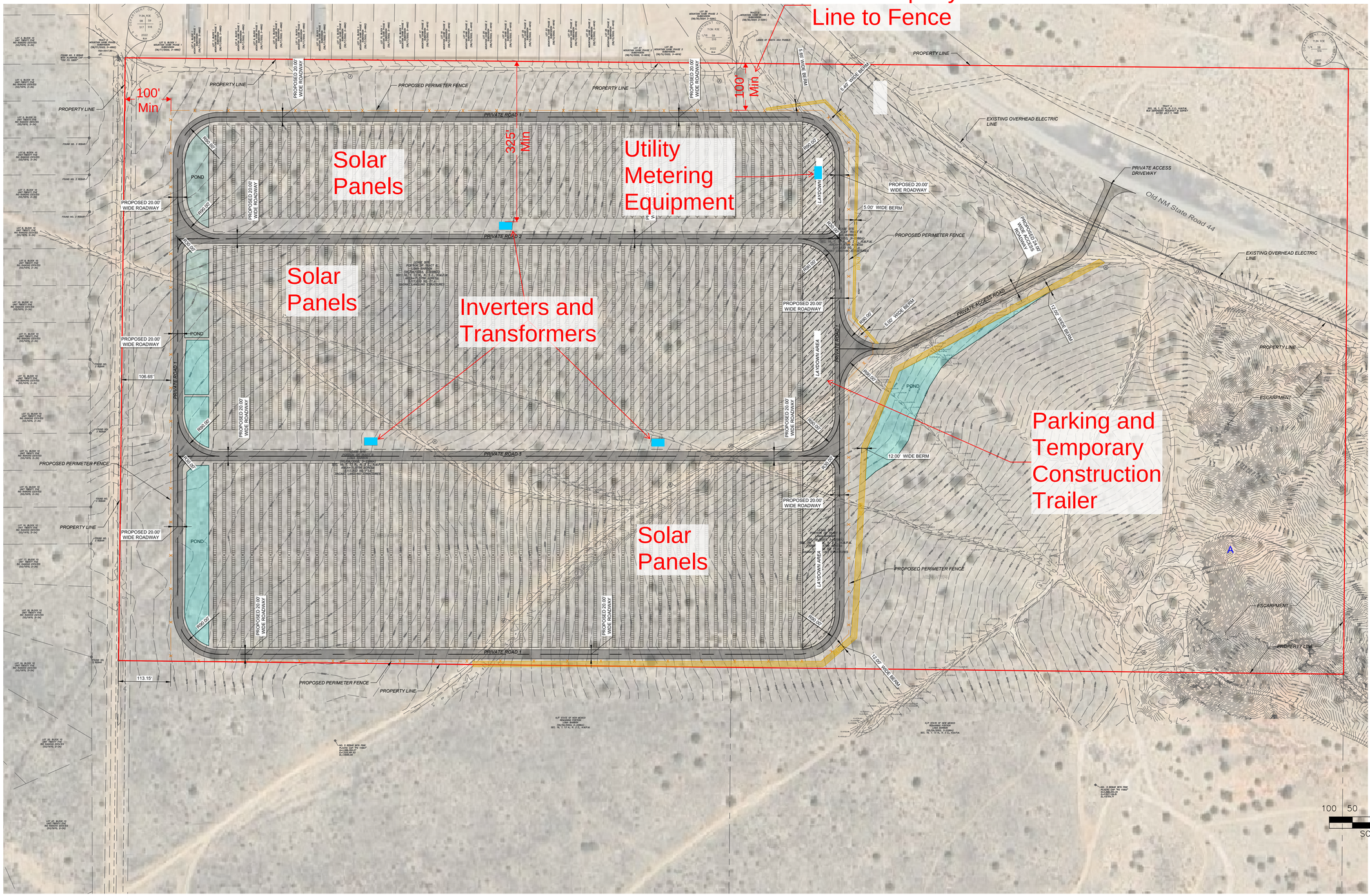
REVISIONS

REV#	DATE	DESCRIPTION	CHECK
1	10/10/2025	PRELIMINARY DESIGN - ISSUED FOR PERMIT	JW

STAMP

JOHN NEWTON WILLIAMSON NEW MEXICO 24190 PROFESSIONAL ENGINEER

DRAWN BY	REVIEWED BY
AM	JW
DRAWN DATE	REVIEW DATE
09/22/2025	09/22/2025
SCALE	SHEET
1" = 100'	C-100



FOR PLANNING ONLY - NOT FOR CONSTRUCTION

KiloNewton LLC
Albuquerque, NM,
87102
(505) 312 - 8490
www.kilonewtonllc.com

Gridworks
3900 Singer Blvd NE
Albuquerque, NM
87109

THE HOMEWISE COMMUNITY SOLAR PROJECT

OLD NM RD 44, RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO, 87144 — 35.361448, -106.634471

SITE PLAN

REVISIONS	REV#	DATE	DESCRIPTION	CHECK
	1	10/10/2025	PRELIMINARY DESIGN - ISSUED FOR PERMIT	DC

STAMP

DRAWN BY	REVIEWED BY: DC
DRAWN DATE	REVIEW DATE
SCALE: 1" = 100'	SHEET

N

KILONEWTON

KiloNewton LLC
Albuquerque, NM,
87102
(505) 312 - 8490
www.kilonewtonllc.com

grid WORKS what if...?

Gridworks
3900 Singer Blvd NE
Albuquerque, NM
87109

THE HOMEWISE COMMUNITY SOLAR PROJECT

OLD NM RD 44, RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO, 87144

35.361448, -106.634471

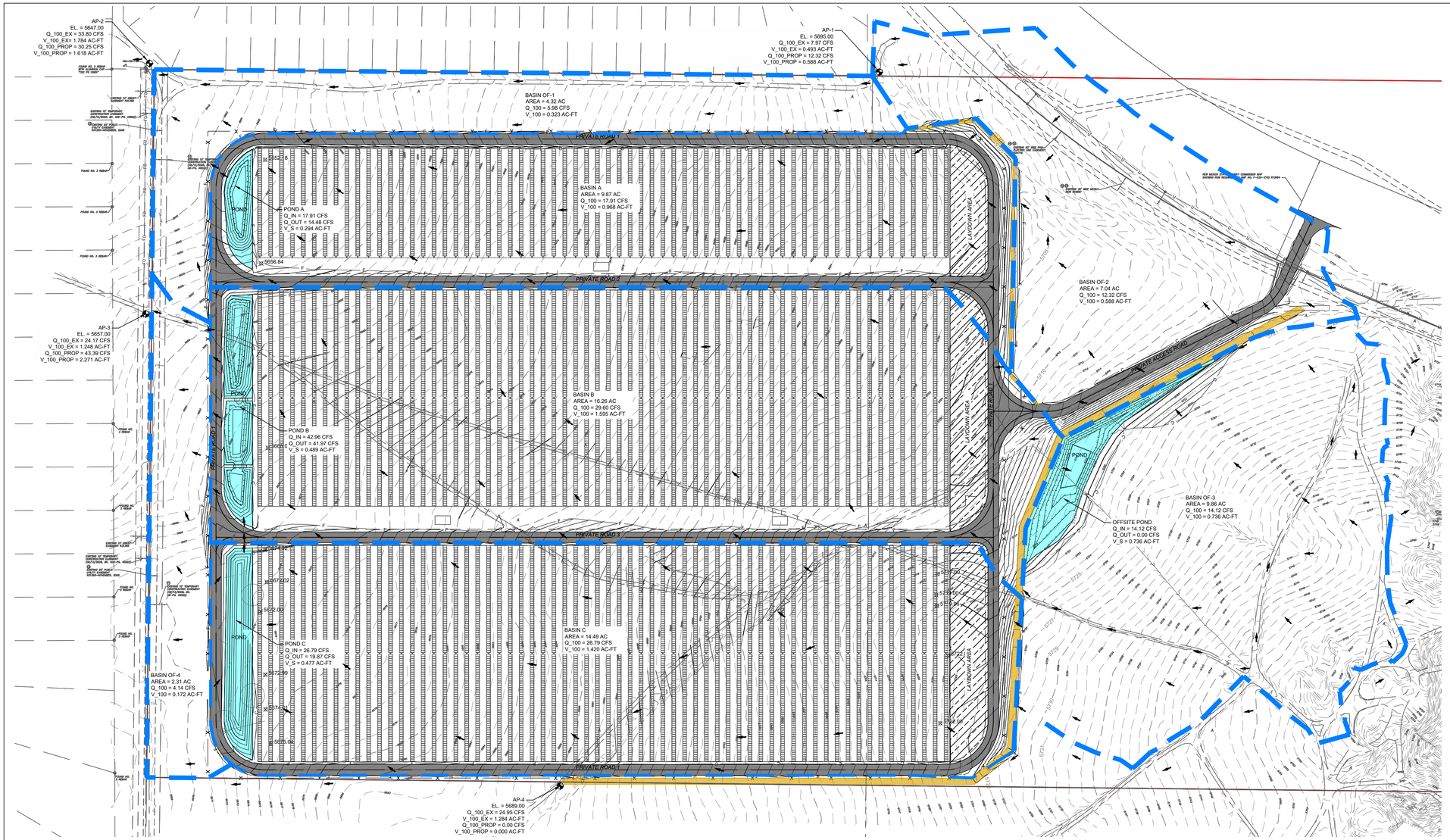
ACCESS EXHIBIT

REVISIONS

REV#	DATE	DESCRIPTION	CHECK

STAMP

DRAWN BY	REVIEWED BY
AM	JW
DRAWN DATE	REVIEW DATE
10/10/2025	10/10/2025
SCALE	SHEET
--	-



LEGEND

- PROPERTY LINE
- EASEMENT
- SETBACK
- PROPOSED FENCE
- ROAD CENTERLINE
- PROPOSED BASE COURSE ROAD (SEE ROADWAY PLAN FOR SECTION)
- EXISTING TOPO
- PROPOSED GRADE
- PROPOSED POND
- BASIN BOUNDARY
- FLOWPATH

THE HOMEWISE COMMUNITY SOLAR PROJECT
PROPOSED CONDITIONS ANALYSIS
OCTOBER 2025

BASIN ID	AREA	HSG	CN	TC	BULKIN(RUNOFF	Q_100YR_24HR	V_100YR_24HR
	AC			HR	CFS/ AC	CFS	AC-FT
OFFSITE BASINS							
OF-1	4.32	B	76	0.14	18.00% 1.38	5.98	0.323
OF-2	7.04	B	78	0.34	18.00% 1.75	12.32	0.588
OF-3	9.86	B	76	0.14	18.00% 1.43	14.12	0.736
OF-4	2.31	B	76	0.28	18.00% 1.80	4.14	0.172
SUBTOTAL	**23.53**					**36.56**	**1.819**
ONSITE BASINS							
A	9.87	B	81	0.24	12.00% 1.81	17.91	0.968
B	16.26	B	81	0.24	12.00% 1.82	29.60	1.595
C	14.49	B	81	0.23	12.00% 1.85	26.79	1.42
SUBTOTAL	**40.62**				**1.83**	**74.30**	**3.984**
TOTAL	**64.15**					**110.86**	**5.803**

THE HOMEWISE COMMUNITY SOLAR PROJECT
POND SUMMARY

ID	CONTRIBUTING BASINS	OUTFALL	BOTTOM EL.	TOP EL.	DEPTH (FT)	Q_IN (CFS)	Q_OUT (CFS)	V_STORAGE (AC-FT)
POND A	BASIN A	NORTHWEST CORNER	5749.00	5752.00	3.00	17.91	14.48	0.294
POND B	BASIN B	WESTERN BOUNDARY	5757.00	5761.00	4.00	42.96	41.97	0.489
POND C	BASIN C	POND B	5767.00	5770.00	3.00	26.79	19.87	0.477

DRAINAGE LITERATURE

GENERAL

THE SITE IS LOCATED IN A PORTION OF TRACT B, LOMA BARBON, CITY OF RIO RANCHO, SANDOVAL COUNTY. THE PROPERTY ENCOMPASSES 71 ACRES AND IS LOCATED IN LOMA BARBON, SOUTH OF MOUNTAIN HAWK SUBDIVISION, WEST OF US HIGHWAY 550, NORTH AND WEST OF ESTRELLA VISTA SUBDIVISION AND EAST OF PATRICIA RD, IN CITY OF RIO RANCHO. ACCESS TO THE SITE IS PROPOSED FROM OLD NEW MEXICO HIGHWAY 44. THE PROJECT CONSISTS ON THE DEVELOPMENT OF A 30 MW SOLAR PHOTOVOLTAIC FACILITY, INCLUDING INTERNAL BASE-COURSE ROADS, STORMWATER INFRASTRUCTURE, SEVERAL SOLAR ARRAYS, ELECTRICAL EQUIPMENT AND A PERIMETER SECURITY FENCE.

METHODOLOGY

HYDROLOGY ANALYSIS HAS BEEN PERFORMED IN ACCORDANCE WITH SSCAFCA CRITERIA MANUAL VOLUME 1 HYDROLOGY, CITY OF RIO RANCHO DPM AND NRCS HYDROLOGY MANUAL, TR-55, URBAN HYDROLOGY FOR SMALL WATERSHEDS. UNIT HYDROGRAPH METHOD HAS BEEN SELECTED USING HEC-HMS TO COMPUTE THE 100-YR 24-HR STORM EVENT RUNOFF RATE AND VOLUME AND TO DESIGN THE DRAINAGE INFRASTRUCTURE. RAINFALL DATA HAS BEEN EXTRACTED FROM NOOA ATLAS 14 (P_100yr_24hr = 2.82 in), TIME TO CONCENTRATION HAS BEEN COMPUTED USING THE VELOCITY METHOD, CURVE NUMBER HAS BEEN SELECTED FOLLOWING TR-55, AND THE PV SMART UNIVERSITY OF MINNESOTA CALCULATOR FOR THE SOLAR ARRAY. THE SOIL SURVEY SHOWS THE SITE SOIL TO BE GRIETA FINE SANDY LOAM AND THE HIDROLOGIC SOIL GROUP B (CN = 76).

EXISTING CONDITIONS

THE SITE GENERALLY SLOPES RANGE FROM 1.5% TO 12%, DRAINING TOWARDS THE NORTH AND WEST. THERE ARE SEVERAL GRADED DIRT ROADS THAT CONVEY SURFACE UNDEVELOPED RUNOFF AND DIVERT IT ULTIMATELY TOWARDS THE WEST. THERE ARE OFFSITE BASINS THAT IMPACT THE SITE FROM THE EAST. ON THE EASTERN BOUNDARY, THERE IS AN OFFSITE BASIN THAT DRAINS INTO THE SITE. THE SITE IS NOT LOCATED WITHIN A FEMA FLOODPLAIN AREA (SEE FEMA FIRM PANEL XX).

PROPOSED CONDITIONS

IN THE PROPOSED DEVELOPED CONDITIONS THE EXISTING NATURAL FLOWPATHS HAVE BEEN MAINTAINED. ALONG THE SOUTHEASTERN BOUNDARY A BERM AND POND IS PROPOSED TO RETAIN OFFSITE UNDEVELOPED FLOWS. THIS POND IS ALSO INTENDED TO PROMOTE WATER INFILTRATION. ALONG THE NORTHEASTERN BOUNDARY A BERM IS PROPOSED TO ROUTE OFFSITE FLOWS TOWARDS THE NE CORNER, WHERE IT MERGES WITH THE OFFSITE BASIN ALONG THE NORTHERN BUFFER BETWEEN THE SITE AND THE SUBDIVISION, AND ULTIMATELY OUTFALLS AT THE SITE NW CORNER. THE ONSITE DRAINAGE INFRASTRUCTURE HAS BEEN DESIGNED TO RECOVER THE SITE NATURAL UNDEVELOPED CONDITIONS. THUS, RUNOFF WILL AGAIN FLOW WEST, AS IT DID BEFORE THE DIRT ROADS WERE GRADED. TO PREVENT SOILS EROSION AND PROMOTE SHEET FLOW THROUGHT THE SITE, THE EXISTING DIRT ROADS ARE ALSO BEING FILLED ONSITE THREE PONDS ARE PROPOSED ALONG THE INSIDE OF THE WESTERN PERIMETER ROAD TO ATTENUATE PEAK DEVELOPED RUNOFF TO EXISTING UNDEVELOPED CONDITIONS. THESE PONDS ARE DESIGNED TO RETAIN A PORTION OF THE DEVELOPED MINOR STORM TO REDUCE RUNOFF VELOCITIES AND TO CREATE FLOW AS POSSIBLE TO THE OUTFALL.

STORMWATER QUALITY VOLUME MANAGEMENT

IN ACCORDANCE WITH NMDOT DRAINAGE MANUAL DESIGN MANUAL SECTION 700 WATER QUALITY MANUAL AND SSCAFCA DPM, BEST MANAGEMENT PRACTICES (BMPs) MEASURES TO MANAGE THE STORMWATER QUALITY VOLUME (SWQV) HAVE BEEN IMPLEMENTED. THE SWQV IS COMPUTED AS THE 10YR-2HR STORM EVENT VOLUME. GREEN STORMWATER INFRASTRUCTURE (GSI) AND LOW IMPACT DEVELOPMENT(LID) STRATEGIES HAVE BEEN USED IN THE DESIGN OF THE SITE INFRASTRUCTURE TO IMPLEMENT THE APPROPIATE BMPs. THE PROPOSED GRADING PLAN ENSURES THAT ALL THE DEVELOPED SITE AREAS DISCHARGE INTO A SWQ BASIN (DITCH-DIKE, SWALE, POND OR PLAYA) BEFORE OUTFLOWING THE SITE. SEE THE BEST MANAGEMENT PRACTICES PLAN FOR MORE DETAILS.

CONCLUSIONS

THIS DRAINAGE MANAGEMENT PLAN HAS BEEN PREPARED IN COMPLIANCE WITH SSCAFCA DPM, CITY OF RIO RANCHO DPM, NRCS HYDROLOGY MANUAL, AND EPA NPDES AND CGP. THE IMPLEMENTATION OF THE PROPOSED DRAINAGE INFRASTRUCTURE ENSURES THE SAFE PASSAGE OF THE 100YR-24HR STORM EVENT, AND NO NEGATIVE IMPACT TO DOWNSTREAM DRAINAGE INFRASTRUCTURE, RIGHT-OF-WAY OR PRIVATE PROPERTY.

LAND COVER CURVE NUMBER SUMMARY

- UNDEVELOPED: CN = 76
- BASE COURSE ROAD/SURFACE: CN = 86
- DEVELOPED SOLAR ARRAY: CN = 80
- CONCRETE OR OTHER IMPERVIOUS SURFACE: CN = 98

PRECIPITATION DEPTH SUMMARY FROM NOAA ATLAS 14

- DESIGN STORM 100YR-24HR: P = 2.82 in
- STORMWATER QUALITY VOLUME 10YR-2HR: P = 1.31 in

DISCLAIMER

ALL PROPOSED INFRASTRUCTURE INCLUDED IN THIS PLAN SET WILL BE PRIVATE AND OWNER'S RESPONSIBILITY FOR MAINTENANCE.

FOR PLANNING ONLY - NOT FOR CONSTRUCTION

KiloNewton LLC
Albuquerque, NM, 87102
(505) 312 - 8490
www.kilonewtonllc.com

Gridworks
3900 Singer Blvd NE
Albuquerque, NM 87109

THE HOMEWISE COMMUNITY SOLAR PROJECT

35.361448, -106.634471

OLD NM RD 44, RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO, 87144

PRELIMINARY DRAINAGE MANAGEMENT PLAN

REVISIONS			
REV#	DATE	DESCRIPTION	CHECK
1	10/10/2025	PRELIMINARY DESIGN - ISSUED FOR PERMIT	JW

STAMP

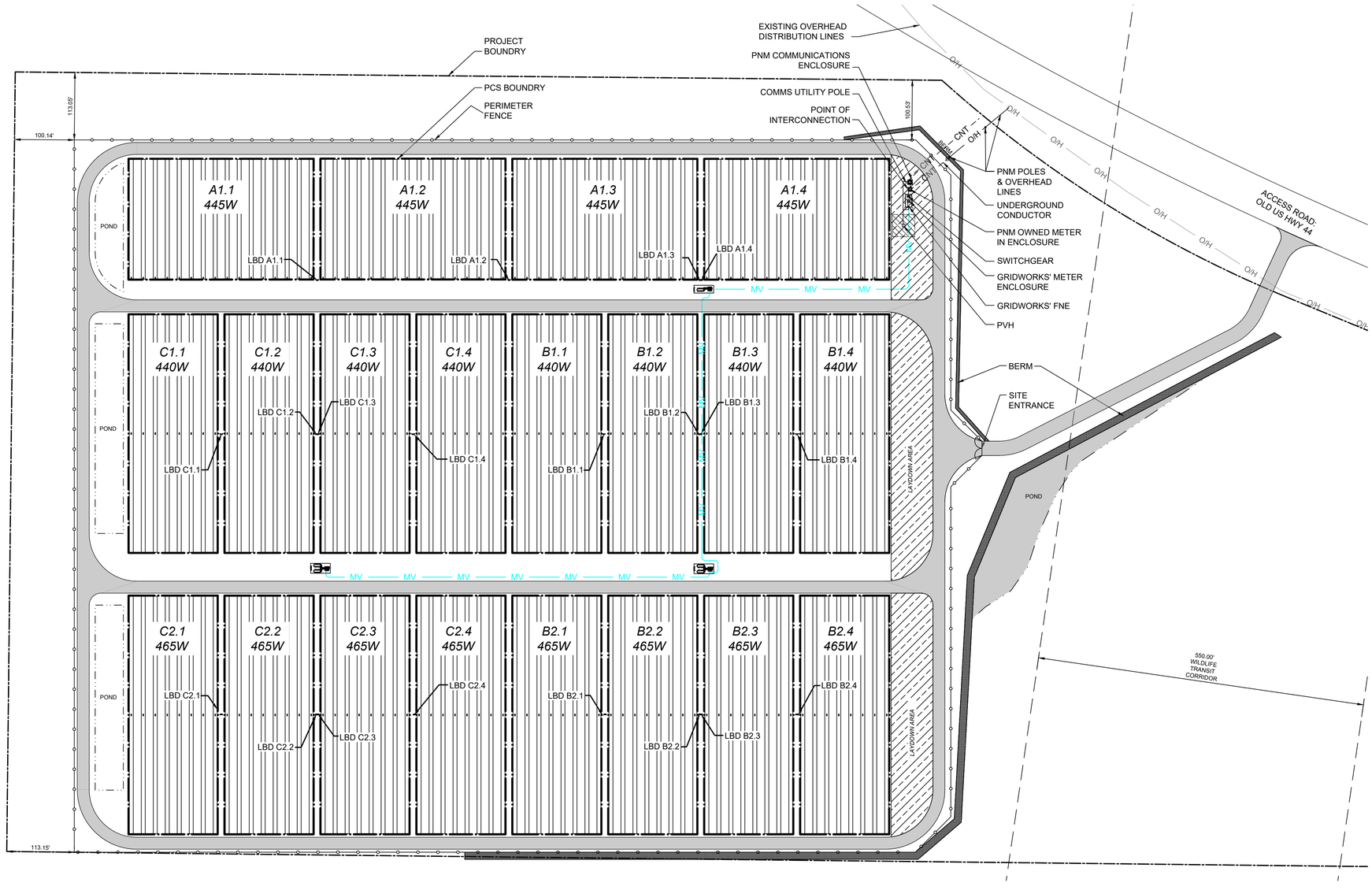
JOHN NEWTON WILLIAMSON NEW MEXICO 24190 PROFESSIONAL ENGINEER

DRAWN BY	REVIEWED BY
AM	JW
DRAWN DATE	REVIEW DATE
10/10/2025	10/10/2025
SCALE	SHEET
1" = 100'	C-150


PROPOSED 20.00' WIDE ROADWAY
PRIVATE ROAD 1
PRIVATE ROAD 2
PROPERTY LINE
PROPOSED PERIMETER FENCE
POND
LAYDOWN AREA
PROPOSED 24.00'WIDE ACCESS GATE
PRIVATE ACCESS ROAD
EXISTING OVERHEAD ELECTRIC LINE
EASEMENT
Old NM State Road 44
PRIVATE ACCESS DRIVEWAY
6.65' WIDE BERM
12.00' WIDE BERM
RW38 ROW 50'12"
RW39 ROW 50'12"
RW40 ROW 50'12"
RW41 ROW 50'12"
RW42 ROW 50'12"
RW43 ROW 50'12"
RW44 ROW 50'12"
RW45 ROW 50'12"
RW46 ROW 50'12"
RW47 ROW 50'12"
RW48 ROW 50'12"
RW49 ROW 50'12"
RW50 ROW 50'12"

LEGEND:

- PROJECT BOUNDRY
- EASEMENT BOUNDRY
- INVERTER BLOCK BOUNDARY
- MV — MV CABLE
- ROAD
- FENCE
- O/H — OVERHEAD ELECTRIC
- PROJECT BOUNDARY
- LAYDOWN AREA
- WATER RETENTION / PONDING
- CNT — UNDERGROUND COMM LINE
- FIBER — UG FIBER CABLE LINE
- CNT — UNDERGROUND POWER LINE
- O/H — OVERHEAD POWER LINE



BASIS OF DESIGN

THE HOMEWISE COMMUNITY SOLAR PROJECT - SLO-2

ITEM	VALUE	UNIT
LOCATION	RIO RANCHO, NM	-
COORDINATES	35.363,-106.634	°
ASHRAE WEATHER STATION	ALBUQUERQUE INTL, NM, USA	-
EXTREME LOW DB TEMPURATURE	-11.30	°C
2% HIGH DB TEMPERATURE	37.70	°C
PROJECT AC CAPACITY	5.00	MWAC
PROJECT DC CAPACITY	6.90	MWDC
DC/AC RATIO	1.38	-
ASCE HAZARDS (RISK II)		
SNOW PSF	23.00	LB/FT2
WIND SPEED	104.00	MPH
SEISMIC	0.586-0.842	PGA, 2% IN 50 YRS
MODULE TYPE		
MAKE/MODEL	FIRST SOLAR	-
NAMEPLATE POWER	440, 445, 465	W
TYPE	MONOFACIAL	-
RACKING		
MAKE/MODEL	PVH	-
TYPE	INFINITY	-
POWER	MOTOR/DRIVELINE	-
AZIMUTH	0.00	DEGREES
TRACKER RANGE	±60	DEGREES
INVERTERS		
MAKE/MODEL	SOLECTRIA XGI 1500-250	-
NAMEPLATE POWER	250.00	KVA
QUANTITY	20	EA
TYPE	STRING	-
MAXIMUM OPERATING INPUT CURRENT	296.70	A
MAXIMUM OUTPUT CURRENT	240.60	A
LVAC VOLTAGE	0.60	KV
COLLECTION CIRCUIT QUANTITY	1.00	-
COLLECTION VOLTAGE	12.47	KV
DC COLLECTION		
STRATEGY	STRINGS TO IPC CONNECTOR AND TRUNK CABLE ALONG RACKING AND ABOVE GROUND MESSENGER SYSTEM TO STRING INVERTER	-
TRUNK CABLE ROUTING	DIRECT BURIED	-
MESSENGER SYSTEM	AWM	-
STRING EXTENSION WIRE	10 AWG CU	-
POI		
POWER LIMIT	4.975	MWAC
INTERCONECTION VOLTAGE	12.47	KV

PREPARED BY:

grid WORKS what if...?
3900 SINGER BLVD NE
ALBUQUERQUE, NM 87109
GRIDWORKS.COM | 800.810.9939

PREPARED FOR:

affordable solar commercial | government
4401 MC LEOD RD NE, SUITE A
ALBUQUERQUE, NM 87109
AFFORDABLE-SOLAR.COM

PROJECT: THE HOMEWISE COMMUNITY SOLAR PROJECT - SLO-2

RIO RANCHO, NM
35.363,-106.634

REVISION	DATE	DESCRIPTION	DRAWN	CHECKED	APPROVED
A	09/03/2025	ISSUE FOR 30% REVIEW	AB	EM	GI
B	10/02/2025	ISSUE FOR 60% REVIEW	AB	EM	GI

- CONFIDENTIAL -
THIS DRAWING IS THE PROPERTY OF GRIDWORKS. THE INFORMATION CONTAINED HEREON MAY NOT BE USED OR DUPLICATED IN ANY MANNER WITHOUT WRITTEN PERMISSION BY OWNER.

SEAL:

PRELIMINARY, NOT FOR CONSTRUCTION

DISCIPLINE:
PV ELECTRICAL

TITLE:
GEN ARRANGE & MV ROUTE PLAN

SHEET: SLO2-E1-01

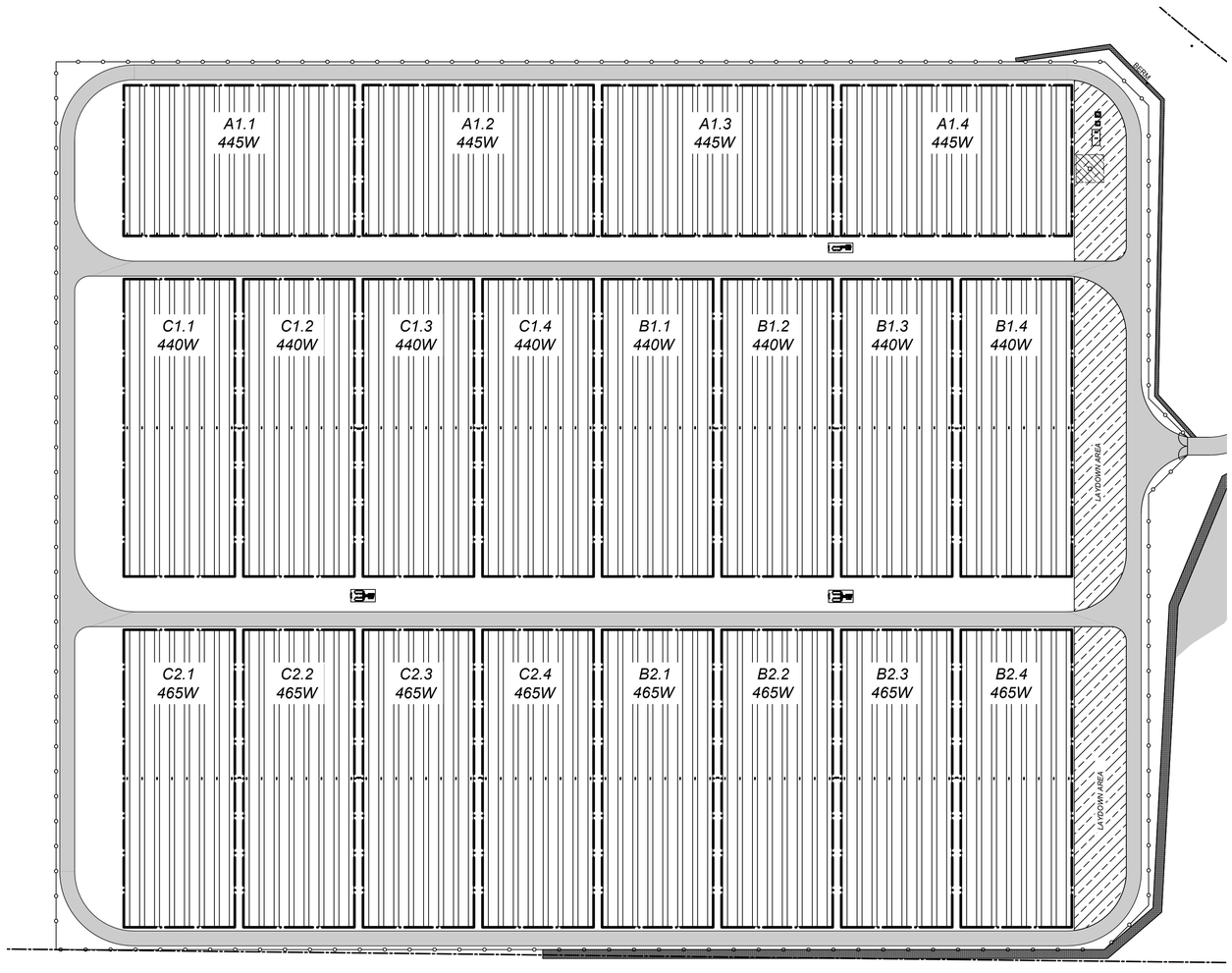
REV: B

C:_Working Folder\Projects\SLO-2\1_Plan Sheets\SLO2 E1 PLANS.dwg

LEGEND:

LOAD BREAK DISCONNECT (LBD)

GROUP BOUNDARY



MODULE ALLOCATION MATRIX:

INVERTER	STRING QUANITY	MODULE RATING (W)	MODULE QTY	DC CAPACITY (KWDC)	INVERTER CAPACITY (KWAC)	DC:AC RATIO
INV.A1.1	128.00	445.00	768.00	341.76	250.00	1.37
INV.A1.2	128.00	445.00	768.00	341.76	250.00	1.37
INV.A1.3	128.00	445.00	768.00	341.76	250.00	1.37
INV.A1.4	128.00	445.00	768.00	341.76	250.00	1.37
INV.B1.1	128.00	440.00	768.00	337.92	250.00	1.35
INV.B1.2	128.00	440.00	768.00	337.92	250.00	1.35
INV.B1.3	128.00	440.00	768.00	337.92	250.00	1.35
INV.B1.4	128.00	440.00	768.00	337.92	250.00	1.35
INV.B2.1	128.00	465.00	768.00	357.12	250.00	1.43
INV.B2.2	128.00	465.00	768.00	357.12	250.00	1.43
INV.B2.3	128.00	465.00	768.00	357.12	250.00	1.43
INV.B2.4	128.00	465.00	768.00	357.12	250.00	1.43
INV.C1.1	128.00	440.00	768.00	337.92	250.00	1.35
INV.C1.2	128.00	440.00	768.00	337.92	250.00	1.35
INV.C1.3	128.00	440.00	768.00	337.92	250.00	1.35
INV.C1.4	128.00	440.00	768.00	337.92	250.00	1.35
INV.C2.1	128.00	465.00	768.00	357.12	250.00	1.43
INV.C2.2	128.00	465.00	768.00	357.12	250.00	1.43
INV.C2.3	128.00	465.00	768.00	357.12	250.00	1.43
INV.C2.4	128.00	465.00	768.00	357.12	250.00	1.43
TOTAL	2560.00		15360.00	6927.36	5000.00	

N

0' 100' 200' 400'

SCALE : 1" = 100'

PREPARED BY:

grid WORKS what if...?

3900 SINGER BLVD NE
ALBUQUERQUE, NM 87109
GRIDWORKS.COM | 800.810.9939

PREPARED FOR:

affordable solar commercial | government

4401 MC LEOD RD NE, SUITE A
ALBUQUERQUE, NM 87109
AFFORDABLE-SOLAR.COM

PROJECT:

THE HOMEWISE COMMUNITY SOLAR PROJECT - SLO-2

RIO RANCHO, NM
35.363,-106.634

REVISION	DATE	DESCRIPTION	DRAWN	CHECKED	APPROVED
	09/03/2025	ISSUE FOR 30% REVIEW	AB	EM	GI
5	10/02/2025	ISSUE FOR 60% REVIEW	AB	EM	GI

- CONFIDENTIAL -

THIS DRAWING IS THE PROPERTY OF GRIDWORKS. THE INFORMATION CONTAINED HEREON MAY NOT BE USED OR DUPLICATED IN ANY MANNER WITHOUT WRITTEN PERMISSION BY OWNER.

SEAL:

PRELIMINARY, NOT FOR CONSTRUCTION

DISCIPLINE:

PV ELECTRICAL

TITLE:

MODULE ALLOCATION

SHEET: SLO2-E1-04

REV: B

C:_Working Folder\Projects\SLO-2\1_Plan Sheets\SLO2 E1 PLANS.dwg

Exhibit of

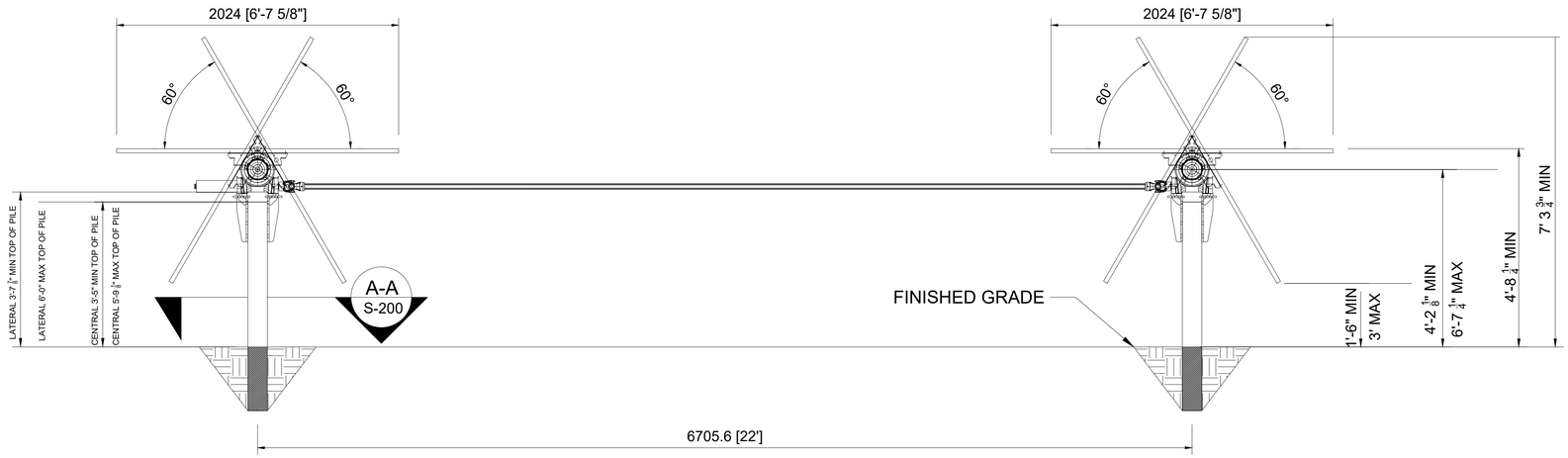
Town of Alameda Grant
Section 16, Township 13 North, Roage 3 East, N.M.P.M.

Subdivision Name

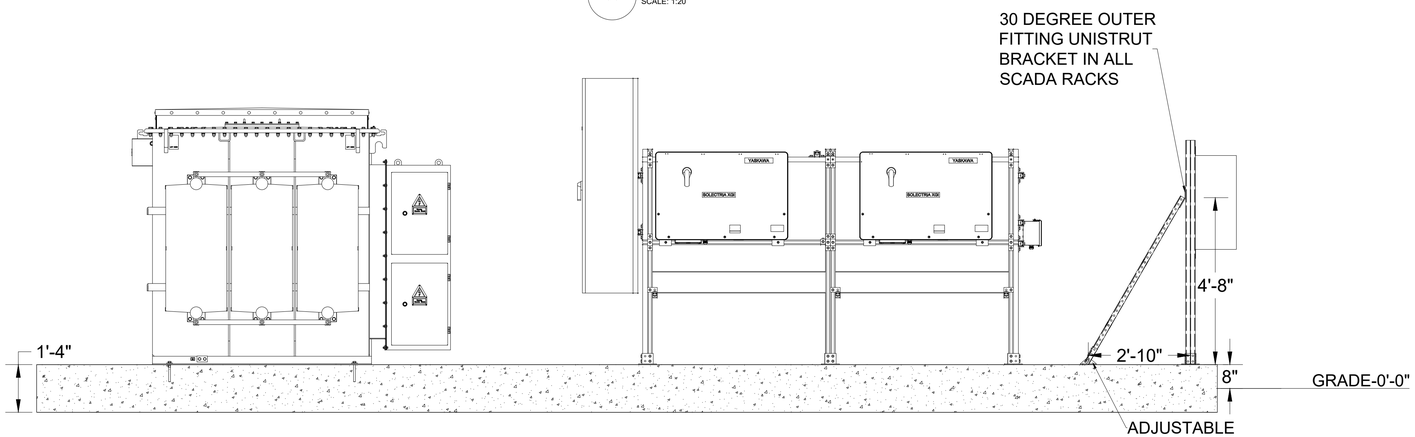
Sandoval County, New Mexico
August 2024

0 300 600 900
SCALE: 1"=300'

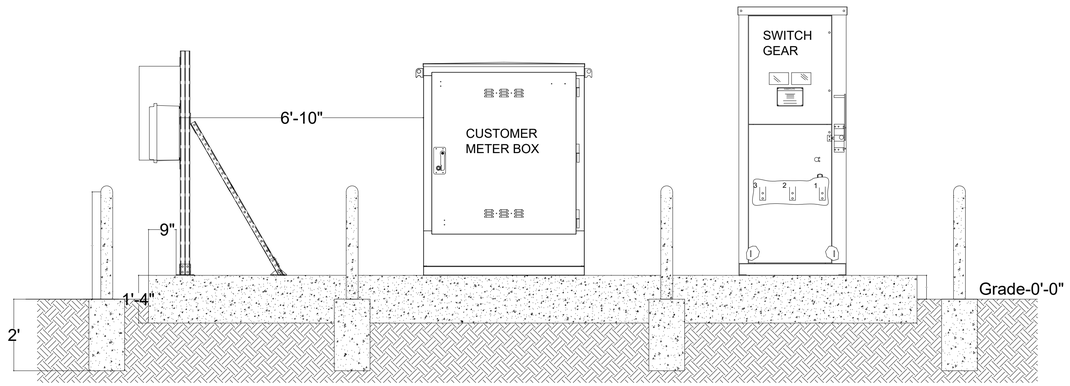
Old NM State Road 4
Tallisman Road, N.E.
N 88°57'59" W 1420.97'
N 88°57'59" W 572.12'
S 55°56'31" E 1,729.49'
EXISTING 15' COMMUNICATIONS RIGHT OF WAY EASEMENT (02/24/2004, BK. 3, PG. 2392)
EXISTING 20' UTILITY EASEMENT (02/24/2004, BK. 3, PG. 2392)
EXISTING 20' PEDESTRIAN AND UTILITY EASEMENT (02/24/2004, BK. 3, PG. 2392)
FOUND 1" IRON PIPE
TRACT 40
TRACT 39
RIO RANCHO HAWKSITE (02/24/2004, BK. 3, PG. 2392)
N 89°29'07" W 1624.47'
N 89°29'18" E 5,226.83'
N 00°12'44" E 316.49'
N 89°29'07" W
S 89°31'10" E 104.21'
2,729.49'
2857
2858
2859
T13N R3E
8 9 17 16 PROJECTED
Point of Beginning
FOUND NO. 5 REBAR
GRANT OF ROW (09/16/1968, R17120)
S 54°32'37" E
US Highway 550
(280' ROW)
NMDN F-033-1(10)
BUREAU OF LAND MANAGEMENT
T13N R3E 8 9 16 17 SHL
1995
LANDS OF THE PUEBLO OF SANTA ANA
(FORMER NMSR NO. 44)
EXISTING 10' TEMPORARY CONSTRUCTION EASEMENT (09/13/2006, BK. 409-PG. 45522)
EXISTING 20' PUBLIC UTILITY EASEMENT (09/13/2006, BK. 409-PG. 45522)
EXISTING 10' TEMPORARY CONSTRUCTION EASEMENT (09/13/2006, BK. 409-PG. 45522)
10' QWEST EASEMENT GRANTED BY THIS DOCUMENT
L4
EXISTING 10' WIDE JEMEZ ZIA FIBER OPTIC LINE R36623
NW/4 NW/4
NE/4 NW/4
Proposed Solar Site
EXISTING 30' WIDE MST&T ROW R19987
NEW MEXICO STATE HIGHWAY COMMISSION MAP SHOWING ROW REQUIRED FOR NMP NO. F-033-1(10) R13964
EXISTING GRANT OF RIGHT OF WAY (11/28/1967 R16934)
EXISTING 20' WIDE PNM ELECTRIC LINE EASEMENT R24716
3,097.71'
S 00°45'55" W
FOUND BRASS CAP "RIO RANCHO ESTATES PS 3794"
Patrica Road NE
RIO RANCHO ESTATES UNIT 20 (09/25/1970, 2-34)
BLOCK 10
2745.58'
Majesty Road, N.E.
FOUND 1" IRON PIPE
FOUND REBAR NO. 4
SW/4 NW/4
SE/4 NW/4
N 00°13'44" E
FOUND REBAR NO. 4
EXISTING 20' PUBLIC UTILITY EASEMENT (09/13/2006, BK. 409-PG. 45522)
EXISTING 10' TEMPORARY CONSTRUCTION EASEMENT (09/13/2006, BK. 409-PG. 45522)
CENTERLINE 20' PUBLIC UTILITY EASEMENT
CENTERLINE 10' QWEST EASEMENT
10' QWEST EASEMENT GRANTED BY THIS DOCUMENT
New Mexico State Land Office
Unplatted Lands
EXISTING 20' PUBLIC UTUITY EASEMENT (09/13/2006, BK. 409-PG. 45522)
EXISTING 40' TEMPORARY CONTRUCTION EASEMENT (09/13/2006, BK. 409-PG. 45522)
NE/4 SW/4
NW/4 SE/4
NE/4 SE/4
Projected Section 16
Overlidge Road, NE
BLOCK 4
SW/4 SW/4
SE/4 SW/4
SW/4 SE/4
SE/4 SE/4
T13N R3E 17 16 20 21 PROJECTED
N 00°13'13" W 5,289.33'
FOUND 1" IRON PIPE
FOUND BRASS CAP RIO RANCHO ESTATES PS 3794"
BLOCK 68
BLOCK 66
Bachmann Court NE
Bachmann Court, NE
Arroyo
BLOCK 73
BLOCK 74
FOUND 1" IRON PIPE
Kirchner Road, N.E.
TRACT B, UNIT 20 RIO RANCHO ESTATES (02/28/1996, BK. 3, PG. 1386B)
EXISTING 10' PUE AND B.E. (02/28/1996, BK. 3, PG. 1386B)
RIO RANCHO ESTATES UNIT 20 (06/10/1970, 2-37)
N 89°00'00" W
FOUND BRASS CAP "RIO RANCHO ESTATES PS 3794"
UNPLATTED LANDS
Kennard Road, N.E.
TRACT A
ENCHANTED HILLS UNIT 11A (01/15/2004, 10-2840)
PARCEL B
De Baca Ct, NE
BLOCK 6
Foxmoore Drive, NE
BLOCK 11
BLOCK 12
BLOCK 13



A TRACKER SECTION
SCALE: 1:20



PCS WITH ONE INVERTER RACK ELEVATION VIEW
SCALE:1:24



POI PAD ELEVATION VIEW
SCALE:1:24

FOR PLANNING ONLY - NOT FOR CONSTRUCTION

KiloNewton LLC
Albuquerque, NM,
87102
(505) 312 - 8490
www.kilonewtonllc.com

Gridworks
3900 Singer Blvd NE
Albuquerque, NM
87109

THE HOMEWISE COMMUNITY SOLAR PROJECT

OLD NM RD 44, RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO, 87144

35.361448, -106.634471

SITE PLAN

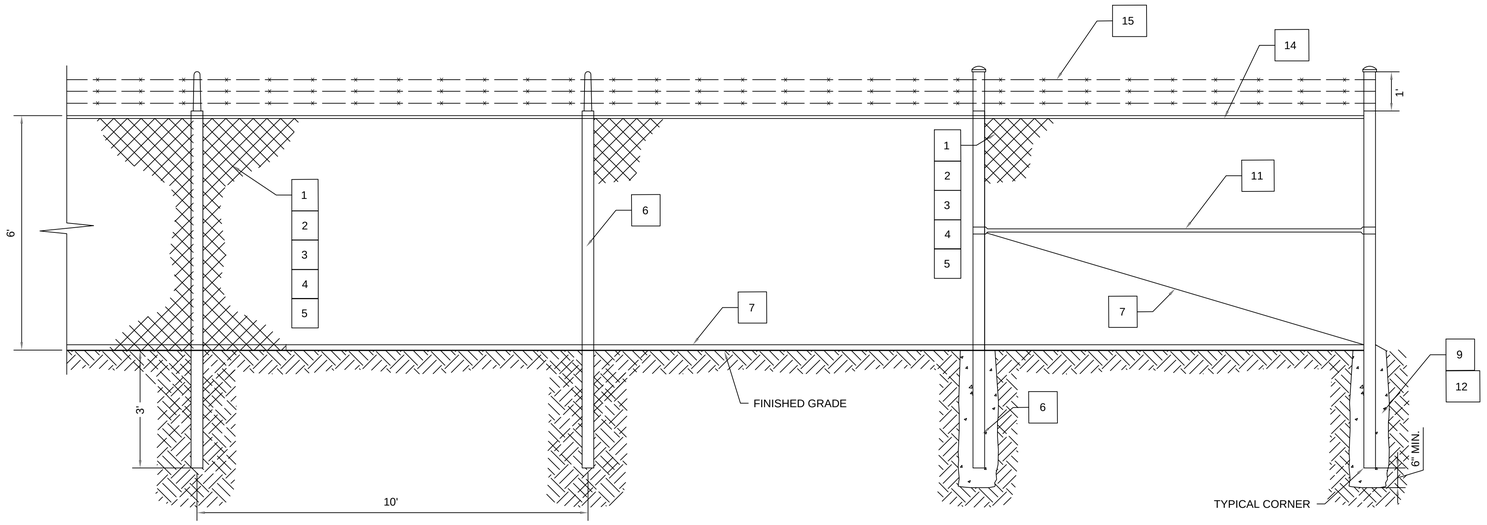
REVISIONS

REV#	DATE	DESCRIPTION	CHECK
1	10/10/2025	PRELIMINARY DESIGN - ISSUED FOR PERMIT	JW

STAMP

JOHN NEWTON WILLIAMSON
NEW MEXICO
24190
PROFESSIONAL ENGINEER

DRAWN BY	REVIEWED BY
AM	JW
DRAWN DATE	REVIEW DATE
09/22/2025	09/22/2025
SCALE	SHEET
1" = 100'	C-100

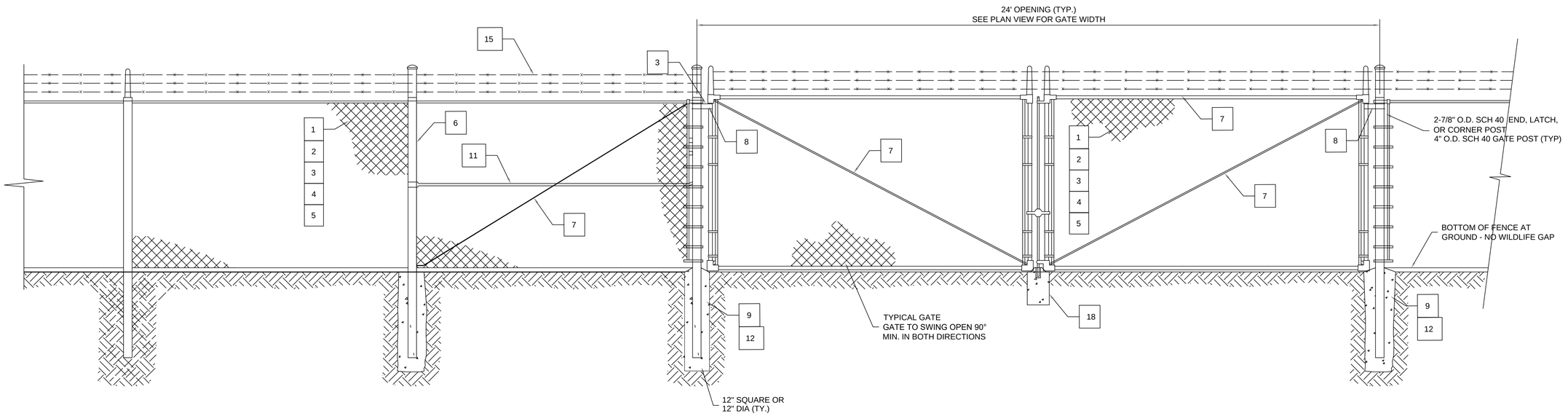


NOTES:

FENCING CONTRACTOR TO DESIGN AND INSTALL FENCE PER LOCAL REQUIREMENTS AND / OR INDUSTRY STANDARD PRACTICE FOR ALL COMPONENTS NOT SPECIFICALLY CALLED OUT. CONTRACTOR SHALL SUBMIT PROPOSAL TO ENGINEER FOR APPROVAL.

DETAIL CALLOUTS:

1. CONTRACTOR SHALL PROVIDE 6-FOOT GALVANIZED CHAIN LINK FENCING ENCLOSING ALL PROJECT EQUIPMENT (EXCLUDING BURIED CABLE IN OPEN AREAS).
2. FENCING FABRIC SHALL COMPLY WITH CHAIN LINK FENCE MANUFACTURERS INSTITUTE (CLFMI) 2445.
3. FENCING FABRIC MESH SHALL BE WOVEN THROUGHOUT WITH A TWO-INCH MESH, TYPE 1, COLD-DRAWN CARBON STEEL WIRE WITH MINIMUM BREAKING STRENGTH OF 2,170 POUNDS AND COATED WITH GALVANIZED FINISH.
4. FENCING FABRIC WIRE SHALL BE NUMBER 9-GAUGE WIRE GALVANIZED PER ASTM A392 CLASS 1.
5. FENCING FABRIC SHALL BE KNUCKLED TO ELIMINATE EXPOSURE OF SHARP EDGES.
6. FENCE FRAMING SHALL BE COMMERCIAL GRADE, MINIMUM SCHEDULE 40 PIPE, LINE POSTS SHALL BE 2.375" OUTSIDE DIAMETER.
7. TENSION WIRE #7 GA. GALVANIZED COIL SPRING.
8. CLAMPED GATE HINGES SHALL BE WELDED TO PREVENT SETTLEMENT AND SLIPPAGE.
9. CONCRETE SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 2500 PSI. CONCRETE MIX DESIGN SHALL BE IN ACCORDANCE WITH ASTM C94.
10. BRACE ON TOP RUNNER 1.625" OUTSIDE DIAMETER GALVANIZED PIPE.
11. HORIZONTAL OR DIAGONAL BRACE WITH TRUSS RODS 1.66" OUTSIDE DIAMETER.
12. CONCRETE FOUNDATIONS FOR CORNER, GATE, PULL, AND TERMINAL POSTS SHALL BE 12" DIAMETER OR 12"X12" SQUARE.
13. FOLLOW INSTALLATION PROCEDURE FOR CHAIN LINK FENCE IN ACCORDANCE WITH ASTM F567.
14. 1.66 INCHES OUTSIDE DIAMETER GALVANIZED TOP BARS SHALL CONFORM TO THE REQUIREMENTS OF THE STANDARD SPECIFICATIONS ASTM F1083.
15. TOP 1 FOOT OF FENCE SHALL CONSIST OF THREE STRANDS OF BARBED WIRE ATTACHED TO TYPE I, PRESSED STEEL, GALVANIZED BARBED WIRE SHALL BE ATTACHED TO 45° ARM OVERHANGING TOWARDS THE EXTERIOR OF THE PROJECT IN ACCORDANCE WITH ASTM F626. BARBED WIRE COATING SHALL BE IN ACCORDANCE WITH ASTM A121.
16. GATES SHALL BE LOCKABLE.
17. PROPOSED FENCE IS NOT DESIGNED TO WITHSTAND FORCES OF FLOODING. MAINTENANCE AND REPLACEMENT OF FENCING IN AREAS OF FLOODING MAY BE REQUIRED THROUGHOUT THE LIFE OF THE SOLAR PARK.
18. DO NOT INSTALL WITHIN GAS OR OTHER UTILITY EASEMENT.



1 SECURITY FENCE AND GATE DETAILS

KiloNewton LLC
Albuquerque, NM,
87102
(505) 312 - 8490
www.kilonewtonllc.com

Gridworks
3900 Singer Blvd NE
Albuquerque, NM
87109

THE HOMEWISE COMMUNITY SOLAR PROJECT

OLD NM RD 44, RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO, 87144

35.361448, -106.634471

FENCE DETAILS 01

REVISIONS

REV#	DATE	DESCRIPTION	CHECK
1	10/17/2025	30% RELEASE	JW
2	11/14/2025	60% -IFP RELEASE	JW

STAMP

Preliminary
11/14/2025 1:05:58 PM

DRAWN BY	REVIEWED BY
AM	JW
DRAWN DATE	REVIEW DATE
10/10/2025	11/14/2025
SCALE	SHEET
--	SF-02

Exhibit of

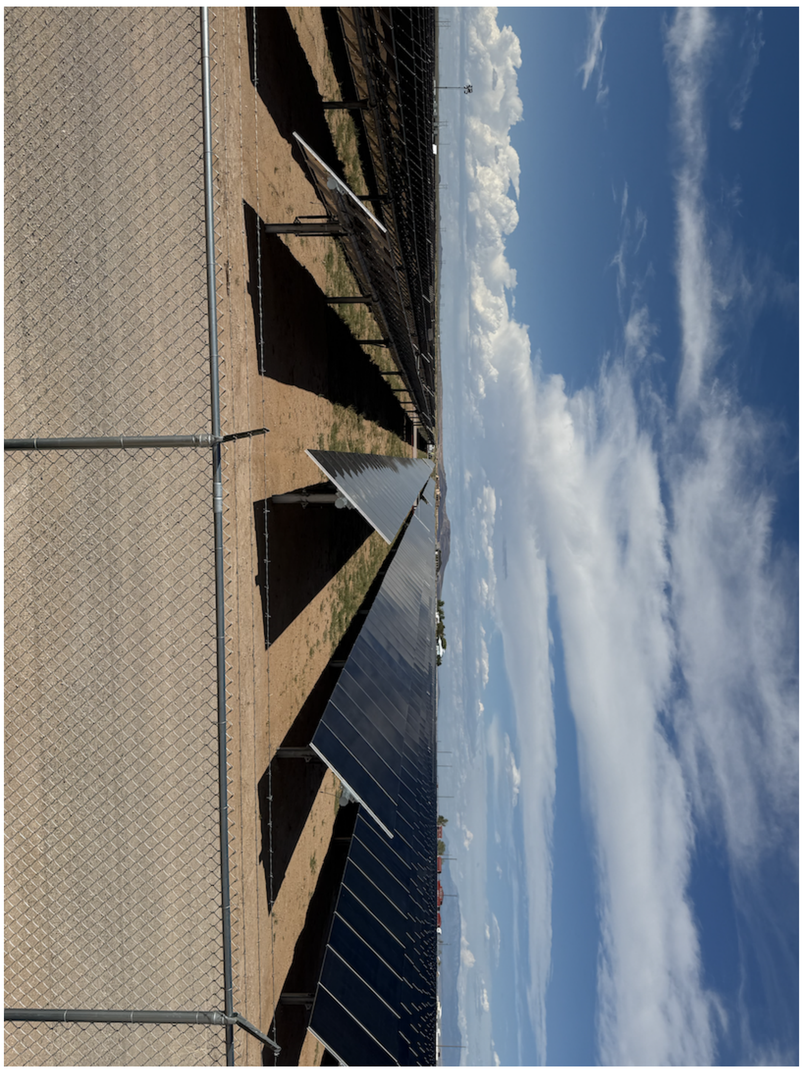
Town of Alameda Grant
Section 16, Township 13 North, Roage 3 East, N.M.P.M.

Subdivision Name

Sandoval County, New Mexico
August 2024

0 300 600 900
SCALE: 1"=300'

Old NM State Road 4
Tallisman Road, N.E.
N 88°57'59" W 1420.97'
N 88°57'59" W 572.12'
S 55°56'31" E 1,729.49'
EXISTING 15' COMMUNICATIONS RIGHT OF WAY EASEMENT (02/24/2004, BK. 3, PG. 2392)
EXISTING 20' UTILITY EASEMENT (02/24/2004, BK. 3, PG. 2392)
EXISTING 20' PEDESTRIAN AND UTILITY EASEMENT (02/24/2004, BK. 3, PG. 2392)
FOUND 1" IRON PIPE
TRACT 40
TRACT 39
RIO RANCHO HAWKSITE (02/24/2004, BK. 3, PG. 2392)
N 89°29'07" W 1624.47'
N 89°29'18" E 5,226.83'
N 00°12'44" E 316.49'
N 89°29'07" W
S 89°31'10" E 104.21'
2,729.49'
2857
2858
2859
T13N R3E
8 9 17 16 PROJECTED
Point of Beginning
FOUND NO. 5 REBAR
GRANT OF ROW (09/16/1968, R17120)
S 54°32'37" E
US Highway 550
(280' ROW)
NMDN F-033-1(10)
BUREAU OF LAND MANAGEMENT
T13N R3E 8 9 16 17 SHL
1995
LANDS OF THE PUEBLO OF SANTA ANA
(FORMER NMSR NO. 44)
EXISTING 10' TEMPORARY CONSTRUCTION EASEMENT (09/13/2006, BK. 409-PG. 45522)
EXISTING 20' PUBLIC UTILITY EASEMENT (09/13/2006, BK. 409-PG. 45522)
EXISTING 10' TEMPORARY CONSTRUCTION EASEMENT (09/13/2006, BK. 409-PG. 45522)
10' QWEST EASEMENT GRANTED BY THIS DOCUMENT
L4
EXISTING 10' WIDE JEMEZ ZIA FIBER OPTIC LINE R36623
NW/4 NW/4
NE/4 NW/4
Proposed Solar Site
EXISTING 30' WIDE MST&T ROW R19987
NEW MEXICO STATE HIGHWAY COMMISSION MAP SHOWING ROW REQUIRED FOR NMP NO. F-033-1(10) R13964
EXISTING GRANT OF RIGHT OF WAY (11/28/1967 R16934)
EXISTING 20' WIDE PNM ELECTRIC LINE EASEMENT R24716
3,097.71'
S 00°45'55" W
FOUND BRASS CAP "RIO RANCHO ESTATES PS 3794"
Patrica Road NE
RIO RANCHO ESTATES UNIT 20 (09/25/1970, 2-34)
BLOCK 10
2745.58'
Majesty Road, N.E.
FOUND 1" IRON PIPE
FOUND REBAR NO. 4
SW/4 NW/4
SE/4 NW/4
N 00°13'44" E
FOUND REBAR NO. 4
EXISTING 20' PUBLIC UTILITY EASEMENT (09/13/2006, BK. 409-PG. 45522)
EXISTING 10' TEMPORARY CONSTRUCTION EASEMENT (09/13/2006, BK. 409-PG. 45522)
CENTERLINE 20' PUBLIC UTILITY EASEMENT
CENTERLINE 10' QWEST EASEMENT
10' QWEST EASEMENT GRANTED BY THIS DOCUMENT
New Mexico State Land Office
Unplatted Lands
EXISTING 20' PUBLIC UTUITY EASEMENT (09/13/2006, BK. 409-PG. 45522)
EXISTING 40' TEMPORARY CONTRUCTION EASEMENT (09/13/2006, BK. 409-PG. 45522)
NE/4 SW/4
NW/4 SE/4
NE/4 SE/4
Projected Section 16
Overlidge Road, NE
BLOCK 4
SW/4 SW/4
SE/4 SW/4
SW/4 SE/4
SE/4 SE/4
T13N R3E 17 16 20 21 PROJECTED
N 00°13'13" W 5,289.33'
FOUND 1" IRON PIPE
FOUND BRASS CAP RIO RANCHO ESTATES PS 3794"
BLOCK 68
BLOCK 66
Bachmann Court NE
Bachmann Court, NE
Arroyo
BLOCK 73
BLOCK 74
FOUND 1" IRON PIPE
Kirchner Road, N.E.
TRACT B, UNIT 20 RIO RANCHO ESTATES (02/28/1996, BK. 3, PG. 1386B)
EXISTING 10' PUE AND B.E. (02/28/1996, BK. 3, PG. 1386B)
RIO RANCHO ESTATES UNIT 20 (06/10/1970, 2-37)
N 89°00'00" W
FOUND BRASS CAP "RIO RANCHO ESTATES PS 3794"
UNPLATTED LANDS
Kennard Road, N.E.
TRACT A
ENCHANTED HILLS UNIT 11A (01/15/2004, 10-2840)
PARCEL B
De Baca Ct, NE
BLOCK 6
Foxmoore Drive, NE
BLOCK 11
BLOCK 12
BLOCK 13









SCALE	DRAWN DATE	DRAWN BY
SHEET	REVIEW DATE	REVIEWED BY

STAMP

REVISIONS

REV#	DATE	DESCRIPTION	CHECK
1	10/10/2025	PRELIMINARY DESIGN - ISSUED FOR PERMIT	DC

THE HOMEWISE COMMUNITY SOLAR PROJECT

OLD NM RD 44, RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO, 87144 35.361448, -106.634471

EXAMPLE PHOTOS

Gridworks
3900 Singer Blvd NE
Albuquerque, NM
87109

KiloNewton LLC
Albuquerque, NM,
87102
(505) 312 - 8490
www.kilonewtonllc.com

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

July 11, 2025

TO: Dylan Connelly, PE (Affordable Solar Group, LLC)
4840 Pan American East Fwy NE
Albuquerque, NM 87109

RE: Loma Barbon Solar Site Plan (25-160-00013)

The following memo contains the comments and feedback received regarding the Site Plan application.

Planning and Zoning Division:

- More detail on the landscaping and landscape buffers shall be required as a condition of approval. See comments from PRCS below for the kind of information needed.
- More detail on the fencing is required. Please specify fencing material and height and provide elevations.
- Will there be a substation? If so, please identify location on site plan.
- Are there backup generators? If so, please specify type and identify location on site plan.
- Locations of temporary constructions trailers, passenger and construction vehicle parking, material storage, fuel storage and containment, and required temporary fencing/security for same shall be supplied on site plan.

Engineering Division:

- Future development will require:
  - A Water / Wastewater 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.
  - 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.
  - 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.
  - 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.
  - 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.
  - NMDOT approval required for access to US550.
- **Contact:**
  Patrick Kingsbury
  Associate Engineer
  (505) 872-7611
  pkingsbury@rrnm.gov

Fire and Rescue:

- IFC 2021 shall be referenced for Fire and Life Safety Code.
- Appendix D shall be referenced for Fire Apparatus Access Roads.
    - Entrances/gates and roads shall be a minimum of 20ft in width.
- Emergency Access: A knob box shall be required for emergency access on to the site.
- A perimeter access road shall be required.
- Vegetation control: A clear, brush free area of 10 feet (3048 mm) shall be required around the perimeter of the ground-mounted photovoltaic arrays. A noncombustible base of gravel or a maintained vegetative surface.
- There may be other requirements based on the specifics of the plans that are provided.
- A Fire 1 Plan (Site Plan) shall be submitted to the Fire Marshal's Office for review and approval.
- A Fire 2 Plan (Buildings/Floor Plan) shall be submitted to the City's Building Division as part of the full plan set submission.
- Fire Alarm and Fire Sprinkler Plans shall be submitted to the Building Division as separate deferred submittals.
- **Contact:**
  Brian Johnson
  Fire Marshal
  (505) 891-5024
  bjohnson@rrnm.gov

NMDOT

- Coordinate with NMDOT District 3 Assistant Traffic Engineer to discuss this development's potential impacts to US Highway 550.
- **Contact:**
  Margaret Haynes
  Assistant Traffic Engineer
  (505) 288-2086
  margaret.haynes@dot.nm.gov

Parks, Recreation and Community Services:

- The current site plan submission does not further describe conditions or address the buffering concerns raised by PRCS with case 25-250-00017. Please address these conditions or describe acceptable alternatives.
- Case 25-250-00017 comments follow:
    - It would be appropriate for the developer to show (in more detail) the areas of any clearing and grubbing for internal dirt or gravel roads (for construction, operation and/or maintenance), or other types of disturbance that is likely to occur with the installation of the solar arrays.
    - The developer should then describe how any disturbed areas (even though language about minimal disturbance is included in the addendum) will be reseeded or stabilized to comply with SWPPP and City requirements for site stabilization and to prevent erosion.
    - Section 5 Zoning, Subsection F – Fencing describes how the type of fencing will be determined but does not describe potential fencing (ie. Will it be chain link, barbless wire, other); the next sub section does describe a 25' setback, Then the next sub section (H) describes information that may be provided as part of a site plan approval. It is possible that a clearer detail of the type of fencing, the setbacks and how (in Subsection H – landscape buffer) the residents living in the Mountain Hawk subdivision to the immediate north of the project can be buffered from this Commercial/Utility development.
- **Contact:**
  Dyane Sonier
  Resource Development Manager
  (505) 896-8728
  dsonier@rrnm.gov

If you have any additional questions or concerns, please feel free to contact me or the contacts listed under each department.

Respectfully,
Ben Isaacs



Municipal Planner I
Development Services Department
City of Rio Rancho
(505) 891-5035 | bisaacs@rrnm.gov

The City of Rio Rancho

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

November 25, 2025

RE: Case Type; Case No. 25-160-00013
Loma Barbon, Tract B

Dear Property Owner:

You are receiving this certified letter because your property is located adjacent to 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 Site Plan for a solar generation, storage and distribution system on 80 acres of the subject property legally described as Loma Barbon, Tract B. The subject property comprises approximately 650 acres total.

The **Governing Body** will consider the request and make their decision on **Thursday, December 18, 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 505-891-5035if 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.

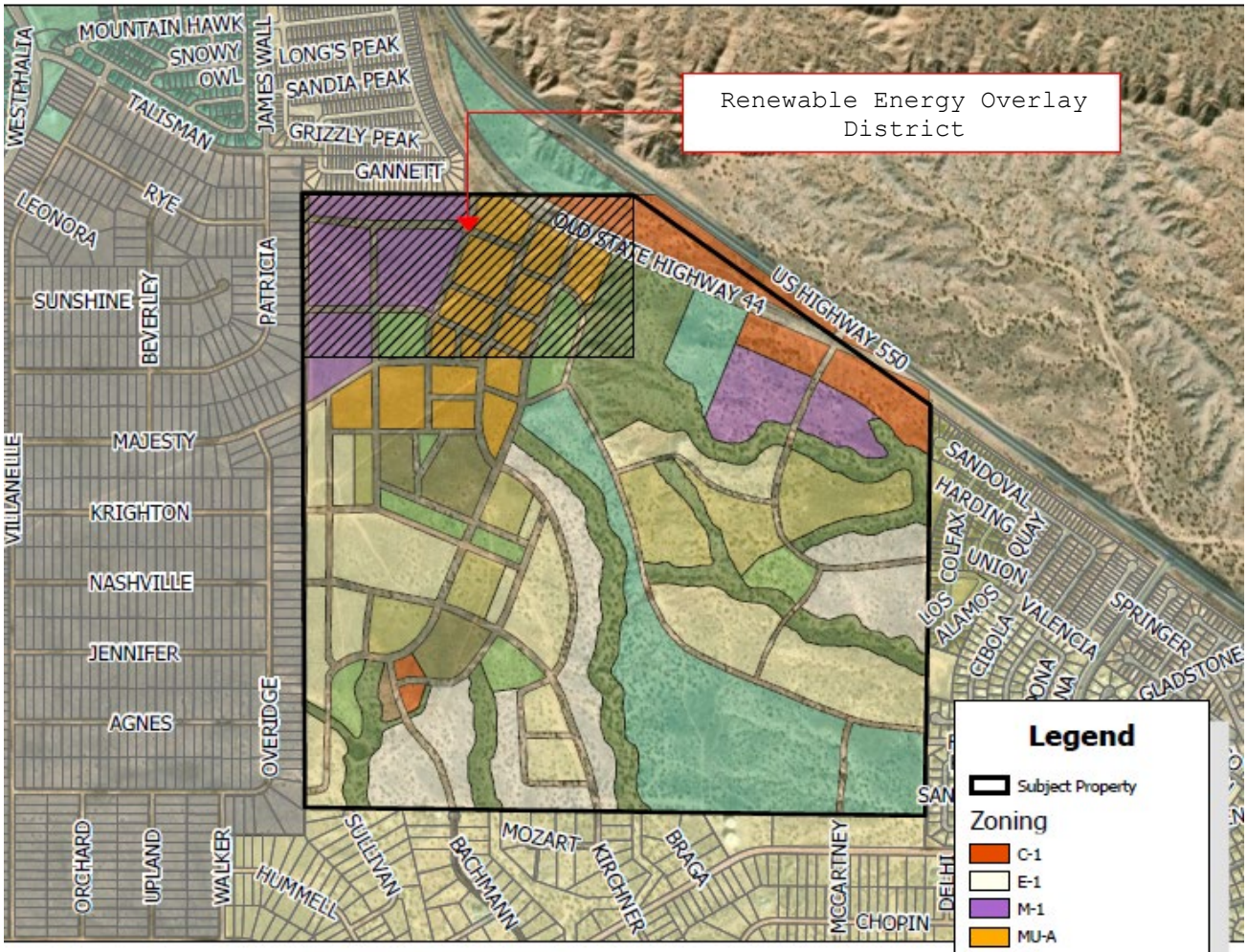
Respectfully,

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

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

LOMA BARBON RENEWABLE ENERGY OVERLAY DISTRICT



GIS
Moving Spatial Data Forward

N
W
E
S

0 0.05 0.1 0.2 0.3 0.4 0.5 Miles

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

NEW MEXICO'S LEADING NEWS SOURCE

ALBUQUERQUE JOURNAL

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

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

Proof of Ad 11/25/2025

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:	**329210**
Description:	
Run Dates:	**12/03/2025 - 12/03/2025**
Class:	**3001**
Orig User:	**master**
Words:	**559**
Lines:	**149**
Agate Lines:	**212**
Depth:	**15.11**
Blind Box:	

Total Ad Cost **$170.93**

Amount Paid **$0.00**

Publication	Start	Stop	Inserts	Cost
Albuquerque Journal	12/03/2025	12/03/2025	1	158.82

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, December 18, 2025:

Zone Map Amendment
Case #25-100-00008

The applicant, High Range 6 Development, LLC, through their agent, Isaacson & Arfman, Inc., requests approval of a Zone Map Amendment, to rezone the properties legally described as: U13, Blk 70, lot 11; U13, Blk 69, lots 88, 89 and 19; from R-1: Single-Family Residential and O-1: Office, to R-5: Single-Family Residential. The properties total 2 acres.

Master Plan Amendment
Case #25-410-00008

The applicant, High Range 6 Development, LLC, through their agent, Isaacson & Arfman, Inc., requests approval of a Master Plan Amendment to the High Range 6 Master Plan, to incorporate 4 additional lots. The lots are legally described as U13, Blk 70, lot 11; U13, Blk 69, lots 88, 89 and 19. The expanded Master Plan would encompass 53 acres.

Master Plan Amendment
Case #25-410-00007

The applicant, AMREP Southwest, Inc, through their agent, Consensus Planning Inc., requests approval of a Master Plan Amendment to the Papillon Master Plan, to add 97.8 acres (104 parcels) to the plan.

Site Plan
Case #25-160-00014

The applicant, The Ask Academy, through their agent, Community Design Solutions, LLC requests approval of a Site Plan for the Ask Academy Gymnasium located at 4450 Sundt Rd NE. The subject property is legally described as Texico Conference Center Tract 2A1 and is zoned SU. The total area of the site is approximately 3.5 acres.

Site Plan
Case #25-160-00012

The applicant, Sandia View LLC, through their agent, Huitt-Zollars, is requesting a Site Plan approval for a proposed church at the property legally described as The Village, Tract H1A. The property is zoned SU: Special Use and is approximately 6.50 acres.

Zone Map Amendment
Case #25-100-00012

The applicant, Brian Mozley, through his agent, Coldwell Banker Legacy, requests approval of a Zone Map Amendment to amend the zoning classification of the subject property legally described as Plaza Rio, Lot B (zoned SU: Special Use for Limited Commercial Retail) to include multi-family townhomes as a permissive use. The subject property comprises approximately 1.51 acres.

Zone Map Amendment
Case #25-100-00013

The applicant, Joe Chambers, through his agent, Daniel Gonzales, requests approval of a Zone Map Amendment to change the zoning classification of the subject property legally described as Vista Hills 1A, Block A, Lot 1A from C-1: Retail Commercial District to C-2: Wholesale and Warehousing Commercial District. The subject property comprises approximately 2.08 acres.

Site Plan
Case #25-160-00013

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

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.rrnm.gov. Materials related to these items are available for viewing in the Development Services Department at City Hall.

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

Journal: December 3, 2025.

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: O29

AGENDA DATE:
December 18, 2025

DEPARTMENT:
Development Services

SUBJECT:
O29, Ordinance of the City of Rio Rancho, New Mexico Amending the Zoning Classification of the Property Legally Described as Plaza Rio, Lot B from SU: Special Use for Limited Commercial Retail, to Add Multi-Family Townhomes as a Permissive Use, Identifying Conditions of Development; Providing for Severability and an Effective Date

BACKGROUND AND ANALYSIS:
This item was first heard at the October 28 Planning and Zoning Board Meeting, and the Board voted to postpone the item due to the applicant and agent not being present. The item was then heard for a second time at the November 18 Planning and Zoning Board meeting, and the Planning and Zoning Board voted to deny the request due to the applicant and agent again not being present at the time of the hearing, despite a recommendation of approval from the Development Services Department.

The applicant, Brian Mozley, through his agent, Coldwell Banker Legacy, requests approval of a Zone Map Amendment to amend the zoning classification of the property legally described as Plaza Rio, Lot B (zoned SU: Special Use for Limited Retail Commercial) to include multi-family townhomes as a permissive use. The subject property comprises approximately 1.51 acres.

The subject property is currently zoned SU: Special Use for Limited Retail Commercial per Ordinance No. 32, Enactment No. 07-31, adopted by the Governing Body on June 13, 2007. The Ordinance permits specific limited commercial uses in addition to outlining design standards for future development. The applicant is seeking to add multi-family townhomes to the list of permissive uses.

In order to accommodate townhomes that are up to two stories on the property, staff have also drafted an amendment to the Ordinance design standards to allow for buildings up to 32 feet in height or two stories. A height of 32 feet is the maximum building height in single-family residential zoning, including the adjacent R-1 zoned neighborhood. Per the applicant's proposed informal site development plans, staff is also proposing a maximum units density of 12 units/acre for the site to limit the density of multi-family development.

Staff are also including Ordinance amendments for Governing Body approval of the Site Plan (which mirrors City Code), and updating the Section of Code referenced for the parking standards.

The subject property is located immediately east of Golf Course Road SE, a minor arterial, and approximately 300 feet south of Southern Boulevard SE, a principal arterial. The surrounding properties are zoned: SU: Special Use for Limited Retail Commercial to the north, R-1: Single-Family Residential to the east and south, and C-1: Retail Commercial and NC: Neighborhood

Commercial to the west. The SU for Limited Retail Commercial to the north has it's Zoning Ordinance amended in 2018 to allow for the sale of alcohol, including breweries, provided the license is a restaurant, Small Brewer or Winegrower's license, per State Statute regulations.

The applicant previously submitted an application for a Zone Map Amendment to change the zoning of the subject property from SU: Special Use to R-6: Multi-Family Residential. This previous request (case #25-100-00011) was withdrawn by the applicant at the recommendation of the Development Services Department to be replaced with the current application.

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 in their justification letter, "The Comprehensive Plan's Population and Housing Element calls for a variety of housing types to meet the needs of all members of the community. Adding multi-family townhomes within the SU designation directly supports Goal PH-3 and advances adopted housing and land use objectives. By permitting this use, the City not only expands housing choices but also ensures that development at this location occurs in a manner compatible with the surrounding neighborhood and beneficial to the broader community."

Staff recommend that the Governing Body find that the proposed Zone Map Amendment to add multi-family townhomes as a permissive use for the subject property would be consistent with the health, safety, morals and general welfare of the City by creating more possibilities for housing diversity without deducting the existing opportunities for limited commercial uses currently provided to the property. The proposed townhome use, along with the regulations included in the Ordinance, will allow for a different housing type which benefits and is consistent with the welfare and morals of the City, while also transitioning and fitting in well with surrounding land uses. Maintaining the present commercial uses also allows the site to maintain the possibility of developing as commercial in the future. Conforms.

The Planning and Zoning Board recommends that the Governing Body find that the proposed Zone Map Amendment to add multi-family townhomes as a permissive use for the subject property would not be consistent with the health, safety, morals and general welfare of the City. The Board finds that the proposed townhome use would not be consistent with the welfare and morals of the City.

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."

The applicant cites the property's location respective to the adjacent commercial and residential zoning districts to justify the change, stating, "Directly west of the property, across Golf Course Road SE, are existing commercial buildings and parking areas that are part of the Golf Course commercial corridor. Directly east of the property, along Gay Circle SE, are established single-

family homes. [...] This property is therefore positioned between two distinct land use patterns. Multi-family townhomes represent an appropriate and compatible transitional use, mitigating potential conflicts while maintaining the character of the adjacent neighborhood. This transitional role is contemplated under [R.O. 2003] § 150.07(G)(2), which recognizes that zone changes are justified when a parcel can reasonably serve as a buffer between contrasting districts."

Staff recommends that the Governing Body find that the proposed Zone Map Amendment would not result in a significant deviation from the surrounding land uses and would provide a buffer between the low-density residential homes to the east and the arterial roads and commercial uses to the north and west. Moreover, the applicant's request to add multi-family townhomes to the list of permissive uses would preserve the existing commercial land uses should the applicant's plan to construct townhomes not materialize. Conforms.

The Planning and Zoning Board recommends that the Governing Body find that the proposed Zone Map Amendment would result in a significant deviation from the surrounding land uses and would not provide stability of land use and zoning. The Board finds that the applicant has not provided sound justification for the change and has put the burden on the City for why the change should not be made.

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

The applicant states, "The Comprehensive Plan recommends that higher-density residential areas by located on or near arterials, within walking distance of employment centers, commercial areas and community facilities. The subject property meets these locational criteria."

Staff recommend that the Governing Body finds that the proposed Zone Map Amendment is consistent with the Land Use element of the Comprehensive Plan, specifically Goal L-1: "Encourage mixed uses – retail, office, and residential centered on pedestrian-oriented developments along principal arterial roads".

The subject property is located in close proximity to Southern Boulevard SE, a principal arterial, and is adjacent to commercially zoned property. The Comprehensive Plan also states in § 1.1.3 "High-Density Residential": Locate high-density residential areas on collector or arterial streets within 1/8 mile walking distance of a commercial center, employment center, or other community facility. Staff find that the subject property satisfies this vision.

Staff recommends the Governing Body finds that the proposed Zone Map Amendment is also consistent with the Population and Housing Element of the City Comprehensive Plan, including Goal PH-3, Policy PH-4, and PH-6. PH-3 states: "Promote a variety of housing types to meet the needs of all members of the community." and Policy PH-4 and PH-6 state: "Establish site and building design guidelines to create an effective transition, or necessary buffer, between substantially different land uses and densities" and "Ensure that mixed-use development complements and enhances the character of neighboring residential and commercial development."

Staff finds that with the proposed zoning standards in the Ordinance, the additional permissive use of multi-family townhomes would create an effective transition from the commercial development to the north and west, to the single-family neighborhood to the south and east. The proposed Zoning Ordinance allows for a mixed use development node which may compliment the surrounding zoning.

The Planning and Zoning Board recommends that the Governing Body finds that this criteria has not been met and that the proposed changed would not be consistent with the City Comprehensive

Plan.

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: "Maintaining SU with a commercial orientation could intensify conflicts with adjacent single-family residences. Conversely, restricting the parcel to single-family use alone would underutilize its arterial frontage and proximity to the Golf Course Road commercial corridor. Permitting multi-family townhomes within the SU district balances these considerations, providing a reasonable, compatible, and efficient land use transition."

Staff recommends that the Governing Body find that adding multi-family townhomes as a permissive use to the subject property may result in a more advantageous use of the land as it could create a beneficial transition between the surrounding single-family residential and commercial land uses. The proposed addition of multi-family townhomes to the existing Special Use for Limited C-1 Retail Commercial zoning may be found to be more advantageous to the community by providing a balance of land uses and intensities in this area.

The Planning and Zoning Board recommends that the Governing Body find that adding multi-family townhomes as a permissive use to the subject property would not result in a more advantageous use of the land and that the existing zoning is appropriate. The Board finds that the proposed addition of multi-family townhomes to the existing Special Use for Limited C-1 Retail Commercial zoning would not be more advantageous to the community.

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

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

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

The Planning and Zoning Board recommends the Governing Body finds that the location of the subject property near Golf Course Road SE and Southern Boulevard SE is not the sole justification for the Zone Map Amendment.

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 applicant states that the proposed Zone Map Amendment would not result in a spot zone because it "implements established land use principles for transitional development along major corridors."

Staff recommend that the Governing Body finds that the proposed Zone Map Amendment would not result in a spot zone due its transitional nature between the surrounding low-density residential and commercial land uses, and to the fact that the Special Use zoning designation will remain unchanged otherwise.

The Planning and Zoning Board recommends the Governing Body finds that the proposed Zone Map Amendment would result in a spot zone as it would be different from the surrounding zoning and specific to this parcel.

NOTIFICATIONS:
Notice of the application was sent via certified 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 December 3, 2025.

IMPACT:

Staff recommends approval of the Zone Map Amendment to the Governing Body, subject to the findings and conditions set forth below:

General Findings of Fact:
1. The Planning and Zoning Board may make a recommendation to the Governing Body on the applicant’s request for a Zone Map Amendment.
2. Following procedures for a Zone Map Amendment, proper notice of hearing on this matter was given.
3. The applicant has the authority to make an application to request a Zone Map Amendment.
4. The applicant and adjacent property owners received due process, as proper notice and an opportunity to present views was given.

Specific Findings of Fact 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 additional land use that does not conflict with the underlying zoning, while promoting additional housing variety.
2. The applicant has provided sound justification, in a narrative dated October 3, 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, including Land Use and Housing goals.
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 in itself.
6. The requested Zone Map Amendment does not create a spot zone due to the transition between surrounding zoning districts it could create.

The Planning and Zoning Board recommends denial of the Zone Map Amendment to the Governing Body, subject to the following specific findings and conditions:

Specific Findings of Fact and Conditions for Denial:
The applicant has submitted an application and narrative which does not demonstrate 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 not be consistent with the health, safety, morals, and general welfare of the City.
2. The applicant has not provided sound justification that the proposed Zone Map Amendment would provide stability of zoning.
3. The proposed Zone Map Amendment is not consistent with the goals and elements of the City Comprehensive Plan, including Land Use and Housing goals.
4. The requested Zone Map Amendment creates a spot zone.

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

DEPARTMENT RECOMMENDATION:
The Development Services Department recommended the Planning and Zoning Board recommend approval of the Zone Map Amendment request to the Governing Body.

The Planning and Zoning Board recommends the Governing Body deny the request.

ATTACHMENT: Ordinance
ATTACHMENT: Application
ATTACHMENT: Justification Letter
ATTACHMENT: Zoning & Location Map
ATTACHMENT: Conceptual Plans
ATTACHMENT: Reproduction of Notifications

CITY OF RIO RANCHO
ORDINANCE

ORDINANCE NO. **ENACTMENT NO.**

ORDINANCE OF THE CITY OF RIO RANCHO, NEW MEXICO AMENDING THE ZONING CLASSIFICATION FOR THE PROPERTY LEGALLY DESCRIBED AS PLAZA RIO, LOT B TO ADD MULTI-FAMILY TOWNHOMES AS A PERMISSIVE USE TO THE SU: SPECIAL USE FOR LIMITED RETAIL COMMERCIAL ZONING DESIGNATION; 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. 25-100-00012; and

WHEREAS: the City of Rio Rancho Governing Body adopted Ordinance No. 32, Enactment No. 07-31 amending the Zoning Designation on the subject property, currently legally described as Plaza Rio, Lot B, to SU/Special Use for Limited C-1 Uses and included additional Design Standards; and

WHEREAS: the City of Rio Rancho Planning and Zoning Board held a duly noticed public hearing on November 13, 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 December 18, 2025 and the Governing Body heard interested parties and citizens for and against the proposed amendments; and

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

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

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

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

The Official Zone Map is hereby amended on approximately 1.5134 acres to add Multi-Family Townhomes as a permissive use under Section 2 of the existing SU: Special Use for Limited Retail Commercial Zoning Designation, as adopted per Ordinance No. 32 Enactment No. 07-31, on the land legally described as:

> Plaza Rio, Lot B, as shown on "Summary Plat of Lot A and Lot B Plaza Rio, being a replat of Lots 1-A-1 and 2-A-1 Block 40 Rio Rancho Estates, Unit 16, City of Rio Rancho, Sandoval County, New Mexico, September 2009" filed in the office of the County Clerk of Sandoval County on November 9, 2009 in Book 23, Page 20.

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

The property identified in Subject 1 above, is subject to all Land Use, Zoning, and Development Standards per Section 3 of Ordinance No. 32, Enactment No. 07-31, in addition to the following:

1. Development shall occur in substantial conformance the conceptual site plan submitted by the applicant. Any substantial changes to the Site Plan shall be resubmitted to the Planning and Zoning Board and Governing Body for review and approval.
5. (B) Building height for multi-family townhomes shall not exceed 2 stories or a maximum of 32 feet.
8. Parking shall comply with Section 154.76 of the Rio Rancho Code of Ordinances.
11. Multi-Family townhomes shall not exceed a density of 12 dwelling units per acre.

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

Section 4. Effective Date.

This Ordinance shall become effective ten days after adoption.

ADOPTED THIS _____DAY OF _____, 2025.

Greggory D. Hull, Mayor

ATTEST:

Noel C. Davis, City Clerk
(SEAL)

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

PLANNING & ZONING LAND USE APPLICATION

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

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

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

APPLICANT/AGENT INFORMATION

Applicant Name: Brian Mozley		Phone:
Address: 1008 Golf Course Rd SE		E-Mail: brian@fmshome.com
City: Albuquerque	State: NM	Zip: 87124
Proprietary Interest: Owner	List Owners:	
Deed or Ownership Verification Provided: (Initials) BM		Letter of Authorization Provided: (Initials) BM

Agent Name: Rebekah FitzPatrick, Nikki Bronstorp, Coldwell Banker Legacy		Phone: 505-321-8881
Address: 8200 Carmel Ave NE STE 103		E-Mail:
City: Albuquerque	State: NM	ZIP Code: 87122

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

proposed Multi-family townhomes as a permissive use within the existing SU zone

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit : PZRIO	Block(s):	Lot(s): B
Existing Zoning: SU	Proposed Zoning: multi-family permissive use (SU)	
No. of existing lots: 1	No. of proposed lots: 1	Total area of site (acres) 1.5134

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: Brian Mozley	Applicant: Brian Mozley	Agent: Rebekah Fitzpatrick
Signature: Rebekah Fitzpatrick		Date: 10/06/2025

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

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

COLDWELL BANKER LEGACY

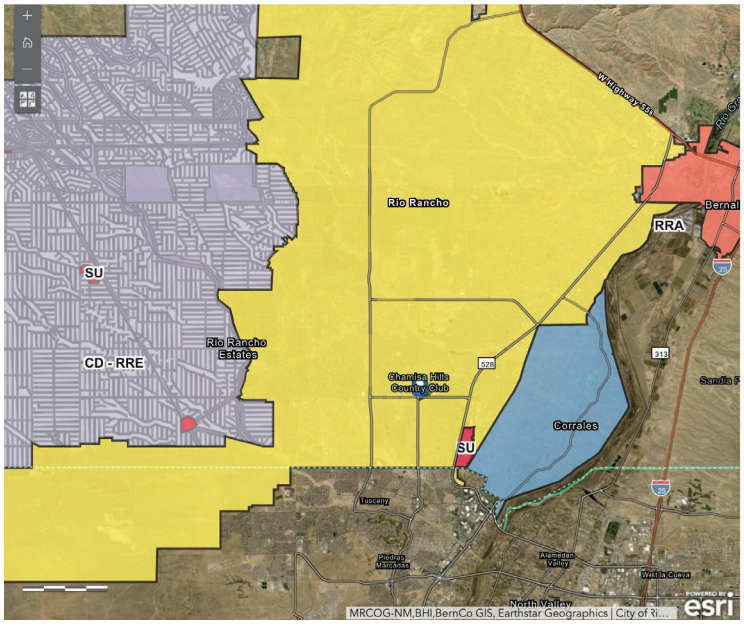
8200 CARMEL NE
SUITE 103A
ALBUQUERQUE, NM 87122
OFFICE (505) 292-8900
CELL (505) 5053218881

10/03/2025

Zone Map Amendment Request
Property: 1008 Golf Course Road SE
Applicant: Brian Mozley

I represent my client, Brian Mozley, who is respectfully requesting a Zone Map Amendment for the property located at 1008 Golf Course Road. Specifically, the request is to **add multi-family townhomes as a permissive use within the existing SU (Special Use) designation.**

This application is submitted pursuant to Rio Rancho Municipal Code §150.07 and is intended to demonstrate consistency with the City's Comprehensive Plan, while furthering the public health, safety, and general welfare through sound land use planning.



1. Consistency with the public welfare and adopted goals

The Comprehensive Plan's Population & Housing Element calls for a variety of housing types to meet the needs of all members of the community. Adding multi-family townhomes within the SU designation directly supports Goal PH-3 and advances adopted housing and land use objectives.

By permitting this use, the City not only expands housing choices but

also ensures that development at this location occurs in a manner compatible with the surrounding neighborhood and beneficial to the broader community.

2. Stability of land use and justification for amendment

Under the Vision/Executive Summary, there is policy language stating that - “high-density residential areas should be located within one-eighth mile walking distance of commercial centers, employment, or community facilities, and should incorporate walkways, sidewalks, and bikeways.” The subject property’s placement along Golf Course Road gives it that kind of access and makes it well situated to fulfill these policies.

The property, is uniquely situated along Golf Course Rd SE, with approximately 250 feet of arterial frontage.



- Directly west of the property, across Golf Course Rd, are existing commercial buildings and parking areas that are part of the Gold Course commercial corridor.
- Directly east of the property, along Gay Cir SE, are established single-family homes. The subject parcel therefore lies between commercial development on one side and low-density residential on the other. This property is therefore positioned between two distinct land use patterns. Multi-family townhomes represent an appropriate and compatible transitional use, mitigating potential conflicts while maintaining the character of the adjacent neighborhood. This transitional role is contemplated under §150.07(G)(2), which recognizes that zone changes are justified when a parcel can reasonably serve as a buffer between contrasting districts.



3. Consistency with adopted plans

The Comprehensive Plan recommends that higher-density residential areas be located on or near arterials, within walking distance of employment centers, commercial areas, and community facilities. The subject property meets these locational criteria.

Amending the SU designation to allow townhomes would:

- Advance the Comprehensive Plan's housing policies.
- Provide greater housing diversity.
- Support efficient use of existing infrastructure.
- Reduce development pressure on lower-density neighborhoods.

4. Inappropriateness of the existing zoning as currently applied

Maintaining SU with a commercial orientation could intensify conflicts with adjacent single-family residences. Conversely, restricting the parcel to single-family use alone would underutilize its arterial frontage and proximity to the Golf Course Road commercial corridor.

Permitting multi-family townhomes within the SU district balances these considerations, providing a reasonable, compatible, and efficient land use transition.

5. Distinguishing from impermissible spot zoning

This request does not constitute spot zoning. Spot zoning is generally characterized by an isolated rezoning that conflicts with adopted plans and confers a singular private benefit. By contrast, this amendment is consistent with the Comprehensive Plan, aligns with City housing

policy, and implements established land use principles for transitional development along major corridors.

Accordingly, the amendment serves a legitimate public purpose and cannot reasonably be construed as spot zoning.

Conclusion

We respectfully request approval of this Zone Map Amendment to **add multi-family townhomes as a permissive use within the existing SU zone** at 1008 Golf Course Road.

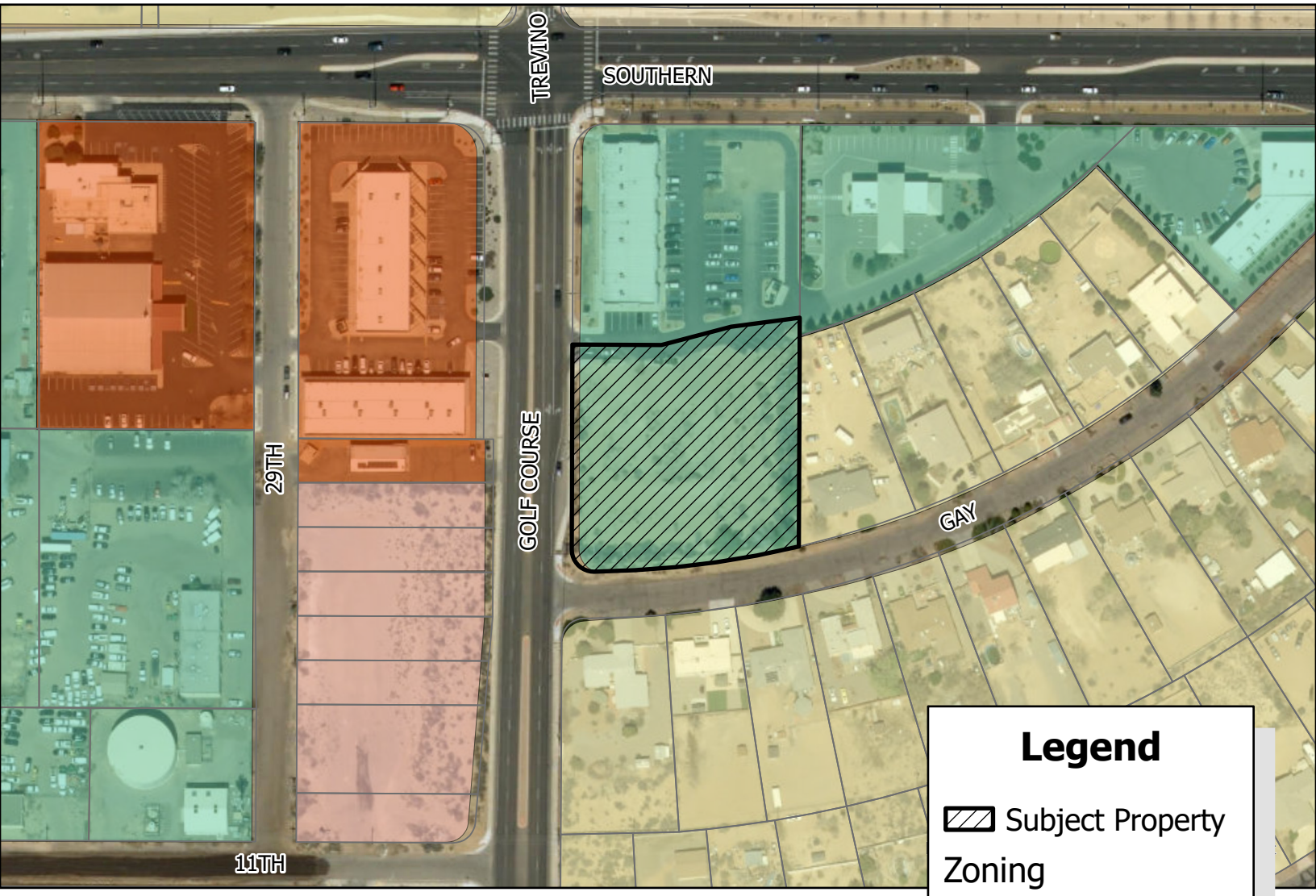
The request is based not on economic considerations or roadway frontage alone, but on sound planning principles, adopted City policy, and the broader public interest. Approval will ensure a compatible transition between commercial and residential uses, advance Comprehensive Plan housing objectives, and promote the health, safety, and general welfare of Rio Rancho and its residents.

Respectfully,

Rebekah Fitzpatrick
Associate Broker
Coldwell Banker Legacy
505.321.8881

Attached:
RR Land use element
Multifamily plans
Lots A and B

1008 GOLF COURSE RD SE
PLAZA RIO, LOT B

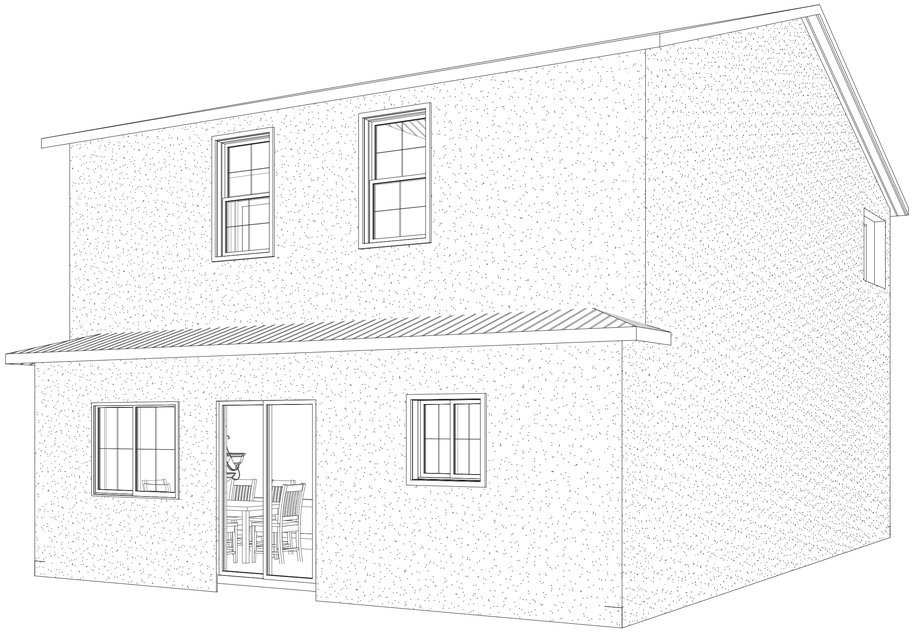


Rio Rancho
City of Vision

GIS
Moving Spatial Data Forward

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

Map courtesy of Ben Isaacs, 9/25/2025

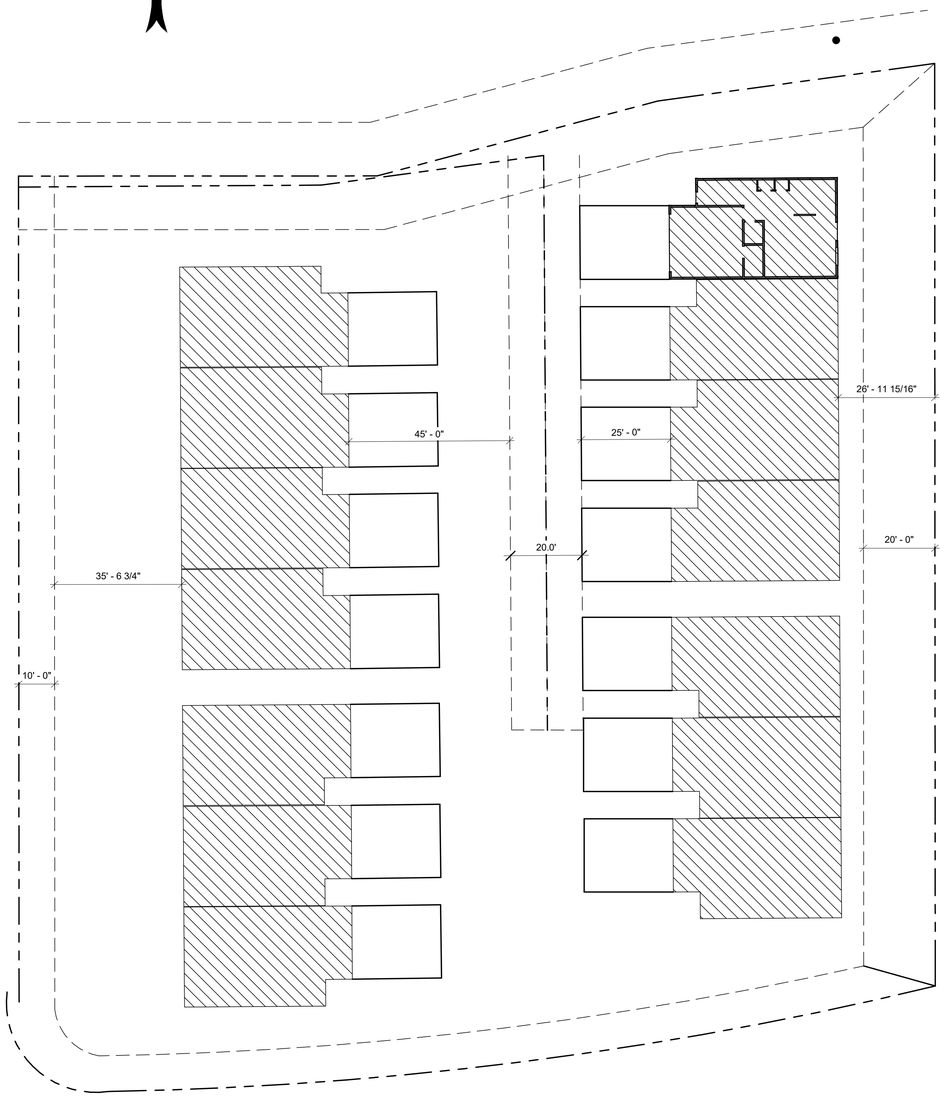




PROJECT DATA		
DISCRIPTION	Area	Level
SECOND FLOOR DECK	49 SF	LEVEL 2 FF
GARAGE/UNHEATED	409 SF	LEVEL 1 FF
FIRST FLOOR HEATED AREA	845 SF	LEVEL 1 FF
SECOND FLOOR HEATED AREA	1073 SF	LEVEL 2 FF
	2376 SF	

LEGAL DESCRIPTION

LOT "B",
BLOCK 40, RIO RANCHO ESTATES UNIT 16,
CITY OF RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO



B5 SITE PLAN
1" = 20'-0"

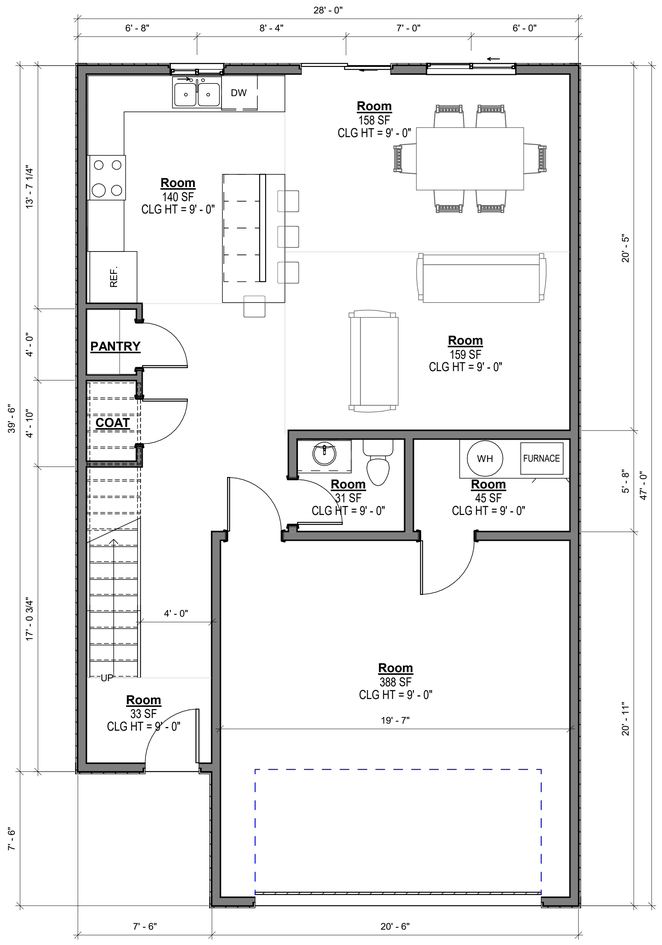
CLIENT:
MEGAN RANDOLPH

TOWNHOME

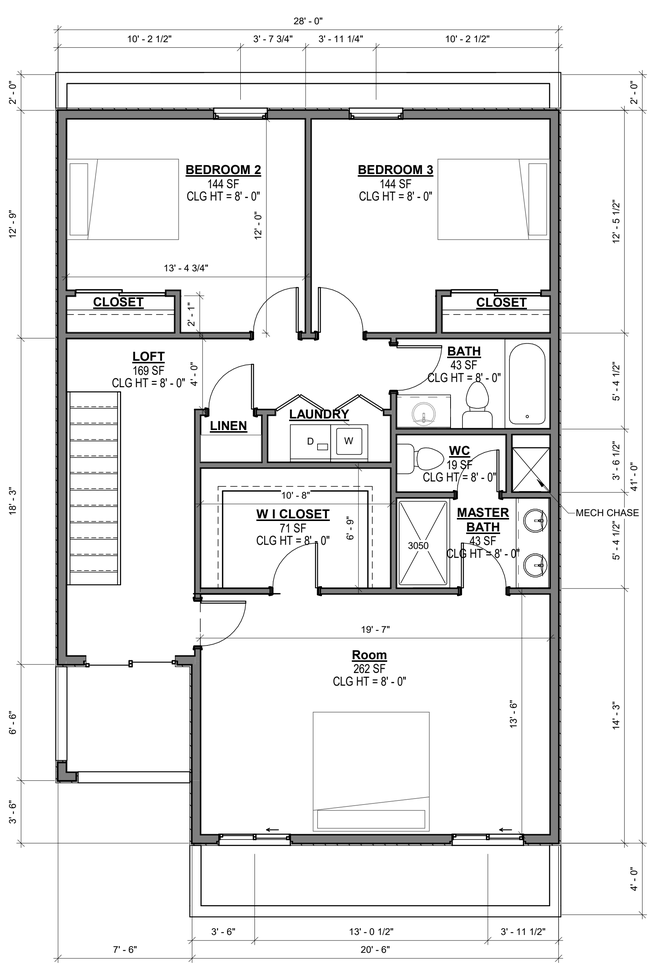
RIO RANCHO
ALBUQUERQUE, NM

SHEET NAME:
COVER PAGE - SITE PLAN

SHEET #
A101



A1 FIRST FLOOR PLAN
1/4" = 1'-0"



C1 SECOND FLOOR PLAN
1/4" = 1'-0"

CLIENT:
MEGAN RANDOLPH

TOWNHOME

RIO RANCHO
ALBUQUERQUE, NM

SHEET NAME:
FIRST AND SECOND FLOOR PLAN

SHEET #
A102

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, December 18, 2025:

Zone Map Amendment
Case #25-100-00008
The applicant, High Range 6 Development, LLC, through their agent, Isaacson & Arfman, Inc., requests approval of a Zone Map Amendment, to rezone the properties legally described as: U13, Blk 70, lot 11; U13, Blk 69, lots 88, 89 and 19; from R-1: Single-Family Residential and O-1: Office, to R-5: Single-Family Residential. The properties total 2 acres.

Master Plan Amendment
Case #25-410-00008
The applicant, High Range 6 Development, LLC, through their agent, Isaacson & Arfman, Inc., requests approval of a Master Plan Amendment to the High Range 6 Master Plan, to incorporate 4 additional lots. The lots are legally described as U13, Blk 70, lot 11; U13, Blk 69, lots 88, 89 and 19. The expanded Master Plan would encompass 53 acres.

Master Plan Amendment
Case #25-410-00007
The applicant, AMREP Southwest, Inc, through their agent, Consensus Planning Inc., requests approval of a Master Plan Amendment to the Papillon Master Plan, to add 97.8 acres (104 parcels) to the plan.

Site Plan
Case #25-160-00014
The applicant, The Ask Academy, through their agent, Community Design Solutions, LLC requests approval of a Site Plan for the Ask Academy Gymnasium located at 4450 Sundt Rd NE. The subject property is legally described as Texico Conference Center Tract 2A1 and is zoned SU. The total area of the site is approximately 3.5 acres.

Site Plan
Case #25-160-00012
The applicant, Sandia View LLC, through their agent, Huitt-Zollars, is requesting a Site Plan approval for a proposed church at the property legally described as The Village, Tract H1A. The property is zoned SU: Special Use and is approximately 6.50 acres.

Zone Map Amendment
Case #25-100-00012
The applicant, Brian Mozley, through his agent, Coldwell Banker Legacy, requests approval of a Zone Map Amendment to amend the zoning classification of the subject property legally described as Plaza Rio, Lot B (zoned SU: Special Use for Limited Commercial Retail) to include multi-family townhomes as a permissive use. The subject property comprises approximately 1.51 acres.

Zone Map Amendment
Case #25-100-00013
The applicant, Joe Chambers, through his agent, Daniel Gonzales, requests approval of a Zone Map Amendment to change the zoning classification of the subject property legally described as Vista Hills 1A, Block A, Lot 1A from C-1: Retail Commercial District to C-2: Wholesale and Warehousing Commercial District. The subject property comprises approximately 2.08 acres.

Site Plan
Case #25-160-00013
The applicant, Affordable Solar Group, LLC, through their agent, SelectROW, requests approval of a Site Plan for the installation of a solar generation, storage and distribution system on 80 acres of the subject property legally described as Loma Barbon, Tract B. The subject property comprises approximately 650 acres.

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.rrnm.gov. Materials related to these items are available for viewing in the Development Services Department at City Hall.

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

Journal: December 3, 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

December 1, 2025

RE: Case Type; Case No. 25-100-00012
Plaza Rio, Lot B

Dear Property Owner:

You are receiving this 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, Brian Mozley, through their agent, Coldwell Banker Legacy, requests approval of a Zone Map Amendment, to amend the zoning classification of the subject property legally described as Plaza Rio, Lot B to include multi-family townhomes as a permissive land use. The subject property comprises approximately 1.51 acres and is currently zoned SU: Special Use.

The **Governing Body** will consider the request and make their decision on **Thursday, December 18, 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.

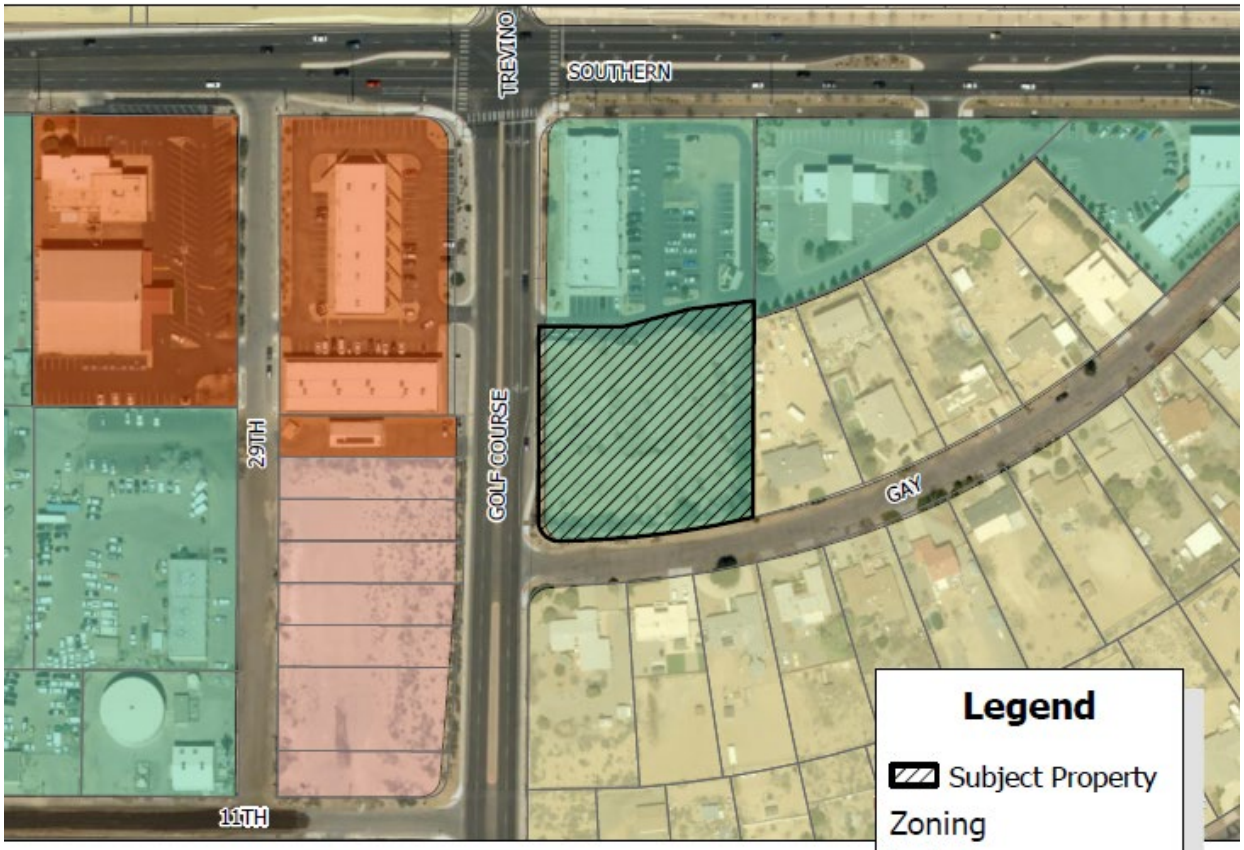
Respectfully,

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

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

1008 GOLF COURSE RD SE
PLAZA RIO, LOT B



GIS Moving Spatial Data Forward

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

Map courtesy of Ben Isaacs, 9/25/2025

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: O30

AGENDA DATE:
December 18, 2025

DEPARTMENT:
Development Services

SUBJECT:
O30, Ordinance of the City of Rio Rancho, New Mexico Amending the Zoning Classification and Official Zone Map for the Property Legally Described as Vista Hills 1A, Block A, Lot 1A from C-1: Retail Commercial District to C-2: Wholesale and Warehousing Commercial District, Identifying Conditions of Development; Providing for Severability and an Effective Date

BACKGROUND AND ANALYSIS:
The applicant, Joe Chambers, through his agent, Daniel Gonzales, requests approval of a Zone Map Amendment to change the zoning classification of the subject property legally described as Vista Hills 1A, Block A, Lot 1A from C-1: Retail Commercial District to C-2: Wholesale and Warehousing Commercial District. The subject property comprises approximately 2.08 acres and is addressed as 4600 Sundt Rd NE.

The subject property is presently zoned C-1: Retail Commercial District per Ordinance No. 91-010, adopted by the Governing Body on February 13, 1991. It is located at 4600 Sundt Road NE (a major collector) approximately a quarter of a mile west of New Mexico Highway 528 (a principal arterial).

The properties to the east and west are zoned C-1: Retail Commercial District and SU: Special Use District for Certain Commercial and Light Industrial respectively, while the properties across Sundt Road NE to the north are zoned R-3: Mixed Residential District. To the south, the subject property abuts Las Montoyas Arroyo, which is zoned SU: Special Use Non-Residential District for Drainage.

The subject property would be Catalyst, LLC, a marketing agency that describes its focus as being on specialized design and production services for various types of commercial businesses.

A previous business at this location has been the subject of code enforcement violations dating back to January 8, 2025 (cases #25-0138 and #25-0139). Upon inspection, the business (Ink Theory) was found to be operating from this location without a business license or an occupancy permit and it was found that construction had been carried out on the property without the necessary building permits. It was also found to be engaging in business-related activities in violation of the permissive uses allowed under the property's C-1: Retail Commercial District zoning designation.

In order to correct these violations, Catalyst, LLC is seeking to come into compliance with the zoning code via a Zone Map Amendment that will allow for accommodation of their business activities. If the requested Zone Map Amendment is approved, Catalyst, LLC shall then acquire the necessary licenses and permits to legally run their business activities.

At their meeting on November 18, 2025, the Planning and Zoning Board recommended approval of the Zone Map Amendment request by a vote of six (6) for and 0 against.

After the Planning and Zoning Board (PZB) meeting the applicant supplied an email with edits to the staff ABM that went to the PZB and a new letter of justification, attached. Staff has not had the opportunity to evaluate the new justification letter.

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 October 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 cites three examples in their justification letter:

"1. Public Safety Compliance: The Zone Map Amendment is an essential prerequisite for Catalyst, LLC to complete the Fire Marshal's Inspection requirements and obtain a Certificate of Occupancy. This action directly ensures compliance with life safety codes and supports City public safety services in accordance with [Integrated Comprehensive Plan] Strategic Plan Goal 4.
2. Environmental Compatibility: The environmental impact of the Applicant's business operations will not be detrimental or exceed those of other Permissive or Conditional Uses already allowed in the C-1 zoning district, such as minor auto repair, automotive dealerships and boarding kennels.
3. Productive Use: The Applicant's commitment to making facility improvements and revitalizing this property from vacancy to productive use is a long-term positive investment for the Vista Hills Neighborhood and the greater City of Rio Rancho community in public safety and general welfare."

The Planning and Zoning Board recommends that the Governing Body find that the proposed zone change may not be consistent with the health, safety, morals and general welfare of the City. While approval of the Zone Map Amendment would afford Catalyst, LLC the opportunity to enter into compliance with life safety codes, denial of the request would also reduce potential threats to public safety by forcing the business to cease its operations at the subject property.

It is also not possible for Staff to verify or support the claim that the environmental impact of the business will not be detrimental or in excess of other permissive C-1 uses without expert analysis of noise, pollution and light produced by certain business activities taking place at the property. Moreover, the code enforcement case originated from a citizen complaint which stated that there was an odor resulting from holding tanks and debris scattered around the property. Additionally, Catalyst, LLC is not necessarily the only business that may have interest in making productive use of the property. If Catalyst, LLC were to vacate the property, an opportunity for another business that does conform to the property's existing permissive uses opens up. May not conform.

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."

The applicant does not address this specific criteria in their justification letter.

The Planning and Zoning Board recommends that the Governing Body find that the applicant has not provided a sound justification for the change. Staff recommend the Board find that the proposed zoning, while not adequately justified by the applicant, may provide stability of zoning for the area, as the subject property was previously the Boys & Girls club and has sat vacant for a while. The proposed zoning and development by the applicant may stabilize the area and the subject property's long-term development. May conform.

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

The applicant cites the following ways in which the zone change is supported by the Comprehensive Plan:

"1. Targeted Industrial Use: The C-2 designation facilitates a Business Park Industrial type of use for production and design, which is intended to provide opportunities for visually contained warehousing and light manufacturing that doesn't create offensive noise, vibration, smoke, dust, lint, odors, heat or glare in accordance with ICP 5.5.9.
2. Strategic Growth: The change supports the strategic goal to identify suitable sites for specialized commercial and light industrial businesses (ICP Action L-1, Action EDP-5) and helps encourage manufacturing companies to relocate to the City of Rio Rancho in accordance with (ICP Economic Development Plan, Goal EDR-3).
3. Economic Base Expansion: The business's intent to establish a design studio and integrate with local education institutions to foster a pipeline for young designers directly supports the core objective to expand the economic base of Rio Rancho in accordance with (ICP Economic Development Plan, Goal EDR-1)."

The Planning and Zoning Board recommends that the Governing Body find that the zone change may be consistent with adopted elements of the Comprehensive Plan. The property abuts residential zoning across Sundt Road NE, and is bounded by a charter school on one side. The business was found to be in violation of code following a citizen complaint regarding debris and an odor at from the property. The business may be found to potentially pose a detriment to the surrounding neighborhood, however, this was prior to any attempts to submit building permits or come into compliance with City Ordinance and Building or Fire Codes.

The proposed business may provide an expansion of economic development and job opportunities in Rio Rancho. While staff cannot verify or guarantee the "pipeline of young designers", the proposed use may provide a more stable and permanent development to a property and area that has evolved away from a lighter commercial development of the former Boys & Girls Club. The proposed zoning may enable more economic opportunities on the subject property, with the proposed developer or other future users meetings Goals EDP-1 and EDR-1. Conforms.

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 narrative that the existing zoning is inappropriate because:

"1. Superior Buffer to Natural Features: The proposed C-2 use is inherently more compatible with the adjacent Arroyo de los Montoyas (Zone SU) open space feature, which the ICP encourages for preservation. Unlike the high-volume consumer traffic associated with C-1 retail, the specialized C-2 use is less focused on public traffic, making it a better, more appropriate physical buffer along this natural boundary.
2. Appropriate Business Intent: The C-2 zoning is essential and appropriate for the business's intent to utilize the property for specialized marketing design and production operations. This use directly supports adjacent commercial office and industrial warehousing businesses along NM Highway 528/Pat D'Arco Highway which is located under a quarter mile away from Catalyst, LLC's facility.
3. Surrounding Mixed Use Compatibility: The surrounding parcels currently exhibit a mix of large-scale and low-traffic uses. The C-2 classification creates a more consistent and appropriate transition between the specialized SU zones and the adjacent R-3 Residential Neighborhood across Sundt Road NE."

The Planning and Zoning Board recommends that the Governing Body find that the subject property's existing zoning may be found to be inappropriate due to changed community conditions. The Las Montoyas Arroyo, which abuts the subject property to the south, is primarily zoned for drainage per Ordinance No. 69, Enactment No. 08-69, with recreational uses such as trails only being incidental. While some Retail Commercial uses may generate more traffic than the proposed C-2 use, the traffic is unlikely to impact the arroyo as access to the subject property is from the north.

The Planning and Zoning Board recommends that the Governing Body find that changed community conditions justify the change, as this area was once more of a larger recreation area as part of the Boys and Girls Club and has become a more intense commercial area and corridor in the last decade. The property to the west was zoned SU: Special Use for Certain Commercial and Light Industrial Uses in 2010, including several equally intense to more intense manufacturing uses as permissive uses with a Conditional Use permit. Previously, the abutting property to the west was zoned Special Use for R-1. R-2, and R-3 and had been developed as recreational uses associated with the Boys and Girls Club.

Properties to the east have developed as an RV Self-Storage facility and a car collision repair shop, uses and zoning which have changed the community conditions of the surrounding area from when the zoning of the subject property was adopted in 1991. Conforms.

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 economic considerations pertaining to the applicant may be a determining factor for the proposed zone change. The applicant has already invested in the property and it may be economically inconvenient for them to relocate their operations to another location or cease operations altogether. The applicant has not directly addressed this criteria in their justification letter. May not conform.

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 location on a collector or major street is not employed as a justification for the proposed zone change. Conforms.

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 applicant states that the proposed zone change would not result in a spot zone because it functions as a transitional land use: "The proposed C-2 zone appropriately bridges the specialized zones to the south (Arroyo de los Montoyas, Zone SU) and west (ASK Academy, Zone SU) with the adjacent commercial use to the east (Boonie's Storage, Zone C-1) and residential use to the north across Sundt Road NE."

The Planning and Zoning Board recommends that the Governing Body find that the proposed zone change would not create a spot zone. While there are no other properties zoned as C-2 in the vicinity of the subject property, the adjacent property to the west is zoned SU: Special Use for Certain Commercial and Industrial Uses, including: Laboratory, Research and Development Office; Electronic Repair; and Manufacturing, printing and publishing, and Wholesale Merchandising as Conditional Uses. The applicant's proposed specific use would be permissive with an approve Conditional Use on the adjacent property. The Sundt commercial area from NM 528 NE headed west, has several other more intense commercial uses which the proposed zoning would be compatible with. Conforms.

NOTIFICATIONS:
Notice of the application was sent via certified 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 December 3, 2025.

IMPACT:

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

General Findings of Fact:
1. The Planning and Zoning Board may make a recommendation to the Governing Body on the applicant’s request for a Zone Map Amendment.
2. Following procedures for a Zone Map Amendment, proper notice of hearing on this matter was given.
3. The applicant has the authority to make an application to request a Zone Map Amendment.
4. The applicant and adjacent property owners received due process, as proper notice and an opportunity to present views was given.

Specific Findings of Fact 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 Map Amendment would provide stability of zoning by providing for a suitable long-term zoning designation and development that fits the surrounding area.
2. The proposed Zone Map Amendment is consistent with the goals and elements of the City Comprehensive Plan, including Land Use and Housing goals by promoting the economic development of the property.
3. The existing zoning is inappropriate due to changed community conditions in the surrounding area since the zoning for the subject property was adopted.
4. The Zone Map Amendment request is not based on the location of the subject property by a collector road in itself.
5. The requested Zone Map Amendment does not create a spot zone as it is similar to surrounding zoning and land use.

If the Governing Body finds that the applicant has submitted an application and narrative which fail to demonstrate that the change in zoning designation meets the requirements of the Rio Rancho Code of Ordinances (R.O. 2003) §150.07(D) Amendments, then the following Findings of Fact may be uses:

1. The proposed zone change may not be consistent with the health, safety, morals and general welfare of the City.
2. The applicant has provided insufficient justification, in a narrative dated October 14, 2025, for the proposed zone change and the zone map amendment would not provide for stability of zoning.
3. The proposed Zone Map Amendment would not be consistent with the intent of the adopted elements of the Comprehensive Plan.
4. The applicant has not demonstrated that C-2: Wholesale and Warehousing Commercial District zoning designations would be more advantageous zones for the subject properties.
5. The cost of the land or other economic considerations may be a justification for the proposed Zone Map Amendment.
6. The requested Zone Map Amendment would create a "spot zone".

ALTERNATIVES:

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

DEPARTMENT RECOMMENDATION:

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

ATTACHMENT: Ordinance
ATTACHMENT: Application
ATTACHMENT: Justification Letter
ATTACHMENT: Updated Justification
ATTACHMENT: Zoning & Location Map
ATTACHMENT: Site Plan
ATTACHMENT: Drawings
ATTACHMENT: Code Enforcement & Fire Complaints
ATTACHMENT: Code Enforcement Case
ATTACHMENT: Applicant Email Comment (Red-line)
ATTACHMENT: Reproduction of Notifications

CITY OF RIO RANCHO
ORDINANCE

ORDINANCE NO. **ENACTMENT NO.**

ORDINANCE OF THE CITY OF RIO RANCHO, NEW MEXICO AMENDING THE ZONING CLASSIFICATION FOR THE PROPERTY LEGALLY DESCRIBED AS VISTA HILLS 1A, BLOCK A, LOT 1A FROM C-1: RETAIL COMMERCIAL TO C-2: WHOLSALE AND WAREHOUSING COMMERCIAL; 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. 25-100-00013; and

WHEREAS: the City of Rio Rancho Planning and Zoning Board held a duly noticed public hearing on November 18, 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 December 18, 2025 and the Governing Body heard interested parties and citizens for and against the proposed amendments; and

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

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

RIO RANCHO:

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

The Official Zone Map is hereby amended by assigning a zoning designation on approximately 2.083 acres from C-1: Retail Commercial to C-2: Wholesale and Warehousing Commercial on the land legally described as:

> Vista Hills 1A, Block A, Lot 1A, as shown on "Lots 1A and 2A In Block A, A Replat of Lots 1 and 2 In Block A, Vista Hills Unit 1A, Within Projected Section 20, T.12 N., R. 3E., N.M.P.M, City of Rio Rancho, Town of Alameda Grant, Sandoval County, New Mexico" filed in the office of the County Clerk of Sandoval County on February 17, 2005 in Book 17, Page 127.

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

The property identified in Section 1 above, is subject to all requirements of the C-2: Wholesale and Warehousing Commercial District as set forth in R.O. 2003 Section 154.25 (as of the effective date of this ordinance or as subsequently amended).

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

Section 4. Effective Date.

This Ordinance shall become effective ten days after adoption.

ADOPTED THIS _____DAY OF _____, 2025.

_____
Greggory D. Hull, Mayor

ATTEST:

_____
Noel C. Davis, City Clerk
(SEAL)

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

PLANNING & ZONING LAND USE APPLICATION

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

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

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

APPLICANT/AGENT INFORMATION

Applicant Name: Joe Chambers		Phone: 916.757.5894
Address: 4600 Sundt Road NE		E-Mail: joe@catalyst.com.co
City: Rio Rancho	State: New Mexico	Zip: 87124
Proprietary Interest:	List Owners: Josh Heiner	
Deed or Ownership Verification Provided: (Initials) JC	Letter of Authorization Provided: (Initials) JC	
Agent Name: Daniel Gonzales		Phone: 505.242.6202
Address: 202 Central Avenue SE		E-Mail: d.gonzales@dwlnm.com
City: Albuquerque	State: New Mexico	ZIP Code: 87102

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

Request a Zone Map Amendment to existing property from C-1 Retail Commercial District to C-2 Wholesale and Warehousing Commercial District.

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit : Vista Hills 1A	Block(s): A	Lot(s): 1A
Existing Zoning: C-1 Retail Commercial District	Proposed Zoning: C-2 Wholesale and Warehousing Commercial District	
No. of existing lots: (1) One	No. of proposed lots: (1) One	Total area of site (acres) 2.08

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: Daniel Gonzales	Applicant: Joe Chambers	Agent: Daniel Gonzales
Signature:		Date: 10/14/2025

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

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

Form revised June 2014

Daniel B Gonzales, AIA

14 October 2025

City of Rio Rancho Development Review Committee
3200 Civic Center Circle NE
Rio Rancho, New Mexico 87144
planning@rrnm.gov

STATEMENT OF JUSTIFICATION FOR ZONE MAP AMENDMENT

This statement supports the application to rezone the property at **4600 Sundt Road NE** where Catalyst, LLC is currently located from **C-1 Retail Commercial** to **C-2 Wholesale and Warehousing Commercial District**. Catalyst, LLC's business model is a growing Marketing Agency that focuses on specialized design and production services for various types of commercial businesses. The proposed C-2 designation aligns with the Applicant's provided services based on the findings and policies outlined in the City of Rio Rancho Municipal Code (RRMC) and Vision 2020 Integrated Comprehensive Plan (ICP).

A. CONSISTENCY WITH HEALTH, SAFETY, MORALS, AND GENERAL WELFARE (RRMC 150.07(D)(1))

The proposed marketing agency, which focuses on specialized design and production services, is a Permissive Use in the C-2 District and supports public welfare and safety:

1. **Public Safety Compliance:** The Zone Map Amendment is an essential prerequisite for Catalyst, LLC to complete the Fire Marshal's Inspection requirements and obtain a Certificate of Occupancy. This action directly ensures compliance with life safety codes and supports City public safety services in accordance with (ICP Strategic Plan Goal 4).
2. **Environmental Compatibility:** The environmental impact of the Applicant's business operations will not be detrimental or exceed those of other Permissive or Conditional Uses already allowed in the C-1 zoning district, such as minor auto repair, automotive dealerships and boarding kennels.
3. **Productive Use:** The Applicant's commitment to making facility improvements and revitalizing this property from vacancy to productive use is a long-term positive investment for the Vista Hills Neighborhood and the greater City of Rio Rancho community in public safety and general welfare.

B. DEMONSTRATION THAT EXISTING ZONING IS INAPPROPRIATE (RRMC 150.07(D)(4))

The existing C-1 zoning is outdated and should be replaced. The proposed C-2 classification is a superior land use that is more advantageous to the community given Catalyst, LLC's specific location context.

1. **Superior Buffer to Natural Features** The proposed C-2 use is inherently more compatible with the adjacent Arroyo de los Montoyas (Zone SU) open space feature, which the ICP encourages for preservation. Unlike the high-volume consumer traffic associated with C-1 retail, the specialized C-2 use is less focused on public traffic, making it a better, more appropriate physical buffer along this natural boundary.
2. **Appropriate Business Intent:** The C-2 zoning is essential and appropriate for the business's intent to utilize the property for specialized marketing design and production operations. This use directly supports adjacent commercial office and industrial warehousing businesses along NM Highway 528/Pat D'Arco Highway which is located under a quarter mile away from Catalyst LLC's facility.
3. **Surrounding Mixed Use Compatibility**: The surrounding parcels currently exhibit a mix of large-scale and low-traffic uses. The C-2 classification creates a more consistent and appropriate transition between the specialized SU zones and the adjacent R-3 Residential Neighborhood across Sundt Road NE.

C. CONSISTENCY WITH THE COMPREHENSIVE PLAN (RRMC 150.07(D)(3))

The proposed change is consistent with the adopted elements of the Integrated Comprehensive Plan, specifically the following goals of focused growth areas.

1. **Targeted Industrial Use:** The C-2 designation facilitates a Business Park Industrial type of use for production and design, which is intended to provide opportunities for visually contained warehousing and light manufacturing that doesn't create offensive noise, vibration, smoke, dust, lint, odors, heat or glare in accordance with (ICP 5.5.9).
2. **Strategic Growth:** The change supports the strategic goal to identify suitable sites for specialized commercial and light industrial businesses (ICP Action L-1, Action EDP-5) and helps encourage manufacturing companies to relocate to the City of Rio Rancho in accordance with (ICP Economic Development Plan, Goal EDR-3)
3. **Economic Base Expansion:** The business's intent to establish a design studio and integrate with local educational institutions to foster a pipeline for young designers directly supports the core objective to expand the economic base of Rio Rancho in accordance with (ICP Economic Development Plan, Goal EDR-1).

D. PROHIBITION OF SPOT ZONING (RRMC 150.07(G))

The rezone involves a single premises but is not arbitrary spot zoning because it functions as a necessary and essential transitional land use.

1. **Transitional Land Use:** The proposed C-2 zone appropriately bridges the specialized zones to the south (Arroyo de los Montoyas, Zone SU) and west (ASK Academy, Zone SU) with the adjacent commercial use to the east (Boonie's Storage, Zone C-1)) and residential use to the north across Sundt Road NE.
2. **Traffic Mitigation:** The C-2 Wholesale and Warehousing classification serves as a superior transitional land use and buffer. Its lower traffic impact as a business-to-business operation is fundamentally more compatible with the Vista Hills Neighborhood than the high-traffic retail permitted by C-1 zoning.

E. CONCLUSION

The proposed amendment from C-1 to C-2 is fully consistent with the mandated legal and policy review criteria of the RRMC and the ICP. This change is strategically justified by the specialized nature of Catalyst, LLC's business model related to marketing design and production and by establishing a transitional land use that is more advantageous to the Vista Hills Neighborhood. Catalyst, LLC is seeking your support with the Zone Map Amendment so they can complete the items cited in the Fire Marshal's Inspection Report to obtain a Certificate of Occupancy and initiate full-time operations.

To fully understand how this amendment will facilitate economic growth and community alignment, we respectfully direct your attention to the attached Applicant Statement of Intent, which provides a comprehensive overview of Catalyst, LLC's specialized business model and long-term community benefits.

Respectfully,

Daniel B Gonzales, AIA
DWL Architects & Planners Inc. of New Mexico

ATTACHMENT: Applicant Statement of Intent

Daniel B Gonzales, AIA

4 December 2025

City of Rio Rancho Development Review Committee
3200 Civic Center Circle NE
Rio Rancho, New Mexico 87144
planning@rrnm.gov

STATEMENT OF JUSTIFICATION FOR ZONE MAP AMENDMENT

This statement supports the application to rezone the property at **4600 Sundt Road NE** where Catalyst, LLC is currently located from **C-1 Retail Commercial** to **C-2 Wholesale and Warehousing Commercial District**. Catalyst, LLC's business model is a growing Marketing Agency that focuses on specialized design and production services for various types of commercial businesses. The proposed C-2 designation aligns with the Applicant's provided services based on the findings and policies outlined in the City of Rio Rancho Municipal Code (RRMC) and Vision 2020 Integrated Comprehensive Plan (ICP).

A. CONSISTENCY WITH HEALTH, SAFETY, MORALS, AND GENERAL WELFARE (RRMC 150.07(D)(1))

The proposed Zone Map Amendment to C-2 promotes the general welfare by establishing a high-value "creative industry" use that is lower in intensity than standard retail while explicitly resolving nuisance issues inherited from previous ownership.

1. **Public Safety Compliance:** Catalyst, LLC is committed to full compliance with life safety codes and supports making improvements that the community can be proud of. This application is the procedural mechanism required to finalize the Fire Marshal's safety upgrades which will transform an aging structure into a code-compliant facility that protects the health of its occupants and surrounding community. The Applicant's operation generates minimal vehicular traffic consisting almost exclusively of staff rather than retail customers which will enhance safety along Sundt Road NE, unlike the high-volume retail uses permitted in C-1 zoning.
2. **Environmental Compatibility:** The complaints regarding "odor from holding tanks" and "scattered debris" originated from the previous business owner's operations, Ink Theory. Catalyst, LLC acquired this property in December 2024 from Ink Theory and has no association with prior industrial practices. As the new owner of the property, the Applicant has the full intent of correcting all infractions incurred from the previous business owner while maintaining a clean indoor operation which produces no offensive odors, vibration or hazardous runoff.

3. **Productive Use:** The Applicant is establishing a "foundational" hub to integrate New Mexico's young designers into the local economy while offering a professional alternative to relocating to New York or Los Angeles. This directly supports the City of Rio Rancho's long-term welfare by retaining skilled labor within Rio Rancho. Approving C-2 zoning also enables the adaptive reuse of a building physically better suited for production than retail, fostering a growing industry that diversifies Rio Rancho's economic base

B. CONSISTENCY WITH THE COMPREHENSIVE PLAN (RRMC 150.07(D)(3))

The proposed change is consistent with the adopted elements of the Integrated Comprehensive Plan, specifically the following goals of focused growth areas.

1. **Targeted Industrial Use:** The C-2 designation facilitates a Business Park Industrial type of use for production and design, which is intended to provide opportunities for visually contained warehousing and light manufacturing that doesn't create offensive noise, vibration, smoke, dust, lint, odors, heat or glare in accordance with (ICP 5.5.9).
2. **Strategic Growth:** The change supports the strategic goal to identify suitable sites for specialized commercial and light industrial businesses (ICP Action L-1, Action EDP-5) and helps encourage manufacturing companies to relocate to the City of Rio Rancho in accordance with (ICP Economic Development Plan, Goal EDR-3)
3. **Economic Base Expansion:** The business's intent to establish a design studio and integrate with local educational institutions to foster a pipeline for young designers directly supports the core objective to expand the economic base of Rio Rancho in accordance with (ICP Economic Development Plan, Goal EDR-1).

C. DEMONSTRATION THAT EXISTING ZONING IS INAPPROPRIATE (RRMC 150.07(D)(4))

The existing C-1 zoning is outdated and should be replaced. The proposed C-2 classification is a superior land use that is more advantageous to the community given Catalyst, LLC's specific location context.

1. **Superior Buffer to Natural Features** The proposed C-2 use is inherently more compatible with the adjacent Arroyo de los Montoyas (Zone SU) open space feature, which the ICP encourages for preservation. Unlike the high-volume consumer traffic associated with C-1 retail, the specialized C-2 use is less focused on public traffic, making it a better, more appropriate physical buffer along this natural boundary.

2. **Appropriate Business Intent:** The C-2 zoning is essential and appropriate for the business's intent to utilize the property for specialized marketing design and production operations. This use directly supports adjacent commercial office and industrial warehousing businesses along NM Highway 528/Pat D'Arco Highway which is located under a quarter mile away from Catalyst LLC's facility.
3. **Surrounding Mixed Use Compatibility**: The surrounding parcels currently exhibit a mix of large-scale and low-traffic uses. The C-2 classification creates a more consistent and appropriate transition between the specialized SU zones and the adjacent R-3 Residential Neighborhood across Sundt Road NE.

D. ECONOMIC CONSIDERATIONS (RRMC 150.07(E))

The Applicant respectfully submits that the proposed Zone Map Amendment is justified not merely by personal financial investment, but by the fundamental economic viability of the property and the fiscal welfare of the City.

1. **Cost of Compliance vs. Relocation:** The Applicant is prepared to invest capital into Life Safety and Fire Code upgrades at this specific location in response to the City Fire Marshal's Inspection Report. This investment improves the City's building stock. Denying this zone change request would cause the business to cease operations and shift funding toward moving costs rather than the permanent property improvements that benefit the City of Rio Rancho.
2. **Site and Building Function:** The existing building features high-bay volumes, limited street frontage transparency, and rear-loading logistics that are characteristic of wholesale/light-industrial use. The existing structure is not conducive to C-1 occupancy and modifying it for the Applicant's current operations would incur significant renovation costs.

E. PROHIBITION OF SPOT ZONING (RRMC 150.07(G))

The rezone involves a single premises but is not arbitrary spot zoning because it functions as a necessary and essential transitional land use.

1. **Transitional Land Use:** The proposed C-2 zone appropriately bridges the specialized zones to the south (Arroyo de los Montoyas, Zone SU) and west (ASK Academy, Zone SU) with the adjacent commercial use to the east (Boonie's Storage, Zone C-1)) and residential use to the north across Sundt Road NE.

2. **Traffic Mitigation:** The C-2 Wholesale and Warehousing classification serves as a superior transitional land use and buffer. Its lower traffic impact as a business-to-business operation is fundamentally more compatible with the Vista Hills Neighborhood than the high-traffic retail permitted by C-1 zoning.

F. CONCLUSION

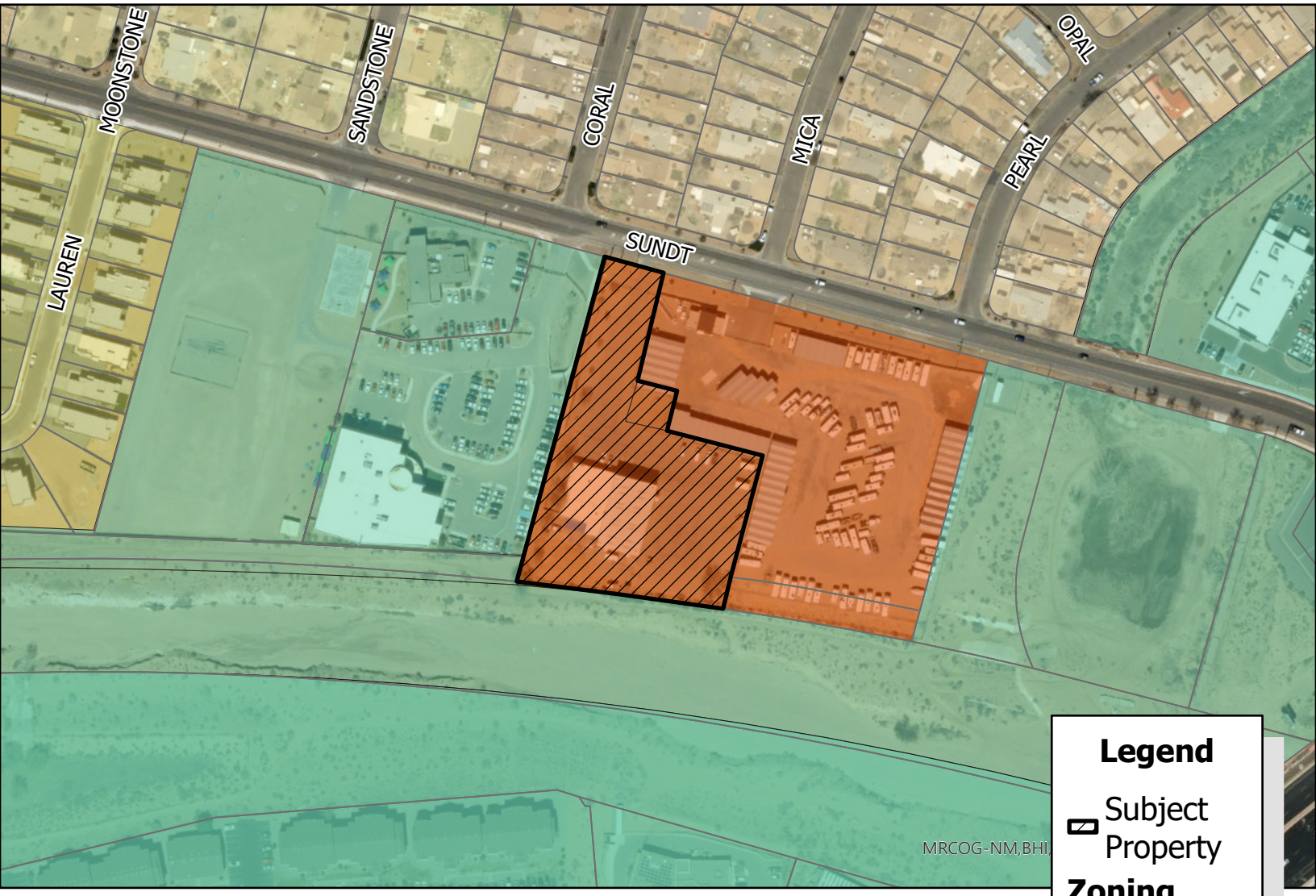
The proposed amendment from C-1 to C-2 is fully consistent with the mandated legal and policy review criteria of the RRMC and the ICP. This change is strategically justified by the specialized nature of Catalyst, LLC's business model related to marketing design and production and by establishing a transitional land use that is more advantageous to the Vista Hills Neighborhood. Catalyst, LLC is seeking your support with the Zone Map Amendment so they can complete the items cited in the Fire Marshal's Inspection Report to obtain a Certificate of Occupancy and initiate full-time operations.

To fully understand how this amendment will facilitate economic growth and community alignment, we respectfully direct your attention to the attached Applicant Statement of Intent, which provides a comprehensive overview of Catalyst, LLC's specialized business model and long-term community benefits.

Respectfully,

Daniel B Gonzales, AIA
DWL Architects & Planners Inc. of New Mexico

VISTA HILLS 1A, BLOCK A, LOT 1A
4600 SUNDT RD NE



Rio Rancho City of Vision

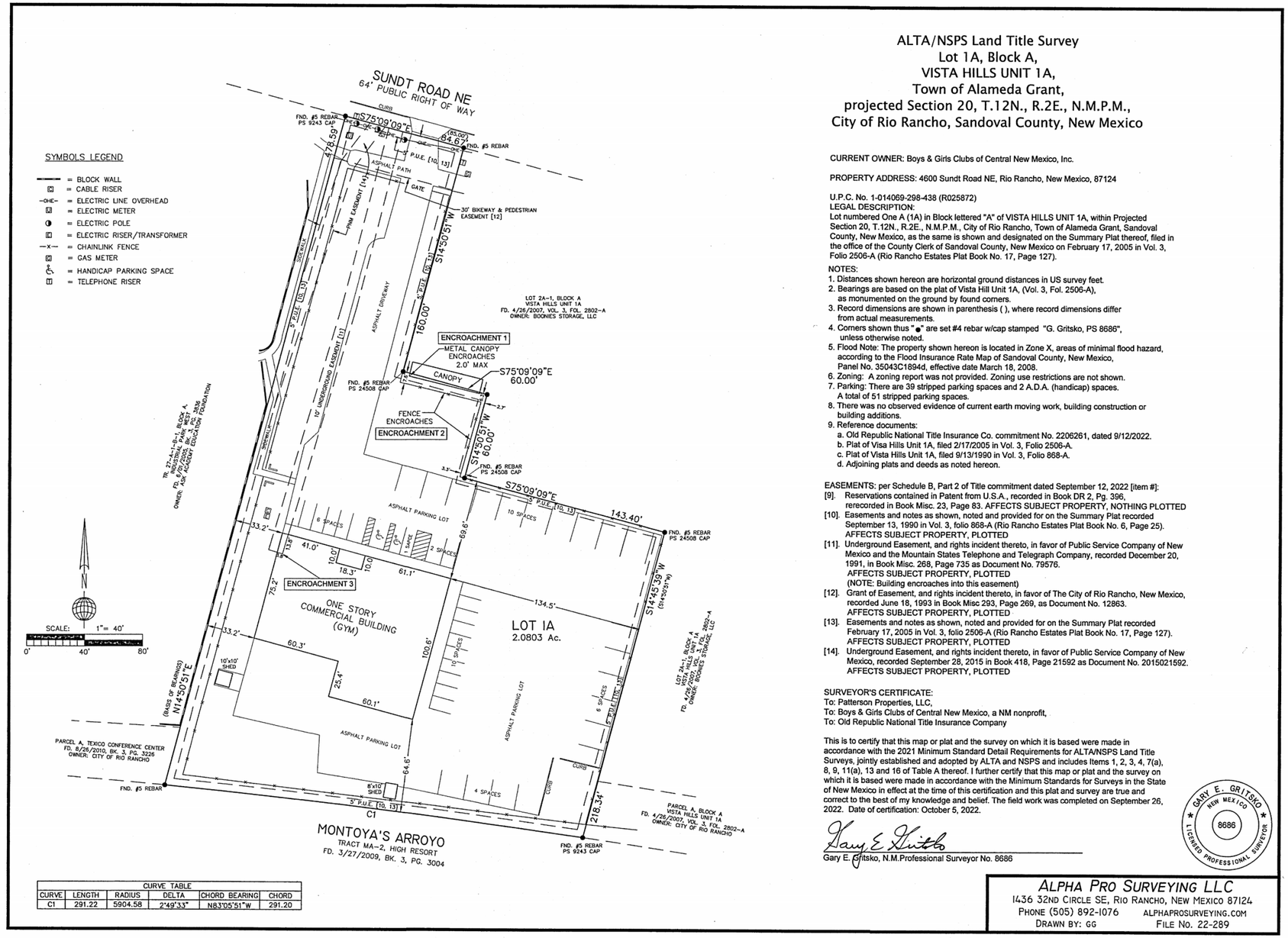
GIS Moving Spatial Data Forward

N
W
E
S

0 0.01 0.02 0.04 0.06 0.08 0.1 Miles

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, 10/31/2025



SYMBOLS LEGEND

- = BLOCK WALL
- CR = CABLE RISER
- OHE = ELECTRIC LINE OVERHEAD
- EM = ELECTRIC METER
- EP = ELECTRIC POLE
- ER = ELECTRIC RISER/TRANSFORMER
- X = CHAINLINK FENCE
- GM = GAS METER
- HP = HANDICAP PARKING SPACE
- TR = TELEPHONE RISER

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	291.22	5904.58	2°49'33"	N83°05'51"W	291.20

ALTA/NSPS Land Title Survey
Lot 1A, Block A,
VISTA HILLS UNIT 1A,
Town of Alameda Grant,
projected Section 20, T.12N., R.2E., N.M.P.M.,
City of Rio Rancho, Sandoval County, New Mexico

CURRENT OWNER: Boys & Girls Clubs of Central New Mexico, Inc.

PROPERTY ADDRESS: 4600 Sundt Road NE, Rio Rancho, New Mexico, 87124

U.P.C. No. 1-014069-298-438 (R025872)
LEGAL DESCRIPTION:
Lot numbered One A (1A) in Block lettered "A" of VISTA HILLS UNIT 1A, within Projected Section 20, T.12N., R.2E., N.M.P.M., City of Rio Rancho, Town of Alameda Grant, Sandoval County, New Mexico, as the same is shown and designated on the Summary Plat thereof, filed in the office of the County Clerk of Sandoval County, New Mexico on February 17, 2005 in Vol. 3, Folio 2506-A (Rio Rancho Estates Plat Book No. 17, Page 127).

NOTES:
1. Distances shown hereon are horizontal ground distances in US survey feet.
2. Bearings are based on the plat of Vista Hill Unit 1A, (Vol. 3, Fol. 2506-A), as monumented on the ground by found corners.
3. Record dimensions are shown in parenthesis ( ), where record dimensions differ from actual measurements.
4. Corners shown thus "●" are set #4 rebar w/cap stamped "G. Gritsko, PS 8686", unless otherwise noted.
5. Flood Note: The property shown hereon is located in Zone X, areas of minimal flood hazard, according to the Flood Insurance Rate Map of Sandoval County, New Mexico, Panel No. 35043C1894d, effective date March 18, 2008.
6. Zoning: A zoning report was not provided. Zoning use restrictions are not shown.
7. Parking: There are 39 stripped parking spaces and 2 A.D.A. (handicap) spaces. A total of 51 stripped parking spaces.
8. There was no observed evidence of current earth moving work, building construction or building additions.
9. Reference documents:
   a. Old Republic National Title Insurance Co. commitment No. 2206261, dated 9/12/2022.
   b. Plat of Visa Hills Unit 1A, filed 2/17/2005 in Vol. 3, Folio 2506-A.
   c. Plat of Vista Hills Unit 1A, filed 9/13/1990 in Vol. 3, Folio 868-A.
   d. Adjoining plats and deeds as noted hereon.

EASEMENTS: per Schedule B, Part 2 of Title commitment dated September 12, 2022 [item #]:
[9]. Reservations contained in Patent from U.S.A., recorded in Book DR 2, Pg. 396, rerecorded in Book Misc. 23, Page 83. AFFECTS SUBJECT PROPERTY, NOTHING PLOTTED
[10]. Easements and notes as shown, noted and provided for on the Summary Plat recorded September 13, 1990 in Vol. 3, folio 868-A (Rio Rancho Estates Plat Book No. 6, Page 25). AFFECTS SUBJECT PROPERTY, PLOTTED
[11]. Underground Easement, and rights incident thereto, in favor of Public Service Company of New Mexico and the Mountain States Telephone and Telegraph Company, recorded December 20, 1991, in Book Misc. 268, Page 735 as Document No. 79576. AFFECTS SUBJECT PROPERTY, PLOTTED (NOTE: Building encroaches into this easement)
[12]. Grant of Easement, and rights incident thereto, in favor of The City of Rio Rancho, New Mexico, recorded June 18, 1993 in Book Misc 293, Page 269, as Document No. 12863. AFFECTS SUBJECT PROPERTY, PLOTTED
[13]. Easements and notes as shown, noted and provided for on the Summary Plat recorded February 17, 2005 in Vol. 3, folio 2506-A (Rio Rancho Estates Plat Book No. 17, Page 127). AFFECTS SUBJECT PROPERTY, PLOTTED
[14]. Underground Easement, and rights incident thereto, in favor of Public Service Company of New Mexico, recorded September 28, 2015 in Book 418, Page 21592 as Document No. 2015021592. AFFECTS SUBJECT PROPERTY, PLOTTED

SURVEYOR'S CERTIFICATE:
To: Patterson Properties, LLC,
To: Boys & Girls Clubs of Central New Mexico, a NM nonprofit,
To: Old Republic National Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS and includes Items 1, 2, 3, 4, 7(a), 8, 9, 11(a), 13 and 16 of Table A thereof. I further certify that this map or plat and the survey on which it is based were made in accordance with the Minimum Standards for Surveys in the State of New Mexico in effect at the time of this certification and this plat and survey are true and correct to the best of my knowledge and belief. The field work was completed on September 26, 2022. Date of certification: October 5, 2022.

Gary E. Gritsko, N.M.Professional Surveyor No. 8686

GARY E. GRITSKO * NEW MEXICO * 8686 * LICENSED PROFESSIONAL SURVEYOR *

ALPHA PRO SURVEYING LLC
1436 32ND CIRCLE SE, RIO RANCHO, NEW MEXICO 87124
PHONE (505) 892-1076 ALPHAPROSURVEYING.COM
DRAWN BY: GG FILE NO. 22-289

GENERAL NOTES:

A. IF THIS SHEET IS NOT 24" X 36" IN SIZE THEN IT IS A REDUCED SIZE PLOT. USE GRAPHIC SCALE ACCORDINGLY.

B. FLOOR PLANS ARE DRAWN TO SCALE BASED UPON FIELD MEASUREMENTS AND AVAILABLE DRAWINGS.

C. GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL FIELD VERIFY ALL DIMENSIONS. NOTIFY ARCHITECT/ENGINEER IMMEDIATELY OF ANY DISCREPANCIES FOUND.

SITE SURVEY
SCALE: NTS

DWL ARCHITECTS
DWL Architects & Planners, Inc. of NM
202 Central Ave. S.E.
East Courtyard
Albuquerque,
New Mexico, 87102
PH (505) 242-6202
Fax (505) 242-4159
w.eastman@dwlnm.com

PROGRESS DRAWINGS NOT FOR CONSTRUCTION

AUGUST 1, 2025

CATALYST LLC
4600 SUNDT ROAD NE
RIO RANCHO, NM 87124

ISSUE/REVISION

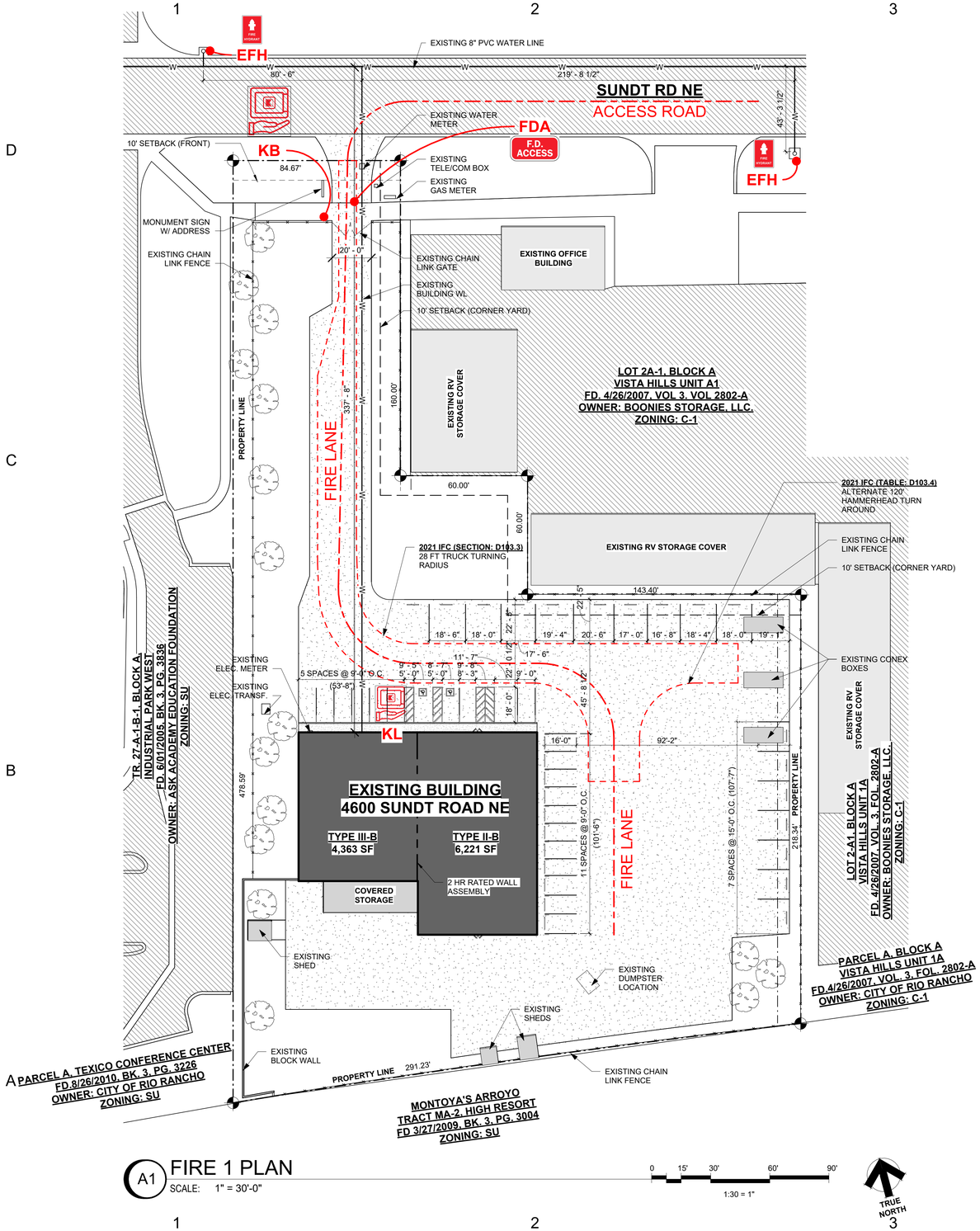
No.	Description	Date

PROJECT NUMBER: 20_2531
CAD DWG FILE: DWL-NM_
DRAWN BY: S.SALAZAR
CHECKED BY: D.GONZALES
SHEET TITLE: SITE SURVEY - FOR REFERENCE ONLY

G003

OF SHEET

8/1/2025 3:49:33 PM



FIRE 1 LEGEND

EFH — EXISTING FIRE HYDRANT LOCATION	KB — KNOX BOX LOCATION
FDA — FIRE DEPARTMENT ACCESS	KL — KNOX LOCK LOCATION

FIRE 1 GENERAL NOTES

1. THE FIRE APPARATUS ROAD TO BE USED IS SUNDT RD NE.
2. IT IS ASSUMED THAT THE FIRE APPARATUS ROADS WERE BUILT IN COMPLIANCE WITH THE CITY REGULATIONS WHEN BUILT.
3. THE ACCESS ROAD WHERE THE FIRE HYDRANTS ARE LOCATED HAVE A 21' WIDTH OR GREATER.
4. NO GRADES ON OR OFFSITE OR ADJACENT TO THE SITE HAVE GRADES >10%.
5. THE TURNING RADII ON THE FIRE ACCESS ROAD HAS A RADIUS > 30'.
6. APPROVED ACCESS ROUTE DRIVING SURFACE TO SUPPORT IMPOSED LOAD OF AT LEAST 75,000 LBS.
7. FIRE FLOW CALCULATION AREA: 6,221 SF (TYPE II-B)
8. FIRE FLOW (GPM): 1,750 (TYPE II-B)
9. FLOW DURATION (HOURS): 2 (TYPE II-B)
10. MINIMUM NUMBER OF HYDRANTS: 1 HYDRANT REQUIRED

PROPERTY DATA:

A. ADDRESS

CATALYST, LLC
4600 SUNDT ROAD NE
RIO RANCHO, NM 87124

B. LEGAL DESCRIPTION

VH1A, BLK A, LOT 1A

C. UNIFORM PARCEL CODE

1014069298438

D. ZONING

C-1 RETAIL COMMERCIAL

E. NEIGHBORHOOD

VISTA HILLS

F. LOT AREA

2.096 ACRES

LEGEND:

EXISTING ASPHALT PAVEMENT

GENERAL NOTES:

A. IF THIS SHEET IS NOT 24" X 36" IN SIZE THEN IT IS A REDUCED SIZE PLOT. USE GRAPHIC SCALE ACCORDINGLY.

B. FLOOR PLANS ARE DRAWN TO SCALE BASED UPON FIELD MEASUREMENTS AND AVAILABLE DRAWINGS.

C. GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL FIELD VERIFY ALL DIMENSIONS. NOTIFY ARCHITECT/ENGINEER IMMEDIATELY OF ANY DISCREPANCIES FOUND.

D. REFERENCE SHEET G 003 SURVEY FOR SITE SURVEY BY GARY E. GRITSKO FROM ALPHA PRO SURVEYING LLC DATED 5 OCTOBER 2022.

BUILDING DATA:

A. SCOPE OF WORK

WORK CORRECTIONS TO EXISTING FACILITY FOR CERTIFICATE OF OCCUPANCY AND BUSINESS REGISTRATION

B. LIFE SAFETY CRITERIA

2021 INTERNATIONAL BUILDING CODE
2021 NEW MEXICO COMMERCIAL BUILDING CODE (NMAC 14.7.2)
2021 INTERNATIONAL EXISTING BUILDING CODE
2021 NEW MEXICO EXISTING BUILDING CODE (NMAC 14.7.7)
2021 INTERNATIONAL ENERGY CONSERVATION CODE
2021 NEW MEXICO COMMERCIAL ENERGY CONSERVATION CODE (NMAC 14.7.9)
2017 INTERNATIONAL CODE COUNCIL A117.1 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES
2021 UNIFORM PLUMBING CODE
2021 NEW MEXICO PLUMBING CODE (NMAC 14.8.2)
2021 UNIFORM MECHANICAL CODE
2021 NEW MEXICO MECHANICAL CODE (NMAC 14.9.2)
2020 NATIONAL ELECTRICAL CODE
2020 NEW MEXICO ELECTRICAL CODE (NMAC 14.10.4)
2021 INTERNATIONAL FIRE CODE

C. CODE ANALYSIS

1. CHAPTER 3 - USE AND OCCUPANCY CLASSIFICATION
   - A. SECTION 306.2 MODERATE-HAZARD FACTORY INDUSTRIAL, GROUP F-1:
     1. APPAREL PRINTING
2. CHAPTER 5 - GENERAL BUILDING HEIGHTS AND AREAS
   - A. TABLE 504.3 ALLOWABLE BUILDING HEIGHT IN FEET ABOVE GRADE PLANE:
     1. ALLOWABLE:
        - a. FACTORY GROUP F
          1. 55 FEET (TYPE III-B, NS)
     2. ACTUAL:
        - a. 30 FEET
   - B. TABLE 504.4 ALLOWABLE NUMBER OF STORIES ABOVE GRADE PLANE:
     1. ALLOWABLE:
        - a. MODERATE-HAZARD FACTORY INDUSTRIAL, GROUP F-1
          1. 2 STORIES (TYPE III-B, NS)
     2. ACTUAL
        - a. 1 STORY
   - C. TABLE 506.2 ALLOWABLE AREA FACTOR IN SQUARE FEET
     1. ALLOWABLE
        - a. MODERATE-HAZARD FACTORY INDUSTRIAL, GROUP F-1
          1. 12,000 SF (TYPE III-B, NS)
     2. ACTUAL
        - a. 10,538 SF (NO CHANGE)
3. CHAPTER 9 - FIRE PROTECTION SYSTEMS
   - A. SECTION 903 AUTOMATIC SPRINKLER SYSTEMS:
     1. MODERATE-HAZARD FACTORY INDUSTRIAL, GROUP F-1
        - A. NOT REQUIRED, AUTOMATIC SPRINKLER SYSTEM NOT PROVIDED
4. CHAPTER 10 - MEANS OF EGRESS
   - A. TABLE 1004.5 MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT
     1. ALLOWABLE LOAD FACTOR:
        - A. STORAGE AREAS 300 GSF
        - B. BUSINESS AREAS 150 GSF
        - C. INDUSTRIAL AREAS 100 GSF
     2. ACTUAL
        - A. STORAGE AREAS
          - a. 599 GSF / 300 GSF = 2 OCCUPANTS
        - B. BUSINESS AREAS
          - a. 981 GSF / 150 GSF = 7 OCCUPANTS
        - C. INDUSTRIAL AREAS
          - a. 7,983 GSF / 100 GSF = 80 OCCUPANTS
        - D. TOTAL OCCUPANTS = 89 OCCUPANTS

DWL ARCHITECTS
DWL Architects & Planners, Inc. of NM
202 Central Ave. S.E.
East Courtyard
Albuquerque,
New Mexico, 87102
PH (505) 242-6202
Fax (505) 242-4159
w.eastman@dwlnm.com

STATE OF NEW MEXICO
DANIEL B. GONZALES
No. 6078
11/5/2025
REGISTERED ARCHITECT

5 NOV 2025

SUBMITTED TO FIRE MARSHAL FOR REVIEW ON 5 NOV 2025

CATALYST, LLC
WORK CORRECTIONS
4600 SUNDT ROAD NE
RIO RANCHO, NEW MEXICO 87124

ISSUE/REVISION

No.	Description	Date

PROJECT NUMBER: 20_2531
CAD DWG FILE: DWL-NM_
DRAWN BY: KRB
CHECKED BY: DBG
SHEET TITLE: **FIRE 1 PLAN**

FIRE1
OF SHEET

11/5/2025 5:51:33 PM

LEGEND:

8X8X16 CONCRETE MASONRY UNIT, TYPE III-B CONSTRUCTION

PRE-MANUFACTURED METAL BUILDING SYSTEM, TYPE II-B CONSTRUCTION

FIRE 2 LEGEND:

EXIT — BUILDING EXIT WITH EGRESS HARDWARE

EXIT — EXIT LIGHT FIXTURE

FE — SURFACE MOUNTED FIRE EXTINGUISHER

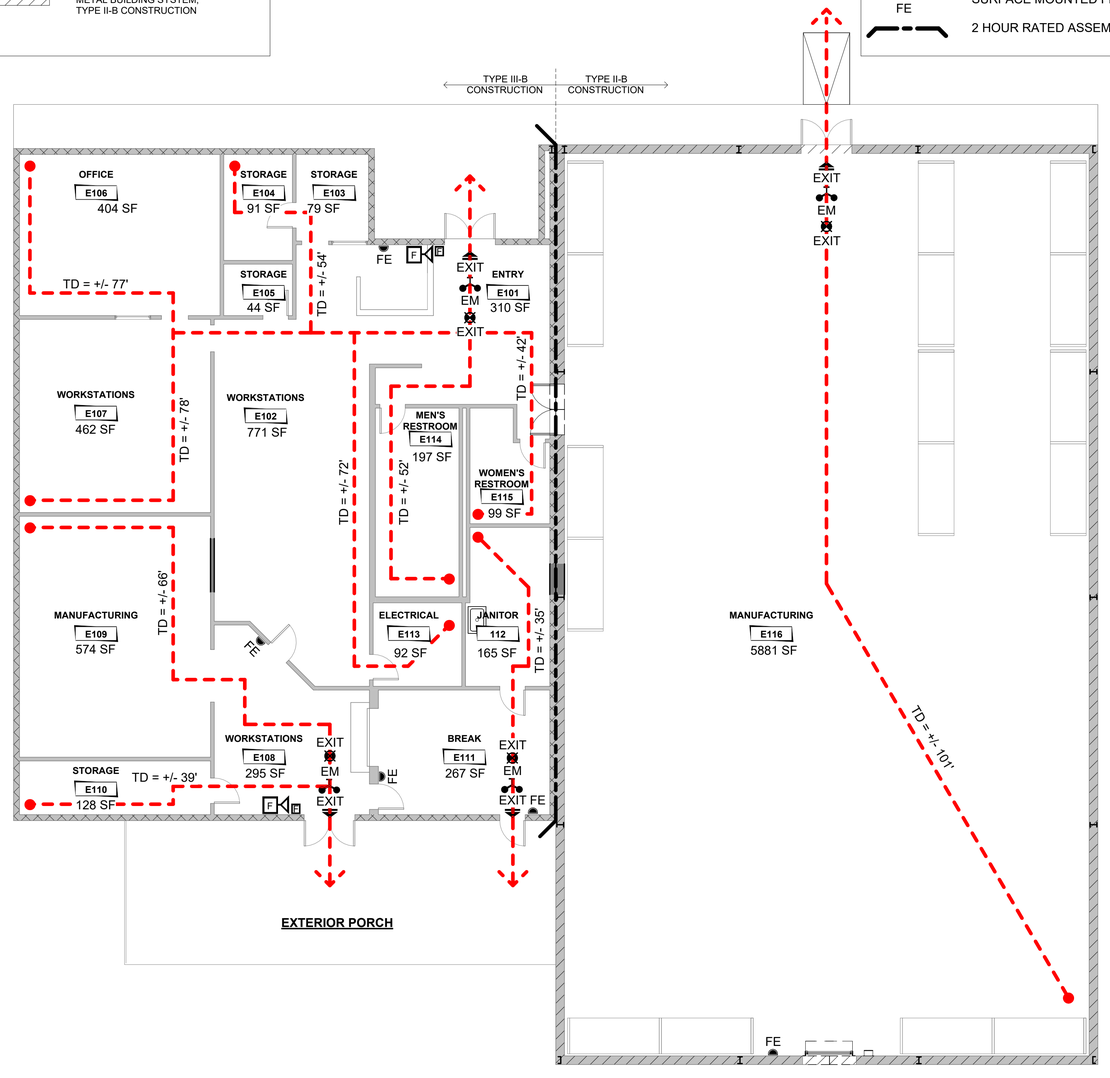
2 HOUR RATED ASSEMBLY

EM — EMERGENCY LIGHT FIXTURE

F — MANUAL PULL STATION

F — FIRE ALARM HORN/STROBE

TRAVEL DISTANCE PATH



A1 FIRE 2 FLOOR PLAN

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

CODE DATA:

A. SCOPE OF WORK

WORK CORRECTIONS TO EXISTING FACILITY FOR CERTIFICATE OF OCCUPANCY AND BUSINESS REGISTRATION

B. LIFE SAFETY CRITERIA

2021 INTERNATIONAL BUILDING CODE
2021 NEW MEXICO COMMERCIAL BUILDING CODE (NMAC 14.7.2)
2021 INTERNATIONAL EXISTING BUILDING CODE
2021 NEW MEXICO EXISTING BUILDING CODE (NMAC 14.7.7)
2021 INTERNATIONAL ENERGY CONSERVATION CODE
2021 NEW MEXICO COMMERCIAL ENERGY CONSERVATION CODE (NMAC 14.7.9)
2017 INTERNATIONAL CODE COUNCIL A117.1 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES
2021 UNIFORM PLUMBING CODE
2021 NEW MEXICO PLUMBING CODE (NMAC 14.8.2)
2021 UNIFORM MECHANICAL CODE
2021 NEW MEXICO MECHANICAL CODE (NMAC 14.9.2)
2020 NATIONAL ELECTRICAL CODE
2020 NEW MEXICO ELECTRICAL CODE (NMAC 14.10.4)
2021 INTERNATIONAL FIRE CODE

C. 2021 INTERNATIONAL BUILDING CODE

1. CHAPTER 3 - USE AND OCCUPANCY CLASSIFICATION

A. SECTION 306.2 MODERATE-HAZARD FACTORY INDUSTRIAL, GROUP F-1:
1. APPAREL PRINTING

2. CHAPTER 5 - GENERAL BUILDING HEIGHTS AND AREAS

A. TABLE 504.3 ALLOWABLE BUILDING HEIGHT IN FEET ABOVE GRADE PLANE:
1. ALLOWABLE:
a. FACTORY GROUP F
1. 55 FEET (TYPE III-B, NS)
2. ACTUAL:
a. 30 FEET

B. TABLE 504.4 ALLOWABLE NUMBER OF STORIES ABOVE GRADE PLANE:
1. ALLOWABLE:
a. MODERATE-HAZARD FACTORY INDUSTRIAL, GROUP F-1
1. 2 STORIES (TYPE III-B, NS)
2. ACTUAL
a. 1 STORY

C. TABLE 506.2 ALLOWABLE AREA FACTOR IN SQUARE FEET
1. ALLOWABLE
a. MODERATE-HAZARD FACTORY INDUSTRIAL, GROUP F-1
1. 12,000 SF (TYPE III-B, NS)
2. ACTUAL
a. 10,538 SF (NO CHANGE)

3. CHAPTER 9 - FIRE PROTECTION SYSTEMS

A. SECTION 903 AUTOMATIC SPRINKLER SYSTEMS:
1. MODERATE-HAZARD FACTORY INDUSTRIAL, GROUP F-1
A. NOT REQUIRED, AUTOMATIC SPRINKLER SYSTEM NOT PROVIDED

4. CHAPTER 10 - MEANS OF EGRESS

A. TABLE 1004.5 MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT
1. ALLOWABLE LOAD FACTOR:
A. STORAGE AREAS 300 GSF
B. BUSINESS AREAS 150 GSF
C. INDUSTRIAL AREAS 100 GSF
2. ACTUAL
A. STORAGE AREAS
a. 599 GSF / 300 GSF = 2 OCCUPANTS
B. BUSINESS AREAS
a. 981 GSF / 150 GSF = 7 OCCUPANTS
C. INDUSTRIAL AREAS
a. 7,983 GSF / 100 GSF = 80 OCCUPANTS
D. TOTAL OCCUPANTS = 89 OCCUPANTS

GENERAL NOTES:

A. IF THIS SHEET IS NOT 24" X 36" IN SIZE THEN IT IS A REDUCED SIZE PLOT. USE GRAPHIC SCALE ACCORDINGLY.

B. FLOOR PLANS ARE DRAWN TO SCALE BASED UPON FIELD MEASUREMENTS AND AVAILABLE DRAWINGS.

C. GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL FIELD VERIFY ALL DIMENSIONS. NOTIFY ARCHITECT/ENGINEER IMMEDIATELY OF ANY DISCREPANCIES FOUND.

FIRE2 GENERAL NOTES

A. SHOP DRAWINGS WILL BE SUBMITTED TO THE FIRE MARSHAL'S OFFICE FOR REVIEW AND APPROVAL OF ANY INSTALLATION OR MODIFICATION TO THE SPRINKLER SYSTEM, FIRE ALARM

B. THE FIRE SPRINKLER SYSTEM WILL BE SUPERVISED WHEN REQUIRED BY THE 2021 INTERNATIONAL FIRE CODE.

PROPERTY DATA:

A. ADDRESS

CATALYST, LLC
4600 SUNDT ROAD NE
RIO RANCHO, NM 87124

B. LEGAL DESCRIPTION

VH1A, BLK A, LOT 1A

C. UNIFORM PARCEL CODE

1014069298438

D. ZONING

C-1 RETAIL COMMERCIAL

E. NEIGHBORHOOD

VISTA HILLS

F. LOT AREA

2.096 ACRES

CODE DATA:

B. SECTION 1005 MEANS OF EGRESS SIZING
1. ALLOWABLE:
A. 89 OCCUPANTS X 0.2 INCH/OCCUPANT = 17.8 INCHES
2. ACTUAL:
A. 252 INCHES

C. TABLE 1006.2.1 SPACES WITH ONE EXIT OR EXIT ACCESS DOORWAY
1. ALLOWABLE:
A. 49 OCCUPANTS MAXIMUM OCCUPANT LOAD OF SPACE
B. 75 FEET WITHOUT SPRINKLER SYSTEM (OL ≥ 30)
C. 2 EXITS MINIMUM NUMBER OF EXITS OR ACCESS TO EXITS FROM STORY
2. ACTUAL:
A. 4 EXITS PROVIDED

D. TABLE 1017.2 EXIT ACCESS TRAVEL DISTANCE
1. MODERATE-HAZARD FACTORY INDUSTRIAL, GROUP F-1
A. 200 FEET WITHOUT SPRINKLER SYSTEM

DWL ARCHITECTS

DWL Architects & Planners, Inc. of NM

202 Central Ave. S.E.
East Courtyard
Albuquerque,
New Mexico, 87102

PH (505) 242-6202
Fax (505) 242-4159
w.eastman@dwlnm.com

PROGRESS DRAWINGS NOT FOR CONSTRUCTION

5 NOV 2025

DRAFT AWAITING ELEVATED FIRE ANNOTATIONS

CATALYST, LLC
WORK CORRECTIONS
4600 SUNDT ROAD NE
RIO RANCHO, NEW MEXICO 87124

ISSUE/REVISION

No.	Description	Date
1	Revision 1	Date 1

PROJECT NUMBER: 20_2531

CAD DWG FILE: DWL-NM_

DRAWN BY: K. BACA

CHECKED BY: D. GONZALES

SHEET TITLE: **FIRE 2 PLAN**

FIRE 2

OF SHEET

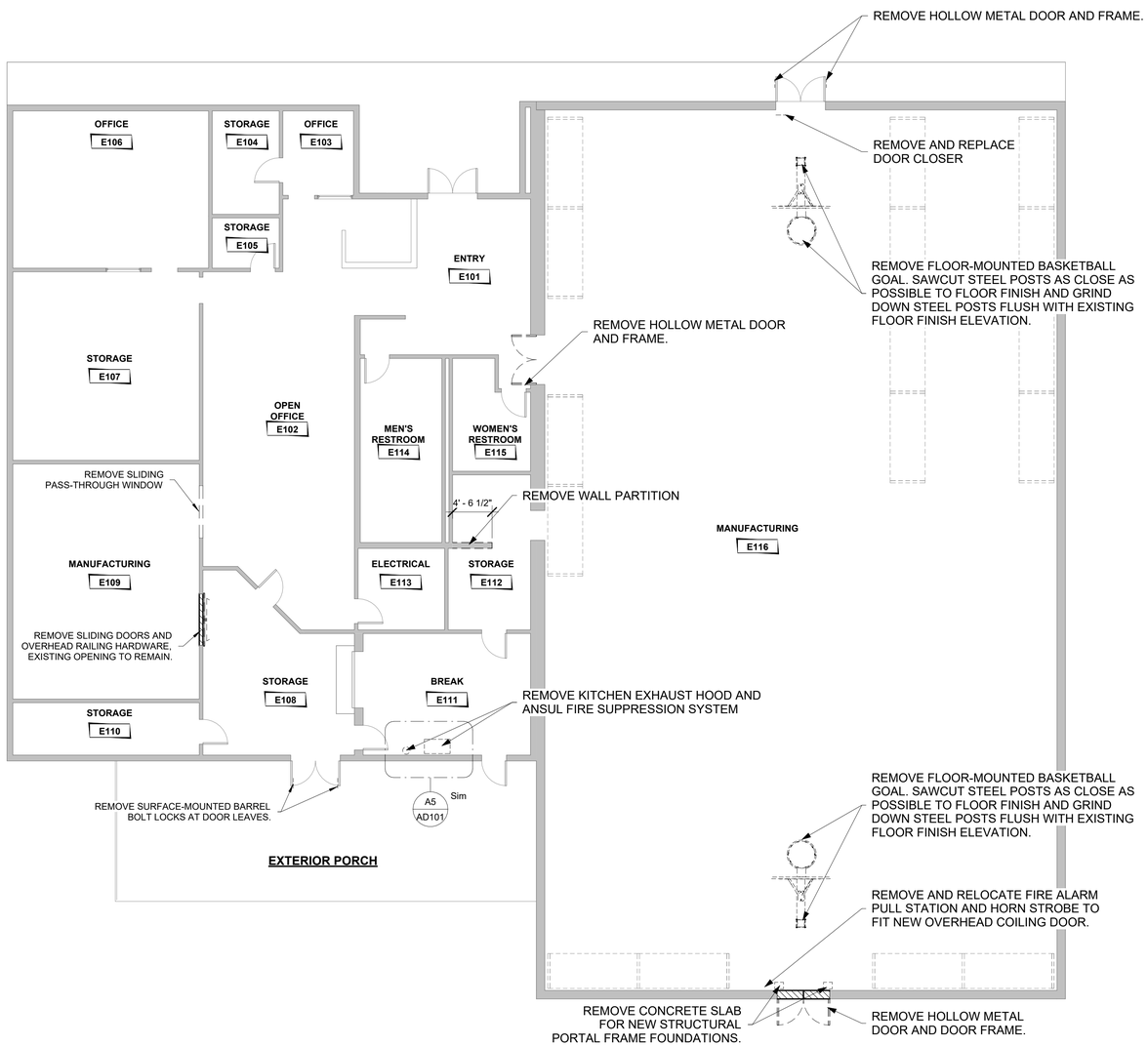
11/5/2025 5:51:34 PM

GENERAL NOTES:

A. IF THIS SHEET IS NOT 24" X 36" IN SIZE THEN IT IS A REDUCED SIZE PLOT. USE GRAPHIC SCALE ACCORDINGLY.

B. FLOOR PLANS ARE DRAWN TO SCALE BASED UPON FIELD MEASUREMENTS AND AVAILABLE DRAWINGS.

C. GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL FIELD VERIFY ALL DIMENSIONS. NOTIFY ARCHITECT/ENGINEER IMMEDIATELY OF ANY DISCREPANCIES FOUND.



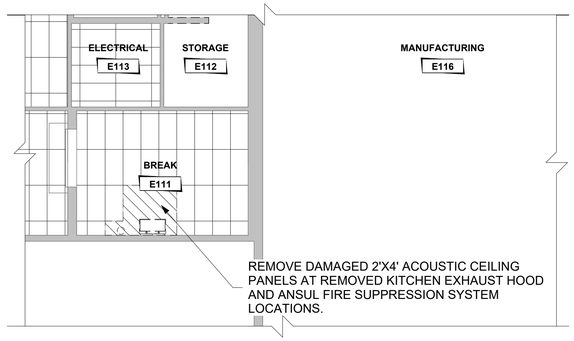
A1 DEMOLITION FLOOR PLAN

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

0' 4' 8' 16' 32'

1/8"=1'-0"

TRUE NORTH



A5 DEMO REFLECTED CEILING PLAN

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

0' 4' 8' 16' 32'

1/8"=1'-0"

TRUE NORTH

DWL ARCHITECTS

DWL Architects & Planners, Inc. of NM

202 Central Ave. S.E.
East Courtyard
Albuquerque,
New Mexico, 87102

PH (505) 242-6202
Fax (505) 242-4159
w.eastman@dwlnm.com

PROGRESS DRAWINGS NOT FOR CONSTRUCTION

5 NOV 2025

DRAFT AWAITING ELEVATED FIRE ANNOTATIONS

CATALYST, LLC
WORK CORRECTIONS
4600 SUNDT ROAD NE
RIO RANCHO, NEW MEXICO 87124

ISSUE/REVISION

No.	Description	Date

PROJECT NUMBER: 20_2531

CAD DWG FILE: DWL-NM_

DRAWN BY: K. BACA

CHECKED BY: D. GONZALES

SHEET TITLE: **DEMOLITION FLOOR PLAN**

AD101

OF SHEET

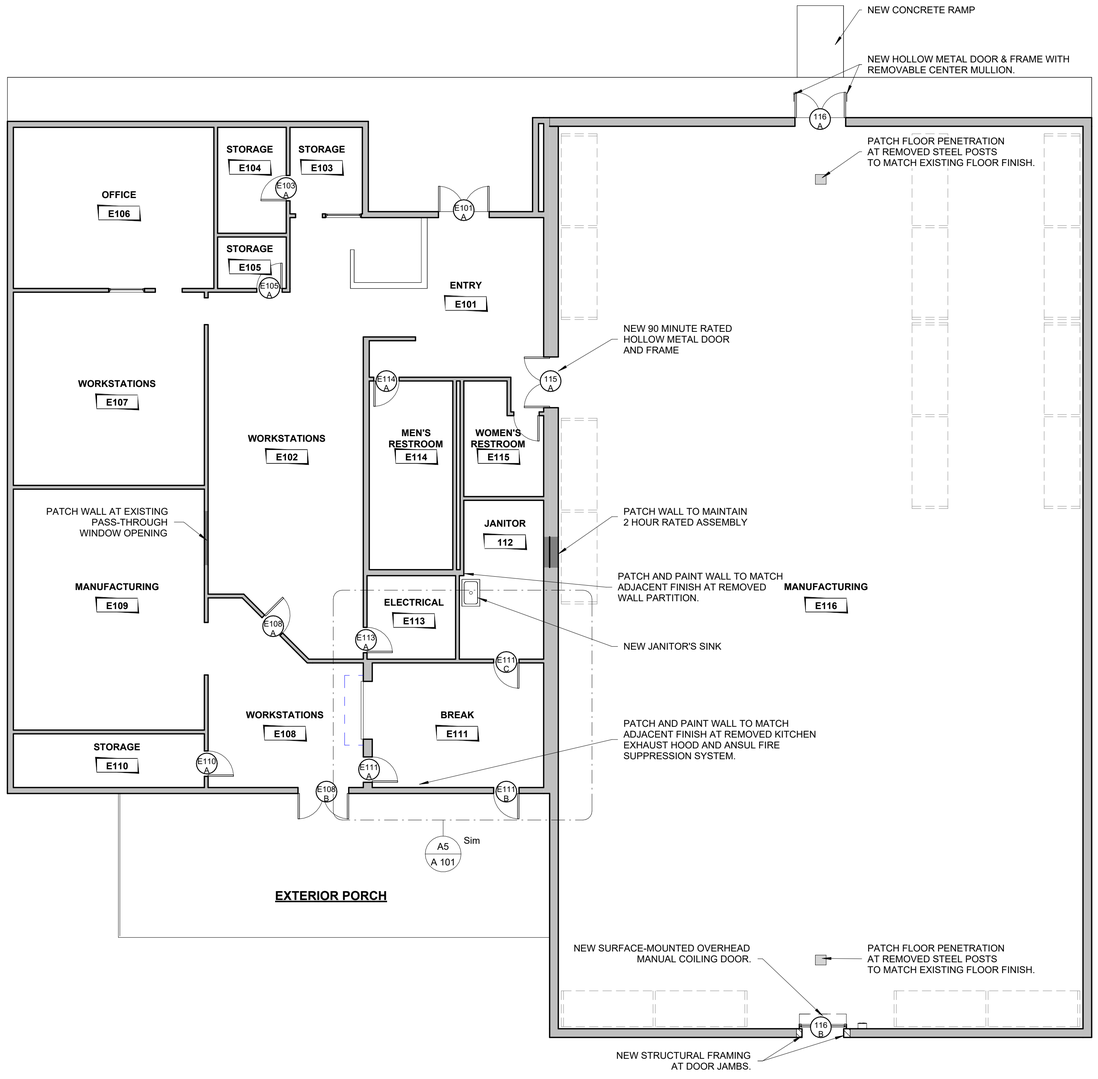
11/5/2025 5:51:35 PM

GENERAL NOTES:

A. IF THIS SHEET IS NOT 24" X 36" IN SIZE THEN IT IS A REDUCED SIZE PLOT. USE GRAPHIC SCALE ACCORDINGLY.

B. FLOOR PLANS ARE DRAWN TO SCALE BASED UPON FIELD MEASUREMENTS AND AVAILABLE DRAWINGS.

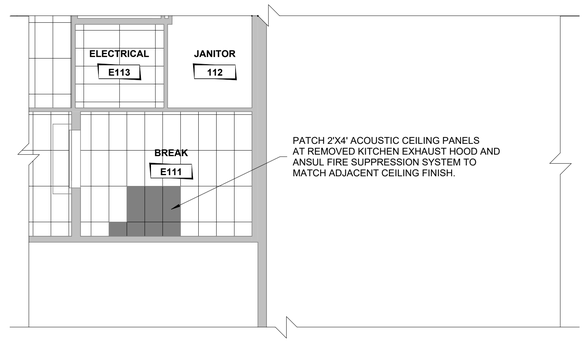
C. GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL FIELD VERIFY ALL DIMENSIONS. NOTIFY ARCHITECT/ENGINEER IMMEDIATELY OF ANY DISCREPANCIES FOUND.



A1 NEW FLOOR PLAN
SCALE: 1/8" = 1'-0"

0' 4' 8' 16' 32'
1/8"=1'-0"

TRUE NORTH



A5 NEW REFLECTED CEIING PLAN
SCALE: 1/8" = 1'-0"

0' 4' 8' 16' 32'
1/8"=1'-0"

TRUE NORTH

DWL ARCHITECTS

DWL Architects & Planners, Inc. of NM
202 Central Ave. S.E.
East Courtyard
Albuquerque,
New Mexico, 87102
PH (505) 242-6202
Fax (505) 242-4159
w.eastman@dwlnm.com

PROGRESS DRAWINGS NOT FOR CONSTRUCTION

5 NOV 2025

DRAFT AWAITING ELEVATED FIRE ANNOTATIONS

CATALYST, LLC
WORK CORRECTIONS
4600 SUNDT ROAD NE
RIO RANCHO, NEW MEXICO 87124

ISSUE/REVISION

No.	Description	Date

PROJECT NUMBER: 20_2531
CAD DWG FILE: DWL-NM_
DRAWN BY: K. BACA
CHECKED BY: D. GONZALES
SHEET TITLE: **NEW FLOOR PLAN**

A 101
OF SHEET

11/5/2025 5:51:36 PM

BRIAN BABYAK

From: OneView Notifications <notifications-usa@citysourced.net>
Sent: Friday, December 5, 2025 4:38 PM
To: BRIAN BABYAK
Subject: OneView Console Request ID# 5513587 - Code Enforcement



Service Request ID# 5513587: Code Enforcement

Request Type: Code Enforcement
Date Created: Oct 21, 2025 @ 11:24 AM
Last Updated: Oct 21, 2025 @ 03:02 PM
Date Closed: Oct 21, 2025 @ 03:01 PM
Approximate Address: 4600 Sundt Rd NE, Rio Rancho, NM 87124
Request Coordinates: 35.258476, -106.6449973
Status: Closed
Assigned To: Dale Carrier
Device: Apple iPhone17,2
Console Url: https://console.citysourced.com/pages/issues/issuedetail.aspx?issueid=551
Property Issue: Other
Description: no exhausts filters on factory

Attachments

Date Created	URL
Oct 21, 2025 @ 11:24 AM	 https://d2p5liwq1c5kwh.cloudfront.net/FileStorage/2025-10/720e49172ac5464885be0c9b3ce

Author Information

[Email: REDACTED]

Comments

Date Created	Author	Comment
Oct 21, 2025 @ 11:24 AM	Rio Rancho	We have received your inquiry. The City will follow up with you on this issue as quickly as possible.

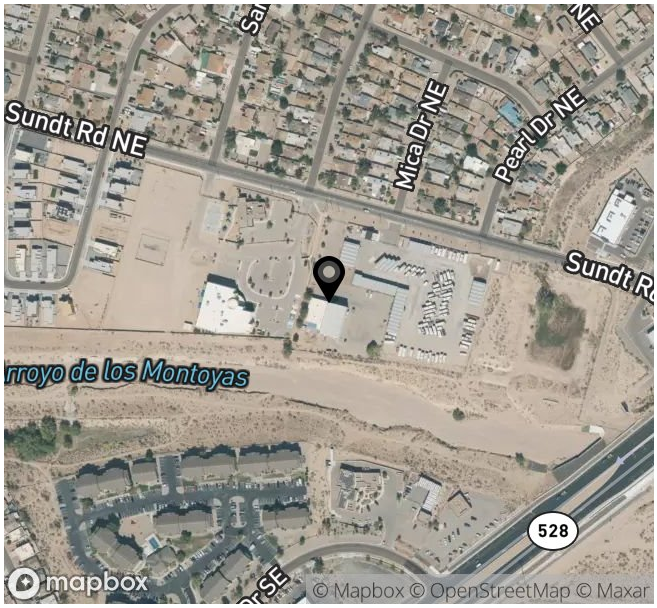
Oct 21, 2025 @ 03:01 PM	 Rio Rancho	Hello, The Fire Marshals Office is aware of the generator smoke issues. The owner has submitted plans and will be presenting to the Planning and Zoning Board for approval. If you have any questions please feel free to contact me at 505-891-5863 or email dcarrier@rrnm.gov. Thank you, Dale Carrier, Code Enforcement Division Supervisor.
Oct 21, 2025 @ 03:01 PM	 Rio Rancho	Rio Rancho has updated this service request's status from 'Received' to 'Closed'.

Additional Data

Date Created	Key	Value
Oct 21, 2025 @ 11:24 AM	OriginationIpAddress	172.68.3.46
Oct 21, 2025 @ 11:24 AM	AttachedMediaCount	1
Oct 21, 2025 @ 11:24 AM	InitialBoundaryName	Rio Rancho, NM
Oct 21, 2025 @ 11:24 AM	InitialBoundaryName	District 6

Maps


mapbox
© Mapbox © OpenStreetMap


Sundt Rd NE
Mica Dr NE
Pearl Dr NE
Sundt Rd
arroyo de los Montoyas
528
mapbox
© Mapbox © OpenStreetMap © Maxar

From: DALE CARRIER
To: BRIAN BABYAK; Benjamin Isaacs
Subject: FW: Catalyst 4600 Sundt Rd SE, Rio Rancho NM 87124 Citizen Complaint
Date: Friday, December 5, 2025 4:14:28 PM
Attachments: image001.png
image005.png

FYI

Dale Carrier
Code Enforcement Division Supervisor

Code Enforcement / Development Services

O: 505.891.5863
RRNM.gov |

From: Dominic Arzola <darzola@rrnm.gov>
Sent: Wednesday, September 17, 2025 1:33 PM
To: Connie Peterson <cpeterson@rrnm.gov>; DALE CARRIER <dcarrier@rrnm.gov>; BRIAN JOHNSON <bjohnson@rrnm.gov>; Matt Geisel <mgeisel@rrnm.gov>; JAMES WENZEL <jawenzel@rrnm.gov>; BRIAN DOLAN <bdolan@rrnm.gov>; JAMES BAILEY <jbailey@rrnm.gov>; AMY RINCON <arincon@rrnm.gov>; Peter Wells <pwells@rrnm.gov>; Stewart Steele <ssteele@rrnm.gov>; JOSH RUBIN <JRUBIN@rrnm.gov>; Armando Cepeda <acepeda@rrnm.gov>; BRYAN TWYEFFORT <btwyeffort@rrnm.gov>; RICHARD ROMERO <rromero@rrnm.gov>; JACQUELYNN REEDY <jreedy@rrnm.gov>; Crystal Whitten <cwhitten@rrnm.gov>; BCs <BCs@rrnm.gov>; GERARD BAUER <gbauer@rrnm.gov>; AARON MCDEVITT <amcdevitt@rrnm.gov>; Dominic Arzola <darzola@rrnm.gov>
Subject: Catalyst 4600 Sundt Rd SE, Rio Rancho NM 87124 Citizen Complaint

Good Afternoon,

Today our office received a citizen complaint regarding Catalyst. The complaint in its entirety can be read below. The complainant also provided photos of the issue.

> "I hope that you can help me or maybe transfer this. It is very dangerous with these people are doing their business is unmarked in the back. It's almost like it's hiding back there by the academy school. There's no address at the building for the fire is burning, 4550 SUNDT Rd., Northeast. The guy said they're burning fuel back there. I told him he cannot do that because the fossil fuels but he said they do it every week and I told him that's why I'm there you're not supposed to do that can you guys look into this, that children at the Academy school gotta be breathing this. The The children at that academy school gotta be breathing this stuff."




For
Deliveries
Please Call
505-270-9759
or
505-306-5100



The complainant is [Redacted]

Thank you,

Dominic Arzola
Fire Inspector Lieutenant

RRFR / Fire Marshals Office

O: 505.896.8293 **C:** 505.554.5166

RRNM.gov |



Be advised that my normal work schedule is Tuesday - Friday

To contact the Fire Marshal call (505) 891-5924

Exhibit 1- 4600 Sundt Rd NE, Rio Rancho, NM 87124

City Sourced # 4822036

Date – 01/08/2025

Case # 25—0138, 0139,

Violation: BR, LU,

Received a Citizen complaint through City Sourced #4822036

Description: A complaint came into the Fire Marshal Office regarding an unregistered business operating out the old Boys and Girls Club on Sundt. The complainant stated that there are two RV/Buses being occupied and used as living quarters on the property. There is also the smell from the holding tanks and debris scattered around the property. Please coordinate your initial inspection of the property with Fire Marshal/Battalion Chief James Wenzel by contacting his office at 505 891-5924 or email jwenzel@rrnm.gov

01/08/2025 – Performed inspection of the property and found it to be in violation of operating a business with no business registration from this address. Code enforcement made contact with Austin Patterson, the listed property owner, and were given a tour (along with fire inspectors) of the building. There was a full-scale business operation complete with employees actively working, machinery, electrical work, storage, and products to be sold. They admitted to operating from this address under the unregistered business (ink theory) since at least 2023. Courtesy notice of code violation was issued along with contact information for the city clerk—the notice of violation may need to be updated to reflect potential zoning and/or building conflicts as well.

01/09/2025 – Sent additional CNOV for the following.

After further discussion as it pertains to the business being ran from this property without a business license, there have been other identified violations that need to be addressed. Ink Theory is occupying the building without a Occupancy Permit. Ink Theory has undertaken unpermitted work upon the building ie: electrical work. Ink Theory is in violation of Zoning Violations as it pertains to current Zoning of the property and the business related activity that is not authorized with a business license and occupancy permit. Please send a Notice of Violation via U.S. mail for the following added violations.

154.24- C-1- Retail Commercial District

154.81- Building Permit

154.82- Occupancy Permits.

01/23/2025 – No new developments, no entry to the property to view the interior. Awaiting further direction.

01/24/2025 – 2-3 vehicles spotted and the gates are closed. A white box truck also documented.

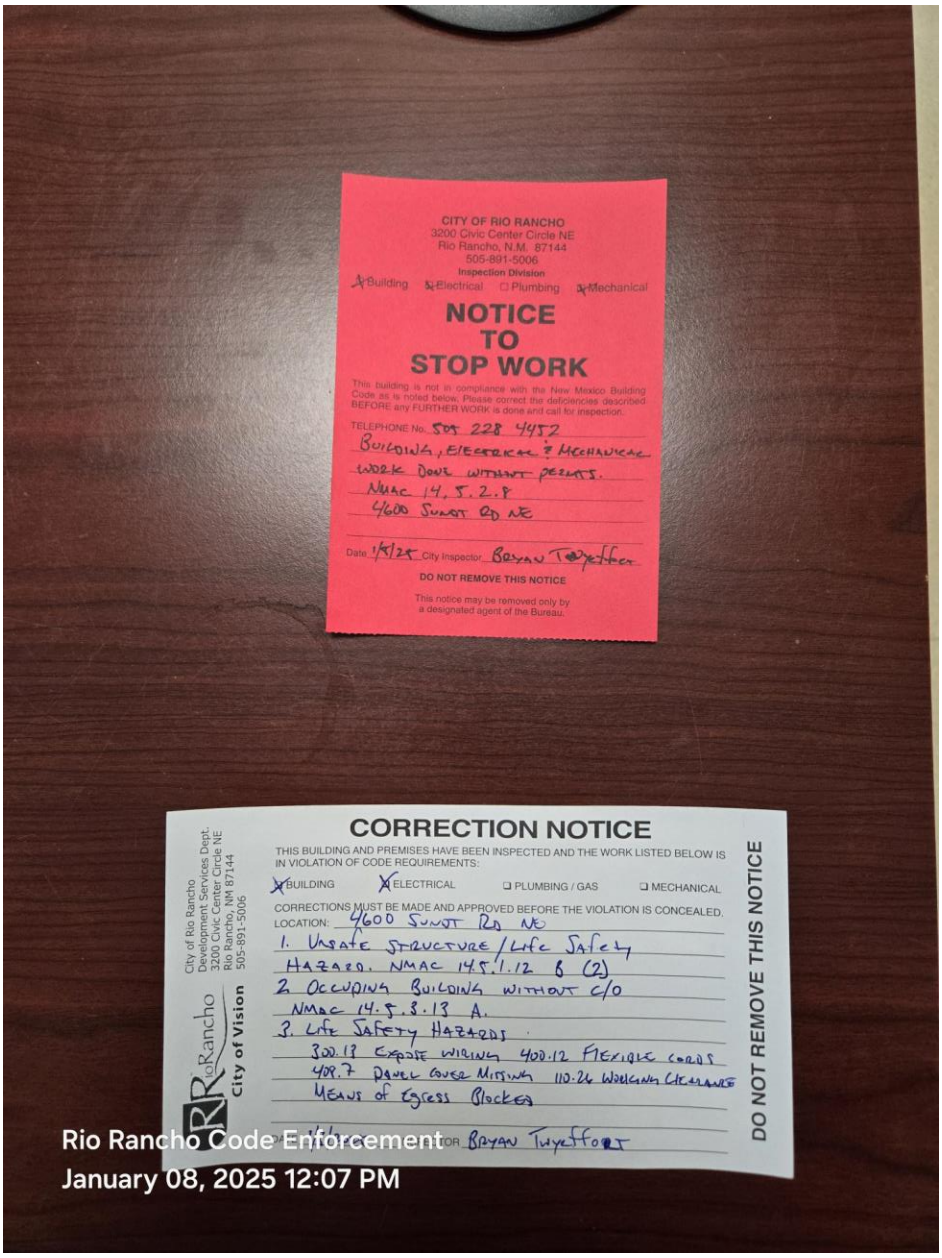
03/08/2024 – This property is still in non-compliance. No permits or BR.

4/08/2025 – No movement noted. Awaiting direction.

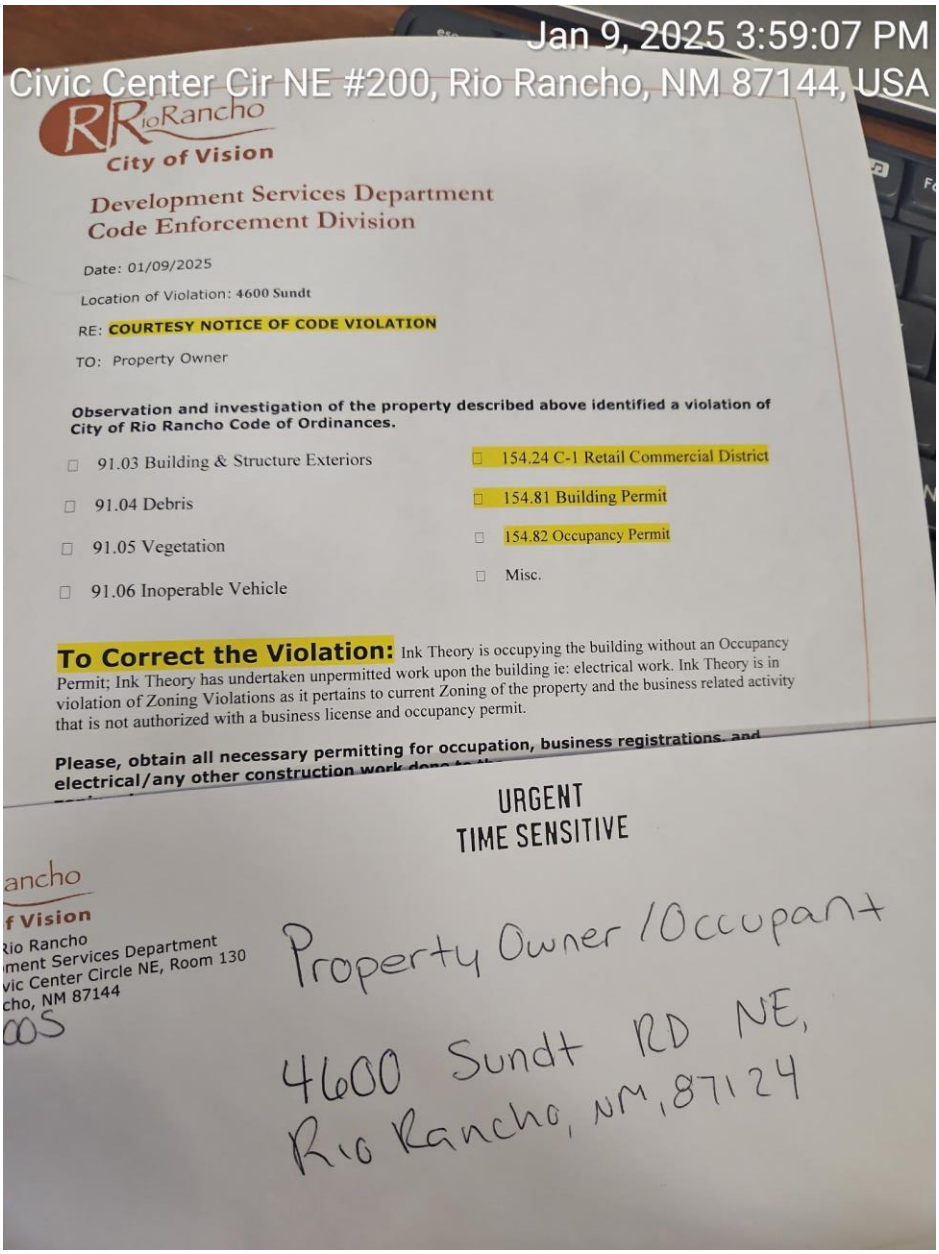
Both the fire dept and building division have their own violations that need to be addressed.

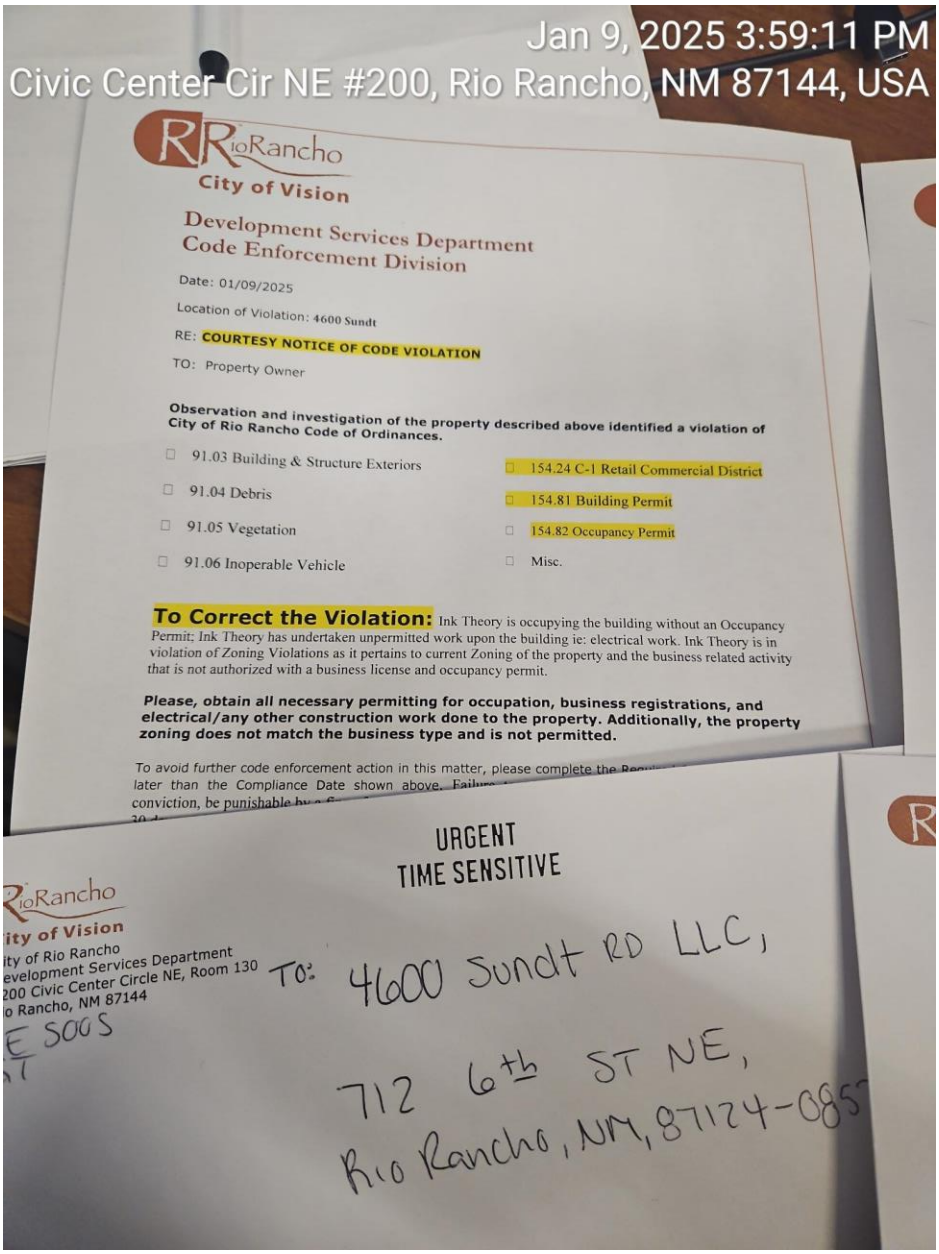
See below photos.


Jan 8, 2025 10:51:22 AM
4600 Sundt Rd NE, Rio Rancho, NM 87124, USA
GILDAN
GILDAN
BELLA+CANVAS

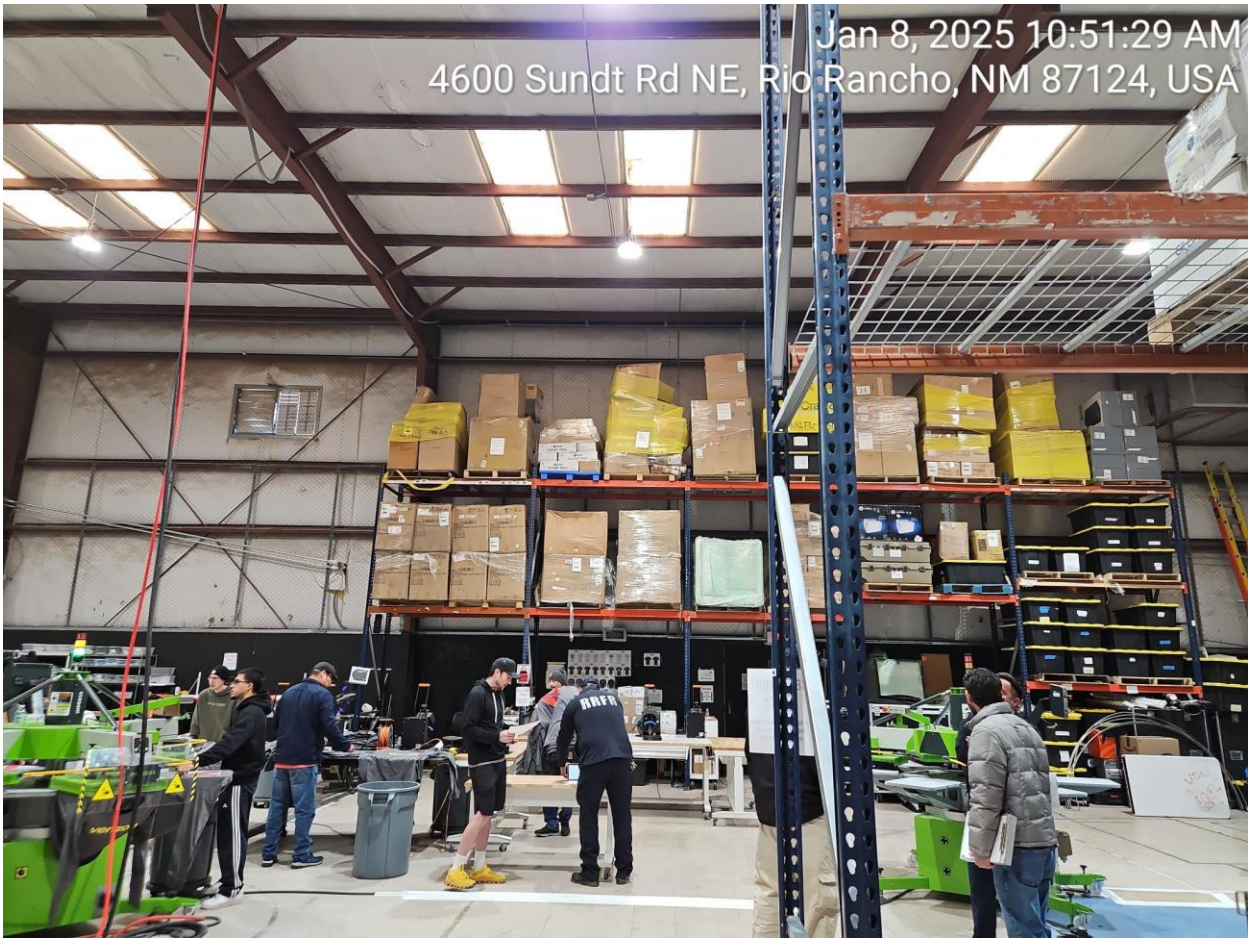


Rio Rancho Code Enforcement
January 08, 2025 12:07 PM


Jan 9, 2025 3:59:07 PM
Civic Center Cir NE #200, Rio Rancho, NM 87144, USA
Rio Rancho
City of Vision
Development Services Department
Code Enforcement Division
Date: 01/09/2025
Location of Violation: 4600 Sundt
RE: COURTESY NOTICE OF CODE VIOLATION
TO: Property Owner
Observation and investigation of the property described above identified a violation of City of Rio Rancho Code of Ordinances.
91.03 Building & Structure Exteriors
91.04 Debris
91.05 Vegetation
91.06 Inoperable Vehicle
154.24 C-1 Retail Commercial District
154.81 Building Permit
154.82 Occupancy Permit
Misc.
To Correct the Violation: Ink Theory is occupying the building without an Occupancy Permit; Ink Theory has undertaken unpermitted work upon the building ie: electrical work. Ink Theory is in violation of Zoning Violations as it pertains to current Zoning of the property and the business related activity that is not authorized with a business license and occupancy permit.
Please, obtain all necessary permitting for occupation, business registrations, and electrical/any other construction work
URGENT
TIME SENSITIVE
ancho
f Vision
Rio Rancho
ment Services Department
vic Center Circle NE, Room 130
cho, NM 87144
Property Owner / Occupant
4600 Sundt RD NE,
Rio Rancho, NM, 87124

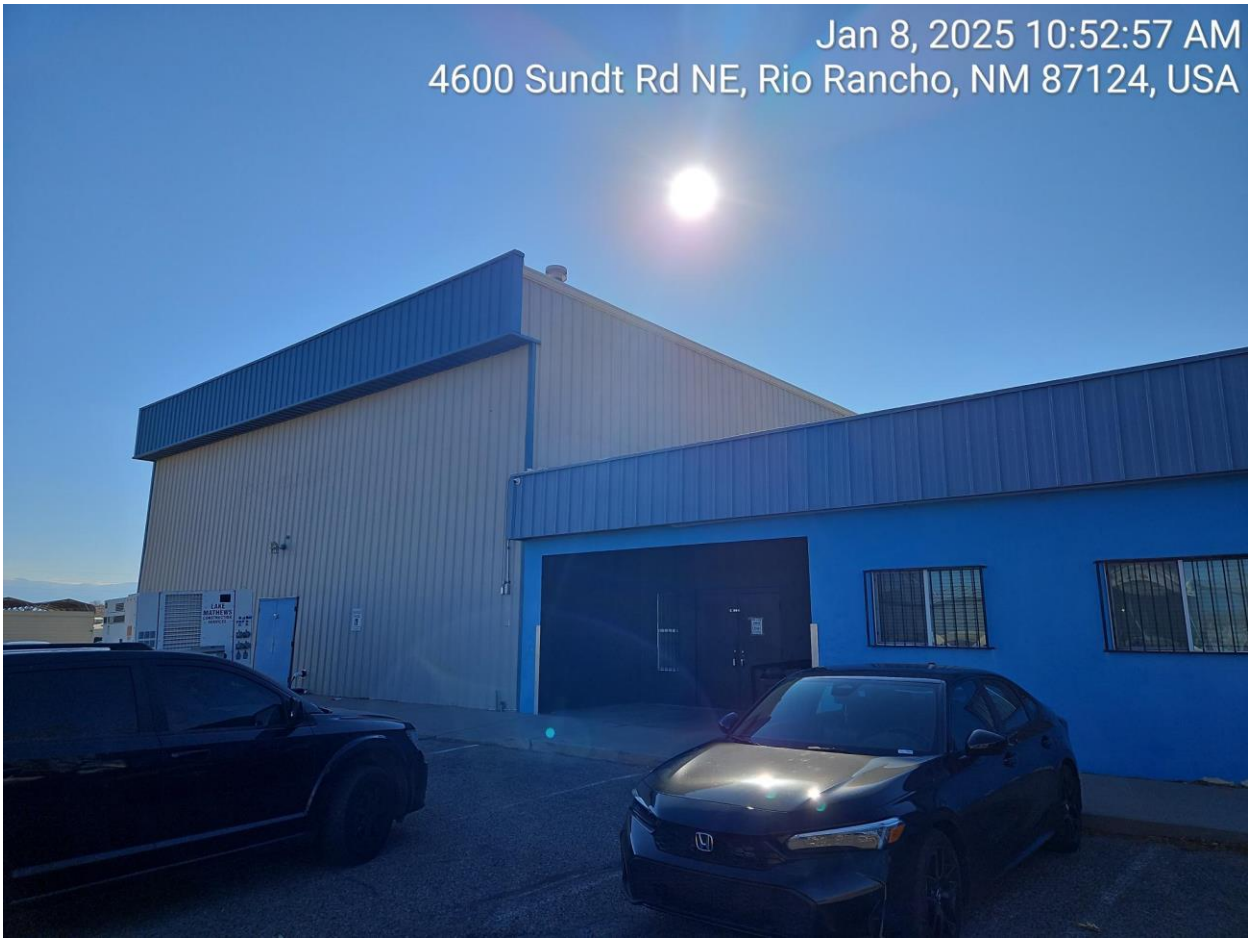

Jan 9, 2025 3:59:11 PM
Civic Center Cir NE #200, Rio Rancho, NM 87144, USA
RioRancho
City of Vision
Development Services Department
Code Enforcement Division
Date: 01/09/2025
Location of Violation: 4600 Sundt
RE: COURTESY NOTICE OF CODE VIOLATION
TO: Property Owner
Observation and investigation of the property described above identified a violation of City of Rio Rancho Code of Ordinances.
91.03 Building & Structure Exteriors
91.04 Debris
91.05 Vegetation
91.06 Inoperable Vehicle
154.24 C-1 Retail Commercial District
154.81 Building Permit
154.82 Occupancy Permit
Misc.
To Correct the Violation: Ink Theory is occupying the building without an Occupancy Permit; Ink Theory has undertaken unpermitted work upon the building ie: electrical work. Ink Theory is in violation of Zoning Violations as it pertains to current Zoning of the property and the business related activity that is not authorized with a business license and occupancy permit.
Please, obtain all necessary permitting for occupation, business registrations, and electrical/any other construction work done to the property. Additionally, the property zoning does not match the business type and is not permitted.
To avoid further code enforcement action in this matter, please complete the
later than the Compliance Date shown above. Failu
conviction, be punishable
URGENT
TIME SENSITIVE
RioRancho
ity of Vision
ity of Rio Rancho
evelopment Services Department
200 Civic Center Circle NE, Room 130
o Rancho, NM 87144
E 500S
TO: 4600 Sundt RD LLC,
712 6th ST NE,
Rio Rancho, NM, 87124-085


Jan 8, 2025 10:51:31 AM
4600 Sundt Rd NE, Rio Rancho, NM 87124, USA


Jan 8, 2025 10:51:29 AM
4600 Sundt Rd NE, Rio Rancho, NM 87124, USA


Jan 8, 2025 10:51:33 AM
4600 Sundt Rd NE, Rio Rancho, NM 87124, USA


Jan 8, 2025 10:54:56 AM
4600 Sundt Rd NE, Rio Rancho, NM 87124, USA
150
WHISPERWATT
ultra silent
WARNING


Jan 8, 2025 10:52:57 AM
4600 Sundt Rd NE, Rio Rancho, NM 87124, USA


Jan 8, 2025 10:55:03 AM
4600 Sundt Rd NE, Rio Rancho, NM 87124, USA
LOGBOOK

RioRancho

City of Vision

Development Services Department
Code Enforcement Division

Date: 01/08/2025

Location of Violation: 4600 Sundt

RE: **COURTESY NOTICE OF CODE VIOLATION**

TO: Property Owner (Austin Patterson)

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

- ☐ 91.03 Building & Structure Exteriors
- ☐ 91.04 Debris
- ☐ 91.05 Vegetation
- ☐ 91.06 Inoperable Vehicle
- ☐ 154.01 Planning & Zoning
- ☐ 154.81 Building Permit
- ☐ 156.06 Violations
- ☒ Misc. 110.04 Application For Issuanc

To Correct the Violation: Please contact the city clerk 505-891-5004 to start/obtain the required business registration.

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

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

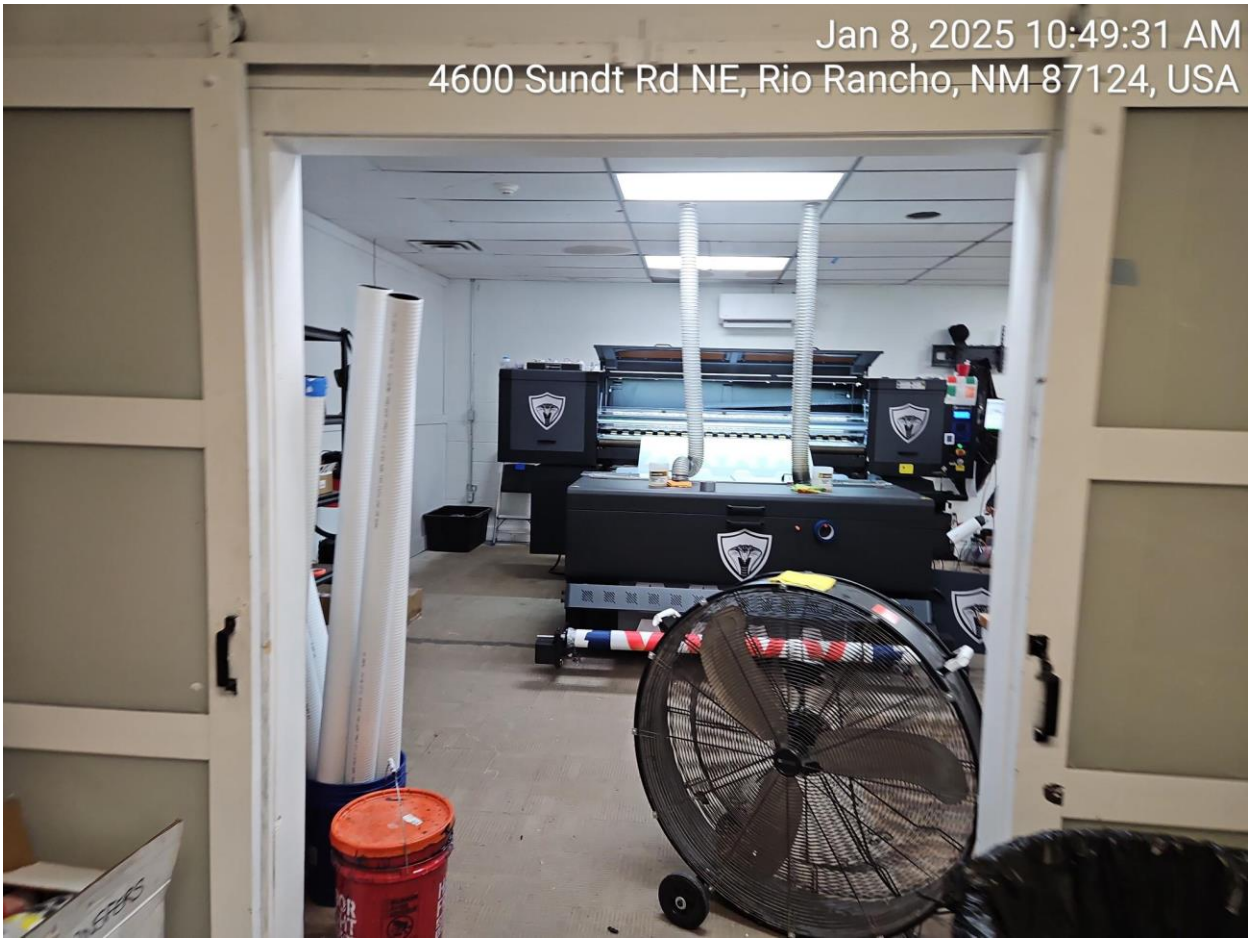
THE CITY OF RIO RANCHO ALLOWS FOR UP TO FIFTEEN (15) DAYS TO CORRECT THE VIOLATION.

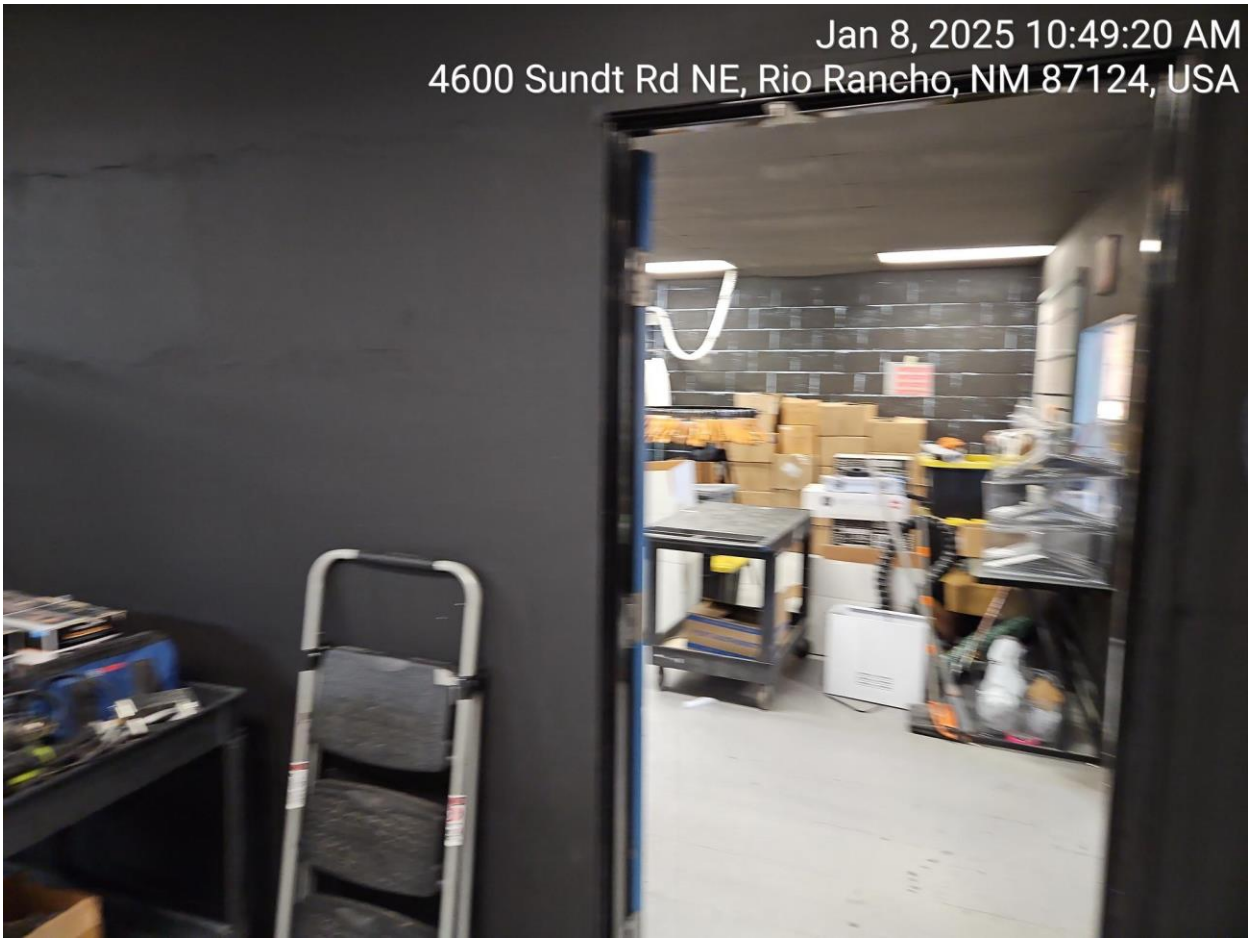
IF THERE ARE ANY QUESTIONS IN REGARDS PLEASE CONTACT:

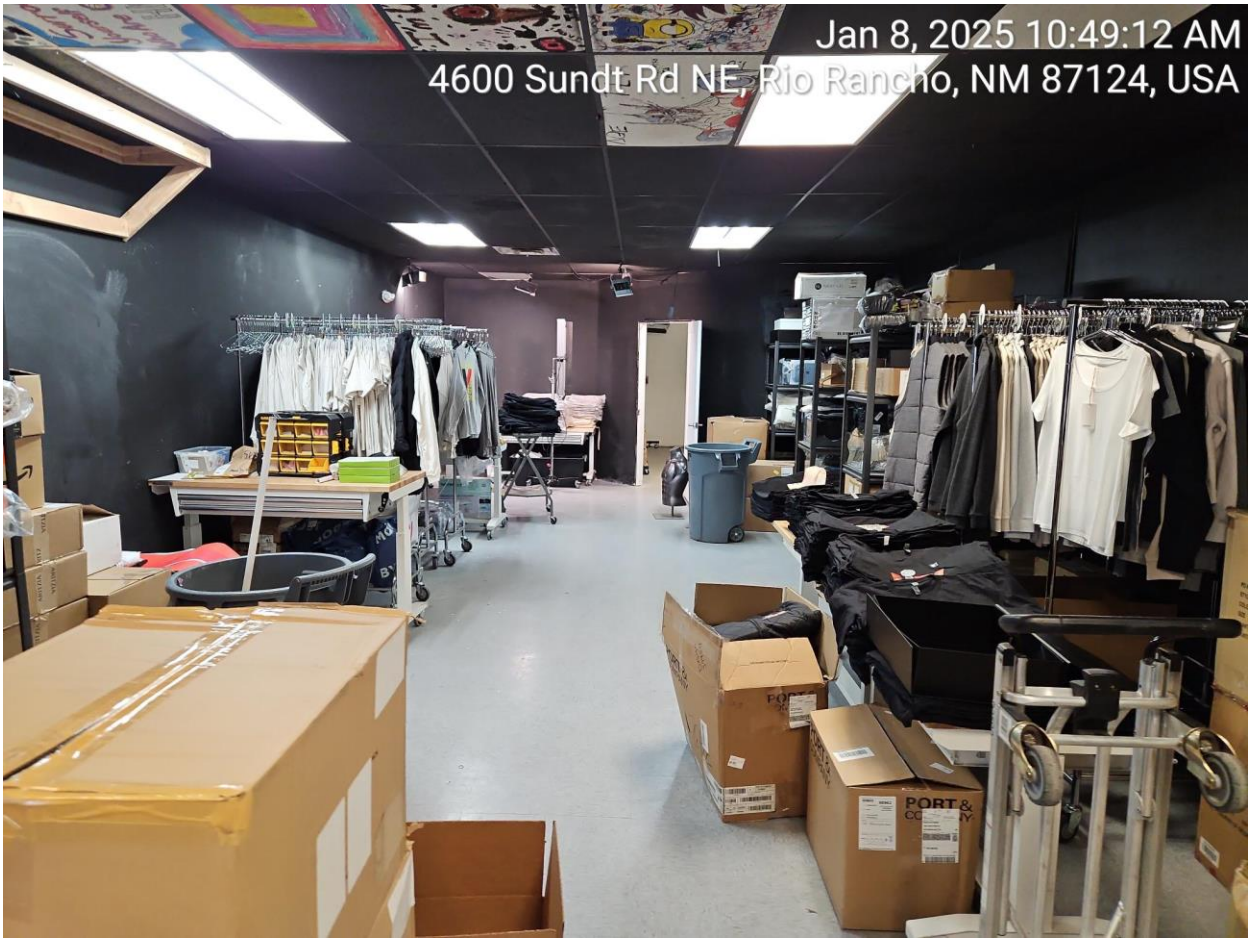
G. Twyeffort (505) 891-5874
GTwyeffort@RRNM.GOV

GTwyeffort@rrnm.gov or 505-891-5874

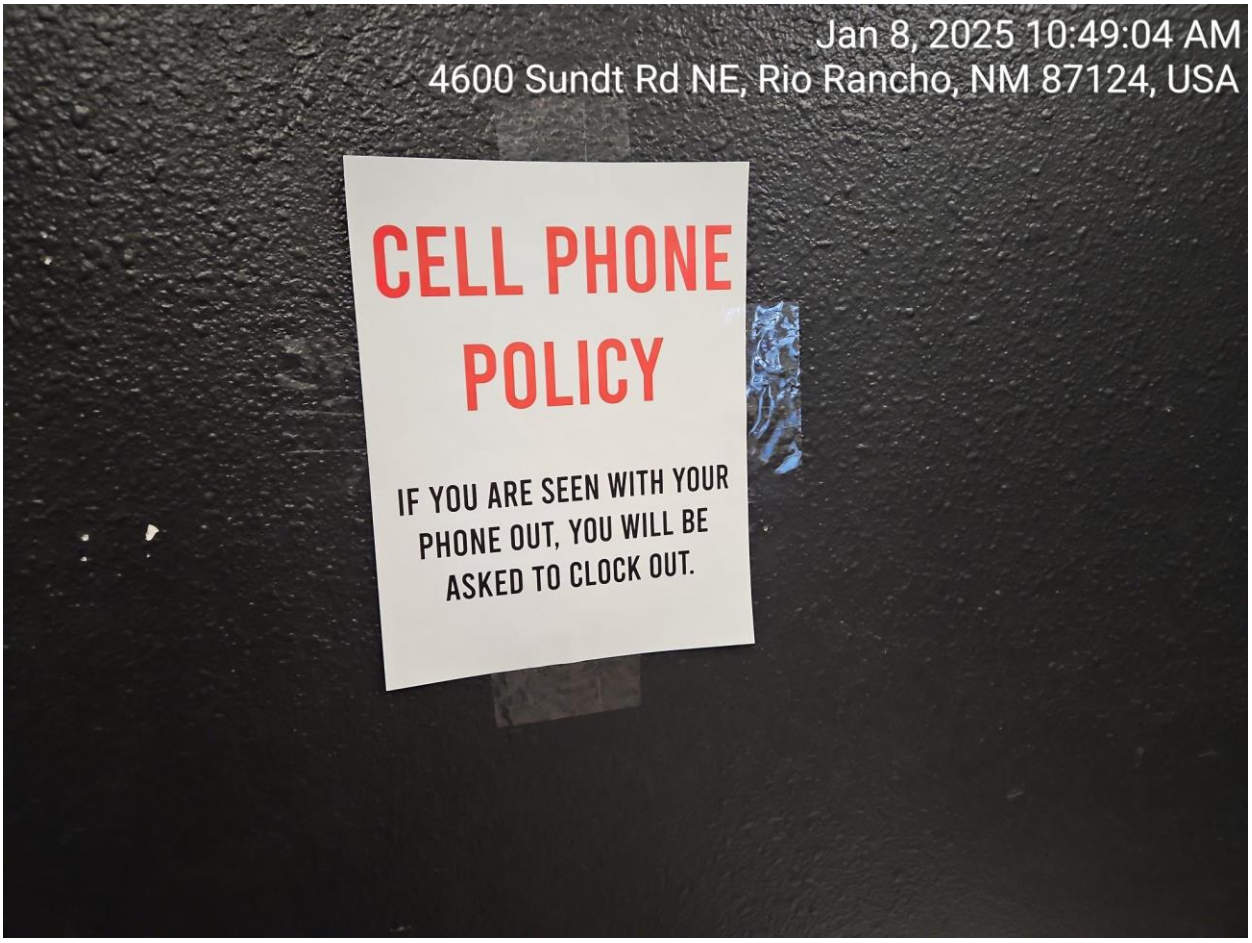
4600 Sundt Rd NE, Rio Rancho, NM 87124, USA
Jan 8, 2025 10:03:36 AM

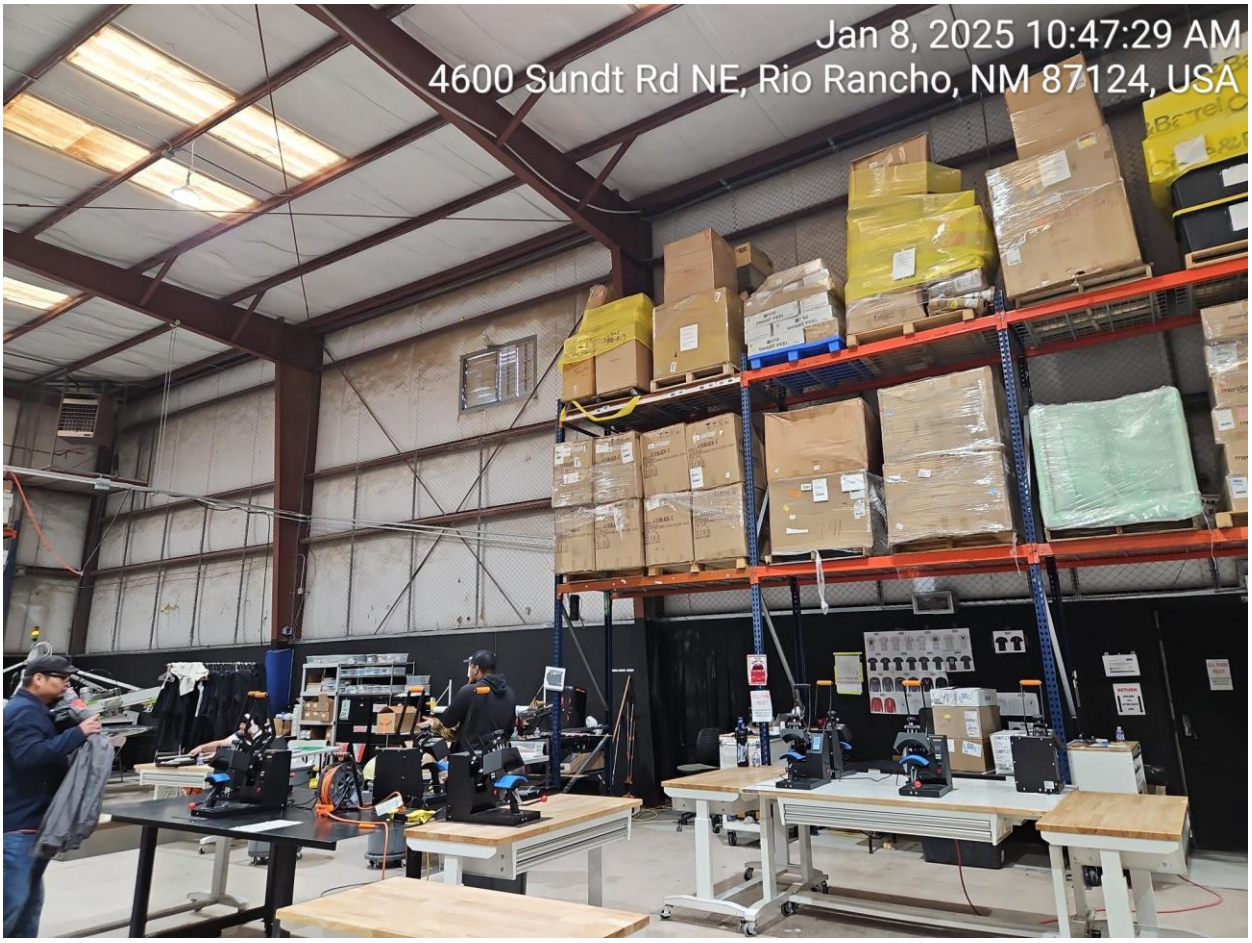

Jan 8, 2025 10:49:31 AM
4600 Sundt Rd NE, Rio Rancho, NM 87124, USA


Jan 8, 2025 10:49:20 AM
4600 Sundt Rd NE, Rio Rancho, NM 87124, USA

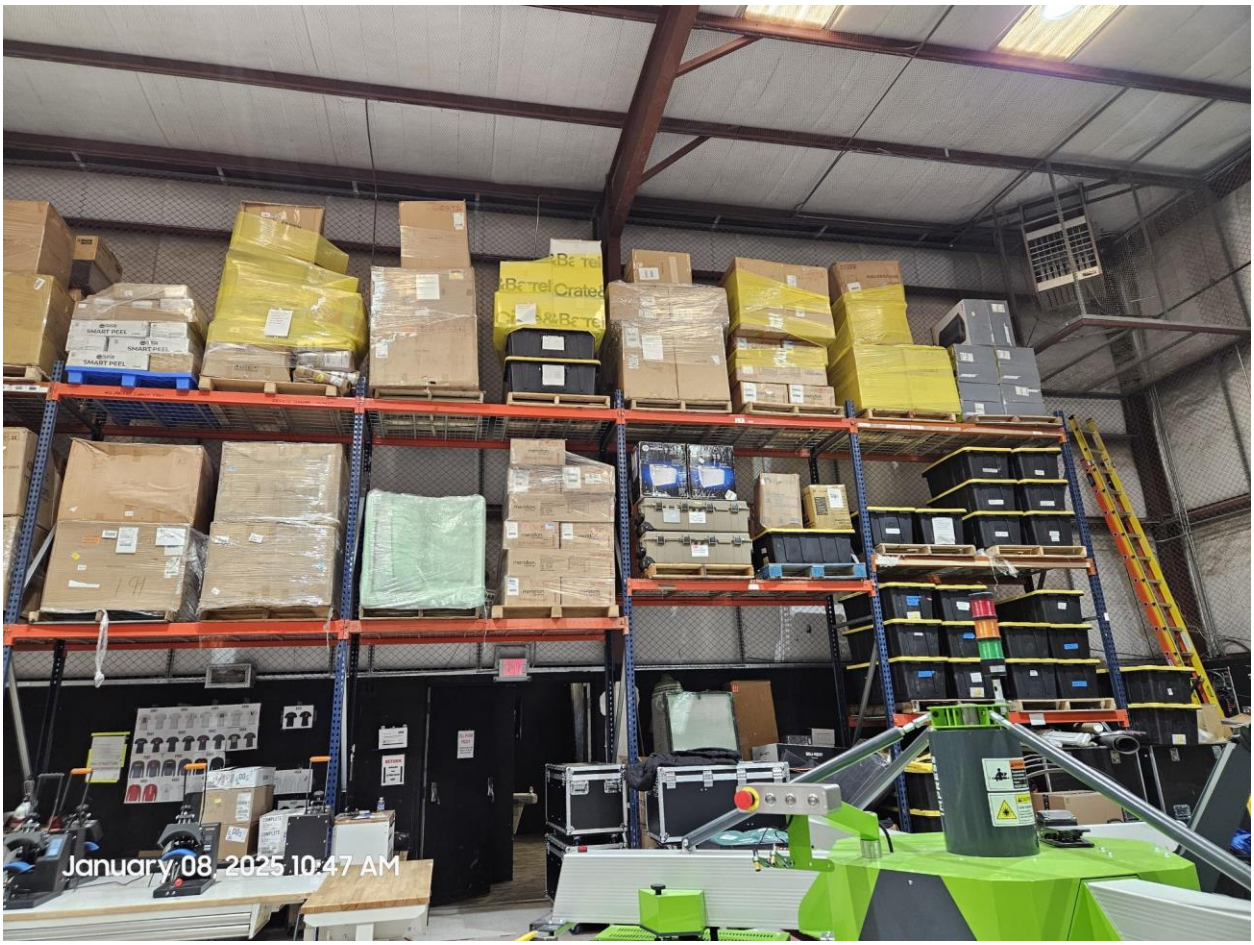

Jan 8, 2025 10:49:12 AM
4600 Sundt Rd NE, Rio Rancho, NM 87124, USA

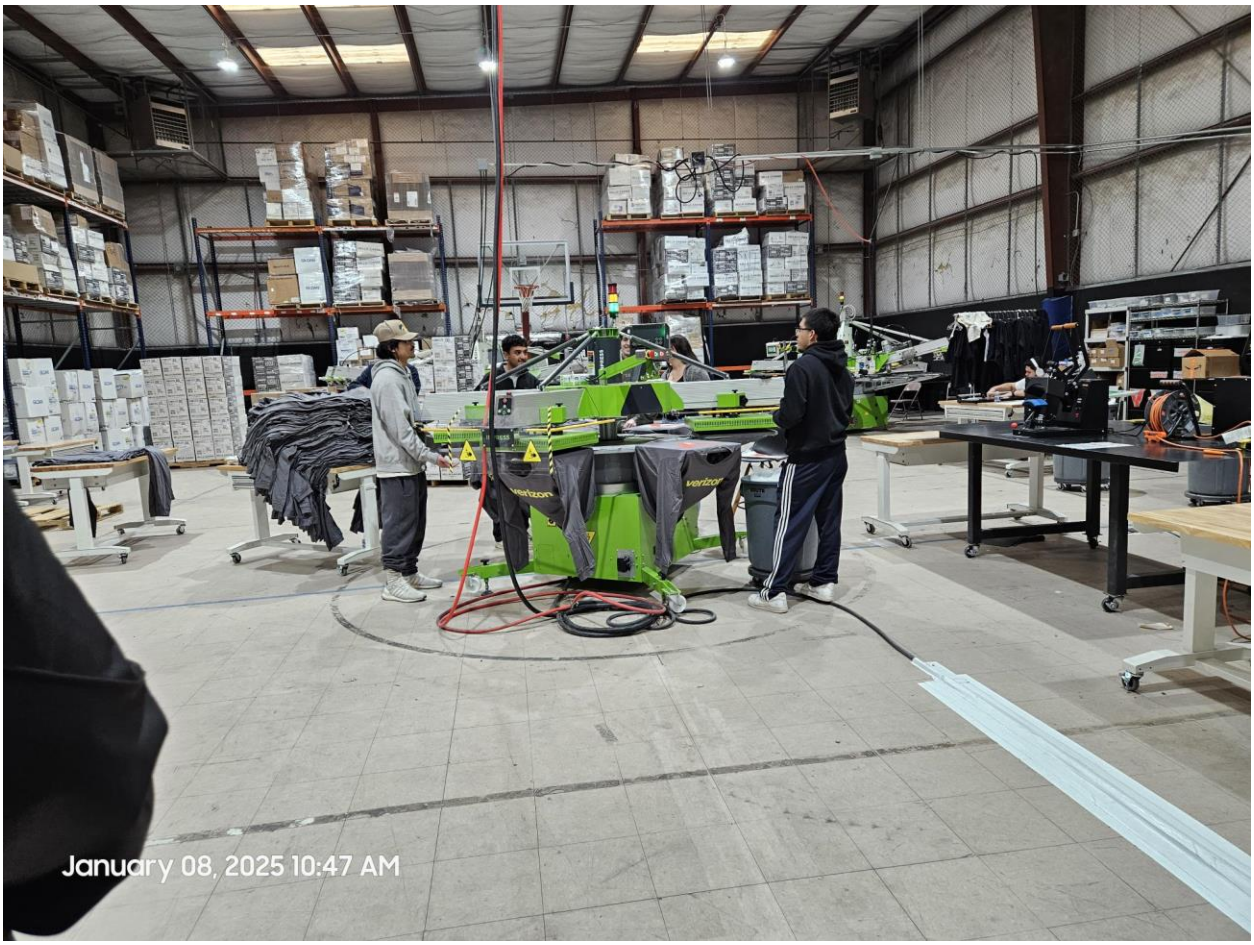

Jan 8, 2025 10:49:38 AM
4600 Sundt Rd NE, Rio Rancho, NM 87124, USA
REFRESHING AND HEALTHFUL
CLOROX


Jan 8, 2025 10:49:04 AM
4600 Sundt Rd NE, Rio Rancho, NM 87124, USA
CELL PHONE POLICY
IF YOU ARE SEEN WITH YOUR PHONE OUT, YOU WILL BE ASKED TO CLOCK OUT.


Jan 8, 2025 10:47:29 AM
4600 Sundt Rd NE, Rio Rancho, NM 87124, USA

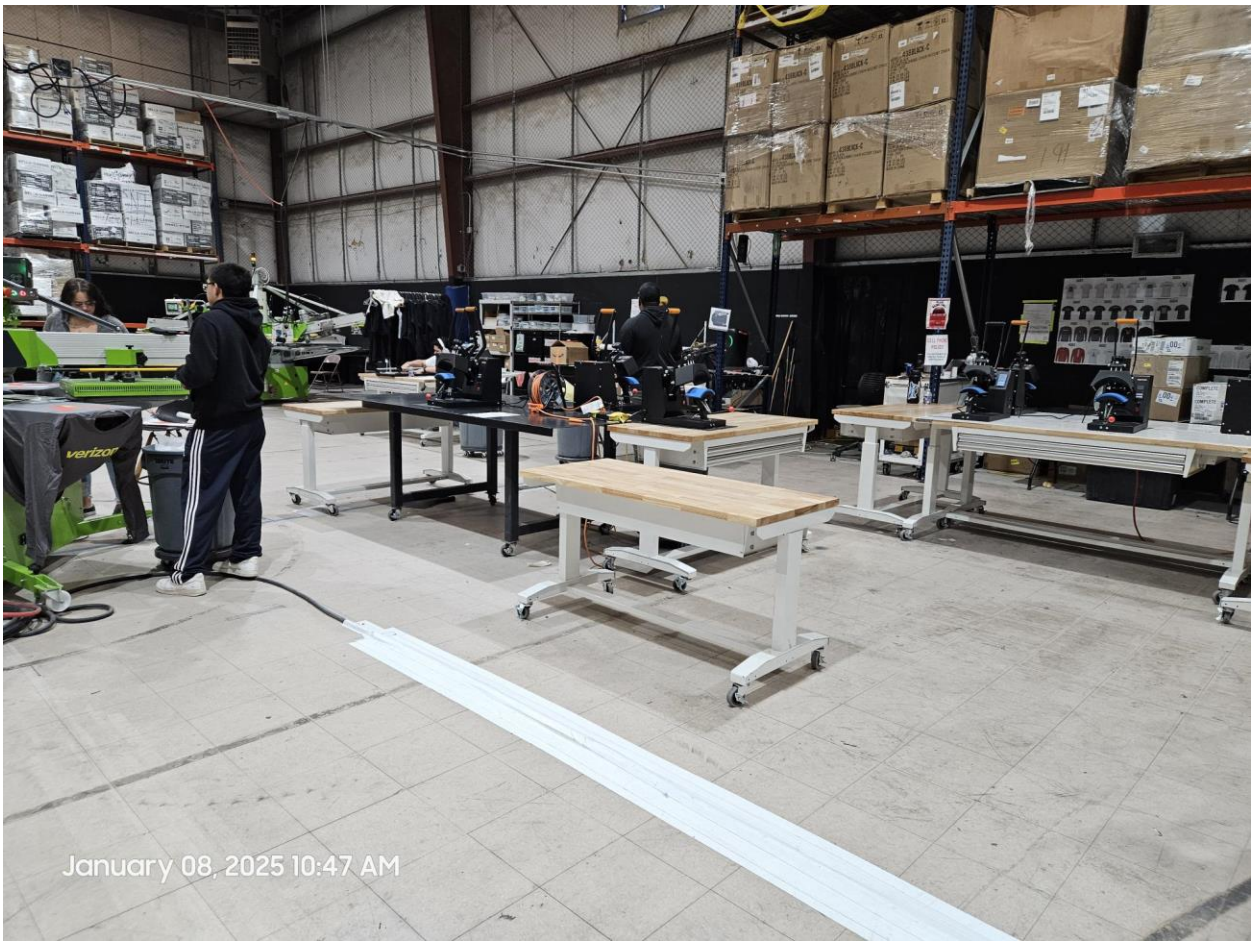

Jan 8, 2025 10:47:23 AM
EXIT
GILDAN
MADE WITH RESPECT
COMPLETE

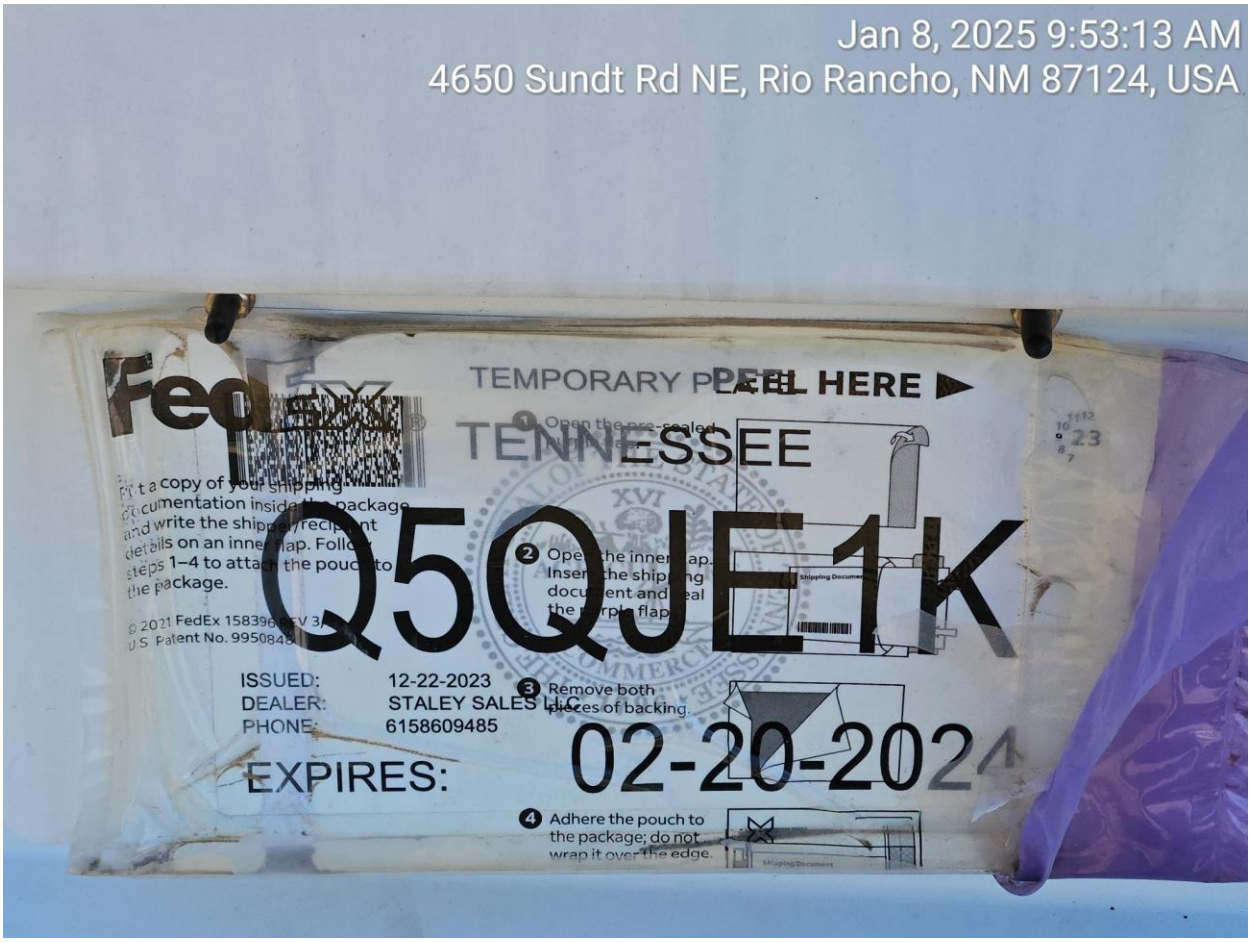

January 08 2025 10:47 AM


verizon
verizon
January 08, 2025 10:47 AM


Jan 8, 2025 10:49:46 AM
4600 Sundt Rd NE, Rio Rancho, NM 87124, USA


Jan 8, 2025 9:53:19 AM
4650 Sundt Rd NE, Rio Rancho, NM 87124, USA

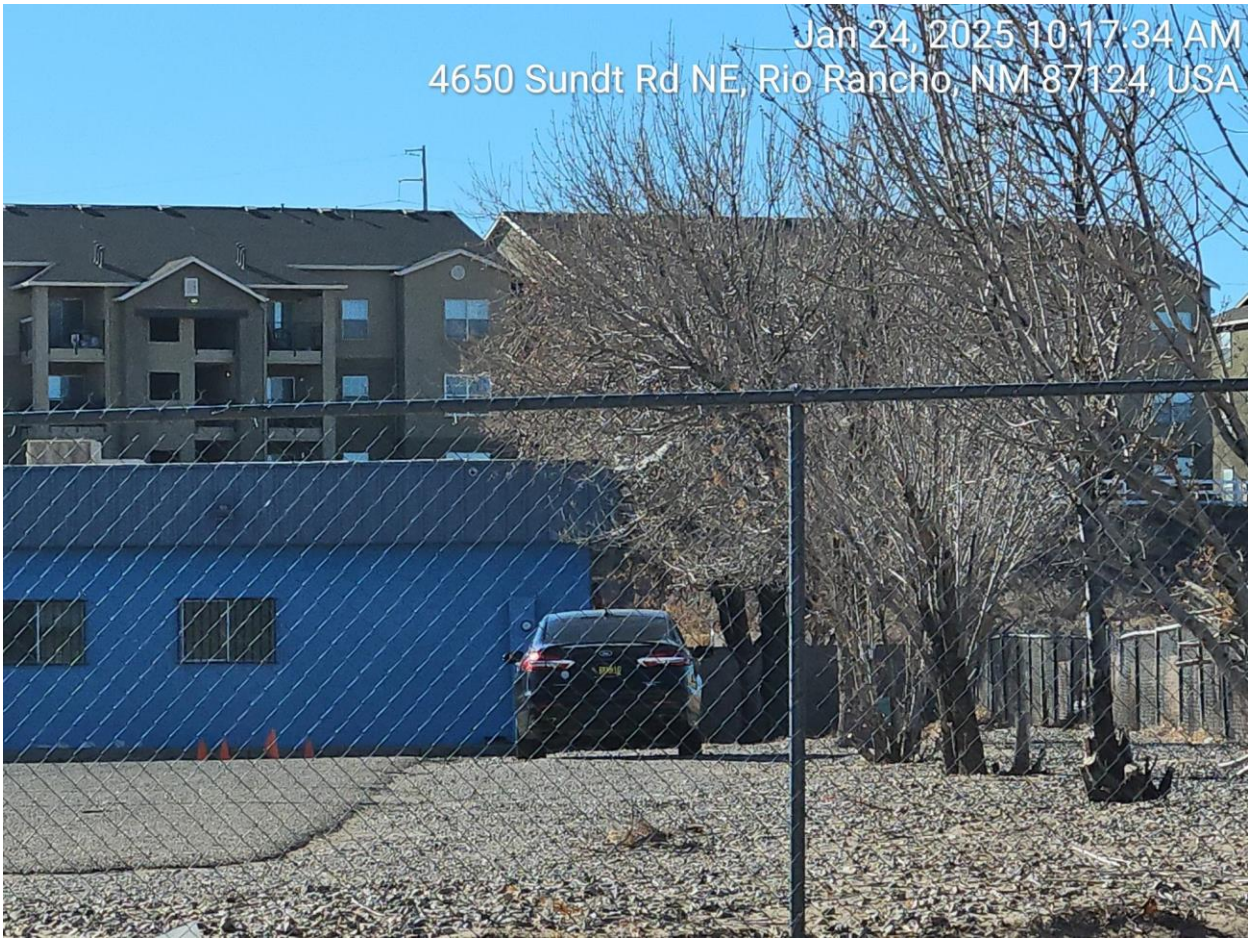

verizon
January 08, 2025 10:47 AM


Jan 8, 2025 9:53:13 AM
4650 Sundt Rd NE, Rio Rancho, NM 87124, USA
TEMPORARY
PEEL HERE
TENNESSEE
Q5QJE1K
ISSUED: 12-22-2023
DEALER: STALEY SALES LLC
PHONE: 6158609485
EXPIRES: 02-20-2024
Open the pre-sealed
Open the inner flap.
Insert the shipping
document and seal
the purple flap.
Remove both
pieces of backing.
Adhere the pouch to
the package; do not
wrap it over the edge.
Shipping Document


January 08, 2025 10:47 AM


Jan 24, 2025 10:18:13 AM
4551 Sundt Rd NE, Rio Rancho, NM 87124, USA


Jan 24, 2025 10:17:16 AM
4650 Sundt Rd NE, Rio Rancho, NM 87124, USA
INK THEORY
4600 SUNDT RD NE


Jan 24, 2025 10:17:34 AM
4650 Sundt Rd NE, Rio Rancho, NM 87124, USA


Jan 24, 2025 2:20:22 PM
4650 Sundt Rd NE, Rio Rancho, NM 87124, USA


Jan 24, 2025 2:21:45 PM
4551 Sundt Rd NE, Rio Rancho, NM 87124, USA


Jan 24, 2025 2:21:41 PM
4551 Sundt Rd NE, Rio Rancho, NM 87124, USA


Jan 24, 2025 2:21:42 PM
4551 Sundt Rd NE, Rio Rancho, NM 87124, USA


Jan 24, 2025 2:20:23 PM
4650 Sundt Rd NE, Rio Rancho, NM 87124, USA

From: Garrett Crow
To: Benjamin Isaacs
Cc: Michelle Abnet; josh@catalyst.com.co; Kate Ryan
Subject: Re: Catalyst Zone Map / Governing body hearing
Date: Wednesday, November 26, 2025 3:31:04 PM
Attachments: Catalyst Email v3.png

Hi Ben,

Thanks again for meeting earlier this week - we sincerely appreciate your efforts in correcting any mis-information that may have been unintentionally folded into Catalyst's intended use of the property at 4600 Sundt Road NE.

Overall Infraction Party
Just a brief overview in what most of the redaction/redline request are below… Although Catalyst, LLC is the new owner of the building, none of the infractions or modifications that were done to the building were that of Catalyst. Since the acquisition discovery of the property of 4600 Sundt Road, it was always Catalyst's position to correct the poor choices of the previous owner. In order to do this properly, there must be a strict distinction made between where the infractions came from - which in all cases were through Ink Theory, LLC - the previous owner/tenant - not Catalyst, LLC.

Since the building was red tagged January 8, 2025 & several inspections have been made by the Fire Marshall & Building Code Enforcement. Their written accounts all reinforce that none of the infractions captured were that of Catalyst, LLC - but rather that of the previous tenant - Ink Theory, LLC.

Infractions
Several of the infractions redlined below have also been unfounded and at the request of the Fire Marshall to be redacted as there is no factual evidence for some of the "citizen claims" that were made after inspection. As no evidence is on file post-inspection to these claims, we request that they're redacted from the record.

Justification Letter from from DWL Architects
As far as we know, there was no official response to the Justification Letter from DWL Architects - however there are several claims that the letter provided didn't "adequately justify" the zone map change. As a result, because no official response was given to the Justification Letter provided, we request that all related statements should be redacted unless specific responses can be offered to DWL Architects.

Code Enforcement Case #25—0138 & #25—0139
The name Catalyst should be redacted from these Code Enforcement cases as they're infractions performed by the previous owner - Ink Theory, LLC.

Presentation Deck from 11/18
If you would please share the powerpoint that was presented on 11/18 so that we can help suggest any corrections that need to be made regarding Catalyst, LLC.

Requested RedLines

Page 1

The subject property ~~currently houses~~ was recently acquired by Catalyst, LLC, a marketing agency that describes its focus as being on specialized design and production services for various types of commercial businesses (see attached letter from Catalyst founder). Upon the acquisition of the property it was discovered that the previous business ownership Ink Theory, LLC ~~business has been the~~ was subject ~~of~~ to code enforcement violations ~~dating back to January 8th, 2025 (cases #25-0138 and #25-0139)~~. Upon inspection on January 8th - 8 days after the acquisition of the property, the new owners Catalyst, LLC ~~business~~ discovered that the previous owner Ink Theory, LLC ~~was found to be~~ had been operating from ~~its location~~ the property without a business license or an occupancy permit and ~~it was found that~~ discovered that construction had been carried out on the property without the necessary building permits. The previous tennant Ink Theory, LLC ~~It~~ was also found to be engaging in business-related activities in violation of the permissive uses allowed under the property's C-1: Retail Commercial District zoning designation. As the new owner of the property, Catalyst, LLC has the full intent of correcting all infractions incurred from the previous Tennant - beginning with the Zone Map Amendment.

In order to correct these violations, Catalyst, LLC is seeking to correct ~~come into compliance~~ the previous tennant/owner's infractions with the zoning code via a Zone Map Amendment that will allow for accommodation of their business activities. If the requested Zone Map Amendment is approved, Catalyst, LLC shall then acquire the necessary licenses and permits to legally ~~resume~~ begin their business activities as intended from the acquisition of the property on December 31, 2024.

Page 2

~~Staff recommend that the Planning and Zoning Board find that the proposed zone change may not be consistent with the health, safety, morals and general welfare of the City. While approval of the Zone Map Amendment would afford Catalyst, LLC the opportunity to enter into compliance with life safety codes, denial of the request would also reduce potential threats to public safety by forcing the business to cease its operations at the subject property.~~ [*Full redaction requested as the infractions were created by previous owner/tenant. Catalyst, LLC has not been officially allowed to operate business on the property.]*

It is also not possible for Staff to verify or support the claim that the environmental impact of the business will not be detrimental or in excess of other permissive C-1 uses without expert analysis of noise, pollution and light produced by certain business activities taking place at the property. ~~Moreover, the code enforcement case originated from a citizen complaint which stated that there was an odor resulting from holding tanks and debris scattered around the property~~. *[Redaction as complaint was found to be inspected & unfounded by the Rio Rancho Fire Marshall. No records exist with the Rio Rancho Fire Marshall inspections supporting the odor claim and should be fully redacted.]* ~~Additionally, Catalyst, LLC is not necessarily the only business that may have interest in making productive use of the property. If Catalyst, LLC were to vacate the property, an opportunity for another business that does conform to the property's existing permissive uses opens up. May not conform.~~ *[Object to the form. Full redaction as city officials cannot elude or predict what prospective other owners might consider for the property.]*

~~Staff recommend that the Planning and Zoning Board find that the applicant has not provided a sound justification for the change. Staff recommend the Board find that the proposed zoning,~~ ~~**while not adequately justified by the applicant**~~, ~~may provide stability of zoning for the area, as the subject property was previously the Boys & Girls club and has sat vacant for a while. The proposed zoning and development by the applicant may stabilize the area and the subject property's long-term development. May conform.~~ [Full redaction as Daniel B Gonzalez *(the architect and primary agent representing Catalyst, LLC for the intent of this property)* has provided sufficient justification in the letter sent to the city October 10, 2025.

Page 4

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."

Staff recommend that the Planning and Zoning Board find that economic considerations pertaining to the applicant may be a determining factor for the

proposed zone change. The applicant has already invested in the property and it may be economically inconvenient for them to relocate their operations to another location or cease operations altogether. ***The applicant has not directly addressed this criteria in their justification letter. May not conform.***

Page 6

If the Planning and Zoning Board finds that the applicant has submitted an application and narrative ***which fail to demonstrate*** *that the change in zoning designation meets the requirements of the Rio Rancho Code of Ordinances (R.O. 2003) §150.07(D) Amendments, then the following Findings of Fact may be uses:*

~~1. The proposed zone change may not be consistent with the health, safety, morals and general welfare of the City.~~ [Redaction as there is no supporting evidence for an objective assumptive statement.]

~~2. The applicant has provided insufficient justification, in a narrative dated October 14, 2025, for the proposed zone change and the zone map amendment would not provide for stability of zoning.~~ [No official response was given to the Justification Letter provided by DWL Architects that warrants "insufficient justification" to be allowed into the record.]

~~3. The proposed Zone Map Amendment would not be consistent with the intent of the adopted elements of the Comprehensive Plan.~~ [No official response was given to the Justification Letter provided by DWL Architects that warrants "insufficient justification" to be allowed into the record.]

~~4. The applicant has not demonstrated that C-2: Wholesale and Warehousing Commercial District zoning designations would be more advantageous zones for the subject properties.~~ [No official response was given to the Justification Letter provided by DWL Architects that warrants "insufficient justification" to be allowed into the record.]

5. The cost of the land or other economic considerations may be a justification for the proposed Zone Map Amendment.

6. The requested Zone Map Amendment would create a "spot zone".

—

Our intent is to ensure that nothing from Ink Theory's actions or operation creates confusion as Catalyst moves forward and demonstrates willingness to cooperate fully and maintain compliance with the City of Rio Rancho. If there is any additional information or documentation you'd like from us regarding that transition period, we are happy to provide it.

With the help and guidance of the Rio Rancho, Catalyst is looking forward to the opportunity to begin business in the City of Vision. Thanks again for your help and guidance — we appreciate your support through this process.

Garrett Crow
Property Logistics - Director
Call -or- Text

—

CONFIDENTIALITY NOTICE:
The contents of this email message and any attachments are intended solely for the addressee(s) and may contain confidential and/or privileged information and may be legally protected from disclosure. If you are not the intended recipient of this message or their agent, or if this message has been addressed to you in error, please immediately alert the sender by reply email and then delete this message and any attachments. If you are not the intended recipient, you are hereby notified that any use, dissemination, copying, or storage of this message or its attachments is strictly prohibited.

On Nov 25, 2025, at 12:40 PM, Benjamin Isaacs <bisaacs@rrnm.gov> wrote:

Hello,

I'll be submitting my report to the Governing Body on Wednesday, December 5th.

The Governing Body agenda will be posted one week prior to the hearing, so on December 11th.

Best regards,

Rio Rancho

Ben Isaacs
Municipal Planner I

Development Services | Planning & Zoning Division

O: 505.891.5035

RRNM.gov |

From: Garrett Crow <garrett@catalyst.com.co>
Sent: Tuesday, November 25, 2025 11:18 AM
To: Benjamin Isaacs <bisaacs@rrnm.gov>
Cc: Joe Chambers <joe@catalyst.com.co>; Michelle Abnet <michelle@catalyst.com.co>; josh@catalyst.com.co; Kate Ryan <kate@catalyst.com.co>
Subject: Catalyst Zone Map / Governing body hearing

You don't often get email from garrett@catalyst.com.co. Learn why this is important

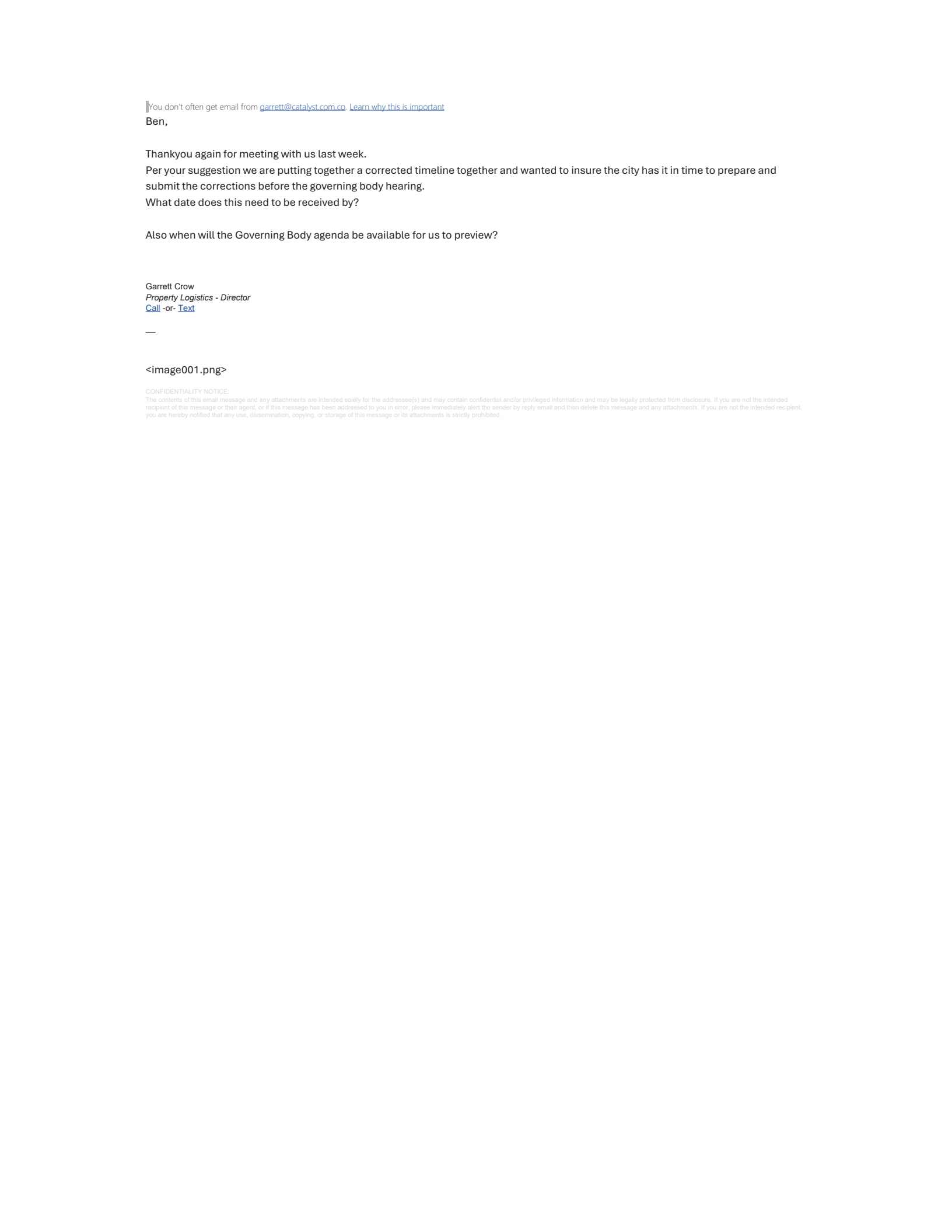
Ben,

Thankyou again for meeting with us last week.
Per your suggestion we are putting together a corrected timeline together and wanted to insure the city has it in time to prepare and submit the corrections before the governing body hearing.
What date does this need to be received by?

Also when will the Governing Body agenda be available for us to preview?

Garrett Crow
Property Logistics - Director
Call -or- Text

—



CONFIDENTIALITY NOTICE:
The contents of this email message and any attachments are intended solely for the addressee(s) and may contain confidential and/or privileged information and may be legally protected from disclosure. If you are not the intended recipient of this message or their agent, or if this message has been addressed to you in error, please immediately alert the sender by reply email and then delete this message and any attachments. If you are not the intended recipient, you are hereby notified that any use, dissemination, copying, or storage of this message or its attachments is strictly prohibited.

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

November 25, 2025

RE: Zone Map Amendment; Case No. 25-100-00013
Vista Hills 1A, Block A, Lot 1A

Dear Property Owner:

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

The applicant, Joe Chambers, through their agent, Daniel Gonzales, requests approval of a Zone Map Amendment to change the zoning classification of the subject property from C-1: Retail Commercial District to C-2: Wholesale and Warehousing Commercial District. The subject property is legally described as Vista Hills 1A, Block A, Lot 1A. The subject property comprises approximately 2.08 acres

The **Governing Body** will consider the request and make their decision on **Thursday, December 18, 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 505-891-5035if 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.

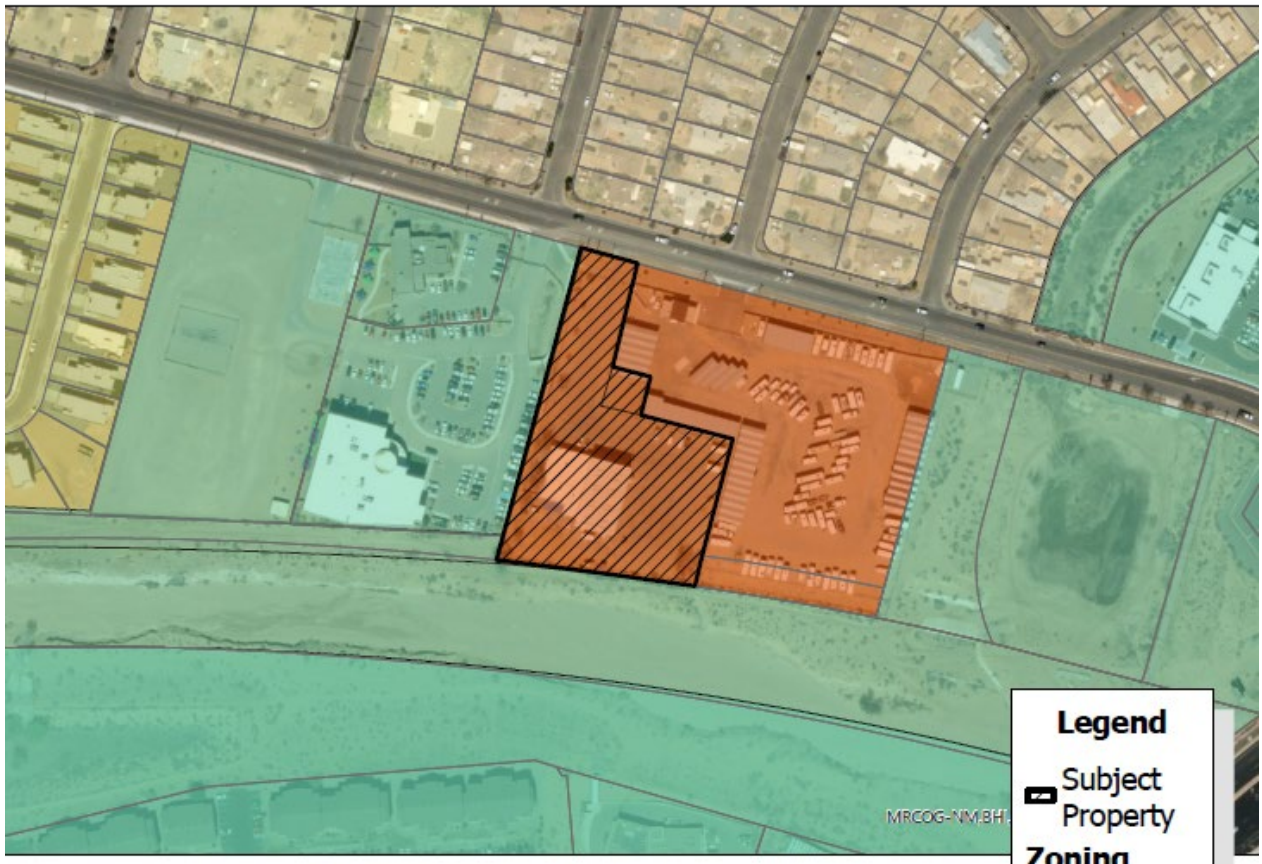
Respectfully,

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

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

VISTA HILLS 1A, BLOCK A, LOT 1A
4600 SUNDT RD NE



GIS Moving Spatial Data Forward

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

Map courtesy of Ben Isaacs, 10/31/2025

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, December 18, 2025:

Zone Map Amendment
Case #25-100-00008

The applicant, High Range 6 Development, LLC, through their agent, Isaacson & Arfman, Inc., requests approval of a Zone Map Amendment, to rezone the properties legally described as: U13, Blk 70, lot 11; U13, Blk 69, lots 88, 89 and 19; from R-1: Single-Family Residential and O-1: Office, to R-5: Single-Family Residential. The properties total 2 acres.

Master Plan Amendment
Case #25-410-00008

The applicant, High Range 6 Development, LLC, through their agent, Isaacson & Arfman, Inc., requests approval of a Master Plan Amendment to the High Range 6 Master Plan, to incorporate 4 additional lots. The lots are legally described as U13, Blk 70, lot 11; U13, Blk 69, lots 88, 89 and 19. The expanded Master Plan would encompass 53 acres.

Master Plan Amendment
Case #25-410-00007

The applicant, AMREP Southwest, Inc, through their agent, Consensus Planning Inc., requests approval of a Master Plan Amendment to the Papillon Master Plan, to add 97.8 acres (104 parcels) to the plan.

Site Plan
Case #25-160-00014

The applicant, The Ask Academy, through their agent, Community Design Solutions, LLC requests approval of a Site Plan for the Ask Academy Gymnasium located at 4450 Sundt Rd NE. The subject property is legally described as Texico Conference Center Tract 2A1 and is zoned SU. The total area of the site is approximately 3.5 acres.

Site Plan
Case #25-160-00012

The applicant, Sandia View LLC, through their agent, Huitt-Zollars, is requesting a Site Plan approval for a proposed church at the property legally described as The Village, Tract H1A. The property is zoned SU: Special Use and is approximately 6.50 acres.

Zone Map Amendment
Case #25-100-00012

The applicant, Brian Mozley, through his agent, Coldwell Banker Legacy, requests approval of a Zone Map Amendment to amend the zoning classification of the subject property legally described as Plaza Rio, Lot B (zoned SU: Special Use for Limited Commercial Retail) to include multi-family townhomes as a permissive use. The subject property comprises approximately 1.51 acres.

Zone Map Amendment
Case #25-100-00013

The applicant, Joe Chambers, through his agent, Daniel Gonzales, requests approval of a Zone Map Amendment to change the zoning classification of the subject property legally described as Vista Hills 1A, Block A, Lot 1A from C-1: Retail Commercial District to C-2: Wholesale and Warehousing Commercial District. The subject property comprises approximately 2.08 acres.

Site Plan
Case #25-160-00013

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

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.rrnm.gov. Materials related to these items are available for viewing in the Development Services Department at City Hall.

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

Journal: December 3, 2025.

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: R140

AGENDA DATE:
December 18, 2025

DEPARTMENT:
Development Services

SUBJECT:
R140, Resolution Amending the Papillon Master Plan

BACKGROUND AND ANALYSIS:
The applicant, AMREP Southwest, Inc, through their agent, Consensus Planning Inc., requests approval of a Master Plan Amendment to the Papillon Master Plan, to add 97.8 acres (104 parcels) to the plan, as well as to update zoning and land uses, the transportation plan, economic development, conceptual drainage, project theming, and utility plans.

The original Papillon Master Plan was adopted on February 12, 2020. Since the plan's adoption, no amendments have been approved. However, the applicant did previously apply for an amendment to expand the plan boundary by 218.91 acres (191 lots); this request was heard by the Planning and Zoning Board on July 8, 2025, with the Planning and Zoning Board voting 4-2 to recommend denial to the Governing Body. The request was withdrawn before the scheduled Governing Body hearing. A concurrent Zone Map Amendment to rezone 307.78 acres from TZ: Transitional Zoning and OS: Open Space to R-2: Single Family Residential, R-4: Single Family Residential, R-1: Single Family Residential, and C-1: Retail Commercial was heard under case #25-100-00004, with the Planning and Zoning Board voting 4-2 to recommend approval to the Governing Body. This request was also withdrawn before the scheduled Governing Body Meeting.

The current application features a smaller expansion area as part of the MPA request, and originally featured a concurrent Zone Map Amendment Request. The original request included less cohesive ownership with less than 100% of the expanded area under ownership. The ZMA request has since been withdrawn.

The Planning and Zoning Board will review this item at the December 16, 2025 meeting.

REVIEW CRITERIA: The Rio Rancho Comprehensive Plan defines a master plan as a detailed development plan often created by a developer, which may fit within a Specific Area Plan boundary or may provide sufficient planning detail that they may be developed in unplanned areas and stand in place of a Specific Area Plan. It states that, "The City will rely on the development of Specific Area Plans and Master Plans for identifying a specific land use at the parcel-level. Specific Area Plans and Master Plans are a part of the Land Use Element and are used as a statement of policy to guide land use decision making by the Governing Body." The City's Comprehensive Plan further outlines the type of material expected to be included in a Specific Area Plan or Master Plan.

The Planning and Zoning Board used the list as the guiding policy on whether the amendments fit with Master Plans in general.

Policy L-1 (5.6.3) of the Comprehensive Land Use Plan states: "Encourage master planning of developments that establish a community character that considers circulation, landscaping, open space, storm drainage, utilities, and building location and design in the master plan."

The current boundaries of the Master Plan will change to reflect the addition of 97.8 acres (104 parcels) to the plan. The plan exhibits have been updated to reflect the new layout and boundaries.

In their justification, the applicant states: "The Master Plan Amendment will support additional growth in this area of Rio Rancho, which is located adjacent to the Mariposa community with convenient access to Mariposa Parkway and Unser Boulevard. The Master Plan Amendment will allow for the planning and implementation of infrastructure funding and replating of the antiquated lots. The Master Plan Amendment proposes integrating naturalized arroyos, trails, and water quality ponds to enhance aesthetics as well as water reuse and recycling. The master plan focus heavily on open space, trails, and pocket parks connecting between residential neighborhoods."

The Planning and Zoning Board recommends the Governing Body find that the proposed amendments improve upon the existing site design by incorporating a variety of uses, both residential and non-residential; as well as by establishing a uniform character and design for those proposed uses. Offering more varied housing options and encouraging mixed-use development are also goals of the Comprehensive Plan. The request to expand the Papillon Master Plan will enable the consolidation and elimination of antiquated platted lots and allow for planned infrastructure development. The Planning and Zoning Board recommends the Governing Body find that the amendment is in compliance with the Comprehensive Plan.

SITE ANALYSIS: The original boundary of the Papillon Master Plan consists of 389 acres, including open space, roadways, and parcels. The extension adds 54.5 acres to the North and 43.3 acres to the South.

The proposed master plan area is bounded by the Mariposa Master Plan area to the north, Unser Blvd NE to the south (Principal Arterial road), Minneola Rd NE (Residential Road) to the east, and Mons Rd NE (Residential road) to the West. The area as it currently exists, is comprised of TZ: Transitional Zoning, OS: Open Space, and R-4: Single-Family Residential.

LAND USE: The adopted Generalized Land Use Map (GLUM), Map L-2 of the City Comprehensive Plan identifies the subject properties as "Future Planning," and "Park, Open Space, Drainage" and would be amended to the "Low/Medium Density Residential," "Park, Open Space, Drainage," and "Commercial, Mixed-Use, and Office" land uses for the properties involved.

GRADING & DRAINAGE: The drainage plan was discussed with SSCAFCA to ensure that proposed improvements support the agency’s Quality of Life Master Plan and the upcoming stormwater management projects in the immediate area.

CIRCULATION: The transportation plan has been updated to reflect current conditions and proposed expansion area. The expansion areas have proposed access points to current and proposed arterial roads, these include: from Mariposa Parkway in each direction and Unser Blvd via Wimmera and Tarbes/Arras Lane to Onenonta Road.

UTILITIES: The Master Plan proposed connecting through water lines to the Mariposa Booster Station and Well 15. The plan describes a new 12-inch waterline that will connect to the 14-inch waterline on the high pressure side of the booster station in Ema Court. The new 12-inch waterline will provide service to the Papillon Village area. A new pressure reducing valve (PRV) will be installed immediately downstream of the connection in Ema Court due to the high pressure in this portion of the system.

The Master Plan proposes for wastewater that a lift station will be constructed and designed to accommodate Papillon sewer flows. The Lift Station and associated force main will convey flows to the existing 18-inch sanitary sewer line northwest of Papillon as shown on Exhibit 7. The 18-inch sanitary sewer line discharges into the City's Mariposa Waste Water Plant (WWTP 5).

Water and Wastewater availability will be confirmed prior to any future platting steps and may be modified from the proposals in the Master Plan based on capacities of the Waste Water Treatment Plant.

DESIGN STANDARDS: Development standards in regards to landscaping, residential design, round-a-bout sculptures, perimeter walls, and entry monuments have been updated. The Master Plan includes exhibits for sculptures and entry signage.

PHASING AND FINANCING: The phasing for the master plan area has been updated to reflect four phases of development.

NOTIFICATIONS: Notifications were sent to affected property owners. A legal advertisement was placed in the December 3, 2025 edition of the Albuquerque Journal. A sign was posted on the property one week prior to the hearing. All legal notification requirements have been met.

INTERDEPARTMENTAL/INTERAGENCY REVIEW:
DSD Planning and Zoning - See staff comments memo.
DSD Engineering - See staff comments memo and supplemental attachment.
Rio Rancho Public Schools - No comments provided.
Fire and Rescue - See staff comments memo.
Police Department - No comments provided.
SSCAFCA - See staff comments memo.
MRCOG - No comments provided.
Parks, Recreation, and Community Services - See staff comments memo and supplemental attachment.

IMPACT:

The Planning and Zoning Board recommends that the Governing Body approve of the applicant's request for a Master Plan Amendment to the Papillon Master Plan, subject to the following findings below:

GENERAL FINDINGS OF FACT:
1. The Planning and Zoning Board may make a recommendation to the Governing Body on the applicant's request for a Master Plan Amendment.
2. The applicant has the authority to apply for an amendment to the Papillon Master Plan.
3. The applicant and adjacent property owners received due process.

SPECIFIC FINDINGS OF FACT AND CONDITIONS FOR APPROVAL:
1. The proposed Master Plan Amendment is consistent with the goals and elements of the Comprehensive Plan.
2. The proposed Master Plan Amendment is for an expansion area with complete and uniform ownership.
3. Signage in the Master Plan shall be per Rio Rancho Municipal Code Chapter 156 Sign Regulations.
4. Proposed Plans for Waste-Water are subject to availability of Waste-Water Treatment Plant 5.
5. Any spelling and grammatical errors as noted in the attached comments memo shall be addressed.

ALTERNATIVES:

The Governing Body may:

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

DEPARTMENT RECOMMENDATION:

The Planning and Zoning Board recommends the Governing Body adopt the Resolution.

ATTACHMENT: Resolution
ATTACHMENT: Application
ATTACHMENT: Justification Letter
ATTACHMENT: Zoning
ATTACHMENT: REDLINED Master Plan
ATTACHMENT: CLEAN Amended Papillon Master Plan
ATTACHMENT: Staff Comments
ATTACHMENT: Engineering Comments
ATTACHMENT: Parks Comments
ATTACHMENT: Reproduction of Notices

CITY OF RIO RANCHO
RESOLUTION

RESOLUTION NO. **ENACTMENT NO.**

RESOLUTION AMENDING THE PAPILLON MASTER PLAN

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

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

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

WHEREAS: the Governing Body of the City of Rio Rancho adopted the Papillon Master Plan on February 12, 2020, under Resolution No. 10, Enactment No. 20-008; and

WHEREAS: the Planning and Zoning Board of the City of Rio Rancho reviewed the amendments to the Papillon Master Plan, at their meeting held on December 16, 2025, and have made recommendation to the Governing Body on the adoption of those amendments and modifications; and

WHEREAS: the Governing Body of the City of Rio Rancho has reviewed the proposed amendments (case no. 25-410-00007) to the Papillon Master Plan at their meeting held December 18, 2025, and following public hearing and receipt of the Planning and Zoning Board's report and recommendation, has determined that the amended Plan is in conformance with the City of Rio Rancho Comprehensive Plan.

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

Section 1. The Governing Body hereby approves and adopts the amendments and modifications to the Papillon Master Plan, per the attached document.

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

ADOPTED THIS _____ DAY OF _____, 2025.

Greggory D. Hull, Mayor

ATTEST:

Noel C. Davis, City Clerk
(SEAL)

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

PLANNING & ZONING LAND USE APPLICATION

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

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

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

APPLICANT/AGENT INFORMATION

Applicant Name: AMREP Southwest, Inc.		Phone: (505)896-9009
Address: 333 Rio Rancho Blvd NE, Suite 202		E-Mail: jarrodl@aswinc.com
City: Rio Rancho	State: NM	Zip: 87124
Proprietary Interest: Owner of majority of lots in planning area	List Owners:	
Deed or Ownership Verification Provided: (Initials) NA	Letter of Authorization Provided: (Initials) B.A.	
Agent Name: Consensus Planning, Inc.		Phone: (505) 764-9801
Address: 302 Eighth Street NW		E-Mail: cp@consensusplanning.com
City: Albuquerque	State: NM	ZIP Code: 87102

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

Master Plan Amendment request to update the Papillon Village Master Plan to expand the acreage and
Zone Map Amendment request to change the TZ and OS zoning to R-1, R-2, C-1 and expand the R-4 zoning.

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit : Rio Rancho Estates Unit 25	Block(s): See Appendix	Lot(s):
Existing Zoning: TZ, R-4, OS	Proposed Zoning: R-1, R-2, R-4, C-1	
No. of existing lots:	No. of proposed lots: 104	Total area of site (acres) 486.8 acres

ACKNOWLEDGEMENT

I hereby acknowledge that I have read this entire application and affirm that all information provided is correct. I agree to comply with the requirements of the City of Rio Rancho as outlined in all applicable laws, ordinances and regulations.

Print Name: Jim Strozier	Applicant: AMREP Southwest, Inc.	Agent: Consensus Planning Inc.
Signature:		Date: 10/06/2025

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

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

May 20, 2024

City of Rio Rancho

3200 Civic Circle NE

Rio Rancho, NM 87144

Letter of Authorization

To Whom It May Concern,

This letter authorizes Consensus Planning, Inc. to represent AMREP Southwest for all projects occurring within the City of Rio Rancho. The agent shall have full authority to meet with City Staff, hold meetings, and submit any documents related to the ongoing projects. Thank you for your help and cooperation.

Sincerely,

AMREP Southwest

By: _____

Printed Name: Bryan Aragon

Title: Land Development Coordinator

CONSENSUS PLANNING

Landscape Architecture
Urban Design
Planning Services

302 Eighth St. NW
Albuquerque, NM 87102

(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

October 6, 2025

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

RE: Request for Master Plan Amendment and Zone Map Amendment

Dear Chair Radosevich,

The purpose of this letter is to provide justification for a Master Plan Amendment and Zone Map Amendment to the Papillon Village Master Plan. The existing Master Plan encompasses 389 acres; the Master Plan Amendment will add 104 new parcels, totaling 97.8 acres. Additionally, this request is to rezone the AMREP Southwest, Inc. parcels within the Papillon Master Plan to R-1: Single-Family Residential, R-2: Single-Family Residential, R-4: Single-Family Residential, and C-1: Retail Commercial, zoning in accordance with the Master Plan. The request will enable the development of future housing, retail, public facilities, and infrastructure expansions in a rapidly growing part of the city.

There are six out parcels in the expansion area that are not AMREP-owned and will not be included in the expansion area boundary acreage.

The legal description of the Expansion/ZMA parcels will be included as an Appendix.

SITE HISTORY

In September 1998, the New Mexico Boundary Commission ordered the annexation of this area along with a total of 12,187 acres of land into the City of Rio Rancho. In response, on November 4, 1998, the City rezoned the property from "Unzoned" to T-Z: Transitional Zoning that included an area comprised of all or a portion of Rio Rancho Estates Units 13, 21, 22, and 25, as well as the unplatted AMREP Hawk Site property as follows:

On November 4, 1998, the Governing Body of the City of Rio Rancho amended the newly annexed territory as a Transitional Zoning (TZ) District to provide interim zoning in the area until such time as long-term land use and development policies for the area can be determined through Ordinance 24, Enactment No. 98-025.

Since the adoption of Ordinance 24, Enactment No. 98-025, the site has been vacant. There has been development in the surrounding area, primarily the Mariposa Master Plan which changed the TZ zoning to OS, R-1, R-4, R-5: Single-Family Residential, MU-A: Mixed Use Activity Center, and E-1: Estate Residential. The Papillon Village Master Plan includes a small area of the TZ zone that was previously changed to R-4 south of the Mariposa Master Plan.

On July 27, 2023, the Governing Body of the City of Rio Rancho amended the zoning classification and official zoning map for the property legally described as Rio Rancho Estates Unit 25, Block 127, Lots 1-24, from TZ: Transitional Zoning to R-4: Single-Family Residential through Ordinance No. 11, Enactment No. 23-12.

PRINCIPALS

James K. Strozier, FAICP
Jacqueline Fishman, AICP

ASSOCIATES

Ken Romig, PLA, ASLA

PAPILLON VILLAGE MASTER PLAN

On February 12, 2020, The City of Rio Rancho Governing Body adopted the Papillon Village Master Plan. Since the adoption of the plan there have not been any amendments. The original adoption is listed as follows:

On February 12, 2020, the City of Rio Rancho Governing Body adopted Resolution No. 10, Enactment No. 20-008, accepting the Papillon Village Master Plan for the approximate 385 acres of property within the Rio Rancho Estates Unit 25, and generally bounded on the north and west by the Mariposa development and Mariposa Parkway, on the south and east by Unser Boulevard, and the southwest by an arroyo abutting Blocks 118, 116, and 113 and including any and all abutting right of way.

PLANNING CONTEXT

The Papillon Village Master Plan is located in the northwestern corner of the city, adjacent to the Mariposa Master Plan. The master plan is currently 389 acres in size and intended to support families with a wide range of incomes and lifestyles. The subject property is adjacent to Unser Boulevard, a principal arterial roadway, Mariposa Parkway, a minor arterial road; muti-modal trials; and bike paths. Since the adoption of the master plan in 2020 the site has been undeveloped and remained zoned T-Z, which has always been intended to be amended to support future development. In recent years, there has been rapid growth in this area of the City of Rio Rancho due to the Mariposa Master Plan, which is adjacent to the Papillon Village Master Plan to the northwest. The properties to the east, north, and south of the Papillon Village Master Plan area remain vacant.

TABLE 1: SURROUNDING ZONING AND LAND USE

Direction	**Zoning**	**Land Use**
North	OS: Open Space, R-4: Single-Family Residential	Open Space, Single-Family Housing
South	TZ: Transitional Zoning	Vacant
East	TZ: Transitional Zoning	Vacant
West	OS: Open Space, R-1: Single-Family Residential, R-4: Single-Family Residential	Open Space, Single-Family Housing

THE REQUESTS

The request seeks approval for a Master Plan Amendment to the Papillon Village Master Plan, which would modify and update the boundary, zoning, and land uses, as well as the transportation plan, economic development, conceptual drainage, project theming, and utility plans. The Original boundary consists of 389 acres, including open space, roadways, and parcels. The extension adds 54.5 acres from 59parcels to the North and 43.3 acres from 45 parcels to the South.

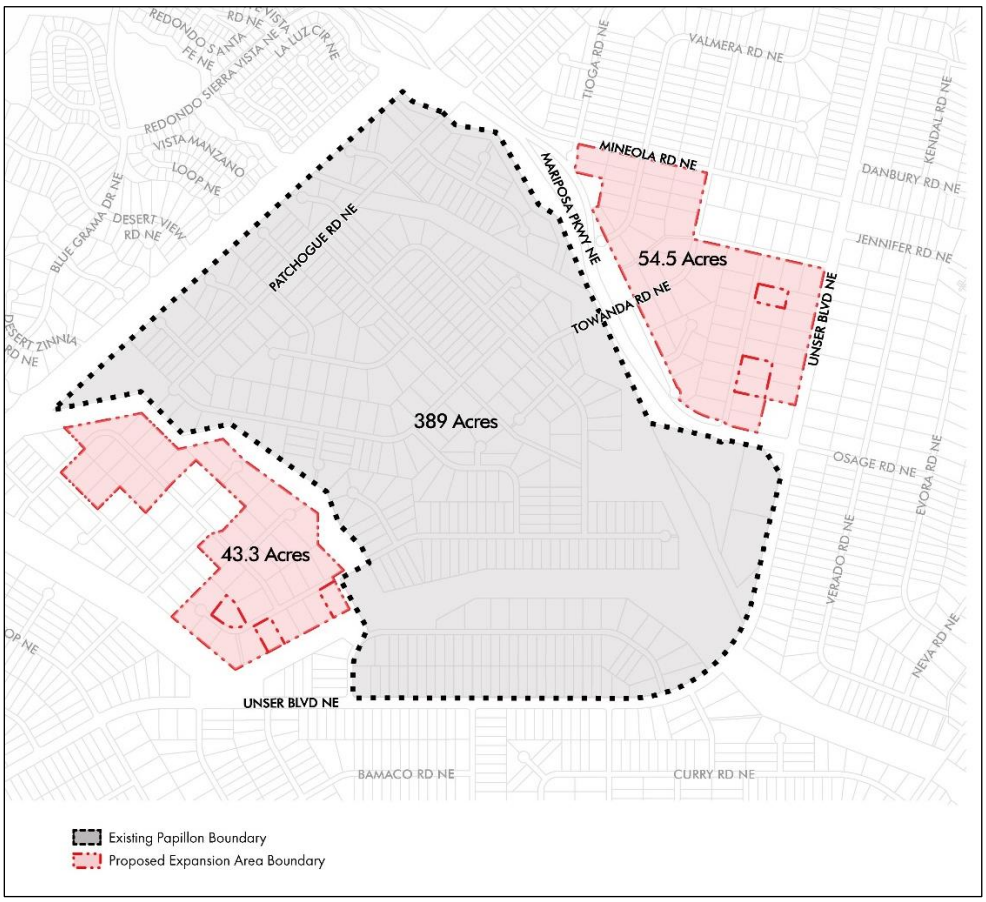


Figure 1 – Papillon Village Master Plan Original Boundary (outlined in dashed black line) and Expansion Areas (outlined in dashed red line).

The Zone Map Amendment request is seeking approval to change the current TZ: Transitional Zone and OS: Open Space zoning to R-1: Single-Family Residential, R-2: Single-Family Residential, C-1: Retail Commercial, and expand the existing R-4: Single-Family Residential zoning for the parcels owned by AMREP Southwest. The approval of the Zone Map Amendment will allow for the implementation of the development specified in the Papillon Village Master Plan Amendment.

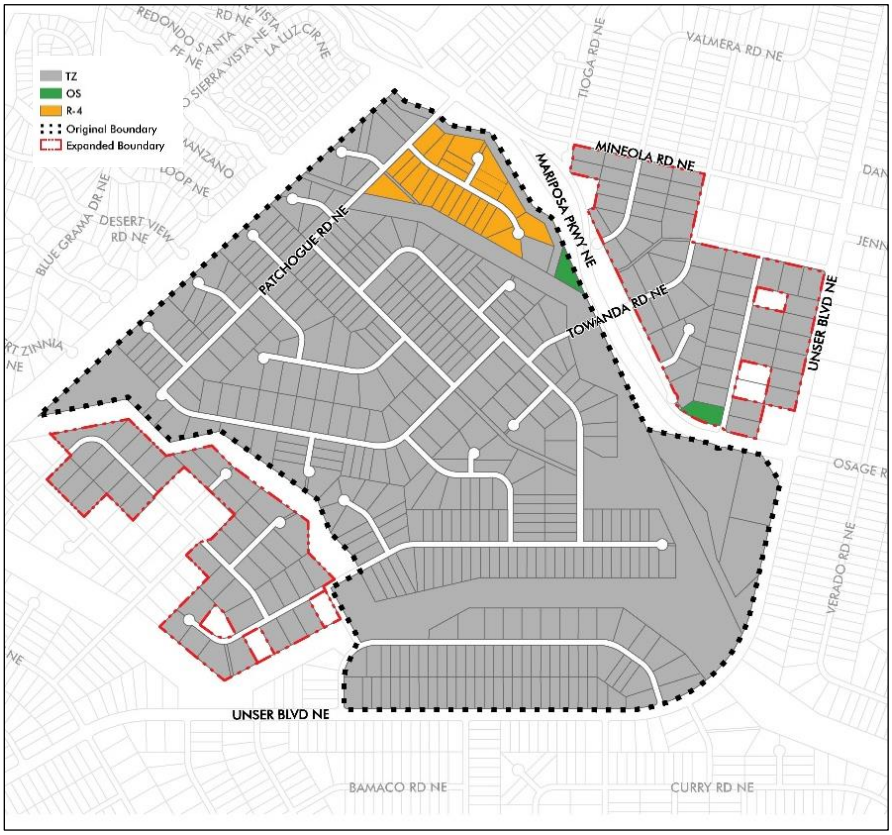


Figure 2 - Existing Zoning

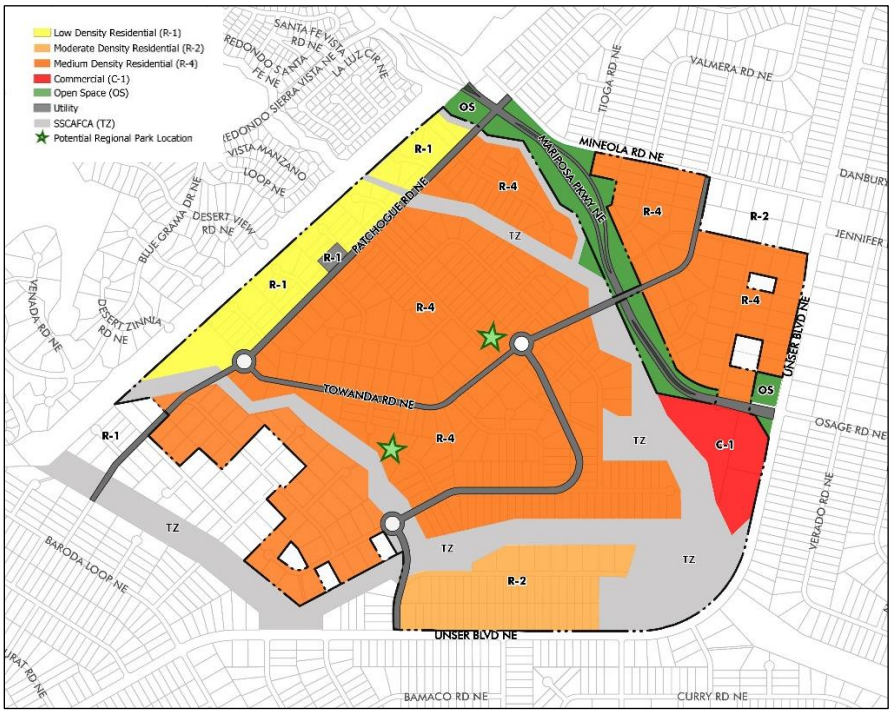


Figure 3 – Proposed Zoning

The Master Plan Amendment will support additional growth in this area of Rio Rancho, which is located adjacent to the Mariposa community with convenient access to Mariposa Parkway and Unser Boulevard. The Master Plan Amendment and Zone Map Amendment

will allow for the planning and implementation of infrastructure funding and replating of the antiquated lots. The Master Plan Amendment proposes integrating naturalized arroyos, trails, and water-quality ponds to enhance aesthetics and support water reuse and recycling. The master plan focuses heavily on open space, trails, and pocket parks connecting residential neighborhoods.

RIO RANCHO COMPREHENSIVE PLAN JUSTIFICATION CRITERIA

The following responses justify how the request for a Master Plan Amendment and Zone Map Amendment to the property aligns with the goals and policies of the City of Rio Rancho Comprehensive Plan.

GOAL A-1: Eliminate antiquated platting with the City of Rio Rancho where desirable.

POLICY A-3: Ensure that the City's land use and development regulations provide the specific and detailed provisions necessary to eliminate prematurely platted land when feasible.

Applicant Response: *The adopted Papillon Village Master plan provides a framework to consolidate, and re-plat prematurely developed lots in the planning area. The Zone Map Amendment will allow the Applicant to address issues of antiquated platting by* removing the TZ zone and replacing it with R-4.

GOAL CON-5: Meet federal, state, regional and local water quality standards through coordinated, long-term strategies that address the many contributors to water pollution

Applicant Response: *These requests will meet federal, state, regional, and local water quality standards through corradiated, long-term strategies through the implementation of an approved master drainage plan as part of the Papillon Village Master Plan Amendment. The master drainage plan will ensure that all future development meets water requirements and water quality standards. The owner has and will continue to coordinate with SSCAFCA as the final drainage and green stormwater infrastructure.*

POLICY CON-12: Develop and protect a public open space network.

Applicant Response: *These requests will ensure the development and protection of public open space networks because the Master Plan Amendment will update trail networks throughout the master plan. The amendment will include expansion of existing multi-use trails along the new locall roads and along the existing arroyos throughout the Master Plan.*

GOAL L-2: Encourage consolidation of lots to promote a variety of land uses in a planned manner.

GOAL L-3: Maintain a balance of land uses throughout the City.

Applicant Response: *These requests will maintain a balance of land use throughout the City because the proposed R-1, R-2, C-1 zone amendment and R-4 and OS zone expansions will allow for residential development that is consistent with the adjacent residential development (Mariposa) and will bring services to an expanding area of the city. These zones will allow for a balanced land use mix within the Papillon Village Master Plan that will also be beneficial to the surrounding areas.*

POLICY L-1: Encourage the master planning of developments that establish a community character that considers circulation, landscaping, open space, storm drainage, utilities and building location and design in the master plan.

Applicant Response: *These requests encourage the master planning of developments that establish a community character because the Master Plan Amendments will expand the Master Plan area, enhance the design standards of the community, lay out proposed zoning to support residential, commercial, and education development, and adopt a drainage master plan for the area. The amendment to the master plan will ensure that all future development meets all water quality requirements and develops storm water infrastructure for the existing arroyos. The amendment will also update theming for the master plan development, transportation plans, and trail system.*

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

POLICY PH-7: Support residential developments with appropriate amenities for families with children.

Applicant Response: *These requests support residential development with appropriate amenities for families with children because the Zone Map Amendment with implement single-family zoning, commercial zoning, and zoning that will be appropriate for the future development of a school. The Master Plan Amendment will include an updated land use map to show where future locations of residential and school development will be and how there will be an expansion of the multi-modal transportation network to support families with children's lifestyles.*

GOAL TR-3: A balanced transportation system that provides access to a variety of transportation options (automobile, transit, bus rapid transit, rail, bicycle and pedestrian facilities).

Applicant Response: *The Master Plan supports a balanced transportation system that provides access to a variety of transportation options by updating the transportation plan in the Master Plan to meet future development. The amendment to the master plan includes the development of residential roads throughout the proposed neighborhoods, a continuation of the existing multi-use trail along Mariposa Parkway, bike lanes, and develop a connection of bike paths throughout the area to support all modes of transportation.*

POLICY TR-10: Support the design of streets and highways to respect surrounding land uses, natural features and community amenities.

Applicant Response: *These requests will support the design of streets and highways to respect the surrounding uses, natural features and community amenities through a trip generation study to ensure that residential development will not negatively impact level of service on adjacent roadways and the installation of needed infrastructure.*

GOAL PF-1: Provide a broad range of services and public facilities that meet the needs of current and future City residents, e.g. libraries, water supply, water and sewer lines, etc.

Applicant Response: *These requests will provide a broad range of services and public facilities that meet the needs of current and future City residents by incorporating a drainage master plan, multi-use trails, roadways, and sewer lines into the Papillon Village Master Plan through this proposed amendment. The amendments to the master plan will incorporate drainage and sewer infrastructure that is suitable for all development within the planned area. There will also be updates to the streets, trails, and multi-use paths within the planned area that are supported by the SSCAFCA Quality of Life Plan and will support the quality of life for all future residents.*

GOAL UD-1: Create focused growth areas where existing public infrastructure can support higher density development.

POLICY UD-1: Identify specific areas within the city where growth should be focused.

Applicant Response: *The Papillon Village Master Plan created and supports a growth area and provides a framework for future public infrastructure in one of the rapidly growing areas of the City of Rio Rancho. The Zone Map Amendment and Master Plan Amendment will create the opportunity to meet housing needs in the city, create a new school for the growing population, and expand public infrastructure to support new development. These requests is also an opportunity for the Papillon Village Master Plan to meet the current zoning standards set by the City of Rio Rancho. The current TZ zone is not a zone that supports development therefore, the proposed zoning will allow for development to occur within an established master plan.*

GOAL EDP-3: Enhance the tax base.

Applicant Response: *These requests will enhance the tax base because the Zone Map Amendment for the C-1 zone will bring commercial development to a developing area of the city. Currently there is no commercial development in the northwestern corner of the city where the Master Plan is located. This request will allow for development that will spur economic development, providing jobs and needed services to the surrounding communities. The Master Plan also provides needed growth to an area with existing underutilized infrastructure and facilities.*

POLICY EDP-6: Continue to support Southern Sandoval County Arroyo and Flood Control Authority (SSCAFCA) and ensure the developer, City and SSCAFCA have a collaborative relationship to ensure both entities' needs are met.

Applicant Response: *Throughout the development of the Papillon Village Master Plan, the applicant will ensure collaboration between the City and SSCAFCA to ensure the plans are in support of the Comprehensive Plan and Quality of Life Plan.*

ZONE MAP AMENDMENT POLICY COMPLIANCE

(D) The following policies for deciding zone map change applications pursuant to the City Zone Code are:

1. A proposed zone change must be found to be consistent with health, safety, morals, and general welfare of the City.

Applicant Response: *The proposed Zone Map Amendment is consistent with the health, safety, morals, and general welfare of the City through the implementation of these zone changes to allow for future development of residential housing, commercial services, a school, and improving public infrastructure in a growing part of the city. This future development within the Papillon Village Master Plan through the implementation of the zone changes will support housing needs and economic development in the north part of the city currently experiencing rapid growth.*

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: *The proposed Zone Map Amendment, if granted, will change the existing TZ zone to R-1, R-2, C-1, and expand the R-4 and OS zones for the future development of residential housing, retail, a school, and the expansion of multi-use trails, bike paths, and other public infrastructure in the Papillon Village Master Plan. The TZ zone is not appropriate by its design*.

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

Applicant Response: *The proposed Zone Map Amendment is consistent with the City of Rio Rancho Comprehensive Plan. The Comprehensive Plan policy analysis is included in a prior section of this letter. It furthers the goals and policies of the Comprehensive Plan in the following ways: it ensures a land use pattern that Encourages the Comprehensive Plan's vision of this areas being a Growth node with increasing housing supply, link to neighborhoods as the site is located adjacent to major thoroughfares and a multi-use trail that aid in accessing other areas of Rio Rancho; and enhances the tax base by locating residents in close proximity to goods and services within Rio Rancho.*

4. The applicant must demonstrate the existing zoning is inappropriate because:
    a. there was an error, mistake or is necessary to correct an injustice that occurred when the existing zone map patter was created, antiquated plat filed before the City's incorporation and adoption of its own Zoning Code or on land annexed by the City, or
    b. changed neighborhood or community conditions justify the change, or
    c. a different use category is more advantageous to the community, as articulated in the Comprehensive Plan or other City master plan, even though (1) or (2) above do not apply. Applicant's reliance on this provision requires proof that (a) there is a public need for a change of the kind in question, and (b) that need will be best served by changing the classification of the particular piece of property in question as compared with other available property.

Applicant Response: *The existing zoning is inappropriate due to the changed neighborhood or community conditions with the Mariposa development, Fire Station, and Mariposa Parkway. The public need will be best served by changing the zoning to align with goals and*

policies of the Comprehensive Plan and support the Affordable Housing Plan to provide housing for various income levels.

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

Applicant Response: *The cost of land or other economic considerations are not the determining factor behind this request. The proposed Zone Map Amendment clearly furthers the Comprehensive Plan's goals and policies to develop a master planned community that balances land uses, provides housing, commercial services, and education services in a growing area of the city. These zone changes will allow for development that will support the adjacent neighborhoods and increase the housing supply and economic revenue in the city.*

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

Applicant Response: *The proposed Zone Map Amendment will allow the development of new residential housing options, a future school, and commercial services in a growing area of the city. The subject site is adjacent to Unser Boulevard, a principal arterial road, Mariposa Parkway, a minor arterial road, muti-modal trials, and bike paths that connect through to the surrounding Mariposa neighborhoods. The proposed zone changes will allow for the development of residential housing, commercial services, education services, expansion of multi-modal trails and bike paths, and expansion of infrastructure for future development.*

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

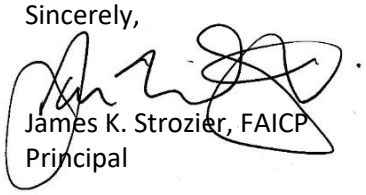
1. the change will clearly facilitate realization of the Comprehensive Plan and any applicable adopted sector development plan or area development plan; OR
2. the area of the proposed zone change is different from surrounding land because it will function as a transition between adjacent zones; because the site is not suitable for the use allowed in any adjacent zone due to topography, 7 | Page traffic, or special adverse land uses nearby; or because the nature of the structures already on the premises makes the site unsuitable for the uses allowed in any adjacent zone.

Applicant Response: *The proposed Zone Map Amendment to change the TZ zone to R-1, R-2, C-1, and expand the R-4 and OS zone will not create a temporary spot zone. The subject property is adjacent to R-1 and R-4 zoning to the west and surrounded by TZ zoning to the north, south, and east. The only development that surrounds the subject property currently is the Mariposa Master Plan Development, while the rest of the surrounding land is vacant. The purpose of the TZ zone is to be a transitionary zone until the appropriate zoning is determined for future development that is consistent with the City's Comprehensive Plan and Papillon Master Plan as amended. The subject property is in a growing area of the City of Rio Rancho and the surrounding TZ is subject to change as development proceeds, which would give the opportunity to develop R-2 and C-1 zoning around the subject properties in the future.*

CONCLUSION

The Papillon Village Master Plan is an important next step for this part of Rio Rancho. On behalf of AMREP Southwest, Inc., we respectfully request the Planning and Zoning Board approve this request to update the Master Plan for the subject area and implement zoning that helps realize the goals and visions of the Master Plan. Thank you for your consideration.

Sincerely,



James K. Strozier, FAICP
Principal

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

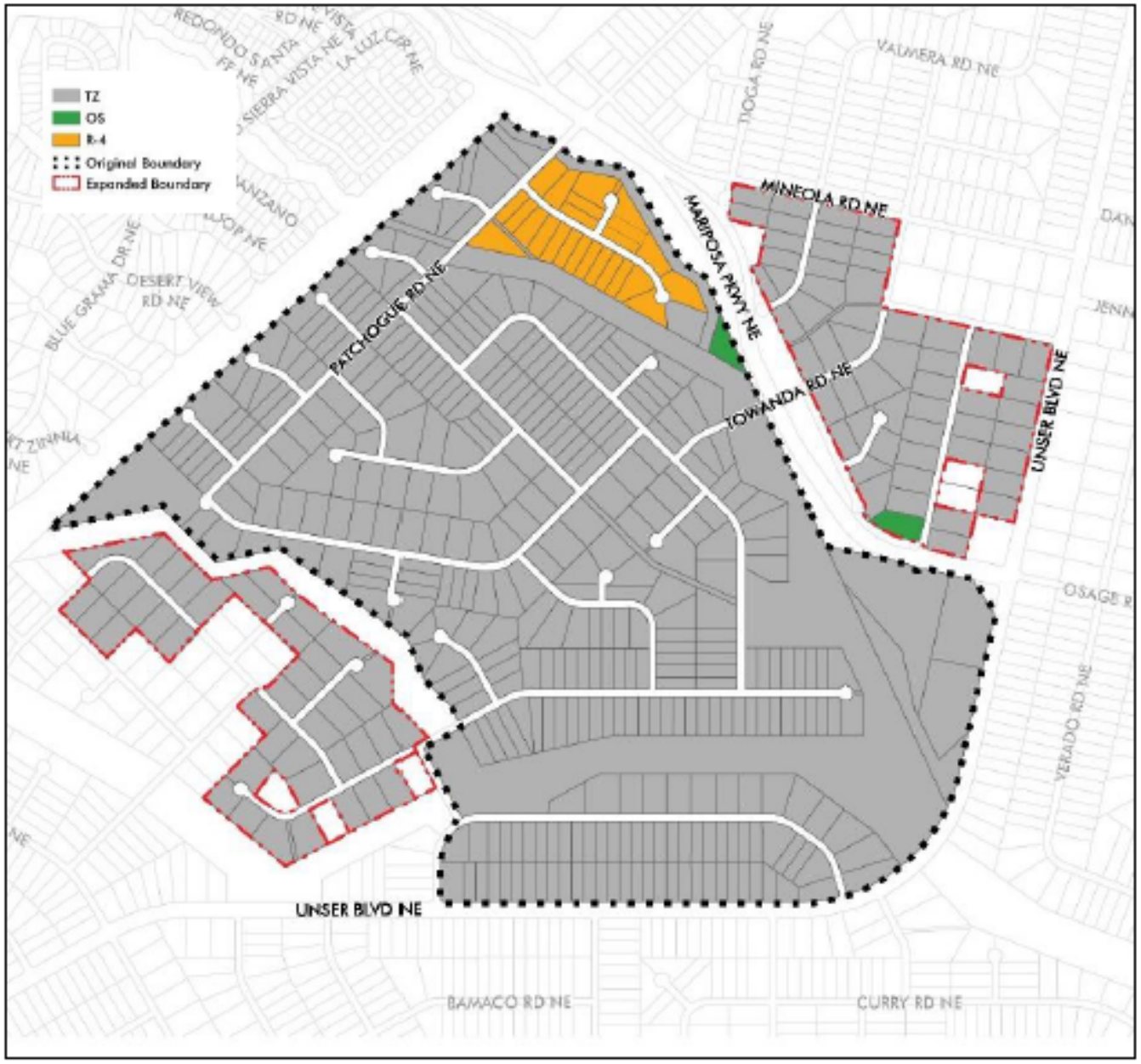


Figure 2 - Existing Zoning

PAPILLON

VILLAGE

MASTER PLAN

RIO RANCHO, NEW MEXICO

Adopted February 12, 2020

PAPILLON VILLAGE MASTER PLAN

~~Adopted February 12, 2020~~

~~Rio Rancho, New Mexico~~

CITY OF RIO RANCHO, NEW MEXICO ADOPTED 2024 AMENDMENT

PREPARED BY:
Consensus Planning, Inc.
302 8th Street NW
Albuquerque, NM 87102

Souder, Miller & Associates
333 Rio Rancho Boulevard,
Suite 101 Rio Rancho, NM 87124

ADOPTED FEBUARY 12, 2020

PREPARED FOR:
AMREP Southwest, Inc.

PREPARED BY:
Consensus Planning, Inc.
302 8th Street NW
Albuquerque, NM 87102

Huitt Zollars, Inc.
333 Rio Rancho Boulevard, Suite 101
Rio Rancho, NM 87124

CONTENTS

Chapter 1.	Introduction	1
Chapter 2.	Existing Conditions	5
Chapter 3.	Proposed Land Use	~~9~~10
Chapter 4.	Comprehensive Plan Integration	~~13~~15
Chapter 5.	Development Guidelines	~~17~~19
Chapter 6.	Community ~~Amenities~~ Facilities	~~19~~22
Chapter 7.	Transportation Plan	~~21~~24
Chapter 8.	Conceptual Drainage Plan	~~27~~31
Chapter 9.	Conceptual Utility Plan	~~31~~37
Chapter 10.	Implementation & Phasing	~~35~~41

~~Appendices~~ ~~Appendix A: Trip Generation Study~~

This pPage left blank intentionally

CHAPTER 1

INTRODUCTION

This document is a Master Plan for ~~a new 389~~ an expected 654 ~~-~~acre residential community located within with drainage and water feature amenities, and future school site Rio Rancho, ~~NM~~ New Mexico to the northwest of Unser Boulevard NW and southwest of ~~Mariposa Parkway~~ Mineola Road (see FIGURE 1: CONTEXT MAP). The community, Papillon Village, is planned to support families with a wide range of incomes and lifestyles. Future subdivisions in the planning area will offer a variety of housing options that appeal to existing and future residents of Rio Rancho. The purpose of this document is to outline the proposed future land uses for the area, identify the location of community ~~amenities including parks and trails,~~ develop a conceptual drainage plan, transportation (multi-use trail, bike lane, and bridge), and address future infrastructure, ~~transportation,~~ and utility needs.

Planning Process

The planning process was initiated in ~~the Summer of 2018~~ 2024 by AMREP Southwest Inc., one of the major landholders in the area. AMREP Southwest hired two consultants, Consensus Planning, Inc. and Souder, Miller & Associates~~Huitt-Zollars~~, Inc. to ~~prepare this master plan~~ amend the previous Papillon Village Master Plan and supplemental information regarding ~~future~~ drainage solutions, transportation issues, infrastructure improvements, community facility needs, and land use.

~~Recommendations within the~~ The Papillon Village Master Plan was ~~were~~ developed in coordination with the City of Rio Rancho's Development Services Department, Public Works Department, and Southern Sandoval County Flood Control Authority (SSCAFCA).

Plan Boundary

The Master Plan boundary is bordered by the Mariposa Community to the west, Mineola Road on the north, and Unser Blvd to the south and east boundary. The planning area was determined based, in part, on the predominant land ownership by the Applicant, AMREP Southwest, as well as multiple other factors. The largely uniform land ownership aids with planning for such a large area with antiquated platting, as the majority landowner can implement the recommendations of the plan.

The proposed planning area is also well positioned for future growth. The Rio Rancho Comprehensive Plan designates the area around the Unser Boulevard and Mariposa Parkway intersection as a ~~preferred~~ growth node ~~and this plan will help facilitate growth within that node~~. Adjacency to Mariposa also provides proximity to existing utilities and other infrastructure that affords economies of scale for installation and future maintenance of infrastructure resulting from new development. More information about this is described in **CHAPTER 4: COMPREHENSIVE PLAN INTEGRATION** and **CHAPTER 9: CONCEPTUAL UTILITY PLAN.**

In order to facilitate ~~further~~ future growth within the designated growth node and meet the Goals and Policies of the Comprehensive Plan, this plan is necessary to designate land uses ~~that may be used~~ as guidance for future applications for Zone Map Amendments, infrastructure improvements, subdivisions, and site plans. Without this planning process, this area of Unit 25 would remain with transitional zoning and be unable to develop ~~with~~ anything other than single homes on existing platted lots without adequate infrastructure. While growth in Rio Rancho has not reached pre-recession levels, there is a steady rate of new residential construction. Exploring opportunities such as Papillon Village will ensure ~~that there is~~ adequate land ~~planned~~ Foreseeable for ~~those uses for~~needed housing development ~~the~~in the foreseeable future.

~~Once the general location for this plan was determined, specific boundaries were established based on physical characteristics and restraints in the planning area, as well as determining an area of a size appropriate for the potential funding mechanisms anticipated to be pursued for the provision of needed infrastructure.~~ The ~~chosen~~ boundaries include two major roadways, Unser Boulevard on the south and east sides and ~~Mariposa Parkway~~ Mineola Road to the northeast. The Mariposa Parkway is adjacent the northwestern boundary ~~is also~~ and serves as the ~~boundary~~ main entrance of the Mariposa community. ~~, which ensures that this plan does not overlap with the Mariposa Master Plan and includes all surrounding lots within a plan without a gap.~~ Lastly, the southwestern edge is defined by a major branch of the Venada Arroyo, another physical ~~restraint~~ constraint to growth in that direction ~~now~~. The revised master plan incorporates open spaces, HOA-maintained landscape treats, commercial zones, and educational facilities.

Plan Objectives

The objectives of this plan include:

- → D~~D~~esignate future land uses to allow for medium density, single-family homes on smaller lots and commercial development near the Unser and Mariposa Parkway intersection.
- ~~→ Determine the best financing mechanism (such as a Special Assessment District or Public Improvement District) to provide water, sewer, and roadway improvements to all lots within the Master Planned Area.~~
- → Coordinate development of drainage solutions with SSCAFCA including any proposed facilities in the immediate vicinity along Mariposa Parkway.
- ~~→ Determine the ideal location and amenities to provide for future parks, open space areas, and trails.~~
- → Develop a detailed transportation plan that ~~addresses future~~ improves traffic circulation, grants~~,~~ access to pedestrian walkways and bicycle trails~~,~~ and ensures connectivity both within the planning area and to adjacent roadways ~~utilizing only existing platted roadways~~.
- → Consider the most cost-effective ways to future development.

Public Outreach

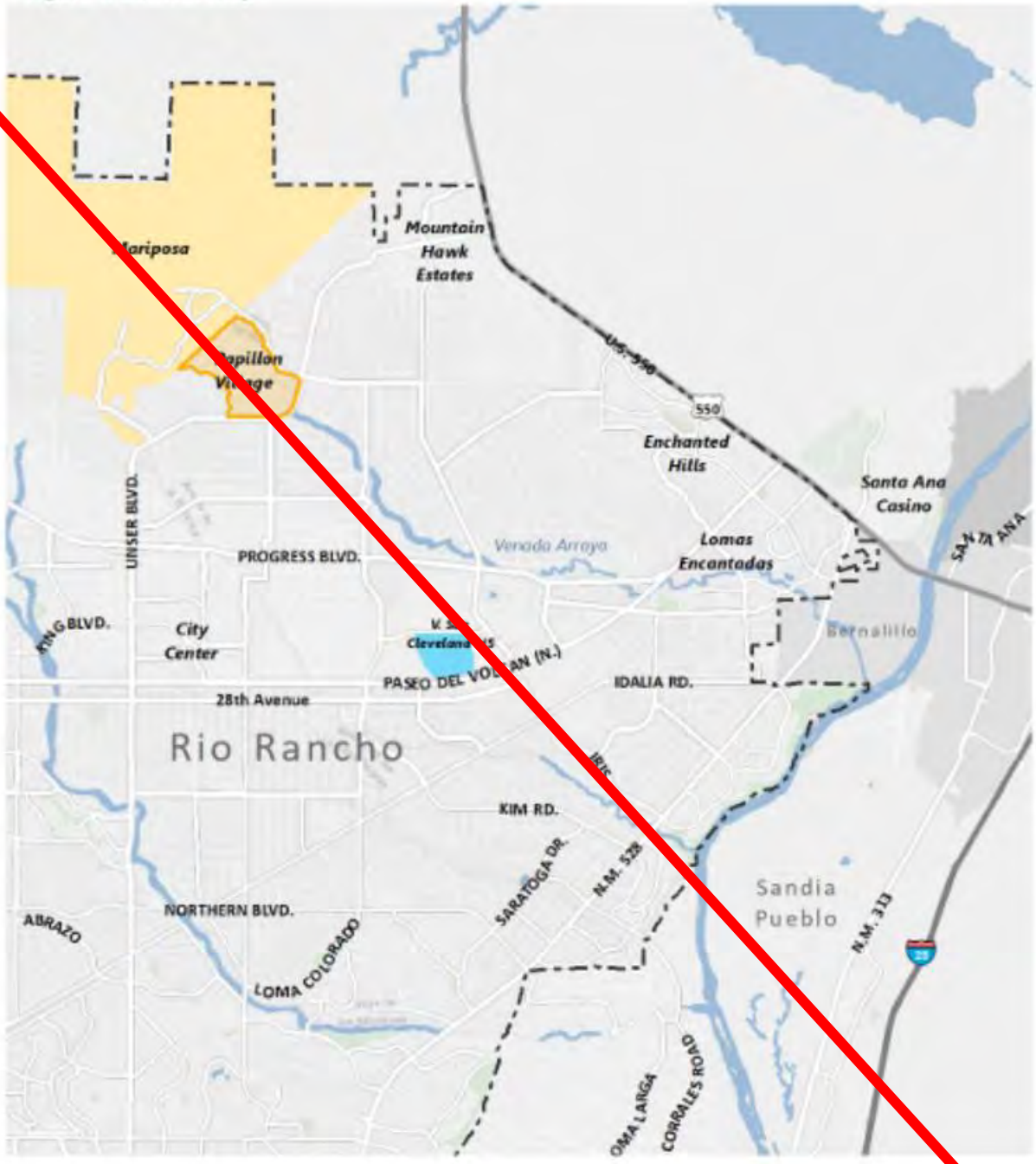
In order to provide sufficient information to area property owners, in addition to regular City of Rio Rancho notice, AMREP Southwest and Consensus Planning sent an informational letter and the proposed land use map to all property owners within and surrounding the Papillon Village

planning area.

As a result, some out-of-state landowners contacted the planning team to better understand the proposed plan and how it might affect their lots.

AMREP Southwest also met with the Juniper Hills Neighborhood Association to discuss the plan. Papillon Village ~~makes up~~ constitutes a large part of the Juniper Hills Neighborhood Association area, and three residences fall within the plan boundaries.

Figure 1. Context Map

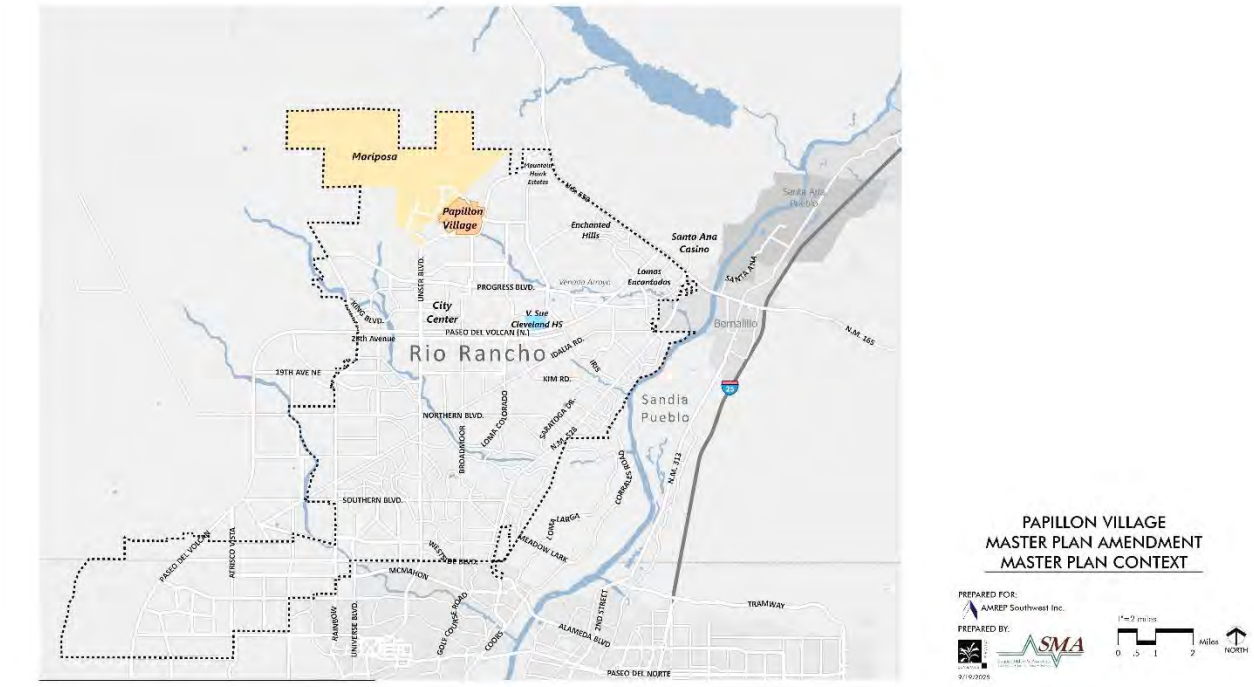


Master Plan Context

Prepared for:
AMREP Southwest, Inc.

Prepared by:
Consensus Planning, Inc.
Huitt Zollars, Inc.

Figure 1. Context Map



CHAPTER 2

EXISTING CONDITIONS

The ~~389 acres that make up the~~487-acre ~~-~~Master Plan Area ~~are~~is currently ~~mostly~~ undeveloped. ~~There are a few single-family homes that have been constructed to the north~~ To the west of Patchogue Road~~.~~, there are some existing single-family residences, but the land is primarily vacant. Apart from the ~~Excluding the~~ residential ~~neighborhoods~~ communities in Mariposa to the north, the ~~area~~ vicinity within a 3-mile radius of the Planning Area ~~is sparsely populated and had a 2016~~ estimated population of 2,400 people~~.~~ ~~Although relatively far away~~in ~~2016~~ 2022. Despite its ~~from~~distance from the center of Rio Rancho, this area is ~~well~~strategically-positioned to ~~support future growth~~ accommodate new housing development, given its ~~adjacency~~ proximity to Mariposa, access to Unser Boulevard, and ~~proximity to~~ nearby existing utility connections.

Location

Papillon Village is ~~in~~ located at the northern part of Rio Rancho, adjacent to the Mariposa community and ~~bounded~~ bordered by Unser Boulevard and ~~Mariposa Parkway~~ Mineola Road. The planning area is ~~approximately~~ situated about 3 miles southwest of Mountain Hawk Estates and U.S. 550, and 4 miles north of City Center. This strategic location ~~provides convenient~~ offers easy access to ~~major roadways for employment~~ main road, facilitating commutes to work, schools, shopping centers, and ~~leisure activities~~ recreational facilities.

Site Topography & Drainage

~~The topography of the planning area is generally flat (approximately 3% to 5% slopes), with small, gently rolling hills leading to the site's major drainage channels.~~ Souder Miller & Associates has conducted a drainage study using the Soil Conservation Service (SCS) Method as outlined in the SSCAFCA Hydrology Manual. The area receives an average annual precipitation of approximately 8 inches. The terrain in the contributing basins is gentle slopes, typically ranging from 1.5% to 6.0%, interspersed with brief, steep ridges where slopes can reach up to 33%. ~~Generally, the land slopes~~ Topographically, the landscape slopes downward from northwest to southeast, decreasing from a~~n high~~ elevation of ~~about~~ approximately 5,800 feet ~~along~~ at the northwest boundary, to ~~a low point of~~ about 5,650 feet ~~along~~ at the southern ~~boundary~~ edge.

The existing ~~dirt road~~ network ~~has been graded following~~ of dirt roads, established in the antiquating subdivision process along the 50-feet ~~existing 50-foot~~ rights-of-way ~~that were platted during the original subdivision process. Many~~

Over time, many of these roads have become eroded or ~~become~~ overgrown with vegetation ~~over the years~~. In ~~some cases~~ certain instances, the original roadway alignments ~~that were selected during the original platting may~~ no longer ~~offer the best~~ access or connectivity ~~due to the location of~~, particularly considering the arroyos ~~described~~ mentioned below. Site grading will ~~need to~~ be necessary to ~~completed to accommodate~~ facilitate future development.



~~Five~~ The site includes five intermittent~~,~~ precursor channels of the Venada Arroyo~~run through the site~~, flowing from the northwest to the southeast, ranging in width from a few feet to about 80-feet~~.~~. ~~These arroyos vary in size from a few feet wide to approximately 100 feet wide in some locations.~~ Due to ~~continued~~ ongoing erosion since the area was first platted, these arroyos have widened in recent years and ~~will need to be addressed to mitigate~~ require mitigation to manage the effects of ~~storm water runoff. As described in more detail in the **CHAPTER 8: CONCEPTUAL DRAINAGE PLAN**, SSCAFCA owns land to the southeast along the Venada Arroyo and plans to build~~ stormwater run-off. As detailed in CHAPTER 8: CONCEPTUAL DRAINAGE PLAN. The papillon master plan aim to create a water detention pond ~~that will address~~ to manage stormwater flows from the multiple channels running through the site~~. This~~ and merge at the southeast corner of the master plan area. The water drainage pond facility, along with plans to ~~channelize and/or pipe stormwater flows, will address the drainage issues for the site.~~ channels, aims to resolve the site's drainage challenges while pervading their corridors. The undeveloped Papillon Village subdivision site currently receives runoff from the Mariposa Subdivision via existing arroyos that flow from northwest to southeast. The stormwater will continue downstream into the proposed water detention pond location at the southeast corner of the subdivision, enhancing both sustainability and aesthetic proposed.

Soils and Vegetation

~~The~~ According to the United States Department of Agriculture survey, the primary soil type in the planning area is *Grieta-Sheppard loamy fine sands*. These soils ~~will~~ generally support development, with few limitations for the construction of buildings or roadways (due to slope, drainage properties, or soil stability). However, these soils are rated as "somewhat limited" for paths and

trails due to the sandy composition of the soil~~that requires~~, which necessitates additional trail stabilization.

The v~~V~~egetation in the planning area ~~consists of several~~ comprises various grass, shrub, and small tree species typical to this part of New Mexico. These include one-seed juniper, piñon, and cedar, along with sage, snakeweed, dwarf chamisa, apache plume, saltbrush, and ~~several~~ various forms of cacti~~, among others~~.

Antiquated Platting

Antiquated platting is one of the primary issues ~~throughout~~ across the undeveloped portions of northwestern Rio Rancho. ~~Starting~~ Beginning in the 1960s, land was platted into multiple half-acre lots, with an underlying roadway network ~~composed~~ of 50-foot rights-of-way. These areas were platted before Rio Rancho's subdivision controls ~~within the City of Rio Rancho required certain~~ mandated improvements ~~and dedications, including~~ such as parks, ~~s and~~ open space, and roadway access. ~~and, in many cases, the construction of roadway and access improvements. This has made development difficult in some areas~~ Consequently, some areas facing developmental challenges due to the ~~a~~ poorly connected roadway network ~~and unusual or~~ inefficient lot layouts, limited ~~as well as issues with~~ site access, a lack of infrastructure, and ~~a general lack~~ an absence of a cohesive land use plan. To alleviate the antiquated platting in this area, this Plan supports and facilitates the reconfiguration of the existing lots into a more standard-sized layout for development and the installation of needed infrastructure.

Existing Zoning

The e~~E~~xisting zoning for the site is zoned T-Z: Transitional Zoning. As ~~stated in~~ per the Rio Rancho Municipal Code, the T-Z district permits low density residential uses on an "...interim basis for newly annexed areas. ~~All~~ with all provisions of the R-1 District shall apply to those areas zoned T-Z." ~~In addition~~Additionally, no further subdivision is allowed, except for the consolidation of the existing lots. ~~Because~~ ~~Since t~~The T-Z zone only allows for very low-density residential development, the area's zoning will need to be changed in the future to ~~allow for~~ accommodate medium density single-family development ~~to occur, as well as~~ and the commercial uses anticipated near the Unser Boulevard and Mariposa Parkway intersection. ~~Some areas may also be dedicated as parks or open space in the future, which may require additional zoning changes.~~

According to the City of Rio Rancho zoning map, some property in the plan area is also zoned as OS: Open Space District. This zoning was established during adoption of the Mariposa Master Plan. ~~It should be noted that it is~~ These out parcels are not ~~a~~ part of Mariposa, nor ~~is it~~ are they owned ~~for open space purposes~~ by the City of Rio Rancho ~~or other public entity. It is~~ of open space purposes. They are privately owned, and ~~a different zone district is appropriate~~ will remain as ~~described later~~ the same zoning in ~~this Master Plan~~the future.

Adjacent zoning within Mariposa allows for medium density single-family homes (R-4), at the northwest corner, along with lower density single-family residential uses (R-1 and E-1), and higher intensity, mixed use areas (MU-A). The Mariposa Master Plan also identifies several designated open space areas that follow existing arroyos and terrain, as well as the general location for future schools and community facilities. The R-4 in the Northwest corner adjacent to Mariposa Parkway and Patchogue Road is currently vacant. Both the existing R-4 Zoning area and OS zoning along the entire Mariposa Park-way will remain as the same zoning for future development.

Existing Land Use and Platting

The property within the Papillon Master Plan is mostly vacant, however, there are some existing land uses that impact the master plan as shown on the map below. One is that SSCAFCA owns a number of parcels that contain existing drainage facilities including natural arroyos and ponding

areas. There are also several existing homes along the northwestern edge of the property northwest of Patchogue Road. The existing homes are developed on existing, platted R-1 lots. There are also two City facilities that have been developed for a utility and a fire station. These facilities provide needed services for both Mariposa and the future Papillon residents. Finally, there are also a number of open space tracts that are along Mariposa Parkway as it passes through the Papillon Master Plan that are owned and controlled by the Mariposa HOA.

Existing Infrastructure ~~&~~ ~~Roadways~~

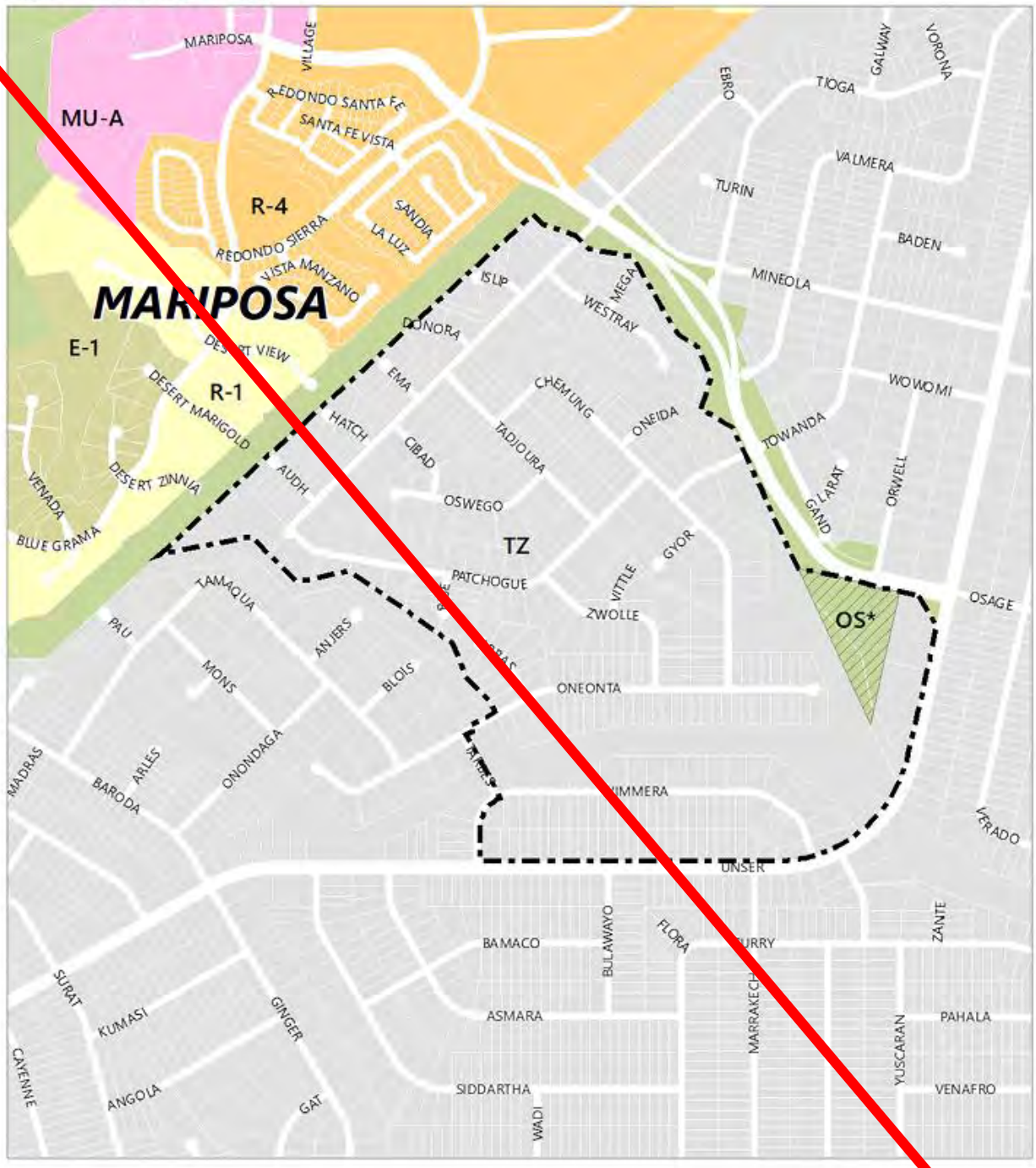
Most of the Planning Area is currently not served by utilities. The exception is lots located along Patchogue Road NE ~~that~~ , which have access to an existing water line that runs between a water tank located to the east along Unser Boulevard and a City-owned utility site at the corner of Patchogue Road and Ema Court NE (see Site Photo Two)~~.~~ The ~~closest~~nearest ~~-~~sanitary sewer line is located along the southern boundary of Mariposa. A conceptual layout for future infrastructure improvements, along with financing mechanisms, are laid out in **CHAPTER 9: CONCEPTUAL UTILITY PLAN**, and **CHAPTER 10: IMPLEMENTATION & PHASING**.

As discussed above, existing roadways in the Planning Area are unpaved, although most have been graded to allow access to existing lots. Because of erosion, these roadways will most ~~likely need~~likely need to be regraded during any future lot consolidation or subdivision process. Additional information on future transportation improvements can be found in **CHAPTER 7: TRANSPORTATION PLAN**.



Site Photo 2 Arroyo on Patchogue Road NE

Figure 2. Existing Zoning



Zoning

E-1 · MU-A · Planning Area
R-1 · OS
R-4 · TZ

Prepared for:
AMREP Southwest, Inc.

Prepared by:
Consensus Planning, Inc.
Huitt Zollars, Inc.

0 500 1,000 2,000 FT

* The zoning of the cross-hatched tract appears to have been mapped based on the Mariposa Master Plan, but is not part of Mariposa or owned by its developer.

Figure 2. Existing Zoning

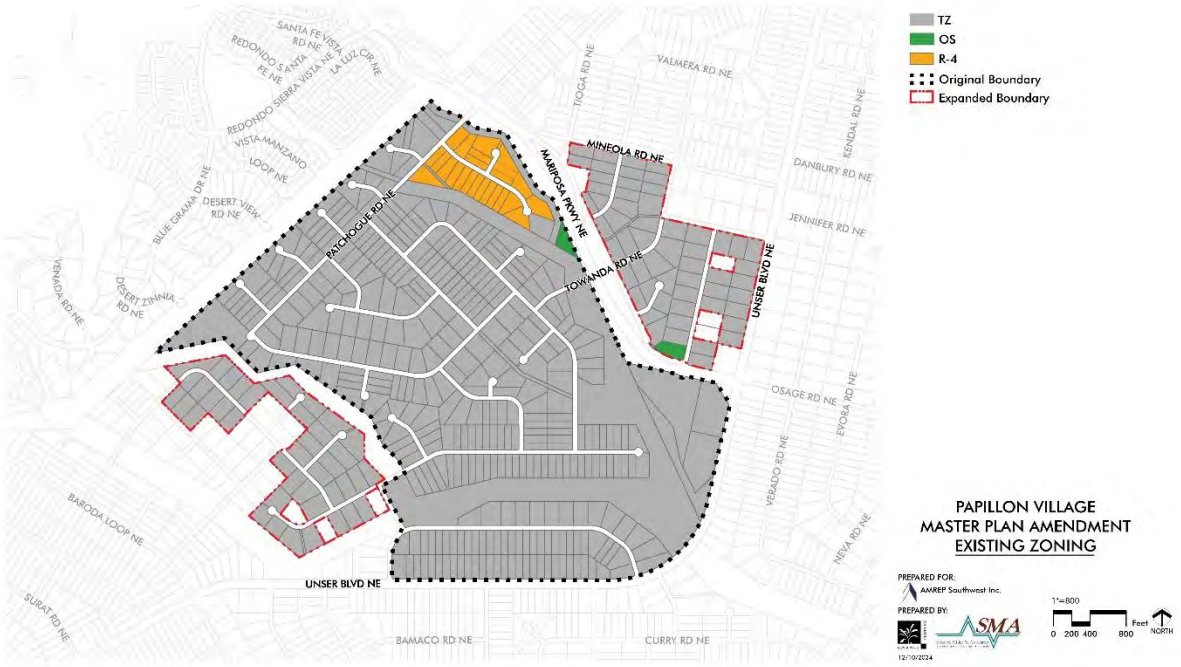


Figure 3: Existing Land Use and Plating



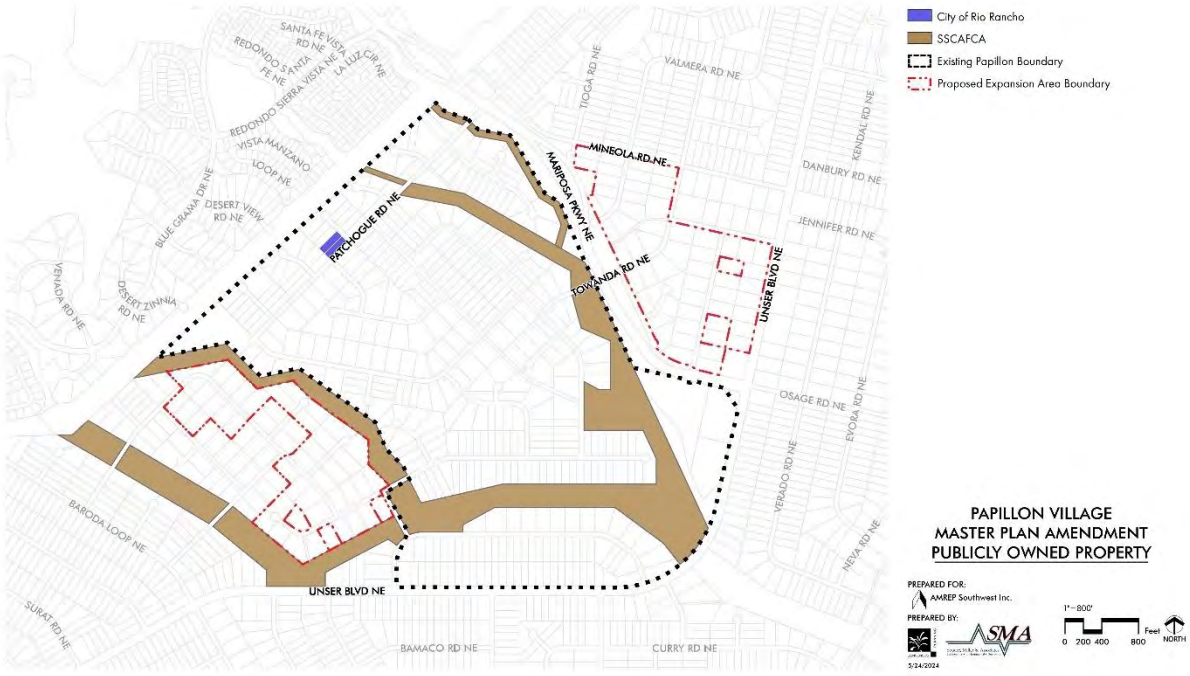
Public Ownership

The Papillon Master Plan includes several publicly owned properties. As depicted on the map below, the City of Rio Rancho owns two properties along the northwestern boundary of the plan area. Once of the properties is located at the northwest corner of Mariposa Parkway and Patchogue Road is an existing fire station that serves Mariposa as well as future residents of Papillon. Further south at the intersection of Patchogue Road and Ema Court is a City Utility property that includes City Well 15 and the Mariposa Booster Station. There are also a number of existing lots and tracts owned by the Southern Sandoval County Arroyo Flood Control Authority (SSCAFCA) for drainage corridors and planned ponding areas. The developer is working with SSCAFCA to refine the limits of the drainage ways based on improvements per the drainage management plan prepared by Souder Miller and Associates and discussed in the drainage section of this master plan.



Site Photo 3: Towanda Road North

Figure ~~3~~4: Publicly Owned Property



CHAPTER 3

PROPOSED LAND USE

The Generalized Land Use ~~Plan~~ Map (Glum) for the City of Rio Rancho ~~shows~~ identifies the Planning Area as ~~belonging to~~ if a "Future Planning" ~~area, with no~~ zone, currently without a designated land use ~~designation for the site~~. As a result, the area is ~~currently~~ zoned "T-Z: Transitional Zone," ~~which is a zoning~~ district that ~~converts to~~ R-1, R-2, R-4, C-1, and OS for ~~the purposes of~~ development purposes. To provide guidance for ~~the~~ future land use, this Plan proposes the land use ~~mix~~ shown in Table 1 and Figure ~~4~~5: proposed Land Use and Zoning, which show the location of the anticipated land use areas ~~and the land use~~ their perspective percentages.

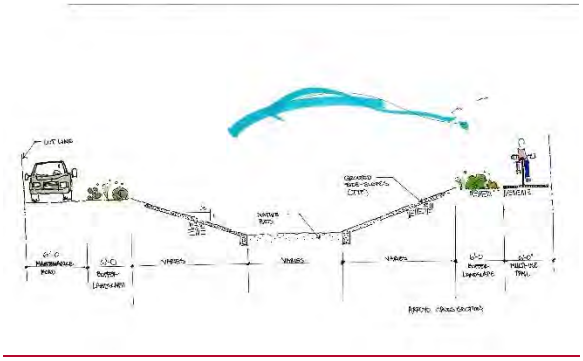
Projected Population

Based on the American Community ~~Survey's estimated~~ Surveys (ACS) ~~2016~~ 2022 estimate of average household size of 2.64 ~~(2.74 people)~~ and the potential number of future residential lots, (2,060) the Master Plan Area is projected to have a population of approximately ~~34,000~~ 5,438 residents ~~after~~ full build-out. Using the household size estimates from the City of Rio Rancho Code of Ordinances (2.83 people), up to ~~3,135~~ ~~4,033~~ 5,830 people could call Papillon Village home.

~~Overall, single-family land uses account for a majority (319 acres or 83%) of the site, followed by 37 acres (10%) for open space and drainage, approximately 17 acres (4.5%) of commercial, and about 10 acres (3%) for parks.~~

Overall, Low-density residential areas occupies 35.8 acres (7.3%) of the site, medium density residential areas cover 288.2 acres (59.2%) and, moderate density residential areas comprise 34.5 acres (7.1%). Additionally, the site includes 16.9 acres (3.5%) designated for commercial and 1 acre classified as Utility. Approximately 17.5 acres is dedicated to parkland and 90.5 acres (18.6%) of dedicated drainage zoned TZ

LAND USE	TOTAL ACRES	PERCENT TOTAL
Low Density Residential (R-1)	35.8	7.3%
Medium Density Residential (R-4)	288.2	59.2%
Moderate Density Residential (R-2)	34.5	7.1%
Commercial, Office, Mixed-Use (C-1)	16.9	3.5%
Drainage (TZ)	90.5	18.6%
Utility (U)	1.0	0.2%
ROW (Existing boundary)	20.0	4.1
Park (Follows underlying zoning and is not included in Acreage Total	17.5	
Totals	486.8	100%



~~Medium Density Residential~~

~~The majority of~~ Overall, ~~the Planning Area will consist of single family homes on lot sizes generally ranging between 3,000 and 5,000 square feet. This is equivalent to the R-2, R-3, and R-4 zone districts from the City of Rio Rancho Zoning Code. Multifamily residential uses are not a planned component. Rezoning of this area to allow for medium density residential will facilitate the redevelopment of the antiquated platting with new subdivisions and related infrastructure that otherwise does not exist and may not for a long time.~~

Open Space & Drainage

As described in CHAPTER 2: EXISTING CONDITIONS, and CHAPTER 9: CONCEPTUAL DRAINAGE PLAN, there are five drainage channels on site that feed into the Venada Arroyo to the southeast. Some of these channels will be retained as open space areas that will continue to direct stormwater to a proposed SSCAFCA ponding facility on the southeast edge of the planning area. Approximately 90.5 acres, or 18.6% of the Master Plan Area will be dedicated drainage areas. The developed planning area has been divided into multiple drainage basins. The proposed runoff from these post development basins will be collected by an internal storm drain system and routed through water quality and detention pond prior to being discharged into the improved arroyos. In addition, the master Plan also proposed new trails and bike lane along the side of the arroyos to increase the non-vehicle mobility and walkability in the neighborhood.

Medium-Density Residential (R-4)

As proposed detail showed in FIGURE 5: PROPOSED LAND USE AND PLATTING, the amended Papillon Master Plan proposed to rezone approximately 70% the traditional zone within the Papillon Village area into R-4 zoning for medium/moderate-density residential use to allow higher population density to develop/grow within the Master Plan area.

Low/Moderate-Density Residential (R-1/R-2) ~~Density Residential~~

~~Along the northwestern boundary of the plan area, several lots are proposed as low density residential. This area northwest of Patchogue Road already contains single family homes on the existing large lots, so keeping this area low density helps protect the character of the existing development with a transition across the roadway to the medium density residential rather than building on smaller lots immediately adjacent to these homes.~~

~~Low density residential is also proposed for the southern portion of the plan area between the Venada Arroyo and Unser Boulevard. AMREP Southwest does not own many of these lots, so the proposed land use reflects the existing ownership and likely development~~

~~pattern. It is anticipated to continue to correspond to the densities and uses allowed by its existing zoning unless a developer or landowner purchases additional lots in a consolidation effort. The current zone allows for low-density single-family homes, with a density of about 4 DUs/acre or less, although the average gross density is generally much lower.~~

Several lots along the northwestern boundary of the plan area are designated for low-density residential use. This includes the area northwest of Patchogue Road, which already features single-family homes on existing large lots. Low-density residential zoning is also proposed for the southern portion of the plan area between Venada Arroyo and Unser Boulevard. The proposed land use reflects the existing ownership and likely development pattern. Additionally, a rectangular area at the northeast corner and lots adjacent to Unser Blvd at the south is proposed to be rezoned into the R-2 Single-Family Residential District. The proposed land use, as shown in FIGURE 5. PROPOSED LAND USE AND PLATTING. The current zone supports low-density single-family homes, with a typical density of about one dwelling unit per lot, although the average gross density is generally much lower.

Commercial, Office, and Mixed-Use

A small, approximately 17-acre section of the planning area along Unser Boulevard near Mariposa Parkway is proposed to support commercial, office, or mixed-use development. A portion of this area is currently zoned OS: Open Space District. This zoning ~~appears to have been~~ was established alongside ~~in conjunction with~~ the adoption of the Mariposa Master Plan. ~~, but the property was not included in the Mariposa development.~~ The subdivision plat dedicating the right-of-way for Mariposa ~~Parkway includes the allowance for~~allows for an entry with curb returns to this property, facilitating additional ~~which is consistent with additional~~ roadway access or a commercial driveway. ~~Due to~~ Given its location with access to the major roadways, the site is well-suited for commercial, office, or mixed uses ~~are appropriate~~.

Parks

As described in more detail in CHAPTER 6: COMMUNITY AMENITIES, the Planning Area will have ample parks space that will be integrated into the system of regional trails and open space areas. Given the expected number of lots after full build out, approximately ~~10~~ 17.5 acres of park space ~~(3%)~~ will be dedicated to support the estimated ~~3,000+~~5,800+ residents in accordance with City of Rio Rancho standards of 3 acres of parkland per 1,000 individuals.

~~Open Space & Drainage~~

~~As described in the **CHAPTER 2: EXISTING CONDITIONS**, and **CHAPTER 9: CONCEPTUAL DRAINAGE PLAN**, there are five drainage channels on site that feed into the Venada Arroyo to the southeast. Some of these channels will be retained as open space areas that will continue to direct stormwater to a proposed SSCAFCA ponding facility on the southeast edge of the planning area. Approximately 37 acres, or 10% percent of the Master Plan Area will be dedicated to open space and drainage areas. If needed for additional ponding, a portion of the medium density residential just north of the proposed Unser Dam location could accommodate that expansion.~~

Future Zoning

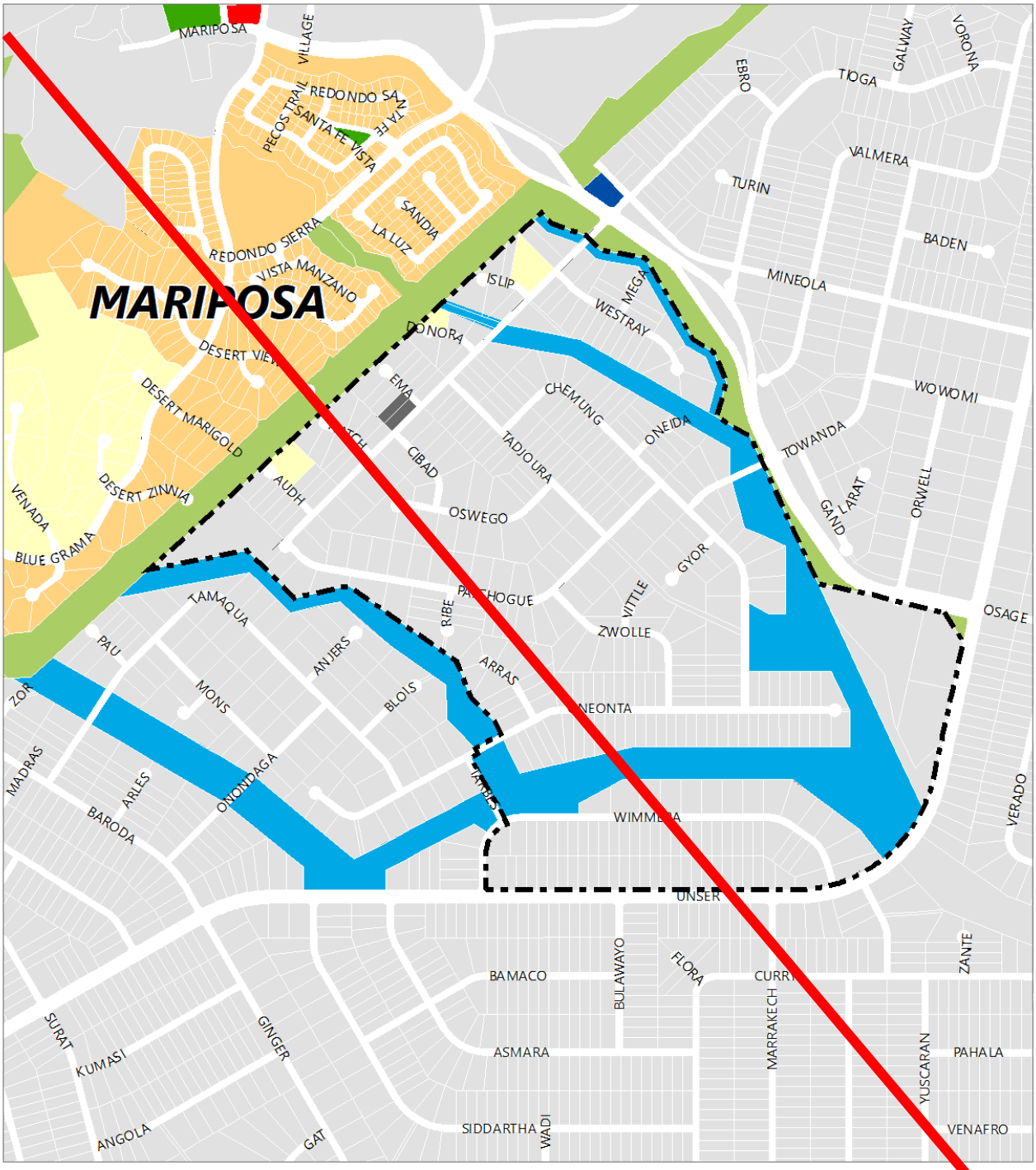
Future rezoning will be initiated after consolidation of the site's antiquated platting is complete. Replatted parcels will then be rezoned through the City's Zone Map Amendment process, which requires justification for the requested change. This chapter, along with the general land use map, supports the rezoning request for medium density housing, as well as commercial, office, and mixed-use near the Mariposa Parkway and Unser Boulevard intersection.

Table 1. Overview of Land Uses and Estimated Number of Housing Units

LAND USE	ANTICPATED DUs/ACRE	TOTAL ACRES	PERCENT TOTAL	ANTICIPATED UNITS
Low Density Residential (LD)	1.5	70	18%	107
Medium Density Residential (MD)*	4.1	249	65%	1000
Commercial, Office, Mixed-Use (C)	N/A	17	4.5%	N/A
Parks (P)	N/A	10	3%	N/A
Open Space & Drainage (OS)	N/A	37	10%	N/A
Utility (U)	N/A	1.5	0.5%	N/A
Totals	**3.2**	**384.5**	**101%**	**1107**

*Notes: Totals may not add to 100% due to rounding. *Includes roads, right-of-way, and additional drainage features.*

~~Figure 3. Existing Land Use~~



Land Use

Land Use

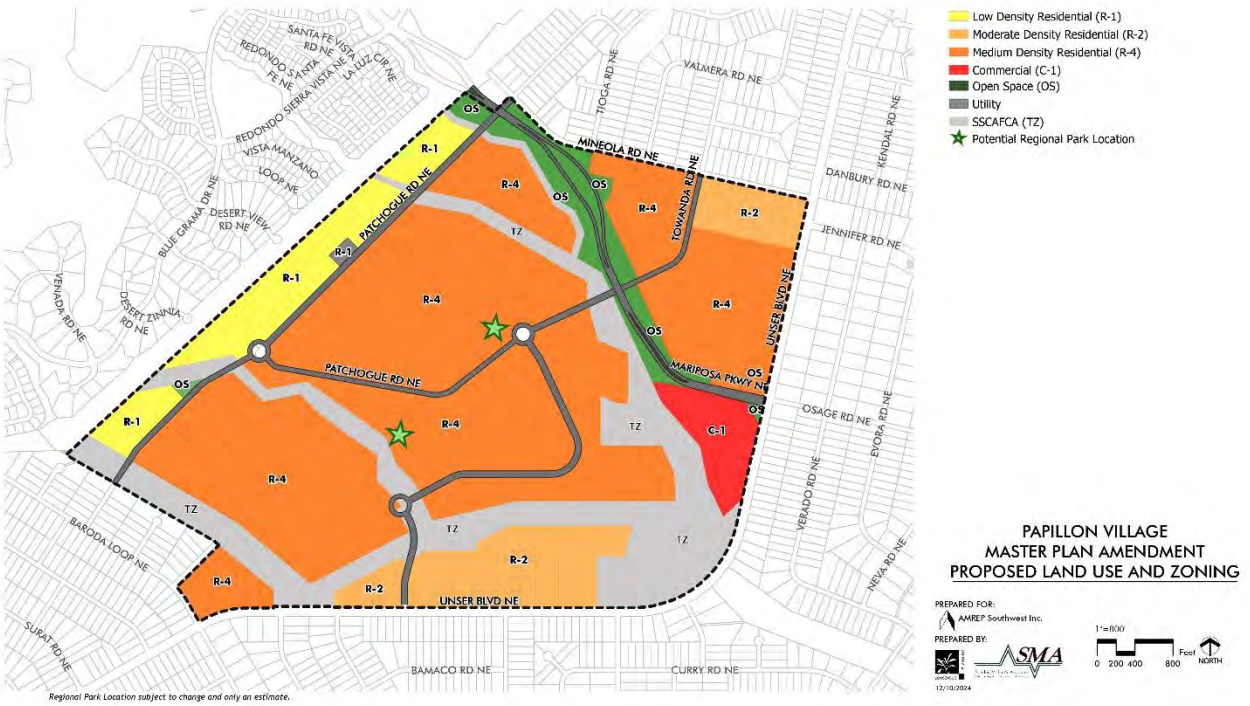
- Low Density Residential
- Medium Density Residential
- Commercial, Office, Mixed-Use
- Institutional
- Parks
- Open Space
- Drainage
- Utilities
- Vacant
- Planning Area

Prepared for:
AMREP Southwest, Inc.

Prepared by:
Consensus Planning, Inc.
Huitt Zollars, Inc.

0 500 1,000 2,000 FT

Figure 5: Proposed Land Use and Zoning



This page left blank intentionally

CHAPTER 4

COMPREHENSIVE PLAN INTEGRATION

The City of Rio Rancho's Comprehensive Plan provides policy guidance on several planning elements that affect the development of Papillon Village. These include policies addressing land use, urban design, transportation, infrastructure development, parks and recreation, and community facilities. The Master Plan furthers several goals and policies of the Comprehensive Plan as described below.

Antiquated Platting

Given the large amount of antiquated platting in Rio Rancho, the Comprehensive Plan has several adopted goals, policies, and actions to address this issue and facilitate development of obsolete subdivisions. Specific provisions that this Master Plan furthers include:

- **GOAL A-1:** Eliminate antiquated platting within the City of Rio Rancho where desirable.
- **POLICY A-2:** Require appropriate development standards for infrastructure and environmental improvements for both newly platted lots and antiquated lots.
- **POLICY A-3:** Ensure that the City's land use and development regulations provide the specific and detailed provisions necessary to eliminate prematurely platted land when feasible.
- **Action A-4:** Process Street name Change applications to address numbered streets that conflict with the street naming policy

The Master Plan ~~proposes to facilitate~~ facilitates the replatting process by planning the infrastructure necessary to develop the additional lots available under the proposed zoning. Doing so will help eliminate antiquated platting issues in this part of the City by making the parcels more developable and sized appropriately to the proposed medium density residential land uses.

Conservation & Natural Environment

~~As described in other chapters, t~~The Master Plan aims ~~seeks~~ to preserve and enhance natural features whenever possible, with a special focus on ~~especially regarding~~ open space, natural drainage systems, and water reuse. At the southeast corner of the master plan area, a 6-acre recreational space has been designated for a new water retention pond, complete with landscaping. The ~~Plan~~ effort supports the ~~furthers the~~ following goals and policies of the Comprehensive Plan ~~goals and policies~~:

- **GOAL CON-1:** Preserve water resources.
- **GOAL CON-2:** Preserve vegetation and natural resources.
- **POLICY Con-9**: Preserve and enhance native vegetation along arroyos identified in SSCAFCA's quality of Life Master Plan.
- **POLICY CON-12:** Develop and protect a public open space network.
- **ACTION CON-10:** Utilize SCCAFCA's flood control and arroyo features as a part of the City's open space network.

~~The conceptual drainage plan (see **FIGURE 6**, page 23) retains the primary channel of the Venada Arroyo leading to SSCAFCA's Unser Dam. Open space directly adjacent to major flood control facilities accounts for about 11% of the site, which meets a need to provide both recreation opportunities for future residents while preserving the natural environment.~~

Land Use

As described in CHAPTER 3: LAND USE, ~~much of~~ the planning area ~~is proposed to support~~ primarily supports medium density single-family residential ~~uses, with additional~~ development. Additional land ~~set aside for~~ commercial activities near the intersection of Mariposa Parkway and Unser Boulevard ~~intersection, as well as~~. The plan also includes a water detention pond with landscape design, along with pocket parks, parks, open space, and trails. These proposed land uses ~~further~~ align with the following goals and policies of the Comprehensive Plan ~~goals and policies~~:

- **Goal L-1**: Encourage mixed uses – retail, office, and Land Use residential centered on pedestrian-oriented developments along principal arterial roads.
- **GOAL L-2:** Encourage consolidation of lots to promote a variety of land uses in a planned manner.
- ~~**POLICY L-1:** Encourage the master planning of developments that establish a community character that considers circulation, landscaping, open space, storm drainage, utilities, and building location and design in the master plan.~~
- ~~**POLICY L-3:** Promote and support development that incorporates walkability.~~

As stated above, the amended Master Plan promotes consolidation of existing lots and the development of new single-family homes at a density that ~~respects~~ works with the natural environment. Adding commercial at the intersection of Unser and Mariposa Parkway will also provide useful services to future residents of Papillon Village, as well those already living in Mariposa or Mountain Hawk Estates to the northeast. Several other sections of the Plan address specific land use-related elements, including circulation, building locations, and lot layouts.

Population and Housing

Rio Rancho has recovered from the Great Recession in 2008 and the subsequent downturn in the housing market. ~~The City~~ In 2024~~2~~, the (ACS) estimates City of Rio Rancho ~~is home of approximately 112 thousand~~with 104,351 residents and which has doubled the number since 2000. The city is once again poised to grow, which will require the development of a variety of additional housing units for new families. This Plan supports

several housing goals of the Comprehensive Plan including:

- **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 multifamily residential neighborhoods provide an attractive living environment.
- **POLICY PH-5**: Encourage mixed-use and mixed-income housing opportunities in designated growth nodes throughout the city.
- **POLICY PH-7:** Support residential developments with appropriate amenities for families with children.

The Master Plan proposes to add a significant number of housing units at full build out. The development of these homes will provide ~~another~~ new housing ~~option~~options for families in Rio Rancho and take advantage of existing and planned community amenities that will be developed for the planning area.

Transportation

The transportation element of the Rio Rancho Comprehensive Plan seeks to develop a multimodal transportation system that enables safe travel for all users, while also mitigating congestion and supporting mass transit. There are two main roadways that serve as main entrances for Papillon Village: Mariposa Parkway and Unser Blvd. The amended master plan also proposed bridges, bike trails, and pedestrian trails within the amended area. The proposed transportation plan described in CHAPTER 7 supports many of the Comprehensive Plan's goals and policies including:

- **GOAL TR-2:** Transportation facilities designed and constructed in a manner to facilitate Rio Rancho's economic goals, enhance livability and meet Federal, State, regional and local requirements.
- **Goal TR-3:** A balanced transportation system that provides access to a variety of transportation options (automobile, transit, bus rapid transit, rail, bicycle and pedestrian facilities).
- **POLICY L-3:** Promote and support development that incorporates walkability.
- **POLICY L-4:** Encourage adequate pedestrian connections to future transit facilities in all residential site development.
- **POLICY TR-11**: Ensure all rights-of-way and transportation facilities are ADA-compliant
- **POLICY TR-10:** Support the design of streets and highways to respect surrounding land uses, natural features and community amenities.

Roadways in the Planning Area will be constructed to respect surrounding land uses, natural features, and meet local and state requirements. A trip generation study was performed to ensure that trips from the residential development do not negatively impact level of service on adjacent roadways development and the installation of needed infrastructure~~.~~

Public Facilities

Along with addressing antiquated platting during the development process, the Comprehensive Plan seeks to ensure that new development occurs in areas with existing public facilities and proximity to existing infrastructure (to minimize costs associated with infrastructure expansion). The Master Plan supports the following Comprehensive Plan goals and policies:

- **GOAL PF-1:** Provide a broad range of services and public facilities that meet the needs of current and future City residents, e.g. libraries, water supply, water and sewer lines, etc.
- **POLICY PF-3:** Make land use recommendations based on the availability of adequate

public facilities necessary to support a proposed land use.

- **POLICY EDP-6:** Explore opportunities to enhance internships, mentoring programs and expand educational linkages within the community.

CHAPTER 9: CONCEPTUAL UTILITY PLAN and **CHAPTER 10: IMPLEMENTATION & PHASING** outline a clear plan for future infrastructure development and financing to ensure that costs to the City of Rio Rancho are minimized.

The conceptual drainage plan (see FIGURE 6: BIKE LANE, TRAIL, AND BRIDGE PLAN) retains the primary channel and tributaries of the Venada Arroyo leading to SSCAFCA's Unser Dam. Open space directly adjacent to major flood control facilities accounts for about 18% of the site, which meets a need to provide both recreation opportunities for future residents while preserving the natural environment.

Parks and Recreation

The Comprehensive Plan identified improving the City's parks and recreation facilities as a clear need, especially in new master planned communities. This plan supports several Comprehensive Plan goals and policies to improve parks, create trail and recreation facilities including:

- **GOAL PR-1:** Establish new and maintain existing recreation and senior centers, parks, trails and open space that foster a quality community, support a strong economy, and meet the needs of current and future residents.

- **POLICY PR-1:** Develop pedestrian and bicycle linkages between neighborhoods and major natural areas, recreation facilities, and education, employment and retail centers.

- **POLICY PR-2:** Establish a coordinated and connected system of open space throughout the city that preserves natural systems, protects wildlife habitat and corridors, and provides land for low impact recreation.

- **GOAL CON-3:** Support wildlife habitat of sufficient diversity and abundance to sustain existing indigenous wildlife populations.

- **POLICY CON-9:** Preserve and enhance native strategies that address the many contributors to air vegetation along arroyos identified in SSCAFCA's quality pollution.

- **POLICY CON-12:** Develop and protect a public open space network.

- **ACTION PR-5:** Develop a comprehensive bicycle and pedestrian transportation master plan.

~~The Master Plan Area will include parks and open space areas that meet or exceed the City's Parks and Recreation standards (currently 3 acres of park space per 1,000 residents). In addition, the Master Plan proposes an integrated system of trails that connects to regional trail facilities, including trails in the adjacent Mariposa development.~~
The City of Rio Rancho Development Department and the Planning and Zoning Board require that the land dedication for park acreage in the Master Plan Area be based on three acres per 1,000 persons ~~and~~ 2.83 persons per dwelling in single-family areas as well as other areas within the Master Plan. In addition, the Master Plan proposes an integrated system of trails that connects to regional trail facilities, including trails in the adjacent Mariposa development.

Urban Design

The urban design element of the Comprehensive Plan seeks to ensure that development follows basic design standards that support community identity and create a sense of place. The Master Plan furthers the following urban design goals of the Comprehensive Plan:

- **GOAL UD-1:** Create focused growth areas

where existing public infrastructure can support higher density development.

- **GOAL UD-7:** Create subdivision linkages to open space recreational facilities.

- **POLICY UD-1:** Identify specific areas within the city where growth should be focused.

- **Policy L-1:** Encourage the master planning of developments that establish a community character that considers circulation, landscaping, open space, storm drainage, utilities, and building location and design in the master plan.

- **Policy L-2:** Promote and support neighborhood scale retail activities that are consistent with residential development.

Design features in future residential subdivisions will help establish a community identity through its system of trails, open space, and park spaces that effectively integrate within the larger regional landscape. Future subdivisions will be developed by a variety of homebuilders in order to offer a wide range of housing types for a diverse number of families.

Economic Development

The City of Rio Rancho has sought to diversify its economy and attract ~~additional employers.~~ Business activities and working opportunities by increasing the number of households. In addition, the City has sought to increase the amount of local retail and educational opportunities within Rio Rancho, as well as increase the local population expand the overall tax base.

- **GOAL EDP-3:** Enhance the tax base.

- **Policy EDP-6:** Continue to support Southern Sandoval County Arroyo and Flood Control Authority (SSCAFCA) and ensure the City and SSCAFCA have a collaborative relationship to ensure both entities' needs are met.

- **Policy EDP-8:** Work with Sandoval County to enhance its website with land ownership data consistent with Bernalillo County's system.

- **Action EDR-4:** Provide development incentives for large-scale development at the following retail priority locations: The Intersection of northern Boulevard & Unser Boulevard; the

- Southwest Corner of 528/Pat D'Arco Highway and Idalia Road; the Central Business District/Campus Center/Paseo Gateway; the intersection of Paseo Del Volcan and US 550; the intersection of Unser Boulevard and Paseo Del Volcan.

Development of the Master Plan Area will expand the City's tax base through both increased property taxes, and by supporting population growth and associated ~~spending by new residents.~~ also be made between this higher-intensity node and the remainder of Papillon Village via sidewalks and trails through open space and drainage areas. In order to promote a better pedestrian realm, where parking is located adjacent to sidewalks and roadways, a combination of landscaping and low walls approximately 3 to 4 feet tall should be installed for screening and safety purposes.

This page left blank intentionally

CHAPTER 5

DEVELOPMENT GUIDELINES

The Papillon Village is uniquely situated in proximity to the Mariposa Master Planned Community with assets such as the natural terrain and views of the Sandia Mountains. In order to take advantage of the location and assets, the Papillon Village Master Plan proposes design standards and concepts as laid out in this section to guide future development. These guidelines will promote cohesive development, but they are meant to be flexible and operate as a general framework to be considered during the development process. All development will be subject to the City of Rio Rancho Zoning Code and Subdivision Standards. If additional requirements are determined necessary for specific development proposals, restrictive covenants set up by the developer and enforced through a homeowner's association and/or architectural review committee ~~may be utilized~~. Fire hydrants every 500' in residential area, every 300' in commercial area. All dead ends, cu-de-sacs shall follow requirements set in 2021 IFC, appendix D. Roads must be paved with active hydrants before any homes are allowed to be occupied.

Community Amenities

As described in more detail in **CHAPTER 6: COMMUNITY FACILITIES**, ~~a~~two neighborhood parks, as well as several pocket parks are proposed in Papillon Village. Residential development will have easy access to these amenities. Potential trails, bile lane, and multi-use bridges can be built along area arroyos along the edges of the plan area, which are left open in accordance with the overall drainage plan. These trails, along with sidewalks constructed throughout the residential neighborhoods will connect pedestrians out to other publicly accessible trails along Mariposa Parkway and in the Mariposa community.

Street Lighting

Consistent with neighboring development and to preserve night views and dark skies, street lighting must be night sky compliant and comply with the City of Rio Rancho's Outdoor Lighting

Ordinance. Where required, street lighting will be installed for public safety purposes, such as near major intersections. Fixtures will be fully shielded and downlit to ~~limit~~ minimize light pollution and minimize impacts such as light trespass.

Landscape Design

The master plan proposes integrating water quality ponds into each parcel and adding new water detention ponds to enhance both aesthetics and infrastructure. Additionally, new vegetation and a trail system will be developed along the arroyos and in the southwest corner of the master plan area. Pocket parks are also planned to be incorporated into the future design of the Papillon Village Master Plan.

The landscape of this area is an important element ~~to create~~ in creating a livable community. Landscaping creates buffers, provides shade, helps control erosion, and enhances the pedestrian experience. Xeriscape principles of design and native or naturalized plants should be utilized. Other guidelines for landscape design include:

- Landscaping shall comply with the City's Water Conservation Ordinance and Zoning Code;
- New homes will include front yard landscaping, as provided for in the Rio Rancho Code of Ordinances;
- Accent materials such as cobble and boulders are encouraged;
- Areas disturbed by grading activities shall be re-vegetated with native ~~species~~seeding;
- Site landscaping must be installed in a timely manner after development occurs;
- To maintain balance with the on-lot landscape architecture, xeriscape landscapes shall be utilized for public rights-of-way and areas maintained by any future homeowner's association(s); and
- Water harvesting principles will be employed in public and private detention areas, to the maximum extent practical.

In addition, the develop Master Plan aims to follow the landscape guidance associate with proposed zoning from the Rio Rancho Comprehensive Plan. The landscaping is mandated in the front and street facing side yards of single-family residences to enhance both aesthetic appeal and privacy. Each home is required to plant a minimum of two trees and three shrubs, selecting species from an approved list that prioritizes low water usage to support environmental conservation efforts. The use of cool season turf grass is strictly prohibited in front yards and is restricted to a maximum of 1,000 square feet or 20% of the total area inside and rear yards, whichever is less.



Diagram 2: Water Quality Pond

Residential Design

In order to promote consistency within Papillon Village and with surrounding development, including Mariposa, homes should have similar external appearances and materials. Stucco will be the predominant finish on residences in the Master Plan area. Stone accents are encouraged. Furthermore, Consensus Planning has developed monument signage, sculptures, and logos to enhance community identity. The thematic design, inspired by the name "Papillon Village," seeks to emulate the fluttering movement of a butterfly

and incorporates water elements into the monument signage, enriching the aesthetic and cultural appeal of the area within the master plan.

If perimeter walls are proposed during future development, pedestrian openings will be provided where appropriate at the end of cul-de-sacs and stub streets to promote connectivity between individual subdivisions, access to trails, and improved circulation throughout the Master Plan area.

Commercial and Mixed Use

The corner of Unser Boulevard and Mariposa Parkway has been reserved for future commercial, office, and mixed-use development. Future development shall have consistent site amenities such as benches, walkways, pedestrian-scale lighting, bicycle parking, etc. Alternative paving materials for pedestrian walkways and plazas is encouraged. Adequate pedestrian connections should be provided through parking areas, especially larger ones. Pedestrian and bicycle connections should also be made between this higher-intensity node and the remainder of Papillon Village via sidewalks and trails through open space and drainage areas.

In order to promote a better pedestrian realm, where parking is located adjacent to sidewalks and roadways, a combination of landscaping and low walls approximately 3 to 4 feet tall should be installed for screening and safety purposes.

Perimeter Wall Emblem

The emblem will be placed throughout the community on perimeter walls, residential neighborhood entrances, and all documents associated with the development. The blue background with different steel butterflies gives the community a unique identity to separate it from other Rio Rancho neighborhoods. With the word "Papillon" translating to "butterfly" in French, the development has embraced the unique path a butterfly travels on throughout its life and reflected it in the design of its emblem.

Round-a-Bout Sculptures

The public art sculptures will showcase the path of a butterfly flying through the air with solid metal butterflies at the end of the path. Highlighting the uniqueness of the community through its physical features, the sculptures will be placed throughout the community in the center of the round-a-bouts. The sculpture will be composed of similar materials, stucco, concrete, and steel as the entry monument. The color of the sculpture will continue to be natural metals with orange and blue steel as accents. The bold accent colors and natural metal materials will bring a unique character to the community, while having a consistent theme that gives the community a sense of place.



Rendering 2: Sculptures



Rendering 1: Emblem

Entry Monuments

The entry monument signage will be located at the primary entrance to Papillon Village at the intersection of Mariposa Parkway and Tawanda Road. The entry monument will feature a variety of materials including stucco, concrete, and steel to create a visual path of a butterfly leading residents through the community to their home. The vertical elements will also provide a kinetic feel to the monument highlighting the sense of movement being portrayed. The primary color scheme for the monument, and all other visual aspects throughout the Master Plan development, will be natural silver, gold, and copper metals with an accent of orange and blue steel. The location of the monument will be at the intersection of the street and a natural arroyo and

includes a water feature that utilizes reuse water to ensure environmental sensitivity to the arid climate while creating a unique statement piece for the community.



Rendering 3: Mounments

This page left blank intentionally

CHAPTER 6

COMMUNITY AMENITIES

The Master Plan Area will include parks and open space areas that meet or exceed the City of Rio Rancho's Parks and Recreation standards (~~currently~~ 3 acres of park land and 4 acres of open space per 1,000 residents). In addition, the Master Plan proposes an integrated system of trails, bike lanes, and bridges for pedestrian/vehicle that connect to the existing ~~that connects to~~ regional trail facilities., ~~which includes trails located in Mariposa to the northwest of Papillon Village.~~

Parks

At full build-out, the total population in the Planning Area ~~could~~ expected reach ~~approximately 3,135~~ 5,830 people. This translates to about ~~10~~ 17.5 acres of ~~required~~ park land and ~~16~~23.3 acres of open space per the City's Subdivision Ordinance.

There are two primary parks in the Master Plan Area with a total of 18 acres ~~will be~~ located in the ~~western~~ central part of the development with easy ~~access~~accessiblity via Patchogue Road. The ~~generalized~~ location for ~~such a~~ these parks ~~is~~ are ~~shown on~~ outlined in Figure ~~4~~ 7 in CHAPTER ~~3~~6: ~~LAND USE~~COMMUNITY AMENITIES. ~~The identified location~~ Strategically placed near the middle of the planning area along Patchogue Road and adjacent to an arroyo ~~that could be utilized~~ suitable for a trail connection ~~provides great~~, this park will enhance ~~accessibility~~ connectivity for the residents of Papillon Village~~, as well as others to the north and west. The 5 to 10-acre park will be considered a neighborhood-scale park with these amenities.~~ and surrounding communities. A ~~Several~~ significant number of smaller "pocket" parks will also be created ~~— some of~~

which will be tied into the proposed trail network and open space system outlined below.

A Homeowner's Association, which will be established along with future redevelopment of the Papillon Village area, will be responsible for maintenance of these ~~micro-parks~~ pocket parks that will be scattered throughout the development and add to the overall acreage of park land provided for residents. The two neighborhood parks shall be dedicated to the city.

Open Space and Trails

The trail system within the development area will be established based on the ~~Open space will follow the~~ existing arroyo channels ~~on~~along the edges of the planning area ~~and will have, a~~serving a dual ~~use~~ function as active open space and stormwater management. ~~This translates to~~ The plan allocates approximately about ~~37~~ 18 acres of open space and 116.5 acres of drainage which combined is much~~open space~~ greater than the ~~far and approximately 16~~23.2 acres of ~~park~~open space land required to serve~~with~~ approximately ~~4,000~~5,830 potential residents in this community – which exceed~~ing~~s the City of Rio Rancho ~~exceeding the City's~~ Comprehensive Plan goal of ~~34~~ acres of open space per 1,000 residents.

Trails are planned ~~to follow~~ throughout the ~~proposed open space area in the south~~ southern part of the Master Plan area~~. These trails~~ which will ~~connect~~ link to the existing multi-use trail ~~on~~ along the eastern boundary ~~of the Planning Area~~ that runs parallel to Mariposa Parkway~~, which then connects to a second multi-use trail that runs along the southern boundary of Mariposa along the northern boundary of Papillon Village.~~ and continue along Unser Blvd. Access to these trails ~~from individual residences and subdivisions~~ will be ~~via~~ provided through a comprehensive sidewalk network that is ~~part of~~ integrated into the proposed ~~the overall~~ infrastructure ~~and roadway development proposed. There may also be an opportunity~~ road development. Additionally, there is potential to extend these connections ~~to further connect~~ to the Mariposa trails ~~and create~~ creating a larger network ~~for the area, including future planning of~~ that may also incorporate other nearby arroyo corridors ~~nearby~~.

Trails will be constructed to ~~follow~~meet City of Rio Rancho standards, with a minimum width of 10 feet, 2-~~foot~~feet buffer ("recovery zone") on each side, signage, and pavement markings.

Schools

Given that most of the area surrounding the site is sparsely populated, there are currently few nearby schools to serve residents. The closest schools include:



Site Photo 4: Trail along Mariposa Parkway

- Vista Grande Elementary School, 3.3 miles to the east;
- Cielo Azul Elementary School 2.9 to the south;
- Colinas del Norte Elementary School 4.3 miles to the south;
- Sandia Vista Elementary 4.8 miles to the;
- Mountain View Middle School 5.3 to the east;
- Sue Cleveland High School 3.10 miles to the southeast.

The Mariposa Master Plan (first adopted in 2002) includes a proposal for the construction of two elementary schools and one middle school to serve the population as the area continues to grow. These schools have not yet been constructed, given the slow growth at Mariposa. With a projected population of approximately ~~3,135~~ 4,000 people, and approximately 20% of the population made up of school-age children between the ages 5 to 18 years, there may be an additional ~~500~~800 students that will need to be served by area schools after full build out.

Figure 6: ~~Bike Lane, Trail, and Bridge Plan~~ Regional Parks



Figure 7: Bike Lane, Trail, and Bridge Plan

This Master Plan identifies a potential school site shown on Figure 4 in CHAPTER 3: PROPOSED LAND USE. As development and subdivision occurs within Papillon Village and the neighboring Mariposa Community, coordination shall occur with the Rio Rancho Public School District to determine the need to utilize this location ~~and~~ as well as those within the Mariposa Master Planned Community. If such coordination results in a determination that use of the identified site is not necessary, or if no decision is made by January 1, 2030, said site shall be released for development purposes in accordance with the underlying land use designation.

Site Photo 5: Pedestrian Pathway along Mariposa Parkway



CHAPTER 7

TRANSPORTATION PLAN

This chapter outlines the major transportation elements to support the proposed development of the area, including access, internal circulation, and the results of a ~~trip generation~~ traffic study. The Planning Area is adjacent to Mariposa Parkway, which will function one of as the primary access roads to the Papillon Village development. Two other entrances, described below, will also enable access to the neighborhood in addition to the primary entrance off Mariposa Parkway.

Major Roadways

The primary roads that create access to the Master Plan Area are Mariposa Parkway and Unser Boulevard. Mariposa Parkway, ~~along~~ adjacent to the northeastern boundary of the Plan Area, is a four-lane minor arterial road with bike lanes that had an average weekday traffic volume of ~~731~~2,678 cars per day in ~~2017~~2022. The roadway has bike lanes on both sides and a trail along the western side that connects to the trail network within Mariposa. Unser Boulevard is currently a two-lane regional principal arterial that had an average weekday traffic volume of ~~1,558~~ 2,623 cars per day in ~~2017~~2022. Both roads are currently well below the design capacity based on the functional classification. Additionally, Blue Gramma Road to the north is a major collector as determined by the Middle Rio Grande Council of Governments. The roadway network surrounding ~~Papillion~~ Papillon exists and access is available without adverse traffic impacts. The intersection between Mariposa Parkway and Unser Road serves as one of the primary entrances to the Mariposa community. The roadway infrastructure is notably well-developed, with multiple signs for the Mariposa community prominently displayed along Mariposa Parkway.

~~For its principal access route, Papillion Village will rely upon Mariposa Parkway which has previously been constructed to the ultimate typical section.~~ Future improvements to Unser Boulevard include flattening the horizontal curve immediately south of the Mariposa Parkway entrance and long-range Unser Boulevard improvements include a 4-lane urban typical section with raised median plus bicycle and pedestrian facilities. Future Blue Gram~~m~~a Road improvements include a roadway extension to Unser Boulevard. It should be noted that the extended portion of Blue Gram~~m~~a Road shall be classified as a Minor Arterial. Blue Gra~~m~~ma is unlikely to directly serve residents within Papillon Village and is not intended as such. It is shown as a critical element of the future network for the surrounding area. While Papillon Village and Mariposa residents currently ~~all~~ share Mariposa Parkway, as the area develops and the connection from Blue Gra~~m~~ma to Unser Boulevard is made, a significant number of trips from within Mariposa may be diverted off Mariposa Parkway to Blue Gra~~m~~ma and that second and access to Unser.

The Unser Boulevard and Mariposa Parkway intersection shall be signalized as traffic patterns exceed the current stop condition threshold. Additionally, the future Blue Gramma Road extension to Unser Boulevard may warrant signalization at future time.

Subdivision Access & Entryways

As mentioned above, the principal access route to Papillon Village is via Mariposa Parkway. There are currently three entrances to the Planning Area, of which, two are from Mariposa Parkway and only one at Patchogue Road is currently paved with signage indicating the access point. The other access points are not currently paved or improved with signage or signalization.

The second access point off Mariposa Parkway (connected to Towanda Road) leads sharply downward into an existing arroyo channel and will need to be improved in the future to allow for vehicular access.

Finally, the last access point to ~~the planning area~~ Papillon is off Unser via unpaved local roads, including Wimmera Road and Tarbes/Arras Lane connecting to Oneonta Road. This access directly to Unser is an important relief from all traffic otherwise traveling on Mariposa Parkway.

Each of these access points ultimately connects to Unser Boulevard and will similarly need to be improved in the future to create clear entrances into the new development. As these access points are developed, the State Access Management Manual should be utilized to ensure proper intersection spacing on Unser, as it is anticipated to have access restrictions as a regional principal arterial.

Trip Generation Study

In 2024, ~~A trip generation study was conducted by Huitt-Zollars, Inc. as part of the Planning Process based on 1,000 single family residences and approximately 20 acres of commercial. The largest traffic impacts result from the proposed commercial uses, which are located at the Mariposa Parkway and Unser Boulevard intersection, where the additional traffic can be handled without adverse impacts.~~

~~The traffic counts at the three proposed access points to the residential component of Papillon Village range from 680 AWDT to 1240 AWDT, which will be managed through the improvements expected during development of the planning area.~~

~~Full Traffic Impact Analyses will be performed later as development is pursued to ensure the correct solutions are implemented based on specific needs.~~

Souder, Miller, and Associates (SMA) conducted a Traffic Impact Analysis (TIA) for the proposed Papillon Village subdivision, located at the southwest and northwest corners of Unser Boulevard and Mariposa Parkway in Rio Rancho, NM. The development includes approximately 2,060 single-family residential lots, 15 acres of commercial space, and 13 acres for an elementary school.

The trip generation rates for the Papillon Village subdivision were calculated based on the Institute of Transportation Engineers (ITE) Trip Generation Manual. The analysis used different Land Use Codes for residential, commercial, and school areas to estimate total weekday volumes and peak hour trips.

- Residential: 2,060 units generating 19,426 weekday trips, with 292 AM peak hour trips (ingress and egress) and 1,076 PM peak hour trips.
- Commercial: 163,350 ft^2 generating 1,808 weekday trips, with 193 AM peak hour trips and 182 PM peak hour trips.
- Elementary School: 643 students generating 1,460 weekday trips, with 257 AM peak hour trips and 57 PM peak hour trips.

The total traffic generation for the site, considering internal capture for commercial (15%) and school trips (30%), resulted in a projected off-site traffic generation of:

- AM Peak Hour: 636 trips
- PM Peak Hour: 1,050 trips

Trip Distribution and Traffic Assignments:
Trip distributions followed a gravity model utilizing socioeconomic data from the Mid Region Council of Governments. The model allocated trips based on regional employment data and distance traveled:

- 1% to the west/north on U.S. Highway 550
- 54% to the east/south on U.S. Highway 550
- 45% to the south on Unser Boulevard

Intersection Analysis

Key intersections within the study area included various unsignalized and proposed signalized intersections along U.S. Highway 550 and Unser Boulevard. The intersections analyzed include:

- U.S. Highway 550 intersections with NW Loop Road, Chayote Road, Midway Drive, and Santa Fe Hills Boulevard.
- Unser Boulevard intersections with James Wall Road, Westphalia Boulevard, Columbine Road, Wyalusing Road, Elegy Road, Mineola Road, Mariposa Parkway, and Wimmera Road.

Proposed Local Roads

~~No new rights-of-way are proposed for Papillon Village at this time. Existing platted roadways within Papillion will be improved to City of Rio Rancho Standards as phased development occurs. Should future development or subdivision applications consider platting additional rights-of-way or creating new subdivision entrances off from existing roadways, those proposal will be evaluated at that time and shall meet City of Rio Rancho standards for design and spacing.~~

~~Specific pedestrian amenities such as wider meandering pathways, enhanced landscapes, and decorative walls shall be proposed and evaluated with future development submittals.~~
Existing platted roadways within Papillon will be improved to City of Rio Rancho Standards. Specific pedestrian amenities such as wider mean dering pathways, enhanced landscapes, and decorative walls shall be proposed and evaluated with future development submittals. Several recommendations were made to mitigate anticipated traffic impacts. Develop all new intersections with one left turn and one right turn lane off the minor approaches, and a through lane where necessary. Install traffic signals at U.S. Highway 550 and NW Loop if warranted. Widen Unser Boulevard to meet full Principal Arterial standards, allowing for median stacking and additional gaps between eastbound and westbound through vehicles.

The new Papillon Village proposed paved multi-use trails that weaves through the community, running along Barooa Loop, Unser Boulevard, Mineola Road, and connecting to Towanda Road, Patchogue Road, Oneonta Road, and Tamaqua Road. The master plan also includes the integration of a bike lane network along Towanda Road, Patchogue Road, Oneonta Road, and Tamaqua

Road. Furthermore, the plan envisions the construction of bridges at all road and arroyo intersections within the area to improve pedestrian and vehicular circulation. These proposed bridges and trails aim to enhance connectivity throughout the community.

Unser Boulevard Access Management

Unser Boulevard is a Regional Principal intended for limited access and likely will eventually include a median dividing direction of traffic. Presently, obsolete platting in Block 110 has created narrow lots that could potentially develop individually. Allowing every lot to have its own access from Unser Boulevard would create major traffic hazards. Rio Rancho follows the NMDOT State Access Management Manual for access spacing standards, which shall be followed for future development in Papillon Village. Generally, full access intersection spacing is allowed every ¼-mile and in this location will likely be limited existing platted street locations. These locations should be coordinated by the City between the north and south sides of Unser Boulevard, including Marrakech Road, which is designated as a future north-south minor arterial connecting Unser Boulevard to Broadmoor Boulevard in the City Center area and Wimmera Road, located within the Planning Area, which provides access to the larger Papillon Village development area.

To reduce individual driveway access to Unser, the following guidance should be utilized during future lot development:

- Existing lots are encouraged to share access points with easements and agreements allowing adjoining properties to share such access;
- Lots may be consolidated to reduce the number of access points; or
- A frontage road or alley access may be constructed to provide access to all lots fronting Block 110 along Unser Boulevard.

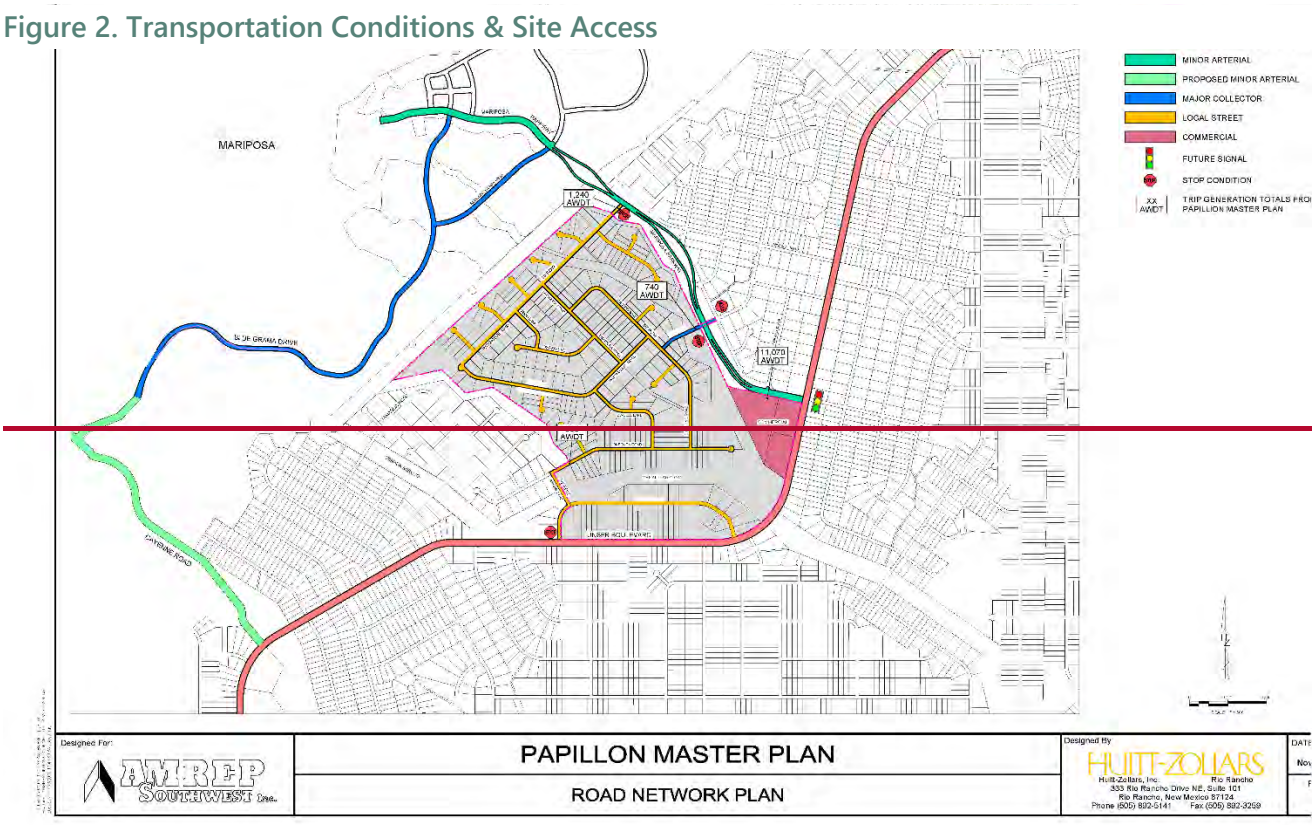
The third option is the preferred alternative, if provided by the City of Rio Rancho as part of a larger Unser Boulevard roadway widening, or by a developer if the lots in Block 110 are consolidated and subject to a larger subdivision development process.



Site Photo 6: East Bound from Unser

This pPage left blank intentionally

Figure 2. Transportation Conditions & Site Access



The pPage left blank intentionally

CHAPTER 8

CONCEPTUAL DRAINAGE PLAN

This chapter outlines the proposed conceptual drainage solution for Papillon Village. The drainage plan was discussed with SSCAFCA to ensure that proposed improvements support the agency's Quality of Life Master Plan and the upcoming stormwater management projects in the immediate area.

Stormwater Management

The Papillon Village Master Plan is located within the Venada Arroyo Watershed. Off-site flows from Mariposa Subdivision will be intercepted from existing detention ponds through proposed storm drains and routed through the project site. ~~Off-site flows from the north and south sides are intercepted by existing tributaries of the Venada Arroyo and directed into the storm drainage system. All offsite flows are assumed to be restricted to historical flowrates. First flush flow for the entire site shall be managed by Unser Dam. Developed onsite flows will be collected by an internal storm drain system and discharge into a proposed detention pond known as Unser Dam. The Unser Dam will collect onsite and off-site flows with a total watershed area of 1.8 square miles. It will discharge toward existing culverts in Unser Boulevard with an existing capacity of 500 CFS. Based on the preliminary design (Easterling, 2013 & 2014), Unser Dam will be a non-jurisdictional earthen dam with a 100-year runoff volume of 46 acre- feet~~. Offsite flows from the north and south sides are intercepted by existing tributaries of the Venada Arroyo and directed into the existing arroyos. All offsite flows are assumed to be restricted to historical flowrates.

A drainage investigation was completed for the planning area that contributes runoff to Unser Boulevard in Rio Rancho, NM. The upper portion of the overall drainage basin consists of the Mariposa Subdivision and the lower portion is the proposed Papillon Village planning area.

To convey runoff through the proposed development, the existing SSCAFCA arroyos will be improved to serve as open channels. Like the arroyos in the existing condition of the site, the proposed channels will be within SSCAFCA right of way and will be owned and maintained by SSCAFCA.

The developed planning area has been divided into multiple drainage basins. The proposed runoff from these post development basins will be collected by an internal storm drain system and routed through water quality and detention pond prior to being discharged into the improved arroyos. The proposed water quality and detention ponds will be designed and detailed with each developed subdivision. The implementation of water quality and detention ponds, in each corresponding post-development basin is expected to reduce the post-development 100-year 6-hour peak discharge rate within each basin to the pre-development 100-year 6-hour peak discharge

rate to meet the requirements of the Rio Rancho DMP.

The proposed arroyos have been analyzed and the peak runoff flowrate within each channel was determined based on the 100-year 24-hour flow rates from the Mariposa subdivision, as identified in their record drawings, and the predevelopment flowrates within the Papillon Village drainage basins. The predevelopment Papillon Village flowrates were used with the assumption that each post development basin within the Papillon Village development will flow to a water quality and detention pond before discharging into the arroyos. These water detention ponds will be designed to reduce the post development peak flowrates within each basin to the pre-development rates.

These peak runoff flowrates influenced the design of each channel. Each channel will be trapezoidal with 3:1 side slopes. The sides of these channels will be grouted to mitigate erosion while the base will remain in their natural condition to allow for infiltration. A 1-foot deep toe at the base of the grouted side slopes will be installed to mitigate undercutting. To reduce the running slope and flow velocity within each channel, a series of 2-foot-tall gabion drop structures will be installed along the length of the channel. The number of drop structures and the dimensions of the channels vary.

The capacity of the existing culvert crossing at Unser Boulevard were analyzed as part of the Drainage Master Plan (DMP). The structure consists of 4- 5' diameter CMP culverts on grade, mitered to the road slope, and protected with a sloped headwall with an approximate roadway embankment height of 7.5'. From this analysis, it was determined that the existing structures are not currently sufficient to convey the 100-year 24-hour pre-development peak flow from the site which is approximately 952 cfs. To prevent the need for modifications to the existing infrastructure under Unser Boulevard, the proposed water quality and detention ponds within the Papillon Village Subdivisions will be constructed to detain excess runoff to ensure that the peak discharge from the site is less than the 830 cfs capacity of the existing Unser Boulevard Crossing.

Lastly, energy dissipation structures will be installed at the outlet of the proposed channels to prevent any damage and mitigate erosion at the Unser Boulevard Crossing. The developer has proposed that a large decorative water feature be placed at the outlet of the proposed channels. This feature will be designed to dissipate the energy of runoff flowing from the channels before they reach the Unser Boulevard crossing. A detailed design of this water feature and the analysis of its energy dissipating capabilities will be included in the final design.

Floodplains

Although there are five existing arroyos running through the site, Papillon Village is not encumbered by any existing floodplains as designated by FEMA. ~~Many of these~~ The smaller or minor arroyos crossing through the planning area are proposed to be filled and the existing flows directed into storm drains as described above and shown in Figure ~~6~~7 and Figure 8.



Site Photo 7: Drainage Pipes Southeast Corner on Unser

Figure ~~67~~. ~~Conceptual Drainage Plan~~

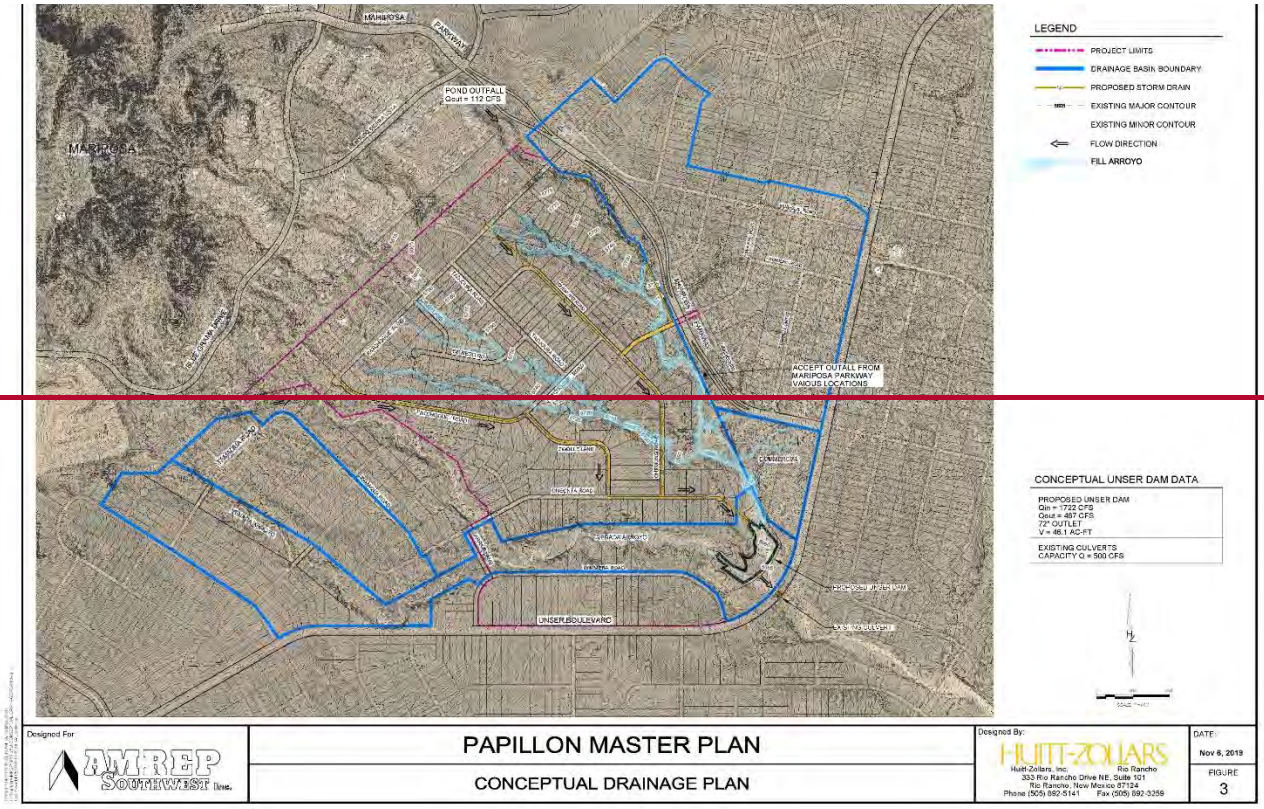


Figure ~~67~~. Proposed Arroyo Modifications

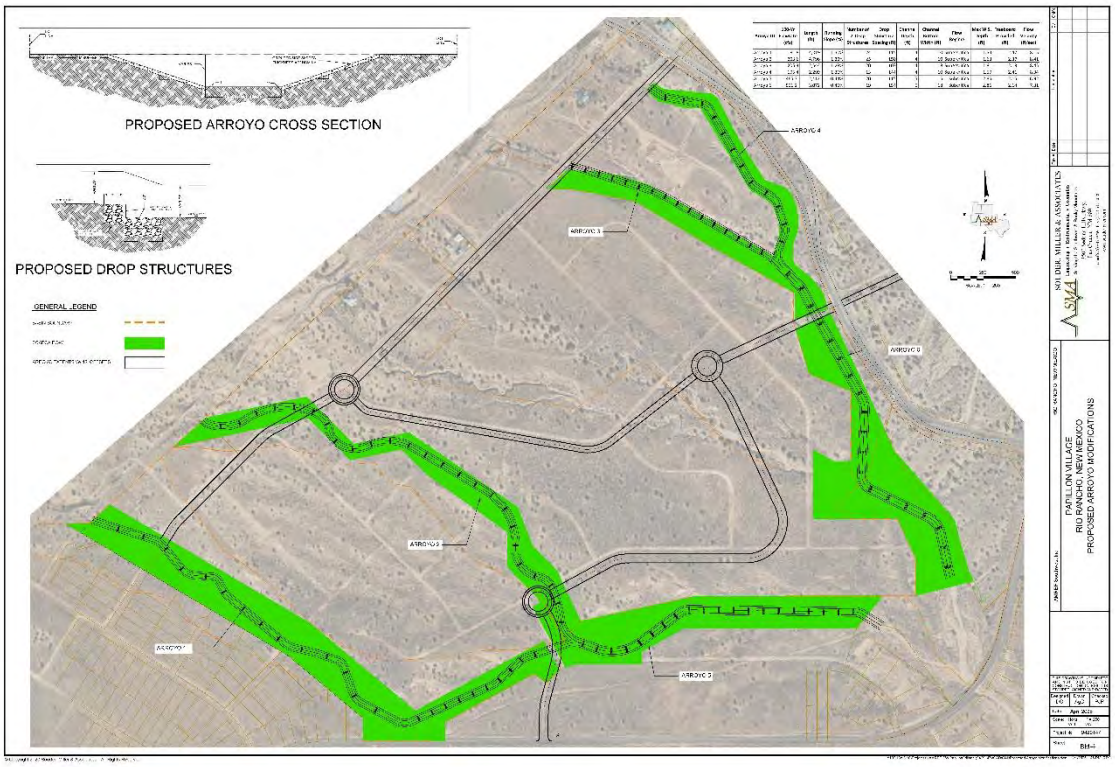
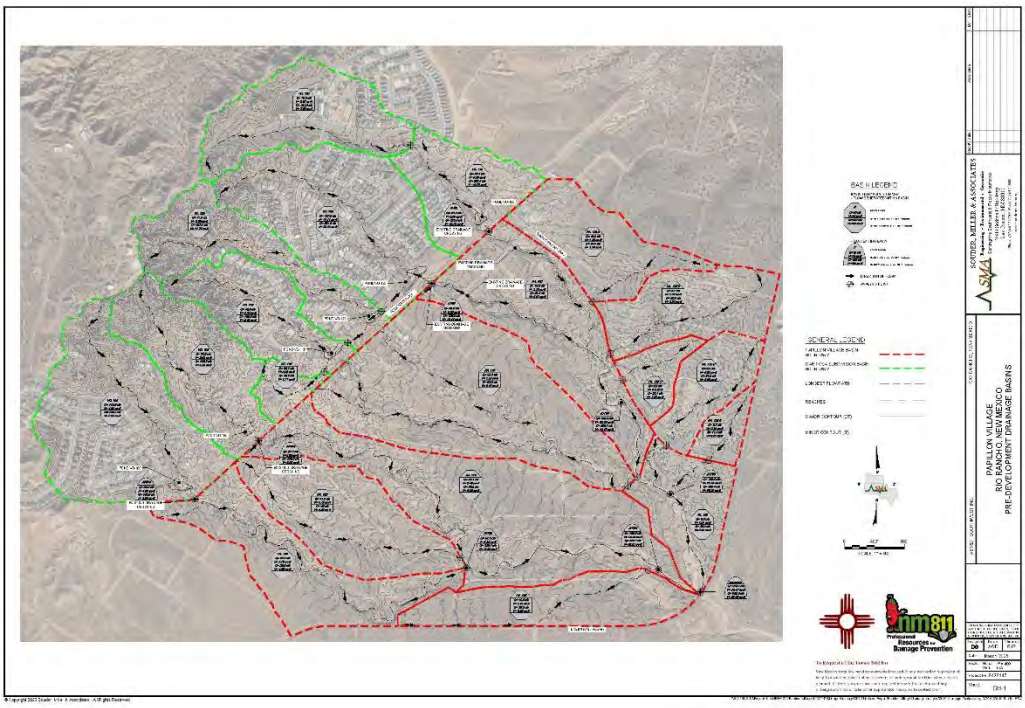


Figure ~~68~~. Pre-development Drainage Basins Map



The p~~P~~age left blank intentionally

CHAPTER 9

CONCEPTUAL UTILITY PLAN

This chapter provides an overview of planned infrastructure improvements to serve future residents of Papillon Village. This includes a conceptual utility plan to address water, sanitary sewer, and private utilities improvements that will be required before development can occur.

Water

The proposed development is west of Unser Boulevard and north/south of Mariposa Parkway in northwest Rio Rancho, New Mexico. The development is generally bounded by Patchogue Road to the north, Mariposa Parkway to the east, Unser Boulevard to the south, and open space to the west.

The property slopes from the west to the east/southeast ranging in elevation from approximately 5830' to 5670'.

Well 15 and the Mariposa Booster Station are located at the intersection of Patchogue Road and Ema Court. A 16-inch water line connects Well 15 to Tank 15N. The Mariposa Booster Station is also connected to the existing 16-inch waterline. The booster station draws water from the 16-inch waterline and pumps to the Mariposa Tank via a 14-inch waterline. A new 12-inch waterline will connect to the 14-inch waterline on the high pressure side of the booster station in Ema Court. The new 12-inch waterline will provide service to the Papillon Village area. A new pressure reducing valve (PRV) will be installed immediately downstream of the connection in Ema Court due to the high pressure in this portion of the system. A new 8-inch waterline will serve Ema Court from the low-pressure side of the PRV. The proposed 12-inch waterline will continue south in Ema Court to Patchogue Road where it turns northeast and continues to Tadjoura Road. ~~The Conceptual Utility Plan (Figure 7)~~ The Figure 9: Proposed Drainage Structure shows the continuation of the 12-inch waterline extending south to Oneonta Road. A new 10-inch waterline will extend along the north portion of Patchouge Road connecting to the 12-inch waterline. Two additional PRVs will be required to reduce pressure to the lower portion of the subdivision and allow service to be provided directly from Tank 15N. A new 12-inch waterline will connect to the existing 16-inch waterline that connects Well 15 with Tank 15N. The connection will be at Mineola Road and the line will extend down Towanda Road crossing Mariposa Parkway and

connecting to the proposed 8-inch waterline in Chemung Road.

The waterline diameters required to bring water to ~~Papillion~~ Papillon take into consideration the City's Master Plan for future growth. In the future, it is intended for supply from the lower pressure zones to potentially be pumped up to the higher zones for redundancy. It is important for utilities such as this large diameter pipe, to be taken into consideration as well as the other utilities needed to serve this development during the planning stage.

The piping around the ~~Papillion~~ Papillon development takes into consideration the City's Master Plan. A minimum 8-inch diameter pipe is proposed internal to the development with all lines to be sized to accommodate the potential build out of the property per the proposed zoning.

Water Quality Pond

Papillon Village has proposed to construct several water quality ponds, strategically positioned at lower elevations on each parcel, divided by arroyos or existing/proposed roadways within the community. These ponds are designed to collect rainwater for reuse, supporting the City of Rio Rancho's long-term goal of creating a sustainable environment. Additionally, the plan includes four reuse discharge points located at the northwest boundary, where all existing arroyos intersect with Patchogue Road and Tamaqua Road. Furthermore, the open space area at the southeast corner along Unser Blvd is planned to have a designated water feature area to collect stormwater for sustainable purposes and reactional use.

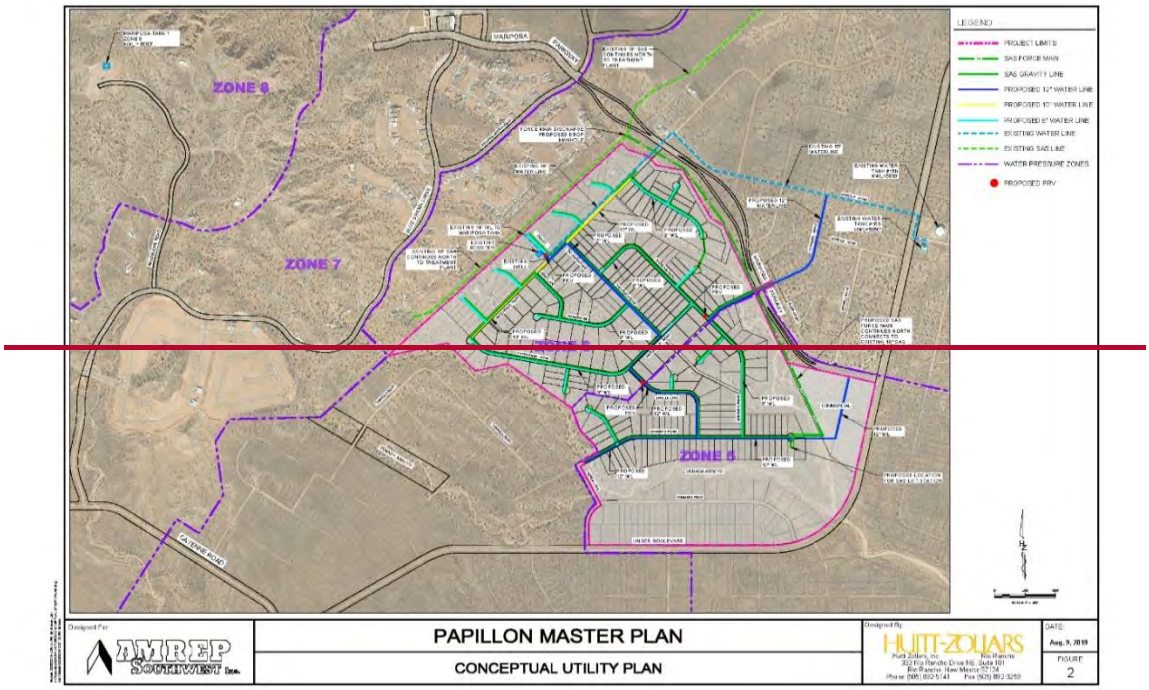
Water quality ponds serve several purposes in the Papillon master plan: to enhance water quality by slowing water velocity and allowing sediment to settle, allowing non-potable water sources to percolate and recharge the aquifer, provide more lush landscapes and open spaces that benefit from reclaimed, and stormwater flows while accommodating trails and open space amenities for residents. Stormwater ponds are located at lower elevations and critical junctures to contain stormwater from minor rain events and overflow into the large stormwater conveyance systems. Ponds are envisioned to be protected from erosion by aggregates and have seeded/naturalized bottoms. Designs will provide maintenance access in all instances. Adjacent to the ponds are multiuse paved and soft-surface trails, shade structures and site furnishings.

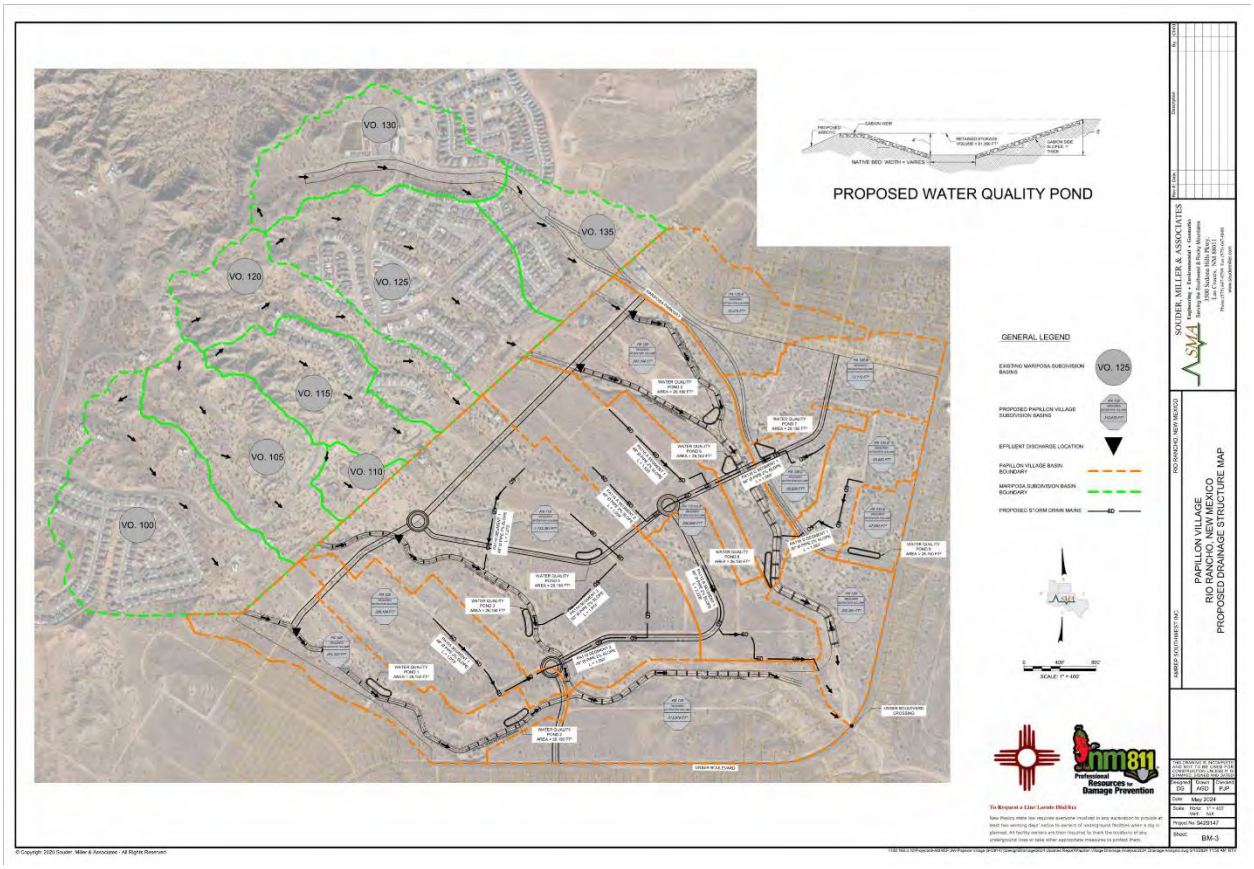
Sewer

Sewer service for ~~Papillion~~ Papillon and all properties within the Venada Basin will require construction of a new sanitary sewer lift station. Internally, 8-inch diameter sanitary sewer collection lines are proposed to service the development with all lines to be sized to accommodate the potential build out of the property per the proposed zoning. Several collectors will be constructed north and west, ultimately providing service to the remainder of the basin in the future. The lift station will be designed to accommodate the proposed Papillion sewer flows as well as all future flows; however, the ultimate construction of the lift station will be performed in phases based on future growth within the basin as flows increase.

The Lift Station and associated force main will convey flows to the existing 18-inch sanitary sewer line northwest of ~~Papillion~~ Papillon as shown on Exhibit 7. The 18-inch sanitary sewer line discharges into the City's Mariposa Waster Water Plant (WWTP 5).

Figure 3. Conceptual Utility Plan





The pPage left blank intentionally

CHAPTER 10

IMPLEMENTATION & PHASING

The implementation of the Papillon Village Master Plan will occur during future replatting, ~~through zone map amendments,~~ and through the establishment of a Special Assessment District (SAD) or Public Improvement District (PID). It is probably most realistic that these actions will occur over the next decade, with much dependent on market conditions. During that time, the following implementation actions can serve as a guide to facilitate the full build-out of the Planning Area.

Implementation Actions

1. The majority property owner will pursue the establishment of a SAD or PID to provide financing for infrastructure improvements.
2. Construction of infrastructure and transportation improvements will be planned in coordination with the City of Rio Rancho Department of Public Works, Department of Development Services, Public Safety, and PNM.
3. The developer will coordinate construction of stormwater management solutions with SSCAFCA, including additional trails along arroyos, detention ponds, or low impact development solutions (LID).

~~4. Prior to replatting or any development, the majority property owners will initiate rezoning of affected parcels to follow the adopted land use plan.~~

~~5.~~4. To address antiquated platting, the majority property owner will seek to replat owned lots within Unit 25 into smaller, more developable parcels that support the land use plan outlined in CHAPTER 3.

~~6.~~5. ~~Incorporation~~The incorporation of any design standards into future CC&R's will be enforced by a new Homeowner's Association (HOA).

Phasing

Development of the Planning Area will occur in approximately three phases over the next several years, with several actions taking place before each phase is accomplished.

Phase 1: Rezoning of the land and replatting of existing lots into new layout.

Phase 2: Establishment of a financing mechanism for infrastructure improvements.

Phase 3: ~~**Phase 2:**~~ Construction of major infrastructure, drainage, and transportation improvements.

~~**Phase 3:** Rezoning of the land and replatting of existing lots into new layout.~~

Phase 4: Home building and community development.

Infrastructure Financing Mechanisms

Financing of public improvements (roadways, water and sewer, and parks and recreation space) in the Master Plan may be financed through either a

Special Assessment District or Public Improvement District. These two mechanisms are described below.

These two methods share some similarities. Both involve assessments that are paid by the property owner(s) within the district who benefit from the infrastructure improvements to be constructed. However, they also differ and offer pros and cons that need to be evaluated by the property owner(s) and ultimately a policy decision will need to be made by the City of Rio Rancho Governing Body, as they have authority to approve of such districts.

Public Improvement Districts (PIDs): Public Improvement Districts are one of the primary ways to finance infrastructure improvements in a master planned area. PIDs may be used to construct all required public improvements in a new subdivision, including utilities and public facilities (community centers, schools, etc.). PIDs can be especially beneficial if public facilities are ~~particularly~~ needed among the improvements to be funded by the debt and assessments whereas SADs are more limited in scope.

PIDs are typically financed through bonds issued by the PID on behalf of property owners, who then pay for the debt service on these bonds through a property tax assessment, special levy, or through charges to use a facility (i.e., member fees to use a community center).

Establishing a PIDs involves a petition and hearing process, followed by a unanimous consent procedure or approval through the election of property owners within the proposed PIDs. A General Plan and design of infrastructure follow formation in order to determine the costs and debt to be issued for installation of infrastructure identified.

Special Assessment Districts: Special Assessment Districts (SADs) are another tool that may be used to fund infrastructure improvements including roadways, water and sewer, and community amenities. SADs are created in accordance with New Mexico State Law, Chapter 3, Article 33 NMSA, 1978 Improvement Districts, which requires agreement of landowners possessing at least 66.67% of the area's assessed value to agree to establish the SAD. The Governing Body can also initiate a SAD if it determines that the creation of the district is necessary for the health, safety, and welfare of the community.

In addition to state regulations, the City of Rio Rancho has an adoption process that involves five resolutions that must be passed by the Governing Body. This adoption process delineates the boundaries of the SAD, prepares preliminary plans and cost estimates, and creates an assessment rate for each affected property. Depending on the level and proximity of improvements, the assessment rate may vary between properties in different parts of the SAD.

The formation of a SAD may be initiated by a property owner requesting improvements – usually a larger landholder or developer.

Infrastructure to be developed by SADs is limited to street right-of-way, drainage, park and open space, and utilities. Often this tool is specifically used to bring antiquated subdivisions up to more current standards. Improvements within the SADs must be shown to ~~specially~~especially benefit the properties paying assessments. In the case of Papillon Village, improvements are anticipated to be those needed to correct the issues surrounding the antiquated subdivision platting by providing infrastructure to existing and future lots rather ~~that~~ than building infrastructure as part of a larger master-planned community such as Mariposa or Cabezon.

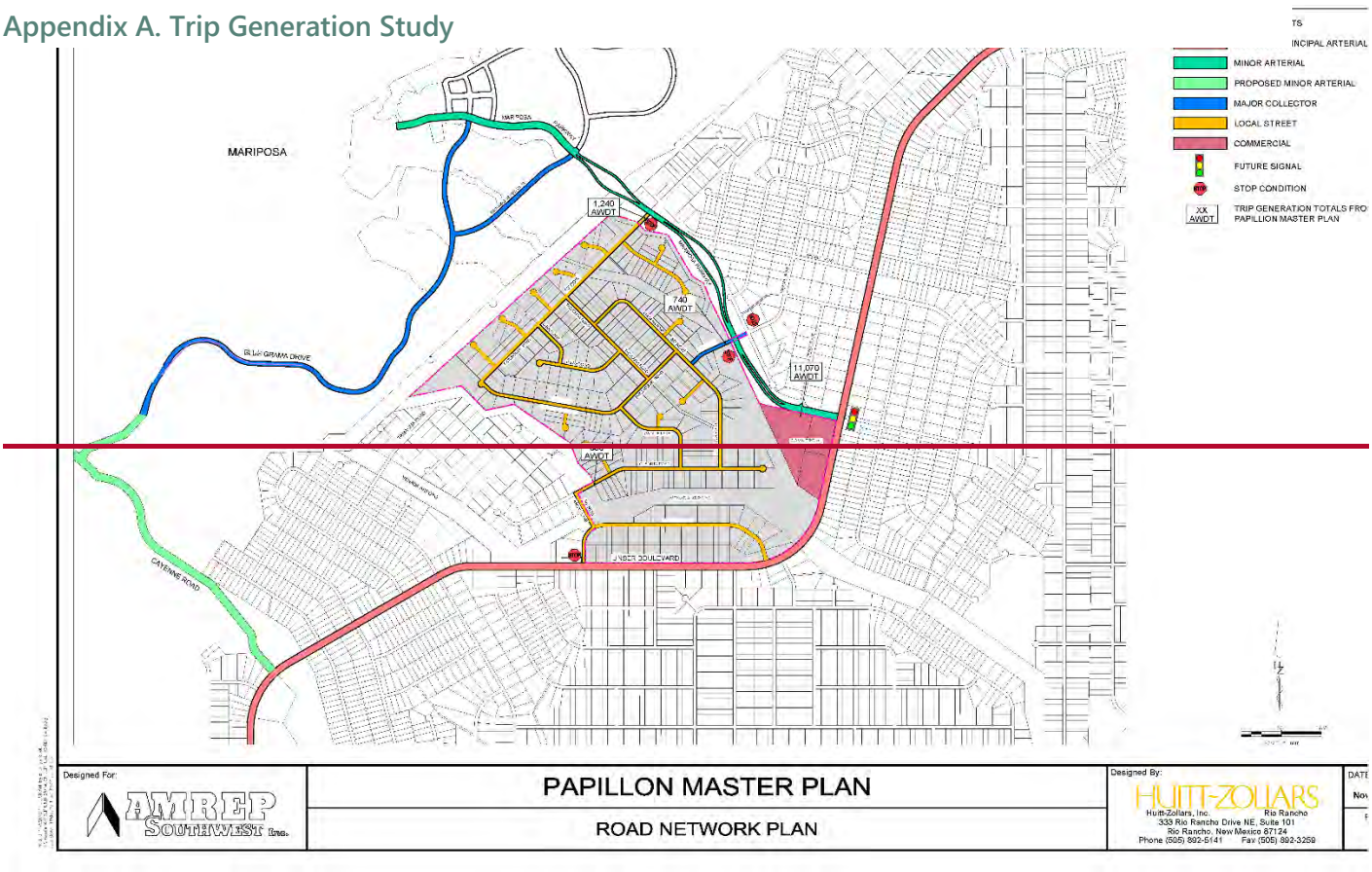
If approved, the creation of a SAD allows the City to issue bonds to finance the improvements and property owners reimburse the City through the assessments ~~on~~of their properties.

~~APPENDICES~~

~~Appendix A. Trip Generation Study~~

*~~Page left blank intentionally~~E*ND

Appendix A. Trip Generation Study



APPENDIX
EXPANSION/ZMA PARCELS

Block	Lot	StrAddr	ZipCode	Acres
113	2	2718 ONEONTA RD NE	87144	0.983236
113	4	2702 ONEONTA RD NE	87144	0.962509
113	5	2634 ONEONTA RD NE	87144	0.96
113	6	2626 ONEONTA RD NE	87144	1.14258
113	7	2618 ONEONTA RD NE	87144	1.264442
113	8	2610 ONEONTA RD NE	87144	0.873327
113	9	2602 ONEONTA RD NE	87144	0.834487
113	10	2603 ONEONTA RD NE	87144	1.165045
113	12	5616 TAMAQUA RD NE	87144	1.287686
113	13	5608 TAMAQUA RD NE	87144	1.143863
113	14	5600 TAMAQUA RD NE	87144	0.999793
113	15	5332 ONONDAGA RD NE	87144	0.970699
113	DRN	2622 ONEONTA RD NE	87144	0.157711
117	1	5512 TAMAQUA RD NE	87144	0.690781
117	2	5516 TAMAQUA RD NE	87144	0.976354
117	3	5524 TAMAQUA RD NE	87144	0.976573
117	4	5532 TAMAQUA RD NE	87144	0.973678
117	5	5540 TAMAQUA RD NE	87144	0.977577
117	14	2417 MONS RD NE	87144	0.999128
117	15	2409 MONS RD NE	87144	0.998078
117	16	2401 MONS RD NE	87144	0.812299
118	11	5517 TAMAQUA RD NE	87144	0.919427
118	12	5525 TAMAQUA RD NE	87144	0.920697
118	13	5533 TAMAQUA RD NE	87144	0.930876
118	14	5541 TAMAQUA RD NE	87144	1.233225
118	17	5419 ANJERS CT NE	87144	1.190493
118	18	5427 ANJERS CT NE	87144	0.921483
118	19	5426 ANJERS CT NE	87144	0.901794
118	20	5418 ANJERS CT NE	87144	0.997048
118	23	5337 BLOIS CT NE	87144	0.998652
118	24	5345 BLOIS CT NE	87144	0.99721
118	25	5401 BLOIS CT NE	87144	0.999121
118	26	5409 BLOIS CT NE	87144	1.332316
118	27	5408 BLOIS CT NE	87144	1.425688
118	28	5400 BLOIS CT NE	87144	1.212508
118	29	5344 BLOIS CT NE	87144	1.106926
118	30	5336 BLOIS CT NE	87144	1.007732
118	31	2703 ONEONTA RD NE	87144	0.8895
118	32	2711 ONEONTA RD NE	87144	0.935691
118	33	2719 ONEONTA RD NE	87144	0.983848
118	34	2727 ONEONTA RD NE	87144	0.994223
118	DRN	9999 BLOIS CT NE	87144	0.051775
118	DRN1	9999 ANJERS CT NE	87144	0.01332
118	PPRK	5513 TAMAQUA RD NE	87144	1.443382
119	40	2814 ONEONTA RD NE	87144	0.716641
129	11	5918 TIOGA CT NE	87144	0.718569

129	12	5826 TIOGA CT NE	87144	0.790856
129	13	5833 VALMERA CT NE	87144	0.789745
129	14	5825 VALMERA CT NE	87144	0.74704
129	15	5817 VALMERA CT NE	87144	0.748531
129	16	5809 VALMERA CT NE	87144	0.745124
129	17	5801 VALMERA CT NE	87144	0.600714
129	18	5721 VALMERA CT NE	87144	0.535509
129	24	5720 VALMERA CT NE	87144	0.802466
129	25	5728 VALMERA CT NE	87144	1.069781
129	26	5800 VALMERA CT NE	87144	1.078792
129	27	5808 VALMERA CT NE	87144	0.746637
129	28	5816 VALMERA CT NE	87144	0.75112
129	29	5824 VALMERA CT NE	87144	0.751265
129	30	5832 VALMERA CT NE	87144	0.780841
129	31	5827 TOWANDA RD NE	87144	0.770756
129	32	5819 TOWANDA RD NE	87144	0.747846
129	33	5811 TOWANDA RD NE	87144	0.748671
129	34	5803 TOWANDA RD NE	87144	1.402302
129	35	5735 TOWANDA RD NE	87144	0.982445
129	36	5727 TOWANDA RD NE	87144	1.058115
129	37	5711 TOWANDA RD NE	87144	1.06762
129	38	5703 TOWANDA RD NE	87144	0.951034
129	DRN	9999 TOWANDA RD NE	87144	0.367592
130	7	5524 GAND CT NE	87144	1.083269
130	8	3300 LARAT CT NE	87144	0.714895
130	9	3308 LARAT CT NE	87144	0.858603
130	10	3317 LARAT CT NE	87144	0.965592
130	11	3309 LARAT CT NE	87144	0.739577
130	12	3301 LARAT CT NE	87144	0.780435
130	13	5702 TOWANDA RD NE	87144	0.95903
130	14	5710 TOWANDA RD NE	87144	0.984102
130	15	5718 TOWANDA RD NE	87144	1.412052
130	16	5730 TOWANDA RD NE	87144	1.600679
130	17	5734 TOWANDA RD NE	87144	1.222991
130	18	5711 ORWELL DR NE	87144	1.239392
130	19	5703 ORWELL DR NE	87144	1.001284
130	20	5627 ORWELL DR NE	87144	1.002611
130	21	5619 ORWELL DR NE	87144	1.002414
130	22	5611 ORWELL DR NE	87144	1.004869
130	23	5603 ORWELL DR NE	87144	1.002415
130	24	5523 ORWELL DR NE	87144	1.001817
130	25	5515 ORWELL DR NE	87144	0.997162
130	26	5507 ORWELL DR NE	87144	1.11012
130	DRN	9999 GAND CT NE	87144	0.037153
131	1	3418 WOWOMI RD NE	87144	1.085681
131	2	3426 WOWOMI RD NE	87144	1.030946
131	3	3434 WOWOMI RD NE	87144	1.093072

131	4	5533 UNSER BLVD NE	87144	0.992119
131	5	5625 UNSER BLVD NE	87144	0.990696
131	6	5617 UNSER BLVD NE	87144	0.987856
131	7	5609 UNSER BLVD NE	87144	0.989135
131	8	5601 UNSER BLVD NE	87144	0.989114
131	9	5541 UNSER BLVD NE	87144	0.989271
131	11	5506 ORWELL DR NE	87144	0.89887
131	12	5514 ORWELL DR NE	87144	0.998091
131	15	5610 ORWELL DR NE	87144	1.000052
131	16	5618 ORWELL DR NE	87144	0.999494
131	17	5626 ORWLL DR NE	87144	0.989104
				97.78076



Papillon Village Master Plan

Prepared for: AMREP Southwest, Inc.
Prepared by: Consensus Planning

Adopted: ~~2024~~

PAPILLON VILLAGE
MASTER PLAN

CITY OF RIO RANCHO, NEW MEXICO ADOPTED 2024 AMENDMENT

PREPARED BY:

Consensus Planning, Inc.
302 8th Street NW
Albuquerque, NM 87102

Souder, Miller & Associates
333 Rio Rancho Boulevard, Suite 101
Rio Rancho, NM 87124

ADOPTED FEBUARY 12, 2020

PREPARED FOR:

AMREP Southwest, Inc.

PREPARED BY:

Consensus Planning, Inc.
302 8th Street NW
Albuquerque, NM 87102

Huitt Zollars, Inc.
333 Rio Rancho Boulevard, Suite 101
Rio Rancho, NM 87124

Table of Contents

Chapter 1.	Introduction	1
Chapter 2.	Existing Conditions	5
Chapter 3.	Proposed Land Use	10
Chapter 4.	Comprehensive Plan Integration	17
Chapter 5.	Development Guidelines	23
Chapter 6.	Community Facilities	27
Chapter 7.	Transportation Plan	31
Chapter 8.	Conceptual Drainage Plan	35
Chapter 9.	Conceptual Utility Plan	39
Chapter 10.	Implementation & Phasing	43

This page left intentionally blank.

Introduction

This document is a Master Plan for an expected 487-acre residential community with drainage and water feature amenities, commercial, and future school site located within Rio Rancho, New Mexico to the northwest of Unser Boulevard NW and southwest of Mineola Road (see FIGURE 1: CONTEXT MAP). The community, Papillon Village, is planned to support families with a wide range of incomes and lifestyles. Future subdivisions in the planning area will offer a variety of housing options that appeal to existing and future residents of Rio Rancho. The purpose of this document is to outline the proposed future land uses for the area, identify the location of community amenities including develop a conceptual drainage plan, transportation (multi-use trail, bike lane, and bridge), address future infrastructure, and utility needs.

PLANNING PROCESS

The planning process was initiated in 2024 by AMREP Southwest Inc., one of the major landholders in the area. AMREP Southwest hired two consultants, Consensus Planning, Inc. and Souder, Miller & Associates, Inc., to amend the previous Papillon Village Master Plan and supplemental information regarding drainage solutions, transportation issues, infrastructure improvements, community facility needs, and land use. The Papillon Village Master Plan was developed in coordination with the City of Rio Rancho's Development Services Department, Public Works Department, and Southern Sandoval County Flood Control Authority (SSCAFCA).

PLAN BOUNDARY

The Master Plan boundary is bordered by the Mariposa Community to the west, Mineola Road on the north, and Unser Blvd to the south and east boundary. The planning area was determined based, in part, on the predominant land ownership by the Applicant, AMREP Southwest, as well as multiple other factors. The largely uniform land ownership aids with planning for such a large area with antiquated platting, as the majority landowner can implement the recommendations of the plan.

The proposed planning area is also well positioned for future growth. The Rio Rancho Comprehensive Plan designates the area

around the Unser Boulevard and Mariposa Parkway intersection as a growth node and there is new infrastructure to enhance the property's development potential. Adjacency to Mariposa also provides proximity to existing utilities and other infrastructure that affords economies of scale for installation and future maintenance of infrastructure resulting from new development. More information about this is described in CHAPTER 4: COMPREHENSIVE PLAN INTEGRATION and CHAPTER 9: CONCEPTUAL UTILITY PLAN.

In order to facilitate future growth within the designated growth node and meet the Goals and Policies of the Comprehensive Plan, this plan is necessary to designate land uses as guidance for future applications for Zone Map Amendments, infrastructure improvements, subdivisions, and site plans. Without this planning process, this area of Unit 25 would remain with transitional zoning and be unable to develop anything other than single homes on existing platted lots without adequate infrastructure. While growth in Rio Rancho has not reached prerecession levels, there is a steady rate of new residential construction. Exploring opportunities such as Papillon Village will ensure adequate land is available for needed housing development in the foreseeable future.

The boundaries include two major roadways, Unser Boulevard on the south and east sides and Mineola Road to the northeast. Mariposa Parkway is adjacent the northwestern boundary and serves as the main entrance of the Mariposa community. Lastly, the southwestern edge is defined by a major branch of the Venada Arroyo, another physical constraint to growth in that direction. The revised master plan incorporates open spaces, HOA-maintained landscape treats, commercial zones, and educational facilities.

PLAN OBJECTIVES

The objectives of this plan include:

- Designate future land uses to allow for medium density, single-family homes on smaller lots and commercial development near the Unser and Mariposa Parkway intersection.
- Coordinate development of drainage solutions with SSCAFCA including any pro-posed facilities in the immediate vicinity along Mariposa Parkway.
- Develop a detailed transportation strategy that improves traffic circulation, grants access to pedestrian walkways and bicycle trails, and ensures connectivity both within the planning area and to adjacent roadways. Consider the most cost-effective ways to provide the necessary water and sewer infrastructure for future development.

PUBLIC OUTREACH

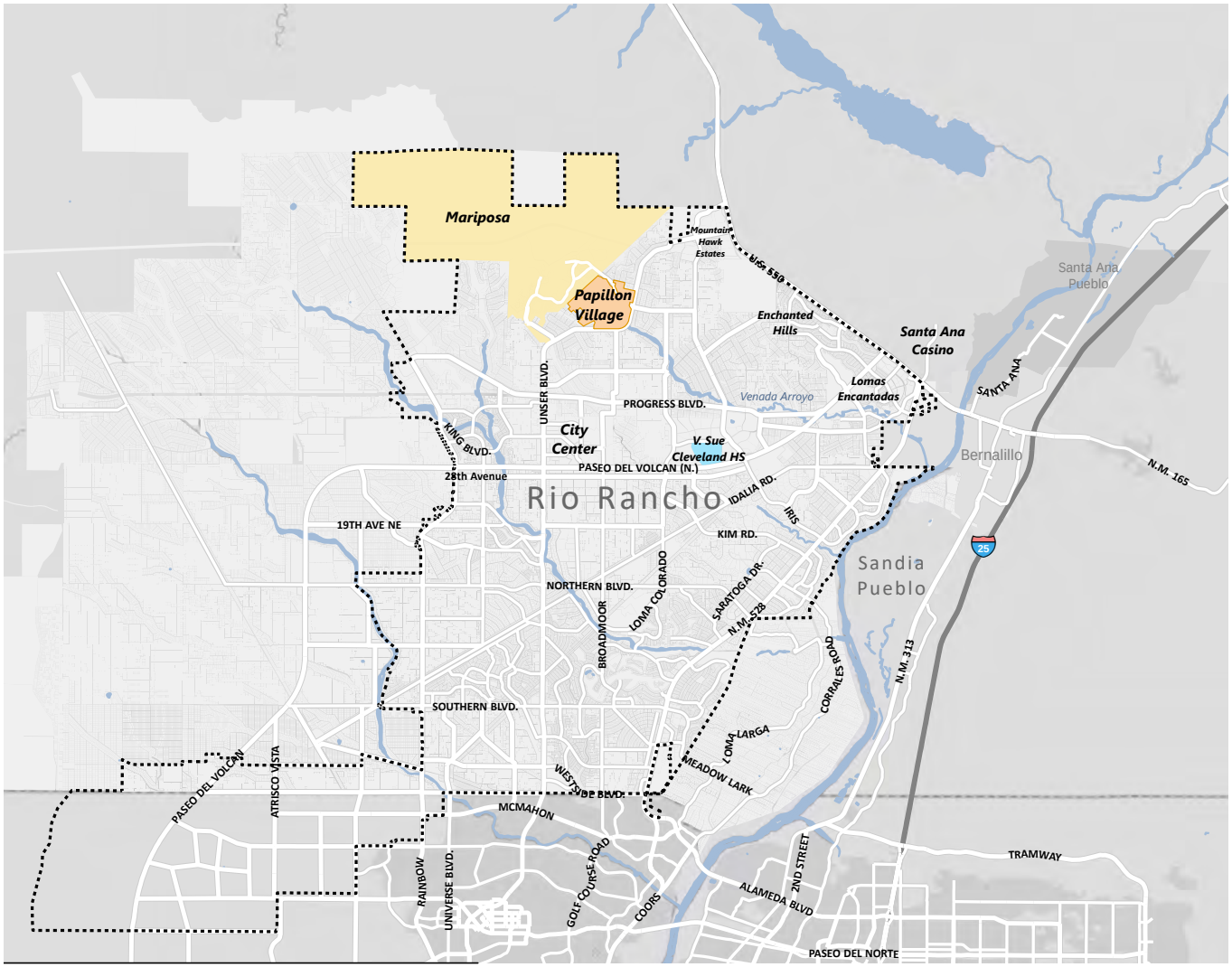
In order to provide sufficient information to area property owners, in addition to regular City of Rio Rancho notice, AMREP Southwest and Consensus Planning sent an informational letter and the proposed land use map to all property owners within and surrounding the Papillon Village planning area.

As a result, some out-of-state landowners contacted the planning team to better understand the proposed plan and how it might affect their lots. AMREP Southwest also met with the Juniper Hills Neighborhood Association to discuss the plan. Papillon Village constitutes a large part of the Juniper Hills Neighborhood Association area, and three residences fall within the plan boundaries.



Site Photo 1: Mineola Road NE Near Unser

FIGURE 1: CONTEXT MAP



PAPILLON VILLAGE
MASTER PLAN AMENDMENT
MASTER PLAN CONTEXT

PREPARED FOR:
AMREP Southwest Inc.

PREPARED BY:
SMA
Souder, Miller & Associates

1"=2 miles
0 .5 1 2 Miles
NORTH

9/19/2025

This page left intentionally blank.

Existing Conditions

The 651-acre Master Plan Area is currently undeveloped. To the west of Patchogue Road, there are some existing single-family residences but the land is primarily vacant. Apart from the residential communities in Mariposa to the north, the vicinity within a 3-mile radius of the Planning Area has few residents. It has an estimated population of 2,400 people in 2022. Despite its distance from the center of Rio Rancho, this area is strategically positioned to accommodate new housing development, given its proximity to Mariposa, access to Unser Boulevard and nearby existing utility connections.

LOCATION

Papillon Village is located at the northern part of Rio Rancho, adjacent to the Mariposa community and bordered by Unser Boulevard and Mineola Road. The planning area is situated about 3 miles southwest of Mountain Hawk Estates and U.S. 550, and 4 miles north of City Center. This strategic location offers easy access to main roads, facilitating commutes to work, schools, shopping centers, and recreational facilities.

SITE TOPOGRAPHY & DRAINAGE

Souder Miller & Associates has conducted a drainage study using the Soil Conservation Service (SCS) Method as outlined in the SSCAFCA Hydrology Manual. The area receives an average annual precipitation of approximately 8 inches. The terrain in the contributing basins is generally characterized by gentle slopes, typically ranging from 1.5% to 6.0%, interspersed with brief, steep ridges where slopes can reach up to 33%. Topographically, the landscape slopes downward from northwest to southeast, decreasing from an elevation of approximately 5,800 feet at the northwest boundary to about 5,650 feet at the southern edge.

The existing network of dirt roads, established in the antiquating subdivision process along the 50-feet rights-of-way. Over time, many of these roads have become eroded or overgrown with vegetation. In certain instances, the original roadway alignments no longer provide optimal access or connectivity, particularly considering the arroyos mentioned below. Site grading will be necessary to facilitate future development.

The site includes five intermittent precursor channels of the Venada Arroyo, flowing from northwest to southeast, ranging in width from a few feet to about 80-feet. Due to ongoing erosion since the area was first platted, these arroyos have widened in recent years and require mitigation to manage the effects of stormwater run-off. As detailed in CHAPTER 8: CONCEPTUAL DRAINAGE PLAN. The Papillon Master plan aims to create a stormwater management plan to convey runoff from offsite, through the plan area to the southeast corner of the master plan area. The stormwater management plan aims to resolve the site's drainage challenges while preserving their corridors. The undeveloped Papillon Village subdivision site currently receives runoff from the Mariposa Subdivision via existing arroyos that flow from northwest to southeast. The plan intends for runoff from development areas to provide water quality and detention ponds prior to discharging into improved arroyos. The stormwater will be conveyed downstream through a series of energy dissipation structures that will be installed at the outlet of the proposed channels to prevent damage and mitigate erosion at the Unser Boulevard crossing.

SOILS & VEGETATION

According to the United States Department of Agriculture survey, the primary soil type in the planning area is Grieta-Sheppard loamy fine sands. These soils generally support development, with few limitations for the construction of buildings or roadways (due to slope, drainage properties, or soil stability). However, these soils are rated as "somewhat limited" for paths and trails, due to the sandy composition of the soil, which necessitates additional trail stabilization.

The vegetation in the planning area comprises various grasses, shrubs, and small tree species typical to this part of New Mexico. These include oneseed juniper, piñon, and cedar, along with sage, snakeweed, dwarf chamisa, apache plume, saltbrush, and various forms of cacti.

ANTIQUATED PLATTING

Antiquated platting is one of the primary issues across the undeveloped portions of northwestern Rio Rancho. Beginning in the 1960s, land was platted into multiple half-acre lots, with an underlying roadway network of 50-feet rights-of-way. These areas were platted before Rio Rancho's subdivision controls mandated improvements such as parks, open spaces, and roadway access. Consequently, some areas facing developmental challenges due to the poorly connected roadway network, inefficient lot layouts, limited site access, a lack of infrastructure, and an absence of a cohesive land use plan. To alleviate the antiquated platting in this area, this Plan supports and facilitates the reconfiguration of the existing lots into a more standard-sized layout for development and the installation of needed infrastructure.

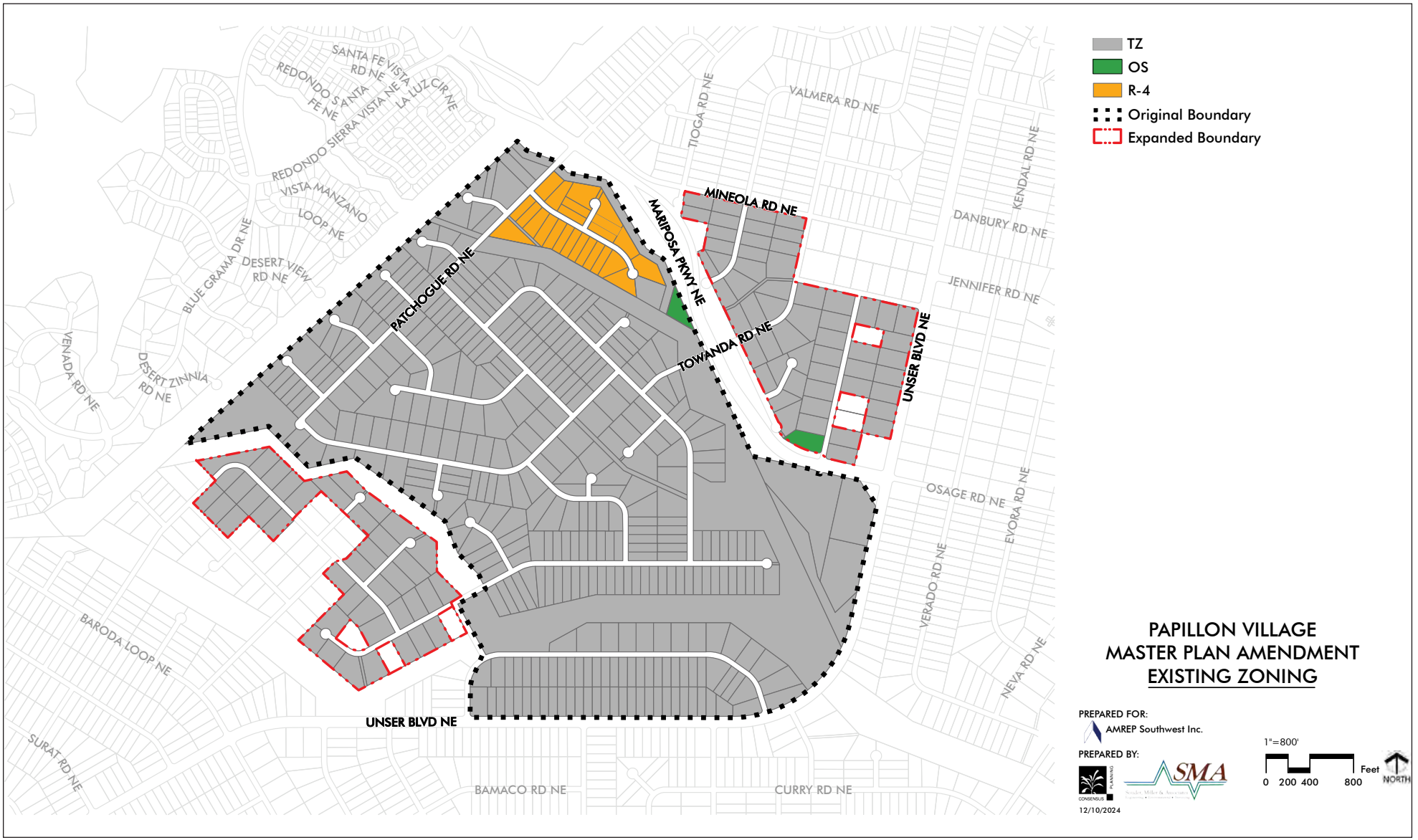
EXISTING ZONING

The existing zoning for the site is zoned: T-Z: Transitional Zoning. As per the Rio Rancho Municipal Code, the T-Z district permits low-density residential uses on an "interim basis for newly annexed areas," with all provisions of the R-1 District shall apply to those areas zoned T-Z." Additionally, no further subdivision is allowed, except for the consolidation of existing lots. Since the T-Z zone only allows very low-density residential development, the zoning will need to be changed in the future to accommodate medium-density single-family development and the commercial uses anticipated near the Unser Boulevard and Mariposa Parkway intersection.

According to the City of Rio Rancho zoning map, some property in the plan area is also zoned as OS: Open Space District. This zoning was established during adoption of the Mariposa Master Plan. These out parcels are not part of Mariposa, nor are they owned by the City of Rio Rancho of open space purposes. They are privately owned and will remain as the same zoning in the future.

Adjacent zoning within Mariposa allows for medium density single-family homes (R-4) at the northwest corner, along with lower density single-family residential uses (R-1 and E-1), and higher intensity, mixed use areas (MU-A). The Mariposa Master Plan also identifies several designated open space areas that follow existing arroyos and terrain, as well as the general location for future schools and community facilities. The R-4 in the Northwest corner adjacent to Mariposa Parkway and Patchogue Road is currently vacant. Both the existing R-4 Zoning area and OS zoning along the entire Mariposa Park-way will remain as the same zoning for future development.

FIGURE 2: EXISTING ZONING





Site Photo 2: Arroyo on Patchogue Road NE

EXISTING INFRASTRUCTURE

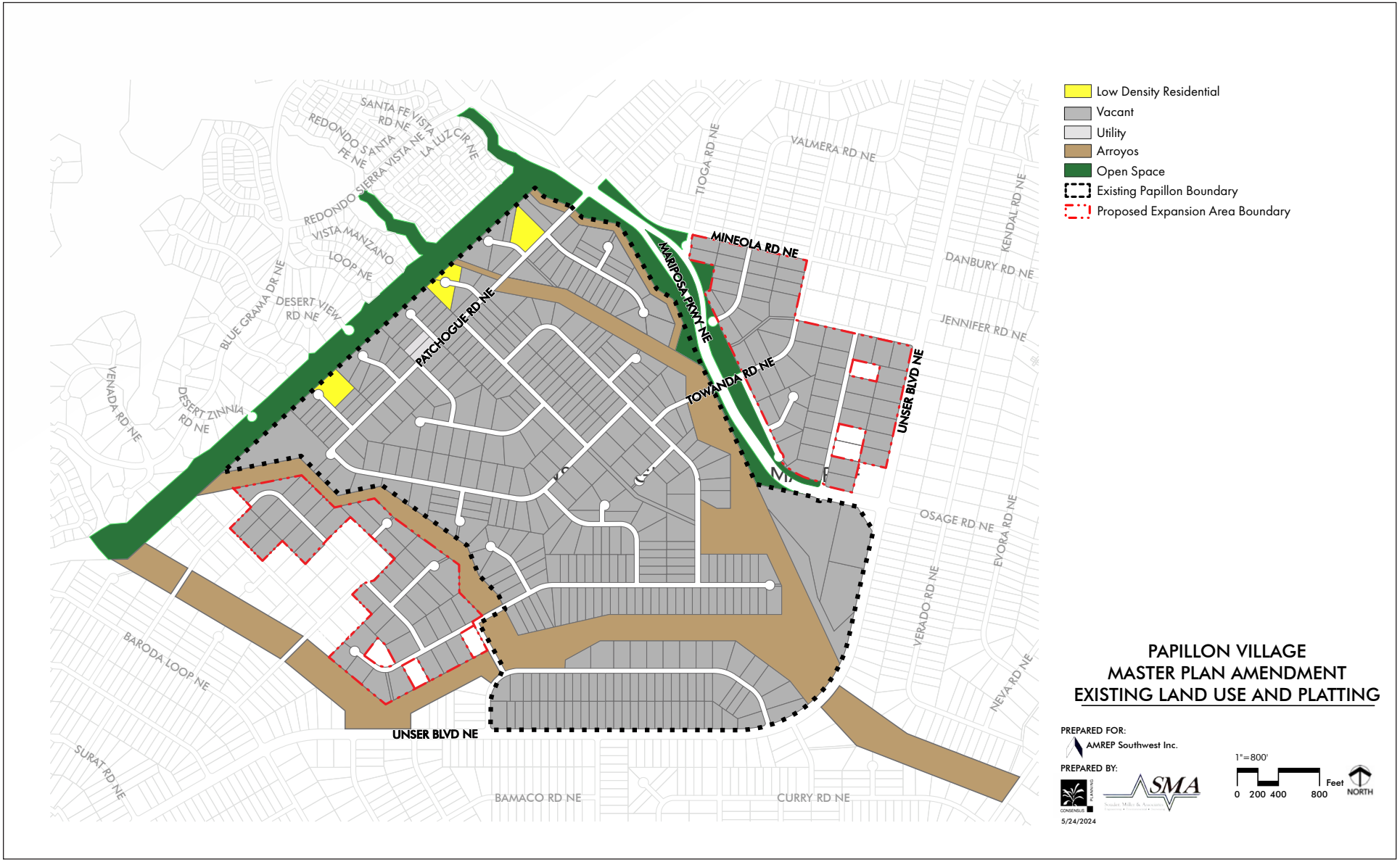
Most of the Planning Area is currently not served by utilities. The exception is lots located along Patchogue Road NE, which have access to an existing water line that runs between a water tank located to the east along Unser Boulevard and a City-owned utility site at the corner of Patchogue Road and Ema Court NE (see Site Photo Two). The nearest sanitary sewer line is located along the southern boundary of Mariposa. A conceptual layout for future infrastructure improvements, along with financing mechanisms, are laid out in CHAPTER 9: CONCEPTUAL UTILITY PLAN, and CHAPTER 10: IMPLEMENTATION & PHASING.

As discussed above, existing roadways in the Planning Area are unpaved, although most have been graded to allow access to existing lots. Because of erosion, these roadways will most likely need to be regraded during any future lot consolidation or subdivision process. Additional information on future transportation improvements can be found in CHAPTER 7: TRANSPORTATION PLAN.

EXISTING LAND USE AND PLATTING

The property within the Papillon Master Plan is mostly vacant, however, there are some existing land uses that impact the master plan as shown on the map below. One is that SSCAFCA owns a number of parcels that contain existing drainage facilities including natural arroyos and ponding areas. There are also several existing homes along the northwestern edge of the property northwest of Patchogue Road. The existing homes are developed on existing, platted R-1 lots. There are also two City facilities that have been developed for a utility and a fire station. These facilities provide needed services for both Mariposa and the future Papillon residents. Finally, there are also a number of open space tracts that are along Mariposa Parkway as it passes through the Papillon Master Plan that are owned and controlled by the Mariposa HOA.

FIGURE 3: EXISTING LAND USE AND PLATING



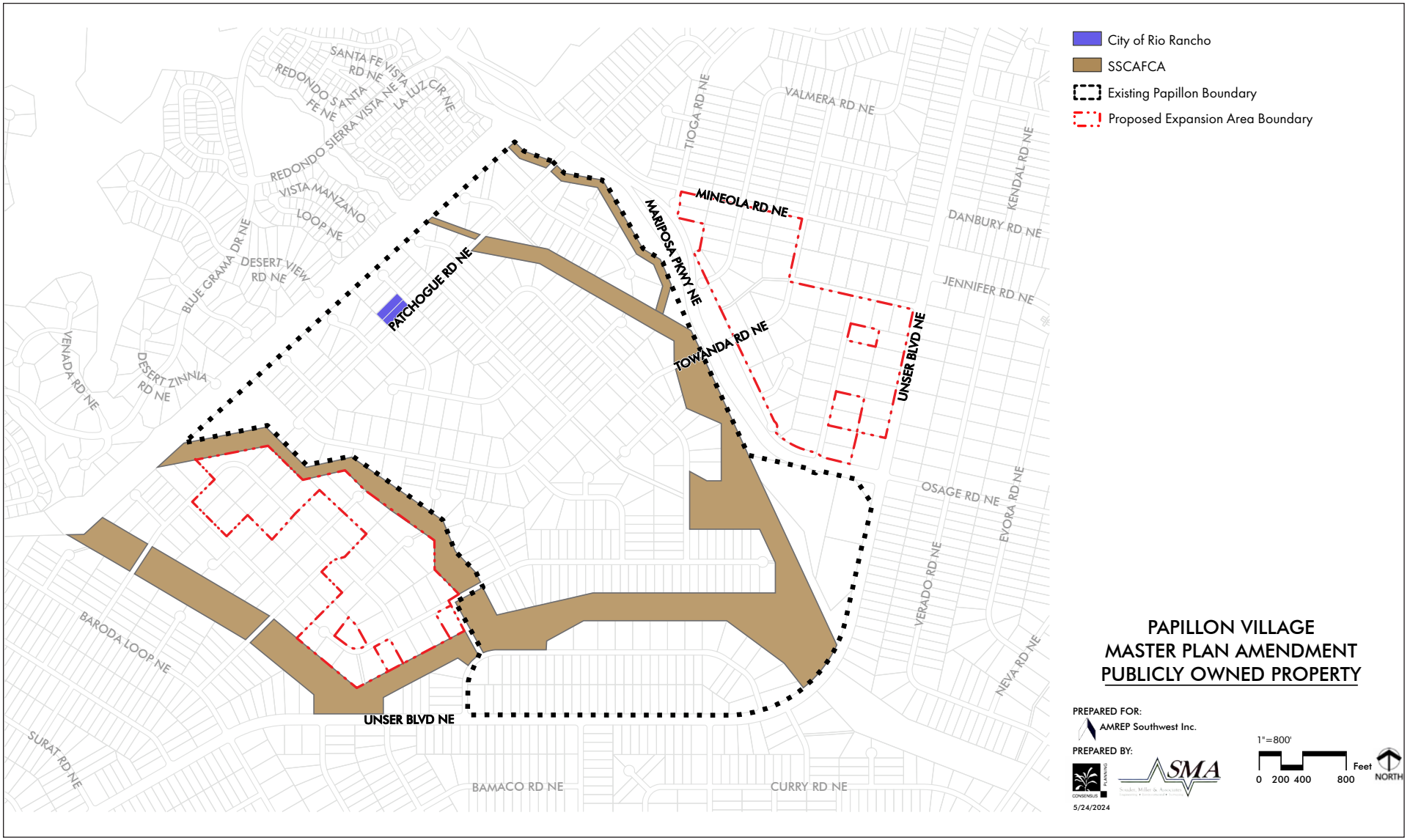
PUBLIC OWNERSHIP

The Papillon Master Plan includes several publicly owned properties. As depicted on the map below, the City of Rio Rancho owns two properties along the northwestern boundary of the plan area. Once of the properties is located at the northwest corner of Mariposa Parkway and Patchogue Road is an existing fire station that serves Mariposa as well as future residents of Papillon. Further south at the intersection of Patchogue Road and Ema Court is a City Utility property that includes City Well 15 and the Mariposa Booster Station. There are also a number of existing lots and tracts owned by the Southern Sandoval County Arroyo Flood Control Authority (SSCAFCA) for drainage corridors and planned ponding areas. The developer is working with SSCAFCA to refine the limits of the drainage ways based on improvements per the drainage management plan prepared by Souder Miller and Associates and discussed in the drainage section of this master plan.



Site Photo 3: Towanda Road North

FIGURE 4: PUBLICLY OWNED PROPERTY



This page left intentionally blank.

Proposed Land Use

The Generalized Land Use Map (Glum) for the City of Rio Rancho identifies the Planning Area as if a "Future Planning" zone, currently without a designated land use. As a result, the area is zoned "T-Z: Transitional Zone," a district that transition into R-1, R-2, R-4, C-1, and OS for development purposes. To provide guidance for future land use, this Plan proposes the land use shown in Table 1 and Figure 5: PROPOSED LAND USE AND ZONING, which show the location of the anticipated land

PROJECTED POPULATION

Based on the American Community Surveys (ACS) 2022 estimate of average household size of 2.72 people and the potential number of future residential lots, (2,060) the Master Plan Area is projected to have a population of approximately 5,603 residents full build-out. Using the household size estimates from the City of Rio Rancho Code of Ordinances (2.83 people), up to 5,830 people could call Papillon Village home.

Overall, Low-density residential areas occupies 35.8 acres (7.3%) of the site, medium density residential areas cover 287.1 acres (59.0%) and, moderate density residential areas comprise 34.5 acres (7.1%). Additionally, the site includes 16.9 acres (3.5%) designated for commercial and 1 acres classified as Utility. Approximately 17.5 acres is dedicated to parkland and 90.5 acres (18.6%) of dedicated drainage zoned TZ.

LAND USE	TOTAL ACRES	PERCENT TOTAL
Low Density Residential (R-1)	35.8	7.3%
Medium Density Residential (R-4)	287.1	59.0%
Moderate Density Residential (R-2)	34.5	7.1%
Commercial, Office, Mixed-Use (C-1)	16.9	3.5%
Drainage (TZ)	90.5	18.6%
Utility (U)	1.0	0.2%
ROW (Existing boundary)	20.0	4.1%
Park (Follows underlying zoning and is not included in Acreage Total	17.5	
Open Space (OS)	1.0	0.2%
Totals	486.8	100%

Table 1. Notes: Totals may not add to 100% due to rounding area.

DRAINAGE

As described in CHAPTER 2: EXISTING CONDITIONS, and CHAPTER 9: CONCEPTUAL UTILITY PLAN, there are five drainage channels on site that feed into the Venada Arroyo to the southeast. The arroyos will be improved with open space and trails and will continue to direct stormwater downstream to the Unser Boulevard crossing. Approximately 90.5 acres, or 18.6% of the Master Plan Area will be dedicated drainage areas. The developed planning area has been divided into multiple drainage basins. The proposed runoff from these post development basins will be collected by an internal storm drain system and routed through water quality and detention pond prior to being discharged into the improved arroyos. In addition, the master Plan also proposed new trails and bike lane along the side of the arroyos to increase the non-vehicle mobility and walkability in the neighborhood.

PARKS

As described in more detail in CHAPTER 6: COMMUNITY AMENITIES, the Planning Area will have ample parks space that will be integrated into the system of regional trails and open space areas. Given the expected number of lots after full build out, approximately 17.5 acres of park space will be dedicated to support the estimated 5,800+ residents in accordance with City of Rio Rancho standards of 3 acres of parkland per 1,000 individuals.

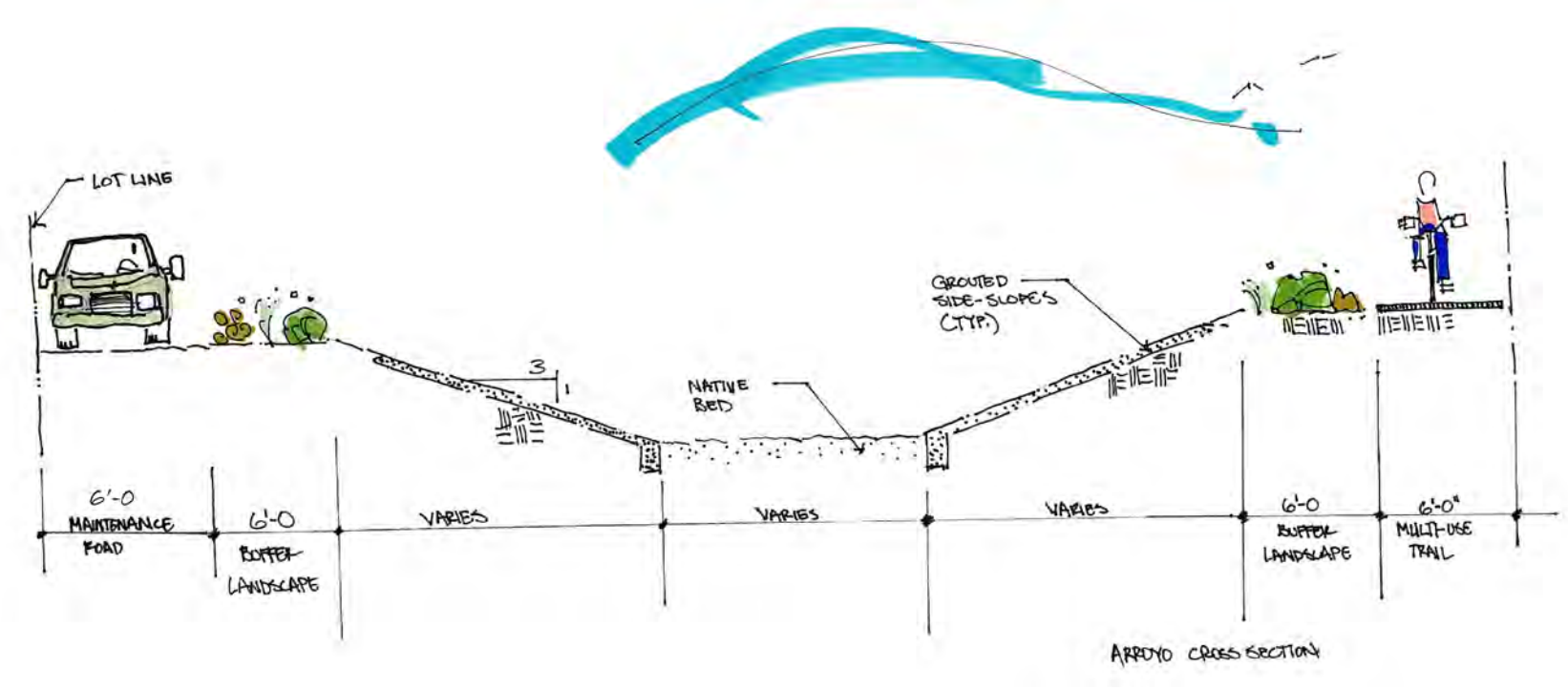


Diagram 1: Arroyo Cross Section

MEDIUM-DENSITY RESIDENTIAL (R-4)

As proposed detail showed in FIGURE 5: PROPOSED LAND USE AND PLATTING, the amended Papillon Master Plan proposed to rezone approximately 70% the traditional zone within the Papillon Village area into R-4 zoning for medium/moderate-density residential use to allow higher population density to develop/grow within the Master Plan area.

LOW/MODERATE-DENSITY RESIDENTIAL (R-1/R-2)

Several lots along the northwestern boundary of the plan area are designated for low-density residential use. This includes the area northwest of Patchogue Road, which already features single-family homes on existing large lots. Low-density residential zoning is also proposed for the southern portion of the plan area between Venada Arroyo and Unser Boulevard. The proposed land use reflects the existing ownership and likely development pattern. Additionally, a rectangular area at the northeast corner and lots adjacent to Unser Blvd at the south is proposed to be rezoned into the R-2 Single-Family Residential District. The proposed land use, as shown in FIGURE 5. PROPOSED LAND USE AND PLATTING. The current zone supports low-density single-family homes, with a typical density of about one dwelling unit per lot, although the average gross density is generally much lower.

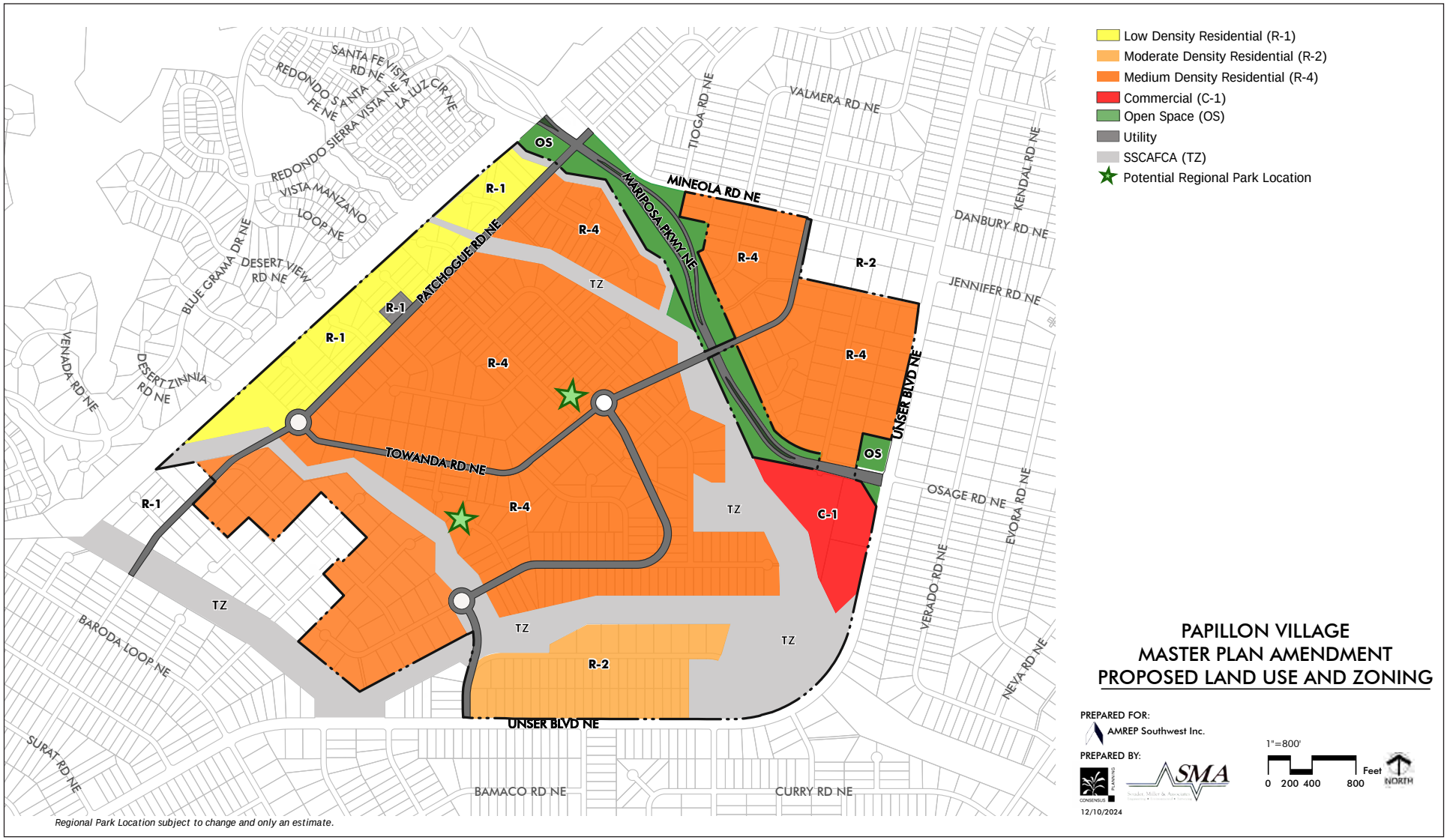
COMMERCIAL, OFFICE & MIXED-USE

A small, approximately 17-acre section of the planning area along Unser Boulevard near Mariposa Parkway is proposed to support commercial, office, or mixed-use development. A portion of this area is currently zoned OS: Open Space District. This zoning was established alongside the adoption of the Mariposa Master Plan, although the property itself was not included in the Mariposa development. The subdivision plat dedicating the right-of-way for Mariposa allows for an entry with curb returns to this property, facilitating additional roadway access or a commercial driveway. Given its location with access to major roadways, the site is well-suited for commercial, office, or mixed uses.

FUTURE ZONING

Future rezoning will be initiated after consolidation of the site's antiquated platting is complete. Replatted parcels will then be rezoned through the City's Zone Map Amendment process, which requires justification for the requested change. This chapter, along with the general land use map, supports the rezoning request for medium density housing, as well as commercial, office, and mixed-use near the Mariposa Parkway and Unser Boulevard intersection

FIGURE 5: PROPOSED LAND USE AND ZONING



Regional Park Location subject to change and only an estimate.

Comprehensive Plan Integration

The City of Rio Rancho's Comprehensive Plan provides policy guidance on several planning elements that affect the development of Papillon Village. These include policies addressing land use, urban design, transportation, infrastructure development, parks and recreation, and community facilities. The Master Plan furthers several goals and policies of the Comprehensive Plan as described below.

ANTIQUATED PLATTING

Given the large amount of antiquated platting in Rio Rancho, the Comprehensive Plan has several adopted goals, policies, and actions to address this issue and facilitate development of obsolete subdivisions. Specific provisions that this Master Plan furthers include:

- GOAL A-1: Eliminate antiquated platting within the City of Rio Rancho where desirable.
- POLICY A-2: Require appropriate development standards for infrastructure and environmental improvements for both newly platted lots and antiquated lots.
- POLICY A-3: Ensure that the City's land use and development regulations provide the specific and detailed provisions necessary to eliminate prematurely platted land when feasible.
- Action A-4: Process Street name Change applications to address numbered streets that conflict with the street naming policy.

The Master Plan facilitates the replatting process by planning the infrastructure necessary to develop the additional lots available under the proposed zoning. Doing so will help eliminate antiquated platting issues in this part of the City by making the parcels more developable and sized appropriately to the proposed medium density residential land uses.

CONSERVATION & NATURAL ENVIRONMENT

The Master Plan aims to preserve and enhance natural features wherever possible, with a special focus on open spaces, naturalized drainage systems, and water reuse. At the southeast corner of the master plan area, the developer has proposed that a large decorative water feature be placed at the outlet of the proposed channels. This feature will be designed to dissipate the energy of runoff flowing from the channels before they reach the Unser Boulevard crossing.

- GOAL CON-1: Preserve water resources.
- GOAL CON-2: Preserve vegetation and natural resources.
- POLICY Con-9: Preserve and enhance native vegetation along arroyos identified in SSCAFCA's quality of Life Master Plan.
- POLICY CON-12: Develop and protect a public open space network.
- ACTION CON-10: Utilize SCCAFCA's flood control and arroyo features as a part of the City's open space network.

LAND USE

As described in Chapter 3: Land Use, the planning area primarily supports medium-density single-family residential development. Additional land is allocated for potential educational purposes and commercial activities near the intersection of Mariposa Parkway and Unser Boulevard. The plan also includes a water detention pond with landscape design, along with pocket parks, open spaces, and trails. These proposed land uses align with the following goals and policies of the Comprehensive Plan:

- Goal L-1: Encourage mixed uses – retail, office, and Land Use residential centered on pedestrian-oriented developments along principal arterial roads.
- GOAL L-2: Encourage consolidation of lots to promote a variety of land uses in a planned manner.

As stated above, the amended Master Plan promotes consolidation of existing lots and the development of new single-family homes at a density that works with the natural environment. Adding commercial at the intersection of Unser and Mariposa Parkway will also provide useful services to future residents of Papillon Village, as well those already living in Mariposa or Mountain Hawk Estates to the northeast. Several other sections of the Plan address specific land use related elements, including circulation, building locations, and lot layouts.

POPULATION AND HOUSING

Rio Rancho has recovered from the Great Recession in 2008 and the subsequent downturn in the housing market. The 2022 5-year (ACS) estimates the City of Rio Rancho with 104,351 residents and which has doubled the number since 2000. The city is once again poised to grow, which will require the development of a variety of additional housing units for new families. This Plan supports several housing goals of the Comprehensive Plan including:

- 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 multifamily residential neighborhoods provide an attractive living environment.
- POLICY PH-5: Encourage mixed-use and mixed-income housing opportunities in designated growth nodes throughout the city.
- POLICY PH-7: Support residential developments with appropriate amenities for families with children.

The Master Plan proposes to add a significant number of housing units at full build out. The development of these homes will provide new housing option for families in Rio Rancho and take advantage of existing and planned community amenities that will be developed for the planning area.

TRANSPORTATION

The transportation element of the Rio Rancho Comprehensive Plan seeks to develop a multi-modal transportation system that enables safe travel for all users, while also mitigating congestion and supporting mass transit. There are two main roadways that serve as main entrances for Papillon Village: Mariposa Parkway and Unser Blvd. The amended master plan also proposed bridges, bike trails, and pedestrian trails within the amended area. The proposed transportation plan described in CHAPTER 7: TRANSPORTATION PLAN supports many of the Comprehensive Plan's goals and policies including:

- GOAL TR-2: Transportation facilities designed and constructed in a manner to facilitate Rio Rancho's economic goals, enhance livability and meet Federal, State, regional and local requirements.
- Goal TR-3: A balanced transportation system that provides access to a variety of transportation options (automobile, transit, bus rapid transit, rail, bicycle and pedestrian facilities).
- POLICY L-3: Promote and support development that incorporates walkability.
- POLICY L-4: Encourage adequate pedestrian connections to future transit facilities in all residential site development.
- Policy TR-11: Ensure all rights-of-way and transportation facilities are ADA-compliant
- POLICY TR-10: Support the design of streets and highways to respect surrounding land uses, natural features and community amenities.
- Roadways in the Planning Area will be constructed to respect surrounding land uses, natural features, and meet local and state requirements. A trip generation study was performed to ensure that trips from the residential development do not negatively impact level of service on adjacent roadways development and the installation of needed infrastructure.

PUBLIC FACILITIES

Along with addressing antiquated platting during the development process, the Comprehensive Plan seeks to ensure that new development occurs in areas with existing public facilities and proximity to existing infrastructure (to minimize costs associated with infrastructure expansion). The Master Plan supports the following Comprehensive Plan goals and policies:

- GOAL PF-1: Provide a broad range of services and public facilities that meet the needs of current and future City residents, e.g. libraries, water supply, water and sewer lines, etc.
- POLICY PF-3: Make land use recommendations based on the availability of adequate public facilities necessary to support a proposed land use.
- POLICY EDP-6: Explore opportunities to enhance internships, mentoring programs and expand educational linkages within the community.

CHAPTER 9: CONCEPTUAL UTILITY PLAN and CHAPTER 10: IMPLEMENTATION & PHASING outline a clear plan for future infrastructure development and financing to ensure that costs to the City of Rio Rancho are minimized.

The conceptual drainage plan (see FIGURE 6: BIKE LANE, TRAIL, AND BRIDGE PLAN) retains the primary channel and tributaries of the Venada Arroyo leading to SSCAFCA's Unser Dam. Open space directly adjacent to major flood control facilities accounts for about 11% of the site, which meets a need to provide both recreation opportunities for future residents while preserving the natural environment.

PARKS AND RECREATION

The Comprehensive Plan identified improving the City's parks and recreation facilities as a clear need, especially in new master planned communities. This plan supports several Comprehensive Plan goals and policies to improve parks, create trail and recreation facilities including:

- GOAL PR-1: Establish new and maintain existing recreation, senior centers, parks, trails and open space that foster a quality community, support a strong economy, and meet the needs of current and future residents.
- POLICY PR-1: Develop pedestrian and bicycle linkages between neighborhoods and major natural areas, recreation facilities, and education, employment and retail centers.
- POLICY PR-2: Establish a coordinated and connected system of open space throughout the city that preserves natural systems, protects wildlife habitat and corridors, and provides land for low impact recreation.
- GOAL CON-3: Support wildlife habitat of sufficient diversity and abundance to sustain existing indigenous wildlife populations.
- POLICY CON-9: Preserve and enhance native strategies that address

- POLICY CON-12: Develop and protect a public open space network.
- ACTION PR-5: Develop a comprehensive bicycle and pedestrian transportation master plan.

The City of Rio Rancho Development Department and the Planning and Zoning Board require that the land dedication for park acreage in the Master Plan Area be based on three acres per 1,000 persons and 2.83 persons per dwelling in single-family areas as well as other areas within the Master Plan. In addition, the Master Plan proposes an integrated system of trails that connects to regional trail facilities, including trails in the adjacent Mariposa development.

URBAN DESIGN

The urban design element of the Comprehensive Plan seeks to ensure that development follows basic design standards that support community identity and create a sense of place. The Master Plan furthers the following urban design goals of the Comprehensive Plan:

- GOAL UD-1: Create focused growth areas where existing public infrastructure can support higher density development.
- GOAL UD-7: Create subdivision linkages to open space recreational facilities.
- Policy L-1: Encourage the master planning of developments that establish a community character that considers circulation, landscaping, open space, storm drainage, utilities, and building location and design in the master plan.
- Policy L-2: Promote and support neighborhood scale retail activities that are consistent with residential development.
- POLICY UD-1: Identify specific areas within the city where growth should be focused.

Design features in future residential subdivisions will help establish a community identity through its system of trails, open space, and park spaces that effectively integrate within the larger regional landscape. Future subdivisions will be developed by a variety of homebuilders in order to offer a wide range of housing types for a diverse number of families.

ECONOMIC DEVELOPMENT

The City of Rio Rancho has sought to diversify its economy and attract business activities and working opportunities by increasing the number of households. In addition, the City has sought to increase the amount of local retail and educational opportunities within Rio Rancho, as well as increase the local population to expand the overall tax base.

- GOAL EDP-3: Enhance the tax base.
- Policy EDP-6: Continue to support Southern Sandoval County Arroyo and Flood Control Authority (SSCAFCA) and ensure the City and SSCAFCA have a collaborative relationship to ensure both entities' needs are met.
- Policy EDP-8: Work with Sandoval County to enhance its website with land ownership data consistent with Bernalillo County's system.
- Action EDR-4: Provide development incentives for large-scale development at the following retail priority locations: The Intersection of northern Boulevard & Unser Boulevard; the Southwest Corner of 528/Pat D'Arco Highway and Idalia Road; the Central Business District/Campus Center/Paseo Gateway; the intersection of Paseo Del Volcan and US 550; the intersection of Unser Boulevard and Paseo Del Volcan.

Development of the Master Plan Area will expand the City's tax base through both increased property taxes, and by supporting population growth and associated also be made between this higher-intensity node and the remainder of Papillon Village via sidewalks and trails through open space and drainage areas. In order to promote a better pedestrian realm, where parking is located adjacent to sidewalks and roadways, a combination of landscaping and low walls approximately 3 to 4 feet tall should be installed for screening and safety purposes.

Development Guidelines

The Papillon Village Master Plan proposes design standards and concepts as laid out in this section to guide future development. These guidelines will promote cohesive development, but they are meant to be flexible and operate as a general framework to be considered during the development process. All development will be subject to the City of Rio Rancho Zoning Code and Subdivision Standards. If additional requirements are determined necessary for specific development proposals, restrictive covenants set up by the developer and enforced through a homeowner's association and/or architectural review committee.

COMMUNITY AMENITIES

As described in more detail in CHAPTER 6: COMMUNITY FACILITIES, a neighborhood park, as well as several pocket parks are proposed in Papillon Village. Residential development will have easy access to these amenities. Potential trails, bike lane, and multi-use bridges can be built along area arroyos along the edges of the plan area, which are left open in accordance with the overall drainage plan. These trails, along with sidewalks constructed throughout the residential neighborhoods will connect pedestrians out to other publicly accessible trails along Mariposa Parkway.

STREET LIGHTING

Consistent with neighboring development and to preserve night views and dark skies, street lighting must be night sky compliant and com-ply with the City of Rio Rancho's Outdoor Lighting Ordinance. Where required, street lighting will be installed for public safety purposes, such as near major intersections. Fixtures will be fully shielded and down lit to minimize light pollution and impacts such as light trespass.

LANDSCAPE DESIGN

The master plan proposes integrating water quality ponds into each parcel and adding new water detention ponds to enhance both aesthetics and infrastructure. Additionally, new vegetation and a trail system will be developed along the arroyos and in the southwest corner of the master plan area. Pocket parks are also planned to be incorporated into the future design of the Papillon Village Master Plan.

The landscape of this area is an important element in creating a livable community. Landscaping creates buffers, provides shade, helps control erosion, and enhances the pedestrian experience. Xeriscape principles of design and native or naturalized plants should be utilized. Other guidelines for landscape design include:

- Landscaping shall comply with the City's Water Conservation Ordinance and Zoning Code;
- New homes will include front yard landscaping, as provided for in the Rio Rancho Code of Ordinances;
- Accent materials such as cobble and boulders are encouraged;
- Areas disturbed by grading activities shall be re-vegetated with native seeding;
- To maintain balance with the on-lot landscape architecture, xeriscape landscapes shall be utilized for public rights-of-way and areas maintained by any future homeowner's association(s); and
- Water harvesting principles will be employed in public and private detention areas, to the maximum extent practical.



In addition, the develop Master Plan aims to follow the landscape guidance associate with proposed zoning from the Rio Rancho Comprehensive Plan. The landscaping is mandated in the front and street facing side yards of single-family residences to enhance both aesthetic appeal and privacy. Each home is required to plant a minimum of two trees and three shrubs, selecting species from an approved list that prioritizes low water usage to support environmental conservation efforts. The use of cool season turf grass is strictly prohibited in front yards and is restricted to a maximum of 1,000 square feet or 20% of the total area inside and rear yards, whichever is less.

RESIDENTIAL DESIGN

In order to promote consistency within Papillon Village and with surrounding development, including Mariposa, homes should have similar external appearances and materials. Stucco will be the predominant finish on residences in the Master Plan area. Stone accents are encouraged. Furthermore, Consensus Planning has developed monument signage, sculptures, and logos to enhance community identity. The thematic design, inspired by the name "Papillon Village," seeks to emulate the fluttering movement of a butterfly and incorporates water elements into the monument signage, enriching the aesthetic and cultural appeal of the area within the master plan.

If perimeter walls are proposed during future development, pedestrian openings will be provided where appropriate at the end of cul-de-sacs and stub streets to promote connectivity between individual subdivisions, access to trails, and improved circulation throughout the Master Plan area.

COMMERCIAL AND MIXED USE

The corner of Unser Boulevard and Mariposa Parkway has been reserved for future commercial, office, and mixed-use development. Future development shall have consistent site amenities such as benches, walkways, pedestrian-scale lighting, bicycle parking, etc. Alternative paving materials for pedestrian walkways and plazas is encouraged.

walls, residential neighborhood entrances, and all documents associated with the development. The blue background with different steel butterflies gives the community a unique identity to separate it from other Rio Rancho neighborhoods. With the word "Papillon" translating to "butterfly" in French, the development has embraced the unique path a butterfly travels on throughout its life and reflected it in the design of its emblem.



Rendering 1: Emblem



Rendering 2. Sculptures

ROUND-A-BOUT SCULPTURES

The public art sculptures will showcase the path of a butterfly flying through the air with solid metal butterflies at the end of the path. Highlighting the uniqueness of the community through its physical features, the sculptures will be placed throughout the community in the center of the round-a-bouts. The sculpture will be composed of similar materials, stucco, concrete, and steel as the entry monument. The color of the sculpture will continue to be natural metals with orange and blue steel as accents. The bold accent colors and natural metal materials will bring a unique character to the community, while having a consistent theme that gives the community a sense of place.

ENTRY MONUMENTS

The entry monument signage will be located at the primary entrance to Papillon Village at the intersection of Mariposa Parkway and Tawanda Road. The entry monument will feature a variety of materials including stucco, concrete, and steel to create a visual path of a butterfly leading residents through the community to their home. The vertical elements will also provide a kinetic feel to the monument highlighting the sense of movement being portrayed. The primary color scheme for the monument, and all other visual aspects throughout the Master Plan development, will be natural silver, gold, and copper metals with an accent of orange and blue steel. The location of the monument will be at the intersection of the street and a natural arroyo and includes a water feature that utilizes reuse water to ensure environmental sensitivity to the arid climate while creating a unique statement piece for the community.



Rendering 3. Monuments

This page left intentionally blank.

Community Facilities

The Master Plan Area will include parks and open space areas that meet or exceed the City of Rio Rancho's Parks and Recreation standards (3 acres of park land and 4 acres of open space per 1,000 residents). In addition, the Master Plan proposes an integrated system of trails, bike lanes, and bridges for pedestrian/ vehicle that connect to the existing regional trail facilities.

PARKS

At full build-out, the total population in the Planning Area is expected reach approximately 5,830 people. This translates to about 17.5 acres of park land and 23.3 acres of open space per the City's Subdivision Ordinance.

There are two primary parks in the Master Plan Area with a total acreage of 18 acres located in the central part of the development, with easy accessiblity via Patchogue Road. The location for these parks are outlined in Figure 7 of CHAPTER 6: COMMUNITY AMENITIES. The park locations are strategically placed near the middle of the planning area along Patchogue Road and adjacent to an arroyo suitable for a trail connection. These parks will enhance connectivity for the residents of Papillon Village and surrounding communities. A significant number of smaller "pocket" parks will also be created, which will be tied into the proposed trail network and open space system outlined below.

A Homeowner's Association, which will be established along with future redevelopment of the Papillon Village area, will be responsible for maintenance of these micro-parks that will be scattered throughout the development and add to the overall acreage of park land provided for residents. The two neighborhood paks shall be dedicated to the city.

OPEN SPACE AND TRAILS

The trail system within the development area will be established based on the existing arroyo channels along the edges of the planning area, serving a dual function as active open space and stormwater management. The plan allocates approximately about 18 acres of open space and 116.5 acres of drainage which combined is much greater than the approximately 23.3 acres of open space land required to serve approximately 5,380 potential residents in this community – which exceed the City of Rio Rancho Comprehensive Plan goal of 4 acres of open space per 1,000 residents.

FIGURE 6: REGIONAL PARKS

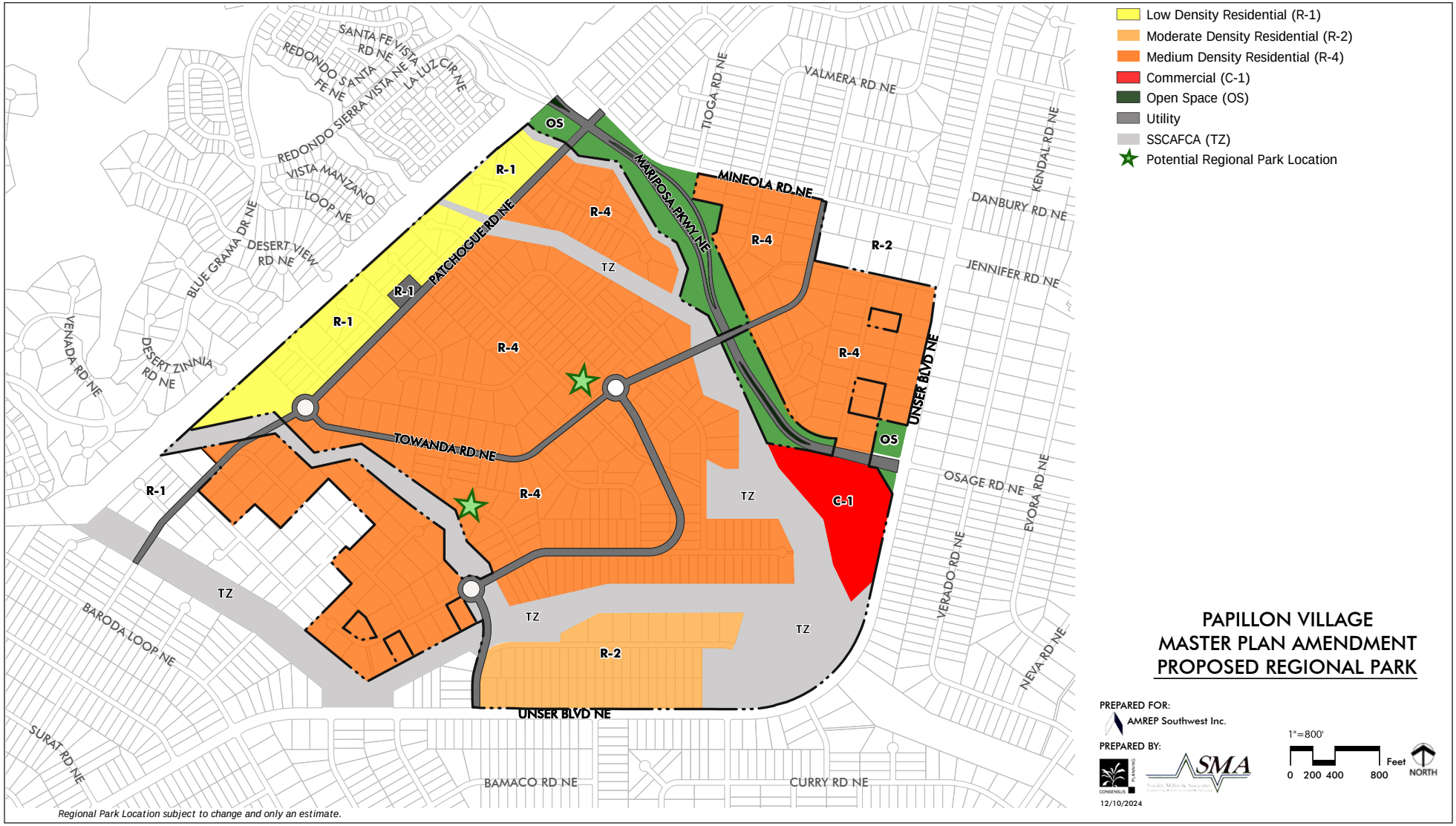
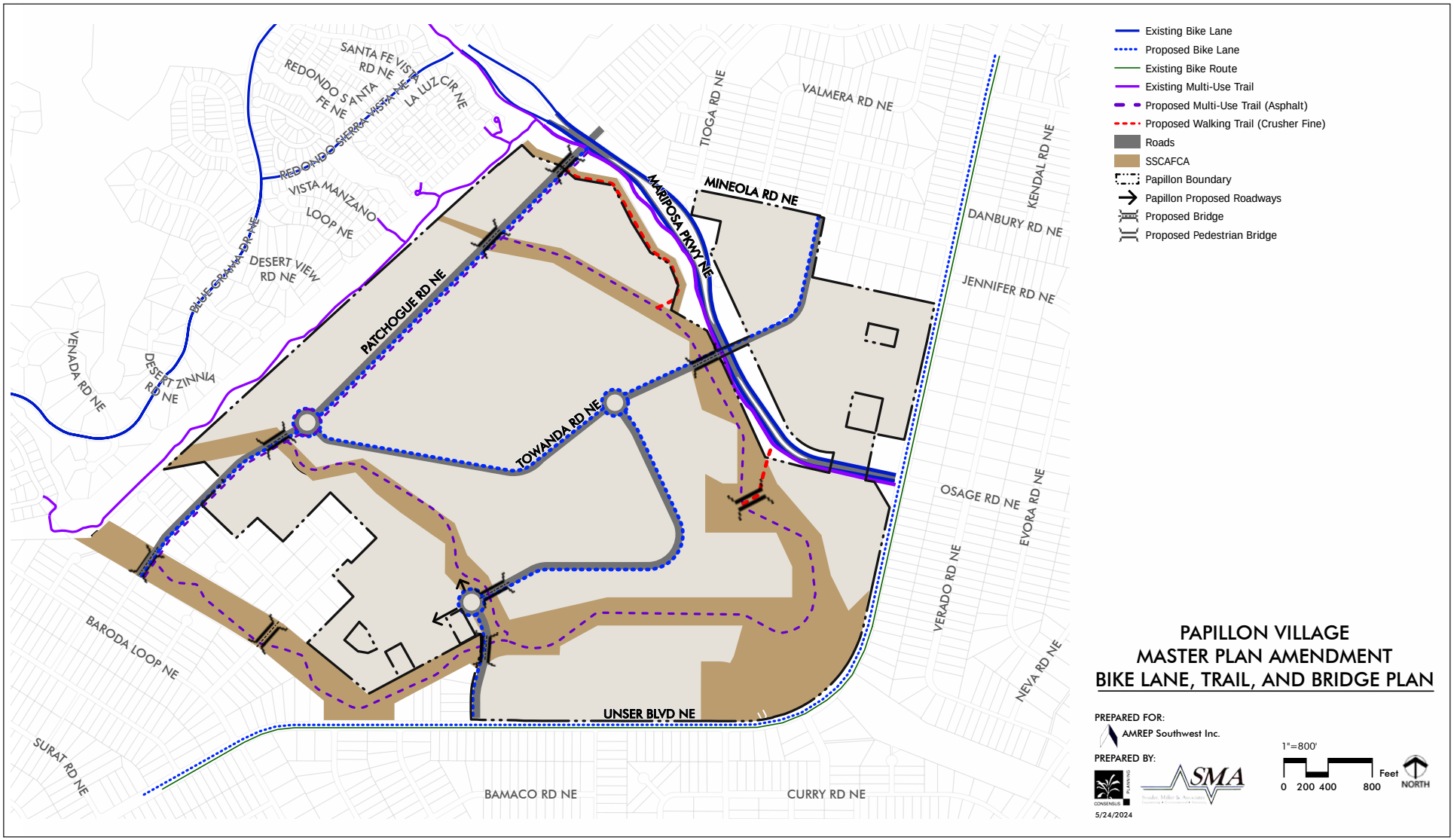


FIGURE 7: BIKE LANE, TRAIL, AND BRIDGE PLAN



Trails are planned throughout the southern part of the Master Plan area, which will link to the existing multi-use trail along the eastern boundary that runs parallel to Mariposa Parkway and continue along Unser Blvd. Access to these trails will be provided through a comprehensive sidewalk network that is integrated into the proposed infrastructure and road developments. Additionally, there is potential to extend these connections to the Mariposa trails, creating a larger network that may also incorporate other nearby arroyo corridors. Trails will be constructed to meet City of Rio Rancho standards, with a minimum width of 10 feet, 2 feet buffer ("recovery zone") on each side, signage, and pavement markings.

SCHOOLS

Given that most of the area surrounding the site is sparsely populated, there are currently few nearby schools to serve residents. The closest schools include:

- Vista Grande Elementary School, 3.3 miles to the east.
- Cielo Azul Elementary School 2.9 to the south.
- Colinas del Norte Elementary School 4.3 miles to the south.
- Sandia Vista Elementary 4.8 miles to the.
- Mountain View Middle School 5.3 to the east.
- Sue Cleveland High School 3.10 miles to the southeast.

The Mariposa Master Plan (first adopted in 2002) includes a proposal for the construction of two elementary schools and one middle school to serve the population as the area continues to grow. These schools have not yet been constructed. With a projected population of approximately 4,000 people, and approximately 20% of the population made up of school-age children between the ages 5 to 18 years, there may be an additional 800 students that will need to be served by area schools after full build out. This Master Plan identifies a potential school site shown on Figure 4 in CHAPTER 3: PROPOSED LAND USE. As development and subdivision occurs within Papillon Village and the neighboring Mariposa Community, coordination shall occur with the Rio Rancho Public School District to determine the need to utilize this location as well as those within the Mariposa Master Planned Community. If such coordination results in a determination that use of the identified site is not necessary, or if no decision is made by January 1, 2030, said site shall be released for development purposes in accordance with the



Site Photo 4: Trail along Mariposa Parkway
underlying land use designation.

Transportation Plan

This chapter outlines the major transportation elements to support the proposed development of the area, including access, internal circulation, and the results of a traffic study. The Planning Area is adjacent to Mariposa Parkway, which will function as one of the primary access roads to the Papillon Village development. Two other entrances, described below, will also enable access to the neighborhood in addition to the primary entrance off Mariposa Parkway.

MAJOR ROADWAYS

The primary roads that create access to the Master Plan Area are Mariposa Parkway and Unser Boulevard. Mariposa Parkway, adjacent to the northeastern boundary of the Plan Area, is a four-lane minor arterial road with bike lanes that had an average weekday traffic volume of 2,623 cars per day in 2021. The roadway has bike lanes on both sides and a trail along the western side that connects to the trail network within Mariposa. Unser Boulevard is currently a two-lane regional principal arterial that had an average weekday traffic volume of 4,886 cars per day in 2021. Both roads are currently well below the design capacity based on the functional classification. Additionally, Blue Gramma Road to the north is a major collector as determined by the Middle Rio Grande Council of Governments. The roadway network surrounding Papillon exists, and access is available without adverse traffic impacts. The intersection between Mariposa Parkway and Unser Road serves as one of the primary entrances to the Mariposa community. The roadway infrastructure is notably well-developed, with multiple signs for the Mariposa community prominently displayed along Mariposa Parkway.

Future improvements to Unser Boulevard include flattening the horizontal curve immediately south of the Mariposa Parkway entrance and long-range Unser Boulevard improvements include a 4-lane urban typical section with raised median plus bicycle and pedestrian facilities. Future Blue Grama Road improvements include a roadway extension to Unser Boulevard. It should be noted that the extended portion of Blue Grama Road shall be classified as a Minor Arterial. Blue Grama is unlikely to directly serve residents within Papillon Village and is not intended as such. It is shown as a critical element of the future network for the surrounding area. While Papillon Village and Mariposa residents currently share Mariposa Parkway, as the area develops and the connection from

Blue Grama to Unser Boulevard is made, a significant number of trips from within Mariposa may be diverted off Mariposa Parkway to Blue Grama and that second any access to Unser.

SUBDIVISION ACCESS & ENTRYWAYS

As mentioned above, the principal access route to Papillon Village is via Mariposa Parkway. There are currently three entrances to the Planning Area, of which, two are from Mariposa Parkway and only one at Patchogue Road is currently paved with signage indicating the access point. The other access points are not currently paved or improved with signage or signalization.

The second access point off Mariposa Parkway (connected to Towanda Road) leads sharply downward into an existing arroyo channel and will need to be improved in the future to allow for vehicular access.

Finally, the last access point to Papillon is off Unser via unpaved local roads, including Wimmera Road and Tarbes/Arras Lane connecting to Oneonta Road. This access directly to Unser is an important relief from all traffic otherwise traveling on Mariposa Parkway.

Each of these access points ultimately connects to Unser Boulevard and will similarly need to be improved in the future to create clear entrances into the new development. As these access points are developed, the State Access Management Manual should be utilized to ensure proper intersection spacing on Unser, as it is anticipated to have access restrictions as a regional principal arterial.

TRIP GENERATION STUDY

Souder, Miller, and Associates (SMA) conducted a Traffic Impact Analysis (TIA) for the proposed Papillon Village subdivision, located at the southwest and northwest corners of Unser Boulevard and Mariposa Parkway in Rio Rancho, NM. The development includes approximately 2,060 single-family residential lots, 17 acres of commercial space, and 13 acres for an elementary school.

The trip generation rates for the Papillon Village subdivision were calculated based on the Institute of Transportation Engineers (ITE) Trip Generation Manual. The analysis used different Land Use Codes for residential, commercial, and school areas to estimate total weekday volumes and peak hour trips.

- Residential: 2,060 units generating 19,426 weekday trips, with 292 AM peak hour trips (ingress and egress) and 1,076 PM peak hour trips.
- Commercial: 163,350 ft^2 generating 1,808 weekday trips, with 193 AM peak hour trips and 182 PM peak hour trips.
- Elementary School: 643 students generating 1,460 weekday trips, with 257 AM peak hour trips and 57 PM peak hour trips.

The total traffic generation for the site, considering internal capture for commercial (15%) and school trips (30%), resulted in a projected off-site traffic generation of:

- *AM Peak Hour: 636 trips*
- *PM Peak Hour: 1,050 trips*

Trip Distribution and Traffic Assignments

Trip distributions followed a gravity model utilizing socioeconomic data from the Mid Region Council of Governments. The model allocated trips based on regional employment data and distance traveled:

- *1% to the west/north on U.S. Highway 550*
- *54% to the east/south on U.S. Highway 550*
- *45% to the south on Unser Boulevard*

INTERSECTION ANALYSIS

Key intersections within the study area included various unsignalized and proposed signalized intersections along U.S. Highway 550 and Unser Boulevard. The intersections analyzed include:

- U.S. Highway 550 intersections with NW Loop Road, Chayote Road, Midway Drive, and Santa Fe Hills Boulevard.
- Unser Boulevard intersections with James Wall Road, Westphalia Boulevard, Columbine Road, Wyalusing Road, Elegy Road, Mineola Road, Mariposa Parkway, and Wimmera Road.

PROPOSED LOCAL ROADS

Existing platted roadways within Papillon will be improved to City of Rio Rancho Standards. Specific pedestrian amenities such as wider mean dering pathways, enhanced landscapes, and decorative walls shall be proposed and evaluated with future development submittals. Several recommendations were made to mitigate anticipated traffic impacts. Develop all new intersections with one left turn and one right turn lane off the minor approaches, and a through lane where necessary. Install traffic signals at U.S. Highway 550 and NW Loop if warranted. Widen Unser Boulevard to meet full Principal Arterial standards, allowing for median stacking and additional gaps between eastbound and west-bound through vehicles.

The new Papillon Village proposed paved multi-use trails that weaves through the community, running along Barooa Loop, Unser Boulevard, Mineola Road, and connecting to Towanda Road, Patchogue Road, Oneonta Road, and Tamaqua Road. The master plan also includes the integration of a bike lane network along Towanda Road, Patchogue Road, Oneonta Road, and Tamaqua Road. Furthermore, the plan envisions the construction of bridges at all road and arroyo intersections within the area to improve pedestrian and vehicular circulation. These proposed bridges and trails aim to enhance connectivity throughout the community.

UNSER BOULEVARD ACCESS MANAGEMENT

Unser Boulevard is a Regional Principal intended for limited access and likely will eventually include a median dividing direction of traffic. Presently, obsolete platting in Block 110 has created narrow lots that could potentially develop individually. Allowing every lot to have its own access from Unser Boulevard would create major traffic hazards. Rio Rancho follows the NMDOT State Access Management Manual for access spacing standards, which shall be followed for future development in Papillon Village. Generally, full access intersection spacing is allowed every 1/4-mile and in this location will likely be limited existing platted street locations. These locations should be coordinated by the City between the north and south sides of Unser Boulevard, including Marrakech Road, which is designated as a future north-south minor arterial connecting Unser Boulevard to Broadmoor Boulevard in the City Center area and Wimmera Road, located within the Planning Area, which provides access to the larger Papillon Village development area.

To reduce individual driveway access to Unser, the following guidance should be utilized during future lot development:

- Existing lots are encouraged to share access points with easements and agreements allowing adjoining properties to share such access;
- Lots may be consolidated to reduce the number of access points; or
- A frontage road or alley access may be constructed to provide access to all lots fronting Block 110 along Unser Boulevard.

The third option is the preferred alternative, if provided by the City of Rio Rancho as part of a larger Unser Boulevard roadway widening, or by a developer if the lots in Block 110 are consolidated and subject to a larger subdivision development process.



Site Photo 6: East Bound from Unser

This page left intentionally blank.

Conceptual Drainage Plan

This chapter outlines the proposed conceptual drainage solution for Papillon Village. The drainage plan was discussed with SSCAFCA to ensure that proposed improvements support the agency's Quality of Life Master Plan and the upcoming stormwater management projects in the immediate area.

STORMWATER MANAGEMENT

This chapter outlines the proposed conceptual drainage solution for Papillon Village. The drainage plan was discussed with SSCAFCA to ensure that proposed improvements support the agency's Quality of Life Master Plan and the upcoming stormwater management projects in the immediate area.

The Papillon Village Master Plan is located within the Venada Arroyo Watershed. Offsite flows from the Mariposa Subdivision will be intercepted from existing detention ponds and conveyed through existing arroyos and routed through the proposed project site. Offsite flows from the north and south sides are intercepted by existing tributaries of the Venada Arroyo and directed into the existing arroyos. All offsite flows are assumed to be restricted to historical flowrates.

A drainage investigation was completed for the planning area that contributes runoff to Unser Boulevard in Rio Rancho, NM. The upper portion of the overall drainage basin consists of the Mariposa Subdivision and the lower portion is the proposed Papillon Village planning area.

To convey runoff through the proposed development, the existing SSCAFCA arroyos will be improved to serve as open channels. Like the arroyos in the existing condition of the site, the proposed channels will be within SSCAFCA right of way and will be owned and maintained by SSCAFCA.

The developed planning area has been divided into multiple drainage basins. The proposed runoff from these post development basins will be collected by an internal storm drain system and routed through water quality and detention pond prior to being discharged into the improved arroyos. The proposed water quality and detention ponds will be designed and detailed with each developed subdivision.

The implementation of water quality and detention ponds, in each corresponding post-development basin is expected to reduce the

post-development 100-year 6-hour peak discharge rate within each basin to the pre-development 100-year 6-hour peak discharge rate to meet the requirements of the Rio Rancho DMP.

The proposed arroyos have been analyzed and the peak runoff flowrate within each channel was determined based on the 100-year 24-hour flow rates from the Mariposa subdivision, as identified in their record drawings, and the pre-development flowrates within the Papillon Village drainage basins. The pre-development Papillon Village flowrates were used with the assumption that each post development basin within the Papillon Village development will flow to a water quality and detention pond before discharging into the arroyos. These water detention ponds will be designed to reduce the post development peak flowrates within each basin to the pre-development rates.

These peak runoff flowrates influenced the design of each channel. Each channel will be trapezoidal with 3:1 side slopes. The sides of these channels will be grouted to mitigate erosion while the base will remain in their natural condition to allow for infiltration. A 1-foot deep toe at the base of the grouted side slopes will be installed to mitigate undercutting. To reduce the running slope and flow velocity within each channel, a series of 2-foot-tall gabion drop structures will be installed along the length of the channel. The number of drop structures and the dimensions of the channels vary.



Site Photo 7: Drainage Pipes Southeast Corner on Unser

The capacity of the existing culvert crossing at Unser Boulevard were analyzed as part of the Drainage Master Plan (DMP). The structure consists of 4- 5' diameter CMP culverts on grade, mitered to the road slope, and protected with a sloped headwall with an approximate roadway embankment height of 7.5'. From this analysis, it was determined that the existing structures are not currently sufficient to convey the 100-year 24-hour pre-development peak flow from the site which is approximately 952 cfs. To prevent the need for modifications to the existing infrastructure under Unser Boulevard, the proposed water quality and detention ponds within the Papillon Village Subdivisions will be constructed to detain excess runoff to ensure that the peak discharge from the site is less than the 830 cfs capacity of the existing Unser Boulevard Crossing.

Lastly, energy dissipation structures will be installed at the outlet of the proposed channels to prevent any damage and mitigate erosion at the Unser Boulevard Crossing. The developer has proposed that a large decorative water feature be placed at the outlet of the proposed channels. This feature will be designed to dissipate the energy of runoff flowing from the channels before they reach the Unser Boulevard crossing. A detailed design of this water feature and the analysis of its energy dissipating capabilities will be included in the final design.

FLOODPLAINS

Although there are five existing arroyos running through the site, Papillon Village is not encumbered by any existing floodplains as designated by FEMA. The smaller or minor arroyos crossing through the planning area are proposed to be filled and the existing flows directed into storm drains as described above and shown in FIGURE 7 and FIGURE 8.

FIGURE 7: PROPOSED ARROYO MODIFICATIONS MAP

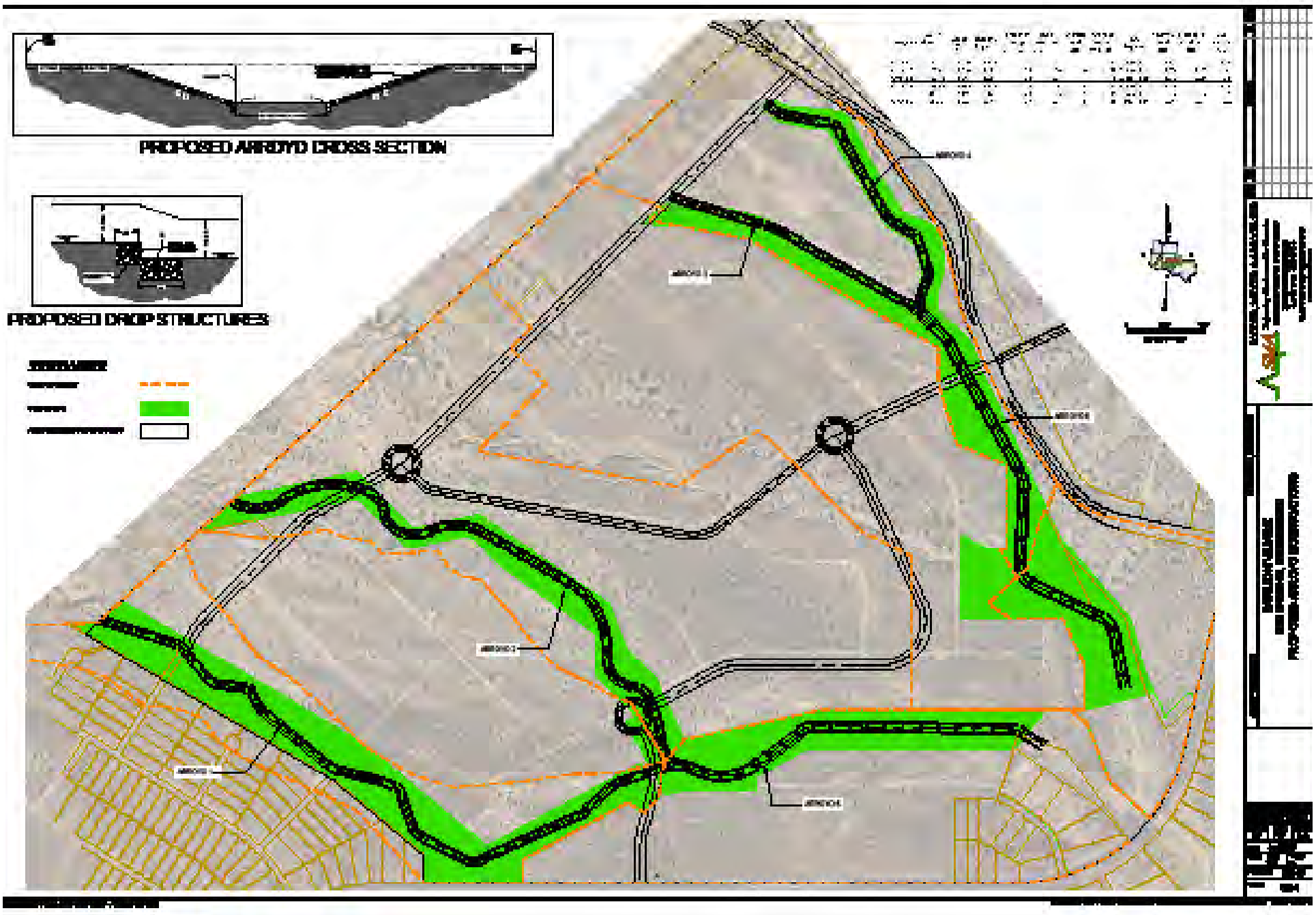
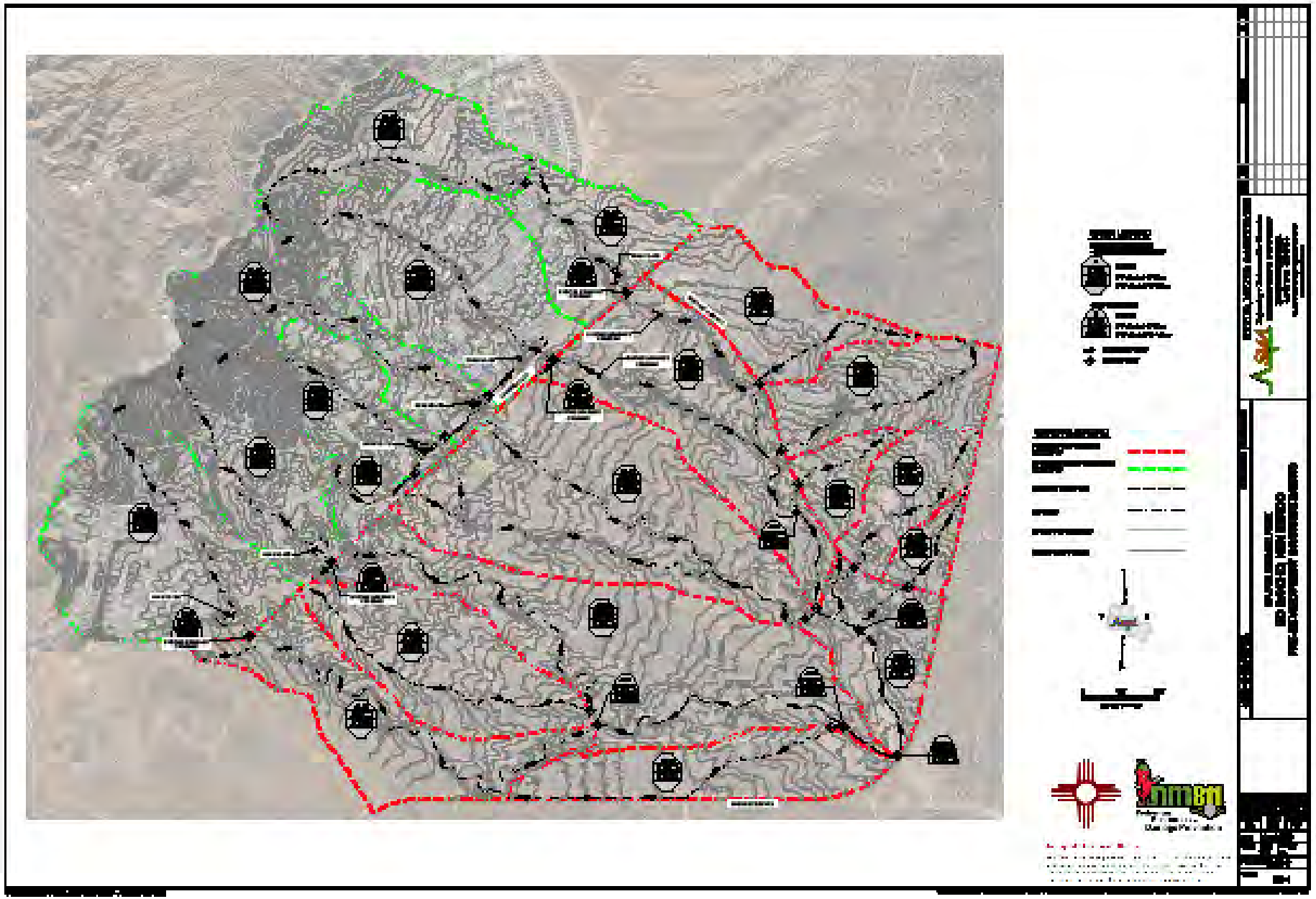


FIGURE 8: PRE-DEVELOPMENT DRAINAGE BASINS MAP



Conceptual Utility Plan

This chapter provides an overview of planned infrastructure improvements to serve future residents of Papillon Village. This includes a conceptual utility plan to address water, sanitary sewer, and private utilities improvements that will be required before development can occur.

WATER

The proposed development is west of Unser Boulevard and north/south of Mariposa Parkway in northwest Rio Rancho, New Mexico. The development is generally bounded by Patchogue Road to the north, Mariposa Parkway to the east, Unser Boulevard to the south, and open space to the west.

The property slopes from the west to the east/southeast ranging in elevation from approximately 5830' to 5670'. Well 15 and the Mariposa Booster Station are located at the intersection of Patchogue Road and Ema Court. A 16-inch water line connects Well 15 to Tank 15N. The Mariposa Booster Station is also connected to the existing 16-inch waterline. The booster station draws water from the 16-inch waterline and pumps to the Mariposa Tank via a 14-inch waterline. A new 12-inch waterline will connect to the 14-inch waterline on the high pressure side of the booster station in Ema Court. The new 12-inch waterline will provide service to the Papillon Village area. A new pressure reducing valve (PRV) will be installed immediately downstream of the connection in Ema Court due to the high pressure in this portion of the system. A new 8-inch waterline will serve Ema Court from the low-pressure side of the PRV. The proposed 12-inch waterline will continue south in Ema Court to Patchogue Road where it turns northeast and continues to Tadjoura Road. The FIGURE 9: PROPOSED DRAINAGE STRUCTURE shows the continuation of the 12-inch waterline extending south to Oneonta Road. A new 10-inch waterline will extend along the north portion of Patchouge Road connecting to the 12-inch waterline. Two additional PRVs will be required to reduce pressure to the lower portion of the subdivision and allow service to be provided directly from Tank 15N. A new 12-inch waterline will connect to the existing 16-inch waterline that connects Well 15 with Tank 15N. The connection will be at Mineola Road and the line will extend down Towanda Road crossing Mariposa Parkway and connecting to the proposed 8-inch waterline in Chemung Road.

The waterline diameters required to bring water to Papillon take into consideration the City's Master Plan for future growth. In the future, it is intended for supply from the lower pressure zones to

potentially be pumped up to the higher zones for redundancy. It is important for utilities such as this large diameter pipe, to be taken into consideration as well as the other utilities needed to serve this development during the planning stage.

The piping around the Papillon development takes into consideration the City's Master Plan. A minimum 8-inch diameter pipe is proposed internal to the development with all lines to be sized to accommodate the potential build out of the property per the proposed zoning.

WATER QUALITY POND

Papillon Village has proposed to construct several water quality ponds, strategically positioned at lower elevations on each parcel, divided by arroyos or existing/proposed roadways within the community. These ponds are designed to collect rainwater for reuse, supporting the City of Rio Rancho's long-term goal of creating a sustainable environment. Additionally, the plan includes four reuse discharge points located at the northwest boundary, where all existing arroyos intersect with Patchogue Road and Tamaqua Road. Furthermore, the open space area at the southeast corner along Unser Blvd is planned to have a designated water feature area to collect stormwater for sustainable purposes and reactional use.



Diagram 3: Water Quality Pond

Water quality ponds serve several purposes in the Papillon master plan: to enhance water quality by slowing water velocity and allowing sediment to settle, allowing non-potable water sources to percolate and recharge the aquifer, provide more lush landscapes and open spaces that benefit from reclaimed, and stormwater flows while accommodating trails and open space amenities for residents. Stormwater ponds are located at lower elevations and critical junctures to contain stormwater from minor rain events and overflow into the large stormwater conveyance systems. Ponds are envisioned to be protected from erosion by aggregates and have seeded/naturalized bottoms. Designs will provide maintenance access in all instances. Adjacent to the ponds are multi-use paved and soft-surface trails, shade structures and site furnishings.

SEWER

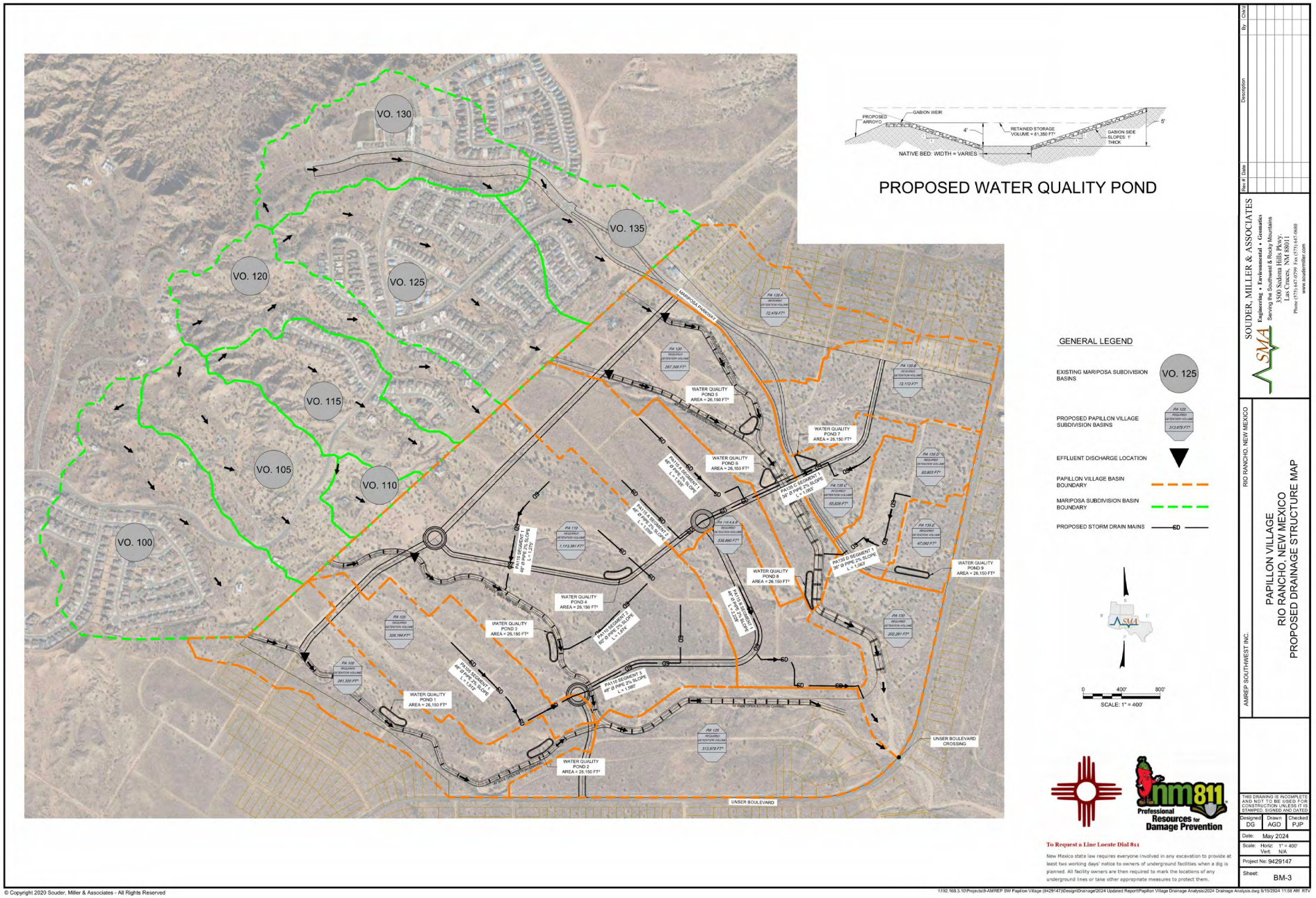
Sewer service for Papillon and all properties within the Venada Basin will require construction of a new sanitary sewer lift station. Internally, 8-inch diameter sanitary sewer collection lines are proposed to service the development with all lines to be sized to accommodate the potential build out of the property per the proposed zoning. Several collectors will be constructed north and west, ultimately providing service to the remainder of the basin in the future. The lift station will be designed to accommodate the proposed Papillon sewer flows as well as all future flows; however, the ultimate construction of the lift station will be performed in phases based on future growth within the basin as flows increase. The Lift Station and associated force main will convey flows to the existing 18-inch sanitary sewer line northwest of Papillon as shown on Exhibit 7. The 18-inch sanitary sewer line discharges into the City's Mariposa Waster Water Plant (WWTP 5).

INTERSECTION ANALYSIS

Key intersections within the study area included various unsignalized and proposed signalized intersections along U.S. Highway 550 and Unser Boulevard. The intersections analyzed include:

- U.S. Highway 550 intersections with NW Loop Road, Chayote Road, Midway Drive, and Santa Fe Hills Boulevard.
- Unser Boulevard intersections with James Wall Road, Westphalia Boulevard, Columbine Road, Wyalusing Road, Elegy Road, Mineola Road, Mariposa Parkway, and Wimmera Road.

FIGURE 9: PROPOSED DRAINAGE STRUCTURE MAP



© Copyright 2020 Souder, Miller & Associates - All Rights Reserved

This page left intentionally blank.

Implementation and Phasing

The implementation of the Papillon Village Master Plan will occur during future replatting and through the establishment of a Special Assessment District (SAD) or Public Improvement District (PID). It is probably most realistic that these actions will occur over the next decade, with much dependent on market conditions. During that time, the following implementation actions can serve as a guide to facilitate the full build out of the Planning Area.

IMPLEMENTATION ACTIONS

The majority property owner will pursue the establishment of an SAD or PID to provide financing for infrastructure improvements.

Construction of infrastructure and transportation improvements will be planned in co-ordination with the City of Rio Rancho Department of Public Works, Department of Development Services, Public Safety, and PNM.

The developer will coordinate construction of stormwater management solutions with SSCAFCA, including additional trails along arroyos, detention ponds, or low impact development solutions (LID).

To address antiquated platting, the majority property owner will seek to replat owned lots within Unit 25 into smaller, more developable parcels that support the land use plan outlined in CHAPTER 3.

The incorporation of any design standards into future CC&R's will be enforced by a new Homeowner's Association (HOA).

PHASING

Development of the Planning Area will occur in approximately three phases over the next several years, with several actions taking place before each phase is accomplished.

Phase 1: Rezoning of the land and replatting of existing lots into new layout.

Phase 2: Establishment of a financing mechanism for infrastructure improvements.

Phase 3: Construction of major infrastructure, drainage, and transportation improvements.

Phase 4: Home building and community development.

INFRASTRUCTURE FINANCING MECHANISMS

Financing of public improvements (roadways, water and sewer, and parks and recreation space) in the Master Plan may be financed through either a Special Assessment District or Public Improvement District. These two mechanisms are described below.

These two methods share some similarities. Both involve assessments that are paid by the property owner(s) within the district who benefit from the infrastructure improvements to be constructed. However, they also differ and offer pros and cons that need to be evaluated by the property owner(s) and ultimately a policy decision will need to be made by the City of Rio Rancho Governing Body, as they have authority to approve of such districts.

Public Improvement Districts (PIDs): Public Improvement Districts are one of the primary ways to finance infrastructure improvements in a master planned area. PIDs may be used to construct all required public improvements in a new sub-division, including utilities and public facilities (community centers, schools, etc.). PIDs can be especially beneficial if public facilities are needed among the improvements to be funded by the debt and assessments whereas SADs are more limited in scope.

PIDs are typically financed through bonds issued by the PIDs on behalf of property owners, who then pay for the debt service on these bonds through a property tax assessment, special levy, or through charges to use a facility (i.e., member fees to use a community center).

Establishing a PIDs involves a petition and hearing process, followed by a unanimous consent procedure or approval through the election of property owners within the proposed PIDs. A General Plan and design of infrastructure follow formation in order to determine the costs and debt to be issued for installation of infrastructure identified.

Special Assessment Districts: Special Assessment Districts (SADs) are another tool that may be used to fund infrastructure improvements including roadways, water and sewer, and community amenities. SADs are created in accordance with New Mexico State Law, Chapter 3, Article 33 NMSA, 1978 Improvement Districts, which requires agreement of landowners possessing at least 66.67% of the area's assessed value to agree to establish the SAD. The Governing Body can also initiate a SAD if it determines that the creation of the district is necessary for the health, safety, and welfare of the community.

In addition to state regulations, the City of Rio Rancho has an adoption process that involves five resolutions that must be passed by the Governing Body. This adoption process delineates the boundaries of the SAD, prepares preliminary plans and cost estimates, and creates an assessment rate for each affected property. Depending on the level and proximity of improvements, the assessment rate may vary between properties in different parts of the SAD. The formation of a SAD may be initiated by a property owner requesting improvements – usually a larger landholder or developer.

Infrastructure to be developed by SADs is limited to street right-of-way, drainage, park and open space, and utilities. Often this tool is specifically used to bring antiquated subdivisions up to more current standards. Improvements within the SADs must be shown to especially benefit the properties paying assessments. In the case of Papillon Village, improvements are anticipated to be those needed to correct the issues surrounding the antiquated subdivision platting by providing infrastructure to existing and future lots rather than building infrastructure as part of a larger master-planned community such as Mariposa or Cabezon.

If approved, the creation of a SAD allows the City to issue bonds to finance the improvements and property owners reimburse the City through the assessments of their properties.

END

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

October 29, 2025

TO: AMREP Southwest, Inc, Consensus Planning Inc.

RE: Zone Map Amendment/Master Plan Amendment (25-100-00014/25-410-00007)

The following are the comments and feedback received in regards to the application; please respond to staff comments and provide the requested changes.

Planning and Zoning Division:

1. Ensure acreage is consistent throughout document (ie. There are a few instances where the old acreage is reflected).
2. Update exhibits so that they do not include any of the outparcels.
3. More information needed in regards to Park location(s), maintenance/dedication; during which phases will parks be built? When will the HOA be established?
4. Potential Public Parks shall meet DPM standards for respective park type
5. Add language that all signage is subject to sign-code criteria (or provide us with exact dimensions for anything bigger than the sign-code allows for); Round-about sculptures and Entry Monuments are also subject to sign-code criteria and approval by Public Works.
6. Unser may need to be paved.
7. Add language that everything is subject to waste-water availability.

Parks, Community & Recreation Services:

Please see the attached Word Document “Papillon Master Plan Previous Comments - still stand 102825” that references questions and overarching comments from previous cases for this development.

Regarding the current ZMA – No new comments; Regarding the updated MPA:

Page 16 – first use of the Proposed Land Use and Zoning Map – the Open Space indicated along Mariposa Parkway as a buffer or other feature would likely simply act as an open space buffer between the roadway and arroyo and encompasses the existing asphalt trail. PRCS does not maintain trails within or adjacent to roadways and would not maintain this open space and defers to the Public Works Department/DSD for their acceptance/feedback and maintenance commitment. The general width and “feel” of the open space is a result of the existing ROW and arroyo system – and is similar in feel to that which exists in the Mariposa East development along Mariposa Parkway.

Page 21 “Community Amenities” section – still references Chapter 6, and “A neighborhood park” this should be cleaned up to be consistent with the rest of the document. (no chapter number, just section heading and “two neighborhood parks.”

Page 25 “Parks” section –

- First paragraph, please note that the City Subdivision Ordinance requires park land dedication. The City’s Comp Plan has guidelines for both park land and open space

allocation. PRCS may recommend/support allocation of general open space but only requires dedication of developed park land per the ordinance.

- Second paragraph, still references figure 7 and chapter 6 – as well as park locations near Patchogue Rd – when it should be Towanda Rd. This should be cleaned up to be accurate and consistent with the rest of the document/figures.
- Third paragraph – should correct "paks" to parks
    - Use of "two neighborhood parks" is correct in this context

Page 25 "Open Space and Trails" section –

- Second sentence – correct 5,380 to 5,830

Continued on Page 28…and Figure 7: Bike Lane, Trail, and Bridge Plan
This is great connectivity, however:

- Again, note that the city will not accept crusher fine trails, they will be maintained by the HOA, and as previously explained:
    - While the draft Master Plan says the trails will be constructed to meet City of Rio Rancho standards with a minimum width of 10 feet, 2 feet buffer (recovery zone) on each side, signage, and pavement markings – we assume this correlates to the existing conditions/asphalt path between Mariposa East and Unser Blvd. along Mariposa Parkway, when relating to any current or future City ownership, and the Department of Public Works would need to be consulted regarding any multipurpose trails along or within the right of way.
    - Any asphalt paths that are constructed along the arroyos as shown in Figure 7 would need to be owned and maintained by SSCAFCA, the HOA or some combination thereof. PRCS has not seen any comments from SSCAFCA stating that they will accept those trail alignments, or whether or not they feel it complies with their Quality of Life Master Plan. They should also be consulted, as the City/PRCS would not be accepting a trail easement/responsibility and they may have different specifications for asphalt trails within their facilities.

Page 26

- "Figure 6: Regional Parks" should be changed to "Figure 6: Neighborhood (or Large Neighborhood) Parks" in the heading and body of the figure
-

Page 42 – Again – Note: no pocket or private parks will be funded by a PID

Throughout the Document - Use of the term Regional Park vs. Neighborhood Park- current DPM

PRCS sees the proposed park location and size as meeting the large neighborhood park location. Please change use of Regional Park to Neighborhood Park or Large Neighborhood Park as the current DPM describes a Regional Park as follows:

2.3 Regional Park

2.3.1 Regional Park — Park Larger than 10 acres.

2.3.2 The City of Rio Rancho will provide a specific program for expected uses to the Landscape Architect for any Regional Parks. Uses will be intended to maximize recreation activities while optimizing water use.

2.3.3 The City shall work with the Developer/Contractor to identify minimum design elements for all parks meeting "Regional Park" criteria. Generally, a Regional Park will contain all elements of a neighborhood park plus a minimum 2 acres of playing fields or courts for

organized sports. Regional Parks will also have appropriate parking lot and field or court lighting to support organized sports.

2.4 Additional Elements and Improvements

2.4.1 Softball and Baseball fields, fenced dog park areas, disc golf courses, horse shoe pits, and tennis, racquetball, volleyball, cricket and bocce courts, shall be considered as additional elements or improvements, and when proposed in a park design, the City shall provide preferred construction criteria, to the Contractor prior to submission of park construction plans for Design Review.

PRCS defers to DSD for any further recommendations, requirements (for resubmission, changes) or approvals.

Fire & Rescue Department:

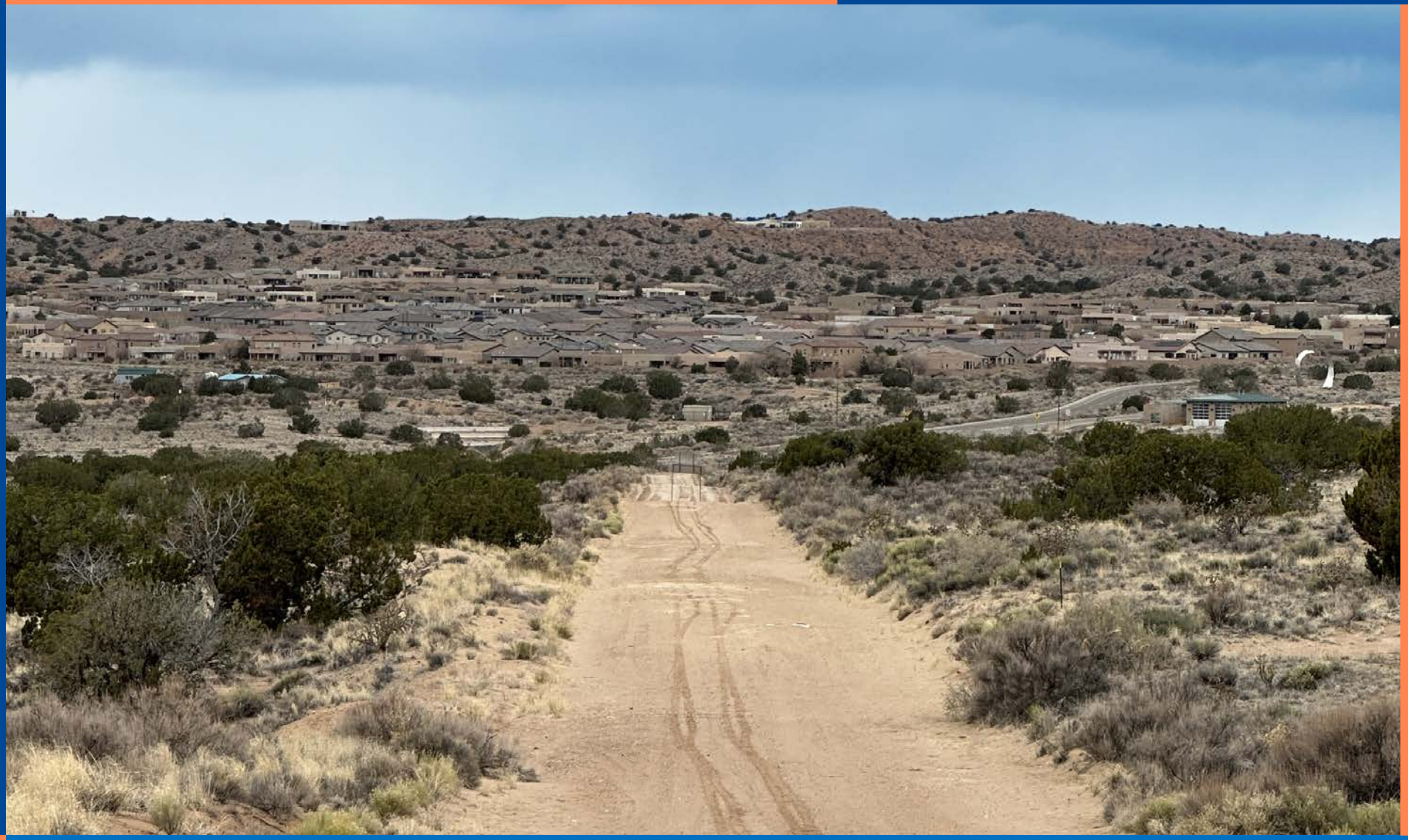
IFC 2021 shall be referenced for Fire and Life Safety Code. Appendix D shall be referenced for Fire Apparatus Access Roads. Fire Hydrants shall be in more than 500 ft. driving distance apart. A Fire 1 Plan shall be submitted to the Fire Marshals Office for review and approval prior to submitting the full plan set.

Engineering: “Existing zoning” appears incorrect. Population numbers, etc don’t seem to have changed with the revised MP area. See comments from 4-30; most still apply. See attached redlined plan.

SSCAFCA: SSCAFCA will require a Turnkey Agreement prior to final design for drainage improvements on SSCAFCA property. Engineering review will occur during plan submittal. Proposed conceptual drainage structures may change.

Respectfully,

Liz Ruiz Carlos
Municipal Planner II
Development Services Department
City of Rio Rancho
(505)-896-8785, lruizcarlos@rrnm.gov



Papillon Village Master Plan

Prepared for: AMREP Southwest, Inc.
Prepared by: Consensus Planning

Adopted: ~~2024~~

PAPILLON VILLAGE
MASTER PLAN

CITY OF RIO RANCHO, NEW MEXICO ADOPTED 2024 AMENDMENT

PREPARED BY:

Consensus Planning, Inc.
302 8th Street NW
Albuquerque, NM 87102

Souder, Miller & Associates
333 Rio Rancho Boulevard, Suite 101
Rio Rancho, NM 87124

ADOPTED FEBUARY 12, 2020

PREPARED FOR:

AMREP Southwest, Inc.

PREPARED BY:

Consensus Planning, Inc.
302 8th Street NW
Albuquerque, NM 87102

Huitt Zollars, Inc.
333 Rio Rancho Boulevard, Suite 101
Rio Rancho, NM 87124

Table of Contents

Chapter 1.	Introduction	1
Chapter 2.	Existing Conditions	5
Chapter 3.	Proposed Land Use	10
Chapter 4.	Comprehensive Plan Integration	17
Chapter 5.	Development Guidelines	23
Chapter 6.	Community Facilities	27
Chapter 7.	Transportation Plan	31
Chapter 8.	Conceptual Drainage Plan	35
Chapter 9.	Conceptual Utility Plan	39
Chapter 10.	Implementation & Phasing	43

This page left intentionally blank.

Introduction

This document is a Master Plan for an expected 651-acre residential community with drainage and water feature amenities, commercial, and future school site located within Rio Rancho, New Mexico to the northwest of Unser Boulevard NW and southwest of Mineola Road (see FIGURE 1: CONTEXT MAP). The community, Papillon Village, is planned to support families with a wide range of incomes and lifestyles. Future subdivisions in the planning area will offer a variety of housing options that appeal to existing and future residents of Rio Rancho. The purpose of this document is to outline the proposed future land uses for the area, identify the location of community amenities including develop a conceptual drainage plan, transportation (multi-use trail, bike lane, and bridge), address future infrastructure, and utility needs.

PLANNING PROCESS

The planning process was initiated in 2024 by AMREP Southwest Inc., one of the major landholders in the area. AMREP Southwest hired two consultants, Consensus Planning, Inc. and Souder, Miller & Associates, Inc., to amend the previous Papillon Village Master Plan and supplemental information regarding drainage solutions, transportation issues, infrastructure improvements, community facility needs, and land use. The Papillon Village Master Plan was developed in coordination with the City of Rio Rancho's Development Services Department, Public Works Department, and Southern Sandoval County Flood Control Authority (SSCAFCA).

Arroyo

PLAN BOUNDARY

The Master Plan boundary is bordered by the Mariposa Community to the west, Mineola Road on the north, and Unser Blvd to the south and east boundary. The planning area was determined ~~based, in part, on~~ by the predominant land ownership by the Applicant, AMREP Southwest, as well as multiple other factors. The largely uniform land ownership aids with planning for such a large area with antiquated platting, as the majority landowner can implement the recommendations of the plan.

The proposed planning area is also well positioned for future growth. The Rio Rancho Comprehensive Plan designates the area

around the Unser Boulevard and Mariposa Parkway intersection as a growth node and there is new infrastructure to enhance the property's development potential. Adjacency to Mariposa also provides proximity to existing utilities and other infrastructure that affords economies of scale for installation and future maintenance of infrastructure resulting from new development. More information about this is described in CHAPTER 4: COMPREHENSIVE PLAN INTEGRATION and CHAPTER 9: CONCEPTUAL UTILITY PLAN.

In order to facilitate future growth within the designated growth node and meet the Goals and Policies of the Comprehensive Plan, this plan is necessary to designate land uses as guidance for future applications for Zone Map Amendments, infrastructure improvements, subdivisions, and site plans. Without this planning process, this area of Unit 25 would remain with transitional zoning and be unable to develop anything other than single homes on existing platted lots without adequate infrastructure. While growth in Rio Rancho has not reached prerecession levels, there is a steady rate of new residential construction. Exploring opportunities such as Papillon Village will ensure adequate land is available for needed housing development in the foreseeable future.

The boundaries include two major roadways, Unser Boulevard on the south and east sides and Mineola Road to the northeast. Mariposa Parkway is adjacent the northwestern boundary and serves as the main entrance of the Mariposa community. Lastly, the southwestern edge is defined by a major branch of the Venada Arroyo, another physical constraint to growth in that direction. The revised master plan incorporates open spaces, HOA-maintained landscape treats, commercial zones, and educational facilities.

tracts?

PLAN OBJECTIVES

The objectives of this plan include:

- Designate future land uses to allow for medium density, single-family homes on smaller lots and commercial development near the Unser and Mariposa Parkway intersection.
- Coordinate development of drainage solutions with SSCAFCA including any pro-posed facilities in the immediate vicinity along Mariposa Parkway.
- Develop a detailed transportation strategy that improves traffic circulation, grants access to pedestrian walkways and bicycle trails, and ensures connectivity both within the planning area and to adjacent roadways. Consider the most cost-effective ways to provide the necessary water and sewer infrastructure for future development.

PUBLIC OUTREACH

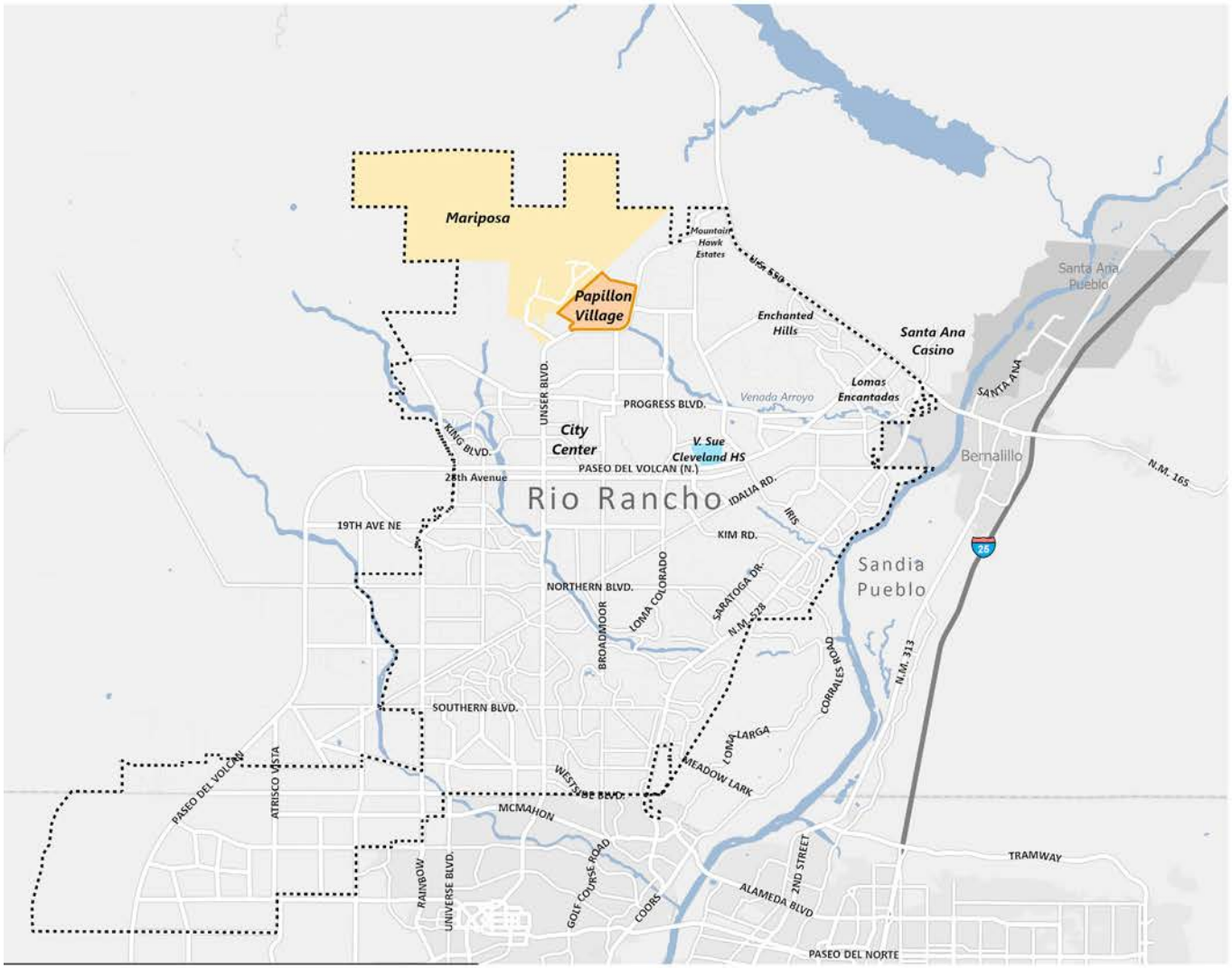
In order to provide sufficient information to area property owners, in addition to regular City of Rio Rancho notice, AMREP Southwest and Consensus Planning sent an informational letter and the proposed land use map to all property owners within and surrounding the Papillon Village planning area.

As a result, some out-of-state landowners contacted the planning team to better understand the proposed plan and how it might affect their lots. AMREP Southwest also met with the Juniper Hills Neighborhood Association to discuss the plan. Papillon Village constitutes a large part of the Juniper Hills Neighborhood Association area, and three residences fall within the plan boundaries.



Site Photo 1: Mineola Road NE Near Unser

FIGURE 1: CONTEXT MAP



PAPILLON VILLAGE
MASTER PLAN AMENDMENT
MASTER PLAN CONTEXT

PREPARED FOR:
AMREP Southwest Inc.

PREPARED BY:
SMA

1"=2 miles
0 .5 1 2 Miles
NORTH

8/6/2024

This page left intentionally blank.

Existing Conditions

The 651-acre Master Plan Area is currently undeveloped. To the west of Patchogue Road, there are some existing single-family residences but the land is primarily vacant. Apart from the residential communities in Mariposa to the north, the vicinity within a 3-mile radius of the Planning Area has few residents. It has an estimated population of 2,400 people in 2022. Despite its distance from the center of Rio Rancho, this area is strategically positioned to accommodate new housing development, given its proximity to Mariposa, access to Unser Boulevard and nearby existing utility connections.

LOCATION

Papillon Village is located at the northern part of Rio Rancho, adjacent to the Mariposa community and bordered by Unser Boulevard and Mineola Road. The planning area is situated about 3 miles southwest of Mountain Hawk Estates and U.S. 550, and 4 miles north of City Center. This strategic location offers easy access to main roads, facilitating commutes to work, schools, shopping centers, and recreational facilities.

There are an existing network of roads?

SITE TOPOGRAPHY & DRAINAGE

Souder Miller & Associates has conducted a drainage study using the Soil Conservation Service (SCS) Method as outlined in the SSCAFCA Hydrology Manual. The area receives an average annual precipitation of approximately 8 inches. The terrain in the contributing basins is generally characterized by gentle slopes, typically ranging from 1.5% to 6.0%, interspersed with brief, steep ridges where slopes can reach up to 33%. Topographically, the landscape slopes downward from northwest to southeast, decreasing from an elevation of approximately 5,800 feet at the northwest boundary to about 5,650 feet at the southern edge.

The existing network of dirt roads, established in the antiquating subdivision process along the 50-feet rights-of-way. Over time, many of these roads have become eroded or overgrown with vegetation. In certain instances, the original roadway alignments no longer provide optimal access or connectivity, particularly considering the arroyos mentioned below. Site grading will be necessary to facilitate future development.

The site includes five intermittent precursor channels of the Venada Arroyo, flowing from northwest to southeast, ranging in width from a few feet to about 80-feet. Due to ongoing erosion since the area was first platted, these arroyos have widened in recent years and require mitigation to manage the effects of stormwater run-off. As detailed in CHAPTER 8: CONCEPTUAL DRAINAGE PLAN. The Papillon Master plan aims to create a stormwater management plan to convey runoff from offsite, through the plan area to the southeast corner of the master plan area. The stormwater management plan aims to resolve the site's drainage challenges while preserving their corridors. The undeveloped Papillon Village subdivision site currently receives runoff from the Mariposa Subdivision via existing arroyos that flow from northwest to southeast. The plan intends for runoff from development areas to provide water quality and detention ponds prior to discharging into improved arroyos. The stormwater will be conveyed downstream through a series of energy dissipation structures that will be installed at the outlet of the proposed channels to prevent damage and mitigate erosion at the Unser Boulevard crossing.

SOILS & VEGETATION

According to the United States Department of Agriculture survey, the primary soil type in the planning area is Grieta-Sheppard loamy fine sands. These soils generally support development, with few limitations for the construction of buildings or roadways (due to slope, drainage properties, or soil stability). However, these soils are rated as "somewhat limited" for paths and trails, due to the sandy composition of the soil, which necessitates additional trail stabilization.

The vegetation in the planning area comprises various grasses, shrubs, and small tree species typical to this part of New Mexico. These include oneseed juniper, piñon, and cedar, along with sage, snakeweed, dwarf chamisa, apache plume, saltbrush, and various forms of cacti.

ANTIQUATED PLATTING

Antiquated platting is one of the primary issues across the undeveloped portions of northwestern Rio Rancho. Beginning in the 1960s, land was platted into multiple half-acre lots, with an underlying roadway network of 50-feet rights-of-way. These areas were platted before Rio Rancho's subdivision controls mandated improvements such as parks, open spaces, and roadway access. Consequently, some areas facing developmental challenges due to the poorly connected roadway network, inefficient lot layouts, limited site access, a lack of infrastructure, and an absence of a cohesive land use plan. To alleviate the antiquated platting in this area, this Plan supports and facilitates the reconfiguration of the existing lots into a more standard-sized layout for development and the installation of needed infrastructure.

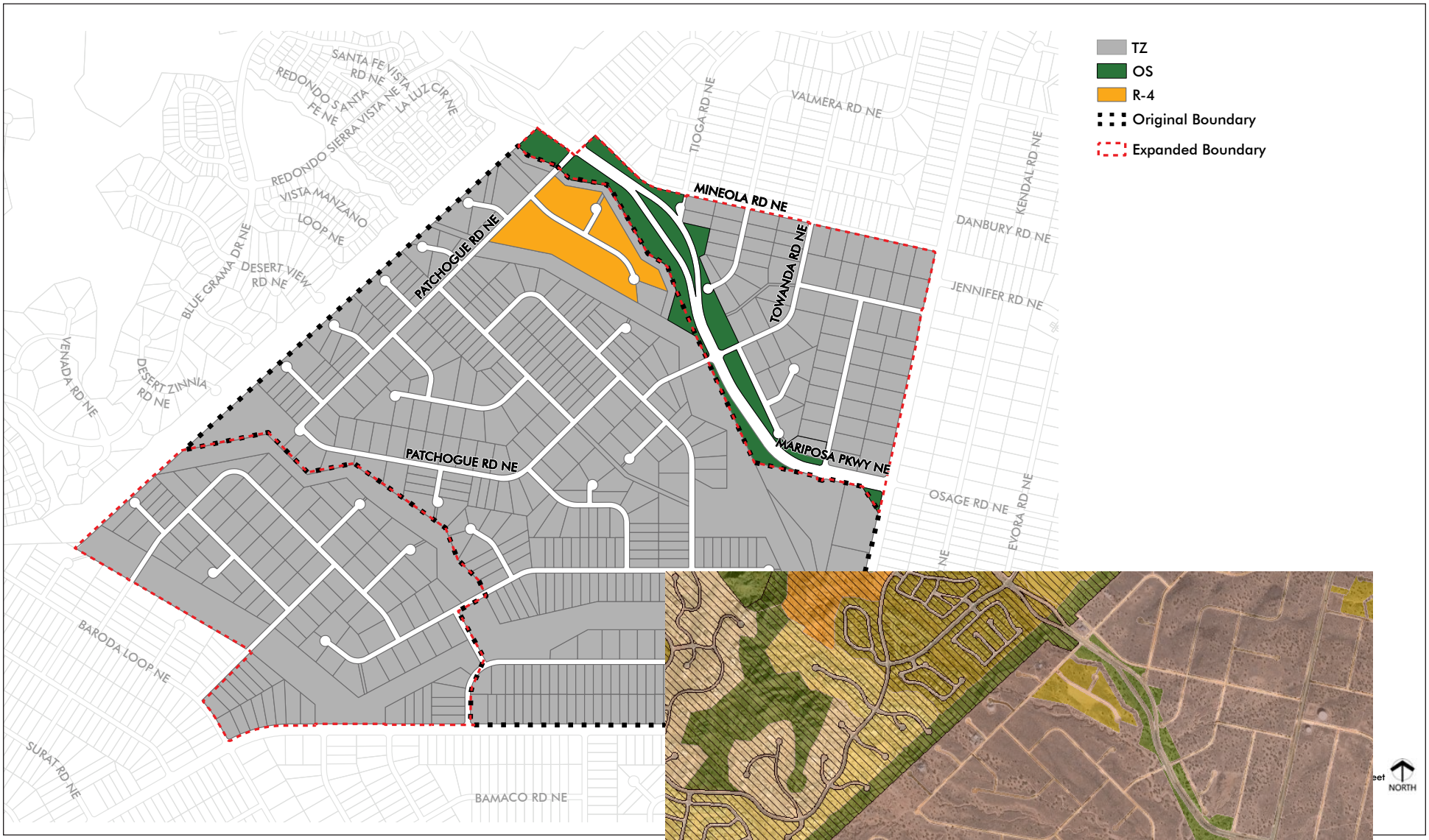
EXISTING ZONING

The existing zoning for the site is zoned: T-Z: Transitional Zoning. As per the Rio Rancho Municipal Code, the T-Z district permits low-density residential uses on an "interim basis for newly annexed areas," with all provisions of the R-1 District shall apply to those areas zoned T-Z." Additionally, no further subdivision is allowed, except for the consolidation of existing lots. Since the T-Z zone only allows very low-density residential development, the zoning will need to be changed in the future to accommodate medium-density single-family development and the commercial uses anticipated near the Unser Boulevard and Mariposa Parkway intersection.

According to the City of Rio Rancho zoning map, some property in the plan area is also zoned as OS: Open Space District. This zoning was established during adoption of the Mariposa Master Plan. These out parcels are not part of Mariposa, nor are they owned by the City of Rio Rancho of open space purposes. They are privately owned and will remain as the same zoning in the future.

Adjacent zoning within Mariposa allows for medium density single-family homes (R-4) at the northwest corner, along with lower density single-family residential uses (R-1 and E-1), and higher intensity, mixed use areas (MU-A). The Mariposa Master Plan also identifies several designated open space areas that follow existing arroyos and terrain, as well as the general location for future schools and community facilities. The R-4 in the Northwest corner adjacent to Mariposa Parkway and Patchogue Road is currently vacant. Both the existing R-4 Zoning area and OS zoning along the entire Mariposa Park-way will remain as the same zoning for future development. Parkway

FIGURE 2: EXISTING ZONING





Site Photo 2: Arroyo on Patchogue Road NE

EXISTING INFRASTRUCTURE

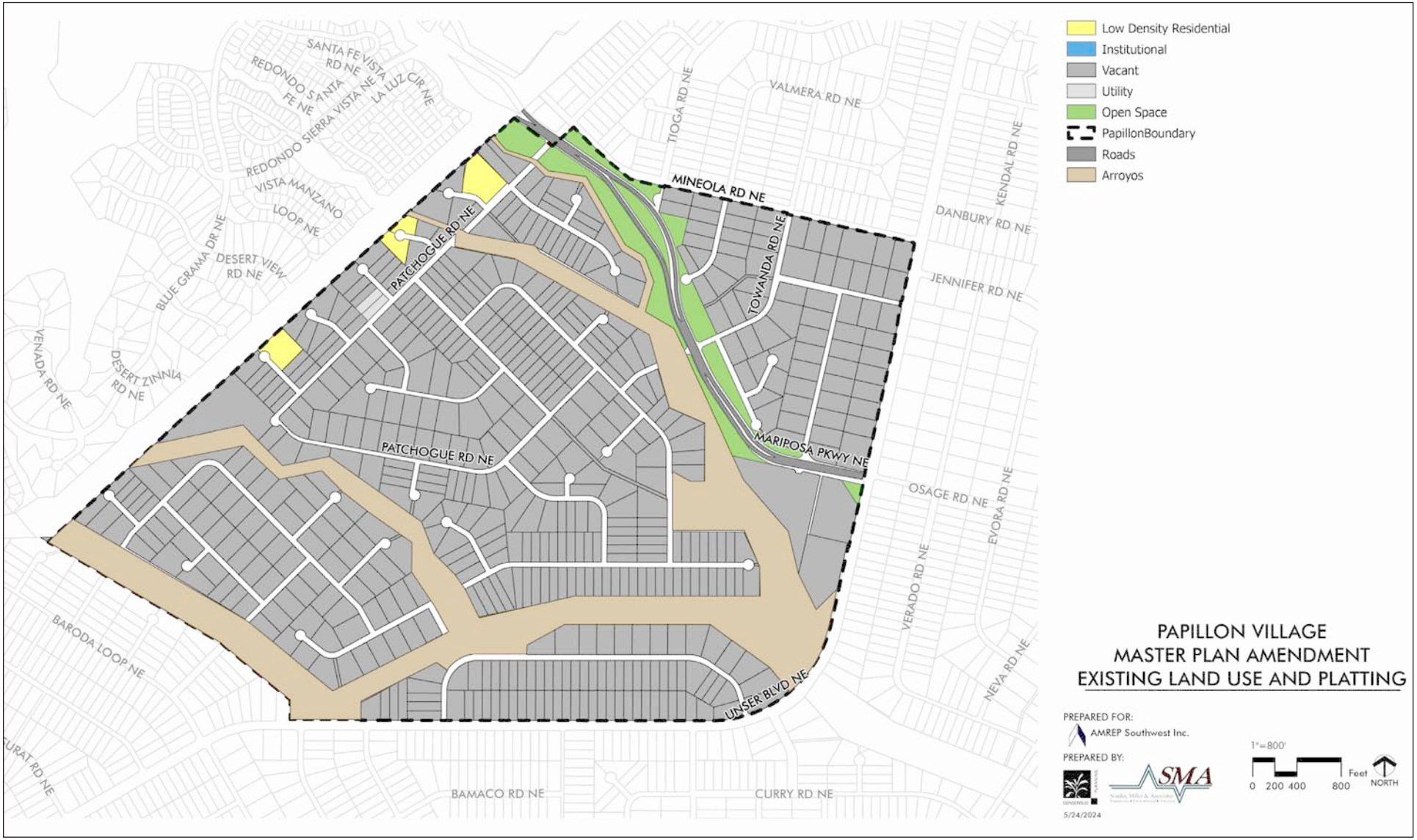
Most of the Planning Area is currently not served by utilities. The exception is lots located along Patchogue Road NE, which have access to an existing water line that runs between a water tank located to the east along Unser Boulevard and a City-owned utility site at the corner of Patchogue Road and Ema Court NE (see Site Photo Two). The nearest sanitary sewer line is located along the southern boundary of Mariposa. A conceptual layout for future infrastructure improvements, along with financing mechanisms, are laid out in CHAPTER 9: CONCEPTUAL UTILITY PLAN, and CHAPTER 10: IMPLEMENTATION & PHASING.

As discussed above, existing roadways in the Planning Area are unpaved, although most have been graded to allow access to existing lots. Because of erosion, these roadways will most likely need to be regraded during any future lot consolidation or subdivision process. Additional information on future transportation improvements can be found in CHAPTER 7: TRANSPORTATION PLAN.

EXISTING LAND USE AND PLATTING

The property within the Papillon Master Plan is mostly vacant, however, there are some existing land uses that impact the master plan as shown on the map below. One is that SSCAFCA owns a number of parcels that contain existing drainage facilities including natural arroyos and ponding areas. There are also several existing homes along the northwestern edge of the property northwest of Patchogue Road. The existing homes are developed on existing, platted R-1 lots. There are also two City facilities that have been developed for a utility and a fire station. These facilities provide needed services for both Mariposa and the future Papillon residents. Finally, there are also a number of open space tracts that are along Mariposa Parkway as it passes through the Papillon Master Plan that are owned and controlled by the Mariposa HOA.

FIGURE 3: EXISTING LAND USE AND PLATING



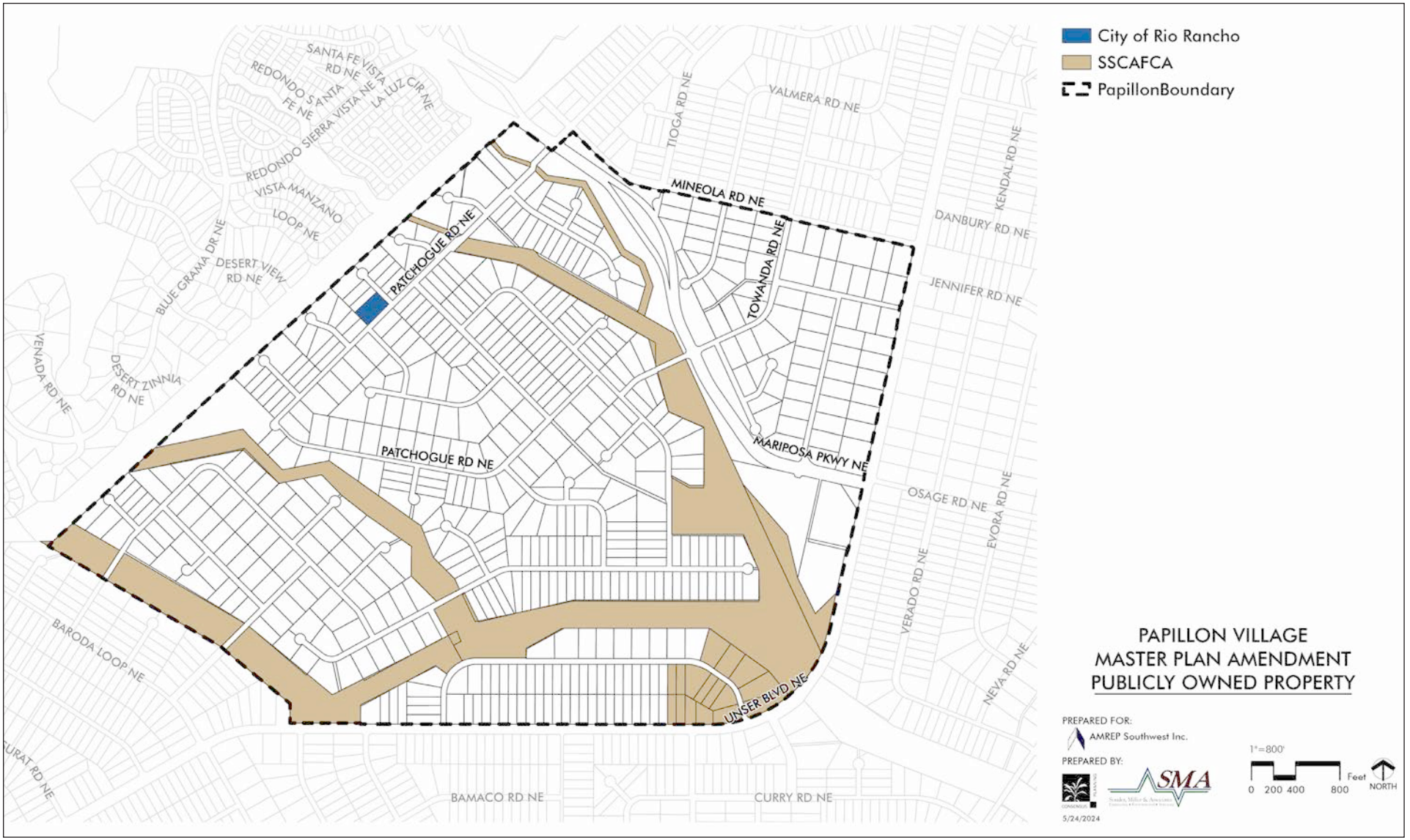
PUBLIC OWNERSHIP

The Papillon Master Plan includes several publicly owned properties. As depicted on the map below, the City of Rio Rancho owns two properties along the northwestern boundary of the plan area. Once of the properties is located at the northwest corner of Mariposa Parkway and Patchogue Road is an existing fire station that serves Mariposa as well as future residents of Papillon. Further south at the intersection of Patchogue Road and Ema Court is a City Utility property that includes City Well 15 and the Mariposa Booster Station. There are also a number of existing lots and tracts owned by the Southern Sandoval County Arroyo Flood Control Authority (SSCAFCA) for drainage corridors and planned ponding areas. The developer is working with SSCAFCA to refine the limits of the drainage ways based on improvements per the drainage management plan prepared by Souder Miller and Associates and discussed in the drainage section of this master plan.



Site Photo 3: Towanda Road North

FIGURE 4: PUBLICLY OWNED PROPERTY



This page left intentionally blank.

Proposed Land Use

The Generalized Land Use Map (Glum) for the City of Rio Rancho identifies the Planning Area as if a "Future Planning" zone, currently without a designated land use. As a result, the area is zoned "T-Z: Transitional Zone," a district that transition into R-1, R-2, R-4, C-1, and OS for development purposes. To provide guidance for future land use, this Plan proposes the land use shown in Table 1 and Figure 5: PROPOSED LAND USE AND ZONING, which show the location of the anticipated land use areas and their respective percentages.

PROJECTED POPULATION

Based on the American Community Surveys (ACS) 2022 estimate of average household size of 2.72 people and the potential number of future residential lots, (2,060) the Master Plan Area is projected to have a population of approximately 5,603 residents full build-out. Using the household size estimates from the City of Rio Rancho Code of Ordinances (2.83 people), up to 5,830 people could call Papillon Village home.

occupy

Overall, Low-density residential areas occupies 62 acres (9.5%) of the site, moderate density residential areas cover 320.5 acres (50.5%) and, medium-density residential areas comprise 64 acres (9.8%). Additionally, the site includes 18 acres (2.8%) dedicated to parks and 18 acre (2.8%) of area for open space. Approximately 17 acres (2.6%) are designated for commercial purposes and 34 acres (5.2%) of road/right-of-way. There are 116.5 acres (17.9%) of dedicated drainage zoned TZ.

LAND USE	TOTAL ACRES	PERCENT TOTAL
Low Density Residential (R-1)	62	9.5%
Medium Density Residential (R-4)	320.5	49.2%
Moderate Density Residential (R-2)	64	9.8%
Commercial, Office, Mixed-Use (C-1)	17	2.6%
Parks (P)	18	2.8%
Open Space (OS)	18	2.8%
Drainage (TZ)	116.5	17.9%
Utility (U)	1	0.2%
Roads / Right-of-Way	34	5.2%
Totals	651	100%

not a type of disctrict

Table 1. Notes: Totals may not add to 100% due to rounding area.

DRAINAGE

As described in CHAPTER 2: EXISTING CONDITIONS, and CHAPTER 9: CONCEPTUAL UTILITY PLAN, there are five drainage channels on site that feed into the Venada Arroyo to the southeast. The arroyos will be improved with open space and trails and will continue to direct stormwater downstream to the Unser Boulevard crossing. Approximately 116.5 acres, or 17.9% of the Master Plan Area will be dedicated drainage areas. The developed planning area has been divided into multiple drainage basins. The proposed runoff from these post development basins will be collected by an internal storm drain system and routed through water quality and detention pond prior to being discharged into the improved arroyos. In addition, the master Plan also proposed new trails and bike lane along the side of the arroyos to increase the non-vehicle mobility and walkability in the neighborhood.

PARKS

As described in more detail in CHAPTER 6: COMMUNITY AMENITIES, the Planning Area will have ample parks space that will be integrated into the system of regional trails and open space areas. Given the expected number of lots after full build out, approximately 18 acres of

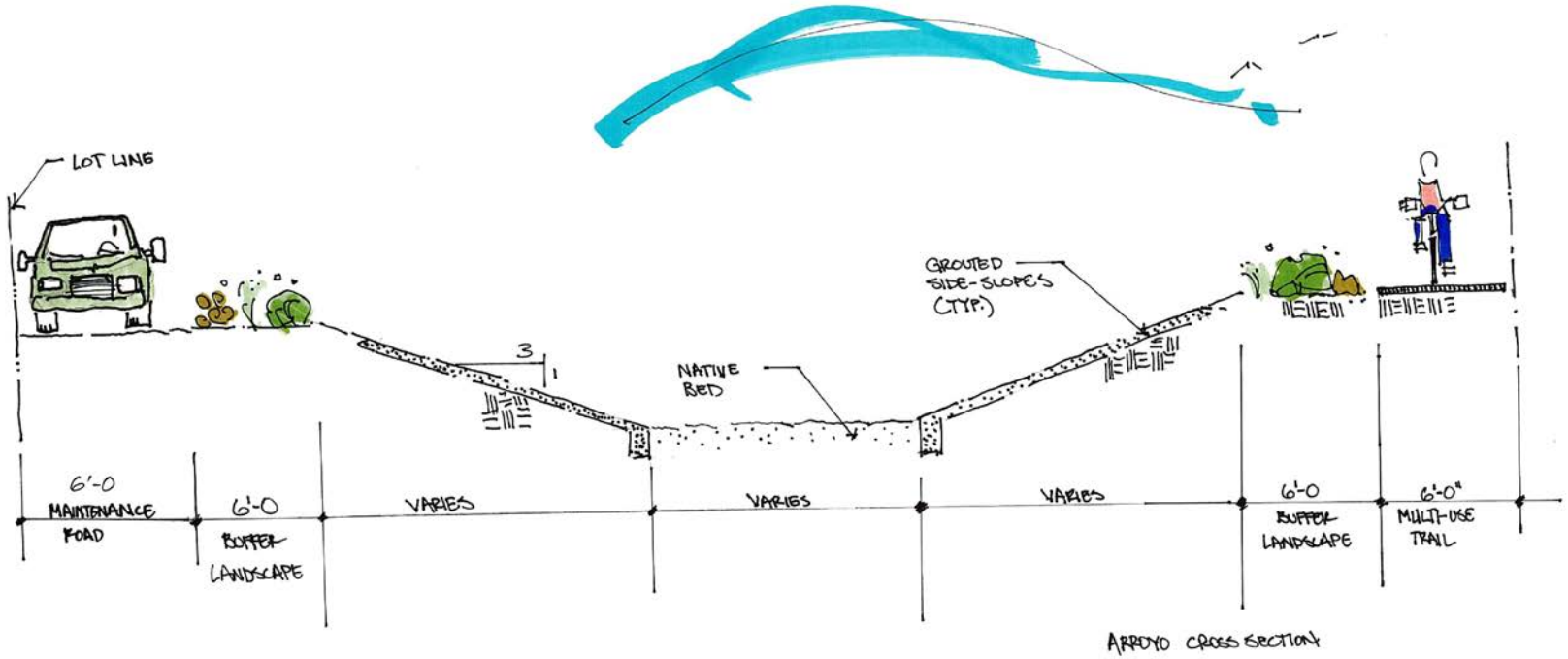


Diagram 1: Arroyo Cross Section

park space will be dedicated to support the estimated 5,800+ residents in accordance with City of Rio Rancho standards of 3 acres of parkland per 1,000 individuals.

MEDIUM-DENSITY RESIDENTIAL (R-4)

As proposed detail showed in FIGURE 5: PROPOSED LAND USE AND PLATTING, the amended Papillon Master Plan proposed to rezone approximately 70% the traditional zone within the Papillon Village area into R-4 zoning for medium/moderate-density residential use to allow higher population density to develop/grow within the Master Plan area.

LOW/MODERATE-DENSITY RESIDENTIAL (R-1/R-2)

Several lots along the northwestern boundary of the plan area are designated for low-density residential use. This includes the area northwest of Patchogue Road, which already features single-family homes on existing large lots. Low-density residential zoning is also proposed for the southern portion of the plan area between Venada Arroyo and Unser Boulevard. The proposed land use reflects the existing ownership and likely development pattern. Additionally, a rectangular area at the northeast corner and lots adjacent to Unser Blvd at the south is proposed to be rezoned into the R-2 Single-Family Residential District. The proposed land use, as shown in FIGURE 5. PROPOSED LAND USE AND PLATTING. The current zone supports low-density single-family homes, with a typical density of about one dwelling unit per lot, although the average gross density is generally much lower.

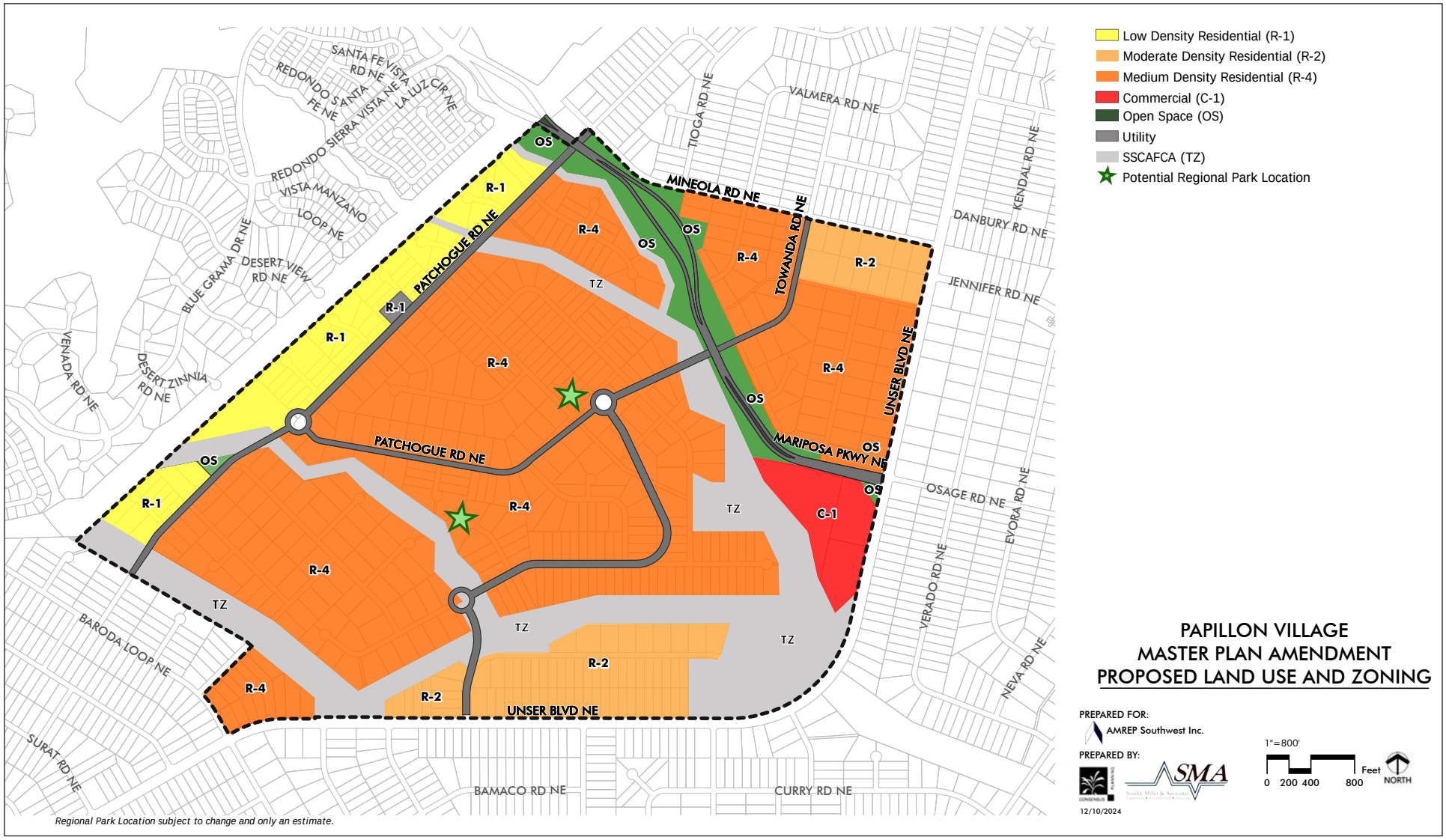
COMMERCIAL, OFFICE & MIXED-USE

A small, approximately 17-acre section of the planning area along Unser Boulevard near Mariposa Parkway is proposed to support commercial, office, or mixed-use development. A portion of this area is currently zoned OS: Open Space District. This zoning was established alongside the adoption of the Mariposa Master Plan, although the property itself was not included in the Mariposa development. The subdivision plat dedicating the right-of-way for Mariposa allows for an entry with curb returns to this property, facilitating additional roadway access or a commercial driveway. Given its location with access to major roadways, the site is well-suited for commercial, office, or mixed uses.

FUTURE ZONING

Future rezoning will be initiated after consolidation of the site's antiquated platting is complete. Replatted parcels will then be rezoned through the City's Zone Map Amendment process, which requires justification for the requested change. This chapter, along with the general land use map, supports the rezoning request for medium density housing, as well as commercial, office, and mixed-use near the Mariposa Parkway and Unser Boulevard intersection

FIGURE 5: PROPOSED LAND USE AND ZONING



Comprehensive Plan Integration

The City of Rio Rancho's Comprehensive Plan provides policy guidance on several planning elements that affect the development of Papillon Village. These include policies addressing land use, urban design, transportation, infrastructure development, parks and recreation, and community facilities. The Master Plan furthers several goals and policies of the Comprehensive Plan as described below.

ANTIQUATED PLATTING

Given the large amount of antiquated platting in Rio Rancho, the Comprehensive Plan has several adopted goals, policies, and actions to address this issue and facilitate development of obsolete subdivisions. Specific provisions that this Master Plan furthers include:

- GOAL A-1: Eliminate antiquated platting within the City of Rio Rancho where desirable.
- POLICY A-2: Require appropriate development standards for infrastructure and environmental improvements for both newly platted lots and antiquated lots.
- POLICY A-3: Ensure that the City's land use and development regulations provide the specific and detailed provisions necessary to eliminate prematurely platted land when feasible.
- Action A-4: Process Street name Change applications to address numbered streets that conflict with the street naming policy.

The Master Plan facilitates the replatting process by planning the infrastructure necessary to develop the additional lots available under the proposed zoning. Doing so will help eliminate antiquated platting issues in this part of the City by making the parcels more developable and sized appropriately to the proposed medium density residential land uses.

CONSERVATION & NATURAL ENVIRONMENT

The Master Plan aims to preserve and enhance natural features wherever possible, with a special focus on open spaces, naturalized drainage systems, and water reuse. At the southeast corner of the master plan area, the developer has proposed that a large decorative water feature be placed at the outlet of the proposed channels. This feature will be designed to dissipate the energy of runoff flowing from the channels before they reach the Unser Boulevard crossing.

- GOAL CON-1: Preserve water resources.
- GOAL CON-2: Preserve vegetation and natural resources.
- POLICY Con-9: Preserve and enhance native vegetation along arroyos identified in SSCAFCA's quality of Life Master Plan.
- POLICY CON-12: Develop and protect a public open space network.
- ACTION CON-10: Utilize SCCAFCA's flood control and arroyo features as a part of the City's open space network.

LAND USE

As described in Chapter 3: Land Use, the planning area primarily supports medium-density single-family residential development. Additional land is allocated for potential educational purposes and commercial activities near the intersection of Mariposa Parkway and Unser Boulevard. The plan also includes a water detention pond with landscape design, along with pocket parks, open spaces, and trails. These proposed land uses align with the following goals and policies of the Comprehensive Plan:

- Goal L-1: Encourage mixed uses – retail, office, and Land Use residential centered on pedestrian-oriented developments along principal arterial roads.
- GOAL L-2: Encourage consolidation of lots to promote a variety of land uses in a planned manner.

As stated above, the amended Master Plan promotes consolidation of existing lots and the development of new single-family homes at a density that works with the natural environment. Adding commercial at the intersection of Unser and Mariposa Parkway will also provide useful services to future residents of Papillon Village, as well those already living in Mariposa or Mountain Hawk Estates to the northeast. Several other sections of the Plan address specific land use related elements, including circulation, building locations, and lot layouts.

POPULATION AND HOUSING

Rio Rancho has recovered from the Great Recession in 2008 and the subsequent downturn in the housing market. The 2022 5-year (ACS) estimates the City of Rio Rancho with 104,351 residents and which has doubled the number since 2000. The city is once again poised to grow, which will require the development of a variety of additional housing units for new families. This Plan supports several housing goals of the Comprehensive Plan including:

- 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 multifamily residential neighborhoods provide an attractive living environment.
- POLICY PH-5: Encourage mixed-use and mixed-income housing opportunities in designated growth nodes throughout the city.
- POLICY PH-7: Support residential developments with appropriate amenities for families with children.

The Master Plan proposes to add a significant number of housing units at full build out. The development of these homes will provide new housing option for families in Rio Rancho and take advantage of existing and planned community amenities that will be developed for the planning area.

TRANSPORTATION

The transportation element of the Rio Rancho Comprehensive Plan seeks to develop a multi-modal transportation system that enables safe travel for all users, while also mitigating congestion and supporting mass transit. There are two main roadways that serve as main entrances for Papillon Village: Mariposa Parkway and Unser Blvd. The amended master plan also proposed bridges, bike trails, and pedestrian trails within the amended area. The proposed transportation plan described in CHAPTER 7: TRANSPORTATION PLAN supports many of the Comprehensive Plan's goals and policies including:

- GOAL TR-2: Transportation facilities designed and constructed in a manner to facilitate Rio Rancho's economic goals, enhance livability and meet Federal, State, regional and local requirements.
- Goal TR-3: A balanced transportation system that provides access to a variety of transportation options (automobile, transit, bus rapid transit, rail, bicycle and pedestrian facilities).
- POLICY L-3: Promote and support development that incorporates walkability.
- POLICY L-4: Encourage adequate pedestrian connections to future transit facilities in all residential site development.
- Policy TR-11: Ensure all rights-of-way and transportation facilities are ADA-compliant
- POLICY TR-10: Support the design of streets and highways to respect surrounding land uses, natural features and community amenities.
- Roadways in the Planning Area will be constructed to respect surrounding land uses, natural features, and meet local and state requirements. A trip generation study was performed to ensure that trips from the residential development do not negatively impact level of service on adjacent roadways development and the installation of needed infrastructure.

PUBLIC FACILITIES

Along with addressing antiquated platting during the development process, the Comprehensive Plan seeks to ensure that new development occurs in areas with existing public facilities and proximity to existing infrastructure (to minimize costs associated with infrastructure expansion). The Master Plan supports the following Comprehensive Plan goals and policies:

- GOAL PF-1: Provide a broad range of services and public facilities that meet the needs of current and future City residents, e.g. libraries, water supply, water and sewer lines, etc.
- POLICY PF-3: Make land use recommendations based on the availability of adequate public facilities necessary to support a proposed land use.
- POLICY EDP-6: Explore opportunities to enhance internships, mentoring programs and expand educational linkages within the community.

CHAPTER 9: CONCEPTUAL UTILITY PLAN and CHAPTER 10: IMPLEMENTATION & PHASING outline a clear plan for future infrastructure development and financing to ensure that costs to the City of Rio Rancho are minimized.

The conceptual drainage plan (see FIGURE 6: BIKE LANE, TRAIL, AND BRIDGE PLAN) retains the primary channel and tributaries of the Venada Arroyo leading to SSCAFCA's Unser Dam. Open space directly adjacent to major flood control facilities accounts for about 11% of the site, which meets a need to provide both recreation opportunities for future residents while preserving the natural environment.

PARKS AND RECREATION

The Comprehensive Plan identified improving the City's parks and recreation facilities as a clear need, especially in new master planned communities. This plan supports several Comprehensive Plan goals and policies to improve parks, create trail and recreation facilities including:

- GOAL PR-1: Establish new and maintain existing recreation, senior centers, parks, trails and open space that foster a quality community, support a strong economy, and meet the needs of current and future residents.
- POLICY PR-1: Develop pedestrian and bicycle linkages between neighborhoods and major natural areas, recreation facilities, and education, employment and retail centers.
- POLICY PR-2: Establish a coordinated and connected system of open space throughout the city that preserves natural systems, protects wildlife habitat and corridors, and provides land for low impact recreation.
- GOAL CON-3: Support wildlife habitat of sufficient diversity and abundance to sustain existing indigenous wildlife populations.
- POLICY CON-9: Preserve and enhance native strategies that address

- POLICY CON-12: Develop and protect a public open space network.
- ACTION PR-5: Develop a comprehensive bicycle and pedestrian transportation master plan.

The City of Rio Rancho Development Department and the Planning and Zoning Board require that the land dedication for park acreage in the Master Plan Area be based on three acres per 1,000 persons and 2.83 persons per dwelling in single-family areas as well as other areas within the Master Plan. In addition, the Master Plan proposes an integrated system of trails that connects to regional trail facilities, including trails in the adjacent Mariposa development.

URBAN DESIGN

The urban design element of the Comprehensive Plan seeks to ensure that development follows basic design standards that support community identity and create a sense of place. The Master Plan furthers the following urban design goals of the Comprehensive Plan:

- GOAL UD-1: Create focused growth areas where existing public infrastructure can support higher density development.
- GOAL UD-7: Create subdivision linkages to open space recreational facilities.
- Policy L-1: Encourage the master planning of developments that establish a community character that considers circulation, landscaping, open space, storm drainage, utilities, and building location and design in the master plan.
- Policy L-2: Promote and support neighborhood scale retail activities that are consistent with residential development.
- POLICY UD-1: Identify specific areas within the city where growth should be focused.

Design features in future residential subdivisions will help establish a community identity through its system of trails, open space, and park spaces that effectively integrate within the larger regional landscape. Future subdivisions will be developed by a variety of homebuilders in order to offer a wide range of housing types for a diverse number of families.

ECONOMIC DEVELOPMENT

The City of Rio Rancho has sought to diversify its economy and attract business activities and working opportunities by increasing the number of households. In addition, the City has sought to increase the amount of local retail and educational opportunities within Rio Rancho, as well as increase the local population to expand the overall tax base.

- GOAL EDP-3: Enhance the tax base.
- Policy EDP-6: Continue to support Southern Sandoval County Arroyo and Flood Control Authority (SSCAFCA) and ensure the City and SSCAFCA have a collaborative relationship to ensure both entities' needs are met.
- Policy EDP-8: Work with Sandoval County to enhance its website with land ownership data consistent with Bernalillo County's system.
- Action EDR-4: Provide development incentives for large-scale development at the following retail priority locations: The Intersection of northern Boulevard & Unser Boulevard; the Southwest Corner of 528/Pat D'Arco Highway and Idalia Road; the Central Business District/Campus Center/Paseo Gateway; the intersection of Paseo Del Volcan and US 550; the intersection of Unser Boulevard and Paseo Del Volcan.

Development of the Master Plan Area will expand the City's tax base through both increased property taxes, and by supporting population growth and associated also be made between this higher-intensity node and the remainder of Papillon Village via sidewalks and trails through open space and drainage areas. In order to promote a better pedestrian realm, where parking is located adjacent to sidewalks and roadways, a combination of landscaping and low walls approximately 3 to 4 feet tall should be installed for screening and safety purposes.

Development Guidelines

The Papillon Village Master Plan proposes design standards and concepts as laid out in this section to guide future development. These guidelines will promote cohesive development, but they are meant to be flexible and operate as a general framework to be considered during the development process. All development will be subject to the City of Rio Rancho Zoning Code and Subdivision Standards. If additional requirements are determined necessary for specific development proposals, restrictive covenants set up by the developer and enforced through a homeowner's association and/or architectural review committee.

COMMUNITY AMENITIES

As described in more detail in CHAPTER 6: COMMUNITY FACILITIES, a neighborhood park, as well as several pocket parks are proposed in Papillon Village. Residential development will have easy access to these amenities. Potential trails, bike lane, and multi-use bridges can be built along area arroyos along the edges of the plan area, which are left open in accordance with the overall drainage plan. These trails, along with sidewalks constructed throughout the residential neighborhoods will connect pedestrians out to other publicly accessible trails along Mariposa Parkway.

STREET LIGHTING

Consistent with neighboring development and to preserve night views and dark skies, street lighting must be night sky compliant and com-ply with the City of Rio Rancho's Outdoor Lighting Ordinance. Where required, street lighting will be installed for public safety purposes, such as near major intersections. Fixtures will be fully shielded and down lit to minimize light pollution and impacts such as light trespass.

and DPM

LANDSCAPE DESIGN

The master plan proposes integrating water quality ponds into each parcel and adding new water detention ponds to enhance both aesthetics and infrastructure. Additionally, new vegetation and a trail system will be developed along the arroyos and in the southwest corner of the master plan area. Pocket parks are also planned to be incorporated into the future design of the Papillon Village Master Plan.

The landscape of this area is an important element in creating a livable community. Landscaping creates buffers, provides shade, helps control erosion, and enhances the pedestrian experience. Xeriscape principles of design and native or naturalized plants should be utilized. Other guidelines for landscape design include:

- Landscaping shall comply with the City's Water Conservation Ordinance and Zoning Code;
- New homes will include front yard landscaping, as provided for in the Rio Rancho Code of Ordinances;
- Accent materials such as cobble and boulders are encouraged;
- Areas disturbed by grading activities shall be re-vegetated ~~with native seeding;~~ per APWA 1012
- To maintain balance with the on-lot landscape architecture, xeriscape landscapes shall be utilized for public rights-of-way and areas maintained by any future homeowner's association(s); and
- Water harvesting principles will be employed in public and private detention areas, to the maximum extent practical.



In addition, the develop Master Plan aims to follow the landscape guidance associate with proposed zoning from the Rio Rancho Comprehensive Plan. The landscaping is mandated in the front and street facing side yards of single-family residences to enhance both aesthetic appeal and privacy. Each home is required to plant a minimum of two trees and three shrubs, selecting species from an approved list that prioritizes low water usage to support environmental conservation efforts. The use of cool season turf grass is strictly prohibited in front yards and is restricted to a maximum of 1,000 square feet or 20% of the total area inside and rear yards, whichever is less.

RESIDENTIAL DESIGN

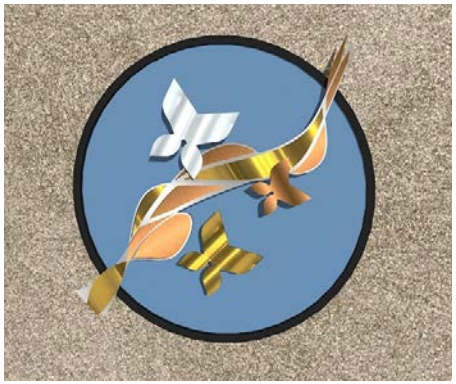
In order to promote consistency within Papillon Village and with surrounding development, including Mariposa, homes should have similar external appearances and materials. Stucco will be the predominant finish on residences in the Master Plan area. Stone accents are encouraged. Furthermore, Consensus Planning has developed monument signage, sculptures, and logos to enhance community identity. The thematic design, inspired by the name "Papillon Village," seeks to emulate the fluttering movement of a butterfly and incorporates water elements into the monument signage, enriching the aesthetic and cultural appeal of the area within the master plan.

If perimeter walls are proposed during future development, pedestrian openings will be provided where appropriate at the end of cul-de-sacs and stub streets to promote connectivity between individual subdivisions, access to trails, and improved circulation throughout the Master Plan area.

COMMERCIAL AND MIXED USE

The corner of Unser Boulevard and Mariposa Parkway has been reserved for future commercial, office, and mixed-use development. Future development shall have consistent site amenities such as benches, walkways, pedestrian-scale lighting, bicycle parking, etc. Alternative paving materials for pedestrian walkways and plazas is encouraged.

walls, residential neighborhood entrances, and all documents associated with the development. The blue background with different steel butterflies gives the community a unique identity to separate it from other Rio Rancho neighborhoods. With the word "Papillon" translating to "butterfly" in French, the development has embraced the unique path a butterfly travels on throughout its life and reflected it in the design of its emblem.



Rendering 1: Emblem



Rendering 2. Sculptures

ROUND-A-BOUT SCULPTURES

The public art sculptures will showcase the path of a butterfly flying through the air with solid metal butterflies at the end of the path. Highlighting the uniqueness of the community through its physical features, the sculptures will be placed throughout the community in the center of the round-a-bouts. The sculpture will be composed of similar materials, stucco, concrete, and steel as the entry monument. The color of the sculpture will continue to be natural metals with orange and blue steel as accents. The bold accent colors and natural metal materials will bring a unique character to the community, while having a consistent theme that gives the community a sense of place.

ENTRY MONUMENTS

The entry monument signage will be located at the primary entrance to Papillon Village at the intersection of Mariposa Parkway and Tawanda Road. The entry monument will feature a variety of materials including stucco, concrete, and steel to create a visual path of a butterfly leading residents through the community to their home. The vertical elements will also provide a kinetic feel to the monument highlighting the sense of movement being portrayed. The primary color scheme for the monument, and all other visual aspects throughout the Master Plan development, will be natural silver, gold, and copper metals with an accent of orange and blue steel. The location of the monument will be at the intersection of the street and a natural arroyo and includes a water feature that utilizes reuse water to ensure environmental sensitivity to the arid climate while creating a unique statement piece for the community.



Rendering 3. Monuments

This page left intentionally blank.

Community Facilities

The Master Plan Area will include parks and open space areas that meet or exceed the City of Rio Rancho's Parks and Recreation standards (3 acres of park land and 4 acres of open space per 1,000 residents). In addition, the Master Plan proposes an integrated system of trails, bike lanes, and bridges for pedestrian/ vehicle that connect to the existing regional trail facilities.

PARKS

At full build-out, the total population in the Planning Area is expected reach approximately 5,830 people. This translates to about 17.5 acres of park land and 23.3 acres of open space per the City's Subdivision Ordinance.

There are two primary parks in the Master Plan Area with a total acreage of 18 acres located in the central part of the development, with easy accessiblity via Patchogue Road. The location for these parks are outlined in Figure 7 of CHAPTER 6: COMMUNITY AMENITIES. The park locations are strategically placed near the middle of the planning area along Patchogue Road and adjacent to an arroyo suitable for a trail connection. These parks will enhance connectivity for the residents of Papillon Village and surrounding communities. A significant number of smaller "pocket" parks will also be created, which will be tied into the proposed trail network and open space system outlined below.

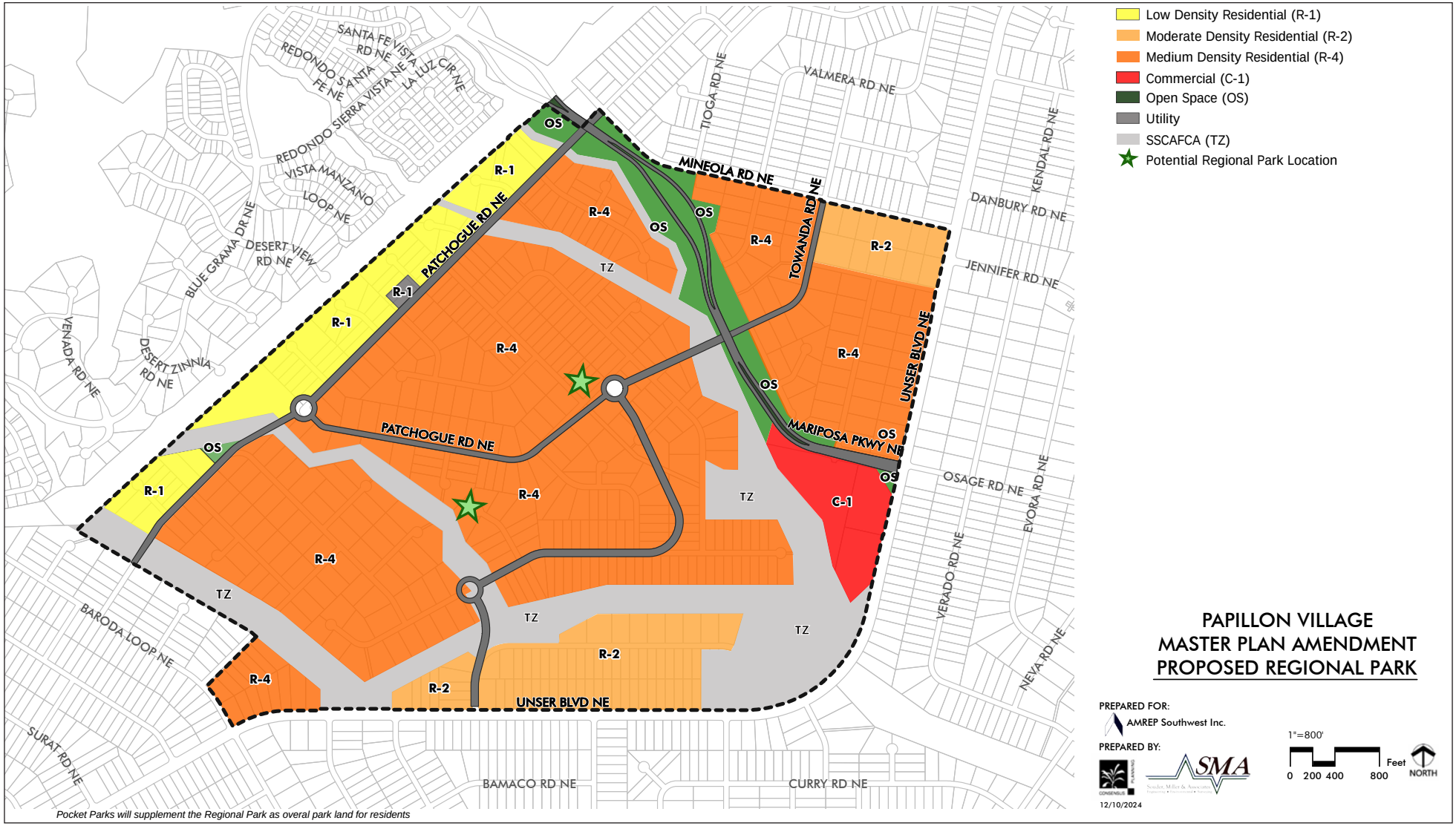
A Homeowner's Association, which will be established along with future redevelopment of the Papillon Village area, will be responsible for maintenance of these micro-parks that will be scattered throughout the development and add to the overall acreage of park land provided for residents. The two neighborhood paks shall be dedicated to the city.

verify; softer language needed

OPEN SPACE AND TRAILS

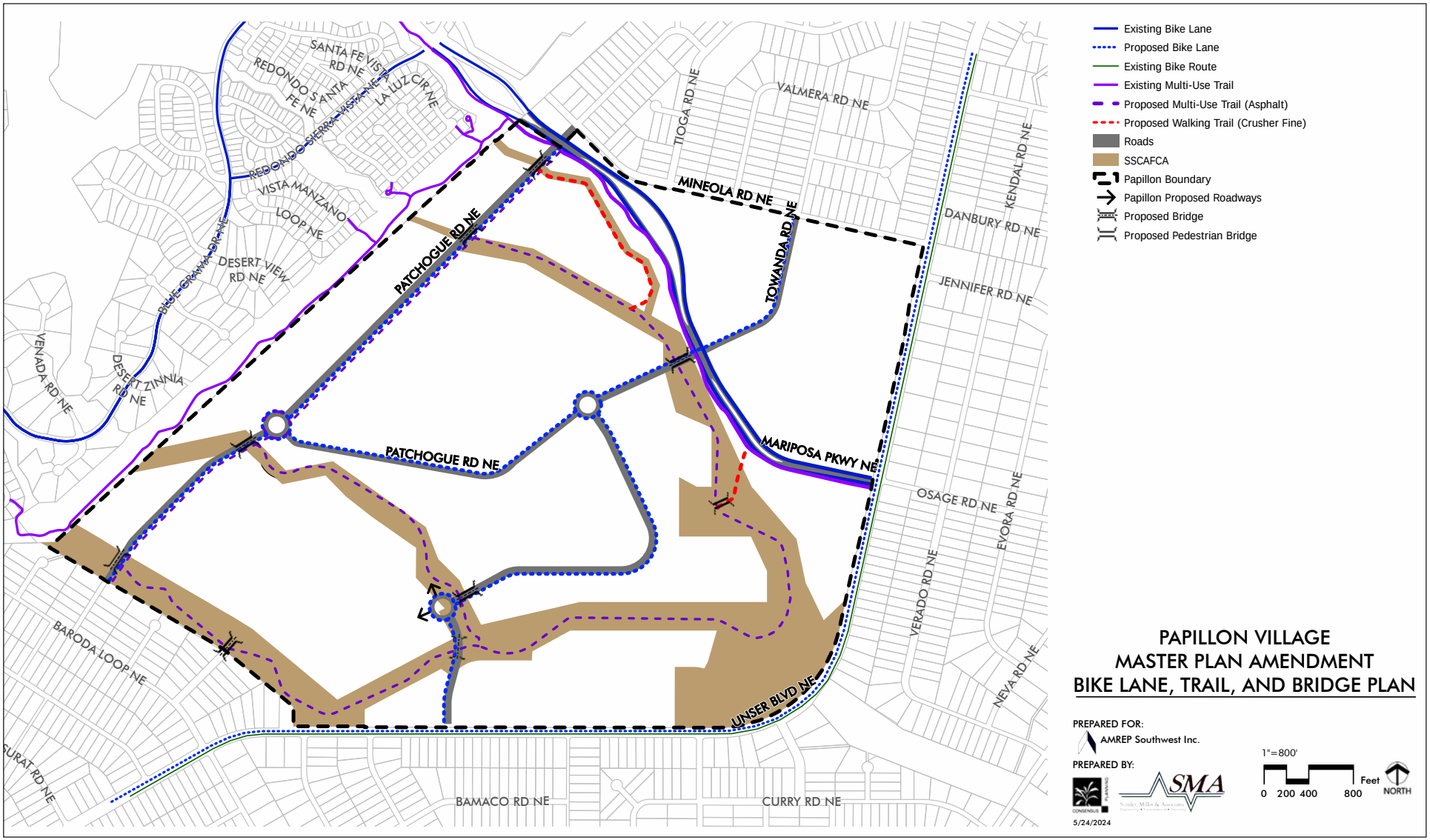
The trail system within the development area will be established based on the existing arroyo channels along the edges of the planning area, serving a dual function as active open space and stormwater management. The plan allocates approximately about 18 acres of open space and 116.5 acres of drainage which combined is much greater than the approximately 23.3 acres of open space land required to serve approximately 5,380 potential residents in this community – which exceed the City of Rio Rancho Comprehensive Plan goal of 4 acres of open space per 1,000 residents.

FIGURE 6: REGIONAL PARKS



Pocket Parks will supplement the Regional Park as overal park land for residents

FIGURE 7: BIKE LANE, TRAIL, AND BRIDGE PLAN



Trails are planned throughout the southern part of the Master Plan area, which will link to the existing multi-use trail along the eastern boundary that runs parallel to Mariposa Parkway and continue along Unser Blvd. Access to these trails will be provided through a comprehensive sidewalk network that is integrated into the proposed infrastructure and road developments. Additionally, there is potential to extend these connections to the Mariposa trails, creating a larger network that may also incorporate other nearby arroyo corridors. Trails will be constructed to meet City of Rio Rancho standards, with a minimum width of 10 feet, 2 feet buffer ("recovery zone") on each side, signage, and pavement markings.

miles

SCHOOLS

Given that most of the area surrounding the site is sparsely populated, there are currently few nearby schools to serve residents. The closest schools include:

- Vista Grande Elementary School, 3.3 miles to the east.
- Cielo Azul Elementary School 2.9 to the south.
- Colinas del Norte Elementary School 4.3 miles to the south.
- Sandia Vista Elementary 4.8 miles to the.
- Mountain View Middle School 5.3 to the east.
- Sue Cleveland High School 3.10 miles to the southeast.

The Mariposa Master Plan (first adopted in 2002) includes a proposal for the construction of two elementary schools and one middle school to serve the population as the area continues to grow. These schools have not yet been constructed. With a projected population of approximately 4,000 people, and approximately 20% of the population made up of school-age children between the ages 5 to 18 years, there may be an additional 800 students that will need to be served by area schools after full build out. This Master Plan identifies a potential school site shown on Figure 4 in CHAPTER 3: PROPOSED LAND USE. As development and subdivision occurs within Papillon Village and the neighboring Mariposa Community, coordination shall occur with the Rio Rancho Public School District to determine the need to utilize this location as well as those within the Mariposa Master Planned Community. If such coordination results in a determination that use of the identified site is not necessary, or if no decision is made by January 1, 2030, said site shall be released for development purposes in accordance with the



Site Photo 4: Trail along Mariposa Parkway
underlying land use designation.



Site Photo 5: Pedestrian Pathway along Mariposa Parkway

Transportation Plan

This chapter outlines the major transportation elements to support the proposed development of the area, including access, internal circulation, and the results of a traffic study. The Planning Area is adjacent to Mariposa Parkway, which will function as one of the primary access roads to the Papillon Village development. Two other entrances, described below, will also enable access to the neighborhood in addition to the primary entrance off Mariposa Parkway.

For trans., drainage, water ans sewer chapters add language indicating that the development will be required to comply with applicable ordinances and the DPM.

MAJOR ROADWAYS

The primary roads that create access to the Master Plan Area are Mariposa Parkway and Unser Boulevard. Mariposa Parkway, adjacent to the northeastern boundary of the Plan Area, is a four-lane minor arterial road with bike lanes that had an average weekday traffic volume of 2,623 cars per day in 2021. The roadway has bike lanes on both sides and a trail along the western side that connects to the trail network within Mariposa. Unser Boulevard is currently a two-lane regional principal arterial that had an average weekday traffic volume of 4,886 cars per day in 2021. Both roads are currently well below the design capacity based on the functional classification. Additionally, Blue Gramma Road to the north is a major collector as determined by the Middle Rio Grande Council of Governments. The roadway network surrounding Papillon exists, and access is available without adverse traffic impacts. The intersection between Mariposa Parkway and Unser Road serves as one of the primary entrances to the Mariposa community. The roadway infrastructure is notably well-developed, with multiple signs for the Mariposa community prominently displayed along Mariposa Parkway.

Future improvements to Unser Boulevard include flattening the horizontal curve immediately south of the Mariposa Parkway entrance and long-range Unser Boulevard improvements include a 4-lane urban typical section with raised median plus bicycle and pedestrian facilities. Future Blue Grama Road improvements include a roadway extension to Unser Boulevard. It should be noted that the extended portion of Blue Grama Road shall be classified as a Minor Arterial. Blue Grama is unlikely to directly serve residents within Papillon Village and is not intended as such. It is shown as a critical element of the future network for the surrounding area. While Papillon Village and Mariposa residents currently share Mariposa Parkway, as the area develops and the connection from

Grama

Blue Grama to Unser Boulevard is made, a significant number of trips from within Mariposa may be diverted off Mariposa Parkway to Blue Grama and that second any access to Unser.

SUBDIVISION ACCESS & ENTRYWAYS

As mentioned above, the principal access route to Papillon Village is via Mariposa Parkway. There are currently three entrances to the Planning Area, of which, two are from Mariposa Parkway and only one at Patchogue Road is currently paved with signage indicating the access point. The other access points are not currently paved or improved with signage or signalization.

The second access point off Mariposa Parkway (connected to Towanda Road) leads sharply downward into an existing arroyo channel and will need to be improved in the future to allow for vehicular access.

Finally, the last access point to Papillon is off Unser via unpaved local roads, including Wimmera Road and Tarbes/Arras Lane connecting to Oneonta Road. This access directly to Unser is an important relief from all traffic otherwise traveling on Mariposa Parkway.

Each of these access points ultimately connects to Unser Boulevard and will similarly need to be improved in the future to create clear entrances into the new development. As these access points are developed, the State Access Management Manual should be utilized to ensure proper intersection spacing on Unser, as it is anticipated to have access restrictions as a regional principal arterial.

TRIP GENERATION STUDY put year

Souder, Miller, and Associates (SMA) conducted a Traffic Impact Analysis (TIA) for the proposed Papillon Village subdivision, located at the southwest and northwest corners of Unser Boulevard and Mariposa Parkway in Rio Rancho, NM. The development includes approximately 2,060 single-family residential lots, 17 acres of commercial space, and 13 acres for an elementary school.

The trip generation rates for the Papillon Village subdivision were calculated based on the Institute of Transportation Engineers (ITE) Trip Generation Manual. The analysis used different Land Use Codes for residential, commercial, and school areas to estimate total weekday volumes and peak hour trips.

- Residential: 2,060 units generating 19,426 weekday trips, with 292 AM peak hour trips (ingress and egress) and 1,076 PM peak hour trips.
- Commercial: 163,350 ft^2 generating 1,808 weekday trips, with 193 AM peak hour trips and 182 PM peak hour trips.
- Elementary School: 643 students generating 1,460 weekday trips, with 257 AM peak hour trips and 57 PM peak hour trips.

The total traffic generation for the site, considering internal capture for commercial (15%) and school trips (30%), resulted in a projected off-site traffic generation of:

- *AM Peak Hour: 636 trips*
- *PM Peak Hour: 1,050 trips*

Trip Distribution and Traffic Assignments

Trip distributions followed a gravity model utilizing socioeconomic data from the Mid Region Council of Governments. The model allocated trips based on regional employment data and distance traveled:

- *1% to the west/north on U.S. Highway 550*
- *54% to the east/south on U.S. Highway 550*
- *45% to the south on Unser Boulevard*

INTERSECTION ANALYSIS

Key intersections within the study area included various unsignalized and proposed signalized intersections along U.S. Highway 550 and Unser Boulevard. The intersections analyzed include:

- U.S. Highway 550 intersections with NW Loop Road, Chayote Road, Midway Drive, and Santa Fe Hills Boulevard.
- Unser Boulevard intersections with James Wall Road, Westphalia Boulevard, Columbine Road, Wyalusing Road, Elegy Road, Mineola Road, Mariposa Parkway, and Wimmera Road.

PROPOSED LOCAL ROADS

Existing platted roadways within Papillon will be improved to City of Rio Rancho Standards. Specific pedestrian amenities such as wider mean dering pathways, enhanced landscapes, and decorative walls shall be proposed and evaluated with future development submittals. Several recommendations were made to mitigate anticipated traffic impacts. Develop all new intersections with one left turn and one right turn lane off the minor approaches, and a through lane where necessary. Install traffic signals at U.S. Highway 550 and NW Loop if warranted. Widen Unser Boulevard to meet full Principal Arterial standards, allowing for median stacking and additional gaps between eastbound and west-bound through vehicles.

The new Papillon Village proposed paved multi-use trails that weaves through the community, running along Barooa Loop, Unser Boulevard, Mineola Road, and connecting to Towanda Road, Patchogue Road, Oneonta Road, and Tamaqua Road. The master plan also includes the integration of a bike lane network along Towanda Road, Patchogue Road, Oneonta Road, and Tamaqua Road. Furthermore, the plan envisions the construction of bridges at all road and arroyo intersections within the area to improve pedestrian and vehicular circulation. These proposed bridges and trails aim to enhance connectivity throughout the community.

UNSER BOULEVARD ACCESS MANAGEMENT

Unser Boulevard is a Regional Principal intended for limited access and likely will eventually include a median dividing direction of traffic. Presently, obsolete platting in Block 110 has created narrow lots that could potentially develop individually. Allowing every lot to have its own access from Unser Boulevard would create major traffic hazards. Rio Rancho follows the NMDOT State Access Management Manual for access spacing standards, which shall be followed for future development in Papillon Village. Generally, full access intersection spacing is allowed every 1/4-mile and in this location will likely be limited existing platted street locations. These locations should be coordinated by the City between the north and south sides of Unser Boulevard, including Marrakech Road, which is designated as a future north-south minor arterial connecting Unser Boulevard to Broadmoor Boulevard in the City Center area and Wimmera Road, located within the Planning Area, which provides access to the larger Papillon Village development area.

To reduce individual driveway access to Unser, the following guidance should be utilized during future lot development:

- Existing lots are encouraged to share access points with easements and agreements allowing adjoining properties to share such access;
- Lots may be consolidated to reduce the number of access points; or
- A frontage road or alley access may be constructed to provide access to all lots fronting Block 110 along Unser Boulevard.

The third option is the preferred alternative, if provided by the City of Rio Rancho as part of a larger Unser Boulevard roadway widening, or by a developer if the lots in Block 110 are consolidated and subject to a larger subdivision development process.



Site Photo 6: East Bound from Unser

This page left intentionally blank.

Conceptual Drainage Plan

This chapter outlines the proposed conceptual drainage solution for Papillon Village. The drainage plan was discussed with SSCAFCA to ensure that proposed improvements support the agency's Quality of Life Master Plan and the upcoming stormwater management projects in the immediate area.

STORMWATER MANAGEMENT

This chapter outlines the proposed conceptual drainage solution for Papillon Village. The drainage plan was discussed with SSCAFCA to ensure that proposed improvements support the agency's Quality of Life Master Plan and the upcoming stormwater management projects in the immediate area.

The Papillon Village Master Plan is located within the Venada Arroyo Watershed. Offsite flows from the Mariposa Subdivision will be intercepted from existing detention ponds and conveyed through existing arroyos and routed through the proposed project site. Offsite flows from the north and south sides are intercepted by existing tributaries of the Venada Arroyo and directed into the existing arroyos. All offsite flows are assumed to be restricted to historical flowrates.

A drainage investigation was completed for the planning area that contributes runoff to Unser Boulevard in Rio Rancho, NM. The upper portion of the overall drainage basin consists of the Mariposa Subdivision and the lower portion is the proposed Papillon Village planning area.

To convey runoff through the proposed development, the existing SSCAFCA arroyos will be improved to serve as open channels. Like the arroyos in the existing condition of the site, the proposed channels will be within SSCAFCA right of way and will be owned and maintained by SSCAFCA. verify; softer language needed

The developed planning area has been divided into multiple drainage basins. The proposed runoff from these post development basins will be collected by an internal storm drain system and routed through water quality and detention pond prior to being discharged into the improved arroyos. The proposed water quality and detention ponds will be designed and detailed with each developed subdivision.

The implementation of water quality and detention ponds, in each corresponding post-development basin is expected to reduce the

post-development 100-year 6-hour peak discharge rate within each basin to the pre-development 100-year 6-hour peak discharge rate to meet the requirements of the Rio Rancho DMP.

The proposed arroyos have been analyzed and the peak runoff flowrate within each channel was determined based on the 100-year 24-hour flow rates from the Mariposa subdivision, as identified in their record drawings, and the pre-development flowrates within the Papillon Village drainage basins. The pre-development Papillon Village flowrates were used with the assumption that each post development basin within the Papillon Village development will flow to a water quality and detention pond before discharging into the arroyos. These water detention ponds will be designed to reduce the post development peak flowrates within each basin to the pre-development rates.

These peak runoff flowrates influenced the design of each channel. Each channel will be trapezoidal with 3:1 side slopes. The sides of these channels will be grouted to mitigate erosion while the base will remain in their natural condition to allow for infiltration. A 1-foot deep toe at the base of the grouted side slopes will be installed to mitigate undercutting. To reduce the running slope and flow velocity within each channel, a series of 2-foot-tall gabion drop structures will be installed along the length of the channel. The number of drop structures and the dimensions of the channels vary.



Site Photo 7: Drainage Pipes Southeast Corner on Unser

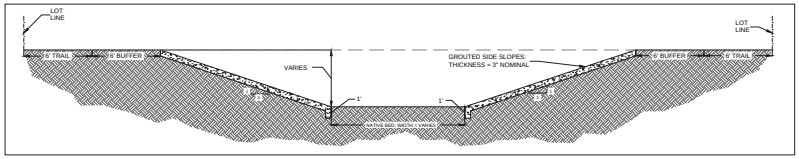
The capacity of the existing culvert crossing at Unser Boulevard were analyzed as part of the Drainage Master Plan (DMP). The structure consists of 4- 5' diameter CMP culverts on grade, mitered to the road slope, and protected with a sloped headwall with an approximate roadway embankment height of 7.5'. From this analysis, it was determined that the existing structures are not currently sufficient to convey the 100-year 24-hour pre-development peak flow from the site which is approximately 952 cfs. To prevent the need for modifications to the existing infrastructure under Unser Boulevard, the proposed water quality and detention ponds within the Papillon Village Subdivisions will be constructed to detain excess runoff to ensure that the peak discharge from the site is less than the 830 cfs capacity of the existing Unser Boulevard Crossing.

Lastly, energy dissipation structures will be installed at the outlet of the proposed channels to prevent any damage and mitigate erosion at the Unser Boulevard Crossing. The developer has proposed that a large decorative water feature be placed at the outlet of the proposed channels. This feature will be designed to dissipate the energy of runoff flowing from the channels before they reach the Unser Boulevard crossing. A detailed design of this water feature and the analysis of its energy dissipating capabilities will be included in the final design.

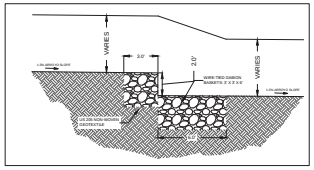
FLOODPLAINS

Although there are five existing arroyos running through the site, Papillon Village is not encumbered by any existing floodplains as designated by FEMA. The smaller or minor arroyos crossing through the planning area are proposed to be filled and the existing flows directed into storm drains as described above and shown in FIGURE 7 and FIGURE 8.

FIGURE 7: PROPOSED ARROYO MODIFICATIONS MAP



PROPOSED ARROYO CROSS SECTION



PROPOSED DROP STRUCTURES

Arroyo ID	100-Yr Flowrate (cfs)	Length (ft)	Running Slope (%)	Number of 2' Drop Structures	Drop Structure Spacing (ft)	Channel Depth (ft)	Channel Bottom Width (ft)	Flow Regime	Max W.S. Depth (ft)	Freeboard Provided (ft)	Flow Velocity (ft/sec)
Arroyo 1	181.8	4,319	1.30%	24	115	4	10	Supercritical	1.53	2.47	8.15
Arroyo 2	203.6	4,796	1.30%	25	150	4	10	Supercritical	1.63	2.37	8.41
Arroyo 3	205.3	2,544	1.28%	20	107	4	8	Supercritical	1.81	2.19	8.45
Arroyo 4	195.4	2,299	1.31%	15	144	4	10	Supercritical	1.59	2.41	8.34
Arroyo 5	465.7	2,412	0.44%	20	115	5	15	Subcritical	2.85	2.15	6.92
Arroyo 6	556.2	3,072	0.46%	19	154	5	18	Subcritical	2.86	2.14	7.31

GENERAL LEGEND

BASIN BOUNDARY

SCAFCA ROW

ARROYO EXTENTS W/ 12' OFFSETS

ARROYO 1

ARROYO 2

ARROYO 3

ARROYO 4

ARROYO 5

ARROYO 6

0 250' 500'

SCALE: 1" = 250'

SOUDER, MILLER & ASSOCIATES
Engineering • Environmental • Geomatics
Serving the Southwest & Rocky Mountains
3500 Sedona Hills Pkwy.
Las Cruces, NM 88011
Phone (575) 647-0799 Fax (575) 647-0660
www.soudermiller.com

AMREP Southwest Inc.

RIO RANCHO, NEW MEXICO

PAPILLON VILLAGE
RIO RANCHO, NEW MEXICO
PROPOSED ARROYO MODIFICATIONS

THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED

Designed	Drawn	Checked
DG	AgD	PJP

Date: April 2025

Scale: Horiz: 1" = 250' Vert: N/A

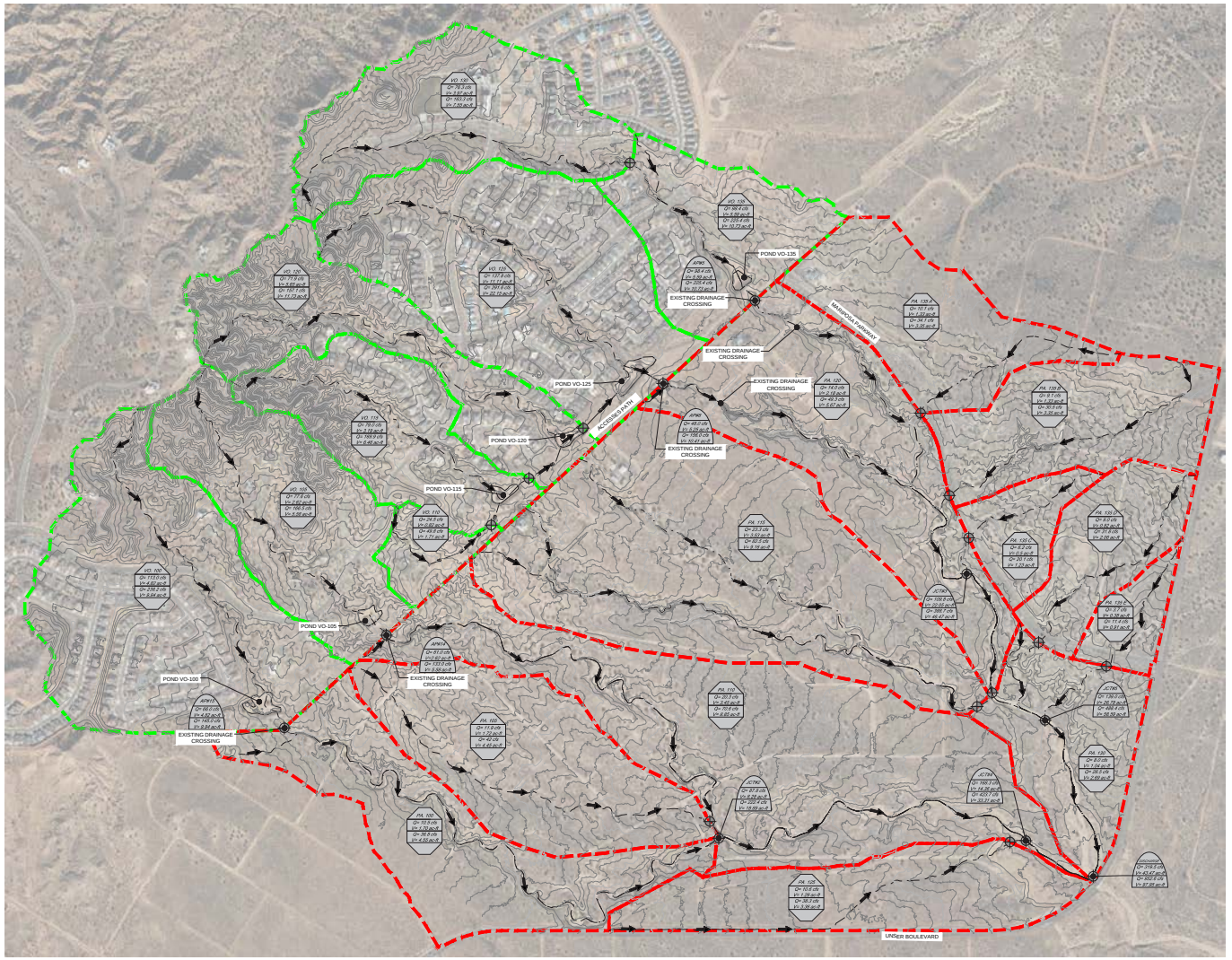
Project No: 9429147

Sheet: BM-4

Copyright 2020 Souder, Miller & Associates - All Rights Reserved

\\192.168.3.10\Projects\9-AMREP SW Papillon Village (9429147)\CAD\Civil\Proposed Arroyo Modifications.dwg 4/1/2025 1:48 PM RT

FIGURE 8: PRE-DEVELOPMENT DRAINAGE BASINS MAP



BASIN LEGEND

BASIN FLOW POINTS ON MAP
- FLOW GENERATED WITHIN BASIN

BASIN LABEL
Q=10 Yr Flowrate, V=10 Yr Volume
Q=100 Yr Flowrate, V=100 Yr Volume

- FLOW EXITING BASIN

BASIN LABEL
Q=10 Yr Flowrate, V=10 Yr Volume
Q=100 Yr Flowrate, V=100 Yr Volume

DIRECTION OF FLOW

ANALYSIS POINT

GENERAL LEGEND

PAPILLON VILLAGE BASIN BOUNDARY

MARIPOSA SUBDIVISION BASIN BOUNDARY

LONGEST FLOWPATH

REACHES

MAJOR CONTOUR (25')

MINOR CONTOUR (5')

0 400' 800'

SCALE: 1" = 400'

To Request a Line Locate Dial 811

New Mexico state law requires everyone involved in any excavation to provide at least two working days' notice to owners of underground facilities when a dig is planned. All facility owners are then required to mark the locations of any underground lines or take other appropriate measures to protect them.

nm811 Professional Resources for Damage Prevention

No.	Description	By	Date

SOUDER, MILLER & ASSOCIATES
Engineering • Environmental • Geomatics
Serving the Southwest & Rocky Mountains
3500 Sedona Hills Pkwy.
Las Cruces, NM 88011
Phone (575) 647-0799 fax (575) 647-0800
www.souder-miller.com

RIO RANCHO, NEW MEXICO

AMREP SOUTHWEST INC.

PAPILLON VILLAGE
RIO RANCHO, NEW MEXICO
PRE-DEVELOPMENT DRAINAGE BASINS

THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED

Designed	Drawn	Checked
DO	AGD	PJP

Date: March 2025
Scale: Horiz: 1" = 400' Vert: N/A
Project No: 9429147
Sheet: BM-1

© Copyright 2020 Souder, Miller & Associates - All Rights Reserved

\\192.168.3.10\Projects\9-AMREP SW Papillon Village (9429147)\Design\Drainage\2024 Updated Report\Papillon Village Drainage Analysis\2024 Drainage Analysis.dwg 3/14/2025 10:16 AM RTV

Conceptual Utility Plan

This chapter provides an overview of planned infrastructure improvements to serve future residents of Papillon Village. This includes a conceptual utility plan to address water, sanitary sewer, and private utilities improvements that will be required before development can occur.

WATER

The proposed development is west of Unser Boulevard and north/south of Mariposa Parkway in northwest Rio Rancho, New Mexico. The development is generally bounded by Patchogue Road to the north, Mariposa Parkway to the east, Unser Boulevard to the south, and open space to the west.

The property slopes from the west to the east/southeast ranging in elevation from approximately 5830' to 5670'. Well 15 and the Mariposa Booster Station are located at the intersection of Patchogue Road and Ema Court. A 16-inch water line connects Well 15 to Tank 15N. The Mariposa Booster Station is also connected to the existing 16-inch waterline. The booster station draws water from the 16-inch waterline and pumps to the Mariposa Tank via a 14-inch waterline. A new 12-inch waterline will connect to the 14-inch waterline on the high pressure side of the booster station in Ema Court. The new 12-inch waterline will provide service to the Papillon Village area. A new pressure reducing valve (PRV) will be installed immediately downstream of the connection in Ema Court due to the high pressure in this portion of the system. A new 8-inch waterline will serve Ema Court from the low-pressure side of the PRV. The proposed 12-inch waterline will continue south in Ema Court to Patchogue Road where it turns northeast and continues to Tadjoura Road. The FIGURE 9: PROPOSED DRAINAGE STRUCTURE shows the continuation of the 12-inch waterline extending south to Oneonta Road. A new 10-inch waterline will extend along the north portion of Patchouge Road connecting to the 12-inch waterline. Two additional PRVs will be required to reduce pressure to the lower portion of the subdivision and allow service to be provided directly from Tank 15N. A new 12-inch waterline will connect to the existing 16-inch waterline that connects Well 15 with Tank 15N. The connection will be at Mineola Road and the line will extend down Towanda Road crossing Mariposa Parkway and connecting to the proposed 8-inch waterline in Chemung Road.

The waterline diameters required to bring water to Papillon take into consideration the City's Master Plan for future growth. In the future, it is intended for supply from the lower pressure zones to

Add that all of this is subject to a water and wastewater availability.

potentially be pumped up to the higher zones for redundancy. It is important for utilities such as this large diameter pipe, to be taken into consideration as well as the other utilities needed to serve this development during the planning stage.

The piping around the Papillon development takes into consideration the City's Master Plan. A minimum 8-inch diameter pipe is proposed internal to the development with all lines to be sized to accommodate the potential build out of the property per the proposed zoning.

WATER QUALITY POND

Papillon Village has proposed to construct several water quality ponds, strategically positioned at lower elevations on each parcel, divided by arroyos or existing/proposed roadways within the community. These ponds are designed to collect rainwater for reuse, supporting the City of Rio Rancho's long-term goal of creating a sustainable environment. Additionally, the plan includes four reuse discharge points located at the northwest boundary, where all existing arroyos intersect with Patchogue Road and Tamaqua Road. Furthermore, the open space area at the southeast corner along Unser Blvd is planned to have a designated water feature area to collect stormwater for sustainable purposes and reactional use.



Diagram 3: Water Quality Pond

Water quality ponds serve several purposes in the Papillon master plan: to enhance water quality by slowing water velocity and allowing sediment to settle, allowing non-potable water sources to percolate and recharge the aquifer, provide more lush landscapes and open spaces that benefit from reclaimed, and stormwater flows while accommodating trails and open space amenities for residents. Stormwater ponds are located at lower elevations and critical junctures to contain stormwater from minor rain events and overflow into the large stormwater conveyance systems. Ponds are envisioned to be protected from erosion by aggregates and have seeded/naturalized bottoms. Designs will provide maintenance access in all instances. Adjacent to the ponds are multi-use paved and soft-surface trails, shade structures and site furnishings.

SEWER

Sewer service for Papillon and all properties within the Venada Basin will require construction of a new sanitary sewer lift station. Internally, 8-inch diameter sanitary sewer collection lines are proposed to service the development with all lines to be sized to accommodate the potential build out of the property per the proposed zoning. Several collectors will be constructed north and west, ultimately providing service to the remainder of the basin in the future. The lift station will be designed to accommodate the proposed Papillon sewer flows as well as all future flows; however, the ultimate construction of the lift station will be performed in phases based on future growth within the basin as flows increase. The Lift Station and associated force main will convey flows to the existing 18-inch sanitary sewer line northwest of Papillon as shown on Exhibit 7. The 18-inch sanitary sewer line discharges into the City's Mariposa Waster Water Plant (WWTP 5).

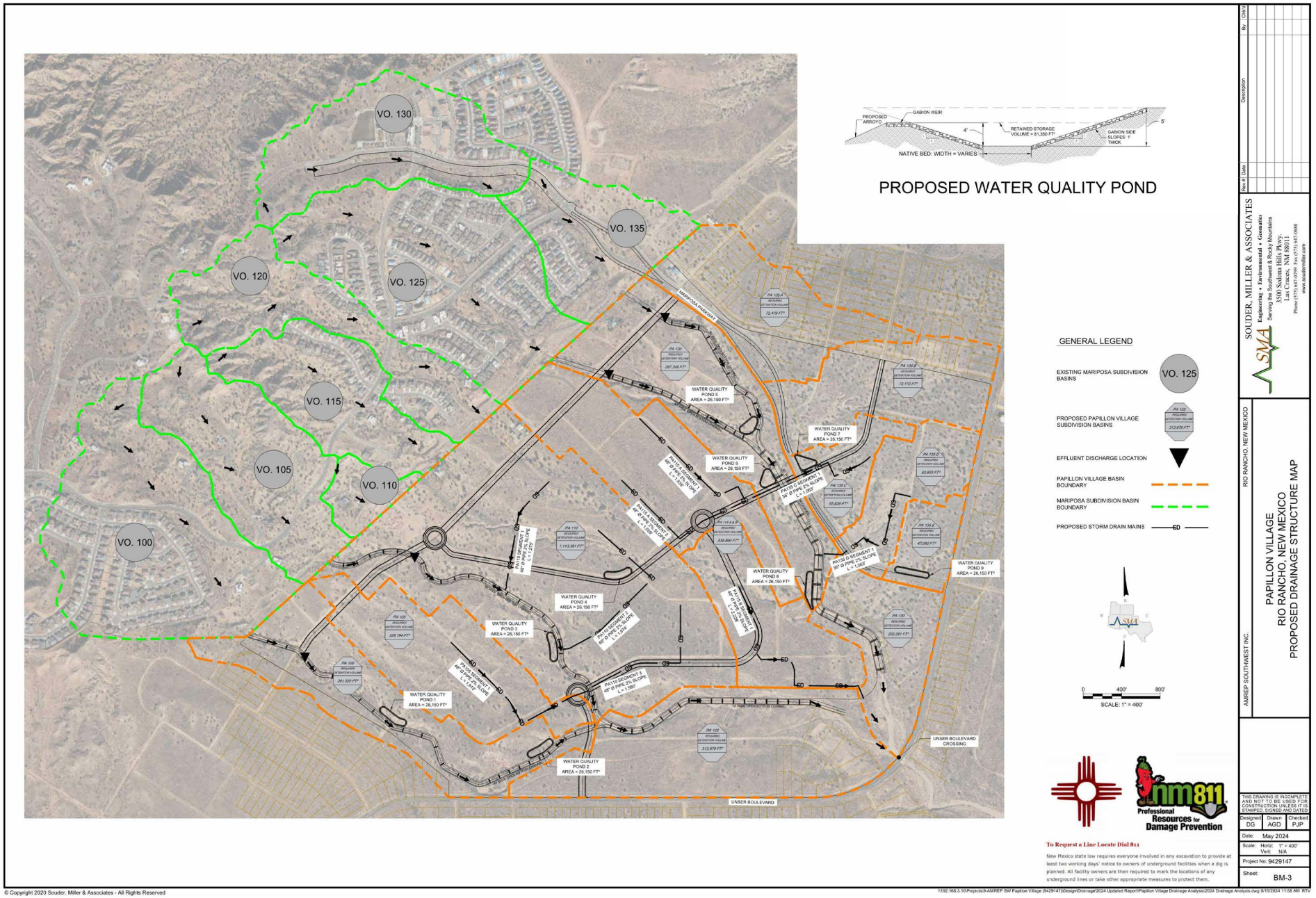
INTERSECTION ANALYSIS

Key intersections within the study area included various unsignalized and proposed signalized intersections along U.S. Highway 550 and Unser Boulevard. The intersections analyzed include:

- U.S. Highway 550 intersections with NW Loop Road, Chayote Road, Midway Drive, and Santa Fe Hills Boulevard.
- Unser Boulevard intersections with James Wall Road, Westphalia Boulevard, Columbine Road, Wyalusing Road, Elegy Road, Mineola Road, Mariposa Parkway, and Wimmera Road.

repeated

FIGURE 9: PROPOSED DRAINAGE STRUCTURE MAP



© Copyright 2020 Souder, Miller & Associates - All Rights Reserved

This page left intentionally blank.

Implementation and Phasing

The implementation of the Papillon Village Master Plan will occur during future replatting and through the establishment of a Special Assessment District (SAD) or Public Improvement District (PID). It is probably most realistic that these actions will occur over the next decade, with much dependent on market conditions. During that time, the following implementation actions can serve as a guide to facilitate the full build out of the Planning Area.

IMPLEMENTATION ACTIONS

The majority property owner will pursue the establishment of an SAD or PID to provide financing for infrastructure improvements.

Construction of infrastructure and transportation improvements will be planned in co-ordination with the City of Rio Rancho Department of Public Works, Department of Development Services, Public Safety, and PNM.

The developer will coordinate construction of stormwater management solutions with SSCAFCA, including additional trails along arroyos, detention ponds, or low impact development solutions (LID).

To address antiquated platting, the majority property owner will seek to replat owned lots within Unit 25 into smaller, more developable parcels that support the land use plan outlined in CHAPTER 3.

The incorporation of any design standards into future CC&R's will be enforced by a new Homeowner's Association (HOA).

PHASING

Development of the Planning Area will occur in approximately three phases over the next several years, with several actions taking place before each phase is accomplished.

Phase 1: Rezoning of the land and replatting of existing lots into new layout.

Phase 2: Establishment of a financing mechanism for infrastructure improvements.

Phase 3: Construction of major infrastructure, drainage, and transportation improvements.

Phase 4: Home building and community development.

INFRASTRUCTURE FINANCING MECHANISMS

Financing of public improvements (roadways, water and sewer, and parks and recreation space) in the Master Plan may be financed through either a Special Assessment District or Public Improvement District. These two mechanisms are described below.

These two methods share some similarities. Both involve assessments that are paid by the property owner(s) within the district who benefit from the infrastructure improvements to be constructed. However, they also differ and offer pros and cons that need to be evaluated by the property owner(s) and ultimately a policy decision will need to be made by the City of Rio Rancho Governing Body, as they have authority to approve of such districts.

Public Improvement Districts (PIDs): Public Improvement Districts are one of the primary ways to finance infrastructure improvements in a master planned area. PIDs may be used to construct all required public improvements in a new sub-division, including utilities and public facilities (community centers, schools, etc.). PIDs can be especially beneficial if public facilities are needed among the improvements to be funded by the debt and assessments whereas SADs are more limited in scope.

PIDs are typically financed through bonds issued by the PIDs on behalf of property owners, who then pay for the debt service on these bonds through a property tax assessment, special levy, or through charges to use a facility (i.e., member fees to use a community center).

Establishing a PIDs involves a petition and hearing process, followed by a unanimous consent procedure or approval through the election of property owners within the proposed PIDs. A General Plan and design of infrastructure follow formation in order to determine the costs and debt to be issued for installation of infrastructure identified.

Special Assessment Districts: Special Assessment Districts (SADs) are another tool that may be used to fund infrastructure improvements including roadways, water and sewer, and community amenities. SADs are created in accordance with New Mexico State Law, Chapter 3, Article 33 NMSA, 1978 Improvement Districts, which requires agreement of landowners possessing at least 66.67% of the area's assessed value to agree to establish the SAD. The Governing Body can also initiate a SAD if it determines that the creation of the district is necessary for the health, safety, and welfare of the community.

In addition to state regulations, the City of Rio Rancho has an adoption process that involves five resolutions that must be passed by the Governing Body. This adoption process delineates the boundaries of the SAD, prepares preliminary plans and cost estimates, and creates an assessment rate for each affected property. Depending on the level and proximity of improvements, the assessment rate may vary between properties in different parts of the SAD. The formation of a SAD may be initiated by a property owner requesting improvements – usually a larger landholder or developer.

Infrastructure to be developed by SADs is limited to street right-of-way, drainage, park and open space, and utilities. Often this tool is specifically used to bring antiquated subdivisions up to more current standards. Improvements within the SADs must be shown to especially benefit the properties paying assessments. In the case of Papillon Village, improvements are anticipated to be those needed to correct the issues surrounding the antiquated subdivision platting by providing infrastructure to existing and future lots rather than building infrastructure as part of a larger master-planned community such as Mariposa or Cabezon.

If approved, the creation of a SAD allows the City to issue bonds to finance the improvements and property owners reimburse the City through the assessments of their properties.

END

Papillon Master Plan – Previous Comments – Addressed/Not Addressed:

8/08/25 DRC case 25-250-00033 Comments:

No comments on the applicant's questions. If the two expansion areas of the Paillon development is approved, parkland – in addition to that already identified in the original plan area, would need to be allocated to meet the needs of additional residents. Note that the homes in the north expansion area will be geographically isolated from that of the main Papillon Village; properties near the intersection of Onondaga and Baroda appear to be geographically isolated from the rest of the south expansion area by an arroyo – how will be provided access to any amenities created in these expansion areas? PRCS defers to DSD for any additional direction related to public spaces.

* An actual change to the approved Master Plan was not provided with this submission (just maps of potential plan expansion areas). (THIS IS ADDRESSED WITH THE INDICATION OF A BRIDGE CROSSING THE TWO ARROYOS BETWEEN THE EXPANSION AREAS AND CORE PROPERTY OF PAPILLON; IT IS UNCLEAR IF THERE WILL BE AN INTERSECTION WITH CROSSWALK BETWEEN TOWANDA AND MARIPOSA PARKWAY TO ENSURE SAFE PEDESTRIAN TRAVEL FROM THE NORTH EXPANSION AREA – THIS SHOULD BE CLARIFIED).

05/02/25 ZMA MPA Amendments Cases 24-100-00012/24-410-00003 Comments – Addressed/Not Addressed:

Comments on specific sections of the updated master plan:

Ch. 3/Ch. 6 - talk about (approximately) 18 acres dedicated to park and 18 for open space and that it will be integrated into the regional trail system and open space areas – note that while ponds and open spaces may be partially co-located, any required developed park land acreage shall not be part of a pond/drainage system. (ORIGINAL COMMENTS/OBSERVATIONS STAND) Tentative locations for two parks are shown - any public parks or private pocket parks must meet City standards, federal, state and local laws where applicable (location of parks must consider the effect of slope/cross slope on pedestrian routes ADA compliance and minimizing runoff from any grass lawns or other irrigation, etc.). (ORIGINAL COMMENTS/OBSERVATIONS STAND)

Ch. 6/Ch. 7 - The City will not own or maintain the proposed crusher fine or similar trails/paths, or related trail amenities such as pedestrian bridges, shade structures and site furnishings that follow the drainage/arroyo system. The draft master plan implies that these improvements will be coordinated, owned and maintained by the Developer, HOA and SSCAFCA. (ORIGINAL COMMENTS/OBSERVATIONS STAND)

Ch. 10 - No pocket parks will be funded by a PID/SAD if the City is required to be the property owner for the funding mechanism to be implemented. . (ORIGINAL COMMENTS/OBSERVATIONS STAND)

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

November 20, 2025

RE: **Master Plan Amendment**
Case No. 25-410-00007
Papillon Master Plan

Dear Property Owner:

You are receiving this notice because your property is within a site where a land development decision is required by the Planning and Zoning Board and the Governing Body.

The applicant, AMREP Southwest, Inc., through their agent, Consensus Planning Inc., requests approval of a Master Plan Amendment for the Papillon Master Plan. The Master Plan Amendment expands the boundary of the Papillon Master Plan and includes other updates to the conditions, development guidelines, and requirements within the Master Plan.

The Planning and Zoning Board will consider the request and make their decision on **Tuesday, December 16, 2025** at 6:00 pm in the **Council Chambers** and **Virtually**. The Governing Body will consider the request and make their decision, the following **Thursday, December 18, 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 Planning and Zoning Board and Governing Body. You may send comments to lruizcarlos@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 lruizcarlos@rrnm.gov. or call me at 505-896-8785, 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,

Liz Ruiz Carlos
Municipal Planner II
Development Services Department
City of Rio Rancho

The City of Rio Rancho

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

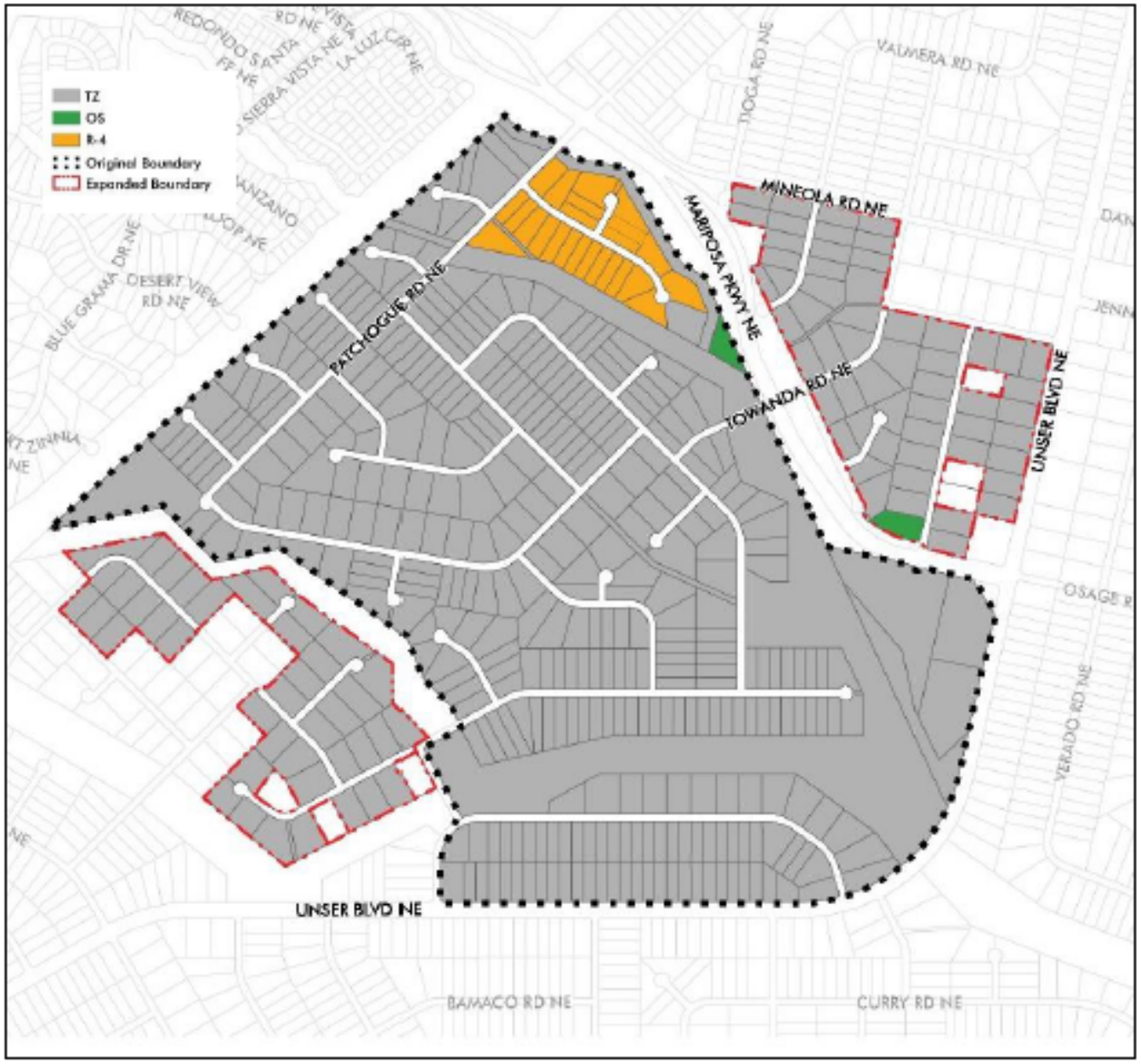


Figure 2 - Existing Zoning

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, December 18, 2025:

Zone Map Amendment
Case #25-100-00008

The applicant, High Range 6 Development, LLC, through their agent, Isaacson & Arfman, Inc., requests approval of a Zone Map Amendment, to rezone the properties legally described as: U13, Blk 70, lot 11; U13, Blk 69, lots 88, 89 and 19; from R-1: Single-Family Residential and O-1: Office, to R-5: Single-Family Residential. The properties total 2 acres.

Master Plan Amendment
Case #25-410-00008

The applicant, High Range 6 Development, LLC, through their agent, Isaacson & Arfman, Inc., requests approval of a Master Plan Amendment to the High Range 6 Master Plan, to incorporate 4 additional lots. The lots are legally described as U13, Blk 70, lot 11; U13, Blk 69, lots 88, 89 and 19. The expanded Master Plan would encompass 53 acres.

Master Plan Amendment
Case #25-410-00007

The applicant, AMREP Southwest, Inc, through their agent, Consensus Planning Inc., requests approval of a Master Plan Amendment to the Papillon Master Plan, to add 97.8 acres (104 parcels) to the plan.

Site Plan
Case #25-160-00014

The applicant, The Ask Academy, through their agent, Community Design Solutions, LLC requests approval of a Site Plan for the Ask Academy Gymnasium located at 4450 Sundt Rd NE. The subject property is legally described as Texico Conference Center Tract 2A1 and is zoned SU. The total area of the site is approximately 3.5 acres.

Site Plan
Case #25-160-00012

The applicant, Sandia View LLC, through their agent, Huitt-Zollars, is requesting a Site Plan approval for a proposed church at the property legally described as The Village, Tract H1A. The property is zoned SU: Special Use and is approximately 6.50 acres.

Zone Map Amendment
Case #25-100-00012

The applicant, Brian Mozley, through his agent, Coldwell Banker Legacy, requests approval of a Zone Map Amendment to amend the zoning classification of the subject property legally described as Plaza Rio, Lot B (zoned SU: Special Use for Limited Commercial Retail) to include multi-family townhomes as a permissive use. The subject property comprises approximately 1.51 acres.

Zone Map Amendment
Case #25-100-00013

The applicant, Joe Chambers, through his agent, Daniel Gonzales, requests approval of a Zone Map Amendment to change the zoning classification of the subject property legally described as Vista Hills 1A, Block A, Lot 1A from C-1: Retail Commercial District to C-2: Wholesale and Warehousing Commercial District. The subject property comprises approximately 2.08 acres.

Site Plan
Case #25-160-00013

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

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.rrnm.gov. Materials related to these items are available for viewing in the Development Services Department at City Hall.

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

Journal: December 3, 2025.



Notice Map: • / - affected property owner, first-class letter

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: R141

AGENDA DATE:
December 18, 2025

DEPARTMENT:
Development Services

SUBJECT:
R141, Resolution Amending the High Range 6 Master Plan to Include Unit 13, Block 70, Lot 11, and Unit 13, Block 69, Lots 88, 89, and 19

BACKGROUND AND ANALYSIS:
The applicant, High Range 6 Development, LLC, through their agent, Isaacson & Arfman, Inc., requests approval of a Master Plan Amendment to the High Range 6 Master Plan, to incorporate 4 additional lots. The lots are legally described as Unit 13, Block 70, Lot 11 and Unit 13, Block 69, Lots 88, 89 and 19.

The original High Range 6 Master Plan was approved on April 25, 2024, per Resolution No. 35, Enactment No. 24-034, and has not been amended since it's approval. The applicant has since acquired four more lots and the Master Plan Amendment seeks to incorporate the four lots into the proposed High Range 6 Subdivision. The overall High Range 6 plan acreage will be updated from 102 acres to 104 acres, due to the addition of the four lots.

A concurrent Zone Map Amendment to rezone the lots from R-1: Single-Family Residential and O-1: Office, to R-5: Single-Family Residential, is being heard under case #25-100-00015.

The Planning and Zoning Board will review this item at the December 16, 2025 meeting.

REVIEW CRITERIA: The Rio Rancho Comprehensive Plan defines a master plan as a detailed development plan often created by a developer, which may fit within a Specific Area Plan boundary or may provide sufficient planning detail that they may be developed in unplanned areas and stand in place of a Specific Area Plan. It states that, "The City will rely on the development of Specific Area Plans and Master Plans for identifying a specific land use at the parcel-level. Specific Area Plans and Master Plans are a part of the Land Use Element and are used as a statement of policy to guide land use decision making by the Governing Body." Policy L-1 (5.6.3) of the Comprehensive Land Use Plan states: "Encourage master planning of developments that establish a community character that considers circulation, landscaping, open space, storm drainage, utilities, and building location and design in the master plan.

The current boundaries of the Master Plan will remain largely the same, but will be slightly extended to include Unit 13, Block 70, Lot 11 and Unit 13, Block 69, Lots 88, 89 and 19. The exhibits have been updated to reflect the new boundary, and are included as an attachment. In their justification, the applicant states: "The purpose of this amendment is to expand the existing master plan boundary by incorporating four previously excluded parcels. This addition necessitates updates to the Phase 1 lot layout, roadway network, grading, and utility exhibits."

The applicant further states, "the original Phase 1 layout encompassed 323 single-family lots. The proposed Phase 1 layout is now divided into two sub-phases: Phase 1A with 118 lots and Phase 1B with 161 lots, resulting in a total of 279 lots, as detailed in the attached Lotting Plan exhibit. With the revised Phase 1 area of 53 acres, the density of Phase 1 is approximately 5.2 dwelling units per acre (du/ac). Considering the future Phase 2 area (140 lots in 40 acres), the overall project density remains approximately 4.5 du/ac."

The applicant goes on to explain how, "the revised layout for Phase 1 includes provisions for four HOA-maintained pocket parks, featuring walking trails and seating areas. The total area allocated for these parks is 1.16 acres, comprising 0.46 acres in Phase 1A and 0.70 acres in Phase 1B. In accordance with the approved Master Plan, the required neighborhood park will be situated within Phase 2, and the HOA-maintained pocket parks in Phase 1 serve to enhance the overall development. The inclusion of the additional lots in Block 69 enables a roadway connection to the existing Broadmoor Boulevard and Havencrest intersection, situated west of the project site. This intersection is intended to function as a right-in, right-out access point. A right-turn deceleration lane and taper are proposed for northbound traffic."

Staff recommends the Governing Body find that the proposed boundary amendment is in compliance with both the Comprehensive Plan and the Lomas Negras Specific Area Plan. The request will enable the removal of antiquated platted lots, improved access to the subdivision, and a more cohesive lot layout. Criteria is satisfied.

SITE ANALYSIS: The High Range 6 Master Plan currently comprises approximately 102 acres, with an intended build-out of 463 lots, (323 lots in phase 1 and 140 lots in phase 2). Current zoning consists of R-5: Single-Family Residential (Phases I & II). This Master Plan is bounded by Inca Rd NE to the south, Bedivere St SE to the west, Montezuma Blvd NE to the north, and Excalibur St NE to the east. Wild Horse Rd NE runs east to west through the master plan, separating Phases I & II.

The proposed change will enable the Master Plan area to be comprised of 104 acres in total with an intended build-out of 279 lots in phase one now, a reduction from 323 previously planned. The site will now have a portion bounded by Broadmoor Blvd NE, but this is only through an access point - no residences will be immediately abutting Broadmoor Blvd NE.

LAND USE: No proposed changes. The lot added which will be developed with residential lots has a Low/Medium Density land use. The updated lot layout and additional properties has resulted in modified locations of pocket parks throughout phase 1.

GRADING & DRAINAGE: With the addition of the lots in Block 69, a new storm drain connection to the existing infrastructure in Havencrest, west of the project site, is proposed. A revised conceptual grading plan is included as part of this submittal.

CIRCULATION: The inclusion of the additional lots in Block 69 enables a roadway connection to the existing Broadmoor Blvd and Havencrest intersection. The addition of the lot in Block 70 allows an altered street layout with one less out-parcel in the southwest corner of Phase 1. Street names have also been revised in this amendment.

Goal L-2 of the Comprehensive Plan states, "Encourage consolidation of lots to promote a variety of land uses in a planned manner." Staff finds that this amendment further the intent of the Comprehensive Plan to resolve antiquated platting which inhibits the development process; Criteria is satisfied.

PHASING AND FINANCING: Phase 1 of the subdivision will now be split into two sub-phases 1A and 1B, with phase 1 consisting of 118 lots and phase 1B consisting of 161 lots (279 lots total). Phase 2 will be unchanged with this amendment.

DESIGN STANDARDS: No proposed changes.

INTERDEPARTMENTAL/INTERAGENCY REVIEW:
DSD Planning and Zoning - Comments within document.
DSD Engineering - Comments to follow.
Rio Rancho Public Schools - No comments provided.
Fire and Rescue - "IFC 2021 shall be referenced for Fire and Life Safety Code. Appendix D shall be referenced for Fire Apparatus Access Roads. Fire Hydrants shall be no more than 500 ft. driving distance apart. A Fire 1 Plan shall be submitted to the Fire Marshals Office for review and approval before the full plan set is submitted."
Police Department - No comments provided.
SSCAFCA - No comments provided.
MRCOG - No comments provided.
Parks, Recreation, and Community Services - "Per the changes to (pocket) park land location – and description of 1.16 acres in the current application and Phases 1A and 1B, and reference to remaining required park land in Phase 2, the applicant must know that the construction plans for each pocket park must be reviewed by the City, including PRCS before construction, that the land must be functional (not just hardscape landscaping – i.e., people must be able to recreate within each of the different pocket parks, they cannot be passive), and not be built on land with extreme slopes, ponding, etc. to be considered as meeting the required park land requirements of the subdivision. Per the original Master Plan a total of 3.93 acres of developed park land is required for this subdivision, so it is assumed that the remaining 2.77 acres of functional, developed park land is still proposed in High Range 6, Phase 2. PRCS does not have any comments on the ZMA at this time. PRCS defers to DSD for any additional recommendations, requirements or approvals."

NOTIFICATIONS: Notifications were sent to affected property owners in conjunction with the Zone Map Amendment and Master Plan Amendment requests 15 days prior to the hearing. A legal advertisement was placed in the December 3, 2025 edition of the Albuquerque Journal. All legal notification requirements have been met.

IMPACT:

Staff recommends that the Governing Body approve of the applicant's request for a Master Plan Amendment to the High Range 6 Master Plan, subject to the following findings below:

GENERAL FINDINGS OF FACT:
1. The Planning and Zoning Board may make a recommendation to the Governing Body on the applicant’s request for a master plan amendment.
2. The applicant has the authority to apply for an amendment to the High Range 6 Master Plan.
3. The applicant and adjacent property owners received due process.

SPECIFIC FINDINGS OF FACT:
1. The proposed Master Plan Amendment to the High Range 6 Master Plan to does not adversely affect the intended character of the Master Plan area.
2. The proposed Master Plan Amendment is consistent with the goals and elements of the Comprehensive Plan.
3. The proposed Master Plan Amendment is consistent with the Lomas Negras Specific Area Plan.

ALTERNATIVES:

The Governing Body may:
1. The Governing Body may approve the request.
2. The Governing Body may deny the request.

3. The Governing Body may modify the request and approve such modifications.
4. The Governing Body may postpone final action on the request and continue the public hearing to request additional information or consider testimony provided at the public hearing.

DEPARTMENT RECOMMENDATION:

Staff recommends the Governing Body adopt the Resolution.

ATTACHMENT: Resolution
ATTACHMENT: Application
ATTACHMENT: Authorization
ATTACHMENT: Master Plan Amendment Letter
ATTACHMENT: Zoning
ATTACHMENT: Exhibit Location Map
ATTACHMENT: Exhibit Lotting Map
ATTACHMENT: Exhibit HAO Parks
ATTACHMENT: Exhibit Conceptual Utility Plan
ATTACHMENT: Exhibit Conceptual Grading Plan
ATTACHMENT: Current High Range 6 Master Plan
ATTACHMENT: Reproduction of Notices

CITY OF RIO RANCHO
RESOLUTION

RESOLUTION NO. **ENACTMENT NO.**

RESOLUTION AMENDING THE HIGH RANGE 6 MASTER PLAN

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

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

WHEREAS: the Governing Body of the City of Rio Rancho adopted the Lomas Negras 20 Specific Area Plan on June 25, 2008, under Resolution No. 56, Enactment No. 08-51; and amended the plan on July 8, 2009, pursuant to Resolution No.75, Enactment 09-74; February 23, 2011, pursuant to Resolution No. 15, Enactment No. 11-17; May 27, 2021, pursuant to Resolution No. 54, Enactment No. 21-053; July 22, 2021, pursuant to Resolution No. 69, Enactment No. 21-068; October 12, 2023, pursuant to Resolution No. 123, Enactment No. 23-124; April 25, 2024, pursuant to Resolution No. 34, Enactment No. 24-033; and April 24, 2025, pursuant to Resolution No. 43, Enactment No. 25-043; and

WHEREAS: the Governing Body of the City of Rio Rancho adopted the High Range 6 Master Plan on April 25, 2024, pursuant to Resolution No. 35, Enactment No. 24-034; and

WHEREAS: in order to expand the boundary of the High Range 5 Master Plan to include Unit 13, Block 70, Lot 11; and Unit 13, Block 69, Lots 88, 89, and 19; and

WHEREAS: the Planning and Zoning Board of the City of Rio Rancho reviewed the amendments to the High Range 6 Master Plan at their meeting held on December 16, 2025, and have made recommendation to the Governing Body on the adoption of those amendments and modifications; and

WHEREAS: the Governing Body of the City of Rio Rancho has reviewed the proposed amendments (Case No. 25-410-00008) to the High Range 6 Master Plan at their meeting held December 18, 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 and Lomas Negras Specific Area Plan.

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

Section 1. The Governing Body hereby approves and adopts the amendments and modifications to the High Range 6 Master Plan to include Unit 13, Block 70, Lot 11, and Unit 13, Block 69, Lots 88, 89, and 19; per the attached exhibits.

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

ADOPTED THIS _____DAY OF _____, 2025.

_____
Greggory D. Hull, Mayor

ATTEST:

_____
Noel C. Davis, City Clerk
(SEAL)

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

PLANNING & ZONING LAND USE APPLICATION

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

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

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

APPLICANT/AGENT INFORMATION

Applicant Name: High Range 6 Development, LLC		Phone: (505) 822-0044
Address: 4461 Irving Blvd NW		E-Mail: pja@amestoy.net
City: Albuquerque	State: NM	Zip: 87114
Proprietary Interest: Owner	List Owners: High Range 6 Development, LLC	
Deed or Ownership Verification Provided: (Initials)		Letter of Authorization Provided: (Initials) X
Agent Name: Isaacson & Arfman, Inc.		Phone: (505) 268-8828
Address: 128 Monroe St NE		E-Mail: thors@iacivil.com
City: Albuquerque	State: NM	ZIP Code: 87108

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

Preliminary Plat for High Range 6 Subdivision Phase 1A

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

LOTS 19, 88, & 89, BLOCK 69; LOTS 1 THRU 12 THRU 29,70 THRU 72, & 74 THRU 96, BLOCK 70; LOTS 3 THRU 13, 34, 35, & 37 THRU 45, BLOCK 71

Subdivision/Unit : Rio Rancho Estates Unit 13	Block(s): 69, 70, & 71	Lot(s):
Existing Zoning: R-5, O-1, and R-1	Proposed Zoning: R-5	
No. of existing lots: 80	No. of proposed lots: 118	Total area of site (acres) 53.3055

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: Justin Thor Simenson	Applicant:	Agent: X
Signature:		Date: **10/23/2025**

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

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

Form revised June 2014

City of Rio Rancho

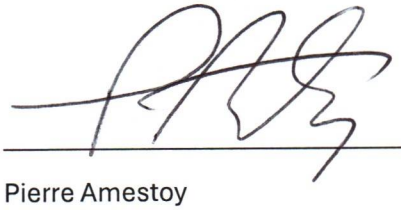
3200 Civic Center Circle NE

Rio Rancho, NM 87144

RE: Agent Authorization Letter – City of Rio Rancho – High Range 6 Subdivision, Phase 1A and 1B, Rio Rancho Estates, Unit 13 being comprised of Lots 18, 88&89, Block 69 together with Lots 1-29, 70-72, 74-96, Block 70 together with lots 3-13, 34-35, 37-45, Block 71

As owner of said property listed above, I authorize Isaacson & Arfman, Inc. and their designated representatives Justin Simenson or other designated members of Isaacson and Arfman, Inc. to act as agent for all matters relating to the request for Preliminary Plat, Final Plat, and Site Plan.

Feel free to contact me if you have any questions or concerns.



Pierre Amestoy

Amestoy Construction and Development II, LLC

Isaacson & Arfman, Inc.
EST 1980
Civil Engineering Consultants
128 Monroe Street NE
Albuquerque, NM 87108
505-268-8828 | www.iacivil.com

October 14, 2025

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

RE: High Range 6 Subdivision Master Plan Amendment Request

Dear City of Rio Rancho Planning Department,

Isaacson & Arfman, acting as agents for High Range 6 Development, LLC, respectfully request approval for the following amendments to the High Range 6 Master Plan. The purpose of this amendment is to expand the existing master plan boundary by incorporating four previously excluded parcels. This addition necessitates updates to the Phase 1 lot layout, roadway network, grading, and utility exhibits.

Project Background
The initial application for the High Range 6 Master Plan (Case #23-400-00003) and related concurrent applications, including the Zone Map Amendment (Case #23-100-00008) and Specific Area Plan Amendment (Case #23-410-00006), were previously approved by the City of Rio Rancho Planning & Zoning and Governing Bodies. These applications were originally submitted with LGI Homes as the developer, represented by Coe & Van Loo Consultants, Inc. (CVL).

Following these approvals, LGI Homes terminated their purchase agreement. High Range 6 Development, LLC, the new developer identified in this amendment, is currently under contract for the Phase 1 portion of the master plan. This amendment does not propose any changes to Phase 2 area.

Proposed Changes
Four existing out-parcels, specifically Rio Rancho Estates Unit 13, Lot 11 of Block 70, and Lots 19, 88, and 89 of Block 69, have been acquired to optimize the residential lot layout and enhance roadway network functionality. We are concurrently requesting that these four parcels be rezoned to R-5 (Single-Family Residential), aligning with the zoning changes established in the previously approved master plan and concurrent applications.

The original Phase 1 layout encompassed 323 single-family lots. The proposed Phase 1 layout is now divided into two sub-phases: Phase 1A with 118 lots and Phase 1B with 161 lots, resulting in a total of 279 lots, as detailed in the attached Lotting Plan exhibit. With the revised Phase 1 area of 53 acres, the density of Phase 1 is approximately 5.2 dwelling units per acre (du/ac). Considering the future Phase 2 area (140 lots in 40 acres), the overall project density remains approximately 4.5 du/ac.

The revised layout for Phase 1 includes provisions for four HOA-maintained pocket parks, featuring walking trails and seating areas. The total area allocated for these parks is 1.16 acres, comprising 0.46 acres in Phase 1A and 0.70 acres in Phase 1B. In accordance with the approved Master Plan, the required neighborhood park will be situated within Phase 2, and the HOA-maintained pocket parks in Phase 1 serve to enhance the overall development.

The inclusion of the additional lots in Block 69 enables a roadway connection to the existing Broadmoor Boulevard and Havencrest intersection, situated west of the project site. This intersection is intended to function as a right-in, right-out access point. A right-turn deceleration lane and taper are proposed for northbound traffic.

128 Monroe Street NE
Albuquerque, NM 87108
505-268-8828 | www.iacivil.com

Drainage in Phase 1 has been revised to better integrate with the natural terrain. The additional lots in Block 69 facilitate a storm drain connection to the existing infrastructure in Havencrest, west of the project site. A revised conceptual grading plan is attached for your review. A comprehensive drainage report and detailed grading and drainage plan for Phase 1 will be submitted with the preliminary plat for Phase 1A.

A revised utility plan is included to reflect the updated layout. Notably, proposed changes to the sanitary sewer system will now follow the natural terrain and discharge along the same alignment as the storm drain, westward to the existing sewer line in Havencrest. We have collaborated with the Rio Rancho Utilities Department, and they have confirmed their acceptance of the revised plan.

Zoning Implications
The current zoning of the parcels to be added, as identified above, is R-1 (Single-Family Residential District) and O-1 (Office District). The proposed zoning for the entire project is R-5 (Single-Family Residential District), which is consistent with the previously approved master plan and the Lomas Negras Specific Area Plan (MDR).

Justification for Master Plan Amendment
As established in the approved master plan, there is a clear market demand for single-family residential development in Rio Rancho. This amendment enhances the design and functionality of the subdivision by addressing antiquated platting and checkerboard ownership issues. Furthermore, these proposed changes are consistent with the City of Rio Rancho Comprehensive Plan goals and policies regarding master planning, walkability, open space, drainage, and utilities, and they offer improved integration with the adjacent High Range 4 and High Range 5 Master Plans.

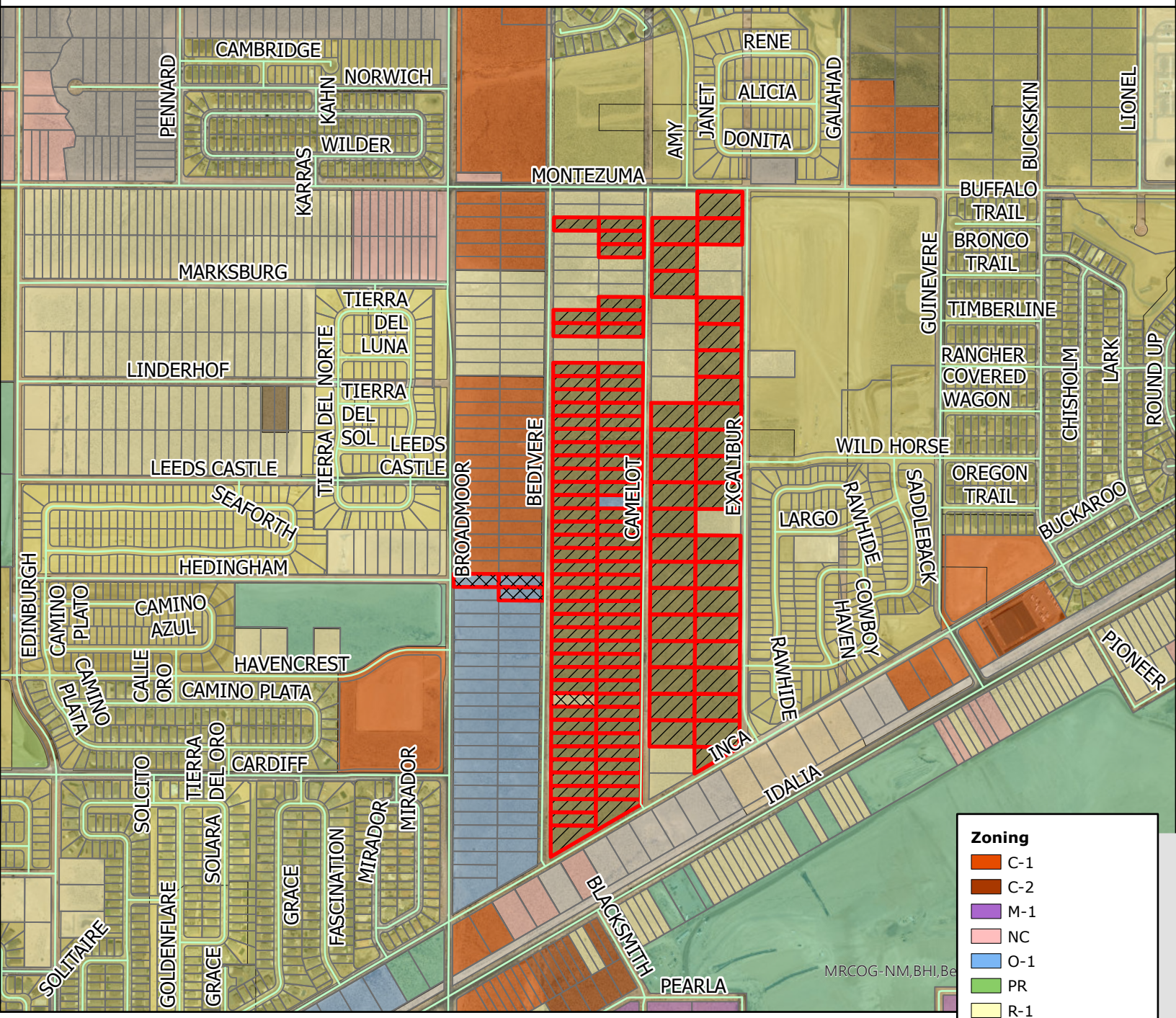
Attached exhibits for your review include:

- Location Map, illustrating the lots being added with this amendment
- Lotting Plan, detailing the revised Phase 1 lot layout, density, and roadway network
- HOA Park Exhibit, displaying the revised Phase 1 HOA-maintained pocket park locations and sizes
- Conceptual Grading Plan, showing the revised Phase 1 drainage discharge
- Conceptual Utility Plan, depicting the revised Phase 1 utility layout and sanitary sewer outfall

Please do not hesitate to contact me via phone or email with any questions or comments.
Sincerely,
Isaacson & Arfman, Inc.

Justin Thor Simenson
President

HIGH RANGE 6
ZONE MAP AMENDMENT
MASTER PLAN AMENDMENT



Zoning

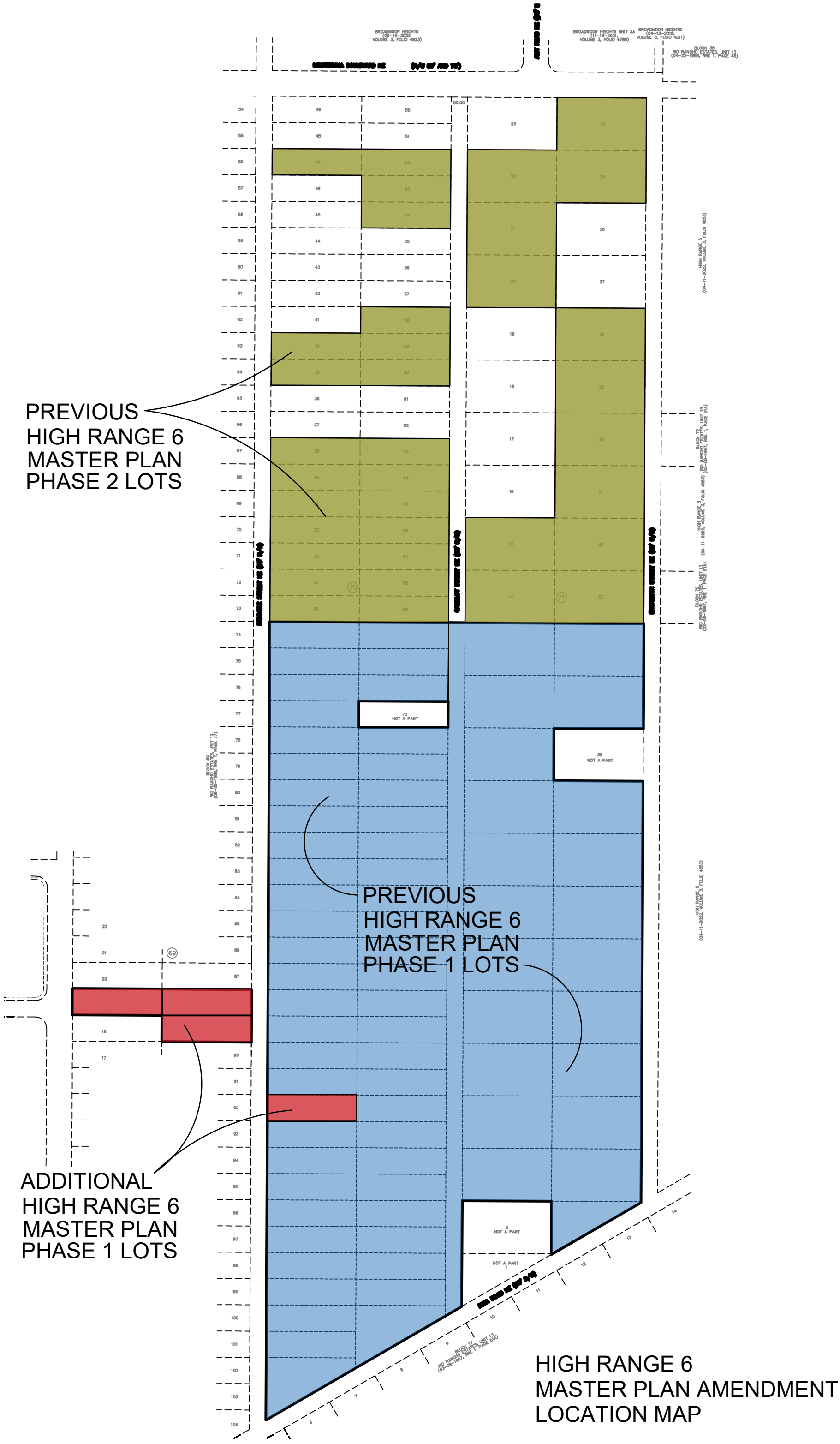
- C-1
- C-2
- M-1
- NC
- O-1
- PR
- R-1
- R-2
- R-3
- R-4
- R-5
- R-6
- SU
- TZ
- Unzoned
- Subject Properties
- MPA & ZMA Lots

0 0.05 0.1 0.2 Miles

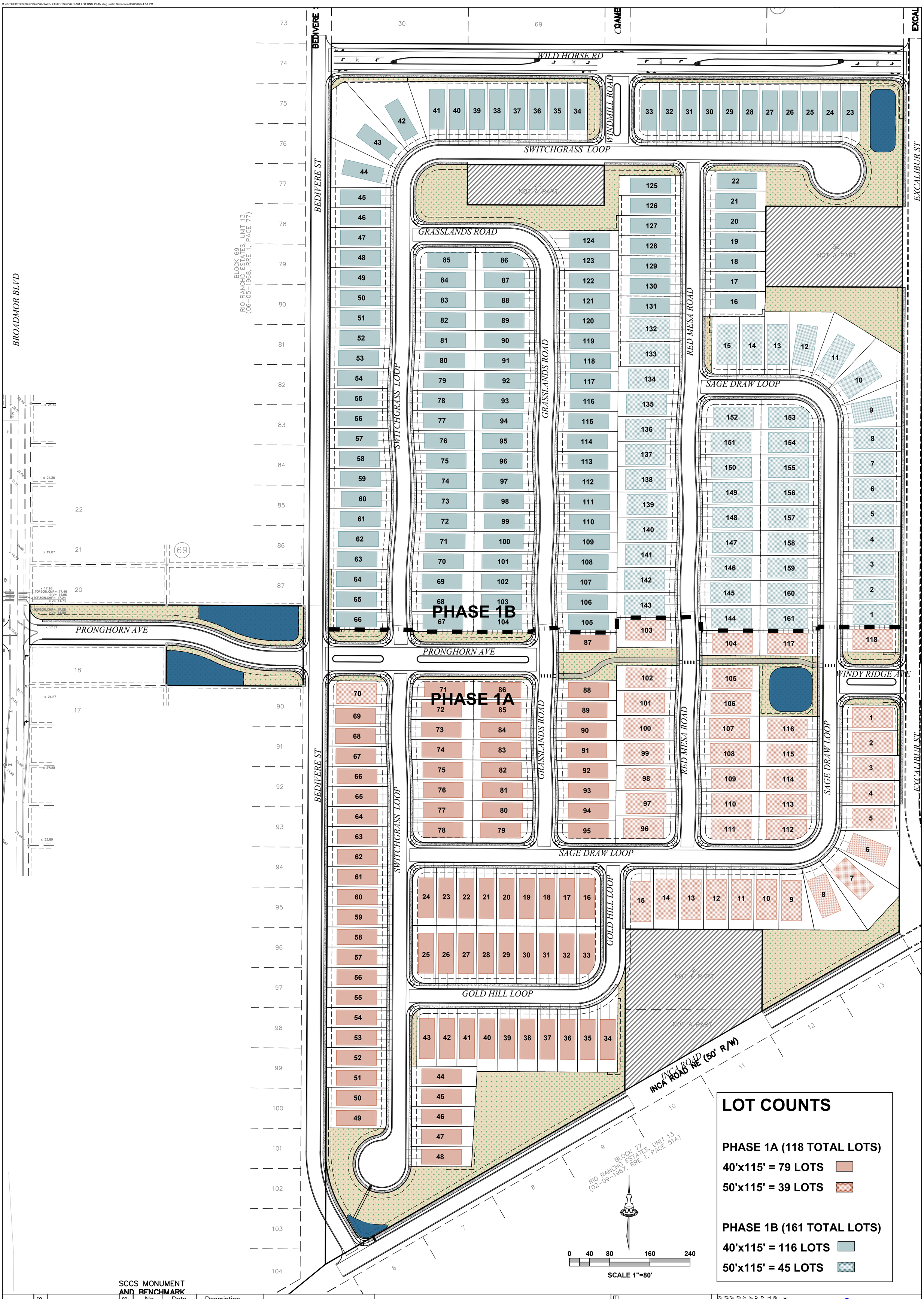
N
W E
S

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

Map courtesy of Liz Ruiz Carlos
11/20/25


PREVIOUS
HIGH RANGE 6
MASTER PLAN
PHASE 2 LOTS
PREVIOUS
HIGH RANGE 6
MASTER PLAN
PHASE 1 LOTS
ADDITIONAL
HIGH RANGE 6
MASTER PLAN
PHASE 1 LOTS
BROADMOOR HEIGHTS
(08-19-2022,
VOLUME 3, FOLIO 4923)
BROADMOOR HEIGHTS UNIT 3A
(11-18-2021,
VOLUME 3, FOLIO 4780)
BROADMOOR HEIGHTS
(04-13-2018,
VOLUME 3, FOLIO 4211)
BLOCK 38
RIO RANCHO ESTATES, UNIT 13
(04-22-1963, RRE 1, PAGE 48)
HIGH RANGE 5
(04-11-2022, VOLUME 3, FOLIO 4853)
BLOCK 72
RIO RANCHO ESTATES, UNIT 13
(02-09-1967, RRE 1, PAGE 51A)
HIGH RANGE 5
(04-11-2022, VOLUME 3, FOLIO 4853)
BLOCK 69
RIO RANCHO ESTATES, UNIT 13
(08-05-1966, RRE 1, PAGE 77)
73
NOT A PART
36
NOT A PART
2
NOT A PART
1
NOT A PART
HIGH RANGE 6
MASTER PLAN AMENDMENT
LOCATION MAP

M:\PROJECTS\2700-2799\2726\DWG\- EXHIBITS\2726 C-701 LOTTING PLAN.dwg Justin Simenson 8/28/2025 4:51 PM



LOT COUNTS

PHASE 1A (118 TOTAL LOTS)

40'x115' = 79 LOTS

50'x115' = 39 LOTS

PHASE 1B (161 TOTAL LOTS)

40'x115' = 116 LOTS

50'x115' = 45 LOTS

SCCS MONUMENT
AND BENCHMARK

C-100 SHEET NUMBER

LOTTING PLAN
08/20/2025
SHEET TITLE

No	Date	Description

DESIGN
ISSUE: DEVELOPMENT

PROJECT NUMBER: IA 2726
FILE: -
DRAWN BY: --
CHECKED BY: --
DATE: --

HIGH RANGE 6 SUBDIVISION
PHASES 1A & 1B

RIO RANCHO, NM

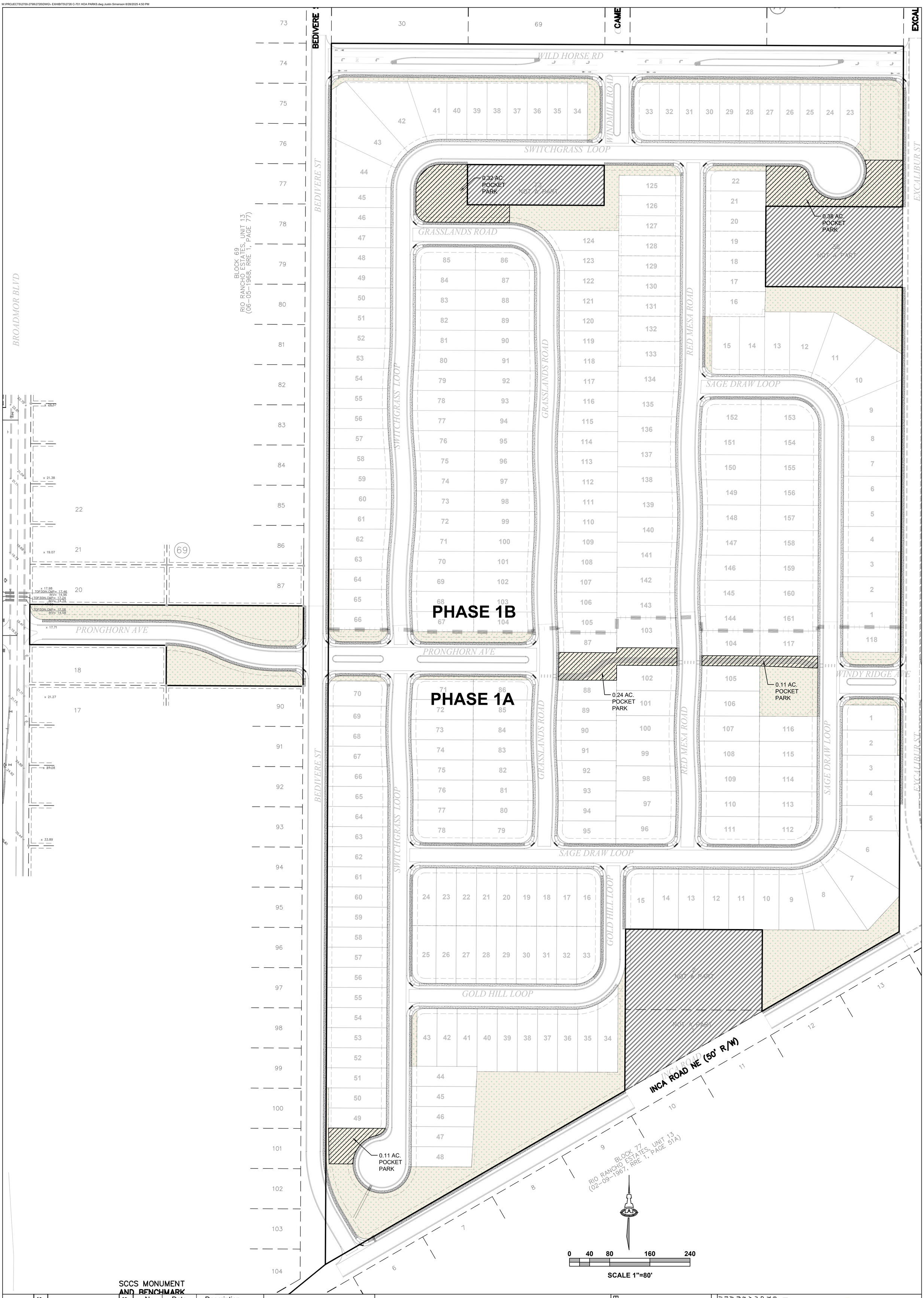
Engineer

NOT FOR CONSTRUCTION

© 2020 Isaacson & Arfman, Inc. This design, calculations, and concepts are owned by and remain the property of Isaacson & Arfman, Inc. and no part thereof shall be utilized by any person, firm or corporation for any purpose whatsoever except with the written permission of Isaacson & Arfman, Inc.

Isaacson & Arfman, Inc.
Civil Engineering Consultants
128 Monroe Street NE
Albuquerque, NM 87108
505-268-8828 | www.iacivil.com

M:\PROJECTS\2700-2799\2726\DWG\- EXHIBITS\2726 C-701 HOA PARKS.dwg Justin Simenson 8/28/2025 4:50 PM



C-100

SHEET NUMBER

HOA PARKS

SHEET TITLE

No	Date	Description

DESIGN
ISSUE: DEVELOPMENT

PROJECT NUMBER: IA 2726
FILE: -
DRAWN BY: --
CHECKED BY: --
DATE: --

HIGH RANGE 6 SUBDIVISION PHASES 1A & 1B

RIO RANCHO, NM

Engineer

NOT FOR CONSTRUCTION

© 2020 Isaacson & Arfman, Inc. This design, calculations, and concepts are owned by and remain the property of Isaacson & Arfman, Inc. and no part thereof shall be utilized by any person, firm or corporation for any purpose whatsoever except with the written permission of Isaacson & Arfman, Inc.

Isaacson & Arfman, Inc.
EST 1980
Civil Engineering Consultants
128 Monroe Street NE
Albuquerque, NM 87108
505-268-8828 | www.iacivil.com

CONNECT SAS, WATER, TO EXISTING LINES IN EXCALIBUR

HIGH RANGE 5 PHASE 1 BY OTHERS

CONNECT SAS, WATER, TO EXISTING LINES IN EXCALIBUR

PHASE 2 BY OTHERS

SAS MH 45
RIM=5510.05
MAX DEPTH=6.55
INV(E)=5503.50
INV(W)=5503.60
INV(S)=5503.70

SAS MH 38
RIM=5523.93
MAX DEPTH=6.93
INV(W)=5517.20
INV(E)=5517.00

SAS MH 25
RIM=5552.25
MAX DEPTH=11.47
INV(S)=5540.77
INV(NW)=5540.87

SAS MH 24
RIM=5544.31
MAX DEPTH=8.51
INV(S)=5535.80
INV(N)=5535.90

SAS MH 22
RIM=5551.62
MAX DEPTH=8.58
INV(N)=5543.04
INV(SW)=5543.14

SAS MH 26
RIM=5553.42
MAX DEPTH=11.31
INV(SE)=5542.11
INV(W)=5542.21

SAS MH 21
RIM=5537.73
MAX DEPTH=10.25
INV(E)=5527.48
INV(S)=5527.68
INV(N)=5527.68

SAS MH 23
RIM=5553.32
MAX DEPTH=8.31
INV(NE)=5545.01
INV(W)=5545.11

SAS MH 37
RIM=5531.76
MAX DEPTH=9.93
INV(W)=5521.93
INV(E)=5521.83
INV(S)=5522.03

SAS MH 14
RIM=5548.21
MAX DEPTH=10.31
INV(W)=5537.90
INV(S)=5538.10
INV(N)=5538.10

SAS MH 28
RIM=5554.69
MAX DEPTH=8.33
INV(N)=5546.36

SAS MH 39
RIM=5545.07
MAX DEPTH=8.30
INV(N)=5536.78
INV(S)=5536.88

SAS MH 27
RIM=5555.10
MAX DEPTH=8.73
INV(E)=5546.37
INV(S)=5546.37
INV(N)=5546.37

SAS MH 29
RIM=5551.89
MAX DEPTH=8.34
INV(S)=5543.55
INV(N)=5543.65

SAS MH 35
RIM=5528.89
MAX DEPTH=13.79
INV(W)=5515.10
INV(E)=5521.60

SAS MH 33
RIM=5558.30
MAX DEPTH=9.99
INV(NW)=5548.31
INV(S)=5548.31

SAS MH 34
RIM=5553.61
MAX DEPTH=9.67
INV(S)=5543.94
INV(N)=5544.04

SAS MH 13
RIM=5543.94
MAX DEPTH=8.97
INV(W)=5534.97
INV(E)=5535.07
INV(S)=5535.17
INV(N)=5535.17

SAS MH 19
RIM=5555.20
MAX DEPTH=7.40
INV(W)=5547.80
INV(E)=5547.80

SAS MH 36
RIM=5535.79
MAX DEPTH=9.96
INV(E)=5525.83
INV(W)=5525.93

SAS MH 20
RIM=5557.11
MAX DEPTH=7.11
INV(W)=5550.00

PHASE 1B

PHASE 1A

SAS MH 18
RIM=5553.27
MAX DEPTH=7.89
INV(N)=5545.38

FUTURE SAS MH 42
RIM=5539.44
MAX DEPTH=12.13
INV(E)=5527.31
INV(W)=5527.41

SAS MH 32
RIM=5557.96
MAX DEPTH=10.41
INV(W)=5547.55
INV(SE)=5547.65

SAS MH 30
RIM=5550.89
MAX DEPTH=9.56
INV(S)=5541.33
INV(N)=5541.43

SAS MH 12
RIM=5540.26
MAX DEPTH=9.69
INV(W)=5530.57
INV(E)=5530.67
INV(S)=5530.77
INV(N)=5530.77

SAS MH 17
RIM=5555.53
MAX DEPTH=6.75
INV(N)=5548.78

SAS MH 40
RIM=5548.50
MAX DEPTH=8.68
INV(E)=5539.82
INV(SW)=5539.92

SAS MH 41
RIM=5551.94
MAX DEPTH=9.55
INV(NE)=5542.39
INV(S)=5542.49

SAS MH 31
RIM=5556.15
MAX DEPTH=10.50
INV(S)=5545.65
INV(E)=5545.85
INV(N)=5545.65

SAS MH 15
RIM=5552.50
MAX DEPTH=9.85
INV(N)=5542.65
INV(S)=5542.75
INV(E)=5542.85

SAS MH 16
RIM=5561.24
MAX DEPTH=14.48
INV(N)=5546.76
INV(S)=5546.86
INV(E)=5546.96

FUTURE SAS MH 43
RIM=5551.38
MAX DEPTH=13.48
INV(E)=5537.90
INV(N)=5538.00

SAS MH 11
RIM=5532.52
MAX DEPTH=5.45
INV(W)=5527.07
INV(E)=5527.17

SAS MH 10
RIM=5525.16
MAX DEPTH=9.39
INV(W)=5515.77
INV(E)=5515.87

SAS MH 9
RIM=5510.07
MAX DEPTH=3.62
INV(W)=5506.45
INV(E)=5506.55

24"SD

48"SD

SAS MH 8
RIM=5507.22
MAX DEPTH=3.63
INV(W)=5503.60
INV(E)=5503.70

SAS MH 7
RIM=5501.37
MAX DEPTH=3.62
INV(W)=5497.75
INV(E)=5497.85

SAS MH 6
RIM=5498.99
MAX DEPTH=3.63
INV(SW)=5495.37

SEE INSET RIGHT

TIERRA DEL NORTE LOOP

CONNECT SAS TO EXISTING LINE IN HAVENCREST

48"SD

SAS MH 8
RIM=5507.22
MAX DEPTH=3.63
INV(W)=5503.60
INV(E)=5503.70

SAS MH 7
RIM=5501.37
MAX DEPTH=3.62
INV(W)=5497.75
INV(E)=5497.85

SAS MH 6
RIM=5498.99
MAX DEPTH=3.63
INV(SW)=5495.37
INV(E)=5495.47

SAS MH 5
RIM=5496.15
MAX DEPTH=3.62
INV(SW)=5492.53
INV(NE)=5492.63

SAS MH 4
RIM=5491.85
MAX DEPTH=3.62
INV(W)=5488.23
INV(NE)=5488.33

30"SD

42"SD

30"SD

SAS MH 3
RIM=5488.98
MAX DEPTH=3.63
INV(W)=5485.36
INV(E)=5485.46

48"SD

SAS MH 2
RIM=5472.04
MAX DEPTH=3.62
INV(W)=5468.42
INV(E)=5468.52

30"SD

66"SD

SAS MH 1
RIM=5468.65
MAX DEPTH=3.52
INV(E)=5465.13

0 50 100 200 300

SCALE 1"=100'

Isaacson & Arfman, Inc.
Civil Engineering Consultants
128 Monroe Street NE
Albuquerque, NM 87108
505-268-8828 | www.iacivil.com

© 2020 Isaacson & Arfman, Inc. This design, calculations, and concepts are owned by and remain the property of Isaacson & Arfman, Inc. and no part thereof shall be utilized by any person, firm or corporation for any purpose whatsoever except with the written permission of Isaacson & Arfman, Inc.

NOT FOR CONSTRUCTION

Engineer

HIGH RANGE 6 SUBDIVISION PHASES 1A & 1B

RIO RANCHO, NM

DESIGN
ISSUE: DEVELOPMENT
PROJECT NUMBER: IA 2726
FILE: -
DRAWN BY: --
CHECKED BY: --
DATE: --

No	Date	Description

SHEET TITLE

CONCEPTUAL UTILITY PLAN

SHEET NUMBER

C-100

K:\PROJECTS\2020-21\IA2726\DESIGN_DOMESTIC\2726 CONCEPTUAL UTILITY PLAN.dwg, Justin Sherman 6/26/2023 5:02 PM

CONNECT STORM TO EXISTING LINES IN EXCALIBUR

HIGH RANGE 5 PHASE 1 BY OTHERS

CONNECT STORM TO EXISTING LINES IN EXCALIBUR

POND TO CONTROL DISCHARGE AND PROVIDE SWQ

POND TO CONTROL DISCHARGE AND PROVIDE SWQ

PHASE 2 BY OTHERS

PHASE 1B

PHASE 1A

POND TO CONTROL DISCHARGE AND PROVIDE SWQ

POND TO CONTROL DISCHARGE AND PROVIDE SWQ

0 50 100 200 300

SCALE 1"=100'

CONNECT STORM TO EXISTING TERMINUS IN HAVENCREST

TIERRA DEL NORTE LOOP

Isaacson & Arfman, Inc.
Civil Engineering Consultants
128 Monroe Street NE
Albuquerque, NM 87108
505-268-8828 | www.iacivil.com

© 2020 Isaacson & Arfman, Inc. This design, calculations, and concepts are owned by and remain the property of Isaacson & Arfman, Inc. and no part thereof shall be utilized by any person, firm or corporation for any purpose whatsoever except with the written permission of Isaacson & Arfman, Inc.

NOT FOR CONSTRUCTION

Engineer

HIGH RANGE 6 SUBDIVISION
PHASES 1A & 1B
RIO RANCHO, NM

DESIGN
ISSUE: DEVELOPMENT

PROJECT NUMBER: IA 2726
FILE: -
DRAWN BY: --
CHECKED BY: --
DATE: --

No	Date	Description

SHEET TITLE

CONCEPTUAL GRADING PLAN

SHEET NUMBER

C-100



November 27, 2023
Revised: February 16, 2024
March 27, 2024

High Range 6

City of Rio Rancho, New Mexico

MASTER PLAN

CVL CONSULTANTS

4550 N 12th Street
Phoenix, AZ 85014
CVL Job No: 1-01-04022-01

Master Plan

for

High Range 6

City of Rio Rancho, New Mexico

Developer

LGI Homes
9105 East Del Camino Drive, Suite 118
Scottsdale, AZ 85258
Attn: Rick Tayrien

Planning/Civil Engineering Consultant

CVL Consultants
4550 North 12th Street
Phoenix, Arizona 85014
Attn: Julie Vermillion
Phone: (602) 264-6831
Email: jvermillion@cvlci.com

Contents

1. Introduction. 1
2. Existing Conditions 3
3. Proposed Land Use, Zoning and Density 6
4. City of Rio Rancho Plans and Policies 8
    Corridor Overlay Zone 8
    Lomas Negras Specific Area Plan 9
5. Transportation 14
6. Conceptual Drainage Plan. 15
7. Conceptual Utility Plan 17
8. Design Guidelines 18
9. Implementation 24
10. Conclusion 25

Exhibits

Site Vicinity Map . . . . . Exhibit A
Nearby Ongoing Subdivisions . . . . . Exhibit B
Phasing Plan. . . . . Exhibit C
Existing Zoning . . . . . Exhibit D
Proposed Zoning . . . . . Exhibit E
Existing Specific Area Plan . . . . . Exhibit F
Proposed Specific Area Plan. . . . . Exhibit G
Conceptual Site Plan . . . . . Exhibit H
Proximity to Activity Nodes. . . . . Exhibit I
Conceptual Paving Plan . . . . . Exhibit J
Drainage Plan. . . . . Exhibit K
Conceptual Utility Plan . . . . . Exhibit L
Wild Horse Road Section . . . . . Exhibit M
Wall and Entry Monument Elevations . . . . . Exhibit N
Plant Palette . . . . . Exhibit O

1. Introduction

CVL Consultants on behalf of and in conjunction with LGI Homes, is proceeding with companion Master Plan, Zone Map Amendment, and Specific Area Plan Amendment requests to establish the entitlements required for development of the subject single-family residential community known hereto as High Range 6.

High Range 6 is an approximately 102-acre portion of land located at the northeast corner of Inca Road NE and Bedivere Street NE in Rio Rancho, New Mexico (City). The site is currently platted as a portion of Rio Rancho Estates Unit 13, Blocks 70 and 71, and bound by Montezuma Boulevard NE on the north, Inca Road NE on the south, Excalibur Street NE on the east, and Bedivere Street NE on the west (the Property). (See Exhibit A, Site Vicinity Map).

The design proposed with this Master Plan represents project visioning conducted by the homebuilder, LGI Homes, who are taking on this project with the objective of creating a new and attractive master planned community to serve as a continuation of the High Range 5 neighborhood to the east. This vision is brought to life in the extension of the 8' multi-use trail along Wild Horse Road and the planned amenities for the proposed pocket park and neighborhood park, described further in this proposal. Opportunities are provided for added landscaping with landscape tracts wrapping around the perimeter of the Project to enhance the streetscape.

This proposal addresses the opportunities and challenges of the Property, including its checkerboard ownership and outparcels, topography, and access constraints, while featuring an appropriate land use solution for this long undeveloped parcel. The High Range 6 Master Plan is consistent with and complementary to the surrounding developments in the area and this request for a single-family detached community on the Property is supported by a market need in this growing area of Rio Rancho. (See Exhibit B, Nearby Ongoing Subdivisions).

Master Plan Overview and Process

The entitlement process for the proposed community consists of companion Master Plan, Zone Map Amendment, and Specific Area Plan Amendment requests to amend the current entitlements on the Property to support this proposal. This Master Plan serves as a framework for the proposed land assemblage to create the approximately 102-acre development site. The specific parcels currently anticipated for inclusion and exclusion of the Master Plan are detailed further in this proposal. They are subject to change during this process and, as such, the acreages provided herein are conceptual and based on the estimated 102-acre overall project boundary for consistency.

A Zone Map Amendment is requested to revise the underlying zoning districts from the existing patchwork zoning of R-1 Single-Family Residential (±90 acres) & O-1 Office (±12 acres) to overall R-5 Single-Family Residential zoning (±102 acres) to permit High Range 6 as proposed. (Refer to Exhibits D and E, Existing and Proposed Zoning.)

The requested amendment to the Lomas Negras Specific Area Plan seeks to revise the existing ±12-acre Office designation on the Property to Medium Density Residential land use to permit overall Medium Density Residential for the community (±102 acres). (Refer to Exhibits F and G, Existing and Proposed Specific Area Plan.)

Approval of the above-mentioned requests is required to facilitate the development of the approximately 102-acre High Range 6 community described within this Master Plan. Preliminary and final subdivision plats for the first phase of development, the southern ±57 acres of High Range 6 known as Phase 1 are anticipated shortly after Master Plan approval and intended for 323 single-family lots. (Refer to Exhibit H, Conceptual Site Plan.) The northern ±45-acre portion is anticipated for future development as Phase 2 and planned for 140 single-family lots. Site design for Phase 2 will be prepared later in the development process. As a whole, High Range 6 proposes the future creation and subdivision of approximately 463 single-family residential lots at 4.5 dwelling units per acre (du/ac) with an anticipated minimum 3.93 acres reserved for the purpose of parks or recreational facilities for the future residents of the subdivision, pending the final lot count. (See Exhibit C, Phasing Plan). All acreages, lot counts, and park space calculations provided herein by this Master Plan are intended for conceptual planning purposes and will be finalized during the development process.

The above-mentioned requests will define the general parameters of the Project and its design guidelines, which are set forth by this Master Plan and to be reflected on all upcoming development plans.

The objectives of the High Range 6 Master Plan maintain consistency with the High Range 5 neighborhood to the east, as detailed below.

- Eradicate the antiquated platting and checkerboard ownership that hinder the growth of the City of Rio Rancho;
- Designate the preferred zoning for the subject property;
- Provide high quality, medium density single-family residential development within this area of Rio Rancho;

- Implement the goals and policies of the City of Rio Rancho Comprehensive Plan and the Lomas Negras Special Area Plan; and
- Integrate land use, recreation facilities, drainage, and utilities into a comprehensive, master development plan.

2. Existing Conditions

In accordance with City guidelines, this portion of the Master Plan describes the natural features of the site, surrounding land use and zoning, proximity to activity nodes, existing antiquated platting and land assemblage efforts, transportation, and existing infrastructure in relation to the Property.

Natural Features

The site consists of approximately 102 acres of primarily rolling grassland hills with shrubs sparsely covering the surface within a high-desert environment. The Sandia Mountains to the east provide attractive views for residents. Existing vegetation of indian rice grass, blue grama, and ring and bush muhly are dominant grass species and cholla, prickly pear, and narrow leaf yucca are common to the area. Fauna such as quail, cottontail rabbit, jackrabbit, and coyotes are common to the area as well.

Surrounding Zoning and Land Use

The zoning and land uses surrounding the Project are identified in the table below.

Direction	Zoning	Land Use
North	R-4	Undeveloped land planned for Broadmoor Heights, a single-family residential master planned community.
South	Unzoned with one NC parcel	Undeveloped land platted as Rio Rancho Estates Unit 13, Block 77.
East	R-4 with three outparcels zoned R-1	Undeveloped land planned for High Range 5, a single-family residential master planned community. Undeveloped out parcels platted as Rio Rancho Estates Unit 13, Block 72.
West	R-1, C-1, O-1	Undeveloped land platted as Rio Rancho Estates Unit 13, Block 69.

High Range 6 is composed of two residential phases with shared open space and recreation facilities, as further described within this narrative. The proposed community is an appropriate land use for this Property that will complement the surrounding neighborhoods listed in the proceeding table and support the growth planned in this area of Rio Rancho.

Proximity to Activity Nodes

High Range 6 is centrally located between several activity nodes within Rio Rancho. Several of the surrounding activity nodes are featured in the list below.

- The Rio Rancho City Center, UNM Sandoval Regional Medical Center, and V. Sue Cleveland High School are located within 2 miles north of the Property.
- Shining Stars Preschool, High Range Dog Park, and Rio Rancho Middle School are located within one and one half miles east of the Property.
- Colorado Mountain Park, Rio Rancho Ram Stadium, Rio Rancho High School, Lincoln Middle School, Rio Rancho Sports Complex, Loma Colorado Park, Rio Rancho Aquatic Center, Loma Colorado Main Library, and the McDermott Athletic Center are located within 2 miles south of the Property.
- Commercial retail is located within two miles south and southwest with a larger commercial center located less than three miles south of the Property.

Refer to Exhibit I, Proximity to Activity Nodes, for a detailed illustration of the featured activity nodes.

Antiquated Platting

The Property is spread across several undeveloped parcels of checkerboard ownership platted as a portion of Rio Rancho Estates Unit 13, Blocks 70 and 71. At the time that Unit 13 was annexed and platted, it was common to have a development pattern with streets laid out in a grid with rectangular one-acre residential parcels adjacent to the streets. This development pattern created long blocks of checkerboard ownership and antiquated platting that is in contrary to and does not further the City's goals and standards for development. Rio Rancho Estates Unit 13 is an example of antiquated platting which serves to be a common constraint within Rio Rancho and poses a significant challenge for land development. A few of the key challenges associated with antiquated platting include access issues and inadequate street layout, insufficient lot sizes, diversity of ownership, and obsolete and impractical planning practices.

Rio Rancho's Vision 2020 Integrated Comprehensive Plan (ICP) recognizes that this antiquated platting is a major obstacle to growth and promotes land assemblage to address the issue. In accordance with the City's vision for growth, High Range 6 intends to improve upon the existing entitlements by establishing the framework and site design required for the development of a master planned, single-family residential community.

Land Assemblage Summary

The High Range 6 Master Plan is the outcome of pursuing the assemblage of the 141 parcels of Rio Rancho Estates Unit 13, Blocks 70 and 71 to create the approximately 102-acre development site. The developers of High Range 6 have made an attempt to reach out to the current land ownership of all parcels within the Plan area of this proposal with an offer to acquire their properties. These efforts were successful for several parcels but some outlying parcels are anticipated to be excluded. A summary of the current land assemblage efforts is provided in the following subsection.

The 112 parcels that have been confirmed for inclusion in the Master Plan at this time are described below.

- Rio Rancho Estates Unit 13, Block 70, Lots 1-10, 12-36, 39-40, 47, 52-54, 58-60, 63-72, and 74-96.
- Rio Rancho Estates Unit 13, Block 71, Lots 3-15, 20-22, 24-25, 28-35, and 37-45.

The 29 outparcels detailed in the following list are currently excluded from the High Range 6 community.

- Rio Rancho Estates Unit 13, Block 70, Lots 11, 37-38, 41-46, 48-51, 55-57, 61-62, and 73.
- Rio Rancho Estates Unit 13, Block 71, Lots 1-2, 16-19, 23, 26-27, and 36.

As stated above, land ownership has remained unresponsive for some outlying parcels that are anticipated to be excluded as a result. Of these parcels, Rio Rancho Estates Unit 13, Block 70, Lot 73 is the only outlying parcel with existing O-1 Office zoning. This zoning was established concurrently with the Lomas Negras Specific Area Plan in 2008 under Case No. 08-100-00031, which served as a revision from the original designation of "Unzoned" as the land was never officially zoned when it was annexed into the City in 1995. As with the prior zoning case, land ownership of this subject parcel and all other parcels within the Plan area of this proposal have received proper notice and have been given a full opportunity to present their views. Property owners within the Plan area of this proposal are permitted by right to submit land use and zoning applications if there is a future desire to deviate from the designations established herein by the High Range 6 Master Plan.

The High Range 6 Master Plan intends to assemble these parcels through the cohesive visioning and site design proposed for development of the community. The parcels included and/or excluded from the Master Plan are undergoing further coordination. Flexibility regarding the parcels specified above is requested as the Property moves forward through the development process. Access will be provided for all outparcels.

Roadway System

Access to the High Range 6 internal street network will be via two entrance roads off of Bedivere Street and two entrance road connections off of Excalibur Street. Access to the major roadway network will be gained through the Inca Road intersection with Guinevere Street, south to Idalia or east to Loma Colorado Boulevard and through the Bedivere Street intersection with Montezuma Boulevard, west to Broadmoor Boulevard. The City's major roadway network provides access to the major activity nodes detailed above.

Existing Infrastructure

Existing water and sewer utility systems are available to serve High Range 6. The water supply source is proposed to come from an existing 10-inch line in Excalibur and an existing 20-inch line in Montezuma.

Sewer connection is anticipated at the far northeast corner connecting to the existing sanitary sewer line at the intersection of Excalibur Street and Montezuma Boulevard. Two additional connections are anticipated in Excalibur Street at its intersection with the two proposed entrance roads for Phase 1.

3. Proposed Land Use, Zoning and Density

This chapter includes a summary of the proposed land use and zoning for the community along with an analysis of the featured goals, objectives, and policies of the City of Rio Rancho Comprehensive Plan and the Lomas Negras Special Area Plan that are furthered by the High Range 6 Master Plan.

Land Use

High Range 6 is intended to provide an affordable housing option for current and future Rio Rancho residents. It is designed to complement the single-family development to the east and the surrounding area and remains consistent with the primary land use identified on the Property by the Lomas Negras Specific Area Plan.

As a whole, High Range 6 proposes the future creation and subdivision of approximately 463 single-family residential lots at 4.5 dwelling units per acre (du/ac) with an anticipated minimum 3.93 acres reserved for the purpose of parks or recreational facilities for the future residents of the subdivision, pending the final lot count at ultimate buildout. The parks / recreational facilities are planned to be provided by the combination of a neighborhood park and smaller pocket park

proposed for the community. A continuation of the multi-use trail to the east along Wild Horse Road is planned to serve residents of High Range 6 as well as residents of the other subdivisions in the area.

The acreages provided below serve as an overview for the intended land use distribution for the community at ultimate build-out. These acreages are provided for conceptual purposes to demonstrate the intent for the future development and are subject to change as the site plan is refined during the development process.

Category	Plan Area
Medium Density Single-Family Residential	± 66.7 acres
Parks	± 3.93 acres
Common Areas	± 2.15 acres
Drainage Facilities	± 5.96 acres
Roads	± 23.63 acres
Total	**± 102.37 acres**

Zoning

The proposed zoning for High Range 6 is R-5: Single-Family Residential, which requires a minimum lot width of 35 feet and a minimum lot size of 2,500 square feet. All of the lots within High Range 6 are designed with a minimum lot width of 35 feet and lot depth of 100 feet, exceeding the minimum lot area requirements of the R-5 zoning district. Setbacks, height, and other development standards are addressed further in this proposal.

Density

High Range 6 is a medium density, single-family residential development. A total of 463 lots are proposed at ultimate build-out for a density of approximately 4.5 dwelling units per acre.

Parks and Common Areas

A pocket park and neighborhood park is planned within Phase 2. The parks are anticipated to total 3.93 acres in size in accordance with the parks requirement established by the City of Rio Rancho and shall count towards this requirement. This acreage is subject to change pending the final lot count at ultimate build-out. The proposed park and recreation facilities will serve the community residents as well as residents in the area. Park amenities will be determined in conjunction with City of Rio Rancho Parks and Recreation and may feature amenity options including but not limited to children's play area, basketball court, walking paths, parking, trees, passive

seating nodes, event and community gathering spaces, passive and active turf areas, and/or similar amenity options to be determined. The developer will design and construct the park and recreation facilities.

In addition to the proposed neighborhood park and pocket park, High Range 6 includes several common areas planned throughout the development, including landscape buffers along the perimeter and small tracts at the primary entries and intersections. Landscape improvements are anticipated in these common areas to provide an attractive character for the community. The neighborhood park and other planned recreational facilities developed as part of the High Range 6 Master Plan shall be owned and maintained by the HOA.

Trails

Wild Horse Road is a collector road that runs east-west between High Range 6 Phases 1 and 2. It is designed with adequate right-of-way to accommodate an 8-foot multi-use trail along its north side in Phase 2. The multi-use trail provides an alternative to vehicle travel in the area and will provide a link to other parks within the Lomas Negras Specific Area Plan, as well as a connection to the High Range 5 neighborhood park to the east. The multi-use trail will be designed and constructed in accordance with the City of Rio Rancho Development Standards. (Refer to Exhibit M, Wild Horse Road Section.)

4. City of Rio Rancho Plans and Policies

Corridor Overlay Zone

Portions of the Property are subject to the COZ Corridor Overlay Zone. The zoning overlay was adopted in 2008 through an amendment to the Lomas Negras Specific Area Plan under Ordinance No. 57. The zoning overlay was intended to establish access, floodplain, and design standards on specific parcels in the area.

The affected parcels intended to be included in High Range 6 are described below.

- Rio Rancho Estates Unit 13, Block 70, Lots 24-35, 64-72 and 74-75.
- Rio Rancho Estates Unit 13, Block 71, Lot 24.

Ordinance No. 57 also included an overlay for future rights-of-way and street setbacks to be provided in addition to the setbacks required for each zoning district. The additional standards that apply to High Range 6 are listed below.

- Collector street: 34-foot setback from centerline.
- Minor arterial street: 53-foot setback from centerline.

- Principal arterial street: 78-foot setback from centerline.

The site design for High Range 6 complies with all applicable COZ standards. Furthermore, the street section proposed for the collector street, Wild Horse Road, provides 68 feet of right-of-way which exceeds the standards in the Corridor Overlay Zone. The community does not provide driveway access to residential lots from Wild Horse Road.

Lomas Negras Specific Area Plan

The Project supports the City's goals, objectives, and vision by providing a land use that is compatible with the Lomas Negras Specific Area Plan (SAP) designation of Medium Density Residential (MDR). The anticipated site design is consistent with and conforms to the MDR land use currently designated on the majority of the site. An amendment is requested to update the existing ±12-acre portion of Office land use designated on the Property. The requested amendment will remove the split land use designation and allow for a cohesive plan that will contain residential densities which complement the existing and proposed development in the surrounding area.

As described below, this request conforms with the key concepts identified for future growth within the SAP and complies with the permitted uses under the requested MDR designation. The proposed amendment to the plan is consistent with the SAP Goals and Objectives and will bring a new and desirable community to Rio Rancho.

Land Use

The Lomas Negras SAP encourages the consolidation of lots and platting action to bring land up to meet the City's current development standards. The following land use goal is furthered by the High Range 6 Master Plan:

Land Use Goal: Promote a variety of housing choices including low- and medium density single-family residential uses and high density multi-family residential uses.

The High Range 6 Master Plan furthers the above goal by implementing medium density residential use through a Zone Map Amendment to R-5: Single-family Residential. The medium density residential use proposed increases the availability of affordable housing opportunities and brings a diversity of housing types to the City.

Utilities

The High Range 6 Master Plan furthers the SAP's utilities goal, objective, and policy by coordinating and linking to existing water and sewer utility infrastructure within adjacent roadways.

Utilities Goal: Assure that urban uses have full utilities, both community water and sewer provided to all new development in the Plan area.

Utilities Objective: Coordinate water and sewer utility infrastructure among various master plan and subdivision developments as approved within the Plan area.

Existing water and sewer utility systems are available to serve High Range 6 as described further in this proposal. All proposed utility systems and plans will be designed per the standards of the City and utility company to be submitted for review and approval during the development process. Additional coordination with the providers will be made to confirm adequate servicing.

The service and utility providers intended to serve the community are listed below.

Service	Provider
Water	City of Rio Rancho Utilities
Sewer	City of Rio Rancho Utilities
Electric	Public Service Company of New Mexico (PNM)
Gas	New Mexico Gas Company (NMGC)
Telephone / Cable	Lumin (Qwest Corporation) / Sparklight

Community Facilities

The High Range 6 Master Plan expands the City of Rio Rancho's parks inventory through the provision of a neighborhood park and multi-use trail, furthering the Community Facilities goal featured below.

Community Facilities Goal: Create open space, parkland, trails and other recreation amenities to serve the Plan area.

As previously mentioned, the neighborhood park and multi-use trail will serve the residents of High Range 6, the adjacent High Range 5 to the east, and other residents in the area.

City of Rio Rancho Comprehensive Plan

The High Range 6 Master Plan is consistent with the goals and policies established by the City of Rio Rancho Comprehensive Plan. The following analysis describes how the High Range 6 Master Plan achieves and furthers the City's goals and policies.

Annexation, Antiquated Platting, and Addressing

The intent of the Annexation, Antiquated Platting, and Addressing element of the Comprehensive Plan is to ensure the challenges associated with antiquated platting are resolved throughout Rio Rancho through proper platting and addressing practices.

Antiquated platting and checkerboard ownership existing on the Property presents a significant challenge to development and land assemblage. As stated above, High Range 6 intends to improve upon the existing entitlements by assembling the land and establishing the framework required for the development of a master planned, single-family residential community.

Conservation and the Natural Environment

The intent of the Conservation and the Natural Environment element of the Comprehensive Plan is to ensure that sustainability is a key component of the City's growth. As development occurs, concerns regarding water quality, air quality, water conservation, energy conservation, geological features, and soil conditions should be considered by the City of Rio Rancho when development decisions are made.

The Conservation and the Natural Environment goal identified below is furthered by the High Range 6 Master Plan.

Goal 1: Preserve water resources.

In an effort to address concerns regarding water resources, the High Range 6 Master Plan features xeriscape landscape requirements in the Design Guidelines section provided below. Preferred plant materials include native shrubs, trees, and grasses, as identified in Exhibit O, Plant Palette.

Land Use

The intent of the Land Use element of the Comprehensive Plan is to provide land use guidance for population growth by identifying and proposing the location of different types of development and land uses. The High Range 6 Master Plan furthers the featured Land Use policy identified below.

Policy 1: Encourage the master planning of developments that establish a community character that considers circulation, landscaping, open space, storm drainage, utilities, and building location and design in the master plan.

The High Range 6 Master Plan establishes the desired community character through the Design Guidelines defined further in this proposal. The Design Guidelines addresses building setbacks, architectural colors and finishes, and landscape requirements. The development includes a pocket park and neighborhood park along with a multi-use trail to meet the recreational needs of residents. Conceptual Paving, Drainage, and Utility Plans were prepared to address the above-mentioned engineering items and are attached for reference.

Population and Housing

The intent of the Population and Housing Element of the Comprehensive Plan is to ensure that housing is available to all sectors of the population and to guide development to key areas that are fundamental to the development of the City.

The High Range 6 Master Plan furthers the following Population and Housing goals and policies as identified in the list below.

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

Policy 7: Support residential developments with appropriate amenities for families and children.

The High Range 6 community is designed to provide an attractive single-family neighborhood. The development includes a pocket park and neighborhood park with a multi-use trail that will help serve the multi-generational needs of the community.

Transportation

The Transportation element of the Comprehensive Plan encourages a multi-modal transportation network to meet long-term local and regional circulation needs. The featured transportation goals, policies, and objectives listed below are applicable to the High Range 6 Master Plan.

Goal TR-1: Transportation facilities designed and constructed in a manner to facilitate Rio Rancho's economic goals, enhance livability, and meet federal, state, and regional and local requirements.

Goal TR-3: A balanced transportation system that provides access to a variety of transportation options (automobile, transit, bus rapid transit, rail, bicycle, and pedestrian facilities).

Policy TR-11: Ensure all rights-of-way and transportation facilities are ADA-compliant.

All new streets within High Range 6 will be constructed to meet City of Rio Rancho standards. Furthermore, High Range 6 is linked to the High Range 5 neighborhood to the east through the provision of a multi-use trail along Wild Horse Road, the east-west collector street running through the center of High Range 6. Wild Horse Road will also link High Range 6 to future development to the west toward Broadmoor Boulevard. The multi-use trail will provide greater balance to the transportation system by providing an option for residents to bike and walk.

Parks and Recreation

The intent of the Parks and Recreation element of the Comprehensive Plan is to ensure that amenities such as parks and recreational facilities are provided for City residents. The goals met by the High Range 6 Master Plan are listed below.

Goal PR-1: Establish new and maintain existing recreation and senior centers, parks, trails and open space that foster a quality community, support a strong economy, and meet the needs of current and future residents.

Goal PR-2: Be responsive to the recreational needs of the community.

As previously mentioned, the High Range 6 Master Plan furthers these goals by providing a pocket park and neighborhood park along with a multi-use trail along Wild Horse Road to create a quality community environment. Park site plans and final locations of recreational facilities shall be provided later in the development process and shall be subject to approval by Rio Rancho Parks and Recreation Department.

Urban Design

The Urban Design element of the Comprehensive Plan ensures that development will follow design standards that achieve the creation of community identity and aesthetic quality. Relevant goals furthered by the High Range 6 Master Plan are listed below.

Goal UD-2: Create traditional neighborhood patterns that support a sense of place.

Goal UD-6: Support development that links neighborhoods and encourages the use of all modes of transportation.

As stated above, High Range 6 is linked to the High Range 5 neighborhood to the east through the provision of a multi-use trail along Wild Horse Road, the east-west collector street running through the center of High Range 6. Wild Horse Road will also link High Range 6 to future development to the west toward Broadmoor Boulevard.

As demonstrated above, these Urban Design goals are furthered by the High Range 6 layout which creates a traditional neighborhood development pattern with multiple points of access to the existing street system and adjacent neighborhoods.

5. Transportation

Overview

The newly planned High Range 6 is to be located contiguous to the established High Range subdivision located west of the Unit 5 subdivision that is currently in the city approval process. The new development phase is to be situated north of Inca Road, south of the future Montezuma Boulevard, west of the future Excalibur Street, and east of the future Bedivere Street alignment. High Range 6 will have access to Idalia Road via the Guinevere Street intersection, located 0.25 miles east of the site. The Guinevere Street intersection is to be located about 0.65 miles southwest of Loma Colorado Boulevard and about 0.68 miles northeast of Broadmoor Boulevard. Access will also be available to the future Montezuma Boulevard to the north via Bedivere Street as well as via Excalibur Street. East/west access to Loma Colorado Boulevard and the other site development phases will be possible via Inca Road, an internal local collector street parallel to Idalia Road.

Located near the northerly reaches of the developing Rio Rancho area, major employment centers of the greater Albuquerque and Rio Rancho areas are generally located to the south and east.

The site will be developed in two construction phases with a total of 463 single family dwelling units at full build-out. Access to the High Range 6 internal street network will be via three entrance road connections off Excalibur Street, two entrance roads off Bedivere Street, and one entrance road connection off Montezuma Boulevard. Along the north boundary of High Range 6, Montezuma Boulevard was partially constructed with Broadmoor Heights. High Range 6 will construct its adjacent half street of Montezuma Boulevard and align a right-in right-out entrance with Amy Road. The full build-out of Montezuma Boulevard will be 82-foot wide (106-foot right-of-way) extending west from the proposed High Range Unit 5. The main entrance road (Wild Horse Road) will be a 50-foot wide collector street (68-foot right-of-way) extending west from the proposed High Range Unit 5. There will be a 8-foot wide multi-use trail on the north side and a 5-foot wide sidewalk on the south side. Access to the major roadway network will be gained through the Inca Road intersection with Guinevere Street, south to Idalia or east to Loma Colorado Boulevard. In addition, Inca Road will extend west to Broadmoor Boulevard allowing access to Idalia Road to the south and Montezuma Boulevard to the north. Bedivere Street will be extended north to Montezuma Boulevard, allowing access to Broadmoor Boulevard to the west. All internal streets in the subdivision will have a 30-foot wide paved section. All new streets within High Range 6 will be constructed to meet City of Rio Rancho standards. This includes the perimeter streets of Excalibur, Bedivere, Inca Road, and Montezuma Boulevard.

Based on existing topography of High Range 6, the proposed linear site layout allows the development to follow the existing terrain more closely and limits roadway alignments that may be against the downward gradient of existing slopes when compared to curvilinear alignments. Additionally, open space corridors between adjacent rear yards will allow space for natural grading and ultimately reducing excessive retaining wall heights throughout the site. (Refer to Exhibit J, Conceptual Paving Plan.)

6. Conceptual Drainage Plan

Plan Area Description

The proposed High Range 6 subdivision will be completed in 2 Phases. The first phase will consist of 323 single family residential lots, while the second phase will consist of 140 single family residential lots. The entire site covers approximately 102 acres. The project site is not encumbered by a FEMA 100-year floodplain and is located within Zone X (refer to FEMA FIRM panels 35043C1900D and 35043C1893D, dated 3/18/2008). Zone X is defined by FEMA as “Area of Minimal Flood Hazard”.

Existing Conditions

The general topography in the area slopes away from the site, as it is located on a set of regional highpoints. The southmost portion of the site drains southwest via an earthen flow path up to and beyond Idalia Road NE. The eastern portion of the site drains east towards three offsite detention ponds some distance east of High Range 6. The northern portion drains northeast, also towards these three eastern detention ponds. Offsite flows only affect Phase 2, as there are three small offsite subbasins northwest of the future Bedivere Street NE, which historically drain east across the site toward the previously mentioned three offsite detention ponds.

Developed Conditions

With developed conditions, the minor offsite flows originating northwest of Bedivere Street NE will be routed through detention ponds in the future High Range 6 Phase 2, with some portion possibly travelling via Wild Horse Road NE and Montezuma Boulevard NE before reaching detention ponds within High Range 5 and continuing to their ultimate outfall east.

Onsite runoff for the southernmost portion of the site will enter the two onsite southern detention ponds before being released towards its historic flow path, which is earthen and travels southwest up to and beyond Idalia Road NE. The eastern portion of Phase 1 will enter an onsite detention pond, before heading east and being intercepted by a 24" pipe that leads to a High Range 5 detention pond. The western portion of Phase 1 will drain to an onsite detention pond at the western edge of the property before being released to another earthen existing outfall. The northern portion of Phase 1 will drain northeast to an onsite detention pond before being released toward a proposed 42" pipe that is associated with a proposed storm system and detention pond within High Range 5. Lastly, all of the proposed High Range 6 Phase 2 onsite runoff will be routed to onsite detention ponds before being bled off to storm systems in High Range 5 Phase 2 and detention ponds associated with that subdivision.

All released flows from detention ponds will not exceed the historic runoff peak discharges produced by the site, such that downstream flow patterns are not disturbed. The detention ponds will be sized to provide capacity for 100-year 6-hour storm plus 1 foot of freeboard and empty within 24 hours. This is to meet pond capacity and water quality requirements in accordance with the City of Rio Rancho Development Manual – Vol II. More analysis will be completed in a future drainage submittal as the subdivision plats for High Range move forward. (Refer to Exhibit K, Conceptual Drainage Plan.)

7. Conceptual Utility Plan

This section describes water and sewer infrastructure and services. High Range 6 shall be serviced by the City of Rio Rancho Utility Department.

Water

The existing north half of the High Range 6 property slopes from west to east while the south half of the property is split by a ridge line. High Range 6 ranges in elevation from 5,575 feet to 5,487 feet.

The water supply source is proposed to come from an existing 10-inch line in Excalibur and an existing 20-inch line in Montezuma. An 8-inch line would be extended in Bedivere Street with two stubs to the west for future development. This 8-inch line would be looped to a new 8-inch line in Inca Road, which would extend eastward where it will connect to the existing 8-inch waterline just west of Bedivere Street.

An 8-inch line will be looped throughout the proposed development extending from the two entrance roads off Bedivere Street on the west side and looped to the existing 10-inch waterline in Excalibur Street at three entrance road locations on the east side of the site.

All waterlines within High Range 6 are proposed to be 8-inch lines with all the appropriate valves and fire hydrants.

Sanitary Sewer

The High Range 6 subdivision will be serviced through an internal 8-inch gravity line with manholes as necessary to meet City of Rio Rancho design standards along with sanitary sewer services to each lot. The topography within the northern half of the project site falls from west to east while the south half of the property is split by a ridge line.

Based on the topography, the proposed subdivision will require up to three separate sanitary sewer connections and a potential lift station located in High Range 6 Phase 1 located near Bedivere Street to drain the site properly. One connection will be at the far northeast corner connecting to the existing sanitary sewer line at the intersection of Excalibur Street and Montezuma Boulevard. The additional two connections will be in Excalibur Street at the intersection with the two entrance roads. Several 8-inch stub-outs will be provided to the property to the west in Bedivere Street.

The proposed sewer design for High Range 6 Phase 1 has options between having a deep sewer or needing a lift station along Bedivere Street. The existing topography along the portion of Bedivere Street in Phase 1 creates a local valley with the ridge lines rising more than 20 feet in all directions. Servicing the existing platted lots west of Bedivere Street by gravity sewer would require manholes exceeding depths of 30 feet. Alternatively, a lift station would resolve the issue of deep sewer line and manholes but would create an additional future maintenance for the City of Rio Rancho. (Refer to Exhibit L, Conceptual Utility Plan.)

8. Design Guidelines

Introduction

The Design Guidelines established for High Range 6 are proposed as a continuation of the High Range 5 neighborhood to the east for cohesion and consistency between the two residential developments. The desired character of design features common to the community, such as grading, landscape, signage, lighting, walls, setback, pedestrian connections, and architecture, are expressed in the guidelines identified below. These design guidelines help implement the Urban Design provisions of the City of Rio Rancho's Comprehensive Plan.

The Design Guidelines are primarily intended for use by homebuilders. Guidelines using the term "shall" and "will" are mandatory. These guidelines do not supersede specific requirements under the Rio Rancho Zoning Code. Where conflicts occur between these design guidelines and City regulations, the more restrictive shall apply.

The Design Guidelines address site planning, pedestrian amenities, multi-use trail, building design and materials, setbacks, landscape, walls, entry signs, lighting, and utilities to create the visual image desired for High Range 6. The Design Guidelines are intended to be complementary to the surrounding area while maintaining the unique neighborhood identity established by the prior High Range Master Plans.

General Site Planning

- Development within High Range 6 shall comply with the City of Rio Rancho Subdivision Ordinance.
- Residential lots developed as part of this Master Plan are prohibited from fronting or having driveway access to a collector or major local street.
- The typical lot shall be a minimum of 35 feet in width with a minimum lot area of 2,500 square feet per the regulations of the R-5 zoning district.

- Lots that face streets at the front and rear shall be limited to one driveway access from the front facing street. A solid wall shall be provided at the rear yard of these properties to ensure no access from the secondary street frontage.
- Clear sight distances shall be maintained at all driveway locations and intersections per AASHTO design standards.

Pedestrian Amenities

- All pedestrian paths shall be designed to be accessible (see Americans with Disabilities Act Criteria for Barrier-Free Design), except where topography makes this unfeasible.
- Sidewalks shall be five feet in width throughout the subdivision, with the exception of the north side of Wild Horse Road, which shall contain the 8-foot multi-use trail.
- To the maximum extent feasible, all residential streets, parks, trails, and common open space areas shall be designed to create a connected system that promotes pedestrian circulation and access.
- All pedestrian walkways and trails shall be designed to be accessible and consistent with the Americans with Disabilities Act Criteria for Barrier-Free Design.

Multi-Use Trail

The Lomas Negras SAP calls for an 8-foot multi-use trail within the right-of-way of the east-west collector road (Wild Horse Road) through Phase 2 of the High Range 6 project area. The High Range 6 Master Plan provides a 68-foot right-of-way for Wild Horse Road that is designed to accommodate the multi-use trail.

- The multi-use trail shall be 8 feet in width, designed to be ADA-compliant, and constructed to AASHTO standards, or equivalent.
- The multi-use trail shall be located on the north side of Wild Horse Road.

For an illustration refer to Exhibit M, Wild Horse Road Section.

Building Design and Materials

Architectural style is not regulated by the City of Rio Rancho. However, certain common design elements should be complementary to and enhance the community image. The architectural design should respond to climate, views, solar exposure, and aesthetic considerations. The architectural design elements shall be enforced through an Architectural Review Committee (ARC) established through the Homeowners' Association (HOA) shared between High Range 5 and High Range 6. The ARC will be formed at the time of final plat approval.

- Residential building heights shall not exceed 32 feet in height and shall be consistent with the City Comprehensive Zoning Code.
- Stucco shall be the primary building material. Stucco colors shall be limited to shades of brown, sage green, and tan. High intensity colors, such as metallic, black, or florescent colors, are prohibited.
- Stucco colors should vary and there shall be no more than two houses in a row with the same stucco color.
- Accent colors in entry portals, front door, window frames and trim, and other incidental elements shall be shades of white, blue, maroon, brown, and green.
- Windows may be wood, metal, or solid vinyl. Reflective film is prohibited.
- Exterior doors, including garage doors, shall be stained or painted wood or painted metal and shall match the architectural theme of the dwelling.
- Accent materials may consist of rock, wood, tile, or brick.
- All vinyl or metal window frames must be either recessed or projected a minimum of 2-inches if they are adjacent to stucco or stone, unless they are wood encased.

Yard Walls

Walls and fences will serve to provide security, screening of unsightly areas, and visual relief. A consistent approach to wall design, quality, and height will provide visual continuity. Walls are considered an integral part of the site design and shall include:

- 6-foot CMU block with stucco finish.
- Yard walls shall not be constructed of unfinished gray block walls, barbed wire, chain link, concertina wire, and wood or plastic/vinyl fencing.

(Refer to Exhibit N, Wall and Entry Monument Elevations.)

Perimeter Walls

The perimeter wall surface shall be finished with a combination of:

- Smooth and split-face CMU block.
- A continuous 4-inch cap that projects 2 inches out from the wall surface on the public side of the wall.
- Project identification medallion facing public rights-of-way along Montezuma Boulevard, Inca Road, Bedivere Street, and Excalibur Street.

(Refer to Exhibit N, Wall and Entry Monument Elevations.)

View Fence

To enhance the aesthetics of the High Range 6 community, a view fence shall enclose the drainage ponds. The view fences shall include:

- Smooth-face CMU block for the base and pilasters.
- Tubular steel fence panels between the pilasters.

(Refer to Exhibit N, Wall and Entry Monument Elevations.)

Entry Signage

Signage should enhance the overall attractive character of the community and provide project identification. A common design theme for signage will enhance the community image of High Range 6. Size and placement of entry monument signs should be considered an integral part of the site development process.

- Entry signage shall be monument style. The entryway monument shall not exceed 5 feet in height and 14 feet in length.
- Entry monument signs shall be designed and sited to allow adequate sight distance at roadway intersections.

(Refer to Exhibit N, Wall and Entry Monument Elevations.)

Lighting

The objective of the lighting guidelines is to provide lighting that enhances the safety, security, and visual aesthetic of High Range 6. Careful attention to lighting detail will contribute to a cohesive community feel and image.

- Outdoor lighting shall conform to state and local safety illumination standards and the existing City of Rio Rancho Outdoor Lighting Ordinance.

- Lighting should be located to enhance the safety of pedestrian and vehicular flows at key points along roadways. Street lights should be limited to intersections, tight curves, cul-de-sacs, and pedestrian crosswalks.
- The developer is responsible for obtaining any applicable approvals and permits prior to installation of lighting. Where any provisions of federal, state, county, or city statues, codes, or laws conflict with any provisions of these design guidelines, the more restrictive shall govern unless otherwise regulated by law.

Setbacks

The use of setbacks provides space for visually attractive streetscapes and allows for adequate spacing and fire access between homes.

- The front setback shall be a minimum of 10 feet with a minimum of 15 to a side loaded garage and 20 feet to a front loaded garage. The livable portion of the dwelling shall have a minimum offset of 5 feet from the garage in order to avoid a garage-dominated landscape. The use of courtyards, porches, or other design features may be used to accomplish this. The offset shall vary a minimum of every 3 lots.
- The rear setback shall be a minimum of 15 feet.
- The side setback shall be a minimum of 5 feet for a total of 10 feet between structures.
- Corner lots shall have a minimum 10-foot setback.

Landscape

The High Range 6 Master Plan promotes the use of native and naturalized plant species that perform well in an arid environment and conserve water. A landscape palette is included as Exhibit O, Plant Palette, to identify the landscaping proposed within this Master Plan.

- Shrubs and/or boulders shall be provided along rights-of-way where front yards face the street, in a group of three. For example, two boulders and one shrub, one boulder and two shrubs, or three shrubs. The shrubs/boulders shall be provided in the planting strip between the back of curb and the public sidewalk.
- Street trees shall be provided along rights-of-way where side yards face the street, at a frequency of one tree per 50 feet and a maximum of two trees per side yard frontage. The street trees should be provided in the planting strip between the back of curb and the sidewalk; however, where planting strips are not present, the street trees shall be provided within 20 feet of the back of curb.

- Builders are required to provide front yard landscaping for each residential unit.
- Front yard residential landscapes shall include 1 Tree, 3 Shrubs, and 2 Accent boulders.
- The landscape within the planting strip adjacent to residential lots shall be maintained by the individual lot owner. Individual lot owners shall be responsible for the maintenance of the landscape on their property and the landscape strip between the back of curb and sidewalk within the public right-of-way.
- All plant material, including trees, shrubs, groundcover, wildflowers, etc. shall be maintained by the lot owner in a living attractive condition.
- Landscapes shall employ xeric principles of design and is encouraged to incorporate water harvesting to the extent possible.

Site Utilities and Screening

Screening is required to minimize the visual impact associated with utility equipment and structures.

- All permanent utilities shall be located underground.
- Mechanical roof top units shall be screened from public view by the use of parapets or equivalent.
- Transformers, utility pads, and telephone boxes shall be appropriately screened with walls and/or vegetation when viewed from the public right- of-way as practical and allow adequate clearance for safe operation, maintenance, and repair purposes.

9. Implementation

The implementation of the High Range 6 Master Plan shall occur at the time of development.

1. All infrastructure should be planned and coordinated with City of Rio Rancho Public Infrastructure, City of Rio Rancho Departments of Public Safety and Transportation, PNM, and any other established entities working with Sandoval County and the City of Rio Rancho.
2. National Standards for emergency response times shall be upheld; therefore, facility planning shall be coordinated upon subdivision occurrence.
3. All interior street locations and alignments are conceptual and subject to minor adjustment. Final location and alignment of internal streets shall be determined at the time of subdivision plat.
4. All streets shall be dedicated to the City of Rio Rancho at subdivision plat.
5. The subdivision design and dwelling units shall be developed in accordance with the High Range 6 Master Plan and the City of Rio Rancho Ordinances.
6. A Development Agreement shall be submitted and approved at the time of subdivision plat.
7. Property owners within the Plan area of this proposal are permitted by right to submit land use and zoning applications if there is a future desire to deviate from the designations established herein by the High Range 6 Master Plan.
8. Architectural design elements shall be enforced through an Architectural Review Committee (ARC) established through the Homeowners' Association (HOA) shared between High Range 5 and High Range 6. The ARC will be formed at the time of final plat approval.
9. High Range 6 serves as a continuation of the approved High Range subdivisions and features a new neighborhood park, pocket park, and lot size to create the opportunity for diverse housing product options tailored to the current market. The trail along Wild Horse Road NE in High Range 5 continues through High Range 6 for pedestrian connectivity between the subdivisions and their respective parks.
10. High Range 6 will be completed in two phases as identified on the Phasing Plan provided as Exhibit C. Bedivere Street NE will terminate at the phase line in Phase 1 to be continued north with Phase 2 to Montezuma Road NE. Phase 1 will include Inca Road NE half street improvements which will continue southwest to Broadmoor Boulevard NE.

10. Conclusion

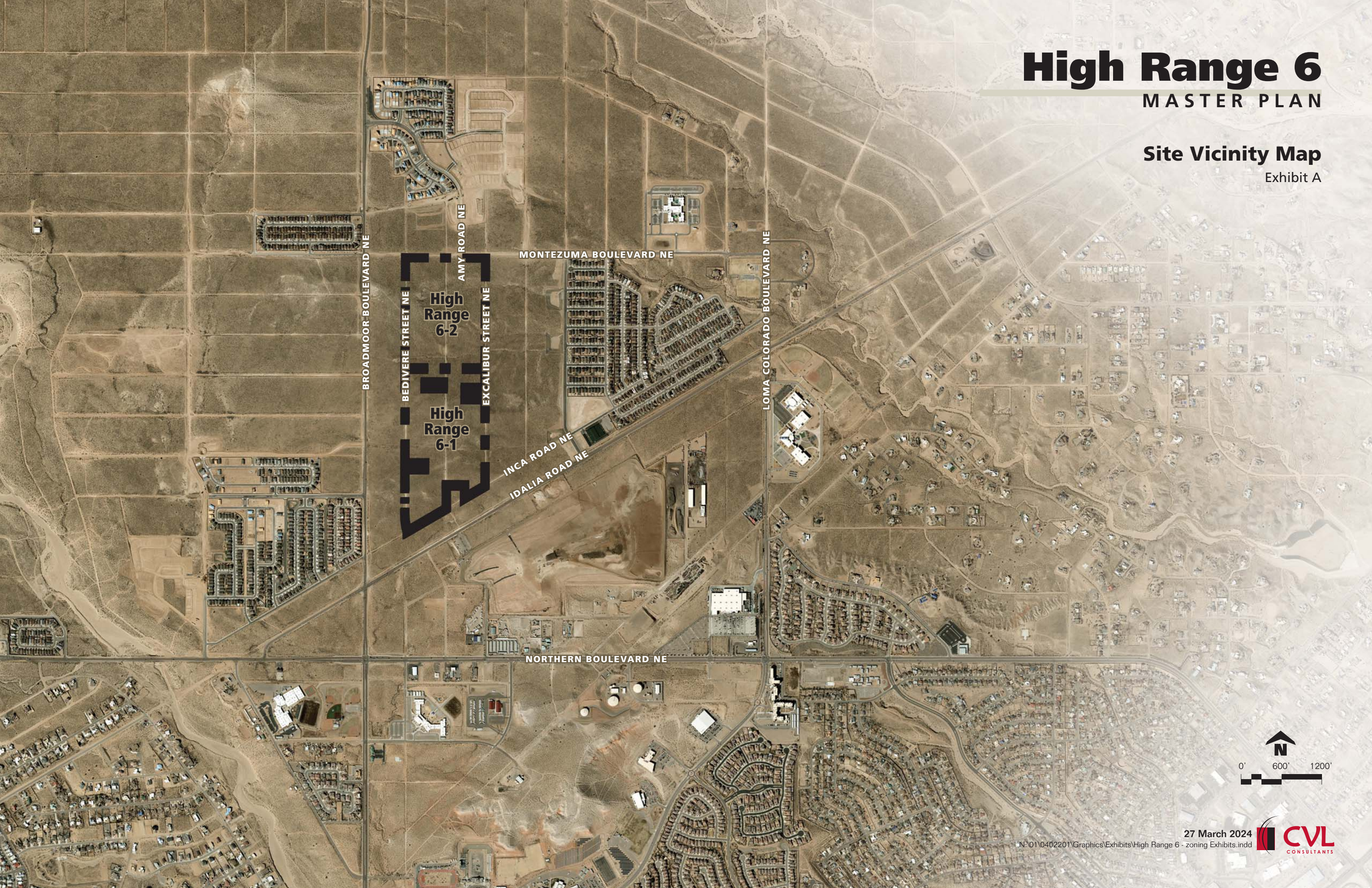
High Range 6 improves upon the existing entitlements to create an attractive addition to the existing High Range communities in the area. The intent for High Range 6 is to transform the existing site into a master planned community that will add to the growth already at work in the area and bring a new and attractive residential development to Rio Rancho. The proposed plan is well suited for the site and improves upon the existing entitlements to fulfill current market demand. This community provides compatibility with existing planned and proposed development in the area while supporting the economic goals and objectives of Rio Rancho.

High Range 6

MASTER PLAN

Site Vicinity Map

Exhibit A



27 March 2024

N:\01\0402201\Graphics\Exhibits\High Range 6 - zoning Exhibits.indd

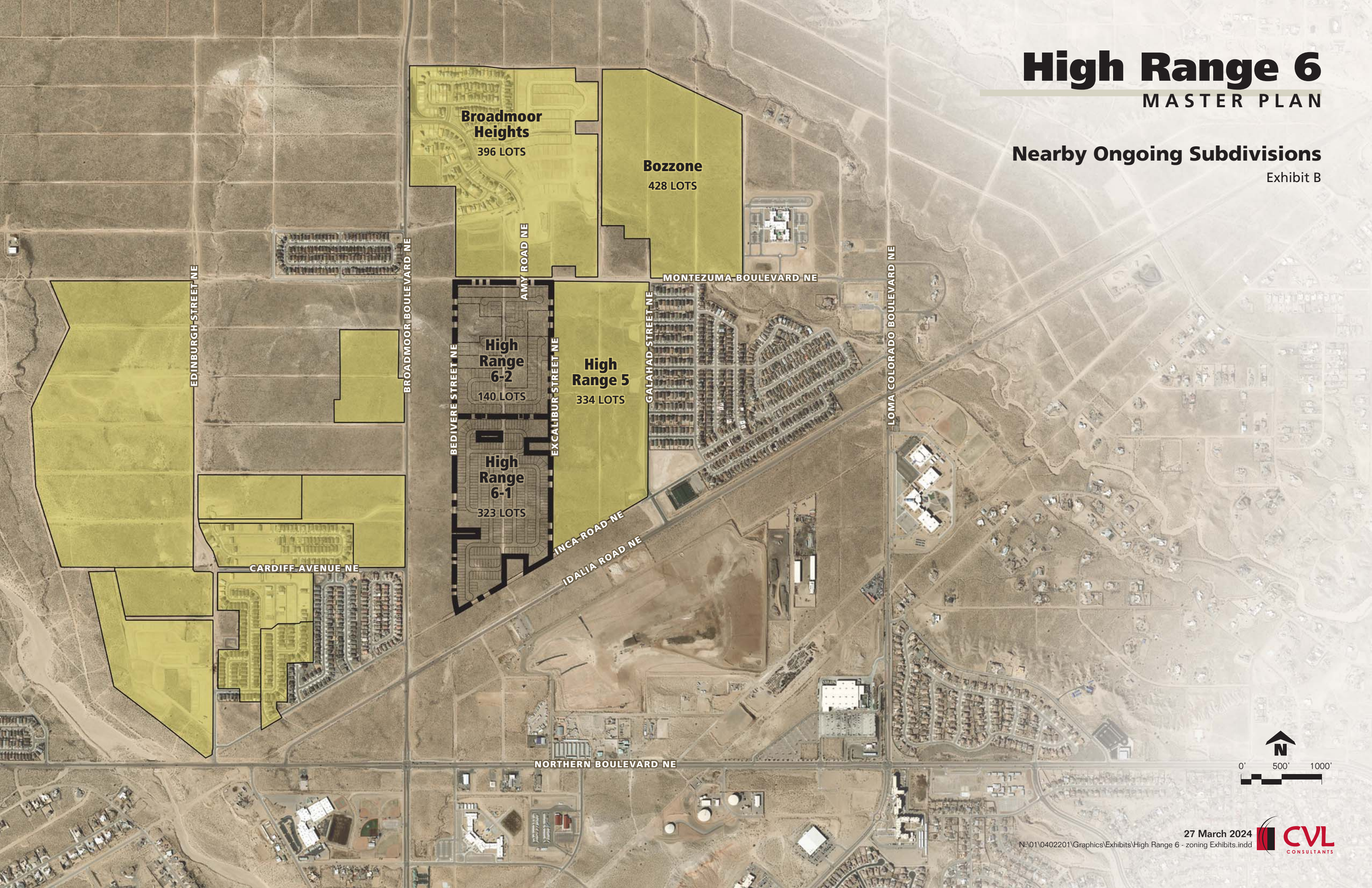
CVL CONSULTANTS

High Range 6

MASTER PLAN

Nearby Ongoing Subdivisions

Exhibit B



27 March 2024

N:\01\0402201\Graphics\Exhibits\High Range 6 - zoning Exhibits.indd

CVL CONSULTANTS

High Range 6

MASTER PLAN

Phasing Plan

Exhibit C

HIGH RANGE 5

EXCALIBUR STREET NE

AMY ROAD NE

MONTEZUMA ROAD NE

PHASE 2

WILD HORSE ROAD NE

PHASE 1

INCA RD NE

BEDIVERE STREET NE

BEDIVERE STREET NE TERMINATES IN
PHASE 1 TO BE CONTINUED WITH PHASE 2

INCA ROAD NE HALF STREET
IMPROVEMENTS EXTEND
TO BROADMOOR BOULEVARD NE

N

0’ 100’ 200’

27 March 2024

N:\01\0402201\Graphics\Exhibits\High Range 6 - zoning Exhibits.indd

CVL CONSULTANTS

High Range 6

MASTER PLAN

Existing Zoning

Exhibit D

BROADMOOR BOULEVARD NE
BEDIVERE STREET NE
AMY ROAD NE
EXCALIBUR STREET NE
GALAHAD STREET NE
MONTEZUMA BOULEVARD NE
INCA ROAD NE
IDALIA ROAD NE

High Range 6-2
O-1
R-1
O-1
C-1
R-1
R-1
R-1
R-4
O-1
High Range 6-1
R-1
R-4
unzoned
NC

LEGEND

- R-1
- R-2
- R-4
- NC
- C-1
- C-2
- SU
- O-1
- M-1
- MH
- unzoned
- TZ
- Site

N

0' 300' 600'

27 March 2024

N:\01\0402201\Graphics\Exhibits\High Range 6 - zoning Exhibits.indd

CVL CONSULTANTS

High Range 6
MASTER PLAN

Proposed Zoning
Exhibit E

BROADMOOR BOULEVARD NE
BEDIVERE STREET NE
AMY ROAD NE
EXCALIBUR STREET NE
GALAHAD STREET NE
MONTEZUMA BOULEVARD NE
INCA ROAD NE
IDALIA ROAD NE

High Range 6-2
R-5
R-5
R-1
R-5
High Range 6-1
R-1
R-1
unzoned
C-1
O-1
R-4
R-4
NC

LEGEND

- R-1
- R-2
- R-4
- R-5
- NC
- C-1
- C-2
- SU
- O-1
- M-1
- MH
- unzoned
- TZ
- Site

N

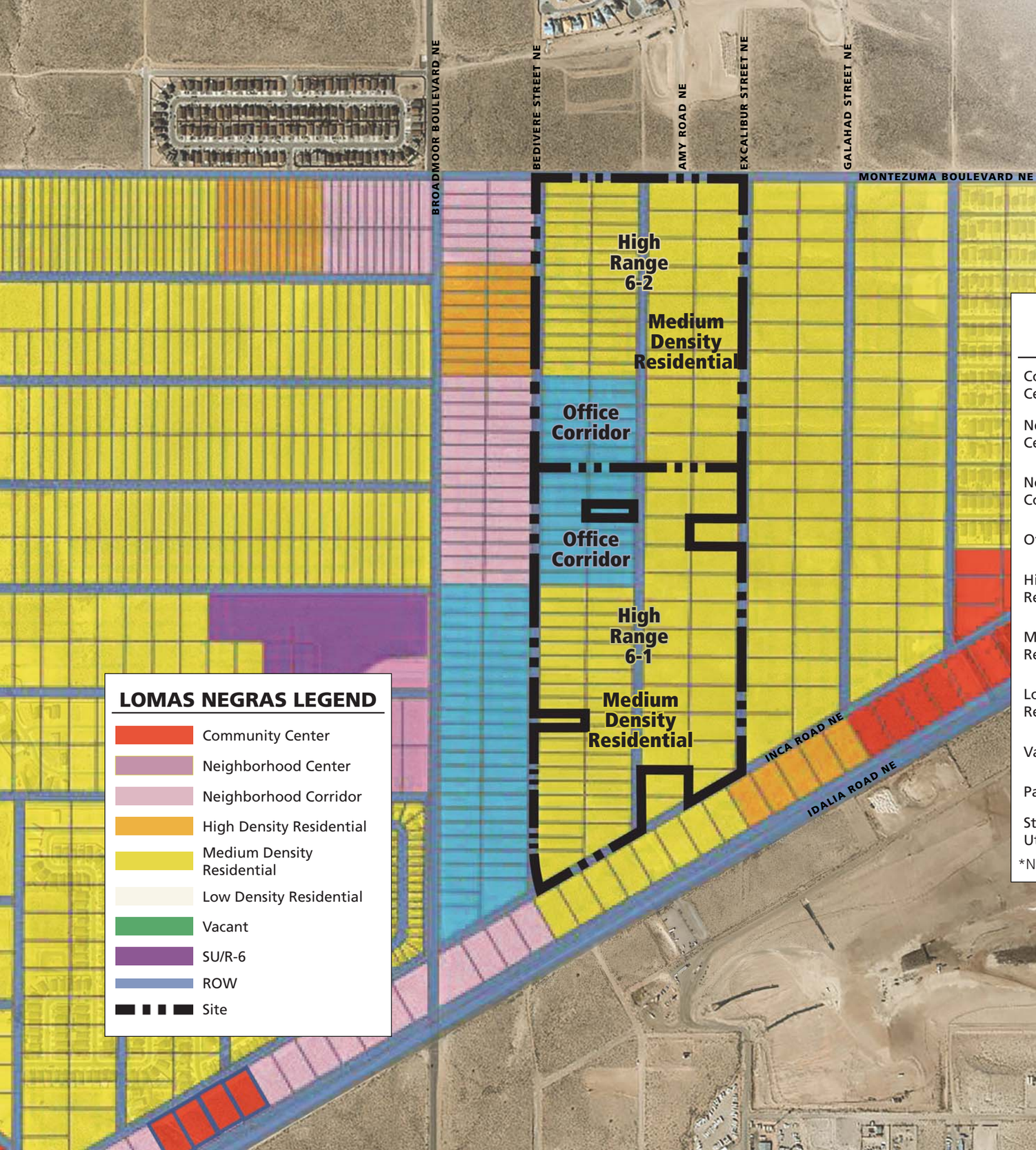
0' 300' 600'

27 March 2024
N:\01\0402201\Graphics\Exhibits\High Range 6 - zoning Exhibits.indd

CVL CONSULTANTS

High Range 6
MASTER PLAN

Existing Specific Area Plan
Exhibit F



LOMAS NEGRAS FUTURE LAND USE TABLE

LAND USE	ZONING DISTRICTS	ACREAGE	%	DENSITY	POPULATION
Community Center	C-2 designated (C-1, SU/MU, MU/A, R-6)	13.2	1.3%	–	–
Neighborhood Center	C-1 designated (CMU, O-1, O-2, SU/MU, MU/A, R-3)	32.0	3.3%	–	–
Neighborhood Corridor	C-1 designated CMU designated* (O-1, SU/MU, MU/A, R-3)	37.7 0.0	3.8% 0.0%	–	–
Office Corridor	O-1 designated O-2 designated	36.7 15.0	3.7% 1.5%	–	–
High Density Residential	R-6, R-3 undesignated	9.1 19.3 24.5	0.9% 2.0% 2.5%	32.0 36.0 34.0	291 1,055 1,401
Medium Density Residential	R-4 R-5 undesignated	152.5 0.0 330.3	15.5% 0% 33.7%	10.9 17.4 11.8	1,662 0 3,113
Low Density Residential	R-1 R-2 undesignated	70.0 45.1 151.2	7.2% 4.6% 9.2%	6.2 8.7 7.5	168 392 1,134
Vacant	–	45.0 90.2	– –	–	–
Parks and Schools	OS, PR, SU-schl (dedicated)	15.5	1.6%	–	–
Streets, Drainage, Utility ROW	–	89.7	9.1%	–	–

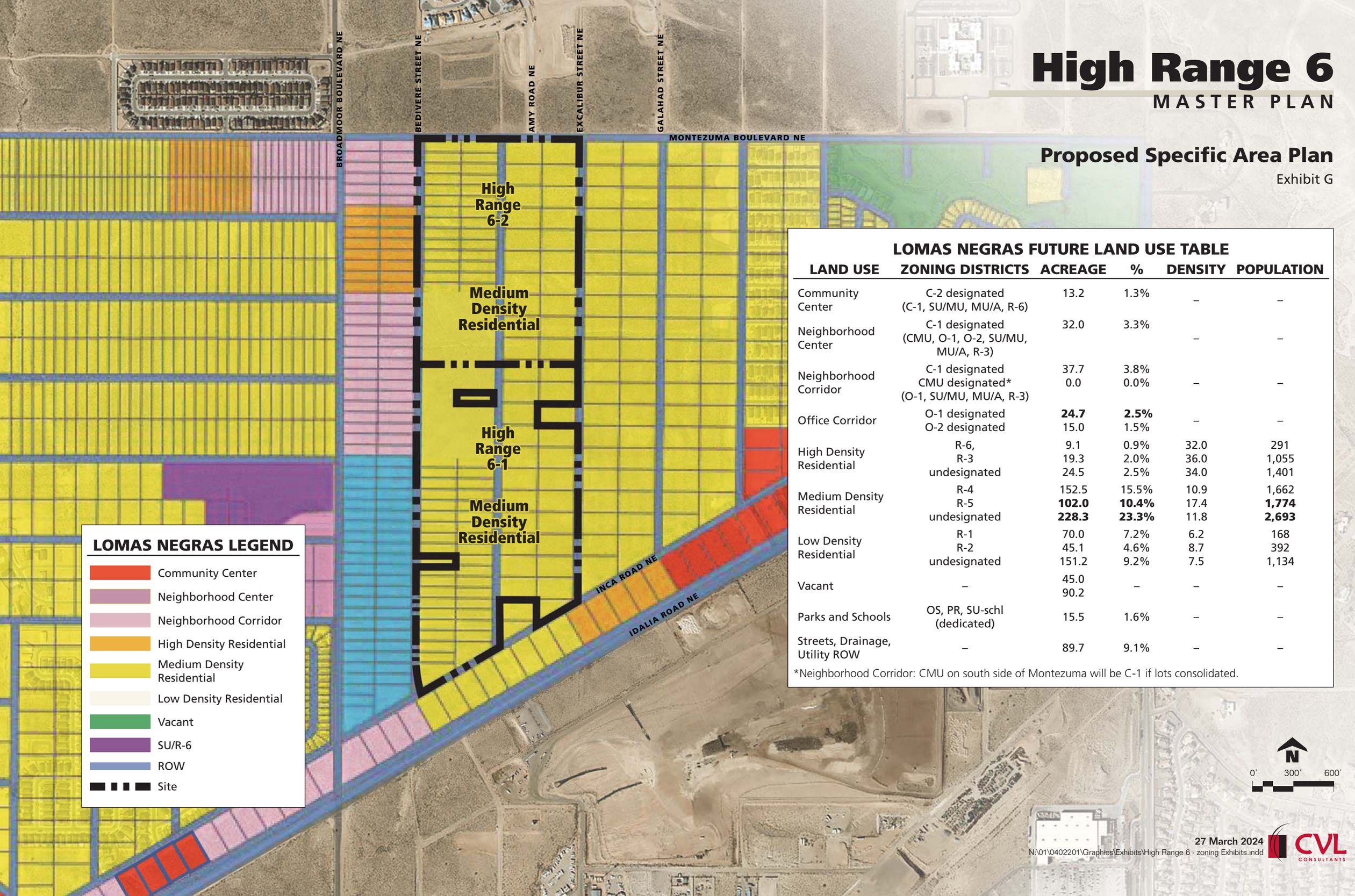
*Neighborhood Corridor: CMU on south side of Montezuma will be C-1 if lots consolidated.

27 March 2024
N:\01\0402201\Graphics\Exhibits\High Range 6 - zoning Exhibits.indd

CVL CONSULTANTS

High Range 6
MASTER PLAN

Proposed Specific Area Plan
Exhibit G



LOMAS NEGRAS FUTURE LAND USE TABLE

LAND USE	ZONING DISTRICTS	ACREAGE	%	DENSITY	POPULATION
Community Center	C-2 designated (C-1, SU/MU, MU/A, R-6)	13.2	1.3%	–	–
Neighborhood Center	C-1 designated (CMU, O-1, O-2, SU/MU, MU/A, R-3)	32.0	3.3%	–	–
Neighborhood Corridor	C-1 designated CMU designated* (O-1, SU/MU, MU/A, R-3)	37.7 0.0	3.8% 0.0%	–	–
Office Corridor	O-1 designated O-2 designated	**24.7** 15.0	**2.5%** 1.5%	–	–
High Density Residential	R-6, R-3 undesignated	9.1 19.3 24.5	0.9% 2.0% 2.5%	32.0 36.0 34.0	291 1,055 1,401
Medium Density Residential	R-4 R-5 undesignated	152.5 **102.0** **228.3**	15.5% **10.4%** **23.3%**	10.9 17.4 11.8	1,662 **1,774** **2,693**
Low Density Residential	R-1 R-2 undesignated	70.0 45.1 151.2	7.2% 4.6% 9.2%	6.2 8.7 7.5	168 392 1,134
Vacant	–	45.0 90.2	–	–	–
Parks and Schools	OS, PR, SU-schl (dedicated)	15.5	1.6%	–	–
Streets, Drainage, Utility ROW	–	89.7	9.1%	–	–

*Neighborhood Corridor: CMU on south side of Montezuma will be C-1 if lots consolidated.

27 March 2024
N:\01\0402201\Graphics\Exhibits\High Range 6 - zoning Exhibits.indd

CVL CONSULTANTS

High Range 6

MASTER PLAN

Conceptual Site Plan

Exhibit H

HIGH RANGE 5

EXCALIBUR STREET NE

NORTHERN SKY ROAD NE

CAMELOT LOOP NE

BASIN

NOT A PART

PARK

AMY ROAD NE

BRONCO TRAIL COURT NE

WILD HORSE ROAD NE

RAWHIDE LOOP NE

RUSTLER LOOP NE

OUTLAW LOOP NE

SADDLE HORN ROAD NE

INCA ROAD NE

HOA LANDSCAPE TRACT (TYP.)

CAMELOT STREET NE

TRAIL BLAZER ROAD NE

IDALIA ROAD NE

MONTEZUMA BOULEVARD NE

WESTERN SKY ROAD NE

POCKET PARK

TIMBERLINE COURT NE

PHASE 2

PHASE 1

OUTLAW DRIVE NE

8' MULTI-USE TRAIL

BEDIVERE STREET NE

BEDIVERE STREET NE TERMINATES AT PHASE LINE IN PHASE 1 TO BE CONTINUED WITH PHASE 2

INCA ROAD NE HALF STREET IMPROVEMENTS EXTEND TO BROADMOOR BOULEVARD NE

BROADMOOR BOULEVARD NE

Overall Site Data	
Gross Area	±102.37 acres
Typical Lot Sizes	35' x 100' 45' x 100'
Lot Count	±463 lots
Density	±4.5 du/ac
Park Area	±3.93 acres

Note: Illustrations and site data are subject to adjustment. Final site design, lot sizes, excluded parcels, parks, and areas will be finalized during the development process.

N

0' 100' 200'

27 March 2024

N:\01\0402201\Graphics\Exhibits\High Range 6 - zoning Exhibits.indd

CVL CONSULTANTS

High Range 6
MASTER PLAN

Proximity to Activity Nodes
Exhibit I

2-Mile Radius

UNM Sandoval Regional Medical Center

Rio Rancho City Center

V. Sue Cleveland High School

PASEO DEL VOLCAN BOULEVARD NE

UNSER BOULEVARD NE

MONTEZUMA BOULEVARD NE

Shining Stars Preschool

BEDIVERE STREET NE

EXCALIBUR STREET NE

SITE

INCA ROAD NE

IDALIA ROAD NE

High Range Park & Dog Park

Rio Rancho Middle School

LOMA COLORADO BOULEVARD NE

Commercial Center
Walgreens, Gas, Restaurant, Future

Commercial Center
Lowes, Gas, Future Retail

NORTHERN BOULEVARD NE

The McDermott Athletic Center

Loma Colorado Main Library

Colorado Mountain Park

Rio Rancho Ram Stadium

Rio Rancho Aquatic Center

Loma Colorado Park

Rams Baseball Field

Rio Rancho High School

Rio Rancho Sports Complex

Lincoln Middle School

HIGH RESORT BOULEVARD SE

Commercial Center
Grocery, Target, Gas, Restaurants, Auto Support

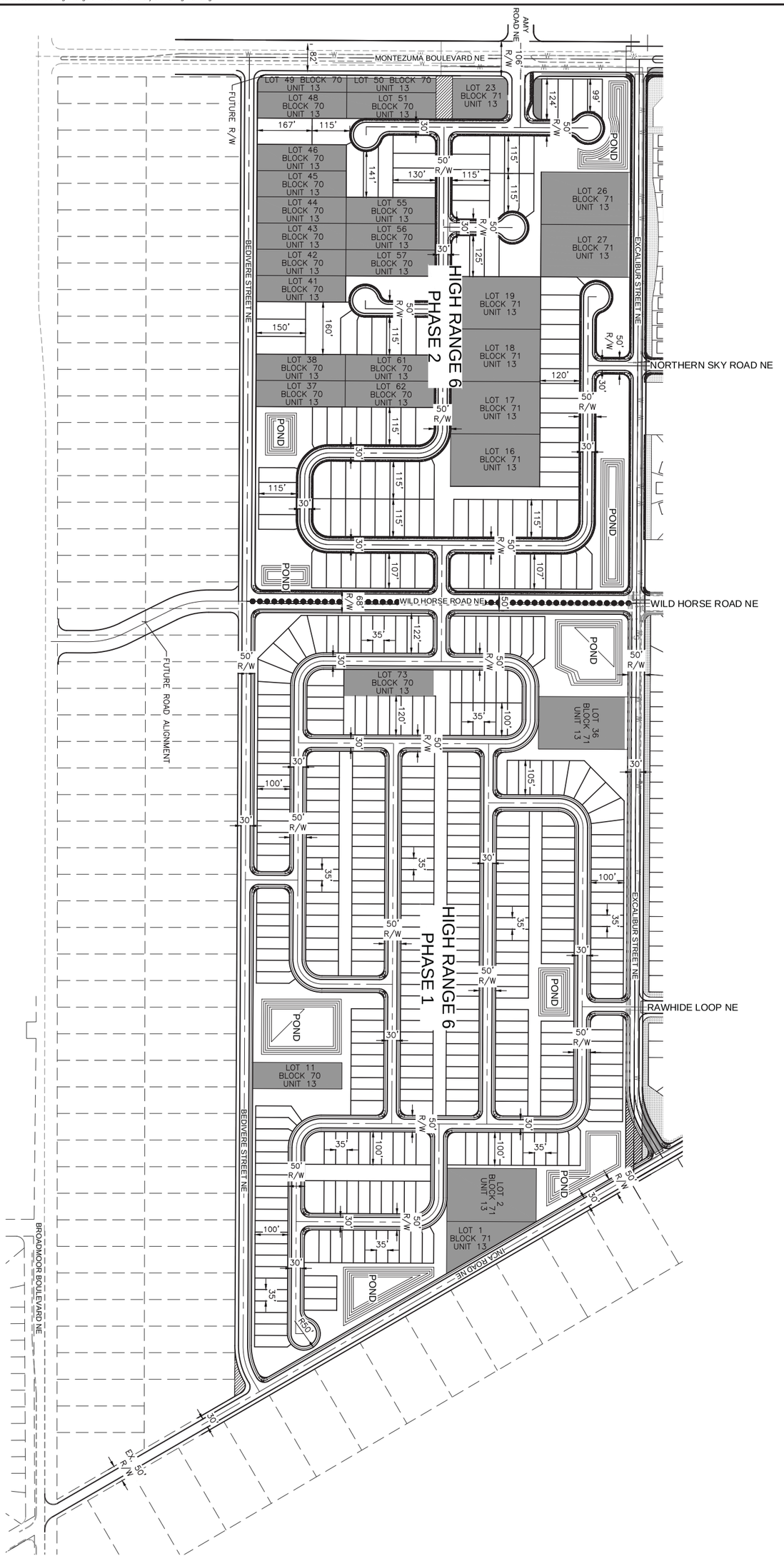
N

0' 1200' 2400'

27 March 2024

N:\01\0402201\Graphics\Exhibits\High Range 6 - zoning Exhibits.indd

CVL CONSULTANTS



	CONCEPTUAL PAVING PLAN	NO. / REVISION / DATE	CVL CONSULTANTS
SHEET 01 OF 01	HIGH RANGE 6 CITY OF RIO RANCHO, NEW MEXICO	**Coe & Van Loo Consultants, Inc.**	4550 North 12th Street Phoenix, Arizona 85014 602-264-6831 www.cvlci.com

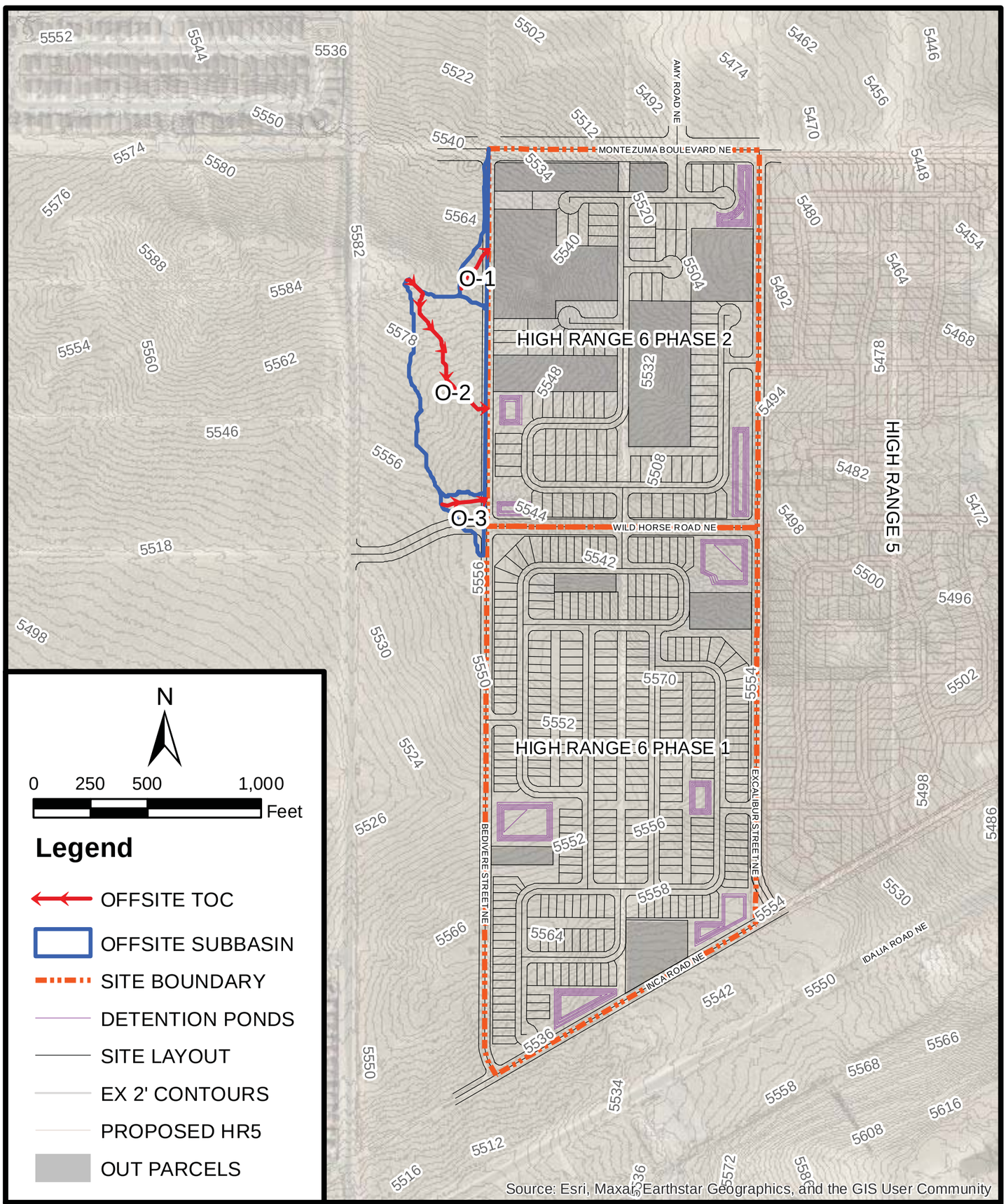
CVL Contact: D. CHUBIN
CVL Project #: 01-040202-01

© 2023 Coe & Van Loo Consultants, Inc.
All rights reserved.
Unauthorized use prohibited.

High Range 6
MASTER PLAN

Conceptual Paving Plan

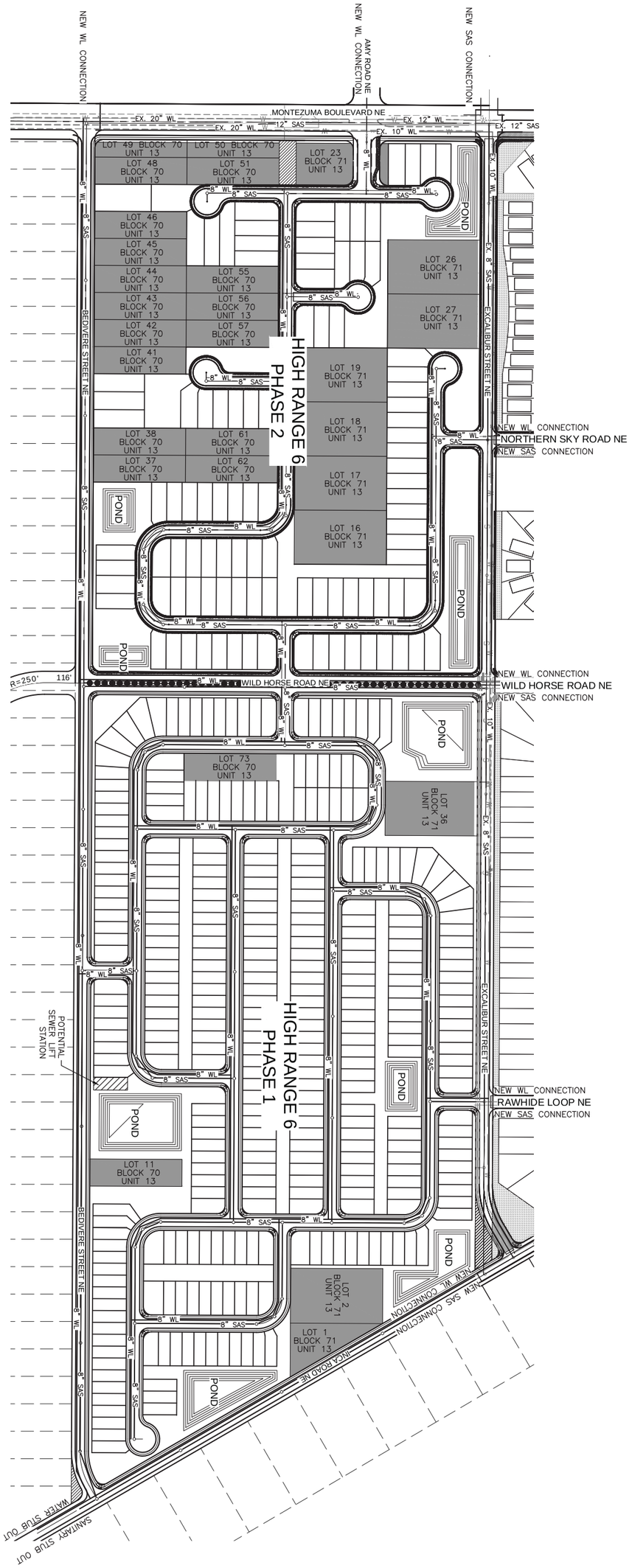
Exhibit J



CVL CONSULTANTS
4550 NORTH 12TH STREET
PHOENIX, ARIZONA 85014
TELEPHONE (602) 264-6831

HIGH RANGE 6	JOB NO. 1-01-04022-01
OFFSITE DRAINAGE MAP	EXHIBIT

N:\01\0402201\Hydro\High Range Unit 6\2_Preliminary Drainage Study\GIS\Exhibits\Offsite_Drainage_Map.mxd



CVL Contact: D. CHUBIN CVL Project #: 01-0402-01 SHEET 01 OF 01	CONCEPTUAL UTILITY PLAN HIGH RANGE 6 CITY OF RIO RANCHO, NEW MEXICO	NO.	REVISION	DATE	CVL CONSULTANTS 4550 North 12th Street Phoenix, Arizona 85014 602-264-6831 www.cvlci.com **Coe & Van Loo Consultants, Inc.**

© 2023 Coe & Van Loo Consultants, Inc.
All rights reserved
Unauthorized use prohibited

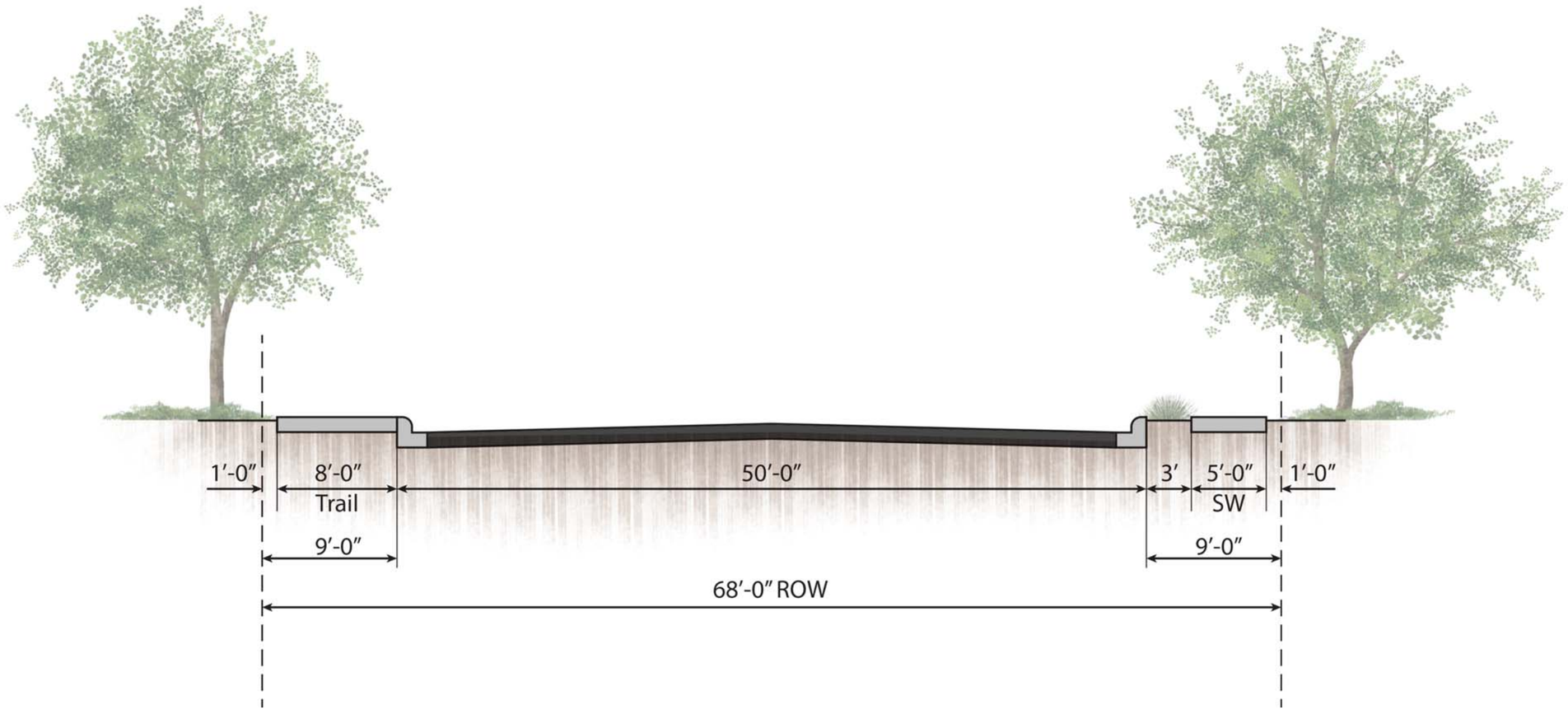
High Range 6
MASTER PLAN

Conceptual Utility Plan

Exhibit L

High Range 6
MASTER PLAN

Road Sections
Exhibit M



WILD HORSE ROAD SECTION

N

0′ 100′ 200′

27 March 2024
N:\01\0402201\Graphics\Exhibits\High Range 6 - zoning Exhibits.indd

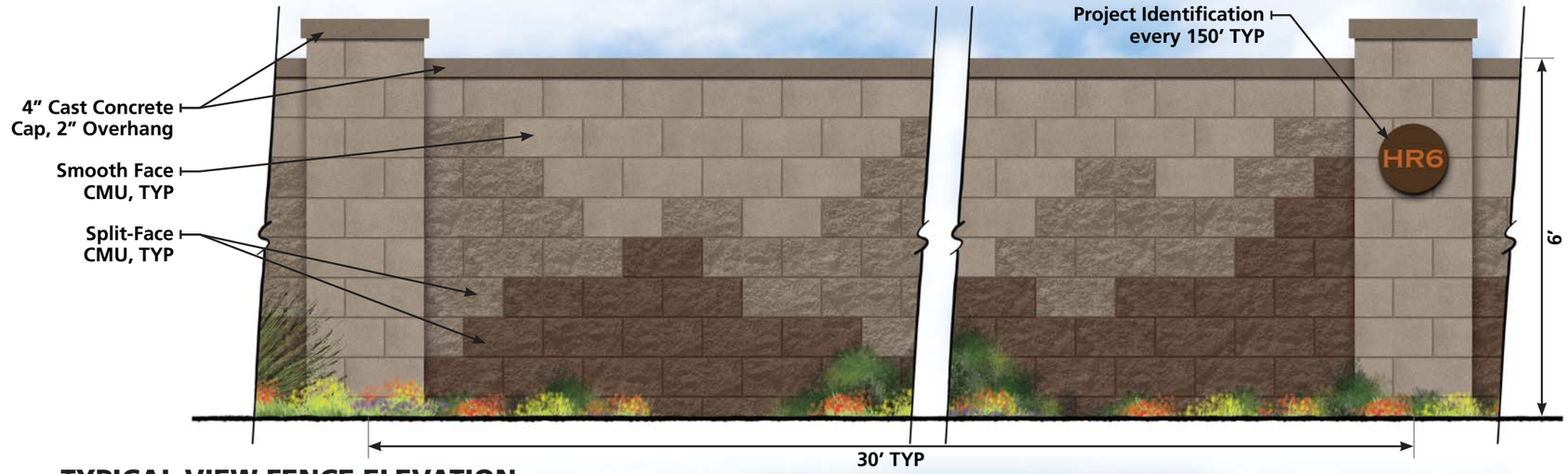
CVL CONSULTANTS

High Range 6

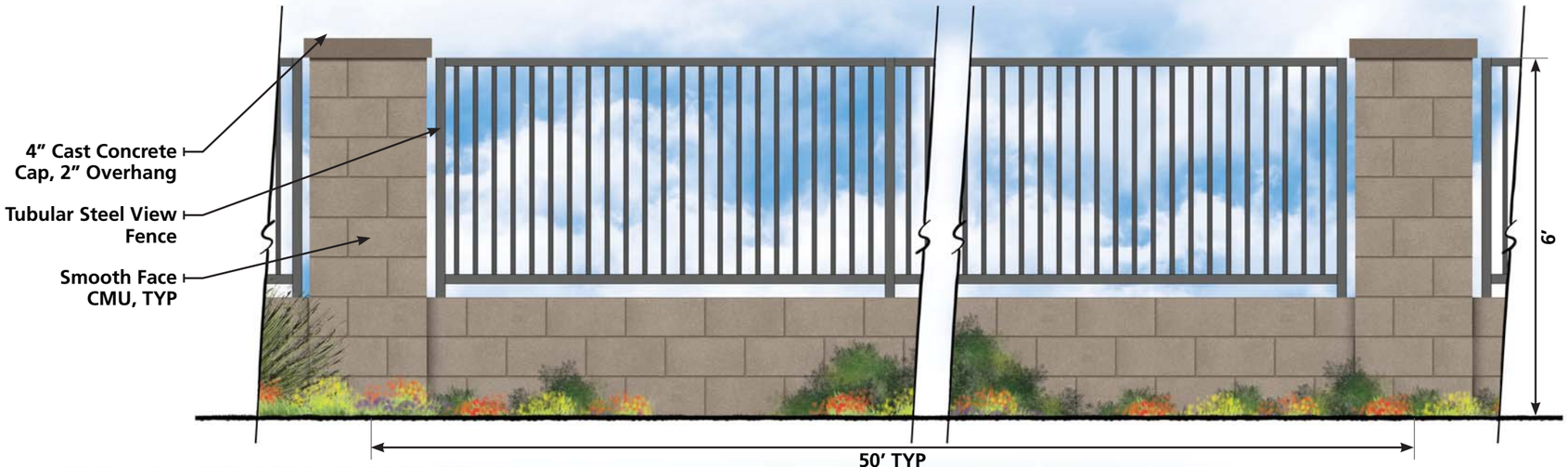
MASTER PLAN

Wall and Entry Monument Elevations

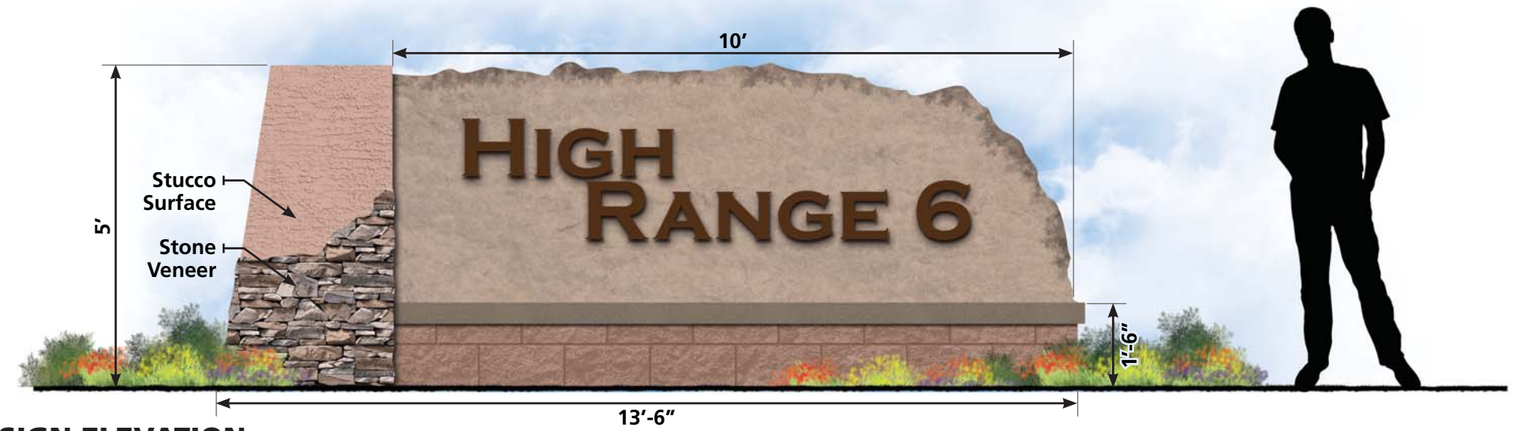
Exhibit N



TYPICAL VIEW FENCE ELEVATION



TYPICAL VIEW FENCE ELEVATION



ENTRY SIGN ELEVATION

N

0' 100' 200'

27 March 2024

N:\01\0402201\Graphics\Exhibits\High Range 6 - zoning Exhibits.indd

CVL CONSULTANTS

Landscape plans within High Range 6 should emphasize plant materials with low to medium water requirements and xeriscape principles of design, to the extent feasible. The following plant palette is not intended to limit plant selection, but rather to provide guidance only.

SCIENTIFIC NAME	COMMON NAME
TREES	
Acer tartaricum 'Hot Wings'	Hot Wings Maple
Chilopsis linearis 'Bubba'	Desert Willow
Crataegus crus-galli inermis	Thornless Cockspur Hawthorn
Fraxinus oxycarpa 'Raywood'	Raywood Ash
Fraxinus velutina 'Modesto'	Modesto Ash
Gleditsia T. 'Imperial'	Imperial Honeylocust
Juniperus scopulorum	Skyrocket Juniper
Koelreuteria paniculata	Goldenrain Tree
Lagerstroemia indica 'Whit II'	Crape Myrtle
Pinus eldarica	Afghan Pine
Pinus nigra	Austrian Pine
Pistachia chinensis	Chinese Pistache
Platanus a. 'Bloodgood'	London Plane Tree
Pyrus calleryana 'Cleveland'	Flowering Pear
Quercus shumardii	Shumard Oak
Vitex agnus-castus	Chaste Tree
SHRUBS	
Arctostaphylos pungens	Pointleaf Manzanita
Buddleia davidii 'Nanhoensis'	Butterfly Bush
Caryopteris clandonensis	Blue Mist
Cotoneaster apiculatus	Cranberry Cotoneaster
Ephedra spp.	Joint Fir
Erysimum 'Bowles Mauve'	Bowles Mauve Wallflower
Fallugia paradoxa	Apache Plume
Gallardia grandiflora 'Fanfair'	Blanket Flower
Helichrysum augustifolia	Curry Plant
Hemerocallis hybrid	Daylily
Hymenoxys acaulis	Angelita Daisy
Lavandula augustifolia	English Lavender
Nandina domestica 'Firepower'	Dwarf Heavenly Bamboo
Perovskia atriplicifolia	Russian Sage
Pinus mugo mugo	Mugo Pine
Potentilla fruticosa	Shrubby Cinquefoil
Prunus besseyi	Western Sand Cherry

High Range 6

MASTER PLAN

Plant Palette

Exhibit O.1

27 March 2024

N:\01\0402201\Graphics\Exhibits\HighRange6-zoningExhibits.indd

CVL CONSULTANTS

SHRUBS, cont.	
Rhaphiolepis indica	India Hawthorn
Rhus trilobata 'Autumn Amber'	Creeping Three-leaf Sumac
Rosmarinus officinalis	Rosemary
Salvia greggii 'furman's red'	Cherry Sage
Salvia dorrii	Purple Sage
Sedum spectabile	Stonecrop
DESERT ACCENTS	
Agave havardiana	Havard Agave
Hesperaloe parviflora	Red/yellow Flowering Yucca
Nolina microcarpa	Beargrass
ORNAMENTAL GRASSES	
Bouteloua g. 'Blond Ambition'	Blond Ambition Blue Grama
Calamagrostis a. 'Karl Foerster'	Karl Foerster Reed Grass
Helictotrichon sempervirens	Blue Avena Grass
Miscanthus spp.	Maiden Grass
Muhlenbergia c. 'Regal Mist'	Muhly Grass
VINES	
Campsis radicans	Trumpet Vine
Rosa banksiae	Lady Banks Rose
TURFGRASS	
Turfgrass revielle	Bluegrass Sod
NATIVE GRASSES	
Blue Grama	Bouteloua Gracilis
Buffalo Grass	Bouteloua dactyloides

High Range 6

MASTER PLAN

Plant Palette

Exhibit O.2

27 March 2024

N:\01\0402201\Graphics\Exhibits\HighRange6-zoningExhibits.indd

CVL CONSULTANTS



CVL CONSULTANTS

4550 N 12th Street
Phoenix, AZ 85014

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

November 20, 2025

RE: **Master Plan Amendment/Zone Map Amendment**
Case No. 25-410-00006/ 25-100-00015
High Range 6 (U13, Blk 70, Lot 11; U13, Blk 69, Lots 88, 89, and 19)

Dear Property Owner:

You are receiving this letter because your property is affected by a land development decision being made by the Planning and Zoning Board and Governing Body.

The applicant, High Range 6 Development, LLC, through their agent, Isaacson & Arfman, Inc., requests approval of a Master Plan Amendment to the High Range 6 Master Plan, to incorporate 4 additional lots. The lots are legally described as U13, Blk 70, lot 11; U13, Blk 69, lots 88, 89 and 19. The applicant concurrently requests approval of a Zone Map Amendment, to rezone the properties from R-1: Single-Family Residential and O-1: Single-Family Residential, to R-5: Single-Family Residential. The properties total 2 acres and the expanded acreage of the plan totals 53 acres.

The **Planning and Zoning Board** will consider the request and make their decision on **Tuesday, December 16, 2025** at 6:00 pm in the **Council Chambers** and **Virtually**. The Governing Body will consider the request and make their decision, the following **Thursday, December 18, 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 Planning and Zoning Board and Governing Body. You may send comments to lruizcarlos@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 lruizcarlos@rrnm.gov or call me at 505.896.8785 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.

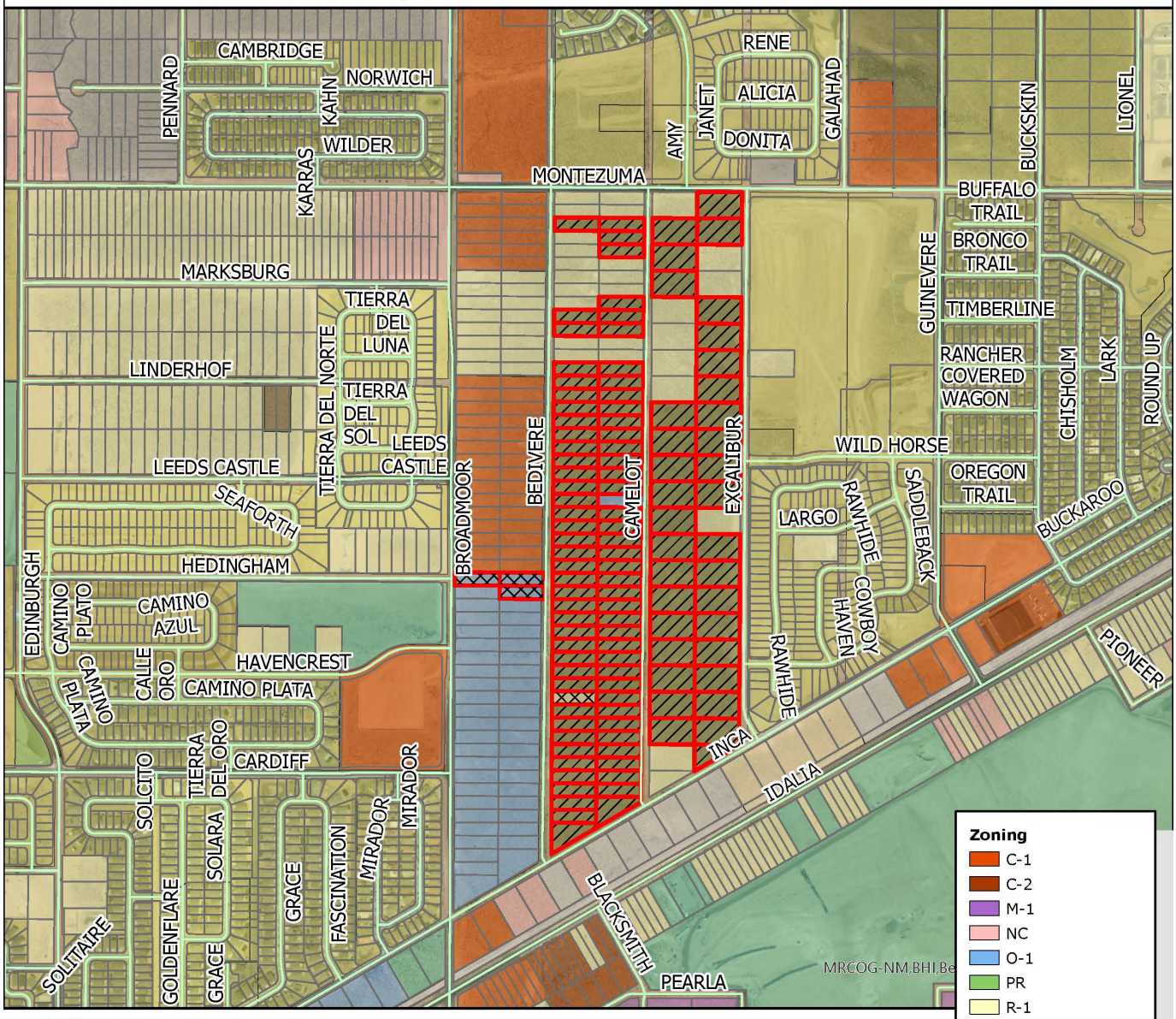
Respectfully,

Liz Ruiz Carlos
Municipal Planner II
Development Services Department
City of Rio Rancho

The City of Rio Rancho

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

HIGH RANGE 6
ZONE MAP AMENDMENT
MASTER PLAN AMENDMENT



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

0 0.05 0.1 0.2 Miles

N
W E
S

Map courtesy of Liz Ruiz Carlos
11/20/25

CITY OF RIO RANCHO
PUBLIC HEARING NOTICE

The GOVERNING BODY of the CITY of RIO RANCHO will consider the following matters at its regularly scheduled meeting at 6:00 p.m. on Thursday, December 18, 2025:

Zone Map Amendment
Case #25-100-00008

The applicant, High Range 6 Development, LLC, through their agent, Isaacson & Arfman, Inc., requests approval of a Zone Map Amendment, to rezone the properties legally described as: U13, Blk 70, lot 11; U13, Blk 69, lots 88, 89 and 19; from R-1: Single-Family Residential and O-1: Office, to R-5: Single-Family Residential. The properties total 2 acres.

Master Plan Amendment
Case #25-410-00008

The applicant, High Range 6 Development, LLC, through their agent, Isaacson & Arfman, Inc., requests approval of a Master Plan Amendment to the High Range 6 Master Plan, to incorporate 4 additional lots. The lots are legally described as U13, Blk 70, lot 11; U13, Blk 69, lots 88, 89 and 19. The expanded Master Plan would encompass 53 acres.

Master Plan Amendment
Case #25-410-00007

The applicant, AMREP Southwest, Inc, through their agent, Consensus Planning Inc., requests approval of a Master Plan Amendment to the Papillon Master Plan, to add 97.8 acres (104 parcels) to the plan.

Site Plan
Case #25-160-00014

The applicant, The Ask Academy, through their agent, Community Design Solutions, LLC requests approval of a Site Plan for the Ask Academy Gymnasium located at 4450 Sundt Rd NE. The subject property is legally described as Texico Conference Center Tract 2A1 and is zoned SU. The total area of the site is approximately 3.5 acres.

Site Plan
Case #25-160-00012

The applicant, Sandia View LLC, through their agent, Huitt-Zollars, is requesting a Site Plan approval for a proposed church at the property legally described as The Village, Tract H1A. The property is zoned SU: Special Use and is approximately 6.50 acres.

Zone Map Amendment
Case #25-100-00012

The applicant, Brian Mozley, through his agent, Coldwell Banker Legacy, requests approval of a Zone Map Amendment to amend the zoning classification of the subject property legally described as Plaza Rio, Lot B (zoned SU: Special Use for Limited Commercial Retail) to include multi-family townhomes as a permissive use. The subject property comprises approximately 1.51 acres.

Zone Map Amendment
Case #25-100-00013

The applicant, Joe Chambers, through his agent, Daniel Gonzales, requests approval of a Zone Map Amendment to change the zoning classification of the subject property legally described as Vista Hills 1A, Block A, Lot 1A from C-1: Retail Commercial District to C-2: Wholesale and Warehousing Commercial District. The subject property comprises approximately 2.08 acres.

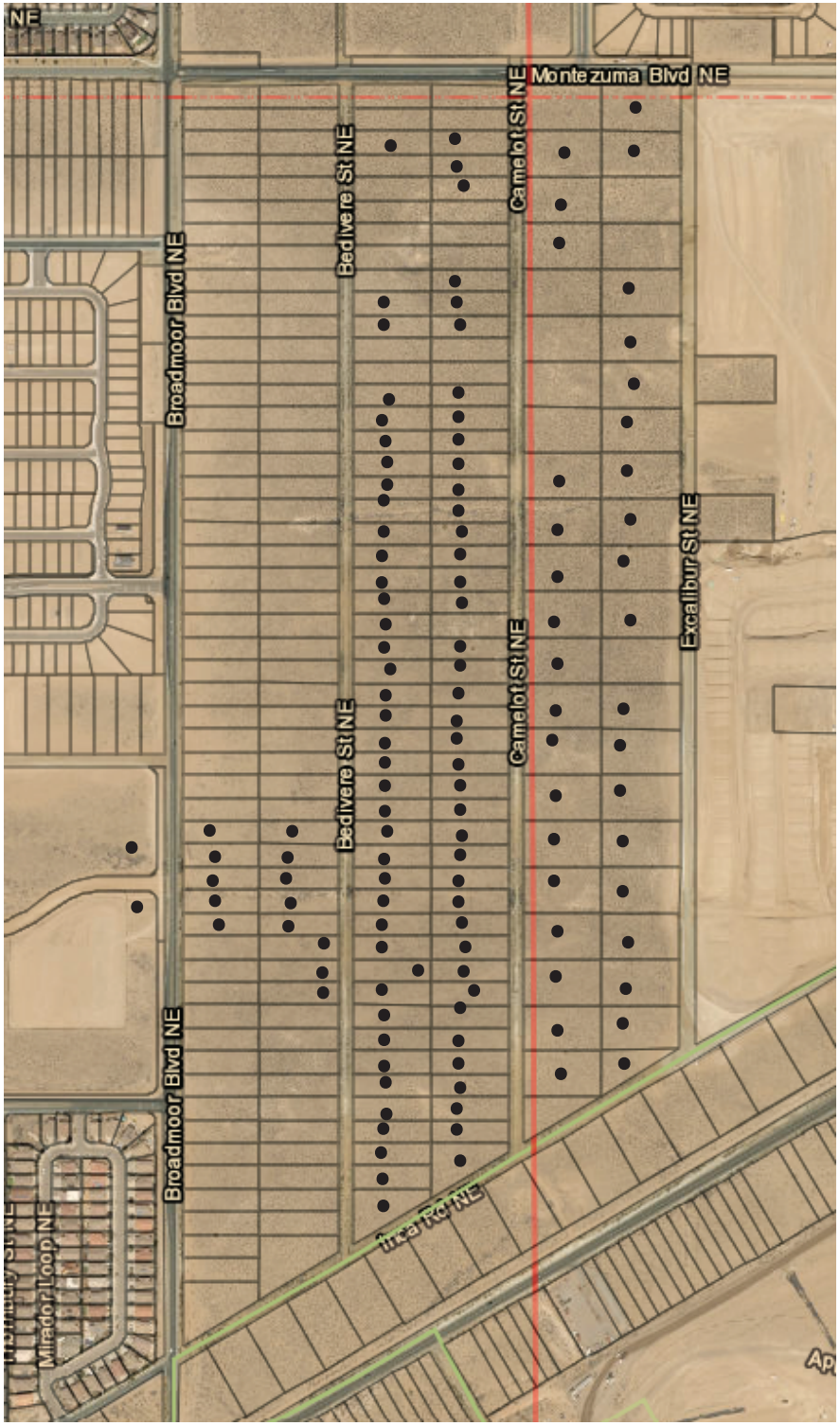
Site Plan
Case #25-160-00013

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

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.rrnm.gov. Materials related to these items are available for viewing in the Development Services Department at City Hall.

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

Journal: December 3, 2025.



Notice Map: • - First Class mail to affected property owners and to property owners within 100ft of the Zone Change Request

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: O31

AGENDA DATE:
December 18, 2025

DEPARTMENT:
Development Services

SUBJECT:
O31, Ordinance of the City of Rio Rancho, New Mexico, Amending the Zoning Classification and Official Zoning Map for the Property Legally Described as Unit 13, Block 70, Lot 11, From R-1: Single-Family Residential to R-5: Single-Family Residential, and Unit 13, Block 69, Lots 88, 89, and 19, from O-1: Office to R-5: Residential, Identifying Conditions of Development; Providing for Severability and an Effective Date

BACKGROUND AND ANALYSIS:
The applicant, High Range 6 Development, LLC, through their agent, Isaacson & Arfman, Inc., requests approval of a Zone Map Amendment for the lots legally described as Unit 13, Block 70, Lot 11; Unit 13, Block 69, Lots 88, 89 and 19 to rezone the properties from R-1: Single-Family Residential and O-1: Office, to R-5: Single-Family Residential. The subject properties total approximately 2 acres. Lot 11 is addressed off of Bedivere St NE (a residential road) and is currently zoned R-1: Single-Family Residential. Lots 88 and 89 are addressed off of Bedivere St NE (a residential road), while Lot 19 is addressed off of Broadmoor Blvd NE (a minor arterial road); all three lots are zoned O-1: Office.

The adopted Generalized Land Use Map (GLUM), Map L-2 of the City Comprehensive Plan identifies the subject properties as "Low/Medium Density Residential" and "Commercial (Neighborhood Community), Mixed-Use, Office." Concurrent to this Zone Map Amendment request, is an amendment to the High Range 6 Master Plan, to incorporate the lots into the plan and updated all related exhibits for the inclusion of these lots.

The three lots being amended from O-1 to R-5 are proposed for development as a roadway and landscaping, pursuant to the concurrent High Range 6 Master Plan Amendment.

REVIEW CRITERIA: City of Rio Rancho Code of Ordinances (R.O. 2003) Section 150.07 (A) requires that an applicant file a request for a zone map amendment through the City Planning & Zoning Board when a change in zoning designation is sought.

The Planning and Zoning Board recommends the Governing Body finds that the application, presented as an attachment, meets the submittal requirements for the proposed zoning request. Criteria is satisfied.

Pursuant to the criteria provided by R.O. 2003 Section 150.07 (D) through (G), a request for change in zoning designation must address the following policies and criterion for a zone map change:

(D) The following policies for deciding zone map change applications pursuant to the City zoning code are hereby adopted:

(1) A proposed zone change must be found to be consistent with the health, safety, morals, and general welfare of the City.

The applicant states: "The current zoning of the parcels to be added, as identified above, is R-1 (Single-Family Residential District) and O-1 (Office District). The proposed zoning for the entire project is R-5 (Single-Family Residential District), which is consistent with the previously approved master plan and the Lomas Negras Specific Area Plan (MDR)."

The Planning and Zoning Board recommends the Governing Body find that the proposed zoning is consistent with the health, safety, morals and general welfare of the City. The requested Zone Map Amendment would bring the zoning in-line with the surrounding area and High Range 6 Subdivision. It would also further facilitate additional housing dwellings in the City of Rio Rancho, providing residents with increased housing options in a growing area of the City, consistent with surrounding developments, and consistent with the morals and welfare of the City. Criteria is 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 be made.

The applicant states: "As established in the approved master plan, there is a clear market demand for single-family residential development in Rio Rancho. This amendment enhances the design and functionality of the subdivision by addressing antiquated platting and checkerboard ownership issues."

The Planning and Zoning Board recommends the Governing Body find that the zone change will bring added stability to the area as it will address the current spot zone designation of Lot 11, given its proximity to the currently zoned R-5 properties within the High Range 6 Master Plan area. The request will allow for stability of land use by zoning the lot, and the other three lots, consistently with surrounding properties and enabling them to develop as part of the High Range 6 subdivision. Criteria is 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: "Furthermore, these proposed changes are consistent with the City of Rio Rancho Comprehensive Plan goals and policies regarding master planning, walkability, open space, drainage, and utilities, and they offer improved integration with the adjacent High Range 4 and High Range 5 Master Plans."

The Planning and Zoning Board recommends the Governing Body find that the zone change is consistent with adopted elements of the Comprehensive Plan, including Goal L-2: Encourage consolidation of lots to promote a variety of land uses in a planned manner; Goal A-1: Eliminate antiquated platting within the City of Rio Rancho where desirable; and Goal PH-3: Promote a variety of housing types to meet the needs of all members of the community.

The Planning and Zoning Board recommends the Governing Body find that the zone change also meets the Goals and Objectives of the Lomas Negras Specific Area Plan, in that it enables a variety of housing. Criteria is 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.

In response to criteria B, the applicant states that: "As established in the approved master plan, there is a clear market demand for single-family residential development in Rio Rancho. This amendment enhances the design and functionality of the subdivision by addressing antiquated platting and checkerboard ownership issues."

The Planning and Zoning Board recommends the Governing Body find that the existing zoning is inappropriate because a different zoning type would be more advantageous for the community. The proposed R-5: Single-Family Residential zoning designation serves as a more cohesive zoning designation given the surrounding R-5 zoned High Range 5 community; as well as provides a more varied mix of housing strategies, per goal PH-6 of the comprehensive plan. The request also re-zones an antiquated platted R-1 zoned lot into a higher density R-5 zoned property to enable further development of a planned subdivision. Criteria is satisfied.

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

The Planning and Zoning Board recommends the Governing Body find that the cost of land or other economic considerations pertaining to the applicant is not considered a determining factor in the change in zoning designation. Criteria is satisfied.

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

The Planning and Zoning Board recommends the Governing Body find that the zoning request does not involve apartment, office, or commercial zoning. Criteria is satisfied.

(G) A zone change request which would give a zone different from surrounding zoning to one small area, especially when only one premises is involved, is generally called a "spot zone." Such a change of zone may be approved only when:
(1)The change will clearly facilitate realization of the comprehensive Plan and any applicable adopted sector development plan or area development plan; or
(2) The area of the proposed zone change is different form surrounding land because it could function as a transition between adjacent zones; because the site is not suitable for the uses allowed in any adjacent zone due to topography, traffic, or special adverse land uses nearby; or because the nature of structures already on the premises makes the site unsuitable for the uses allowed in any adjacent zone.

The applicant states, "The proposed zoning for the entire project is R-5 (Single-Family Residential District), which is consistent with the previously approved master plan and the Lomas Negras Specific Area Plan (MDR);...these proposed changes are consistent with the City of Rio Rancho Comprehensive Plan goals and policies regarding master planning, walkability, open space, drainage, and utilities, and they offer improved integration with the adjacent High Range 4 and High Range 5 Master Plans."

The Planning and Zoning Board recommends the Governing Body find that the requested zone map amendment will bring the lots into cohesion with the rest of the surrounding R-5 that makes up the High Range 6 development and it will not create a spot zone. Criteria is satisfied.

SURROUNDING LAND USE/ZONING: The neighboring properties to the north and east are zoned R-4: Single-Family Residential, while the properties to the west are zoned R-1: Single-Family Residential, O-1: Office, and C-1: Retail Commercial. The neighboring properties to the south are unzoned, as well as zoned NC: Neighborhood Commercial, and R-3: Multi-Family.

NOTIFICATIONS: Notifications were sent to affected property owners in conjunction with the Zone Map Amendment and Master Plan Amendment requests 15 days prior to the hearing date as required by State Statute. A legal advertisement was placed in the December 1, 2024 edition of the Albuquerque Journal. All legal notification requirements have been met.

INTERDEPARTMENTAL/INTERAGENCY REVIEW: See comments for case #25-410-00008.

IMPACT:

The Planning and Zoning Board recommends the Governing Body adopt the Zoning Ordinance, subject to the following findings below:

GENERAL FINDINGS OF FACT:

1. The Planning and Zoning Board may make a recommendation to the Governing Body on the applicant's request for a zone map amendment.
2. The applicant has the authority to apply for a zone map amendment on the subject property.
3. The applicant and adjacent property owners received due process.

SPECIFIC FINDINGS OF FACT FOR APPROVAL:

1. The proposed ordinance change would be consistent with the health, safety, morals, and general welfare of the City by promoting a variety of housing options and consolidating antiquated platted lots into a Master Planned area.
2. The applicant has provided sound justification, in a narrative dated October 14, 2025, for the proposed zone change and the zone map amendment would provide for stability of zoning with surrounding zoning and future uses.
3. The proposed zone map amendment would be consistent with the adopted elements, goals, policies, and objective of the Comprehensive Plan and Lomas Negras Specific Area Plan, including antiquated platting, population and housing, and land use goals and policies.
4. The applicant has demonstrated that the R-5: Single-Family Residential zoning designation would be more advantageous zoning for the subject property.
5. The cost of the land or other economic considerations does not appear to be a justification for the proposed zone map amendment.
6. The applicant has provided sufficient justification that the zone map amendment request is not solely based on the properties' location.
7. The requested zone map amendment would not create a "spot zone."

SPECIFIC CONDITIONS OF APPROVAL:

1. Approval of the Zone Map Amendment is pending approval of Master Plan Amendment case no. 25-410-00008.

If the Board determines the proposed zone map amendment is not justified, the following findings are recommended for denial:

SPECIFIC FINDINGS OF FACT FOR DENIAL:

1. The proposed zone map amendment does not meet the requirements of Rio Rancho Code of Ordinances (R.O. 2003) §150.07(D) Amendments.

ALTERNATIVES:

The Governing Body may:

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

DEPARTMENT RECOMMENDATION:

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

ATTACHMENT: Ordinance
ATTACHMENT: Application
ATTACHMENT: Authorization
ATTACHMENT: Zoning
ATTACHMENT: Master Plan Amendment
ATTACHMENT: Exhibit Location
ATTACHMENT: Exhibit Lotting Plan
ATTACHMENT: Reproduction of Notices

CITY OF RIO RANCHO
ORDINANCE

ORDINANCE NO. **ENACTMENT NO.**

ORDINANCE AMENDING THE ZONING CLASSIFICATION AND OFFICIAL ZONING MAP FOR THE PROPERTY LEGALLY DESCRIBED AS RIO RANCHO ESTATES UNIT 13, BLOCK 70, LOT 11, FROM R-1: SINGLE-FAMILY RESIDENTIAL TO R-5: SINGLE-FAMILY RESIDENTIAL, AND UNIT 13, BLOCK 69, LOTS 88, 89, AND 19, FROM O-1: OFFICE TO R-5: SINFLE-FAMILY RESIDENTIAL, IDENTIFYING CONDITIONS OF DEVELOPMENT, PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE

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

WHEREAS: in accordance with Rio Rancho Code of Ordinances (R.O. 2003) Section 150.07, an application to amend the zoning ordinance on the subject property has been submitted by The City of Rio Rancho, and assigned City Case No. 23-100-00008; and

WHEREAS: the City of Rio Rancho adopted the Lomas Negras Specific Area Plan on June 25, 2008 pursuant to Resolution No. 56 Enactment No. 08-51; and amended the plan on July 8, 2009, pursuant to Resolution No. 75 Enactment No. 09-74; February 23, 2011, pursuant to Resolution No. 15 Enactment No. 11-17; May 27, 2021, pursuant to Resolution No. 54, Enactment No. 21-053; July 22, 2021, pursuant to Resolution No. 69, Enactment No. 21-068; October 12, 2023, pursuant to Resolution No.123, Enactment No. 23-124; April 25, 2024, pursuant to Resolution No. 34, Enactment No. 24-033; and on April 24, 2025, pursuant to Resolution No. 43, Enactment No. 25-043; and

WHEREAS: the City of Rio Rancho adopted the High Range 6 Master Plan on April 25, 2024, pursuant to Resolution No. 35, Enactment No. 24-034, and amended on December 16, 2025 pursuant to Resolution No.__, Enactment No. 25-__; and

WHEREAS: the City of Rio Rancho Planning and Zoning Board held a duly noticed public hearing on December 16, 2025, regarding the proposed changes to the Official Zoning Map and, following study and consideration, has made findings (where applicable) whether or not the criteria in R.O. 2003 Section 150.07 are satisfied, and made these recommendations to the Governing Body regarding adoption of the changes; and

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

affected property; and

WHEREAS: a public hearing occurred, in accordance with procedures set forth in R.O. 2003 Section 150.07, and NMSA 1978 Section 3-21-6, on the proposed zoning district and Official Zone Map changes hereinafter described were duly advertised and held by the Governing Body of the City of Rio Rancho on December 18, 2025 and the Governing Body heard interested parties and citizens for and against the proposed amendments; and

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

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

Section 1. Rezoning of property and Change in Land Use.
The Official Zone Ordinance is hereby amended on approximately 2 acres, from R-1: Single-Family Residential Zoning District and O-1: Office, to R-5: Single-Family Residential Zoning District, on the lands legally described as:

Unit 13, Block 70, Lot 11, as shown on the plat entitled: "S.E. PORTION OF UNIT THIRTEEN RIO RANCHO ESTATES, TOWN OF ALAMEDA GRANT, SANDOVAL COUNTY, NEW MEXICO" filed in the office of the County Clerk of Sandoval County, New Mexico on February 9, 1967 (RRE Book 1, Page 51-A); and

Unit 13, Block 69, Lots 88, 89, and 19, as shown on the plat entitled: "REPLAT PORTIONS OF UNITS TWELVE AND THIRTEEN RIO RANCHO ESTATES TOWN OF ALAMEDA GRANT SANDOVAL COUNTY NEW MEXICO" filed in the office of the County Clerk of Sandoval County, New Mexico on June 5, 1968 (RRE Book 1, Page 77).

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

A. The property identified in Section 1, above, is subject to all requirements of the R-5: Single-Family Residential District; as set forth in R.O. 2003 Section 154.12 (as of the effective date of this ordinance or as subsequently amended).
B. Design standards, regulations, land use, and other restrictions for the properties identified in Section 1, above, shall conform to any applicable development regulations listed in the High Range 6 Master Plan.

Section 3. Severability Clause. If any section, paragraph, clause, or provision of this Ordinance, or any section, paragraph, clause, or provision of any regulation promulgated hereunder shall for any reason be held to be invalid, unlawful, or enforceable, the invalidity, illegality, or unenforceability of such section, paragraph,

clause, or provision shall not affect the validity of the remaining portions of this Ordinance or the regulation so challenged.

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

ADOPTED THIS _____DAY OF _____, 2025.

_____
Greggory D. Hull, Mayor

ATTEST:

_____
Noel C. Davis, City Clerk
(SEAL)

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

PLANNING & ZONING LAND USE APPLICATION

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

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

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

APPLICANT/AGENT INFORMATION

Applicant Name: High Range 6 Development, LLC		Phone: (505) 822-0044
Address: 4461 Irving Blvd NW		E-Mail: pja@amestoy.net
City: Albuquerque	State: NM	Zip: 87114
Proprietary Interest: Owner	List Owners: High Range 6 Development, LLC	
Deed or Ownership Verification Provided: (Initials)		Letter of Authorization Provided: (Initials) X
Agent Name: Isaacson & Arfman, Inc.		Phone: (505) 268-8828
Address: 128 Monroe St NE		E-Mail: thors@iacivil.com
City: Albuquerque	State: NM	ZIP Code: 87108

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

Preliminary Plat for High Range 6 Subdivision Phase 1A

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

LOTS 19, 88, & 89, BLOCK 69; LOTS 1 THRU 12 THRU 29,70 THRU 72, & 74 THRU 96, BLOCK 70; LOTS 3 THRU 13, 34, 35, & 37 THRU 45, BLOCK 71

Subdivision/Unit : Rio Rancho Estates Unit 13	Block(s): 69, 70, & 71	Lot(s):
Existing Zoning: R-5, O-1, and R-1	Proposed Zoning: R-5	
No. of existing lots: 80	No. of proposed lots: 118	Total area of site (acres) 53.3055

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: Justin Thor Simenson	Applicant:	Agent: X
Signature:		Date: **10/23/2025**

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

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

Form revised June 2014

City of Rio Rancho

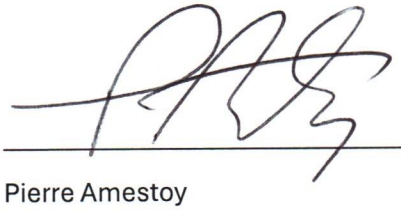
3200 Civic Center Circle NE

Rio Rancho, NM 87144

RE: Agent Authorization Letter – City of Rio Rancho – High Range 6 Subdivision, Phase 1A and 1B, Rio Rancho Estates, Unit 13 being comprised of Lots 18, 88&89, Block 69 together with Lots 1-29, 70-72, 74-96, Block 70 together with lots 3-13, 34-35, 37-45, Block 71

As owner of said property listed above, I authorize Isaacson & Arfman, Inc. and their designated representatives Justin Simenson or other designated members of Isaacson and Arfman, Inc. to act as agent for all matters relating to the request for Preliminary Plat, Final Plat, and Site Plan.

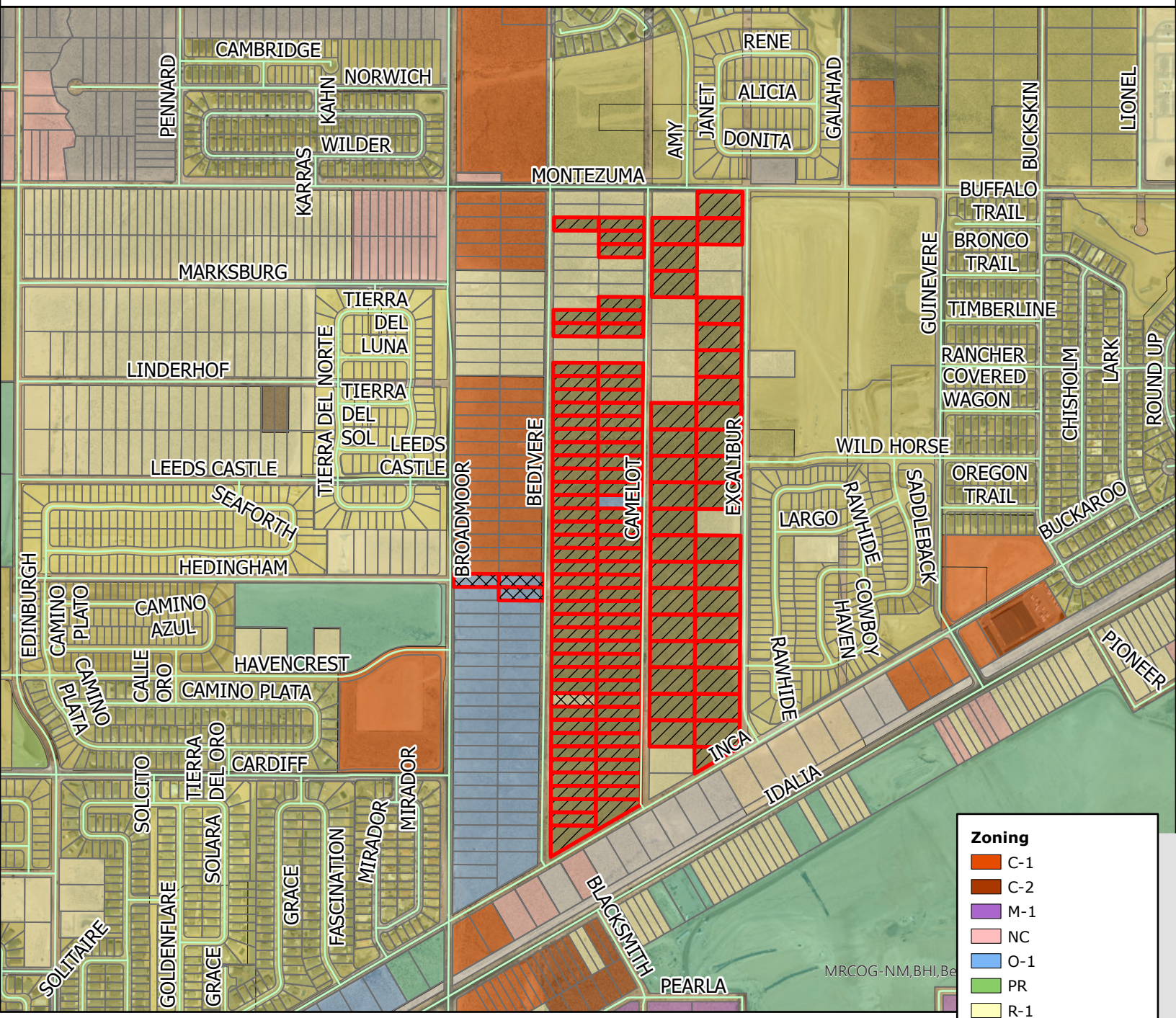
Feel free to contact me if you have any questions or concerns.



Pierre Amestoy

Amestoy Construction and Development II, LLC

HIGH RANGE 6
ZONE MAP AMENDMENT
MASTER PLAN AMENDMENT



Zoning

- C-1
- C-2
- M-1
- NC
- O-1
- PR
- R-1
- R-2
- R-3
- R-4
- R-5
- R-6
- SU
- TZ
- Unzoned
- Subject Properties
- MPA & ZMA Lots

0 0.05 0.1 0.2 Miles

N
W E
S

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

Map courtesy of Liz Ruiz Carlos
11/20/25

Isaacson & Arfman, Inc.
EST 1980
Civil Engineering Consultants
128 Monroe Street NE
Albuquerque, NM 87108
505-268-8828 | www.iacivil.com

October 14, 2025

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

RE: High Range 6 Subdivision Master Plan Amendment Request

Dear City of Rio Rancho Planning Department,

Isaacson & Arfman, acting as agents for High Range 6 Development, LLC, respectfully request approval for the following amendments to the High Range 6 Master Plan. The purpose of this amendment is to expand the existing master plan boundary by incorporating four previously excluded parcels. This addition necessitates updates to the Phase 1 lot layout, roadway network, grading, and utility exhibits.

Project Background
The initial application for the High Range 6 Master Plan (Case #23-400-00003) and related concurrent applications, including the Zone Map Amendment (Case #23-100-00008) and Specific Area Plan Amendment (Case #23-410-00006), were previously approved by the City of Rio Rancho Planning & Zoning and Governing Bodies. These applications were originally submitted with LGI Homes as the developer, represented by Coe & Van Loo Consultants, Inc. (CVL).

Following these approvals, LGI Homes terminated their purchase agreement. High Range 6 Development, LLC, the new developer identified in this amendment, is currently under contract for the Phase 1 portion of the master plan. This amendment does not propose any changes to Phase 2 area.

Proposed Changes
Four existing out-parcels, specifically Rio Rancho Estates Unit 13, Lot 11 of Block 70, and Lots 19, 88, and 89 of Block 69, have been acquired to optimize the residential lot layout and enhance roadway network functionality. We are concurrently requesting that these four parcels be rezoned to R-5 (Single-Family Residential), aligning with the zoning changes established in the previously approved master plan and concurrent applications.

The original Phase 1 layout encompassed 323 single-family lots. The proposed Phase 1 layout is now divided into two sub-phases: Phase 1A with 118 lots and Phase 1B with 161 lots, resulting in a total of 279 lots, as detailed in the attached Lotting Plan exhibit. With the revised Phase 1 area of 53 acres, the density of Phase 1 is approximately 5.2 dwelling units per acre (du/ac). Considering the future Phase 2 area (140 lots in 40 acres), the overall project density remains approximately 4.5 du/ac.

The revised layout for Phase 1 includes provisions for four HOA-maintained pocket parks, featuring walking trails and seating areas. The total area allocated for these parks is 1.16 acres, comprising 0.46 acres in Phase 1A and 0.70 acres in Phase 1B. In accordance with the approved Master Plan, the required neighborhood park will be situated within Phase 2, and the HOA-maintained pocket parks in Phase 1 serve to enhance the overall development.

The inclusion of the additional lots in Block 69 enables a roadway connection to the existing Broadmoor Boulevard and Havencrest intersection, situated west of the project site. This intersection is intended to function as a right-in, right-out access point. A right-turn deceleration lane and taper are proposed for northbound traffic.

128 Monroe Street NE
Albuquerque, NM 87108
505-268-8828 | www.iacivil.com

Drainage in Phase 1 has been revised to better integrate with the natural terrain. The additional lots in Block 69 facilitate a storm drain connection to the existing infrastructure in Havencrest, west of the project site. A revised conceptual grading plan is attached for your review. A comprehensive drainage report and detailed grading and drainage plan for Phase 1 will be submitted with the preliminary plat for Phase 1A.

A revised utility plan is included to reflect the updated layout. Notably, proposed changes to the sanitary sewer system will now follow the natural terrain and discharge along the same alignment as the storm drain, westward to the existing sewer line in Havencrest. We have collaborated with the Rio Rancho Utilities Department, and they have confirmed their acceptance of the revised plan.

Zoning Implications
The current zoning of the parcels to be added, as identified above, is R-1 (Single-Family Residential District) and O-1 (Office District). The proposed zoning for the entire project is R-5 (Single-Family Residential District), which is consistent with the previously approved master plan and the Lomas Negras Specific Area Plan (MDR).

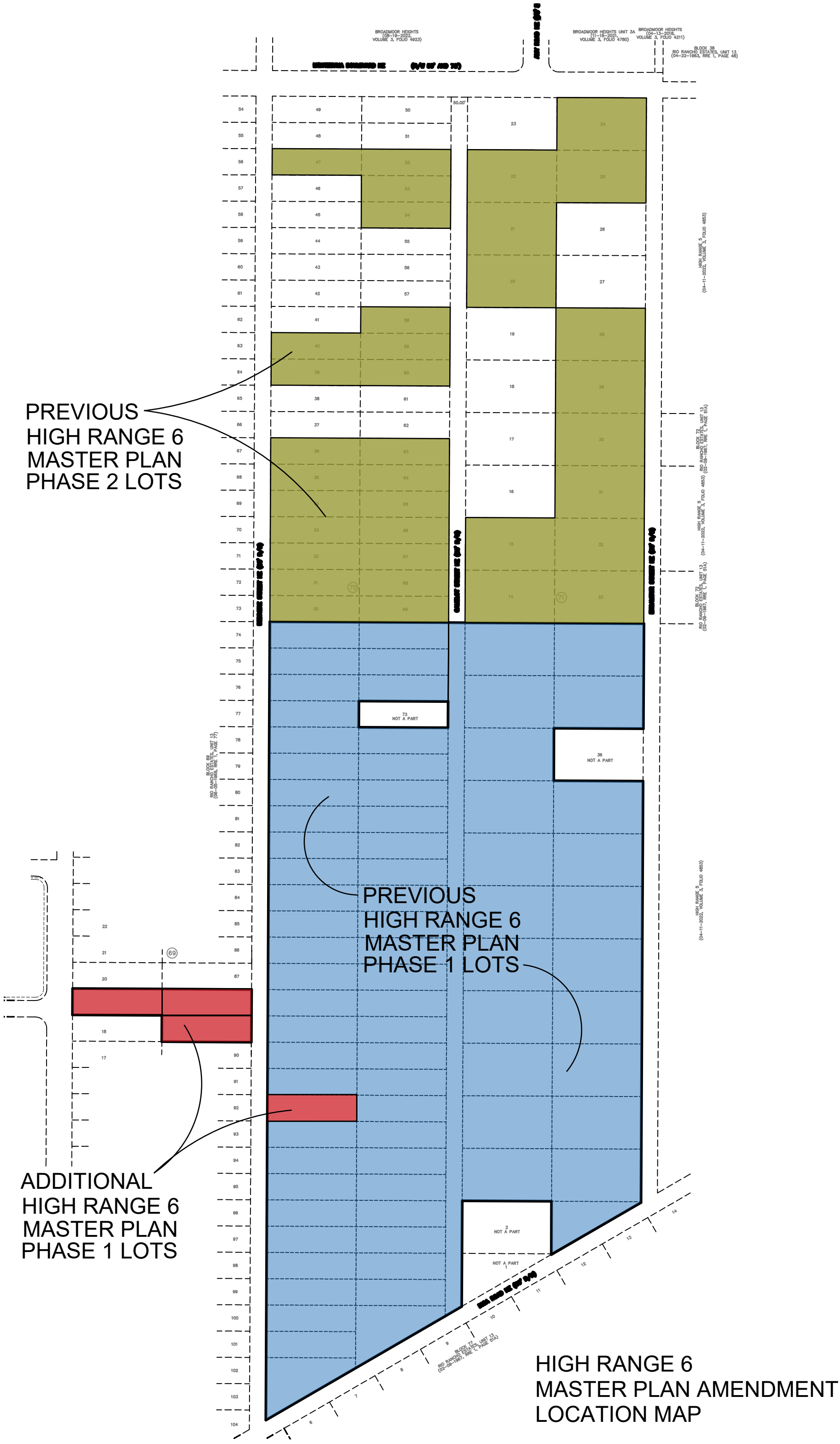
Justification for Master Plan Amendment
As established in the approved master plan, there is a clear market demand for single-family residential development in Rio Rancho. This amendment enhances the design and functionality of the subdivision by addressing antiquated platting and checkerboard ownership issues. Furthermore, these proposed changes are consistent with the City of Rio Rancho Comprehensive Plan goals and policies regarding master planning, walkability, open space, drainage, and utilities, and they offer improved integration with the adjacent High Range 4 and High Range 5 Master Plans.

Attached exhibits for your review include:

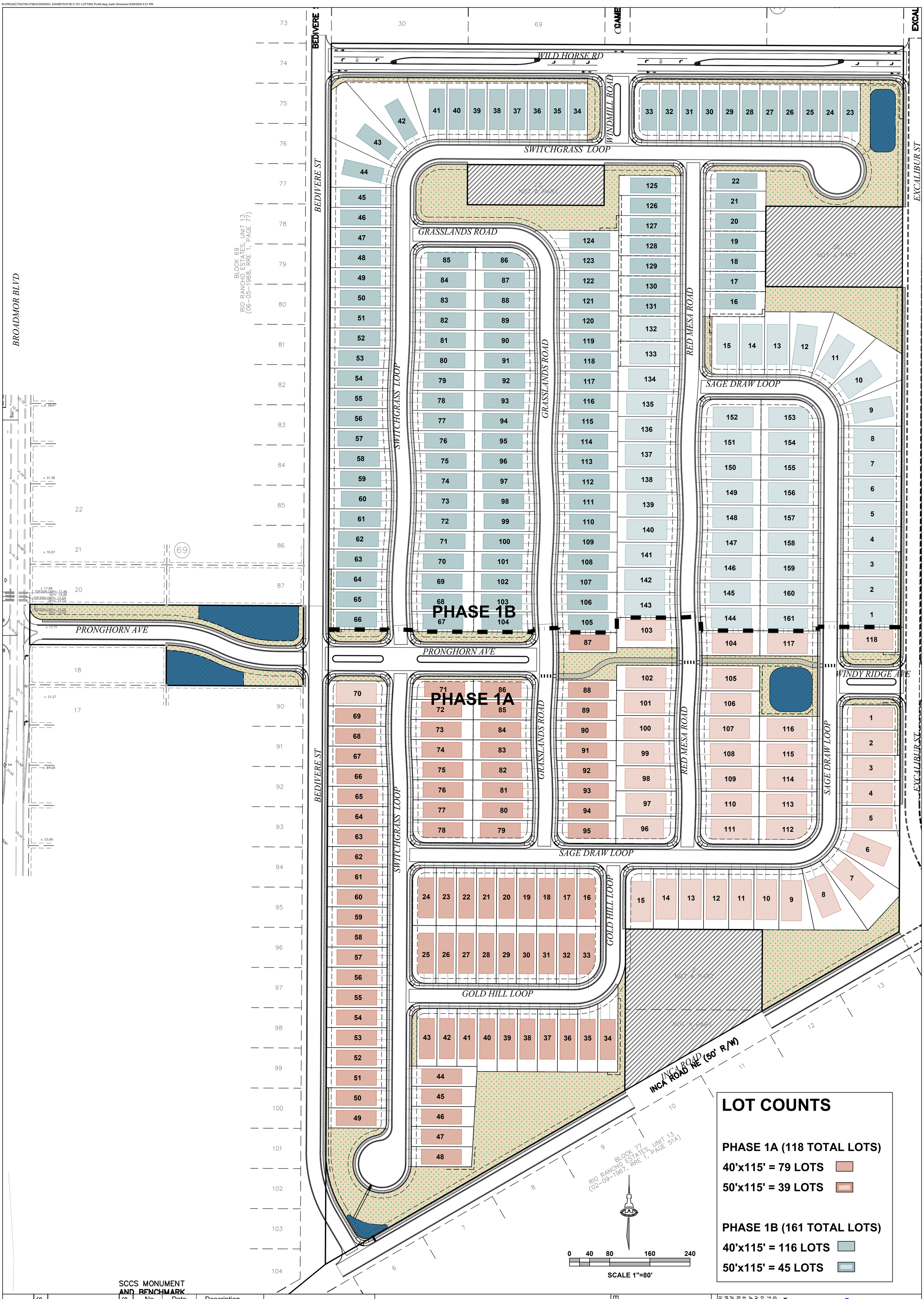
- Location Map, illustrating the lots being added with this amendment
- Lotting Plan, detailing the revised Phase 1 lot layout, density, and roadway network
- HOA Park Exhibit, displaying the revised Phase 1 HOA-maintained pocket park locations and sizes
- Conceptual Grading Plan, showing the revised Phase 1 drainage discharge
- Conceptual Utility Plan, depicting the revised Phase 1 utility layout and sanitary sewer outfall

Please do not hesitate to contact me via phone or email with any questions or comments.
Sincerely,
Isaacson & Arfman, Inc.

Justin Thor Simenson
President


PREVIOUS
HIGH RANGE 6
MASTER PLAN
PHASE 2 LOTS
PREVIOUS
HIGH RANGE 6
MASTER PLAN
PHASE 1 LOTS
ADDITIONAL
HIGH RANGE 6
MASTER PLAN
PHASE 1 LOTS
BROADMOOR HEIGHTS
(08-19-2022,
VOLUME 3, FOLIO 4923)
BROADMOOR HEIGHTS UNIT 3A
(11-18-2021,
VOLUME 3, FOLIO 4780)
BROADMOOR HEIGHTS
(04-13-2018,
VOLUME 3, FOLIO 4211)
BLOCK 38
RIO RANCHO ESTATES, UNIT 13
(04-22-1963, RRE 1, PAGE 48)
HIGH RANGE 5
(04-11-2022, VOLUME 3, FOLIO 4853)
BLOCK 72
RIO RANCHO ESTATES, UNIT 13
(02-09-1967, RRE 1, PAGE 51A)
HIGH RANGE 5
(04-11-2022, VOLUME 3, FOLIO 4853)
BLOCK 69
RIO RANCHO ESTATES, UNIT 13
(08-05-1966, RRE 1, PAGE 77)
73
NOT A PART
36
NOT A PART
2
NOT A PART
1
NOT A PART
HIGH RANGE 6
MASTER PLAN AMENDMENT
LOCATION MAP

M:\PROJECTS\2700-2799\2726\DWG\- EXHIBITS\2726 C-701 LOTTING PLAN.dwg Justin Simenson 8/28/2025 4:51 PM



LOT COUNTS

PHASE 1A (118 TOTAL LOTS)

40'x115' = 79 LOTS

50'x115' = 39 LOTS

PHASE 1B (161 TOTAL LOTS)

40'x115' = 116 LOTS

50'x115' = 45 LOTS

SCCS MONUMENT
AND BENCHMARK

C-100 SHEET NUMBER

LOTTING PLAN
08/20/2025
SHEET TITLE

No	Date	Description

DESIGN
ISSUE: DEVELOPMENT

PROJECT NUMBER: IA 2726
FILE: -
DRAWN BY: --
CHECKED BY: --
DATE: --

HIGH RANGE 6 SUBDIVISION
PHASES 1A & 1B

RIO RANCHO, NM

Engineer

NOT FOR CONSTRUCTION

© 2020 Isaacson & Arfman, Inc. This design, calculations, and concepts are owned by and remain the property of Isaacson & Arfman, Inc. and no part thereof shall be utilized by any person, firm or corporation for any purpose whatsoever except with the written permission of Isaacson & Arfman, Inc.

Isaacson & Arfman, Inc.
Civil Engineering Consultants
128 Monroe Street NE
Albuquerque, NM 87108
505-268-8828 | www.iacivil.com

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

November 20, 2025

RE: **Master Plan Amendment/Zone Map Amendment**
Case No. 25-410-00006/ 25-100-00015
High Range 6 (U13, Blk 70, Lot 11; U13, Blk 69, Lots 88, 89, and 19)

Dear Property Owner:

You are receiving this letter because your property is affected by a land development decision being made by the Planning and Zoning Board and Governing Body.

The applicant, High Range 6 Development, LLC, through their agent, Isaacson & Arfman, Inc., requests approval of a Master Plan Amendment to the High Range 6 Master Plan, to incorporate 4 additional lots. The lots are legally described as U13, Blk 70, lot 11; U13, Blk 69, lots 88, 89 and 19. The applicant concurrently requests approval of a Zone Map Amendment, to rezone the properties from R-1: Single-Family Residential and O-1: Single-Family Residential, to R-5: Single-Family Residential. The properties total 2 acres and the expanded acreage of the plan totals 53 acres.

The **Planning and Zoning Board** will consider the request and make their decision on **Tuesday, December 16, 2025** at 6:00 pm in the **Council Chambers** and **Virtually**. The Governing Body will consider the request and make their decision, the following **Thursday, December 18, 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 Planning and Zoning Board and Governing Body. You may send comments to lruizcarlos@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 lruizcarlos@rrnm.gov or call me at 505.896.8785 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.

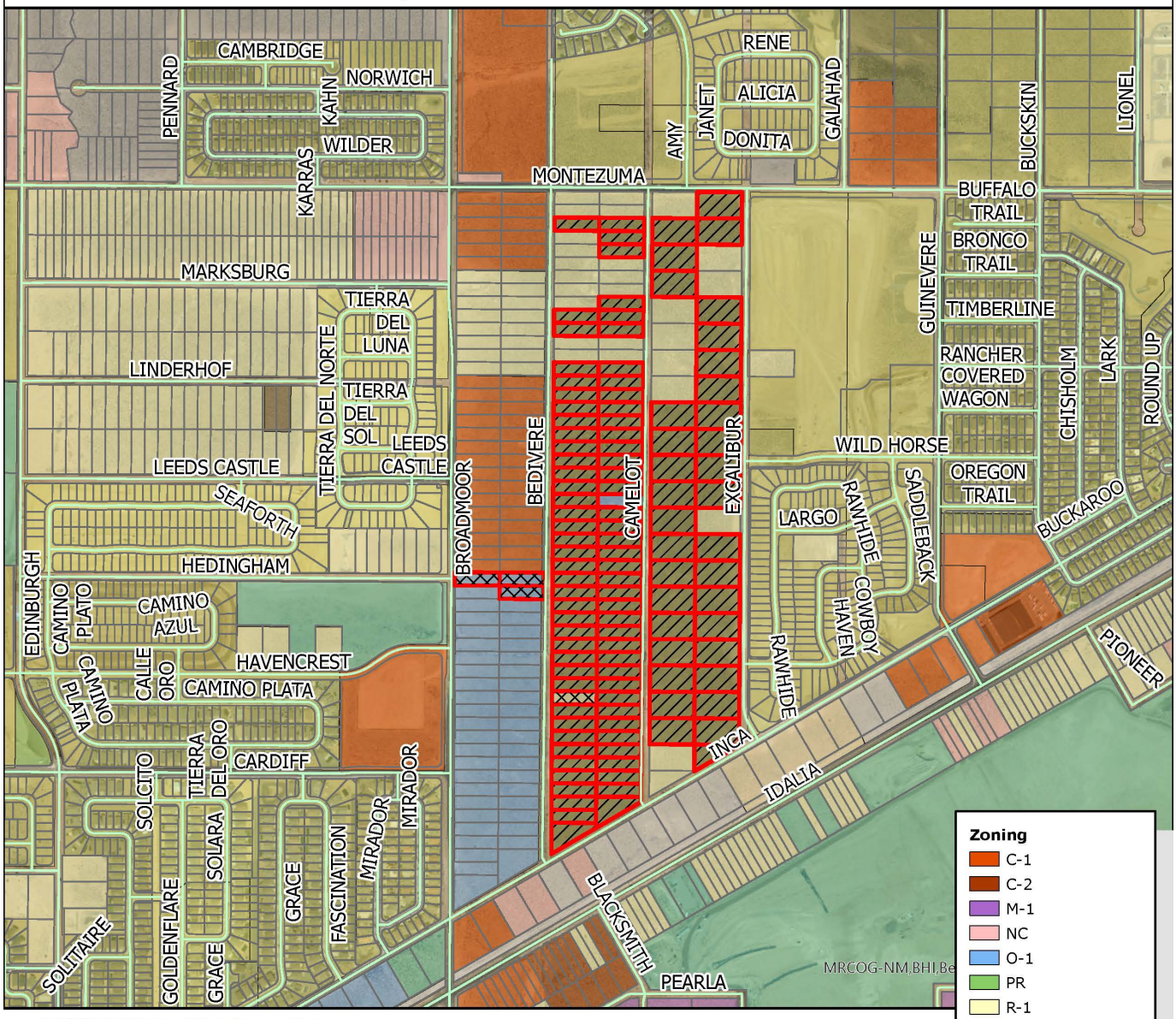
Respectfully,

Liz Ruiz Carlos
Municipal Planner II
Development Services Department
City of Rio Rancho

The City of Rio Rancho

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

HIGH RANGE 6
ZONE MAP AMENDMENT
MASTER PLAN AMENDMENT



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

0 0.05 0.1 0.2 Miles

N
W E
S

Map courtesy of Liz Ruiz Carlos
11/20/25

CITY OF RIO RANCHO
PUBLIC HEARING NOTICE

The GOVERNING BODY of the CITY of RIO RANCHO will consider the following matters at its regularly scheduled meeting at 6:00 p.m. on Thursday, December 18, 2025:

Zone Map Amendment
Case #25-100-00008

The applicant, High Range 6 Development, LLC, through their agent, Isaacson & Arfman, Inc., requests approval of a Zone Map Amendment, to rezone the properties legally described as: U13, Blk 70, lot 11; U13, Blk 69, lots 88, 89 and 19; from R-1: Single-Family Residential and O-1: Office, to R-5: Single-Family Residential. The properties total 2 acres.

Master Plan Amendment
Case #25-410-00008

The applicant, High Range 6 Development, LLC, through their agent, Isaacson & Arfman, Inc., requests approval of a Master Plan Amendment to the High Range 6 Master Plan, to incorporate 4 additional lots. The lots are legally described as U13, Blk 70, lot 11; U13, Blk 69, lots 88, 89 and 19. The expanded Master Plan would encompass 53 acres.

Master Plan Amendment
Case #25-410-00007

The applicant, AMREP Southwest, Inc, through their agent, Consensus Planning Inc., requests approval of a Master Plan Amendment to the Papillon Master Plan, to add 97.8 acres (104 parcels) to the plan.

Site Plan
Case #25-160-00014

The applicant, The Ask Academy, through their agent, Community Design Solutions, LLC requests approval of a Site Plan for the Ask Academy Gymnasium located at 4450 Sundt Rd NE. The subject property is legally described as Texico Conference Center Tract 2A1 and is zoned SU. The total area of the site is approximately 3.5 acres.

Site Plan
Case #25-160-00012

The applicant, Sandia View LLC, through their agent, Huitt-Zollars, is requesting a Site Plan approval for a proposed church at the property legally described as The Village, Tract H1A. The property is zoned SU: Special Use and is approximately 6.50 acres.

Zone Map Amendment
Case #25-100-00012

The applicant, Brian Mozley, through his agent, Coldwell Banker Legacy, requests approval of a Zone Map Amendment to amend the zoning classification of the subject property legally described as Plaza Rio, Lot B (zoned SU: Special Use for Limited Commercial Retail) to include multi-family townhomes as a permissive use. The subject property comprises approximately 1.51 acres.

Zone Map Amendment
Case #25-100-00013

The applicant, Joe Chambers, through his agent, Daniel Gonzales, requests approval of a Zone Map Amendment to change the zoning classification of the subject property legally described as Vista Hills 1A, Block A, Lot 1A from C-1: Retail Commercial District to C-2: Wholesale and Warehousing Commercial District. The subject property comprises approximately 2.08 acres.

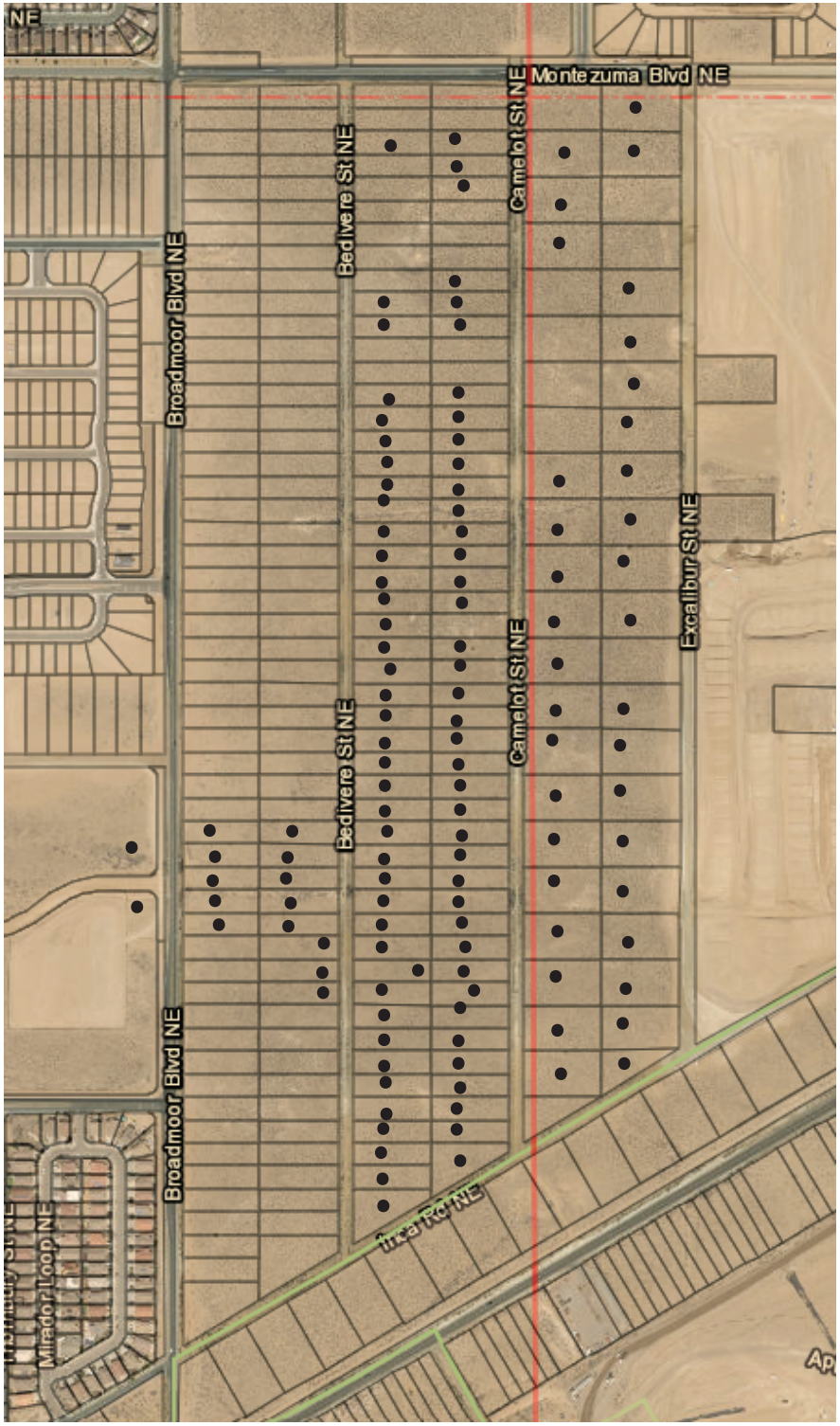
Site Plan
Case #25-160-00013

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

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.rrnm.gov. Materials related to these items are available for viewing in the Development Services Department at City Hall.

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

Journal: December 3, 2025.



Notice Map: • - First Class mail to affected property owners and to property owners within 100ft of the Zone Change Request

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: D74

AGENDA DATE:
December 18, 2025

DEPARTMENT:
Information Technology

SUBJECT:
D74, Advice and Consent of the Governing Body to Award Contract No. 26-026-IT to DLT Solutions

BACKGROUND AND ANALYSIS:

The City is seeking to replace its current Enterprise Resource Planning (ERP) system, AS400/Central Square, with a modern, integrated solution that will better support citywide operations and service delivery.

The existing Central Square platform currently serves as the City's primary ERP system, managing most financial transactions and core accounting functions. The new ERP solution is intended to streamline and modernize the City's administrative and operational processes across multiple departments. Core functional areas to be supported include Community Development (permitting, planning, inspections, and code enforcement), Utilities, Human Resources and Payroll, Engineering, Procurement, and Finance. By integrating these functions into a single, unified platform, the City will enhance data accuracy and improve cross-departmental coordination.

To identify the best-fit solution, the City issued a Request for Proposals (RFP) for a comprehensive ERP replacement. As part of the evaluation process, the City conducted scripted demonstrations with three shortlisted vendors to assess system functionality, usability, and alignment with operational requirements. Following the scoring and evaluation process, DLT was selected as the preferred vendor due to its strong performance during the demonstrations, technical capabilities, and overall alignment with the City's strategic goals.

On October 21, 2025, City staff presented the ERP Implementation Plan to the Governing Body during a work session, outlining the selection process, anticipated benefits, project scope, and implementation timeline.

Previously, $5,531,714 in capital funding for the ERP was earmarked/approved for the project. An additional $1,964,286 is required for complete implementation based on the updated pricing from the recommended vendor.

Appearing on the Governing Body's December 18, 2025 meeting agenda is a companion Budget Adjustment Resolution allocating necessary funding for the contract and associated services.

IMPACT:
The implementation of a new ERP system will have a significant impact on the City's ability to

operate efficiently and effectively. The goal of this project is to implement a unified ERP system that streamlines operations, enhances data sharing, and improves service delivery across all departments and to the citizens of Rio Rancho.

ALTERNATIVES:

Approve the contract award.

Do not approve the contract award.

DEPARTMENT RECOMMENDATION:

Staff recommends that the Governing Body consents to awarding contract 26-026-IT to DLT Solutions

ATTACHMENT: Contract
ATTACHMENT: Cost of Ownership
ATTACHMENT: October 2025 Work Session Presentation

CONTRACT 26-026-IT
MASTER AGREEMENT

This Master Agreement ("Agreement") is entered into as of the date of the last signatory (the "Effective Date") by and between DLT Solutions, LLC ("DLT" or "Consultant"), located at 2411 Dulles Corner Park Suite 800, Herndon, VA 20171 and the City of Rio Rancho, a municipal corporation (the "City"), located at 3200 Civic Center Circle NE, Rio Rancho, NM 87144. The City may purchase the Offerings (defined below) provided by DLT or its subsidiaries (each a "Party" and collectively, the "Parties") in accordance with this Agreement.

WHEREAS, DLT is a leading aggregator of complex information technology solutions defined below as Offerings;

WHEREAS, the City issued a Request for Proposal ("RFP") for that certain products and services as outlined in the RFP with a release dated of July 14, 2024, attached hereto as Exhibit A (the "Solicitation");

WHEREAS, DLT submitted its response to the Solicitation dated September 12, 2024, attached hereto as Exhibit B ("DLT RFP Response");

WHEREAS, DLT will provide the Offerings and/or Professional Services to the City in accordance with this Agreement; and

NOW THEREFORE, in consideration of the mutual covenants and promises stated herein, the Parties hereby agree as follows:

1. DEFINITIONS

1.1 "Agreement" means this Master Agreement and any applicable exhibits, service schedules, service guides, addenda, Purchase Orders, service level agreements, statements of work, and any other documents expressly incorporated herein.

1.2 "Confidential Information" means non-public proprietary information or confidential information including, but not limited to, business and/or product plans, pricing, marketing initiatives, designs and documentation; provided however Confidential Information shall not include information that (a) has been disclosed in publicly available sources through no fault of the Party receiving the confidential information; (b) is in the rightful possession of the Party receiving the confidential information without an obligation of confidentiality; (c) has been received by a Party from a third-party without a duty of confidentiality; or (d) is required to be disclosed by operation of law.

1.3 "Customer" or "City" means the City of Rio Rancho, New Mexico to which DLT sells the Offerings.

1.4 "Customer Purchase Order" means a written order Customer submits to DLT for Offerings.

1.5 "DLT Indemnified Parties" means DLT, its affiliates, and its and their directors, officers, shareholders, employees and agents.

1.6 "DLT Purchase Order" means a written order DLT submits to a manufacturer for Offerings.

1.7 "DLT Quote" means the quote DLT issues to Customer containing the price, discounts and terms for the Offerings.

1.8 "Force Majeure Event" means acts of God, quarantine, pandemic, outbreak of disease, travel advisories, governmental guidance against gatherings of a certain size, epidemic, flood, fire, strikes, volcano, air space closure, ground stops, acts of public enemy, acts of superior governmental authority

or any other cause beyond the reasonable control of the Party whose performance is affected (each a "Force Majeure Event").

1.9 "Manufacturer Agreement" means the terms and conditions between the City and manufacturer for the Offerings outlined in the Ordering Documents.

1.10 "Offerings" means all the products (*e.g.*, hardware, software, firmware, cloud solutions) and related updates or upgrades and services DLT resales or offers to the City by a manufacturer.

1.11 "Ordering Documents" means all the DLT Purchase Order and DLT Quote.

1.12 "Professional Services" means the services as set forth in one or more SOWs and all services, functions, responsibilities or tasks not specifically described in the Agreement, but which are required for, and are an inherent part of, or a necessary sub-part included within, or that are reasonably required for, the proper performance and delivery of the services.

2. PROFESSIONAL SERVICES. DLT agrees to perform services for the City (including, but not limited to, implementation, integration, development, etc.) such services shall be described in one or more Statements of Work ("SOW") properly executed by the Parties, which will be attached hereto, and any deliverables associated with such services and delivery timelines will be set forth therein. Each SOW shall contain the applicable information as provided in Exhibit C and shall outline a description of the overall business, technical and financial arrangement for the applicable services to be provided. The Professional Services as outlined in the applicable SOW shall be performed by DLT, or under DLT's direction by licensed and insured subcontractors. DLT shall remain wholly liable for any subcontractor, and all terms of this Agreement shall apply to the DLT subcontractor.

3. SOFTWARE & SUBSCRIPTION & SWAPPING SERVICES. Depending on the Offerings offered by DLT to the City, DLT, through a manufacturer of the Offerings, will either license the Offerings to the City or provide the City with access to and use of a hosted software solution, including updates and support services, as outlined in the Ordering Documents and in accordance with the Manufacturer Agreement(s), if applicable. If swapping of services is needed, DLT will permit swapping without additional costs so long as (1) The Manufacturer Agreement allows for such swamping and (2) the City swaps to a like-for-like Offering available at the time of the request. Notwithstanding the foregoing, neither DLT nor its subcontractors shall be responsible for any delays or consequential damage related to the City's request to swap the Offerings.

4. TERM; TERMINATION.

a) This Agreement has a term of five (5) years from the Effective Date with the option to extend for a period of five (5) additional years, on a year-to-year basis, by mutual agreement of all parties and approval of the Central Purchasing Division (as defined in the Solicitation), unless earlier terminated pursuant to this Section 4 ("Term; Termination"). Any SOW shall become effective when signed by an authorized agent on behalf of both parties and shall continue in effect thereafter through the date of termination specified on the applicable SOW. Any Customer Purchase Order shall become effective upon DLT's acceptance.

b) Notwithstanding anything to the contrary contained herein, the City may terminate this Agreement at any time by giving the Consultant such written notice as may be reasonable under the circumstances. Upon receipt of such written notice, the Consultant shall cease all work undertaken hereunder, except as may be necessary to provide for an orderly transition of such work. The Parties may terminate this Agreement at any time with sixty (60) days written notice to the other Party, and, upon mutual consent, each Party may have a one hundred eighty (180) window to wind down operations ("Wind Down Period") with the other Party after receipt of the Notice of Termination at mutual agreed upon rates during such Wind Down Period.

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

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

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

5. COMPENSATION AND PAYMENT. For services rendered hereunder, the Consultant shall invoice the City for those services provided in accordance with the Consultant's fee schedule included in their cost proposal and the purchase order issued for work to be completed. Consultant shall not provide any quantities of work under this Agreement above and beyond the quantities approved in writing by means of a purchase order issued by the City's purchasing office. Consultant shall submit invoices to the City showing the amount of compensation due, the amount of any New Mexico gross receipts taxes (if applicable) and the total amount payable. Payment of undisputed amounts shall be due and payable thirty (30) days after the City's acceptable receipt of the invoice or services, whichever is later.

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

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

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

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

10. INSURANCE. The Consultant shall procure and maintain, at its own expense, all necessary or appropriate insurance coverage for itself and its agents and employees. The Consultant shall provide to the City, a certificate of insurance or declarations page demonstrating compliance with the foregoing. The City shall be named as an additional insured under all applicable policies required under this section. All insurance provided must be endorsed as primary/non-contributory and any shortfall shall be funded by DLT. DLT acknowledges that obtaining property and commercial general liability insurance, in no way, limits its potential liability.

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

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

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

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

15. PUBLIC BODY. The Parties acknowledge and agree that the City is a "Public Body" as defined in the New Mexico Inspection of Public Records Act (NMSA 1978, §§ 14-2-1 14-2-12(as amended)) and must comply with all statutory obligations under New Mexico law. Nothing contained within this Agreement shall be considered a waiver of compliance with the New Mexico Inspection of Public Records Act. Consultant shall have no cause of action against the City for any disclosures made pursuant to the City's obligations under the New Mexico Inspection of Public Records Act related to, or arising from, this Agreement.

16. COMPLIANCE WITH LAWS AND POLICIES; CONFLICT OF INTEREST

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

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

c) Both parties shall abide by all applicable federal and state laws, rules, regulations, and executive orders pertaining to equal employment opportunity; pursuant thereto, shall assure that no person shall, on the grounds of race, color, national origin, sex, age, or disability, be excluded from employment with, participation in, be denied the benefits of or be otherwise subjected to

discrimination under, any program or activity performed under this Agreement; and to promptly take appropriate steps to correct any deficiency that may be found to occur in compliance with such laws and rules.

17. RELEASE; INDEMNITY.

a) By its receipt of final payment of all amounts due under this Agreement, the Consultant shall release the City, and its officers and employees, from all liabilities, claims, and obligations whatsoever, arising from or under this Agreement. In accordance with the limits set forth in Section 17 ("Limitation of Liability"), the Consultant shall indemnify and defend the City and hold the City harmless for and from any and every claim, action, liability, loss, damage or suit, arising from the fault of the Consultant in performing (or omitting to perform) services hereunder, including claims for payment with respect to work for items not properly specified in the Consultant's work product.

b) This Section shall survive the expiration of this Agreement with respect to any claim, loss, liability, cost, or expense, whenever incurred or asserted, arising out of any act, omission, condition, or event that preceded such expiration or termination.

18. LIMITATION OF LIABILITY. DLT'S LIABILITY FOR EACH CLAIM SHALL NOT EXCEED THE AMOUNT RECOVERABLE FROM THE MANUFACTURER UNDER THE APPLICABLE ORDER. BY THE CITY TO DLT FOR SUCH OFFERINGS OR SERVICES GIVING RISE TO THE CLAIM ARISING OUT OF OR IN CONNECTION WITH THE AGREEMENT OR THE SOLICITATION. NOTWITHSTANDING THE FOREGOING, IN NO EVENT SHALL DLT, ITS AFFILIATES OR ITS LICENSORS BE LIABLE FOR ANY INDIRECT, SPECIAL, CONSEQUENTIAL, INCIDENTAL, EXEMPLARY, OR OTHER DAMAGES, INCLUDING COSTS FOR PROCUREMENT OF SUBSTITUTE OFFERINGS OR SERVICES, LOST PROFITS OR LOST REVENUE, LOSS OR CORRUPTED DATA OR SOFTWARE, LOSS OF USE OF SYSTEMS OR NETWORKS OR THE RECOVERY OF SUCH FOR ANY REASON AND REGARDLESS OF WHETHER DLT HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH LOSS OR DAMAGE.

19. NEW MEXICO TORT CLAIMS ACT. The City's liability shall at all times be subject to the limitations, immunities, and defenses contained within the New Mexico Tort Claims Act (NMSA 1978 §§ 41-4-1 through 41-4-30 (as amended)). Nothing herein shall operate or be deemed to alter or expand the City's liability or responsibilities beyond those permitted under the applicable provisions of the New Mexico Tort Claims Act or to waive any limitations or required procedures thereunder.

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

21. LICENSES. The Consultant shall maintain all required licenses, including without limitation all necessary professional and business licenses, throughout the term of this Agreement. Consultant shall require and shall assure that all of the Consultant's employees and Subcontractors maintain all required licenses, including without limitation all necessary professional and business licenses.

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

23. NOTICES. All notices other written communications shall be deemed given if emailed with a return receipt requested or mailed by a reputable overnight carrier, paid postage and addressed as set forth below. Such notices shall be deemed received on the date of the overnight mail receipt. Either Party may, by notice given in accordance with the foregoing, change its address or designated recipient for notices.

If to DLT:	**If to the City:**
Name: DLT Solutions, LLC Address1: 2411 Dulles Corner Park, Suite 800 Address2: Herndon, Virginia, 20171 Attention: Legal Department Phone: 800-262-4358 Email: legal@dlt.com	Name: City of Rio Rancho Address1: 3200 Civic Center Circle NE Address2: Rio Rancho, NM 87144 Attention: Legal Department Phone: 505-891-5003 Email: legal@rrnm.gov

24. GOVERNING LAW; VENUE. This Agreement shall be governed by and construed in accordance with the laws of the State of New Mexico, without regard to conflicts of law principles. The applicable state and federal courts for the State of New Mexico shall have jurisdiction and venue over all controversies arising out of or relating to this Agreement.

25. NO WAIVER. No waiver by either party of any breach of any provision hereof shall constitute a waiver of any other provision or any other breach unless such additional waiver is made in writing and signed by both parties.

26. COUNTERPARTS. This Agreement may be executed in several counterparts, all of which taken together shall constitute one single agreement between the Parties.

27. ORDER OF PRECEDENCE. In the event of a conflict between the terms and conditions in this Agreement and the Exhibits to this Agreement or the Manufacturer Agreement(s), Subcontractor Agreement(s) or Professional Agreement(s), the conflict shall be resolved in the following descending order of precedence: (i) This Master Agreement; (ii) Exhibit B to this Agreement; (ii) Exhibit C to this Agreement; (iii) Manufacturer Agreement(s), Subcontractor Agreement(s) and Professional Agreement(s); and (iv) Exhibit A.

IN WITNESS WHEREOF, each of DLT and the City has caused this Agreement to be signed and delivered by its duly authorized representative as of the Effective Date.

DLT Solutions, LLC		**City of Rio Rancho, a municipal corporation**	
By:		By:	
Name:		Name:	Matthew B. Geisel
Title:		Title:	City Manager
Date:		Date:	

EXHIBIT A-
SOLICITATION INCORPORATED IN ITS ENTIRITY - RFP 25-002-IT ERP Replacement
Dated July 14, 2024

Intentionally Blank

EXHIBIT B-
DLT RFP Response – Proposal dated 9/27/2024
Technical and Cost Proposal

Negotiated Scope of Work and Cost dated 10/30/2025
DLT Solutions SOW Rio Rancho (DLT Final 2.0
Total Cost of Ownership

Intentionally Blank

EXHIBIT C

Statement of Work

Incorporated in its entirety

DLT Solutions SOW Rio Rancho (DLT Final 2.0) dated 10/30/2025

Exhibit D

Incorporated in its entirety

Total Cost of Ownership dated 10/30/2025

Incorporated in its Entirety

Exhibit E - Information Security Plan

Exhibit F – Multi-tenant Cloud Customer Bill of Rights Infor 6/27/2025

Exhibit G – SaaS Order Form (SLA) March 2025 Infor 6/27/2025

Exhibit H– Universal Infor Customer DPA English v.05.24 Infor 6/27/2005

October 30th, 2025

CITY OF RIO RANCHO

Statement of Work & Addendum's

RFP # 25-002-IT

PRESENTED BY DLT SOLUTIONS

This proposal includes data that shall not be disclosed outside the Government and shall not be duplicated, used, or disclosed—in whole or in part—for any purpose other than to evaluate this proposal. If, however, a contract is awarded to this offer or as a result of—or in connection with—the submission of this data, the Government shall have the right to duplicate, use, or disclose the data to the extent provided in the resulting contract. This restriction does not limit the Government's right to use information contained in this data if it is obtained from another source without restriction. The data subject to this restriction are contained in all pages marked with the following legend: Use or disclosure of data on this page is subject to the restriction on the title page of this proposal or quotation.

DLT Solutions / 2411 Dulles Corner Park, Suite 800 / Herndon VA 20171 / 703.709.7172 / www.dlt.com
TIN 54-1599882 / DUNS # 78-6468199 / CAGE Code 0S0H9 / GSA IT Schedule 70 GS-35F-267DA

Table of Contents

GForce Infor CloudSuite Finance & Supply Chain 1

FSM In-Scope 6
Out of Scope 7

GForce Addendum 1: SOW for City of Rio Rancho 9

EUNA Solutions Budget Implementation for Rio Rancho 10

General 10
Statement of Work 13
Project Management 30
Customer Resources 32

EUNA Solutions Addendum 33

Addendum 33

Origin Utility Inc 33

Contract Term 33
Definitions 33
Scope of Work and Origin Responsibilities 34
In-Scope IPS UB Implementation Services 37
Overall Project Assumptions 42
Exclusions / Out of Scope 44
Dependencies 45
Staffing 45
Deliverables 45
Deliverable Completion Criteria 48
Project Timeline and Deliverables Schedule 50
Status Meetings and Reporting 52
Work Location 52
Contract Change Control 52
Project Change Control Process 53
Performance Measurements 53
Travel and Expense Guidelines 53
In Scope Integrations 54

Origin Addendum: Change Log from SOW v1.0 to v2.0 55

Inovium Statement of Work 57

Scope of Services 57
Assumptions and Responsibilities of the Customer 57
Period of Services 58

Use or disclosure of data on this page is subject to the restriction on the title page of this proposal or quotation.

Location of Services 58
Renumeration 58
General 59
EXHIBIT 1 To Statement of Work For CORR 59
Project Management 59
Planned Project Phases 59
Project Tasks: 60
Scope Exclusions 62
Inovium Addendum: HR Talent and WFM Implementation 62
Adjustment to Scope 62
Exclusion from Scope 63
VIP Statement of Work: Rio Rancho Development Services 63
Sprinting for System Configuration 63
Addendum and Clarification for VIP 65

Use or disclosure of data on this page is subject to the restriction on the title page of this proposal or quotation.

DLT Solutions, LLC ("DLT"), a TD SYNNEX Public Sector company, is pleased to present our proposal to the City of Rio Rancho for the replacement of its Enterprise Resource Planning (ERP) system. As a trusted public sector technology partner with more than three decades of experience supporting state and local government modernization initiatives, DLT has assembled a highly qualified consortium of solution and implementation partners—collectively known as **"Team DLT"**—to deliver a comprehensive, scalable, and future-ready ERP solution that meets the City's operational, financial, and service delivery needs.

Team DLT Composition and Roles:

- **DLT Solutions, LLC** – As the prime contractor, DLT will provide the software licensing, project management, and overall program oversight to ensure the project's successful execution and contractual compliance.

- **Infor** – Serving as the software manufacturer, Infor will deliver the modern, cloud-based ERP platform that forms the core of the City's enterprise solution.

- **Visionary Integration Professionals (VIP)** – VIP will provide expert implementation services, leveraging deep experience with Infor deployments across public sector organizations.

- **GForce** – GForce will provide implementation services focused on Financial and Supply Management (FSM) modules, bringing specialized consulting expertise to ensure smooth configuration, testing, and change management.

- **EUNA Solutions** – EUNA Solutions will provide both implementation support and functional software modules related to Financial and Supply Management (FSM), ensuring seamless integration with the City's financial workflows.

- **Origin Utility, Inc.** – Origin Utility will deliver implementation services and provide specialized Utility Management software modules to support the City's utility billing and customer management functions.

- **Inovium** – With a long history of deploying Work Force Management, HR, and Payroll solutions with Infor, they will be a key player in ensuring the missions success.

Together, **Team DLT** offers the City of Rio Rancho a cohesive solution that unites best-in-class technology, experienced implementation partners, and a proven prime contractor dedicated to public sector success. Our collaborative approach ensures accountability, transparency, and effective communication throughout every phase of the engagement—from planning and implementation to post-deployment support.

We appreciate the opportunity to partner with the City on this transformative initiative and look forward to demonstrating how Team DLT's combined expertise can deliver a seamless, future-proof ERP platform that empowers the City to better serve its residents.

GForce Infor CloudSuite Finance & Supply Chain

Implementation Statement of Work

The Project Services outlined in this Statement of Work (SOW) are for implementing the Infor Finance & Supply Chain Management (FSM) detailed within the proposal. Service Fees are estimates derived from our understanding of the project scope, best practices, and assumptions regarding the project based on what is provided in Rio Rancho's ERP Replacement RFP ("RFP 25-002-IT").

Implementation Methodology, Phases & Milestones

At GForce Technology Consulting, we believe that a structured approach with clearly defined phases and milestones is essential for a successful implementation. Our methodology combines the best practices of both structured and iterative project management techniques, ensuring transparency, accountability, and effective progress tracking throughout the project lifecycle. This flexible and adaptive approach provides a comprehensive yet adaptable framework that accommodates the unique needs of each project.

By emphasizing continuous feedback and adaptation, maintaining open communication channels, and regularly reviewing project progress, we ensure that any necessary adjustments are made promptly to keep the project on track and aligned with your business goals. Our methodology's clearly defined phases and milestones guide the project from inception to completion, ensuring that every step is completed efficiently and effectively. Customer engagement throughout the process creates ownership of the solution as well as comfort of use on day one.

Project Phases and Milestones

1. Planning

- Project Plan: Development of a detailed project schedule reflecting resourcing realities
- Develop an agreed upon project charter
- Initiate Change management plan

2. Design

- Requirements Gathering: Comprehensive collection of business requirements
- Perform a Proof of Concept (POC): Demonstrating key functionalities needed to properly execute design decisions
- Document Application and integration design decisions.
- Document reporting requirements
- Update RAID (Risks, Actions, Issues, Decisions) log

Milestone:

- Execute Conference Room Pilot (CRP)
- Culmination of Design Sessions and Proof of Concept work to test configurations and finalize design decisions with City of Rio Rancho team
- Onsite Engagement: Typical CRP involves 2 – 4 days of onsite work per workstream, of which several may overlap
- Signoff of draft design documents

Use or disclosure of data on this page is subject to the restriction on the title page of this proposal or quotation.

3. Build

- Interfaces Creation: Development of required interfaces
- Conversions: Successful data conversion processes
- Security Setup: Implementation of security roles
- System Integration Testing (SIT) readiness: unit testing, finalize test plan, identify testing resources

4. Testing

- Update and finalize Application and integration design decisions
- Confirm reporting requirements are met
- Update RAID log

Milestones:

- Execute System Integration Testing (SIT)
- Onsite Engagement: SIT typically involves 2 – 4 days of onsite work per workstream, of which several may overlap, during final testing stages
- Execute User Acceptance Testing (UAT)
- Go/No-Go decision
- 5. D Execute cutover plan
- Post Go Live support through first month close
- Ongoing Support: Optional managed services support

Milestones:

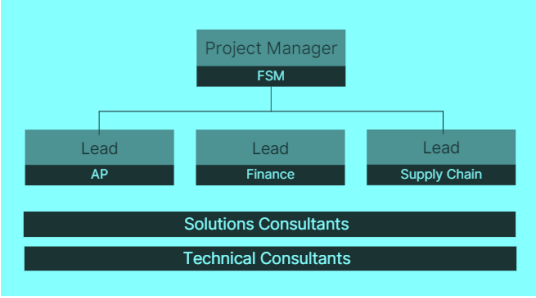
- Go-Live: Transition to live operation of the system

Project Status Reporting and Communication

We will provide regular status updates and progress reports to keep all stakeholders informed. The frequency and format of these reports will be customized to meet your preferences, ensuring transparency and alignment throughout the project.

By adhering to a phased approach with clearly defined milestones, GForce Technology Consulting ensures that each stage of the project is completed efficiently and effectively, leading to a successful implementation of the Infor systems. Smartsheet will be utilized for project tracking and available through client portal.

Resourcing Plan



Use or disclosure of data on this page is subject to the restriction on the title page of this proposal or quotation.

Meeting Methodology

A well-defined communication plan and structured meeting methodology are essential for the success of any project. During the project kickoff, we establish a clear communication plan that includes reporting cadence and format and outline meeting groups which will meet throughout the project. Once underway, we regularly review and adjust meeting agendas and participants to ensure relevance, monitor meeting effectiveness, and make necessary adjustments to improve efficiency. GForce's collaborative approach promotes and supports open communication channels for feedback and continuous improvement.

1. Agenda-Driven and Concise

2. Selective Participation

3. Phase-Dependent Frequency

4. Customizable Reporting Cadence

Train-the-Trainer Process

The train-the-trainer process at GForce Technology Consulting is designed to ensure that your team is fully prepared to utilize the Infor system from Day 1 of Go Live. This approach focuses on equipping selected individuals within your organization with the knowledge and skills needed to train their colleagues, thereby fostering self-sufficiency and confidence in using the new system. Recordings, training materials, and other documentation will be housed on City of Rio Rancho SharePoint site.

Key Components

1. Continuous Training Throughout the Project

- Integrate training sessions into each phase of the project to ensure a deep understanding of the system as it is being implemented
- Conduct regular workshops and hands-on training sessions to keep trainers up to date with the latest developments and configurations
- Sessions to be recorded and transcribed, available on project team SharePoint
- Comprehensive training throughout the project and subsequent library of materials created provides robust content in multiple learning styles

2. SmartHelp Setup and Utilization

- Implement Infor's SmartHelp feature to provide contextual assistance within the ERP system
- SmartHelp to enable users to easily access templates, customer specific job aides, "how to" videos, knowledge-based articles and other content pertaining to any process business information
- GForce to create/author the SmartHelp content that will be needed for go-live, and City's trainers will be taught how to use and maximize SmartHelp for ongoing user support and troubleshooting
- Trainers to be taught how to use and maximize SmartHelp for ongoing user support and troubleshooting

3. Development of Job Aides

- Creation of customized job aides tailored to your organization's specific processes and workflows
- Job aides serve as quick reference guides for end-users, ensuring they have the information they need to perform tasks efficiently (i.e., voice-over screen recordings, step-by-step screen shots, etc.)

By the time Go Live is completed, your trainers will be fully equipped to train their colleagues, ensuring a

Use or disclosure of data on this page is subject to the restriction on the title page of this proposal or quotation.

smooth transition to the new systems. This approach not only ensures readiness on Day 1 but also fosters a culture of continuous learning and self-sufficiency within your organization.

With the support of GForce training resources, access to Infor's self-paced online platform, SmartHelp, and customized job aides, your team will have all the tools they need to successfully utilize the Infor system from the moment it goes live.

Organizational Change Management

At GForce, Organizational Change Management (OCM) is seamlessly integrated into our implementation practice to ensure a smooth transition and adoption of the new system. We work closely with customer-designated sponsors and business area representatives who participate in leading change management activities for their respective areas. These representatives serve as liaisons and information providers to the implementation team, creating a distributed change management model with appropriate representation across the business. From the outset, we involve key members of the customer team in the early development sessions to gain agreement and align the project with their expectations.

Our OCM plan utilizes the following components:

- Leadership Alignment
- Change Enablement
- Change Communication
- Change Impact Assessment & Readiness Plan
- Resistance Management
- Team Effectiveness

Master Data Management (MDM)

During the requirements gathering stage of the project, it will be important to identify systems that will be affected by the move to the new ERP system. This will include identifying subject matter experts of each system, cleansing of data, and the mapping of data from legacy systems.

1. Assess Organizational Readiness
    - Understand your culture, data maturity, and support for cross-organizational collaboration
    - Identify and prioritize your master data (source of truth)
2. Define the Desired Future State
    - Facilitate workshops with business and IT stakeholders
    - Identify where the data should be maintained (Subledger or sub system)
    - Where does the detail data belong
3. Conduct Gap Analysis
    - Identify gaps between the current state and desired future state
    - Determine what needs improvement or alignment
4. Document and test future state plan
    - ERD documentation of data flow
    - Close gaps
    - Unit testing
    - Sign-off on future state plan

Use or disclosure of data on this page is subject to the restriction on the title page of this proposal or quotation.

Reports

During the design phase, GForce Technology Consulting focuses on gathering and validating reporting requirements by functional area. Our team identifies current reports and their functions, then analyzes and maps these to standard Infor reports, identifying any necessary customizations. Custom reporting may require additional scope, which will be clearly communicated. However, we leverage Infor's robust list views and ad hoc reporting capabilities as a primary solution and do not anticipate any custom reporting needs given the current project scope. By the end of the design phase, all required reports are identified. Throughout the build phase, report testing is conducted, with formal report validation taking place during the User Acceptance Testing (UAT) phase to ensure accuracy and functionality. **"Reports"** means the access to Infor and non-Infor Customer data for presentation, analysis, and distribution.

a. Infor delivered reporting and list views provide for a wide range of needs.
b. GForce to conduct Reporting Workshops during Planning Phase of the project.
c. Infor-delivered ("Standard") Reports and data access to be used.

If additional requirements are uncovered during the design phase that drive the need for additional custom reports, those may need to be handled via the change control procedure.

Integrations

GForce Technology Consulting is responsible for the conversion and mapping of data during the ERP implementation. While the customer ensures that the data is cleansed, GForce can assist in identifying data integrity issues. **"Integrations"** mean those objects that allow data to move either into or out of the installed applications, either in batch, real-time or near-real time. GForce will provide consulting services for the following integration development:

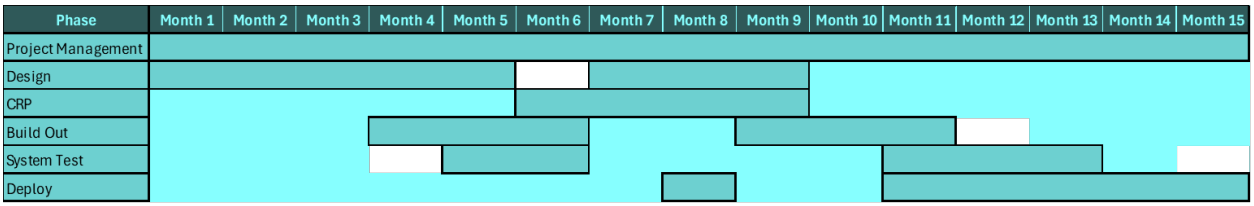
a. Integrations defined by the business processes they facilitate, the points during those processes where data is exchanged, the frequency in which data is exchanged, and the method exchanged
b. Customer will provide access to any environment, data, and systems to test integration for all Customer and third-party systems to which the Infor applications will be interfaced
c. Customer will coordinate with third party vendors with testing schedule
d. Customer is responsible for data validation efforts associated with integration testing to ensure interfaced data, including any transformation, mapping or aggregating logic, is performing correctly
e. Except for the EDI and punchout integration, Customer is responsible for building the non-Infor side of the interface
f. All data files for outbound and inbound interfaces with Infor applications will be in the specified Infor standard file formats

Estimated Timeline

Timelines will be developed in conjunction with Rio Rancho during the project's planning phase. When creating timelines, GForce will provide guidance based on best practices, resourcing realities, and other inputs which impact scheduling. The final timeline will be signed off on by all parties and will remain adaptable as assumptions may change throughout the duration of the project. Specific timeline details will be developed as part of contracted services.

The timeline below represents our best estimate of FSM project duration and does not consider work pauses due to integration of additional Infor modules.

Use or disclosure of data on this page is subject to the restriction on the title page of this proposal or quotation.



FSM In-Scope	Description
Finance and supply chain work sessions	The implementation team will conduct working sessions to provide guidance to the Rio Rancho team on the build-out of the Global Ledger structure.
Business process review workshops	The implementation team will conduct a series of working sessions to review current business processes and provide a roadmap to process change.
Interface and workflow analysis	The implementation team will create design documents to deploy Infor supported inbound interface infrastructure to build a platform for future growth. Only standard interface needs are considered in-scope and custom integrations are considered out of scope.
Modules Supported	Infor FSM CloudSuite modules required based on information given in RFP ("RFP 25-002-IT") are included in the FSM implementation.
Education/training will be provided to core team throughout the project	The implementation team will use a "train the trainer" methodology throughout the deployment life cycle. User participation during all phases of the implementation will ensure user readiness and provide a smooth transition to go-live. **Assumption(s):** ▪ GForce team will provide access to Infor's online user guides for documentation and setup of SmartHelp for direct access to online business process videos and documents to support process. GForce will support creation of documentation for unique business processes.

Data Conversion and Data Loading ▪ **Conversion of three (3) years of general ledger data (current year and two (2) prior years)** ▪ **Conversion of five (5) years of accounts payable data** ▪ **Conversion of current active vendors** ▪ **Conversion of open purchase orders and receivers** ▪ **Conversion of current fixed assets** ▪ **Conversion of open accounts receivable data** ▪ **Loading of legacy historical data into data lake**	**The implementation team will map and load conversion data. It will be Rio Rancho's responsibility to provide extracted data in a defined electronic format.** **Assumption(s):** ▪ **Customer is responsible for data cleansing** ▪ **Implementation team will perform validation of reports** ▪ **Data being loaded to balance sheet reconciles to sub-ledgers (i.e., AP trade equals current open payables report)** ▪ **Implementation team will load legacy historical data into custom business classes or Infor data lake after "go-live"**

Use or disclosure of data on this page is subject to the restriction on the title page of this proposal or quotation.

Report development and list views	The implementation team will leverage delivered reporting and list views to support customers' reporting needs. Custom reports are considered out of scope.
Provide detailed test plans and execution of Conference Room Pilot, System Integration Test, and User Acceptance Testing	The FSM Team will conduct a Proof of Concept (POC), a Conference Room Pilot (CRP), and a System Integration Test (SIT). POC will provide Rio Rancho with a working system to guide new business processes and a base knowledge of the system. CRP will provide a controlled test of core deployment. It will help in determining what interface requirements will entail and provide a road map to the build out of a production environment. SIT will provide an end-to-end test of all business processes, interfaces, reports, and security. SIT will also enable end users the opportunity to perform a user acceptance test (UAT). UAT will act as a platform to make the decision to "go-live."

Out of Scope	**Description**
Deployment or modification of 3rd party software	Non-Infor products such as BI platforms, printing solutions, or other platforms not specifically shown as in scope
Data extraction & data integrity issues	Extraction and cleansing of data from legacy system(s)
Optical Character Recognition (OCR) Imaging Solution	Infor Document Management (IDM) is included in standard out-of-the box solution. Optical Character Recognition (OCR) software and implementation of OCR software is considered out of scope.
Items not specifically listed in scope	Items not specifically outlined as in scope and items not noted and/or specified in the RFP ("RFP 25-002-IT") are considered out of scope and will be reviewed and handled according to the change order control process.

Project Assumptions

Timelines outlined in this document are contingent on Rio Rancho resource availability and timely access to current system environment.
Hours are not included to address data integrity issues; therefore, it is assumed that the data to be converted is reliable.
Rio Rancho and Implementation teams will provide responses to project issues within three (3) business days. Answers not received within three (3) business days may result in project delays. Any delays not caused by Implementation team actions or inactions may/will be addressed via the Project Change Control process if warranted by scope.
Implementation teams require access to Rio Rancho's resources, plans, platforms, and software, in the current environment and in a timely manner, in accordance with the project plan. Delays caused by Rio Rancho in delivering requested or required services may result in changes to the project schedule and/or additional charges. Conversely, any delays caused by Implementation teams may result in charge reductions.

Use or disclosure of data on this page is subject to the restriction on the title page of this proposal or quotation.

It will be the Rio Rancho team members' responsibility to identify system users and their roles and responsibilities for security purposes.
Rio Rancho will be responsible for user provisioning and applying security roles. The implementation team will provide the initial setup of users.
Modifications to the base Infor functionality are not included in the scope of this project.
This proposal does not include services obtained from 3rd party software vendors.
GForce will leverage their existing library of scripts as a basis for customization of Rio Rancho test scripts. Rio Rancho team members will participate in defining and creating initial and final testing scripts with implementation team providing guidance and support.
Rio Rancho is responsible for validating the testing of the solution. The implementation teams will assist Rio Rancho with the testing and validation.
The implementation team will be given access to Infor Concierge to record and track incidents and project tasks.
Rio Rancho will have a designated project manager.
Project Team training will be accomplished through Train-the-Trainer Training.
1 month of Post-Go Live support is included in the fixed pricing.
Pricing, estimated hours, and timelines presented in this proposal are based on the information provided in the Rio Rancho ERP Replacement RFP ("RFP 25-002-IT"). Any information or knowledge not included in the scope of the RFP that causes a material change to scope may result in an increase in price and/or timelines. Scope change management and document review will be performed using the change order control process.

Contract Assumptions

- Implementation teams may perform work at the Rio Rancho facilities or remotely
- Any onsite activities conducted at Rio Rancho will be coordinated with and approved by Rio Rancho in advance
- Implementation team requires access to applicable business units and personnel for requirements gathering/questions throughout the project

Travel

- Travel expenses are not included in this SOW
- Rio Rancho is responsible for travel and lodging expenses incurred by implementation personnel during the performance of projects
- Implementation teams will follow Rio Rancho travel policies
- All on-site visits will be approved by Rio Rancho prior to scheduling
- Travel expenses incurred by the implementation team will be billed as actuals through a receipt driven process
- Invoices for travel will be submitted weekly and paid within 30 days of receipt

Use or disclosure of data on this page is subject to the restriction on the title page of this proposal or quotation.

GForce Addendum 1: SOW for City of Rio Rancho

Clarification of modules and conversions in scope

In agreement with the City of Rio Rancho team, the following modules and conversions are included in the scope of the Financial and Supply Management (FSM) implementation. Any module(s) and/or conversions not listed below are considered out of scope for this Statement of Work (SOW).

Financial Management

- General Ledger
- Accounts Payable
- Accounts Receivable
- Bank/Credit Card Management
- Billing
- Budgeting
- Cash & Treasury Management
- Close Management
- Customer Portal
- Expense Management
- Fixed Assets
- Grant Management
- Lease Management
- Reconciliation Management

Supply Management

- Contract Management
- Inventory Management
- Inventory Intelligence
- Project Accounting
- Purchasing (Purchase Orders)
- P-Cards
- Strategic Sourcing
- Supplier Portal
- Requisitions

Conversions

- Conversion of three (3) years of general ledger data (current year and two (2) prior years)
- Conversion of five (5) years of accounts payable history
- Conversion of open accounts payable data
- Conversion of current active vendors
- Conversion of open accounts receivable data
- Conversion of current active customers
- Conversion of active fixed assets
- Conversion of open purchase orders and related receivers
- Conversion of grant balances
- Loading of transactional legacy historical data into the Infor Data Lake

Use or disclosure of data on this page is subject to the restriction on the title page of this proposal or quotation.

Clarification of 3rd Party System Integrations

In agreement with the City of Rio Rancho team, standard interfaces and known integration needs have been accounted for in the SOW. Custom interfaces with 3rd party systems are considered out of scope.

The implementation of Infor's Inventory Management system, which is included within the scope of the SOW, will accommodate ordering and resupply of consumables. Should the City of Rio Rancho opt to continue using the Brightly system for processing consumable inventory, a custom interface may be required into the Infor system. Further discovery on the use case will be discussed during the planning and design phases to making a final determination regarding the need for a custom interface.

The City of Rio Rancho team will be responsible for working with 3rd party vendors. GForce will provide detailed information to the City of Rio Rancho on formatting requirements to the City of Rio Rancho team for data coming into FSM.

EUNA Solutions Budget Implementation for Rio Rancho

General

Shared Responsibility

EUNA Solutions and The Customer agree that the implementation of EUNA Solutions Budget is a shared responsibility, and that they will employ their best efforts to complete their agreed tasks on a timely basis. Neither EUNA Solutions nor The Customer is expected to have resources available to mitigate timeframe slippage caused by the other party, and neither shall have an obligation to do so.

EUNA Solutions shall provide the professional service as defined in this Statement of Work, in a professional manner, consistent with industry standards. Unless otherwise agreed upon by both parties, or as the result of a delay on the part of EUNA Solutions, the obligation to provide professional services to The Customer expires the earlier of:

1) Completion of the services described in the SOW

2) 12 months from the effective date of the relevant Order Form

General Clarification

Initial Data Load

"Data import", "import workbooks", and "initial data load" are synonymous terms referring to the initial migration of data from The Customer's existing systems into EUNA Solutions Budget.

Where this initial data load is to be performed by EUNA Solutions, the data shall be returned to EUNA Solutions in Excel workbooks. EUNA Solutions' Project Manager will provide blank workbooks for this purpose as an output of initial discovery meetings. These are adapted from standard templates to use The Customer's terminology and to incorporate all elements of The Customer's chart of accounts, other data entities, and columns within those data entities. Such data provided must be "clean", consistent, and complete. The EUNA Solutions PM is not responsible for cleaning data, and will not repeatedly load data in order to repair issues and/or add missing information.

Use or disclosure of data on this page is subject to the restriction on the title page of this proposal or quotation.

The Customer can use the software's user interface or EUNA Solutions Budget's Excel® export/import feature to further amend and maintain data, or to load data where this is a customer task.

For example, where EUNA Solutions' work to load prior year data may be limited to a specific number of years in order to reduce implementation cost, there is no system limit to the number of prior years that the customer can load using Excel® export/import.

Data Model

The EUNA Solutions Budget system is a relational database built on a standard data model. Using the system's user interface, this data model may be enhanced to mirror The Customer's data structures, notably the chart of accounts that is unique to The Customer's institution. While all of the standard tables ('entities') must be retained, the following points are held to be true:

- Any of the standard entities may be renamed to match The Customer's terminology;
- Out-of-the-box entities may be ignored, or in some cases filled with place-holder data, if not useful;
- There is a defined, immutable, relationship between certain entities - for example Costing Centers (Operating) and Projects (Capital) roll up to a single Department, each in turn rolling up to a single Division;
- The GL Account/Account Category, Division/Department, Fund Category/Fund, and Asset Category/Asset Type structures must be consistent across all years and across the modules (Operating, Personnel, Capital, Financial Statements, and Performance);
- GL Account Categories must be categorized as containing either a revenue or expenditure accounts (accommodation is made for other account types in the Financial Statements module);
- EUNA Solutions Budget enacts data integrity through the use of relational data structures. Data structures which do not follow accepted data principles (for example, re-using GL Accounts/Object Codes to mean different things to different Departments) can typically be accommodated but is not guaranteed and such accommodation can extend the import timeframe;

A list of the standard entities and their relationship is available upon request.

Integrations

"Integration" as used in this Statement of Work refers to the automation of data exchange between EUNA Solutions Budget and 3rd party systems. For each of the integrations in scope, EUNA Solutions shall be responsible for:

- Configuring data transformations, as described by The Customer during the implementation.
- Providing the software interface into EUNA Solutions Budget, and the operational infrastructure required to manage the integration, as well as the operational infrastructure required to manage the integration (e.g. FTP server).

Use or disclosure of data on this page is subject to the restriction on the title page of this proposal or quotation.

EUNA Solutions does not offer services to build the 3rd party system end of integrations. The Customer is responsible for creating data sources and destinations within their 3rd party systems, either through their IT team or through their system's integrator. Such data sources and destinations may be database queries, delimited files, and/or web services.

The Customer is advised that in a "cloud" environment, EUNA Solutions is unlikely to be granted the local network access to The Customer's other enterprise systems for a direct database-to-database integration. The most likely mode of integration will be exchange of formatted text (.CSV) files transmitted using secure FTP (SFTP or FTPS). Integration via web services may be possible where the 3rd party system provides a web services interface that provides/accepts data required by The Customer. It will be The Customer's responsibility to create or cause to be created the necessary file transfer mechanism on their side of the transfer; and to ensure that the 3rd party system's integration components are available, including web services where used.

For all integrations in scope, the following are held to be true except where specifically listed as a customization:

- Records being copied into EUNA Solutions Budget require a unique key to unambiguously match incoming data with pre-existing records. This key may be a single field value (e.g. Object Code) or a combination of multiple values (e.g. Position+Employee Number). An exception report is provided for data elements which cannot be thus matched. In the case of the Capital integrations this is particularly noteworthy: each record must include a unique project identifier (e.g. Project Number).

- While it is likely that EUNA Solutions Budget can accommodate any chart of account segments ("chart fields"), and EUNA Solutions shall accommodate reasonable requests for mapping chart fields to accommodate situations such as legacy account structures, the encoding and decoding of arbitrary structures and mappings (those which cannot be logically described) is not in-scope.

- EUNA Solutions Budget integrations do not include the synchronization of chart of account strings, segments, or combinations; which is to say that the list of funds, GL accounts, costing Active, and projects, etc. is not automatically updated from the general ledger or other external system.

- Each distinct data source and/or output file is considered one point of integration. For example, if Statistical Actuals are required from multiple data sources, EUNA Solutions will need to configure one integration for each data source and a single Statistical Actuals integration will be insufficient.

- Filtering is coded into the integration and there is no custom user interface for the selective export of sections of the budget except to choose a budget year, or in the case of Actuals imports the date range.

- Standard budget export integrations, where in scope, do not have the ability to export only changes since the last export. The entire budget is exported each time. A budget amendment export integration is required in order to export selected parts of the budget, such as changes since the last export.

- Amended budget export integrations, where in scope, will be either export individual amendments

Use or disclosure of data on this page is subject to the restriction on the title page of this proposal or quotation.

as created, or export the batch of amendments since the last export, or import amendments from the general ledger system as read-only budget lines. Which of these options is used is a detail determined during the implementation, but each amendment integration will only work in one of these modes.

- Actuals Import integrations cannot be used to amend the budget.

CUSTOMIZATIONS

Customizations include custom business rules, modifiers, user interface (grids, forms, etc.), non-standard integrations, hand-crafted reports, and ad hoc entities. They are all detailed in section "2.11. Customizations" of this Statement of Work document. Sections prior to "2.11. Customizations" detail the delivery of standard product functionality and services.

Statement of Work

In the Statement of Work tables, entries in the column headed "Statement of Work" are defined as follows:

Entry	Meaning
In scope	The task or function is within the statement of work to be undertaken by EUNA Solutions professional services. There may be additional refinement of the scope.
Customer task	The task or function is not within the statement of work to be undertaken by EUNA Solutions professional services, but will be undertaken by The Customer, with such help from EUNA Solutions as is detailed in the item description. There may be additional information qualifying this.
Not in scope	The task or function is not within the statement of work to be undertaken by EUNA Solutions professional services, nor will it be undertaken by The Customer.

EUNA Solutions Budget Configuration & Shared Components

Functional Area	Description	Statement of Work
Production System	Hosting of the single production instance of the EUNA Solutions Budget system. Note that in addition to the hosted production system, The Customer must provide user workstation environments as follows: • A web browser: supported browsers - Microsoft Edge, Firefox latest release, Chrome latest release; • Microsoft .NET Runtime 4.68 installed; • Microsoft Excel® 2007 or newer (if spreadsheet export/import feature is required, and/or saving	In scope As per hosting agreement.

Use or disclosure of data on this page is subject to the restriction on the title page of this proposal or quotation.

	reports as Excel is required); • Microsoft Word® 2007 or newer (if scheduled reporting and/or saving reports as Word is required); • Microsoft's freely available desktop version of Report Builder installed (if self-serve report authoring is required from browsers other than Internet Explorer or Edge) - note that Microsoft have rebranded this "Power BI Report Builder".	
Sandbox System(s)	Sandboxes are hosted for The Customer's development/test/QA/training needs. They are refreshed on demand by administrative users from within the application and are a clone of the production database. Integrations are not enabled by default and single sign-on (SSO) may need to be configured for sandboxes. EUNA Solutions reserves the right to remove dormant sandboxes, but these can be recreated by The Customer as needed.	In scope: A single sandbox.
RoSA (Read-only SQL Access)	RoSA is an optional service giving The Customer's IT team read-only access to a password protected copy of the database. It uses Microsoft Azure geo-replication to replicate in near real-time and is accessible using ODBC. Note: EUNA Solutions is not able to add The Customer's own code or other objects (views, functions, stored procedures) to this database.	Not in scope
Project Management & Analysis	EUNA Solutions will assign an Implementation Manager ("PM") to lead this implementation on EUNA Solutions' behalf. The role and responsibility of the PM is to ensure that the product is implemented according to this Scope of Work and to carry out the tasks detailed in sub-section "3.0.1. EUNA Solutions Project Management Responsibilities" of this Scope of Work. Limitations: - Weekly status meetings is the number of scheduled meetings for the purpose of status reporting that the EUNA Solutions PM is obligated	In scope with: - One weekly status meeting; - 26 weeks of project management and analysis contiguous from project kick-off, or until all other implementation services are delivered, whichever occurs first.

Use or disclosure of data on this page is subject to the restriction on the title page of this proposal or quotation.

	to attend/host. Exceeding this limit is at the discretion of EUNA Solutions' PM. This does not limit his or her availability for ad-hoc contact as needed. - The scope includes overhead of project management and analysis as stated in the "Scope or Work" column at right. Where delays are not on the part of EUNA Solutions, additional project management and analysis beyond this limit may be billable at EUNA Solutions' standard services rate.	
Consulting Services - BPI	EUNA Solutions will facilitate a review of: - The budget process for both the operating and capital budgets; - The chart of accounts; - Personnel planning and budgeting; - Reporting requirements. This process will require the participation of stakeholders in group workshops and may include one-on-one workshops. Budget Process End to end review, including high level descriptions of the tasks performed, the timing of these tasks, and dependencies. EUNA Solutions will facilitate a design of the budget process as it relates to the EUNA Solutions Budget system being implemented, seeking opportunities for improvement. This output will be documentation of: - Budget process stages; - What happens in each stage; - Input, outputs, and participants in each stage; - Stage permission requirements. Chart of Accounts Determine the data model, including the COA, roll-ups (whether part of the GL or not), and other budgetary fields of data. Complete field mapping and prototyping in EUNA Solutions Budget. Personnel Budgeting Review and refine personnel budgeting process and data. To include common personnel budget issues including vacant positions, overtime,	Not in scope

Use or disclosure of data on this page is subject to the restriction on the title page of this proposal or quotation.

	benefits, allowances, and statutory deductions. Reporting Requirements Ensure reporting is supported by the data model. Identify reports in three primary groups: those required for developing budget, those required for managing budget, and those disseminating for information "up and out" (management and public. Reporting can be through traditional print reports, saved searches, dashboards, smart reports, and OpenBook. The customer will assume responsibility for maintaining all process documents after hand-off.	
Consulting Services - Change Management	EUNA Solutions will facilitate a change management process in relation to the implementation of EUNA Solutions Budget. This process will require the participation of stakeholders in group workshops and may include or one-on-one workshops. A change management plan document will be produced based on the information gathered, containing:- What is changing;- Organizations impacted by the change;- Each organization's ability and willingness to change;- A training plan;- Strategies for dealing with the change.Note that the change management included in this item offer the benefit of EUNA Solutions' experience in the domain of budget system implementation. It is not the enactment of, or replacement for, a comprehensive project of change management as may be required by the customer's PMO (project management office), or for a significant change beyond the introduction of a new system that approximates to current processes and procedures.	Not in scope
On-Site PM Visits	Each on-site visit by EUNA Solutions' PM, and other implementation staff (excluding training, see below) shall be a minimum of one day and no more than five consecutive business days within the same working week. Where more than one individual is on-site at the same time this is considered as multiple visits (one per individual	Not in scope

Use or disclosure of data on this page is subject to the restriction on the title page of this proposal or quotation.

	attending). Meeting premises, facilities (including external internet access) and equipment are to be provided by The Customer. Costs associated with travel, board and lodging for on-site visits are payable by The Customer as per contract. All other work by the EUNA Solutions lead(s) will be carried out off-site and contact will be via normal telecommunication channels.	
Application-Level Security	Determine how and when to use the various security levels available within EUNA Solutions Budget, enter users and assign them to groups and roles.	Customer task: EUNA Solutions will assist with this task until administrators have received training in security configuration.
Single Sign-On	Configure EUNA Solutions Budget to use The Customer's existing Windows, LDAP, CAS, Google, or SAML Authentication, for user logon.	In scope: Configure production instance to use The Customer's SAML (Microsoft Entra ID aka Azure AD) Authentication for user logon. EUNA Solutions is not responsible for software and configuration changes required to make it authenticate with non-standard implementations of authentication protocols.
Import Configuration		
Import Master Configuration Data	Configuration and data import of the following EUNA Solutions Budget standard data structures, using data supplied by The Customer in Excel® workbooks provided by EUNA Solutions: • Division/Department hierarchy; • Fund Categories and Funds; • Account Categories and Expense and Revenue GL	In scope

Use or disclosure of data on this page is subject to the restriction on the title page of this proposal or quotation.

	Accounts • Statistical Account Categories and Statistical Accounts • Other Chart of Account Segment Values • Performance Measure Units	
Analytics		
Standard Reports	Provision of EUNA Solutions Budget's standard reports. These reports are provided as-is and may not fully address The Customer's specific reporting requirements.	In scope
Administrator Authored Reporting	EUNA Solutions Budget's reporting infrastructure allows users to create ad hoc views which can be used as datasets when using Report Builder 3.0 for administrator authored reporting; as the data source for dashboard widgets; and as part of the ad-hoc analytics interface. Each ad hoc view requires a base "entity" (database table), which can be one of EUNA Solutions Budget's native data entities; a user configured entity; or a custom built "report entity" which consolidates the data from multiple entities and presents it to the ad hoc view as a single entity ready to report on.	In scope

Operating Module

The EUNA Solutions Budget Operating module is included in this installation.

Functional Area	Description	Statement of Work
Initial Data Load		
Import Initial Budget	Import the current/future Operating budget from data import workbooks: • Create dollar budget line items at the chart of account level ... by Costing Center.	In scope: EUNA Solutions will import the most recent budget with 1 years of future forecast data. EUNA Solutions will repeat the import once, to accommodate a refresh prior to going live.

Use or disclosure of data on this page is subject to the restriction on the title page of this proposal or quotation.

Import Historic Budgets	Import prior years' Operating budgets. All prior years must have a chart of account structure that is the same, or a subset of, the initial budget. Only the amended OR the approved budget will be imported in each of these prior years, but not both.	In scope: EUNA Solutions will import 2 prior years' budgets.
Import Actuals Transactions	Import Operating actuals transactions from data import workbooks.	Customer task: The Customer can add their historical data manually, or using EUNA Solutions Budget's Excel® export/import feature, or with an automated integration.
Import Initial Statistical Budget	Import the current/future Operating statistical budget from data import workbooks: • Create statistical budget line items at the statistical account level ... by Costing categorized.	Customer task: The Customer will enter their statistical budget data using EUNA Solutions Budget's user interface or Excel® export/import feature.
Import Historic Statistical Budgets	Import prior years' Operating statistical budgets. All prior years must have a statistical account structure that is the same, or a subset of, the initial budget. Only the amended OR the approved budget will be imported in each of these prior years, but not both.	Customer task:The Customer can add their historical statistical budget data using EUNA Solutions Budget's user interface or Excel® export/import feature.
Import Statistical Actuals Transactions	Import Operating statistical actuals transactions from data import workbooks.	Customer task: The Customer can add their historical data manually, or using EUNA Solutions Budget's Excel® export/import feature, or with an automated integration.
Integration		
Budget Export	Automated facility to transfer the Operating module budget data from EUNA Solutions Budget to The Customer's Infor CloudSuite general ledger	In scope: EUNA Solutions will create no more than 1 point of

Use or disclosure of data on this page is subject to the restriction on the title page of this proposal or quotation.

	at the approved budget object/costing centre level when invoked by a user. Note that this scope item is in addition to the built-in budget export, which will create a CSV file using the configured account structure suitable for import into most general ledger systems.	integration for the approved operating budget.
Amended Budget Export	Automated facility to transfer individual approved amendments to the Operating module budget data, from EUNA Solutions Budget to The Customer's Infor CloudSuite general ledger, or the other direction as required. This interface is required only in the case where The Customer requires the amended budget to be synchronized between the two systems and where the general ledger cannot be updated by re-running the full export provided in the item in the "Budget Export" item above.	In scope: EUNA Solutions will create no more than 1 point of integration for the operating budget amendments.
Actuals Import	Automated facility to transfer actual data from The Customer's Infor CloudSuite general ledger to the EUNA Solutions Budget Operating module at a transaction level on a daily basis when automatically scheduled; and/or on demand. Note that this scope item is in addition to the built-in actuals import which is able to read a CSV file, provided it conforms to some simple formatting requirements and the configured account structure.	In scope: EUNA Solutions will create no more than 1 point of integration for the operating actual costs.
Statistical Budget Export	Automated facility to transfer the Operating statistical budget data from EUNA Solutions Budget to a single target system at the approved budget object/costing centre level when invoked by a user.	Not in scope
Amended Statistical Budget Export	Automated facility to transfer individual approved amendments to the Operating statistical budget data, from EUNA Solutions Budget to a single target system, or the other direction as required.This interface is required only in the case	Not in scope

Use or disclosure of data on this page is subject to the restriction on the title page of this proposal or quotation.

	where The Customer requires the amended budget to be synchronized between the two systems and where the 3rd party system cannot be updated by re-running the full export provided in the item in the "Statistical Budget Export" item above.	
Statistical Actuals Import	Automated facility to transfer actual data from a single source system to the EUNA Solutions Budget Operating statistics at a transaction level on a daily basis when automatically scheduled; and/or on demand.	Not in scope

Personnel Planning & Budgeting Module

The EUNA Solutions Budget Personnel Planning & Budgeting module is included in this installation.

Functional Area	Description	Statement of Work
Initial Data Load …	*Configuration and data import of standard EUNA Solutions Budget Personnel data structures, using data supplied by The Customer in Excel® workbooks provided by EUNA Solutions. At a minimum, the files will contain the data necessary to:* • *Create positions;* • *Create salary grades;* • *Create salary grade steps;* • *Create modifiers (benefits);* • *Create employees;* • *Allocate employees to positions;* • *Allocate positions to costing centers.* *For the purpose of the above, the definitions of positions, grades, grade steps, employees and modifiers shall be those found in the EUNA Solutions Budget Personnel manual. The relationships between them shall be those currently supported by EUNA Solutions Budget and described in the EUNA Solutions Budget Manual.*	
Import Positions & Employees	Import from data import workbooks.	In scope
Import Grades & Scales	Import from data import workbooks.	In scope

Use or disclosure of data on this page is subject to the restriction on the title page of this proposal or quotation.

Create Benefits (Modifiers)	Create "modifiers" to generate supplementary personnel costs such as benefits, allowances, and insurance. Note that modifiers are not simple 2-dimensional data that can be represented in a spreadsheet. It is not possible to load modifiers in bulk from Excel® workbooks.	Customer task: EUNA Solutions will assist with this task until administrators have received training in modifier configuration.
Import Position/Costing Center Allocations	Import from data import workbooks.	In scope
Integration		
Payroll Actuals Import	Automated facility to transfer actual payroll transactions at the employee/position detail level from The Customer's HR or payroll system to the EUNA Solutions Budget Operating module; automatically scheduled, and/or on demand. This data may be used to replace existing GL Actuals with payroll detail or may be stored in a separate table.Notwithstanding items expressly referenced in the "Customizations" section of this Scope of Work; and/or other communications between EUNA Solutions and The Customer to the contrary, standard limitations of this integration include, but are not limited to, the following points:• Each distinct data source and/or output file is one point of integration;• A user interface will be created for the selective import of sections of the budget within two date ranges, no other criteria will be available;• Data in each integration point will either replace all GL actuals in the personnel GL account category or be written to a custom entity created to store the payroll actuals, but not both.	In scope: EUNA Solutions will create no more than 1 point of integration for the payroll actuals.
HR Data Sync.	Automated facility to synchronize Personnel data between EUNA Solutions Budget and The Customer's HR or payroll system. This integration synchronizes: • New, deleted, and updated employees; • New, deleted, and updated positions; • Changes in employee-position relationships;	In scope: EUNA Solutions will create no more than one integration for Employees, one for Positions, and one for Position Allocations.

Use or disclosure of data on this page is subject to the restriction on the title page of this proposal or quotation.

	• Changes in position-costing centre relationships. The integration of profiles (bargaining units), grades, steps, pay scales and benefits shall not be included unless expressly referred to in the "Customizations" section of this Scope of Work. Notwithstanding responses to Requests for Proposals or other communications between EUNA Solutions and The Customer, the integration of custom chart field items is not included unless expressly set out in the "Customizations" section of this Scope of Work.	

Capital Module

The EUNA Solutions Budget Capital module is included in this installation.

Functional Area	Description	Statement of Work
Configuration		
Import Projects	Configuration and data import of standard EUNA Solutions Budget Operating data structures, using data supplied by The Customer in Excel® workbooks provided by EUNA Solutions. At a minimum, the files will contain the data necessary to: • Create Projects (including closed projects where historical budget is to be loaded); • Add Projects to Departments consistent with, and shared by, the Operating budget module; • Define Project Promotion Stages. The configuration data may optionally contain data necessary to: • Define Asset Categories & Asset Types; • Define Project Regions; • Define a Single Set of Project Ranking Metrics.	In scope
Initial Data Load		
Import Initial Budget	Import the current/future capital budget from data import workbooks: • Create dollar budget line items with GL Accounts	In scope: EUNA Solutions will import the most recent budget with

Use or disclosure of data on this page is subject to the restriction on the title page of this proposal or quotation.

	and Funds ... by Project.	5 years of future forecast data. EUNA Solutions will repeat the import once, to accommodate a refresh prior to going live.
Import Historic Budgets	Import prior years' capital budgets. All prior years must have a chart of account structure that is the same, or a subset of, the initial budget. Only the amended OR the approved budget will be imported in each of these prior years, but not both.	In scope: EUNA Solutions will import 2 prior years' budgets.
Import Actuals Transactions	Import capital actuals transactions from data import workbooks.	Customer task:The Customer can add their historical data manually, or using EUNA Solutions Budget's Excel® export/import feature, or with an automated integration.
Import Initial Statistical Budget	Import the current/future capital statistical budget from data import workbooks: • Create statistical budget line items at the statistical account level ... by Project	Customer task: The Customer will enter their statistical budget data using EUNA Solutions Budget's user interface or Excel® export/import feature.
Import Historic Statistical Budgets	Import prior years' capital statistical budgets. All prior years must have a statistical account structure that is the same, or a subset of, the initial budget. Only the amended OR the approved budget will be imported in each of these prior years, but not both.	Customer task: The Customer can add their historical statistical budget data using EUNA Solutions Budget's user interface or Excel® export/import feature.
Import Statistical Actuals Transactions	Import capital statistical actuals transactions from data import workbooks.	Customer task: The Customer can add their historical data manually, or using EUNA Solutions Budget's Excel® export/import feature, or with an automated

Use or disclosure of data on this page is subject to the restriction on the title page of this proposal or quotation.

		integration.
Integration		
Budget Export	Automated facility to transfer the Capital module budget data from EUNA Solutions Budget to The Customer's Infor CloudSuite general ledger or project system at the approved budget object/costing centre level when invoked by a user. Note that this scope item is in addition to the built-in budget export, which will create a CSV file using the configured account structure suitable for import into most general ledger systems.	In scope: EUNA Solutions will create no more than 1 point of integration for the approved capital budget.
Amended Budget Export	Automated facility to transfer individual approved amendments to the Capital module budget data, from EUNA Solutions Budget to The Customer's Infor CloudSuite general ledger or project system, or the other direction as required. This interface is required only in the case where The Customer requires the amended budget to be synchronized between the two systems and where the general ledger cannot be updated by re-running the full export provided in the item in the "Budget Export" item above.	Not in scope
Actuals Import	Automated facility to transfer actual data from The Customer's Infor CloudSuite general ledger or project system to the EUNA Solutions Budget Capital module at a transaction level on a daily basis when automatically scheduled; and/or on demand.Note that this scope item is in addition to the built-in actuals import which is able to read a CSV file, provided it conforms to some simple formatting requirements and the configured account structure.	In scope:EUNA Solutions will create no more than 1 point of integration for the capital project actuals.
Statistical Budget Export	Automated facility to transfer the Capital statistical budget data from EUNA Solutions Budget to a single target system at the approved budget object/costing centre level when invoked by a user.	Not in scope

Use or disclosure of data on this page is subject to the restriction on the title page of this proposal or quotation.

Amended Statistical Budget Export	Automated facility to transfer individual approved amendments to the Capital statistical budget data, from EUNA Solutions Budget to a single target system, or the other direction as required. This interface is required only in the case where The Customer requires the amended budget to be synchronized between the two systems and where the 3rd party system cannot be updated by re-running the full export provided in the item in the "Statistical Budget Export" item above.	Not in scope
Statistical Actuals Import	Automated facility to transfer actual data from a single source system to the EUNA Solutions Budget Capital statistics at a transaction level on a daily basis when automatically scheduled; and/or on demand.	Not in scope

Reserved

Performance Measures

The Performance Measures module is included in the framework license; however this SoW does not include configuration of the system by EUNA Solutions. The Customer may use the online training material to make use of Performance Measures.

Functional Area	Description	Statement of Work
Configuration		
Measure Categories and Units	Configuration of Performance Measures Categories and Units, establishing those lookup values within the system.	Not in scope
Initial Data Load		
Measures	Configuration of the initial set of performance measures.	Not in scope
Scorecards	Configuration of the initial set of performance measurement scorecards and including them on dashboards.	Not in scope

Use or disclosure of data on this page is subject to the restriction on the title page of this proposal or quotation.

Integration …		
Measure Actuals Import	Automated facility to load actual data from The Customer's 3rd party data collection systems to the EUNA Solutions Budget performance measures module on a scheduled basis; and/or on demand. Users can add measure actuals data not available through an automated interface through the user interface or using Excel® export/import.	Not in scope

OpenBook and Budget Book Studio

A subscription for EUNA Solutions' "OpenBook" and "Budget Book Studio" is NOT included in this implementation.

Functional Area	Description	Statement of Work
Configuration		
System Administration	General configuration of OpenBook Core to set the look-and-feel, captions, and add users.	Not in scope -
Configuration of EUNA Solutions Budget	Configure ad hoc views in EUNA Solutions Budget as a convenient source of source of OpenBook Core data.	Not in scope
Configuration of OpenBook Core Visualizations	The Customer is able to add multiple "visualizations" of their data to their OpenBook site. Each dataset is displayed according to a template selected from a library of visualization styles. The Customer is also able to add their own stories with "spotlights" and "highlights".	Not in scope
Configuration of Budget Book Studio	The "Budget Book Studio" feature is not included in this implementation.	Not in scope
Content Authoring and Editorial Services	Authoring text and generating image (photo, graphic, map, chart, etc.) content for budget book(s).	Not in scope
Integration		

Use or disclosure of data on this page is subject to the restriction on the title page of this proposal or quotation.

Import from EUNA Solutions Budget	Connection of OpenBook to EUNA Solutions Budget, through a shared API key, and the publication of ad hoc views for seamless import of data into OpenBook from EUNA Solutions Budget.	Not in scope
Import from CSV Files	Initial and ongoing population of datasets through the import of .CSV files.	Not in scope

Training

Functional Area	Description	Statement of Work
Online Resources	EUNA Solutions maintains a substantial library of online training courseware. Having signed up with a valid Customer email address, all material is available to all users during and after the implementation.	
Training Approach	EUNA Solutions' standard training model is to train the trainers/advanced users within The Customer's organization in all implemented aspects of the application. Training is a blend of online courseware and "live" training, either in a classroom (if in scope, see "Training Location" below) or via a web conference. In the case of video training EUNA Solutions' PM will field outstanding questions after the scheduled viewing. Where a specialist trainer is "In Scope" below this might be as a follow-up to a video or presentation of the entire course.	
Training Schedule	EUNA Solutions' PM will help determine at which point in the implementation the delivery of training is most appropriate. The Customer may prefer to receive some or all of their training in the early stages of the implementation, in the knowledge that such training will need to be carried out using a generic training database. Alternatively, The Customer may choose to wait until the implementation is substantially complete in order to be trained on their own instance of EUNA Solutions Budget. Having received train-the-trainer training, the Customer is responsible for training the end users, except where explicitly included in scope (below).	
Training Location	* Note that this item relates only to location of training and does not confer training in addition to those items scoped below. On-Site Training: Is not included.	

Use or disclosure of data on this page is subject to the restriction on the title page of this proposal or quotation.

	Remote Training: All training provided by EUNA Solutions will be delivered using web conferencing tools. Attendees are able to participate in the training from multiple locations using their own computer, or in a conference room with shared screen (their own computer is recommended). Audio is provided by telephone or the computer's own audio facilities. These sessions may be recorded upon request, with the unedited recording provided to The Customer for storage and dissemination using their own media repository.	
Instructional Videos/eLearning Courseware	Instructional on-boarding videos tailored to The Customer's process (one per module) or full eLearning courseware (covering all modules) aimed at end-users. This material will show general system usage, and how to enter and query budgets.	Not in scope
Train-the-Trainer Training Sessions	Training trainers, as well as advanced users and application administrators, in the modules, features, and processes implemented. Sessions may cover the following topics: • Administration • Administrator Authored Reporting • Operating Module • Personnel Planning Budgeting Module • Capital Module EUNA Solutions' PM will work with The Customer's project lead to ensure this training is focused where needed.	In scope: This scope of work includes up to 5 training sessions including preparation time.
Train-the-User Training Sessions	Training end-users to use the modules, features, and processes implemented.	Customer task

Customizations

Custom Business Rules (CBRs), Modifiers, User Interface

This Statement of Work does not include the development of customizations.

Customizations not listed here can be accommodated upon receipt and acceptance of a change order, which will include a specification and may include an estimate for the work to be charged on a time & materials basis at the applicable rate.

Custom Reports, Custom Ad Hoc Entities and Custom Dashboards

Use or disclosure of data on this page is subject to the restriction on the title page of this proposal or quotation.

This Statement of Work does not include the development of custom reports or ad hoc entities.

Custom reporting and dashboard requirements not listed here can be accommodated upon receipt and acceptance of a change order, which will include a specification and may include an estimate for the work to be charged on a time & materials basis at the applicable rate.

Specifications

Before EUNA Solutions undertakes any customizations described herein, as well as integrations with other systems, and data imports, The Customer and EUNA Solutions shall prepare and sign-off on the detailed specifications ("Specifications") for the work to be performed.

Warranty

Once completed the custom work shall be warranted by EUNA Solutions in accordance with the "Technical Support Services" section of the Software License Agreement.

Project Management

EUNA Solutions Project Management Responsibilities

1. Coordinating the development of the project plan in consultation with DLT Solutions and The Customer's project managers.
2. Ensure the timely execution of EUNA Solutions' deliverables.
3. Ensuring that members of The Customer team are sufficiently educated in the EUNA Solutions Budget application understand the implications of initial design decisions.
4. Providing The Customer with timely and detailed descriptions of the items identified as "Customer task" within this SoW, along with their expected completion dates.
5. Providing regular progress status reports to the key team members.
6. Advising The Customer of the impact on the expected delivery dates of any EUNA Solutions or Customer deliverable is advanced or delayed.
7. Tracking issues through an issue log.
8. Author and coordinate the approval of change order estimates, and the execution of the deliverables approved.

The Customer Project Management Responsibilities

1. Running The Customer's project according to The Customer's norms, standards, practices, and protocols.
2. Acting as primary communication point with the EUNA Solutions PM.

Use or disclosure of data on this page is subject to the restriction on the title page of this proposal or quotation.

3. Providing definitive responses to the EUNA Solutions PM on all decision points.

4. Ensuring the timely execution of The Customer's deliverables, as identified within this SoW, and advising the EUNA Solutions PM of expected completion dates.

5. Ensuring that implementation training material is reviewed in a timely manner.

6. Ensuring that change orders contain a full specification of the changes required.

7. Ensuring that customizations are fully specified and documented.

8. Ensuring that all Customer team members have a clear understanding of their responsibilities to the project.

9. Approving (sign-off) EUNA Solutions deliverables.

Project Planning

1. The project plan will be prepared by the EUNA Solutions project manager in consultation with DLT Solutions and The Customer's project manager and team members.

2. The project planning phase will determine whether EUNA Solutions Budget modules are to be implemented serially or in parallel and, if serially, the order of module implementation.

3. The implementation of each EUNA Solutions Budget module will involve the following stages:

    a. An overview of, and training in, the module and the ways in which the module can be extended by configuration and customizations.

    b. A determination of how best to configure and, if necessary, customize the module to meet the objectives of The Customer.

    c. An overview of the advantages and, if present, disadvantages of the proposed configuration and customizations.

    d. Documentation of the agreed configuration and customizations.

    e. The preparation of data import templates consistent with the agreed configuration and customizations.

    f. The completion by The Customer of the data import templates.

    g. The import by EUNA Solutions of the data import templates.

    h. Customer approval of the imported EUNA Solutions Budget structures and data.

    i. The creation of custom report entities to support The Customer's reporting, where such reporting is not readily available within EUNA Solutions Budget's natural data model.

Use or disclosure of data on this page is subject to the restriction on the title page of this proposal or quotation.

j. Training in the creation of (ad hoc) views, and ad hoc print reports using Microsoft Report Builder 3.0.

k. Determination of custom reporting requirements that cannot be met by the standard reports and the use of the out-of-the-box ad hoc reporting features.

l. The preparation of change orders and specification for any custom reports not detailed in this Statement of Work.

m. The development by EUNA Solutions of any required custom reports, whether detailed in this Statement of Work or added to the scope through a change order.

n. The testing and acceptance of custom reports and report views.

o. The deployment of custom reports and report views.

p. The development of an integration strategy for updating the EUNA Solutions Budget database with actual result data from the financial system and the passing of budget data into the financial system.

q. The development by The Customer of the integration components (queries, intermediate tables, file output/input etc.) which are required to access actual data from the financial system/HR System and update the financial system with budget data.

r. The development by EUNA Solutions of:

   i. integration components which transform budget data prior to updating the financial system;

   ii. integration components which transform actual result data prior to updating the EUNA Solutions Budget database;

   iii. integration components required to initiate the execution of integrations.

s. The deployment of all integration components.

t. The testing and acceptance by The Customer of the integration components.

Customer Resources

1. The requirement for Customer resources is variable with:

   a. The duration of the project.

   b. The degree of internal Customer consultation.

   c. The level of internal Customer agreement.

Use or disclosure of data on this page is subject to the restriction on the title page of this proposal or quotation.

d. The number of customizations.

e. The familiarity of Customer staff with their General Ledger, ERP, HR, and other 3rd party systems.

EUNA Solutions Addendum

Addendum

The following points are being added for clarity of SOW:

- *Multiple regression analysis option is in scope*
- *Capital budgets going back further than 2 yrs is also in scope*

Origin Utility Inc

Origin is pleased to provide this SOW for the provision of services to the City on behalf of TD Synnex to consist of:

Implementation services of software, Configuration, Delivery, Installation, Set-up, Testing, and Training of:

- Infor Public Sector (IPS) Utility Billing System (UBS)
- Infor Customer Self-Service Portal

The implementation goals are:

- Utilize IPS UBS for customer billing, bill calculations, bill collections, and customer support.
- Implement a UBS that meets the City's meter-to-cash requirements.
- Ensure City's ability to account for future customer and service area growth.
- Provide modern functionality for utility customers to analyze and manage their accounts and payments.
- Provide tools to City staff to gain business process efficiency.

Contract Term

- The term of this SOW will commence on 0**1/01/2026** and, unless terminated earlier will be in effect until **3/1/2028** ("Initial Term") unless otherwise extended, amended, or terminated in accordance with the Agreement.

Definitions

- **"Software Solutions"** means the software application(s) and the supporting software, architecture, technology, and tools that encompasses the business solution.
- **"Open Change Order"** means a Change Order that will allow for any work to be completed, based on written approval of effort, assuming that the effort to complete is deemed to be below the maximum effort threshold set in the approved Open Change Order.
- **"Hypercare"** means solution and product support post go-live. Defect management and support services will be provided at no additional charge during this period of time. The Origin Project Manager will be responsible for leading, reporting, and escalating all defects during this time. Defect reports will be provided to Origin and the City weekly. Hypercare

Use or disclosure of data on this page is subject to the restriction on the title page of this proposal or quotation.

ends at the term date specified by this contract, or the last defect related to the scope of this contract is remediated and closed, whichever comes last.

- **"SOW"** means Statement of Work. A document which defines the project-specific activities, deliverables, and timelines for the defined scope of work.
- **"CIS"** means Customer Information System. For this Statement of Work, the Customer Information System is assumed to be the Infor Public Sector Utility Billing ("IPS UB") application.
- **"UBS"** means Utility Billing System. For this Statement of Work, the Customer Information System is assumed to be the Infor Public Sector Utility Billing ("IPS UB") application.
- **"IPS"** means Infor Public Sector.
- **"Project Director"** means the resource assigned by DLT / TD Synnex to oversee and manage all components of the entire Infor implementation project for the City.

Scope of Work and Origin Responsibilities

Under this SOW, Origin is providing resources with expertise to complete the scope of work detailed in this SOW. Those resources include: a Project Manager, Technical Architects, Billing / Solution Architects, Functional Architect, Developers, and a Business Analyst. They will deploy the software solutions pertinent to this SOW and deliver the Utility Billing functionality required within Appendix J of the City's Request for Proposal 25-002-IT (defined as ID's 136-168 in Appendix J and incorporated into this SOW as Exhibit A for reference).

All software solutions are licensed to the City by the software solution provider(s).

It is assumed the IPS UBS solution referred to in this SOW will be deployed in a SaaS/multitenant fashion and the City will have the necessary hardware and software for IPS applications in place.

The following is within the scope of work:

Implementation of IPS Application Software

- IPS – Utility Billing System (UBS or CIS)
- IPS – Rhythm Utility Billing Portal (Customer Self Service)
- Customization is allowed for the following functional areas:

Area	Customization
Account Dashboard	2 custom tabs are allowed on the Account Dashboard (limited to a total of 2 grids and 10 text entry fields)
Account Dashboard > 'Profile' tab	Account Value Titles, up to 16 (8 numeric, 8 alphanumeric) static values can be displayed
Account Event Workflows	Limit of up to 2 workflows for all Account events
Water Meter Dashboard (InfoViewer)	1 workflow based on Water Meter events e.g., Meter install workflow or meter exchange workflow
Meter Reading Import Interface	Four Meter reading imports setup (4 file formats)

Use or disclosure of data on this page is subject to the restriction on the title page of this proposal or quotation.

Meter Reading Export Interface	Two Meter Reading Exports Setup (2 file formats)
Direct Debit Export (Bank Export) Interface	Three Direct Debit Export (Bank Export) Setup (3 file formats)
Payment File Import Interface	One Payment File Import Setup (1 file format)
Customer Portal (Infor Rhythm for Billing Portal)	Out of the box config only with exception of changes in background images and logos. Out of the box config of the Rhythm for Billing customer portal includes the following functional features: • Submit payment without having a portal account – "anonymous payment" • Portal account/profile/login tied to a billing account's Responsible Party contact • Select from the user's available accounts • Manage bank accounts used for payments and direct debit • View current balance • View current bill • View bill history • View payment history • Submit payment (credit card using payment gateway / e-check) • Direct debit – enroll, update, cancel, choose bank account • Service request – submit, view • View service request history • View utility billing services • Consumption graph • E-mail and/or SMS/text notifications for high consumption, payment reminder, direct debit, service requests (requires City to have an active Twilio account) • Standard portal access features – registration, login, forgot username, forgot password, change password, user profile, 2-factor authentication, etc. Please note these are expected features as of the date of this SOW and will depend on the Infor product development cycle for general availability.
Audit functionality (for Accounts)	Audit is limited to logging the user, date time stamp and the event that is being logged, limited up to 4 audit log events
Audit functionality (for Meters)	Audit is limited to logging the user, date time stamp and the event that is being logged, limited up to 2 audit log events

Use or disclosure of data on this page is subject to the restriction on the title page of this proposal or quotation.

Audit functionality (for Contacts)	Audit is limited to logging the user, date time stamp and the event that is being logged, limited up to 2 audit log events
Audit functionality (for Properties)	Audit is limited to logging the user, date time stamp and the event that is being logged, limited up to 2 audit log events
Audit functionality (for Bills)	Audit is limited to logging the user, date time stamp and the event that is being logged, limited up to 2 audit log events
Audit functionality (for Delinquency)	Audit is limited to logging the user, date time stamp and the event that is being logged, limited up to 2 audit log events
Audit functionality (for Penalties)	Audit is limited to logging the user, date time stamp and the event that is being logged, limited up to 2 audit log events
Delinquency > schemes	Delinquency is limited to 2 schemes
Delinquency > milestones	Each scheme is limited to 4 delinquency milestones.
Delinquency > workflows	Each scheme is limited to 2 workflow formulas.
Delinquency > Notices	Each scheme is limited to 2 notices.
Notifications/Correspondence	Limited to 6 SMS/Email notifications within Utility Billing module
Service Requests	Limited to 10 Service Request Types with 1 detail page for each Service Request Type. Each detail page is limited to 1 grid and 10 text entry controls.
Collection > schemes	Collections is limited to 2 schemes
Collection > milestones	Each scheme is limited to 4 collection milestones.
Collection > workflows	Each scheme is limited to 2 workflow formulas.
Collection > Notices	Each scheme is limited to 2 notices.
Collection > Integration	Limited to 1 flat file export

Use or disclosure of data on this page is subject to the restriction on the title page of this proposal or quotation.

Bankruptcy > schemes	Bankruptcy is limited to 2 schemes
Bankruptcy > milestones	Each scheme is limited to 4 Bankruptcy milestones.
Bankruptcy > workflows	Each scheme is limited to 2 workflow formulas.
Bankruptcy > Notices	Each scheme is limited to 2 notices.
Bankruptcy > Integration	Limited to 1 flat file export
Entitlements and Rebates > Configuration	Maximum of 5 Rebate Groups. Maximum of 5 Entitlement Types.
Applying Rebates / Caps > Configuration	Maximum of 1 formula per rebate group for line item max and annual max each. Maximum of 1 Rebate Group per bill line item.
Annual Balancing > Configuration	Annual Balancing window is 12 months.

In-Scope IPS UB Implementation Services

- Manage the IPS utility billing project delivery and Origin resources in coordination with the Project Director and the City's project manager.
- Provide the City and the Project Director with a baseline project plan, deliverable inventory, and templates within 30 days of IPS UB project kickoff.
- Develop a comprehensive project governance organizational chart, communication plan, and escalation matrix within 30 days of IPS UB project kickoff.
- Provide an Origin staffing plan and project schedule for executing the project to the Project Director.
- Origin will provision the software solution onto three environments: Development, Test, and Production.
- Analyze the City's billing services and rates for setup/configuration within the IPS rate engine. Only those services and rates provided within the City's RFP are in-scope for this SOW (rate library will be provided to Origin during the Engage Phase of the project and mutually signed).
    - Services:
        - Water
        - Wastewater (Sewer)
        - Recycled Water
        - Hydrant
        - Bulk Water Fill
- Cashiering for Utility Billing
- Create Portal User Billing Account
- Manage Portal User Billing Account
- Receipt Online Portal Customer Payment
- View Account Details
- View Account Transaction History
- Generate Bills and Line Items
- Manage Bills & Line Items Under Dispute
- Move In/Move Out Account

Use or disclosure of data on this page is subject to the restriction on the title page of this proposal or quotation.

- Final/Close Account
- Outstanding Debt to Enter Delinquency
- Monitor to Progress Delinquency
- Setup Rate Table (limited to current/active Customer rates)
- Setup Line Items (limited to current/active Customer billing)
- Calculate and Apply Penalty
- Manage Delinquency to Payment
- Payment Arrangement
- Monitor Payment Arrangements
- Debt to Collections
- Manage Bankruptcy
- Manage Debt Write-Off
- Sundry Billing
- GL Export (CSV or tab delimited file)
- Direct Debit
- Payment Imports (limit to current active imports)
- Manage Bill Messages (limit 2 messages)
- Manage Bill Exception (limit 2 exception types)
- Water Meter Reading Import (limit 1 source/file)
- Water Meter Reading Export (limit 1 source/file)
- Water Meter Management (Install/Exchange/Remove)
- Water Meter Reading Review (1 default setup)
- Water Meter Reading Estimation (based on 3 level algorithm: seasonal/same cycle last year, previous cycle, notional usage)
- Winter Averaging, out of the box functionality only
- Account Logs (Limit 5 Log Types)
- Account Alerts (Limit 5 Alert Types)
- Account Custom Detail Page (Custom Tab – limit 2)
- Service Requests (Limit 10 Request Types)
- Standard Approval Levels
- Attachments
- Security Roles (limit 3)
- IPS Core Training Manual
- Migrate City customer data that is provided to Origin using template .csv file(s).
- Origin will perform data migration. Items to be migrated:
    - Customer active accounts
    - All Contacts
    - All Utility Billing Addresses
    - Active Water Meters
    - Readings – 3 years
    - Billing – 1 rollup bill
    - Historical Transactions (static/read only) – 3 years
    - Customer remarks (logs) – 3 years
- Conduct the following Meter to Cash workshops:
    - Current state Meter to Cash Workshop
    - Start / Stop / Transfer of Service Workshop
    - Billing Workshop
    - Payments Workshop (payment processor assumed to be Paymentus)
    - Delinquency/Collections Workshop
    - Conduct current state and future state Integrations and Interface Design workshop
- Configure the solution to meet the requirements discovered during the Meter to Cash workshops, provided they fall within scope of the parameters of this SOW.
- Provide a configuration workbook.
- Edge Application Integrations
    - A list of in-scope edge system/application integrations can be found in Exhibit E of this SOW.

Use or disclosure of data on this page is subject to the restriction on the title page of this proposal or quotation.

- Reporting
  - In total, Origin will provide 20 letters, notices, and reports, with report configuration hours not to exceed 320.
  - During discovery workshops, the City will provide a list of letters, notices, and reports to be included in Exhibit F of this Statement of Work.
  - If more hours and/or reports are desired, a change order may be required.
- Training
  - Deliver Core Team Training using existing training manual.
  - Develop Train-the-Trainer training material (limited to existing training manual -- specific business process scripts are not in scope)
  - Lead Train-the-Trainer training classes.
  - City to provide training and develop training materials to end users of the system.
  - Origin will conduct reports-specific knowledge transfer with the City's reporting SME
- Testing
  - System Integration Testing (SIT)
    - Origin leads all SIT activities and supports the City with development and execution of test plans and scripts to validate the solution provided works as expected. This testing does not include software or systems not installed or configured by Origin.
    - Origin will track, manage, and remediate solution defects identified during system integration testing.
    - Origin will provide the City with System Integration Testing results at the end of SIT.
    - The City takes responsibility for managing its 3rd party vendors and associated timely actions and responses.
  - User Acceptance Testing (UAT)
    - Testing is led and managed by the City to verify the software meets the expectations and requirements. Origin supports and remediates issues identified.
    - Origin to provide solution and product defect management services during User Acceptance Testing.
    - Origin to track, manage, and remediate solution defects identified during UAT.
    - Provide the City defect remediation results of UAT.
    - The City must complete UAT within the updated project schedule timeline delivered by the Origin Project Manager at the early stages of the project (updated project schedule will be provided as Deliverable #01). Any project schedule delays resulting from City staff failing to complete UAT within the specified timeframe (as opposed to delays resulting from remediation of defects) will result in a change order.
  - Performance Testing
    - The City is responsible for all performance testing with support from Infor.
  - Parallel testing
    - The City will lead all parallel billing and payment run testing activities with support from Origin.
    - Parallel testing will take place during the Confirm phase, which includes a sub-set of 25 accounts (1 account for each scenario) selected by the City.
    - The extent of parallel testing will be as follows:

Activity	Limit	Reconciliation
Meter Reading	1 Cycle / 1Route	Total count matches
Meter Reading Review	10 Accounts from the Cycle / Route	Meter Reading Data
Bill Run	1 Cycle / 1 Route	Total count matches

Use or disclosure of data on this page is subject to the restriction on the title page of this proposal or quotation.

Bill Details Review	10 Accounts from the Cycle / Route	Transaction and Rates Data
Payments	10 Accounts from the Cycle / Route	Account Balance

    - Origin will collaborate with the City to identify the specific data set to be used for parallel billing and payment run analysis.
    - Origin will analyze and remediate all defects identified due to bill variances.
- Go-Live Readiness
    - Origin will prepare the Mock Development Plan
    - Origin leads and supports all Mock deployment testing.
    - Conduct Mock Cutover - Testing used to simulate the tasks during the actual Go-Live. This testing verifies each task, dependencies, duration, and responsible parties.
    - Document Timing & Issues - Remediate all solution defects or go-live readiness timing issues.
    - Origin will update the Cutover Plan
  - Deliver Readiness Assessment
    - Finalize Cutover / Deployment Plan
    - Go-Live Readiness Assessment
    - Go/No-Go Readiness Report
  - Origin will provide thirty (30) Business Days of solution support Hypercare for defects as a result of this project.
  - Project / Contract closure is acceptable upon the completion of the following criteria:
    - Transition to Final state solution is complete at the end of the Hypercare period which covers one month-end close.
    - All Critical and High Severity issues related to the upgrade are either closed, accepted as-is, or resolved. Resolution options may include an acceptable workaround, designation as a known manufacturer defect, or other such mitigation option.
    - Knowledge transfer has occurred and has been approved as complete by the City; and
    - The City acknowledges the completion of the Hypercare period.

Data Conversion and Migration:

- Origin will conduct four (4) data migration runs including Mock and Go-live
  - Any data migration re-run due to corrupt data/incomplete extracts provided by the City will need to be addressed with change requests.
- Data to be converted and migrated:
  - Customer active accounts
  - All contacts
  - All Utility Billing addresses
  - Active water meters
  - Readings – 3 years
  - Billing – 1 rollup bill
  - Historical Transactions (static/read only) – 3 years
  - Customer remarks (logs) – 3 years
  - Delinquency – Active only
- All data conversion and migration will be done in the Test (TST) environment.
- The City will be responsible for establishing and maintaining all network communication and security.
- The City will be responsible for secure data hosting services for third parties including, but not limited to, financial institutions.
- The future state Infor Utility Billing/CIS solution will have a maximum of three (3) years of historical utility billing data live and easily accessible.

Use or disclosure of data on this page is subject to the restriction on the title page of this proposal or quotation.

- Legacy transaction data will be in a read-only state and will not be active transactions within IPS UB. The exception to this rule is the roll-up bill, as the transactions brought in are a part of the rolled-up bill for an account, which can be interacted with.
- Data conversion and migration responsibilities are as follows:

Data Conversion Responsibilities		
Task	**City**	**Origin**
Prepare – Data Extraction and Cleansing		
Support City in (consulting role only) analyzing the data to determine where data cleansing may be necessary.		X
Ensure any programmatic rules are implemented in the Transform stage.		X
Provide complete data cleansing at the source or define business rules for programmatic cleansing of data during the transform stage of conversion.	X	
Present and explain the IPS input layer file formats		X
Import – moving of the data from the legacy CIS to IPS database schema.		
Provide legacy data extracted as per Origin/IPS specifications.	X	
Assist City in ensuring successful data import procedures are created from the legacy CIS to the IPS schema.		X
Transform – activities may include reformatting data, manufacture of missing data elements, additional data cleansing.		
Provide guidance to ensure that the business rules for data transformation are being applied correctly.	X	
Manipulate the data in the input layer of IPS before validation of the rule and combine data entities.		X

Use or disclosure of data on this page is subject to the restriction on the title page of this proposal or quotation.

Validate – validate the data in the input layer.		
Provide guidance relating to the business rule validations to apply to the imported data.	X	
Validate based on City's specific business rule validations.	X	X
Load – populating of the IPS database tables from the transformed and validated date.		
Lead all activities in the Load stage to ensure the IPS database population is complete and ready for City to test.		X

Overall Project Assumptions

- The Project Director and the City Project Manager will work with the Origin Project Manager to support an ongoing good faith estimate of resource demand two weeks in advance based on a known backlog of work.
- If any Origin resource is not performing to the satisfaction of the City, upon the City's or Project Director's request, Origin will replace the resource immediately. The City retains the right, in its sole discretion, to interview and approve the replacement resource prior to engaging such resource. If the resource was replaced pursuant to this section, no additional fees will be charged to the City for any training or knowledge transfer required to onboard the replacement resource.
- Origin's onshore resources will be available to assist City personnel during the City's core business hours (Defined Hours as 8 AM – 5PM EST).
- Origin will provide project management, functional and design/developer expertise specifically related to and sufficient to complete the scope of this SOW.
- The City's Project Manager will manage City resources needed to provide data, information, logs, and other items necessary to create service requests with Infor.
- The Origin Project Manager will manage the work between the onshore and offshore Origin resources, if applicable.
- Throughout the project, Origin will facilitate knowledge transfer where appropriate.
- The City will maintain an active Infor support agreement for in-scope technology products throughout the duration of the project.
- The City will accept Origin's recommendations for industry best practices with IPS UB configuration.
- Each party shall be responsible for its contractual relationships with third parties and for facilitating their cooperation with the other party. Each party is responsible and accountable for the performance of any of its third-party consultants, subcontractors, vendors, including, but not limited to, the timeliness of their performance. If third parties do not meet specified timelines in the official project schedule, a change order may be required.
- The City will be responsible for establishing and maintaining all network communication and security.
- The City will be responsible for secure data hosting services for third parties including, but not limited to, financial institutions.
- The delinquency process aligns with the standard functionality of IPS UB.
- Test plans and scripts are created and the responsibility of the City with support from Origin.
- Planning and Execution of UAT is the responsibility of the City. Origin has a standard set of test scenarios that will be provided as a starting point. Any additional test scenarios that Origin creates or consults on are considered out of scope and may require a change order.
- Any changes to system code, patch updates, initial install, or development will be developed in the "Development" environment only; that code will be tested in the "Test" environment and approved by the solution architect before it is promoted to the "Production" environment.

Use or disclosure of data on this page is subject to the restriction on the title page of this proposal or quotation.

- Should a project delay arise due to an Infor Service Request (SR), the City Project Manager, the Project Director, and Origin Project Manager will review delays and come to a mutually agreed solution.
- It is assumed Exhibit F of this Statement of Work will be completed during discovery workshops and mutually agreed upon by the Parties.
- Integrations:
  - Origin will be responsible for the "Infor-side" of edge application/system integrations. The City will be responsible for "City-side" of system integrations. E.g., client side SFTP file automation is to be set up by the City.
  - The City's payment processor is expected to be Paymentus at time of project. It is assumed Infor will provide the API to Paymentus as an out of the box payment gateway.
    - If the city decides to change the payment gateway provider, the provider must be supported by Infor Out of the box.
    - If the payment gateway provider is changed to an unsupported payment gateway provider, this will result in a change request
  - Finance/GL integration is expected to be with the City's legacy finance/GL solution as the new Infor finance/GL solution will not be in use at the time of SIT for the new UBS. It is expected this integration will be flat file based which requires manual interaction to download/upload file.
  - The integration test plan will be jointly developed by Origin and the City. The plan defines each of the integration points, and how they will be tested and verified.
  - Defects in edge systems will be managed by the City internal defect management process. All known edge system integrations related to the scope of this contract are outlined in Exhibit E.
  - The City is responsible for testing and remediation of all edge systems.
- All software procurement and licensing are the responsibility of the City.
- Additional infrastructure or licensing requirements identified as a result of the performance testing are the responsibility of the City.
- Training will use the testing environment.
- The City is responsible for technical support for solutions which are not specifically part of the Origin-implemented Infor solution. These areas include, but are not limited to, network communication, network security, environment monitoring and alerting, and edge system issue resolution.
- Origin will adhere to the City's IT Change Control policies and processes as they relate to technical changes that may impact any of the City's environments.
- Origin provides enablement, configuration, and train the trainer training. City trainers are then responsible for training end users on end-to-end process flows.
- During the Build and Configuration iterations, the City's core team is available to make decisions regarding set-up as needed.
- Origin will enable the City team to be active participants during the Construct and Configuration Confirm phases.
- The City is able to provide staffing levels to support the implementation approach.
- The last four weeks of the Validate phase will focus on UAT and Training which is led by the City and supported by Origin.
- Project delays will be documented via the Change Order process, and delays not caused by Origin may require a change order for additional costs.
- Core training documents to be provided to the client do not contain business processes related information.
- Solution Blueprints for any custom setup or development will contain the required information on running the custom processes. Any additional documentation is not within the scope of this SOW.
- The City must allocate the correct number of IPS MT licenses required for each module and request additional temporary implementation licenses for the Origin team (4 licenses for each module). This is to prevent a license shortage or swapping during implementation, SIT, and UAT. A shortage of licensing can result in delays to the project schedule which can result in a change request.
- IPS-UB allows for line items to be rebated based on the setup for Entitlement Types, Rebate Groups which dictates line item, caps, and yearly maximum rebate that a contact can receive.
- Billing team will manually check for any concessions/entitlement associated service requests (e.g. Add/Apply Entitlements) and set up the accounts for entitlements manually.
- There can be multiple rebate groups as needed by the client (maximum of 5) but one line item can only have one rebate group in IPS.

Use or disclosure of data on this page is subject to the restriction on the title page of this proposal or quotation.

- One rebate type can have one formula each for line item max and annual max that a rebate group can receive.
- Entitlements are verified manually.
- Annual balancing isn't retroactive and will only be applied as adjustment to the account which will show up on first bill for the next year. Previous bills will not be altered.

Exclusions / Out of Scope

- This SOW only refers to the Utility Billing aspect of IPS. Any additional features (already being used / could potentially be used by the City) are not within the scope of this SOW.
- Any functionality, configuration, or custom development that is not explicitly mentioned in the "In-Scope IPS UB Implementation Services' section above or Exhibit A of this SOW is out of scope.
- Travel expenses are not included in the Pricing and Payment section, travel will be invoiced as incurred. Policy guidelines for travel and expense are included in Exhibit B.
- Following the discovery workshops, any letters, notices, and reports not documented in Exhibit F of this Statement of Work will be considered outside of scope.
- Infor Field Inspector configuration specific to utility billing is not within the scope of this SOW.
- Redesign of existing bill output.
- Bill print ready generation by IPS is not included. Assumption is that bill print provider will provide the generated bill document/image.
- Bill re-print/cancel rebill ready generation by IPS is not included. Assumption is that bill print provider will provide the generated bill document/image.
- Cashiering Device Support and implementation
- Specific E-bill handling in IPS
- Account Dashboard configuration beyond out-of- the-box settings.
- Content Manager changes to IPS
- Styling, configuration, custom data validation, extension of Rhythm Billing Portal beyond out-of-the-box settings.
- Implementation of Call Center module or any additional service request types.
- Implementation or extension of IPS CRM module including fees, work orders, inspections, and scheduling.
- Implementation of any other IPS module, configuration, attribute, extension, or integration not detailed within the Scope of Work.

- Integration to provide Single Sign On for City users.
- Integration to provide Active Directory for city users.
- Integration with the City's existing customer and billing, property & address solutions/datasets to maintain data synchronization
- Budget Billing data migration/conversion
- Weighted averaging estimation for meter reading.
    - Meter reading estimation that is in scope is based on a three-level algorithm:
        i. seasonal/same cycle last year
        ii. previous cycle
        iii. notional usage
- Custom receipts beyond out-of-the-box settings.
- Delinquency processes beyond out-of-the-box settings.
- Penalty calculations beyond out-of-the-box settings.
- Account management processes beyond out-of- the-box settings.
- Account Log configuration beyond out-of- the-box settings.
- Account Alert configuration beyond out-of- the-box settings.
- Content Manager changes to IPS
- Styling, configuration, custom data validation, extension of IPS UB beyond out-of-the-box settings.
- Service requests requiring custom workflows to progress/resolve/close
- Water Conservation integrations
- Integration with any 3rd party software or vendor to automate flat file transfers (i.e. 3rd party middleware)

Use or disclosure of data on this page is subject to the restriction on the title page of this proposal or quotation.

- Integration to City's GIS to provide data synchronization & spatial viewing context to records within IPS and Infor Customer Billing
- Integration with email exchange or SMS gateway to update the notification record with a mail received delivery status or any other status.
- Any test case not approved by Origin
- Any user guide documentation not supplied by Infor or Infor help docs.
- Augmentation of any training document supplied by Origin, or any help/user guide document supplied by Infor
- Any UAT scenarios outside of the standard set of scenarios that Origin provides.
- Any documentation not explicitly stated in the "Scope of Work" section is considered out of scope e.g., user manuals including business processes.
- Any web-based Software Compliance
- Any additional Integration not detailed within Scope of Work
- Origin is responsible for performing only the Services detailed and approved in this SOW or in each Change Order document. All other Services are considered outside the scope of this document. If the City wishes to modify the Services, City must comply with the change procedures described in the Change Procedures section.
- Winter average configuration beyond out-of- the-box settings.
- Entitlements configuration beyond out-of- the-box settings
- Applying Rebates/Caps configuration beyond out-of-the-box settings
- Automated verification of entitlements
- Verification integration to 3rd party vendor
- Annual balancing beyond 1 calendar year

Dependencies

- The City will provide Origin with the necessary user and system access (e.g., Application, Database, Server, Network, etc. access) within 24 hours of the request.
- The City will provide the necessary CIS data within the parameters outlined on the project schedule.
- The City will ensure secure network communications are established with Origin.
- The necessary City resources will be available to complete tasks as assigned per the project schedule. Availability delays could cause a project delay resulting in a Change Request (CR).

Staffing

- Under this SOW, Origin's priority will be to staff the engagement with export resources that have worked on similar IPS UB implementation projects. This will ensure thorough knowledge of the solution, integrations, and solution architecture.

Deliverables

- The table below includes all deliverables Origin will provide the City. The responsibility (RACI) for both Origin and the City along with the description of the deliverables is included.

Deliverable RACI and Description

Deliverable	Origin	City	Description
Engage Phase			
Project Management Plans and Schedule	R	C	A duration-based work plan that presents the tasks, task owners, estimated durations, dependencies, and resources necessary to successfully execute the project. This document includes the estimated delivery date of each deliverable listed in this

Use or disclosure of data on this page is subject to the restriction on the title page of this proposal or quotation.

			document. This plan is maintained throughout the project to accurately reflect the current project tasks and timelines.
Deliverables Inventory	R	C	Provides Complete List of Deliverables for a given project. Once approved, the Deliverables Inventory becomes an actively managed document with percentage complete, status and expected/actual completion dates. Origin will conduct a Deliverable Level Set meeting with the City to confirm the template, objectives, scope, resources required, timeline, and the City approvers.
Enterprise Application Survey	R	C	Detailed list of all applications in the enterprise landscape, specifically pointing out interfaces with the CIS.
Enable Phase			
Core Team Functional Training	R	I	Training on the new CIS features, functionality, and differences.
Data Migration Strategy	R	C	A plan for migrating City's data converted and staged during Phase 1 to the new solution, leveraging the Migration Strategy developed during Phase 1
Backlog	R	C	Detailed list of each business functional and technical requirement and the testing methodology to confirm requirements are met.
Solution Blueprints (for reports, integrations, conversion, extensions)	R	I	Documentation of the solution's technical designs, release notes, enhancements, and integrations.
Reports Inventory	R	C	Itemized list of reports available by IPS to meet the business needs listed during the Enable workshop.

Use or disclosure of data on this page is subject to the restriction on the title page of this proposal or quotation.

Integrations Inventory	R	C	Edge systems IPS will interface, integrate, and communicate with.
Test Plan	C	R	Documented testing objectives, testing strategies, scope, schedule, procedures, testing resources, and outputs.
Data Conversion Extract Process and Files	I	R	Documented process on how data will be converted from legacy CIS, transformed, and loaded into the IPS system. This document will include all data sources and destinations.
End User Training Plan	R	C	The training plan will include the objectives, needs, strategy, and curriculum to be addressed when training users on the new IPS system.
Change Management Plan	C	R	Documented plan to achieve the desired target state by integration of the organizational and individual change processes.
End-User Training Material	I	R	Training documentation that will be used, distributed, and referenced during the end-user training classes.
Configuration Workbook	R	I	Documented IPS configuration values.
System Test Summary	R	I	Summarized account of the overall test results, defects and connected data following execution of the various tests.
Data Migration	R	I	The final data set that has been extracted from the legacy CIS, transformed, and loaded into the IPS CIS system.
Base System Training Material	R	I	Training materials covering the features, functionality, and basic core functions of the IPS UB system.
Train-the-Trainer Training	R	I	Training materials used to train the "trainers".
Go-Live Readiness Checklist	R	I	Detailed list of all system and stakeholder requirements needed to successfully go-live.
Cutover Plan	R	I	Details the step-by-step activities, with resources and durations, for the production cutover. This can be created at any time during the Construct phase, but it will not be finalized

Use or disclosure of data on this page is subject to the restriction on the title page of this proposal or quotation.

			until after the mock cutover. The data from those is used in this document.
Confirm Phase			
End User Training	I	R	The City is responsible for training employees
User Acceptance Test Summary	C	R	This report details the results of the User Acceptance Testing, confirming the system's capability to carry out the required tasks it was designed to address in real-world situations. This report also lists any defects or outstanding issues, deficiencies, or risks that may impact a user's ability to do their job.
Transition to Operate Phase			
Final Cutover Plan	R	C	Documentation of the cutover procedures, sequence, timing, resources, and communication plan fully defined.
Go-Live Readiness Assessment	R	C	Checklist confirming project and business readiness for the cutover event.
Stabilization Support	R	I	Post Go-Live (Hypercare) support provided to the City for a period of 30 calendar days.
Project Closure Letter	R	C	Letter outlining completion of project and all associated SOW requirements.

Deliverable Completion Criteria

Upon the completion of each deliverable, Origin will issue a deliverable completion letter to the City Project Manager, a sample is included in Exhibit D.

A deliverable will be considered delivered when:

- The item is posted to the agreed upon project file repository, AND
- Written notification has been provided to the City that the document is available for their review, with the location of that document, AND

Use or disclosure of data on this page is subject to the restriction on the title page of this proposal or quotation.

- All ancillary documents and components required to complete a detailed review of the item are also delivered, AND
- For development items, the ancillary supporting tools/application, all pieces of the item have been provided, and all pieces are deployed and properly configured, and all testing phases are completed.

The City shall take the following actions with respect to the review and approval of all delivered project deliverables:

- Each deliverable prepared by Origin shall be subject to the approval of the City
- The City shall complete the review of each deliverable within five (5) business days of delivery
- The City shall provide Origin with 1) approval of the deliverable OR 2) a written statement identifying in reasonable detail, with reference to the requirements of this Statement of Work, all deficiencies in such deliverable and the corrective actions or changes to be made by Origin in order to make the deliverable conform in all material respects to the requirements hereof.

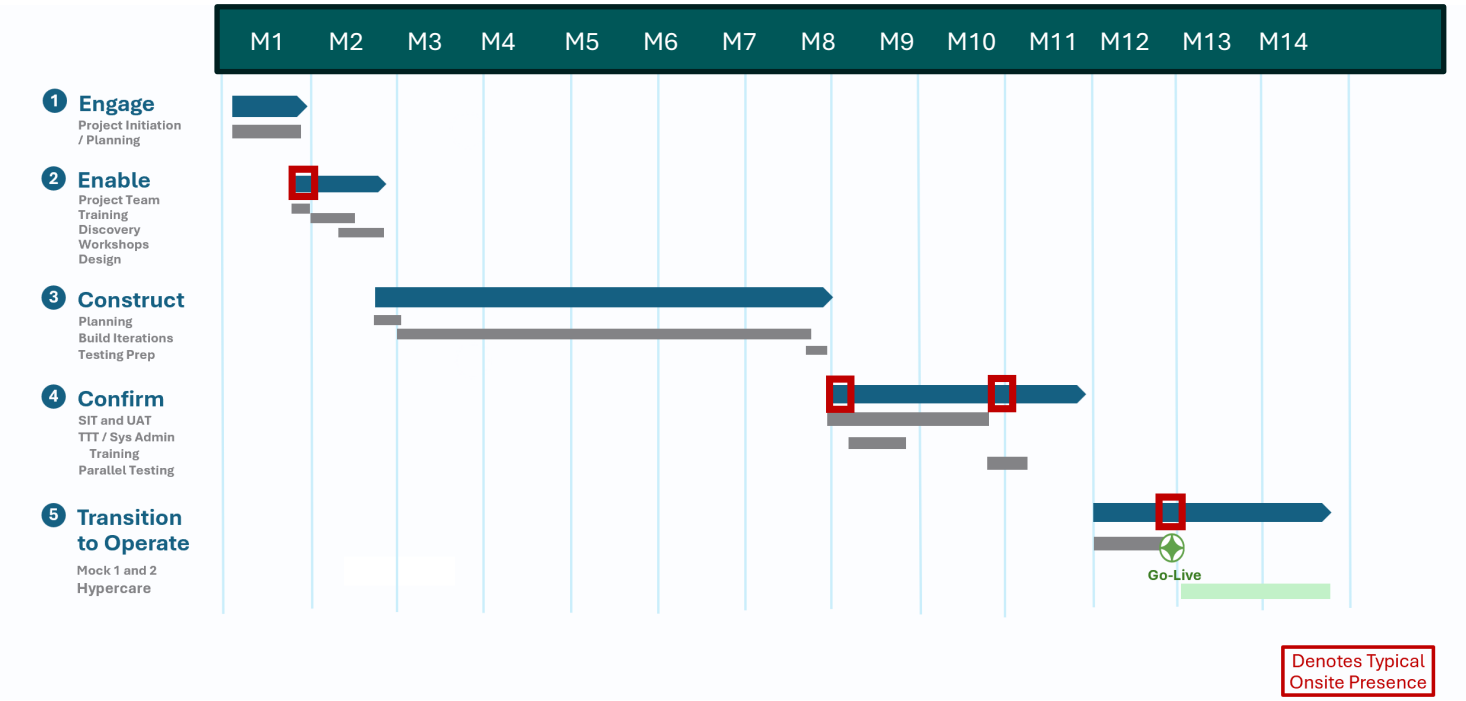
If no approval or deficiencies are submitted to Origin within five (5) business days of delivery, the deliverable will be assumed approved unless the City requests, and Origin grants, additional time for the review period. Origin's approval for additional review time shall not be unreasonably withheld.

In the event that the City provides Origin with a notice of deficiency, Origin shall have five (5) Business Days, or a mutually agreeable longer time period, after receipt of the City statement of deficiencies to make all requested modifications to the deliverable or indicate a disagreement. Upon delivery of the modified deliverable, the City will complete a review of the modifications made in response to the statement of deficiencies following the review process described above.

The timeline in the Project Delivery Schedule table below is based on a project start date of **01/01/2026.** These dates are subject to change and an updated, mutually agreed upon project delivery schedule will be developed during the project kickoffs for both initiatives.

Use or disclosure of data on this page is subject to the restriction on the title page of this proposal or quotation.

Project Timeline and Deliverables Schedule



Deliverable Number	Deliverable Month	Deliverable Name
--	Month 0	Contract Signing
1.1 (WBS)	Month 1	Project Kickoff and Introductory Meeting
1.2 (WBS)		Project Management Plan
D01		Updated Project Schedule
D02		Project Kick-Off Summary
D03		Communications Plan
D04		Deliverables Inventory
		Engage Phase Complete

Use or disclosure of data on this page is subject to the restriction on the title page of this proposal or quotation.

D05	Month 2	Data Migration Strategy
D06		Account Management / Core Data Design
		Billable Services Design
		Service Orders Design
D07		Meter Reading Process Design
		Deposits Design
		Active / Inactive Account Delinquency Process Design
D08		Payment Processing and Cashiering Design
		Letter / Notice Generation Design
		Customer Self-Service Design
		Interfaces Design
		Enable Phase Complete
D09	Month 3	Iteration 1 Package - Account Management / Core Data
D10		Iteration 2 Package – Billable Services
D11	Month 4	Iteration 3 Package - Service Orders
D12		Iteration 4 Package - Meter Reading Process
D13		Iteration 5 Package - Deposits
D14	Month 5	Iteration 6 Package - Active / Inactive Account Delinquency Process
D15		Iteration 7 Package - Payment Processing and Cashiering
D16	Month 6	Iteration 8 Package - Letter / Notice Generation
D17		Iteration 9 Package - Reporting
D18	Month 7	Iteration 10 Package - Customer Self Service
		Construct Phase Complete
D19	Month 8	SIT Complete

Use or disclosure of data on this page is subject to the restriction on the title page of this proposal or quotation.

D20		Train-the-Trainer Training Complete
D21	Month 9	UAT Complete
D22	Month 10	Parallel Billing Complete
		Confirm Phase Complete
D23		Go-live cutover Plan Complete
D24	Month 11	Mock Cutover Complete
D25		Project Go-Live
		Transition to Operate Phase Complete
3.1 (WBS)	Month 13	Hypercare Support Complete
D26		Project Close Out Letter

Status Meetings and Reporting

- The City, the Project Director, and Origin's Project Manage, will conduct a weekly status meeting to review the project status, risks and issues, and other topics. Minutes will be maintained by the Origin Project Manager and stored on the project repository site. All project minutes will be reviewed and approved by both Project Managers.
- Origin will provide the Project Director and City Project Manager with a status report, prior to the status meetings. These reports will contain, but are not limited to, a list of tasks completed during the prior period, tasks scheduled for the next period, overall completion percentage and RAID (Risks, Assumptions, Issues, and Dependencies), etc.

Work Location

- Origin expects the majority of the work provided by this SOW to be performed remotely. However, we strongly encourage the City to allow for onsite engagement, especially during critical times of the project (discovery workshops, training, UAT, go-live).
- Any travel expenses will be invoiced on a monthly basis, at cost, as costs are incurred. Onsite project travel will require approval by the City PM, the Project Director, and Origin PM. Onsite work, if necessary, would occur at the City office.

Contract Change Control

- If any proposed modifications to this SOW constitute a change to scope, functionality, responsibility, schedule, cost or other material terms of the project, the provisions of this section will apply. Only changes that are mutually agreed by both Parties in writing will be made to this SOW. The Project Change Control Process described below is based on the following assumptions:
- Changes that require the addition of hours to the project will be billed at the rates within this SOW.
- Origin, TD Synnex, or City, may initiate change requests whenever there is a perceived need for a change that will affect this SOW (e.g., scope, schedules, functionality, or cost).

Use or disclosure of data on this page is subject to the restriction on the title page of this proposal or quotation.

Project Change Control Process

- The Origin Project Manager or the Project Director, and the City Project Manager each may initiate project change requests under this SOW. The party requesting a change will complete the attached Contract Change Request form.
- The Origin Project Manager will:
  - Record the Contract Change Request.
  - Investigate the impact of the proposed change to schedules, functionality, or cost.
  - Evaluate the impact of not performing the change.
  - Prepare a response to the proposed change; and
  - If both parties agree that the change should be carried out, then Origin will obtain authorizing signatures on the Contract Change Request form from both parties.
- If the proposed change is not mutually agreed by the Parties:
  - The Origin Project Manager or the Project Director will discuss and document the objection with the City Project Manager; and
  - The proposed change will be renegotiated, if possible, or withdrawn if the Parties agree it is non-essential. In such a case, the reasons will be documented on the Contract Change Request.
- If the proposed change is mutually agreed by the Parties:
  - Once the Contract Change Request has been signed, then the relevant Professional Services may be scheduled. If the change requires additional funding, the City must secure this funding and satisfy any payment obligations to Origin before Origin starts implementing the change.
  - The Origin Project Manager will adapt the relevant project plan(s) to incorporate agreed changes and present such plan(s) at project status meetings for approval.
  - Progress on the change controls will be reported at project status meetings; and
  - The Origin Project Manager, the City Project Manager, and the Project Director, must sign the Contract Change Request once the change has been completed, then the Contract Change Request will be returned to the Origin Project Manager will update the Professional Services Variance Log with the date completed.

Performance Measurements

- Acceptable performance under this SOW is defined as the timely completion of all activities, deliverables, and milestones for which Origin is responsible.
- If performance has or is expected to impact the critical path of the schedule contained herein, Origin shall provide a resolution to rectify the schedule and applicable resource(s) for review with the program steering committee.

Travel and Expense Guidelines

Objective: To provide definitive guidelines for the authorization, reimbursement, and reporting of usual and reasonable business expenses. Origin will be reimbursed for actual costs incurred during travel.

Expenses

Shall include all expenses associated with:

- Mileage, Tolls & Parking
- Travel – Air & Rental Cars
- Lodging
- Meal Allowance – Flat Meal Option
- Expenses not listed below are non-reimbursable.

Receipts

A receipt is defined as a written acknowledgment that a specified amount has been paid in return for goods or services. The receipt must include the name of the establishment, if possible, the date and the amount paid. Hotel bills that itemize communication and meal expenses are acceptable receipts. Travel itineraries

Use or disclosure of data on this page is subject to the restriction on the title page of this proposal or quotation.

are not acceptable as a substitution for receipts, except in cases where tickets/receipts are unavailable from the travel agency (ticketless plane reservations).

Summary Invoice

All receipts should be accompanied by a summary invoice indicating the dates covered.

Mileage, Tolls & Parking

- Travel from one City location to another location to support City related business is reimbursable, travel from hotel to a City location is reimbursable.
- Mileage – For personal cars only. Is determined by the current GSA rates. See below for rental cars, which are not eligible for mileage reimbursement)
- Tolls – Reimbursed at actual cost. Tolls incurred over $10 require a receipt.
- Parking – Reimbursed at actual cost. Fees incurred over $10 require a receipt.

Travel

- Air Travel

  Air travel reimbursement is limited to coach, tourist or economy fare unless otherwise approved and documented. All air travel fees and surcharges within these travel classes are eligible for reimbursement. Flights will be booked in advance to take maximum advantage of discounts. Flight changes are reimbursable only when approved by the City Project Manager.

- Rental Car

  Full-size or smaller with receipt is required. Car sharing is a priority unless otherwise approved by the City Project Manager. Gasoline at actual cost is reimbursed with receipts.

- Lodging

  The City will pay actual single rate room rental costs for each day that lodging away from home is required for project implementation reasons. Origin staff will use reasonably priced, good quality hotels. Other hotel charges will be the responsibility of the traveler.

- Meals

  Meals for the travelers themselves will be reimbursed at their actual cost. Meals for others will not be covered.

In Scope Integrations

Integration #	Edge Application Integration (Application type and name)	Integration Type / Protocol	Direction (bidirectional vs unidirectional)	Frequency
2	Paymentus - Payment Processor	API	Bidirectional	Real time
3	Sensus -- Meter Reads	Flat File	Bidirectional	Daily

Use or disclosure of data on this page is subject to the restriction on the title page of this proposal or quotation.

4	Beacon – Meter Reads	Flat File	Bidirectional	Daily
5	Bill Print and Presentment Provider -- InfoSend	Flat File	Bidirectional	Daily
6	IVR – Selectron	Flat File	Bidirectional	Daily

Origin Addendum: Change Log from SOW v1.0 to v2.0

Page	Section / Area	Description of Change
5	Implementation of IPS Application Software / Customization Table	• Increased meter reading import interface allotment from 1 import to 4 imports and 1 file format to 4 file formats • Increased meter reading exports setup from 1 to 4 and 1 file format to 4 file formats • Increased Direct Debit Export Interfaces from 1 to 3 and increased file formats from 1 to 3
7	Implementation of IPS Application Software / Customization Table	Added the following items to the table: 
7	In-Scope IPS UB Implementation Services	Changed the second bullet of the section to: "Provide the City and the Project Director with a baseline project plan, deliverable inventory, and templates within 30 days of IPS UB project kickoff"
8	In-Scope IPS UB Implementation Services	• Changed the third bullet of the section to: "Develop a comprehensive project governance organizational chart, communication plan, and escalation matrix within 30 days of IPS UB project kickoff." • Changed the fourth bullet of the section to: "Provide an Origin staffing plan and project schedule for executing the project to the Project Director." • Amended the sixth bullet of the section to include Hydrant and Bulk Water Fill services
11	Data Conversion and Migration	• Added "Delinquency – Active Only" to the "data converted and migrated" bullet

Use or disclosure of data on this page is subject to the restriction on the title page of this proposal or quotation.

		• Removed the seventh bullet as those services are to be provided by client-side consultant and are not in-scope for Origin SOW
15	Overall Project Assumptions	Added the following assumptions: • IPS-UB allows for line items to be rebated based on the setup for Entitlement Types, Rebate Groups which dictates line item, caps, and yearly maximum rebate that a contact can receive. • Billing team will manually check for any concessions/entitlement associated service requests (e.g. Add/Apply Entitlements) and set up the accounts for entitlements manually. • There can be multiple rebate groups as needed by the client (maximum of 5) but one line item can only have one rebate group in IPS. • One rebate type can have one formula each for line item max and annual max that a rebate group can receive. • Entitlements are verified manually. • Annual balancing isn't retroactive and will only be applied as adjustment to the account which will show up on first bill for the next year. Previous bills will not be altered.
15	Exclusions / Out of Scope	Removed the third bullet which read "SIT of UB with Infor finance/GL solution is not within the scope of this SOW…." Integration with Infor FSM [finance/GL] is now considered in-scope due to the new alignment of overall project schedule. The in scope integrations table in Appendix E has been updated to reflect this change.
17	Exclusions / Out of Scope	Added the following exclusions / out of scope items: • Winter average configuration beyond out-of- the-box settings. • Entitlements configuration beyond out-of- the-box settings • Applying Rebates/Caps configuration beyond out-of- the-box settings • Automated verification of entitlements • Verification integration to 3rd party vendor • Annual balancing beyond 1 calendar year
23	Project Timeline and Deliverables Schedule	Modified both the Gantt chart and the deliverables table to indicate month numbers as opposed to specific dates.
37	Appendix E: In Scope Integrations	Integration #1 has been changed from Central Square / Legacy Finance to Infor FSM --- integration type, direction, and frequency has also been modified accordingly. Modified Integration #5 to call out InfoSend as the Bill Print and Presentment Provider. Added an additional integration - #6 – to the table for Selectron IVR.

Use or disclosure of data on this page is subject to the restriction on the title page of this proposal or quotation.

Inovium Statement of Work

Inovium will provide Consultants to perform the Services for Customer in accordance with the terms of this SOW (the "Project"). Inovium's Services will provide support to Customer for Customer's Project. The Customer is the owner of the Project and is responsible for and controls the process, scope, costs, resources, and targeted solutions of the Project.

Within the scope of this Project, Inovium will provide the Services by providing Consultants as described in the remuneration section below. The Consultants provided may be Inovium employees or Inovium's third-party subcontractors.

Scope of Services

The Customer requires Inovium Services related to the Application(s) provided in the Scope Definition. The scope of the Project, Inovium's and Customer's responsibilities, estimated timeline, etc. are described in Exhibit 1. It is mutually understood that business requirements, resources, dates, and relevant remuneration may be subject to change via the Change Request Procedure, including if Customer responsibilities and assumptions are not performed in a timely and appropriate manner and/or if the Project resources are not provided.

The Customer acknowledges that any delays or changes caused by Customer, Customer's employees, equipment, contractors, or vendors may cause an incremental change in the fees required under this Order, including without limitation, delays or changes due to the following: (a)change to or deficiency in the information which Customer has supplied to Inovium; (b) failure by Customer to perform any of its responsibilities in a timely manner including the supply to Inovium of resources and information; or (c) an unanticipated event that changes the service needs or requirements of Customer. Changes required to this Order because of any of the foregoing events will be handled using the Project Change Control Process.

Assumptions and Responsibilities of the Customer

The assumptions and responsibilities for this Project are listed as follows and may be supplemented by those in Exhibit 1:

- All supporting documentation work products will be developed for industry-standard Microsoft Windows-based PCs using applicable (as reasonably determined by Inovium) Microsoft Office applications (Word, Excel, and PowerPoint).
- Unless otherwise expressly stated in Exhibit 1, no software development will be made under this SOW.
- Unless otherwise expressly stated in Exhibit 1, any data cleansing or data cleanup is wholly the responsibility of the Customer.
- The Customer will provide knowledgeable, decision-empowered resources that are available to work on the Project as part of the Project team.
- The Project will have sponsorship from Customer's senior management, who will be available on a timely and regular basis to monitor the Project's progress and to act as a decision-maker for policy decisions and issue resolution.

Use or disclosure of data on this page is subject to the restriction on the title page of this proposal or quotation.

- The Customer will provide a working environment and facilities adequate for Inovium to perform their assigned duties. This includes, but is not limited to, adequate conference rooms, cubicle space, and telephone access. The Customer will provide Inovium with all necessary authorizations.
- The Customer will support the use of the Inovium team laptops on its network or the Customer will provide PCs with the Microsoft Office Suite and e-mail capability for the Project team.
- Project team members will be given access to the Customer's Inovium environment. The Customer shall provide secure dial-in and/or direct access to Customer networks as necessary.
- Inovium will be provided with the necessary access to all of the Customer's facilities necessary for the Project, including all necessary identification material (badges, cards, etc.), subject to the terms and conditions of the MSA. This includes necessary access to such buildings and systems during and after normal business hours, on weekends, and on holidays. Limitation of Inovium access during these times may reduce Inovium's ability to maintain the proposed schedule. Inovium will also be provided with the necessary authorizations for remote access to Customer's systems. The responsibilities and assumptions are considered to be material contract duties of the Customer. The Customer agrees that any estimates provided in this SOW may be subject to change if Customer's responsibilities and Project assumptions are not fulfilled.

Period of Services

The Services will be provided between January 5, 2026 and January 4, 2028.

The Expected Start & End Date is an estimated date only. This SOW will remain in effect until the Services agreed upon have been concluded unless otherwise agreed upon between the parties in writing.

Location of Services

The primary place of performance where Inovium's consultants will be performing the Services is remotely and, if required, at the Customer's facility.

Renumeration

Rates / Remuneration

This estimate is based on the information provided by Customer to Inovium and Inovium's understanding of the Project scope, based on Customer information. Should the information provided by Customer be inaccurate or should Inovium gain additional information during the Project, the estimated fees, timeline and scope may be subject to change. Inovium reserves the right to change the rates upon ninety (90) days' notice for any additional or incremental scope mutually agreed to use the change control process. Any increased rate(s) shall not exceed the prior rate(s) plus an adjustment made for increases in the consumer price index plus 3%. CPI as used herein means U.S. Consumer Price Index for all Urban Consumers, U.S. City Average - All Items 1982-1984 = 100 Base for the applicable twelve (12) month period as published by the Bureau of Labor Statistics. In the event the actual service fees fall outside the Quarterly Budget Range during any quarterly period, then the parties agree to review the reasons why and adjust the agreement if necessary. The rate is based on eight hours of work daily. Inovium also calculates a minimum of four working hours per day for deployments.

Use or disclosure of data on this page is subject to the restriction on the title page of this proposal or quotation.

The Consultant types currently assigned and the fees for the Project are as follows and are exclusive of expenses:

General

Any earlier quotations that Inovium has submitted concerning the same works and services are hereby withdrawn. The terms, conditions, and details in this quotation also apply to any Services and Work Products that are or have been provided to the Customer before a contract is concluded. Should any provision of this quotation be ineffective or unenforceable, the validity of this quotation remains unaffected. In this case, the parties undertake to replace the ineffective provision with an effective provision that achieves as nearly as possible the business purpose of the ineffective provision. Except as provided in the severability clause, this offer may be accepted only in its entirety.

EXHIBIT 1 To Statement of Work For CORR

Project Management

This Exhibit 1 to the Statement of Work (SOW) addresses the Implementation Consulting Services required of the Project. It is mutually understood that business requirements, resources and dates may change subject to the applicable terms of this Statement of Work and that any such material change requested by Customer or as a result of Customer inability to provide agreed upon resources, fulfill applicable assumptions and to perform the Customer Responsibilities set forth herein or the result of Customer errors or omissions may result in a Change Order in accordance with the Change Order Procedure as defined in Exhibit 2.

Customer is responsible for requesting changes to the requirements for Services. The Inovium Project Lead may assist in planning the Project, and quality checking the activities and progress. It is understood by Inovium and the Customer that any material changes to scope that are requested, will be addressed through a formal change order process. Material changes are those which specifically will impact either budget and/or scope.

The initial project covered by this SOW will consist of three key phases:

1. Inception
2. Build
3. Pilot and Rollout

Planned Project Phases

1: Inception

Initial phase to kick off the engagement and identify resources. Focus will be on environment provisioning, access, and onboarding. Project leads will develop the initial agile plan for key milestones. Customer will be onboarded to the Inovium agile tools.

2: Build

Build phase includes multiple agile sprints to build and configure the solution. This phase will begin with a discovery sprint to further understand high complexity or risk areas. Customer is expected to engage early and often to ensure alignment on the solution. Customer will have access to unit tests to build additional

Use or disclosure of data on this page is subject to the restriction on the title page of this proposal or quotation.

test cases and identify key areas for end user training and change management. Acceptance test scripts, end user training, and change management are the responsibility of the client.

3: Pilot and Rollout

The solution is deployed to a pilot location with two pay weeks of HyperCare support. The solution is then rolled out to all other locations with Inovium providing support as needed.

Project Tasks:

SCOPE DEFINITION PHASE

HR, HCM and Payroll Core Elements

Core HRIS Configuration

- **Foundation**
- **Organizational Structure**
- **Resources**
- **I9 Tracker** - Employment eligibility verification integration
- **Symmetry Integratio**n - Collection of Employee Federal and State tax forms (W-4)
- **Position Control -** Budget Enforcement for Positions and integration with Budgeting
- **Workforce Management/Core HRIS -** Internal module integration adjustments
- **Global Human Resources Benefits**
  - Benefits Design and Implementation for 10 plans. Open Enrollment and Life Events
  - Benefits HIPAA 834
  - Integration with 5 Benefits Providers
  - Benetrac Integration - One-way integration to Benetrac
- **Human Resources Absence Management** - Absence Management Design and Implementation (Shell Plans for Paystub display)
- **Human Resources Payroll** - Payroll Design and Implementation for 3 payroll schedules

Performance Management

- 1 Annual 360 Review
- Goal Management Configuration Up to 3 reporting levels for cascading goals.
- **Succession Planning**
  - 1 Succession plan using standard 9-box
- **Employee Relations**
  - 1 Employee disciplinary process and performance improvement plan
- **Talent Acquisition**
  - 1 Hiring Workflows and 1 Job Application workflow
  - Integration with 1 Job Board
  - Up to 12 User Defined Fields for Applicants and Jobs
- **Transition Management**
  - 1 Onboarding Plan
- **Compensation Planning**
  - Merit compensation design and implementation per RFP functional requirements
  - Tied to one Performance Review if required
- **Learning and Development**
  - Learning Plans, Integration with 1 course provider, and Employee tracking

WFM Core Elements

Infor WFM: Time and Attendance

Use or disclosure of data on this page is subject to the restriction on the title page of this proposal or quotation.

The time estimates outlined are based on implementing the Infor Workforce Management Application to the Infor Cloud-suite, the assumptions outlined here are based on the requirements defined to date. Any change to, or expansion of, the elements or modules as outlined, may increase the required effort and project time estimates.

- User Authentication
  - Authentication via SAML or OpenID Connect protocols
- User authorization and element security
  - View, Edit, Restricted access to screens and components
  - Configure mobile-optimized screens (Employee Self Service)
  - Up to 10 Security Groups
- Core Codes
  - Time Code
  - Hour Type
  - Balances
- Up to 4 messaging alerts on a recurring basis

WFM Attendance Management

- Attendance Policy - Standard (Core event, violation, time period, process and notification)
- Attendance Policy - Complex (T&M)
- WFM Time Off Planner
- Up to 6 time off types
- Import employee balances (excludes accruals and grants)

WFM Clock Capture

Configuring the WFM application for clocks involves these tasks, which should be completed in the order they are listed:

- Adding a clock reader server.
- Adding reader groups.
- Adding clock readers.
- Assigning time codes.
- Assigning labor metrics.
  - Readers, reader groups, compliance clock rules

WFM MV Automated Scheduling

- Up to 2 Scheduling Groups/Plans (Fire and Police)
- Shifting Bidding/Swapping

WFM Entitlements

- Up to 3 Entitlement Plans

WFM Mobility

- UI Configuration

Use or disclosure of data on this page is subject to the restriction on the title page of this proposal or quotation.

WFM Integration and Migrations

- HR Imports
- Payroll Exports
- Schedule Exports to Trapeze
- Standard Core Element Imports (Job, Department, Dockets, and Projects)

Labor Rule/Calc Group configurations

- 4 medium complexity, 2 complex calc groups
- **Simple** - standard, out of box rules as intended.
- **Medium** - requires multiple core rules to accomplish a single use case
- **Complex** - Cannot be accomplished with any amount of core rules. Requires groovy scripted rules.

Scope Exclusions

Inovium is responsible to perform only the Services described in this Statement of Work Agreement. Any additional services discussed or implied that are not defined explicitly by this SOW will be considered out of scope. All services requested outside of this SOW as detailed above will require a "Change Order" before any services are performed. "Change Order" must be agreed upon by all parties and signed. Specific examples from this project may be listed below.

- Physical clock configuration is not in the scope.
- Ongoing configuration support is not in scope.
- Infrastructure installation is not in scope.
- Custom scripting or coding of any kind is not in scope unless otherwise detailed.
- Support of activities independently or through third-party resources.
- Unless otherwise stated, no custom reports are in scope.
- Any work not specifically mentiolned in this SOW.

Inovium Addendum: HR Talent and WFM Implementation

Adjustment to Scope

- Design and implementation for up to 20 Benefit plans is included.
- Integration with 10 Benefits providers is included.
- 3 Entitlement Policies for each of 3 unions are included.
- 3 Performance Appraisal templates are included.
- 4 Disciplinary places are included.
- Active employees will be loaded into Infor, and payroll history for the current year will be loaded if go-live for payroll is mid-year.
- Historical Data will be loaded to the Infor Data Lake and sample reports leveraging this data will be provided.

Use or disclosure of data on this page is subject to the restriction on the title page of this proposal or quotation.

Exclusion from Scope

- Learning and Development will not be implemented. The City of Rio Rancho will continue to use the current Learning System.
- Integration with Benetrac (or it's replacement application, Flock) is excluded because employee enrollment will be implemented in Infor and Flock will no longer be used.

VIP Statement of Work: Rio Rancho Development Services

Sprinting for System Configuration

This task includes working with the product owners to develop user stories for the product backlog and configuration of business processes during each sprint as defined in this SOW. The Scrum Master and business analyst will lead backlog refinement/analysis sessions with the City to assist in determining areas where configuration will be required and the initial priorities. During Sprint 0 the We in collaboration with the City's product owners will develop the baseline backlog of user stories. During sprinting System Configuration, a data-first approach, which focuses on the data to be captured, in conjunction with the accompanying screens/forms will be followed. Business logic and workflow will be integrated with the screens/forms to support the Department's business rules and processes. During the sprint, we will demonstrate the functionality developed to the product owner and Department Subject Matter Expert (SMEs) to receive immediate feedback. At the end of each sprint, a formal Sprint Review will be conducted to demonstrate to a broader stakeholder audience the working software and work products. There will be a formal City signoff/acceptance following the sprint review. We will work with the City to manage any required changes to the baseline backlog. These changes will be reviewed and required approval in the sprint preplanning activities. Sprinting will include the following tasks:

Scope of Sprinting Milestones/Phases

- 5 Trade License Types will be configured
- 9 Business License Types will be configured
- 9 Permitting Application Types will be configured
- 8 Code Enforcement Case Types with associated Service Request Types will be configured

User Stories

We will work with the Product Owners/SME's to create the baseline backlog during each milestone/phase dedicated sprint 0. It is assembled by our team of experts and the City's SME's/Product Owners, based on the desired user outcomes and functionality available in IPS is approved by the SME's/Product Owners. This is our to-do list of goals and roadmap for all sprints for that milestone/phase. The backlog represents the "what" that will be built prioritized by importance (milestone/phase definition of done). We organize it by epic and make initial sprint assignments based on the functionality or technical alignment. As we sprint, variances to this will need to be reviewed and adjustments made to future sprints to offset the additional enhancement/change/adjustment. We will stay focused on ensuring that the intention of the original milestone/phase sprint roadmap is maintained to ensure that the project stays on track and milestone/phase solution goals are maintained.

Use or disclosure of data on this page is subject to the restriction on the title page of this proposal or quotation.

Data Conversion

Data conversion will be required in relation to reference contacts, registered public users, reference License/Permit/Case numbers, license professionals, record types, custom fields, and other data elements. There will be one data conversion for each of the three phases. There is no legacy data volume cap. The City will convert the legacy mainframe data to a SQL database. This SQL database will be considered the staging tables. We will move the legacy data from the staging tables to the IPS tables through the use of Infor IPS APIs. We will inform the City's product owner/SMEs of necessary data cleanup (if required). Team VIP will perform testing and data validation on a small sample of legacy data to ensure the proper API's are being called and will support the City's data cleanup effort by providing database reports. It is expected that a maximum of 4 conversion dry rehearsals with a large sample of legacy will be required to ensure the final production conversion will go smoothly.

Interfaces

Requirements for each interface will be discovered during backlog refinement and sprinting activities. The implementation of the interface is dependent on the assistance of the City's staff, specifically, interface analysis, data mapping, and data manipulation as required in the source system. Our Functional Lead will work with the city to develop a matrix defining each interface and the recommended method for each (flat file, Rest Services, Web Services). This matrix will be developed, reviewed and approved during Interface/Integration Analysis/Design milestone/phase as an integration roadmap throughout the project. We, in conjunction with the City and any necessary 3rd party vendor(s), will write and test each interface.

Business Rules

During configuration, we will work with City SMEs to identify opportunities to supplement the IPS base functionality via Workflow Manager scripts to validate and automate business processes. These Business Rules will be included as part of each Sprint in the Agile Methodology. All business rules will be created using the IPS tools built within the application, AP Type Creation with Milestones and Activities, Workflow Manager Formula Editor, Detail Page Creator, and Content Manager.

Reports

Reports are defined as anything that can be printed from the system, including but not limited to, reports, forms, documents, notices, and letters that the City wishes to print as identified during configuration analysis. The City is expected to specify which reports We will build as part of the project. It is expected that, after the appropriate training on the database and the selected report writing tool is completed, City personnel will be able to handle additional and future report requirements. Our current estimates include configuring the following:

- 50 Infor Reporting reports
- 10 of Ad Hoc reports (leveraging out-of-the-box configuration)
- 20 email notifications (leveraging out-of-the-box configuration)

Use or disclosure of data on this page is subject to the restriction on the title page of this proposal or quotation.

GIS

Setup and configuration of integration with the single and primary GIS for the City. This will be completed by leveraging the COTS out of the box functionality/configuration. We technical Staff will map the City's current GIS layers needed for the Land Management Project to the appropriate IPS database tables. Our technical staff will require the City's GIS experts to be available and contribute to this configuration. The setup and configuration will require a .75 FTE for approximately the first two months of the project. Once setup and configuration is complete, the GIS expert's time will be minimal.

Infor Field Inspector

We will configure for the Infor Field Inspector Mobile App by leveraging the COTS out of the box functionality/configuration.

Rhythm for Civics

We will configure the Standard Rhythm for Civics Portal. We will work with the City to determine which record types need to be made available in Civics and allow documents to be uploaded and fees to be paid. We will be leveraging out-of-the-box functionality for this configuration.

Online Payments

We will configure the integration with the City's choice of payment processors for online payments through Rhythm for Civics. The online payments will appear as a separate drawer in the Cashiering module.

Cashiering

We will configure the Cashiering module so that counter cashiers will have the ability to search for charges, select charges for payment, and record payments. The module will be configured to automatically apply the payments to the correct permit/license/case. The module will also be configured so that supervisors will have access to manage/monitor individual drawers.

Addendum and Clarification for VIP

The number of license types and applications types are a guideline and are flexible. Actual numbers will be determined during discovery.

Use or disclosure of data on this page is subject to the restriction on the title page of this proposal or quotation.

Information Security Plan

Scope: This Information Security Plan ("ISP") is incorporated into Customer's agreements executed with Infor (collectively, the "***Agreements***"). In the event of any conflict or inconsistency between the terms of this ISP and any other terms in the Agreements, this ISP shall prevail. This ISP sets forth Infor's current security measures that are designed to safeguard:

i. the hardware, equipment, and systems software configuration on which Infor provides:

   a. Cloud Services (for clarity Cloud Services includes Support)
   b. Professional Services, and
   c. Support with respect to On-Premises Software

   (all such hardware, equipment, and systems software configuration are collectively defined in this ISP as the "Systems", and the Cloud Services, Professional Services and On-Premises Software Support are collectively defined in this ISP as the "Services"); as well as

ii. Customer data provided to Infor, either:

   a. as Customer Data, or
   b. as provided to Infor for purposes of performing Professional Services and/or Support from within Infor's environment

   (all such data is collectively defined in this ISP as "Data").

Definitions: Capitalized terms used in this ISP and not defined within this ISP have the meaning given such terms in the Software Agreement between Infor and such Customer (the "Agreement").

Exclusions: This ISP is not applicable: (i) to Infor Professional Services arrangements where Customer's On-Premises Software is hosted by Infor pursuant to a separately negotiated Professional Services agreement, or (ii) when Infor is performing services on the Customer's premises and/or is given access to Customer's systems. In such cases, Infor shall comply with Customer's administrative, technical, and physical conditions as mutually agreed in a statement of work, and in connection with any such access to Customer's systems Customer shall be responsible for providing Infor personnel with user authorizations and passwords to access its systems and revoking such authorizations and terminating such access, as Customer deems appropriate.

Updates: Security threats, and the measures designed to protect against those security threats, are continually evolving, and Infor may change this ISP at any time without notice to Customer, provided Infor maintains a comparable or better level of security in the aggregate for the Systems and Data.

1. General Security Standards

Infor maintains administrative, technical, and physical safeguards designed to protect against the destruction, loss, unauthorized access or alteration of the Systems and Data which are: (i) no less rigorous than those maintained by Infor for its own information of a similar nature; (ii) no less rigorous than generally accepted industry standards; and (iii) required by applicable laws.

© 2024 Infor (US), LLC

1.1. Security Officers

Infor has appointed one or more security officers responsible for coordinating and monitoring the security measures in this ISP.

1.2. Access Controls

Infor implements access controls to Data, including, without limitation, the following measures:

i. Infor assigns a unique ID to each person with computer access to Data.

ii. Infor identifies personnel who may grant, alter or cancel access to Data, and restricts access to Data on a least-privilege basis. Access to Data is allowed only to personnel who have a "need-to-know" for delivering Services, and Infor maintains and updates a record of such personnel. Access to Data is logged and monitored.

iii. Infor instructs Infor personnel with access to Data to disable administrative sessions when computers are left unattended.

iv. Infor deactivates Infor's employees' accounts from applications or data stores which contain Data when such employees are terminated or transferred, or when they no longer require access to such Data. Infor regularly reviews the list of people and services with access to Data and removes accounts that no longer require such access. Infor performs this review biannually at a minimum.

v. Infor does not use manufacturer-supplied defaults for passwords and other security parameters on any Systems. Infor mandates the use of system-enforced "strong passwords" according to generally accepted industry best practices on all Infor's Systems. Infor requires that all passwords and access credentials be kept confidential and not be shared among personnel, and Infor deactivates passwords that are known to have been corrupted or disclosed.

vi. Infor maintains an "account lockout" by disabling accounts with access to Data when an account exceeds a specified number of consecutive incorrect password attempts.

vii. Remote access to Systems holding Data requires two-factor authentication (e.g., requires at least two separate factors for identifying users).

1.3. Intrusion Detection and Prevention

Infor utilizes an intrusion detection system/intrusion prevention system (IDS/IPS) to monitor its Systems and its procedures for security breaches, violations and suspicious activity. This includes suspicious external activity (including, without limitation, unauthorized probes, scans or break-in attempts) and suspicious internal activity (including, without limitation, unauthorized system administrator access, unauthorized changes to the Systems, Systems misuse or theft, or mishandling of Data). Infor regularly reviews access logs for signs of malicious behavior or unauthorized access.

1.4. Firewall

Infor has implemented and maintains network firewall technologies designed to protect Data accessible from the Internet.

© 2024 Infor (US), LLC

1.5. Updates

Infor keeps the Systems up-to-date with upgrades, updates, bug fixes, and new versions.

1.6. Data Encryption

i. In transit over public networks, Data is encrypted with, at a minimum, TLS 1.2 or its logical successor.

ii. While Data is at rest within Systems, Data is encrypted with, at a minimum, AES 256 bit or its logical successor (other than with respect to Support incidents for Infor resold IBM Series i or Z platform solutions).

1.7. Identity Management

Infor leverages a shared security model to distribute responsibility for identity management. Infor has the ability to federate the applications in the Systems back to Customer's identity management provider for authentication purposes.

1.8. Malicious Software

Infor maintains generally accepted industry standard anti-malware/anti-virus software and, to the extent possible, uses near real-time protection features in an effort to provide Cloud Services, or On-Premises Software, that do not contain any "time bombs", "worms", "viruses", "Trojan horses", "protect codes", "data destruct keys", or other programming devices that are intended to (i) with respect to Cloud Services, modify, delete, damage, deactivate or disable Customer Data or to prevent or limit Customer's access to Customer Data or (ii) with respect to On-Premises Software, modify, delete, damage, deactivate or disable Customer's data within the On-Premises Software.

1.9. Physical Security

Facilities containing the Systems will:

i. be structurally designed to withstand adverse weather and other reasonably predictable natural conditions;

ii. have appropriate physical environmental safeguards to help protect Systems from damage related to smoke, heat, water, fire, humidity, or fluctuations in electrical power;

iii. be supported by on-site backup power generating systems; and

iv. have appropriate controls designed to ensure that only authorized personnel are allowed physical access to the facility.

2. Audit

2.1. Audit Rights

As part of its vendor oversight program, Customer and (if applicable) its governmental regulatory agency may request, once per year in the form of a postal audit (i.e. a questionnaire that is based on ISO 27001), procedural documentation from Infor regarding its information security program, processes and controls. Infor agrees that to the extent such procedural documentation is readily available, Infor will supply such documentation that Customer may reasonably request, so long as such documentation does not: (a) threaten the confidentiality, integrity or availability of data or services of

© 2024 Infor (US), LLC

Infor's other customers or (b) violate the confidentiality, integrity and availability of data or services of third parties providing Services to Customer on behalf of Infor. Procedural documentation provided by Infor will not include evidence (for example, but not limited to, proof of training, proof of testing, results of risk assessments). Infor will respond to the questionnaire within 30 days; if this timeframe cannot be met, Infor will work with the Customer to arrive at a mutually agreed to reasonable time frame for completion. All such documentation shall be Infor's Confidential Information. Infor will not consider Customer findings resulting from this postal audit.

2.2. Third Party Audit

Once in each 12-month period during the Subscription Term, Infor shall, at its cost and expense, engage a duly qualified independent auditor to conduct a review of the design and operating effectiveness of Infor's defined control objectives and control activities in connection with the Cloud Services (excluding Support). Infor shall cause such auditor to prepare a SOC I Type 2 report for all Cloud Services and, for multi -tenant Cloud Services only, a SOC II Type 2 report (collectively, the "Audit Report"). The Audit Report is Infor's Confidential Information, but is available to Customer on the Infor support portal. Customer may share a copy of such Audit Report with its auditors and regulators, provided that the auditors and regulators are informed that such Audit Report is Infor's Confidential Information and must be protected accordingly.

In addition, Infor shall annually, at its cost and expense, engage a duly qualified independent auditor to conduct a review of its information security in connection with certain multi-tenant Cloud Services stated on trust.infor.com, as well as Support for both On Premises Software and Cloud Services, in each case under the International Organization for Standardization (ISO) 27001 standard. Infor shall cause such auditor to prepare a report in accordance with such standard. The audit report will not be available to Customer; however Customer may obtain a copy of the resulting certificate from Infor's cloud security site (trust.infor.com) at any time. The certificate will identify the software subject to the report. As part of this ISO 27001 certification, Infor maintains an Information Security Management System manual for the software included in the certification, and the related Support, which helps to ensure the protection, confidentiality, integrity and availability of Infor assets used to provide such Services.

Additional third party certifications are available at trust.infor.com.

3. Change Management for Cloud Services

Infor follows a change control process that governs the identification and implementation of changes within Infor's Cloud Services delivery resources to help prevent unwanted changes to application source code, interfaces, operating systems or back-end changes to data within existing fields and tables. All requested changes to Infor's Cloud Services delivery resources must follow an implementation change control process. Infor documents and retains a detailed record of its compliance with this process, such as a ticketing system, and records of testing procedures for any change, including without limitation the date and time of any such change and a description of the nature of the change.

4. Segregation of Data; No Exploitation

4.1. Segregation

Data is kept logically separated from Infor's data and the data of any other Infor customer by appropriate technical means.

© 2024 Infor (US), LLC

4.2. No Exploitation; Aggregated Statistics

Data is the Confidential Information of Customer, and Customer owns all proprietary rights to its Data. Infor will not commercially exploit Data and will not access Data other than as needed to perform Services and fulfil its obligations in accordance with the Agreement.

As it relates to Data, Infor may collect Aggregated Statistics, which are the sole property of Infor and are not considered Customer Data. "Aggregated Statistics" are statistical data and performance information, generated through instrumentation and logging systems, regarding Customer's use and operation of the Services.

5. Asset Management

Infor has a formal asset management process that includes maintaining:

i. an inventory of assets used to provide Services ("Assets") designed to identify and establish clear ownership and control of Assets;

ii. procedures designed to manage the return, destruction, or removal of Data from applicable Assets; and

iii. procedures designed to protect Assets from threats and vulnerabilities, whether internal or external, deliberate or accidental.

6. Vulnerability Scanning and Penetration Testing

Infor maintains a vulnerability management process to scan for risks resulting from exploitation of published or identified flaws or weaknesses that could be exercised (accidentally or intentionally) and result in harm or unauthorized access to the Systems ("Vulnerabilities"). Infor will address Vulnerabilities within generally accepted industry standard time frames. Infor shall remediate or mitigate Vulnerabilities in a manner commensurate with the risk those Vulnerabilities represent, according to Infor's defined framework, which is consistent with generally accepted industry standards.

On an annual basis, Infor engages, at its own cost, an independent third party to conduct penetration testing for multi-tenant Cloud Services, including human manual testing, to evaluate the security controls of Systems following generally accepted industry standard methodologies.

For multi-tenant Subscription Software, security testing assessments, including source code scans and Vulnerability scans, are conducted prior to code release and throughout the Cloud Services product lifecycle (i.e., in development and production environments) to help identify potential Vulnerabilities for remediation or mitigation. On an annual basis penetration testing is performed on multi-tenant Cloud Services to identify Vulnerabilities for remediation or mitigation.

7. Information Security Incident Response

If Infor becomes aware that Data has been, or is reasonably expected to have been, subject to a use or disclosure not authorized by the Agreement (an "Information Security Incident"), Infor shall: (i) promptly and without undue delay (and in any event within 48 hours of becoming aware of such Information Security Incident), notify an affected Customer of the occurrence of such Information Security Incident; (ii) investigate and conduct a reasonable analysis of the cause(s) of such Information Security Incident; (iii) provide periodic updates of any ongoing investigation to Customer; (iv) develop and implement an appropriate plan to remediate the cause of such Information Security Incident to the extent such cause is within Infor's control; and (v) cooperate with Customer's reasonable

© 2024 Infor (US), LLC

investigation or Customer's efforts to comply with any notification or other regulatory requirements applicable to such Information Security Incident. Upon Customer's request, and at Customer's expense, in the event of an Information Security Incident, Infor shall deliver (to the extent allowed by law and subject to appropriate confidentiality protections) copies of records of applicable Systems activity (solely with respect to the Information Security Incident as it relates to Customer) to Customer for use in any Customer legal or regulatory proceeding or in any Customer governmental investigation.

8. Logging and Monitoring

Infor monitors its resources used to provide Services using a set of tools, specifically configured to manage logs and alerts. Log records are kept physically and virtually secured to help prevent tampering. Sensitive information and passwords are not logged under any circumstances. In addition to capturing Service-related information, the monitoring tools allows administrators to keep track of user activity when entering and exiting the System.

9. Human Resource Security and Training

Infor personnel delivering Services are subject to confidentiality obligations, are knowledgeable regarding information security threats and concerns, receive general security training at least annually, and are equipped to support organizational information security policies in general as well as within their specific job functions.

10. Endpoint Device Controls (Infor Laptop, Workstations, and Mobile Devices)

Infor implements generally accepted industry practice security measures for the protection of endpoints including application and operating system patch management automation and anti-virus protection.

11. Data Return and Destruction

11.1. Return

Upon termination or expiration of Cloud Services, Infor shall promptly (within 3-5 business days upon receipt of Customer's written request by submission of a standard Support ticket) make all Customer Data available to Customer as a native database export provided through Infor's secure file transfer service. If Customer requires the return of Customer Data in an alternate format or requires any other termination assistance services, Infor and Customer shall mutually agree upon the scope of such termination assistance services and the fees and expenses payable for such termination assistance services. Prior to termination, Customer has access to Customer Data through application interfaces, and Infor shall return, upon Customer request made through the Support portal, copies of data backups up to two times per 12 month period as a native database export provided through Infor's secure file transfer service; additional requests will be subject to fees.

Further for clarity, the return or destruction of Personal Data will be in accordance with the terms of the Data Protection Agreement.

11.2. Destruction

Other than with respect to Customer requested Transition Assistance, Infor will permanently delete all (online or network accessible) instances of Customer Data within 35 days after the termination or expiration of Cloud Services in accordance with NIST 800-88.

Data provided to Infor for purposes of performing Support (i.e. through a Support ticket logged into the Support portal) is purged five years from incident ticket closure date. Customer individual name

© 2024 Infor (US), LLC

and contact information (e.g. user email address, name, and phone number) used to manage Support ticket lifecycle is deactivated and anonymized on termination of Support.

12. Subcontractors

Infor subcontractors furnishing goods and services to Infor with respect to Infor's Services shall furnish such goods and services on terms substantially similar to those set forth in this ISP. Before engaging such third party subcontractor to perform any of the Services hereunder, Infor shall vet such third party with reasonable diligence in order to help ensure that such third party can comply with the confidentiality and security obligations hereunder. Infor is responsible for all actions of its subcontractors in supporting the Services.

*Disclaimer: The following products may have additional or different security terms: Acumen Invest (Infor Trade Promotions Management) and Acumen Radar (Infor Strategic Pricing Management)**,** Anael (SaaS) (France); Nexus AppXpress (SaaS), Nexus Live Visibility (SaaS), Nexus Factory Management (SaaS), Nexus Inventory Management (SaaS), Nexus Supply Chain Finance (SaaS), Nexus Supply Collaboration (SaaS), Nexus Transportation Management (SaaS), Nexus Supply Chain Visibility (SaaS), Nexus Procure to Pay (SaaS), Nexus Supply Chain Intelligence (SaaS); BPCS/LX, XA, System 21(SaaS).*

© 2024 Infor (US), LLC



Below are benefits related to the Infor Multi-tenant Cloud Customer Bill of Rights. These benefits apply only with respect to Infor-proprietary Subscription Software hosted by Infor in a multi-tenant environment.
References to "Customer" below refer to the entity contracting for Subscription Services from Infor under an Order Form. Unless otherwise defined herein, capitalized terms are defined in such Order Form or the Agreement governing the Order Form. The benefits below are subject to change in Infor's discretion.

Flexibility

WHAT: Customer may request a swap between any eligible Infor products. Eligible Infor products are limited to Infor-proprietary multi-tenant products that have been used (subscribed to) by Customer for at least twelve months prior to the effective date of the swap. Third party products are excluded. Swaps will be memorialized in a mutually signed Order Form documenting a reduction in subscription quantity of an eligible product (the "Swapped Product") and an increase in subscription quantity of another eligible product.

WHEN: A swap may only occur once per year and will be effective on the subscription anniversary date for the Swapped Product. The request for a swap must be made at least 90 days prior to such anniversary date.

HOW: Customer should make a swap request directly to its Infor Account Executive. Account Executive contact information can be found in the Customer profile in Infor Concierge. In the event the Infor Account Executive cannot be reached, a ticket requesting swap assistance may be logged via Infor Concierge. Infor will assist in determining which products are eligible for swap, and at what ratio the products can be exchanged (based on relative value as reasonably determined by Infor). The product swap will not become effective until Customer and Infor sign an Order Form memorializing the exchange. In no event will a swap transaction reduce the aggregate Annual Subscription Fees payable to Infor.

Skip to main content

Transparency

1. Storage: Upon Customer's request by submitting a support ticket via Infor Concierge, Infor will provide available information about storage consumption. Storage usage takes into account all environments, including the production and all non-production environments. Additional storage can be purchased in 1 terabyte (TB) increments, for a minimum one-year term.
2. Additional Non-production Environments: Customers can subscribe to additional non-production environments (e.g., for training) for a minimum 6-month term.
3. Programmatic Access: Programmatic access refers to the interaction between Infor products and third party programs for the purposes of automation, systematic workflow(s), third-party connectivity, or extensibility. Programmatic access may be enabled by leveraging the Infor OS service, and is priced based on volume throughput. The Infor OS service is priced separately from subscription fees for users to access Subscription Software.

WHEN: Requests for additional usage rights can be made at any time. Customers are encouraged to plan ahead for any increased use of the three items noted above.

HOW: Customer may make requests for additional usage rights directly through its Infor Account Executive. Account Executive contact information can be found in the Customer profile in Infor Concierge. In the event the Infor Account Executive cannot be reached, a ticket requesting purchase assistance may be logged in Infor Concierge.

Ease and Speed of Obtaining Support

WHAT: With respect to Severity 1 infrastructure outage and production system issues, Customer shall receiv 24x7x365 Support, with response times within 30 minutes from Infor's receipt of an appropriately logged reque for Support.

WHEN: Upon the occurrence of a Severity 1 Incident (service is unavailable for all users in production, or a critical business process in production has halted with no acceptable workarounds).

HOW: Incidents must be logged into Infor Concierge. Response time will be calculated from the time a Severity 1 Incident is appropriately logged into Infor Concierge and the time of Infor's first value-added communication. A value-added communication may include, without limitation, requests for additional information, the collection of error logs, findings from initial issue triage, a timeline for next steps, or providing existing information from the Support Knowledge Base.

Availability

With respect to Availability of Subscription Software hosted in a multi-tenant product environment, if the Availability falls below 99.7% for any month, Infor shall apply service level credits based on the actual availability measure for the applicable period as follows:

Skip to main content

Customer has paid the final invoice under this Agreement, service level credits shall be paid to Customer within thirty (30) calendar days following the determination that the credit is due. The foregoing remedies are the exclusive remedies and are in lieu of all other remedies for Availability falling below 99.7%. The service level credits above supersede any service level credits available under the Agreement.

Availability

99.700% or greater

99.699% - 99.000%

98.999% - 98.500%

98.499% - 95.000%

Below 95.000%

Service Level Credit

No Service Level Credit

5% of the monthly prorated subscription fee

15% of the monthly prorated subscription fee

25% of the monthly prorated subscription fee

50% of the monthly prorated subscription fee

Service level credits for Subscription Fees paid on an annual basis shall be based on a monthly equivalent fee. For example, a 5% service level credit on an annual subscription fee shall be 5% of 1/12 of the annual subscription fee. Service level credits shall be applied to Customer's next Subscription Fees invoice or, if Customer has paid the final invoice under this Agreement, service level credits shall be paid to Customer within thirty (30) calendar days following the determination that the credit is due. The foregoing remedies are the exclusive remedies and are in lieu of all other remedies for Availability falling below 99.7%. The service level credits above supersede any service level credits available under the Agreement.

Skip to main content





Copyright © 2025 Infor. All rights reserved.



infor

Service Level Agreement

This Service Level Agreement describes the service level indicators and the required service levels applicable to the Cloud Services and forms an integral part of the Order Form. In the event of a conflict between the terms and conditions of the Order Form and the provisions of the Service Level Agreement, the provisions of the Service Level Agreement shall govern and control.

AVAILABILITY

"Availability" (i.e. when the Cloud Services are accessible) is calculated as the total minutes in a month less the number of (Scheduled Maintenance Minutes plus Downtime Minutes) in that month divided by total minutes in a month less the number of Scheduled Maintenance Minutes in that month. This result is then multiplied by 100, so that Availability is expressed as a percentage.

- "Downtime Minutes" means the number of minutes in a month when the production tenant of Cloud Services was not available. Scheduled Maintenance Minutes or Excluded Minutes (as defined below) are not considered Downtime Minutes.

- "Scheduled Maintenance Minutes" means the total minutes in a month associated with maintenance windows.

Customer is entitled to Service Level Credits as provided below if the Availability in a month does not equal or exceed 99.7%. For single-tenant environments (a single instance of Cloud Services serving a single Customer) Service Level Credits are provided only for Availability below 99.5%.

Availability	**Service Level Credit** (% of the monthly prorated Subscription Fee)
99.699% - 99.000%*	5%
98.999% - 98.500%	15%
98.499% - 95.000%	25%
Below 95.000%	50%

*99.500% – 99.000% for single-tenant environments.

Service Level Credits for Subscription Fees paid on an annual basis shall be based on a monthly equivalent pro-rated fee. For example, a 5% Service Level Credit on an annual Subscription Fee shall be 5% of 1/12 of the annual Subscription Fee. Service Level Credits shall be applied to Customer's next Subscription Fees invoice or, if Customer has paid the final invoice under this Agreement, shall be paid to Customer within thirty (30) calendar days following the determination that the credit is due. Service Level Credits are only available for production environments.

In the event Availability for the production environment falls below 95% for any three (3) consecutive months or any four (4) months in a rolling twelve (12) month period (a "Triggering Event"), Customer may, within sixty (60) days of such Triggering Event, terminate the affected Order Form, in which case, in lieu of Service Level Credits (not already applied), Customer shall receive a refund, on a pro rata basis, of any prepaid Subscription Fees applicable to the unused portion of the then-current Subscription Term following the effective date of termination of the Order Form.

The foregoing remedies are the exclusive remedies and are in lieu of all other remedies for failure to achieve applicable Availability targets.

Infor shall provide Customer a report of Availability for a month if, within thirty (30) days after the end of that month, Customer provides a written request for such report to its assigned Customer Success Manager (CSM) or customersuccess@infor.com.

Once a report of Availability is provided to Customer, Customer has thirty (30) days to request a Service Level Credit (which request must be made in writing); upon receipt of such request, Infor will promptly discuss the report, and the request for Service Level Credits, with Customer.

For Purposes of Availability, any minutes of unavailability caused by any of the factors below ("Excluded Minutes") do not count as Downtime Minutes.

- Outages due to Force Majeure Events;
- Outages attributable to the acts or omissions of Customer or its contractors, vendors (other than Infor) or Authorized Users;
- Periods of down-time at Customer's request;
- Outages that result from Customer's equipment, software, or other technology and/or third party equipment outside of Infor's control;
- Extensions or interfaces deployed via the standard user interface or tools included in the generally available Cloud Services;
- Customizations;
- Performance degradation due to Customer's use of Cloud Services in excess of the scope of Customer's usage restrictions.

Limiting of Cloud Services. In the event of excessive demand, Infor may queue or prioritize requests to maintain system performance for all Customers without limiting Availability, provided the foregoing does not relieve Infor from its obligations of supplying adequate computing infrastructure for the Cloud Services. Infor will restrict a limitation in time and scope to the extent reasonably possible under the circumstance, with twenty-four (24) hours notice to Customer.

SCHEDULED MAINTENANCE

The Cloud Services are subject to regularly scheduled monthly maintenance windows for which Customer will be given at least seventy-two (72) hours advance notice as described in the SaaS delivery guide (available at all times through the Infor Customer Portal via Infor Concierge). An annual maintenance window calendar is accessible through the Infor Customer Portal, which is updated from time to time. In standard operating conditions, each instance of a scheduled maintenance window is estimated to extend up to six (6) hours. While most of Infor's maintenance can be completed during regularly scheduled maintenance windows, in some urgent situations, maintenance must be performed outside of the scheduled maintenance windows (critical maintenance) to help maintain the integrity and security of the Cloud Services. In such cases, Infor will provide Customer's subscribed contact (through the Customer Portal) as much advance notice of the critical maintenance as is technically feasible. Infor also performs maintenance not resulting in downtime from time to time, including outside of scheduled maintenance windows.

BACKUPS, BUSINESS CONTINUITY/ DISASTER RECOVERY PLAN

Infor maintains a written business continuity plan ("BCP") designed to allow Infor to continue to provide Cloud Services without material interruption in the event of a business disruption. Infor performs regular back-ups (weekly for full back up, daily for differentials) of Customer Data and periodically (no less than annually) tests its disaster recovery procedures in order to help maintain its ability to meet the following disaster recovery service level objectives. Relevant BCP controls are audited on an annual basis and reviewed within third party System and Organization Controls reports which reports are available to Customer through the Infor Customer Portal. Backups are replicated to geographically dispersed data centers within the same region where Cloud Services are provisioned. The Infor disaster recovery process supports the full production environment. Infor initiated Cloud Service backups are exclusively for data recovery in the event of data loss (ie., are not intended to meet Customer's internal or legal data retention requirements) and restore requests can be raised by Customer through support cases.

- Recovery Point Objective: The Recovery Point Objective ("RPO") is the acceptable amount of data loss measured in time and is the point in time to which data will be recovered. The service levels include an RPO of up to one (1) hour.

- Recovery Time Objective: The Recovery Time Objective ("RTO") is the duration of time within which Cloud Services will be restored after declaration of a disaster. The disaster recovery server will be operational within an RTO of twelve (12) hours.

In addition, for single-tenant environments disaster recovery targets generally set RTOs and RPOs of twenty-four (24) hours.

SUPPORT

1. Support Services

1.1 Telephone Technical Support

Generally, Infor will provide telephone support Monday through Friday, 8:00 a.m. to 5:00 p.m., local time, in the Customer's time zone, excluding holidays observed by Infor which fall within the applicable coverage window. Support hours may vary based on the applicable Cloud Services, in which case applicable Support hours are noted in specific Knowledge Base articles on the Infor Customer Portal via Infor Concierge, located at **https://concierge.infor.com/.**

1.2 Electronic Support

Infor provides 24x7x365 online access to the Infor Customer Portal, which offers services such as online case logging, tracking and management, Knowledge Base articles, latest Cloud Services release information and Documentation.

1.3 24 x7 Critical Case Support

"Critical Case Support" is defined as the delivery of Support for critical production service unusable (Priority 1) situations as defined in Section 2.2 below. Support covers Critical Case Support 24 hours a day and 365 days a year, including holidays. Critical Case Support will be provided until the Cloud Services are operational, a commercially reasonable workaround is in place, or the case priority can be lowered.

1.4 Critical Solution Notification

The Infor Customer Portal enables each Designated Contact to develop a unique profile. "Designated Contact(s)" means a Customer's contact(s) who has/have a thorough understanding of the applicable Cloud Services, along with the relevant technical knowledge, required to assist in troubleshooting and the timely resolution of cases. Each Designated Contact may also choose to sign up for Knowledge Base articles that may be of particular interest. When Infor develops a Knowledge Base article for a critical case, the Designated Contact can receive notifications about its availability and how to access it.

2. Resolution of Support Cases

2.1 Initiation of a Case

The Designated Contact may contact the Infor Support team via telephone or may log a case online via the Infor Customer Portal to initiate a Support request, referred to as a "case".

The general definition of a Support case is a single, reproducible issue, problem, or symptom, a request for assistance, or a question fully and accurately logged within the Infor Customer Portal that is related to the Cloud Services or information requests about Infor's Cloud Premium Support Plan or CareFor Plan, and options.

To help ensure a timely response to a Support case, the Designated Contact shall provide the following information: (a) the Infor Customer Number and contact details, (b) applicable Cloud Services software listed on the Order Form, (c) priority level of the Support case, (d) details of the Support case, including error messages and error reproduction steps, if any, applicable screen shots and output examples if logging online, and (e) description of the case impact and frequency.

2.2 Priority Levels

The Designated Contact and Infor will use reasonable business judgment to mutually identify the priority of the case according to the following priority level descriptions:

Priority	Description	Definition
1	Critical	Service is unavailable for all users in production, or a critical business process in production has halted with no acceptable workarounds
2	Major	Service is severely impaired causing disruption to important business processes and there is no acceptable workaround
3	Medium	Service is partially impaired. There is disruption to important business processes, but there is an acceptable short-term workaround

4	Standard	Service is fully operational. There are questions regarding functionality of the Cloud Services or an issue where an acceptable workaround exists

2.3 Response
Infor shall use commercially reasonable efforts to meet the Response Targets below. Infor calculates a "Response Target" as the difference between the time a case is appropriately logged into the Infor support system and the time of Infor's first value-added communication.

Priority	Infor Premium Support Plan	Infor CareFor Success Support Plan and CS+ Support Plan
1	Within 30 Minutes – 24*7	Within 30 minutes – 24*7
2	Within 2 Business Hours	Within 1 Business Hour
3	Within 2 Business Hours	Within 1 Business Hour
4	Within 4 Business Hours	Within 2 Business Hours

"Business Hour" means each hour in the day when the Infor office providing Support to Customer is open for business.

2.4 Resolution
A resolution can be, without limitation, an answer that resolves a case; a code fix; a software patch release; a change in an operational process; a commercially reasonable workaround. Support case resolution is often an iterative process that is dependent upon many variables. At times determination of root cause and resolution of a case requires collaboration and troubleshooting by various teams within Infor and the Customer. The nature of this process makes providing specific target resolution times difficult. As Infor progresses through the troubleshooting process to resolve the issue, Infor works to provide regular updates and strives to allow Customer to continue doing business.

2.5 Escalation
Most Support cases are best resolved through Infor's standard operating procedures. If Customer believes a Support case requires a higher level of attention, Customer can self-escalate the case through the Infor Customer Portal by using the "Escalate case" option on the case. As part of this process Infor asks that Customer accurately provide escalation reason, business impact, number of people impacted, timelines, and other relevant detail, to help Infor properly determine the level of urgency required regarding the escalation. If Customer would like a Support Manager to call, Customer can indicate that in the escalation request as well. Once escalated, the applicable Support Manager and Support Analyst are notified of the escalation, so they can take appropriate action. If Customer doesn't have access to the Infor Customer Portal, Customer can escalate by contacting Infor's regional Support Center.

The use of escalations is reserved for issues that truly merit a higher degree of attention. It is not intended for issues that are effectively addressed with Infor standard operating procedures.

2.6 Changes
Infor may change the above descriptions of Support from time to time, any changes will not cause any material decrease in the Support provided to Customer during the annual Subscription Term for which Customer has paid the applicable Subscription Fees.

Data Protection Agreement for Infor Customers
GLOBAL

Infor (US), LLC and Affiliates (collectively, "***Infor***") and Customer and Affiliates (if included under the Agreements) (collectively, "***Customer***") agree to the terms of this Data Protection Agreement ("***DPA***") which sets forth their obligations with respect to the processing and security of Personal Data subject to Data Protection Requirements in connection with the Services offered by Infor to Customer under the Agreements (collectively, Infor and Customer are the "***Parties***"). This DPA is deemed incorporated into Customer's agreements executed with Infor (collectively, the "***Agreements***"). In the event of any conflict or inconsistency between the terms of this DPA and any other terms in the Agreements, this DPA shall prevail.

1. Definitions

Capitalized terms used but not defined in this DPA will have the meanings provided in the Agreements. The following defined terms are used in this DPA:

1.1 "***Affiliate***" means (i) in the case of Infor, any entity controlled by Infor, Inc. and (ii) in the case of Customer, any entity controlled by Customer. For purposes of the preceding sentence, "control" means the direct or indirect ownership of more than 50% of the voting interests of an entity.

1.2 "***Data Protection Requirements***" means any applicable laws, regulations, and other legal requirements relating to the processing of Personal Data as may be amended, supplemented or replaced from time to time.

1.3 "***EEA***" means the European Economic Area.

1.4 "***EU***" means the European Union.

1.5 "***GDPR***" means Regulation (EU) 2016/679 of the European Parliament and of the Council of 27 April 2016 on the protection of natural persons with regard to the processing of Personal Data and on the free movement of such data (General Data Protection Regulation), as amended, replaced, or superseded.

1.6 "***Local EU/EEA/Switzerland Data Protection Laws***" means any legislation or regulation implementing the GDPR.

1.7 "***Personal Data***" means personal information that identifies and/or can be used to identify an individual, or as further defined by applicable Data Protection Requirements. For the purposes of this DPA, it includes only Customer personal information which is supplied to or accessed by Infor or its Subprocessors in order to provide the Services under the Agreements.

1.8 "***Personal Data Breach***" means a breach of security leading to the accidental or unlawful destruction, loss, alteration, unauthorized disclosure of, or access to, Personal Data transmitted, stored or otherwise processed.

1.9 "***Restricted Transfer***" means any Transfer where applicable Data Protection Requirements require the Parties to demonstrate adequate protection using a contractual instrument or other means, including (for example) a cross-border Transfer to a recipient in a country that does not provide adequate protection for the data.

1.10 "***Services***" means all services that Customer requests Infor to perform under the Agreements that involves Processing of Personal Data.

1.11 "***Standard Contractual Clauses***" or "***SCCs***" means the standard contractual clauses for the Transfer of Personal Data to third countries pursuant to Regulation (EU) 2016/679 of the European Parliament and of the Council, and implemented by the European Commission decision 2021/914, dated 4 June 2021, including Module I ("***Controller to Controller SCCs***"), Module II ("***Controller to Processor SCCs***"), and Module III ("***Processor to Processor SCCs***").

1.12 "***Subprocessor***" means (i) Infor Affiliates, and (ii) third parties engaged by Infor or Infor Affiliates, that process Personal Data in connection with the Services in accordance with this DPA.

1.13 "***Transfer***" means to disclose or otherwise make Personal Data available to a third party (including to any Subprocessor), either by physical movement of the Personal Data, or by enabling access to the Personal Data by other means if such access is regulated under Data Protection Requirements.

1.14 "***Valid Transfer Mechanism***" means a data Transfer mechanism permitted by Data Protection Requirements as a

lawful basis for performing a Restricted Transfer of Personal Data.

1.15 Lower case terms used but not defined in this DPA, such as "processing", "controller", and "processor" have the same meaning as set forth in the Data Protection Requirements.

2. Nature of Data Processing

2.1 *Processing to Provide Customer the Services.* This DPA applies to all Services. For purposes of this DPA, providing a Service may include, as applicable:

(a) *On-Premises Software Support Services:*

(i) Supporting and troubleshooting (preventing, detecting, and repairing problems);

(b) *Cloud Services:*

(i) Delivering functional capabilities as accessed, configured, and used by Customer and its users;

(ii) Supporting and troubleshooting (preventing, detecting, and repairing problems); and

(iii) Ongoing improvement (installing the latest updates, if and when available, and making improvements to user productivity, reliability, and security);

(c) *Professional Services:*

(i) Delivering the Professional Services, including providing technical implementation services, managed operational services, professional planning, advice, guidance, data migration, and deployment;

(ii) Supporting and troubleshooting (preventing, detecting, investigating, mitigating, and repairing problems identified in the Professional Services or relevant Cloud Services or On-Premises Software during delivery of Professional Services); and

(iii) Enhancing delivery, efficacy, quality, and security of Professional Services and the underlying Cloud Services or On-Premises Software based on issues identified while providing Professional Services, including fixing software defects and otherwise keeping the Cloud Services or On-Premises Software up to date and performing.

For clarity, the DPA terms apply only to the processing of Personal Data in environments controlled by or accessed by Infor and Infor's Subprocessors.

2.2 *Nature and Details of Processing.* The nature and details of processing are set forth in Attachment 1 to this DPA.

2.3 *Respective Roles and Responsibilities.*

(a) Infor as Processor.

(i) Customer and Infor agree that Customer is the controller of Personal Data and Infor is the processor of such data.

(ii) Infor will use and otherwise process Personal Data only (i) to provide Customer the Services and in accordance with Customer's documented instructions, (ii) in accordance with the terms and conditions in this DPA, and (iii) in compliance with Data Protection Requirements.

(iii) Customer agrees that this DPA and the Agreements, along with the product documentation and Customer's use and configuration of features in the Cloud Services and/or On-Premises Software, are Customer's complete documented instructions to Infor for the processing of Personal Data. Customer may provide further instructions during the performance of the Services, and Infor will use reasonable efforts to follow any other Customer instructions, as long as they are (i) consistent with the terms and scope of the Agreements and this DPA, (ii) required by Data Protection Requirements, (iii) technically feasible, and (iv) do not require changes to the performance of the Services. Infor will promptly notify Customer if, in Infor's opinion, the instructions given by Customer for processing violate any Data Protection Requirement or if Infor is unable to follow Customer's instructions for processing Personal Data.

(iv) If Customer is a processor, Customer warrants that its processing instructions as set out in the Agreements and this DPA, including its authorizations to Infor for the appointment of Subprocessors in accordance with

this DPA, have been authorized by the relevant controller. Customer shall be solely responsible for forwarding any notifications received from Infor to the relevant controller where appropriate.

(b) Infor as Controller. Notwithstanding anything in the Agreement or this DPA to the contrary and as permitted by Data Protection Requirements, Customer authorizes Infor to further process Personal Data for the following limited business purposes which are incidental to the provision of the Services:

(i) detecting security incidents, and protecting against malicious, deceptive, fraudulent, or illegal activity;

(ii) internal operational activities such as responding to data subject requests, auditing Customer as authorized under the Agreements to confirm usage quantities, improving functionality, and processing required for legal or regulatory compliance; and

(iii) contract management, payment processing, billing and account management, compensation (e.g., calculating Infor employee commissions and partner incentives), internal reporting and business modeling (e.g., forecasting, revenue, capacity planning, product strategy), and business development purposes and such other purposes as set out in Infor's global data privacy policy (available at https://www.infor.com/about/privacy).

Infor will comply with its obligations, as an independent data controller, under the Data Protection Requirements for such uses. In addition, as with all processing under this DPA, processing for business operations remains subject to Infor's confidentiality obligations and security commitments under this DPA and the Agreements.

3. Subprocessors

3.1 *Right to Use Subprocessors.* Customer acknowledges and agrees that Infor may use Subprocessors in connection with the provision of the Services, subject to the terms and conditions of this Section 3.

3.2 *Subprocessor List*. Customer may access a list of relevant Subprocessors engaged by Infor through Customer's account in Infor Support portals or alternative equivalent methods (and Customer may subscribe to receive updates). For Professional Services, Infor will, upon request of the Customer, make the list available in the applicable Statement of Work / Work Order or identify such subprocessors prior to the start of the applicable Professional Services.

3.3 *Subprocessor Requirements.* When engaging any Subprocessor, Infor will:

(a) evaluate the security, privacy and confidentiality practices of a Subprocessor prior to selection to establish that it is capable of providing the level of protection of Personal Data required by this DPA;

(b) ensure via a written agreement that:

(i) the Subprocessor may access and use Personal Data only to deliver the services Infor has retained them to provide and is prohibited from using Personal Data for any other purpose; and

(ii) that Subprocessor provides for, in substance, the same data protection obligations as those binding Infor under this DPA (including obligations for Restricted Transfers set out in Attachment 3); and

(c) oversee the Subprocessors to ensure that these contractual obligations are met. Where a Subprocessor fails to fulfill its data protection obligations, Infor shall remain fully liable to the Customer for the performance of that Subprocessor's obligations in accordance with the terms of this DPA.

3.4 *Objection Right.* From time to time, Infor may engage new Subprocessors. Infor will give Customer reasonable advance notice of any new Subprocessor to provide Customer with an opportunity to object to the use of such new Subprocessor. If Customer objects on reasonable grounds under Data Protection Requirements to a new Subprocessor in writing, and Infor is unable to resolve that objection in a reasonable amount of time, then Customer may, as its sole and exclusive remedy, terminate those aspects of the Service which cannot be provided by Infor without the use of the new Subprocessor, by providing written notice of termination. Customer must also include an explanation of the grounds for non-approval together with the termination notice, in order to permit Infor to re-evaluate any such new Subprocessor based on those concerns. Any termination under this Section shall be deemed to be without fault by either Party and shall be subject to the terms of the Agreement. In the event of such termination, Infor shall refund Customer any unused, prepaid Fees for the applicable Service.

3.5 *Emergency Replacement.* Infor may replace a Subprocessor without advance notice where the reason for the change is outside of Infor's reasonable control and prompt replacement is required for security or other urgent reasons. In this case, Infor will inform Customer of the replacement Subprocessor as soon as possible following its appointment. Customer's objection and termination right in Section 3.4 applies accordingly.

4. Security

4.1 *Data Security and Hosting.*

(a) Infor has implemented and will maintain appropriate technical and organizational security measures designed to protect Personal Data against any Personal Data Breach (e.g., encryption, access control, confidentiality obligations, etc.), as described in Attachment 2 to this DPA.

(b) Customer acknowledges and agrees that (taking into account the state of the art, the costs of implementation, context of processing, and the risk of varying likelihood and severity for the rights and freedoms of natural persons) the technical and organizational measures implemented and maintained by Infor provide a level of security appropriate to the risk and in compliance with applicable Data Protection Requirements.

(c) Customer has implemented and will maintain appropriate technical and organizational security measures (i) designed to ensure the security of the Personal Data during its transmission to Infor, and (ii) for components that Customer provides or controls. Customer must notify Infor promptly about any possible misuse of its accounts or authentication credentials or any security incident related to the Services of which it becomes aware.

(d) Customer is responsible for independently reviewing and confirming whether the hosting location for Cloud Services will meet Customer's obligations under Data Protection Requirements.

4.2 *Confidentiality.* Infor will ensure that those engaged by Infor in the processing of Personal Data will (i) process such data only on instructions from Customer, and (ii) be obligated to maintain the confidentiality and security of such data even after their engagement ends. Infor shall provide periodic and mandatory data privacy and security training and awareness to its employees with access to Personal Data in accordance with applicable Data Protection Requirements and industry standards.

4.3 *Personal Data Breach Notification.* If Infor becomes aware of a Personal Data Breach affecting Customer's Personal Data processed by Infor, Infor will, without undue delay:

(a) notify Customer of the Personal Data Breach;

(b) investigate the Personal Data Breach and provide Customer with detailed information about the Personal Data Breach as such information becomes known to Infor; and

(c) take reasonable steps to mitigate the effects and to minimize any damage resulting from the Personal Data Breach.

Customer is responsible for complying with its obligations under Data Protection Requirements for fulfilling any third party notification obligations related to a Personal Data Breach. Infor's notification of, or response to, a Personal Data Breach under this Section is not an acknowledgement by Infor of any fault or liability with respect to the Personal Data Breach.

5. Audit

5.1 *Proactive Audit for Cloud Services.* Infor will conduct audits of its security controls applied to processing Personal Data for Cloud Services, as follows: each audit will be performed (i) according to the rules of the official accreditation body for each applicable control standard or framework and (ii) by qualified, independent, third party security auditors at Infor's selection and expense. Each audit will result in either (i) the generation of an audit report which Infor will make available to Customer through the Infor Support portal or alternate equivalent method, or (ii) a resulting certificate which Infor will make available to Customer at https://trust.infor.com. Such reports are Infor's Confidential Information and subject to non-disclosure and distribution limitations of Infor and the auditor

5.2 *Supplemental Audit.*

(a) Customer may audit Infor's compliance with Data Protection Requirements and this DPA, including auditing Infor's IT security practices and applicable control environments, in accordance with the process outlined in this Section 5.2, only if:

(i) Infor has not provided sufficient evidence of its compliance with the technical and organizational measures described in Section 4.1 of this DPA through the report referenced in Section 5.1 above, or, if applicable, any other audit reports or other information Infor makes generally available to its customers;

(ii) a Personal Data Breach has occurred;

(iii) Infor has notified Customer that it is subject to a government access request as set forth in Section I.3. of

Attachment 3 to this DPA;

(iv) an audit is formally requested by Customer's data protection authority; or

(v) mandatory Data Protection Requirement conferring Customer a direct audit right (and provided that Customer shall only audit once in any 12-month period unless mandatory Data Protection Requirements requires more frequent audits).

(b) Before the commencement of an audit, Customer and Infor will mutually agree upon the scope, timing, duration, control and evidence requirements. Customer may use an independent accredited third party audit firm to perform the audit on its behalf, provided the third party auditor is mutually agreed to by Customer and Infor (which shall not include any third party auditors who are either a competitor of Infor or not suitably qualified or independent). Customer agrees that the audit will be conducted without unreasonably interfering with Infor's (or Infor's Subprocessor's) business activities, during regular business hours with reasonable advance notice, and subject to Infor's (or the applicable Subprocessor's) security policies and confidentiality procedures. Where on-site audits of physical data centers, systems, or facilities are not permitted, Infor will work with Customer (and Subprocessor if applicable) to reach a mutually agreeable resolution sufficient to provide information necessary for Customer to comply with audit requirements under the applicable Data Protection Requirements. Neither Customer, nor the auditor, shall have access to any data from Infor's other customers or to Infor systems or facilities not involved in the Services provided to Customer. Customer shall provide the results of any audit to Infor.

(c) Customer is responsible for all costs and fees related to the audit, including all reasonable costs and fees Infor expends for the audit and any costs and fees Infor incurs from any Subprocessor where the audit involves a Subprocessor, unless such audit reveals a material breach by Infor of this DPA, in which case Infor shall bear its own expenses of that audit.

6. Data Subject Rights and Third Party Disclosure

6.1 *Data Subject Rights.* Taking into account the nature of the processing and the applicable Service, Infor will make available to Customer, in a manner consistent with the functionality of the Services and Infor's role as a processor of Personal Data of data subjects, the ability to fulfill data subject requests to exercise their rights under the Data Protection Requirements. If Infor receives a request from Customer's data subject to exercise a right in connection with a Service for which Infor is a data processor, Infor will promptly notify Customer (where the data subject has provided information to identify the Customer) and shall not respond to such request itself but instead ask the data subject to redirect its request to Customer. Customer will be responsible for responding to any such request including by using the functionality of the Services. Infor shall comply with reasonable requests by Customer to assist with Customer's response to such a data subject request.

6.2 *Disclosure of Personal Data.* Infor will not disclose or provide access to any Personal Data except: (i) as Customer directs; (ii) as described in this DPA; or (iii) as required by law, and in any event in accordance with the applicable Data Protection Requirements.

7. Data Retention and Deletion

7.1 *Return or Deletion.* At the choice of Customer, Infor shall delete or return all Personal Data to the Customer after the termination or expiration of Customer's Agreement in accordance with the Infor Security Plan and delete existing copies unless required by law to retain. Where Infor is required to continue any processing of Personal Data following the expiration or termination of Customer's Agreement, the terms and conditions of this DPA shall continue to apply to such Personal Data until deleted or returned as set out above. For the avoidance of doubt, Infor's obligations in this paragraph do not apply to Personal Data stored by the Customer on Customer systems / equipment.

8. Data Transfers

8.1 *General Obligation.* The Parties shall comply with any Transfer obligations required by the Data Protection Requirements, including but not limited to executing any additional contractual language for Restricted Data Transfers and/or implementing a Valid Transfer Mechanism.

8.2 *Customer Responsibility*. Customer is responsible for ensuring that Transfers of Personal Data under this DPA are permissible under Data Protection Requirements, and that any necessary contractual measures and security assessments or registrations/permits, if any are required under Data Protection Requirements, have been completed before Customer provides such Personal Data to Infor for Transfer. In addition, Customer is solely responsible for (i) determining whether the Service is appropriate under Data Protection Requirements for Customer's needs, (ii) ensuring that all Personal Data which it supplies or discloses to Infor has been obtained and Transferred lawfully (if any authorizations or consents of data subjects are required for such processing of Personal Data by Infor, Customer

is responsible for obtaining any such consents directly from the data subjects), and (ii) completing any assessments, obtaining approvals, and registering databases with authorities that are necessary under applicable Data Protection Requirements.

8.3 *Cross-Border Transfers.* Customer authorizes cross-border Transfers of Personal Data to countries in which Infor or its Subprocessors operate to provide the Services. Additional terms including applicable Valid Transfer Mechanisms for Restricted Transfers are set forth in Attachment 3. If a supervisory authority or court determines that any Valid Transfer Mechanism is no longer an appropriate basis for Restricted Transfers, Infor and Customer shall promptly use reasonable efforts to take all steps necessary to demonstrate adequate protection for the impacted Personal Data using another approved mechanism or instrument.

9. Limitation of Liability

The Parties agree that the total liability of each Party and its Affiliates arising out of or in connection with this DPA, whether based on breach of contract, tort or otherwise, is, as between the Parties (including Affiliates), subject to the applicable provisions on limitation of liability in the master agreement referenced by the applicable Order Form or Work Order. For the avoidance of doubt, the limitation of liability in this Section does not apply to or limit in any way the rights or remedies of a data subject provided by the Data Protection Requirements.

10. General

10.1 *Governing Law.* This DPA is governed by and enforced in accordance with the choice of law set forth in the master agreement referenced by the applicable Order Form or Work Order, unless a separate choice of law is identified in Attachment 3 which shall control over the choice of law in such master agreement for this DPA. If translations are available, the English language version of this DPA and its Attachments shall control.

10.2 *Amendments*. If an amendment to this DPA is required in order to comply with applicable Data Protection Requirements, both Parties will work together in good faith to promptly execute a mutually agreeable amendment to this DPA.

10.3 *Assistance.* Infor shall provide reasonable assistance to Customer at Customer's request by providing generally available information relating to the Services to extent such information is needed by Customer in connection with Customer's conducting and documenting data protection impact assessments, prior consultation with a regulator, and/or complying with Customer's obligations under applicable Data Protection Requirements.

10.4 *Compliance with Laws; Regulatory Changes.*

(a) Each Party shall comply with its obligations under applicable Data Protection Requirements. Each Party must use reasonable efforts to stay informed of the legal and regulatory requirements for its applicable responsibilities under this DPA.

(b) To the extent there is a material change in Data Protection Requirements or a future government requirement or obligation that prohibits Infor from providing its Services in any country or jurisdiction without material modification, Infor will provide advance notice to Customer and use commercially reasonable efforts to modify its Service to comply with the change in Data Protection Requirement or future government requirement or obligation. Infor shall notify Customer if Infor can no longer meet its obligations under applicable Data Protection Requirements.

10.5 *Records of Processing.* Each Party is responsible for its compliance with its documentation requirements under Data Protection Requirements, in particular maintaining records of processing where required under Data Protection Requirements. Each Party shall reasonably assist the other Party in such documentation requirements, to the extent such Party does not otherwise have access to the relevant information and to the extent such information is available to the other Party.

10.6 *How to Contact Infor.*

Infor Global Data Privacy Officer
Infor (US), LLC
133 Peachtree Street, Floor 24
Atlanta, GA 30303 USA
Privacy@infor.com

10.7 *Infor entity.* Please note that the contracting Infor entity under the Agreements may be a different entity to Infor (US), LLC, in which case the Infor Affiliate that is party to the Agreement is also a party to this DPA.

ATTACHMENT 1
Nature and Details of Processing

	Cloud Services	**On-Premises Software Support Services**	**Professional Services**
Categories of data subjects whose Personal Data is Transferred:	Data Subjects may include Customer's representatives and end-users including employees, contractors, collaborators, business partners, and customers of Customer, depending on Customer's use of the Services at Customer's election.		
Categories of Personal Data Transferred:	Depending on Customer's use of the Services, Customer may elect to include Personal Data from any of the following categories: basic personal data; contact information; unique identification numbers and signatures; authentication data; financial and insurance information; commercial information; biometric information; location data; photos, video, and audio; device identification; HR and recruitment data; education data; citizenship and residency information; data processed for the performance of a task carried out in the public interest or in the exercise of an official authority; or any other personal data identified in the applicable Data Protection Requirements. For Support: Customer determines which data elements are necessary for the purpose of providing Support and can limit the data processed to only that information being Transferred. Common examples may include full name, email address, and other data necessary to resolve the applicable Support issue.	Customer determines which data elements are necessary for the purpose of providing Support and can limit the data processed to only that information being Transferred. Common examples may include full name, email address, and other data necessary to resolve the applicable Support issue.	Depending on the scope of Professional Services ordered by Customer, Customer may elect to include Personal Data from any of the following categories: basic personal data; contact information; unique identification numbers and signatures; authentication data; financial and insurance information; commercial information; biometric information; location data; photos, video, and audio; device identification; HR and recruitment data; education data; citizenship and residency information; data processed for the performance of a task carried out in the public interest or in the exercise of an official authority; or any other personal data identified in the applicable Data Protection Requirements.
Sensitive data Transferred (if applicable) and applied restrictions or safeguards.	Special categories of data as set forth in Data Protection Requirements if applicable to the Services. The technical and organizational security measures set forth in Attachment 2 to this DPA are applied to all Personal Data regardless of sensitivity.		
The frequency of the Transfer (e.g. whether the data is Transferred on a one-off or continuous basis):	The frequency of the Transfer is continuous. The duration of data processing shall be so long as Infor processes Personal Data for the term designated under the applicable Agreement. The objective of the data processing is the performance of Cloud Services. For Support: The frequency of the Transfer is ad hoc, upon Customer request for Support. The duration of data processing shall be so long as Infor processes Personal Data for the Support request as designated under the applicable Agreement. The objective of the data processing is the performance of Support.	The frequency of the Transfer is ad hoc, upon Customer request for Support. The duration of data processing shall be so long as Infor processes Personal Data for the Support request as designated under the applicable Agreement. The objective of the data processing is the performance of Support.	The frequency of the Transfer is ad hoc, upon Customer request for Professional Services. The duration of data processing shall be so long as Infor processes Personal Data for the Professional Services as ordered under the applicable Agreement. The objective of the data processing is the performance of Professional Services.
Nature of the processing:	Where Infor acts as processor, it will only act upon Customer's instructions as set forth in Section 2.3 of this DPA. For example, the nature of processing in order to provide the Services may include, as applicable and as instructed by Customer, the following operations performed on or with Personal Data: collection, recording, accessing, organization, structuring, storage, adaptation or alteration, retrieval, consultation, use, disclosure by transmission, dissemination or otherwise making available, alignment or combination, restriction, and/or erasure or destruction.		
Purpose(s) of the data Transfer and further processing:	The purpose of processing Personal Data is described in Section 2.1 of this DPA. Infor operates a global network of data centers and management/support facilities, and processing may take place in any jurisdiction where Infor or its Subprocessors operate such facilities applicable to the Services as described in this DPA.		
Retention period:	Upon expiration or termination of Customer's use of Services, Customer may extract Personal Data and Infor will delete Personal Data, each in accordance with the Infor Security Plan.		

ATTACHMENT 2
Technical and Organizational Security Measures

1. *Infor Security Plan.* Infor has implemented and will maintain appropriate technical and organizational measures designed to protect Personal Data against any Personal Data Breach, as described in more detail in the Infor Security Plan applicable to the specific Services purchased by Customer, a copy of which is posted at www.infor.com/security-plan. Infor regularly monitors compliance with these measures. A listing of Infor's relevant certifications can be found at https://trust.infor.com.

2. *Updates to the Infor Security Plan.* Infor applies the technical and organizational security measures described in the Infor Security Plan to Infor's entire customer base receiving the same Service. Customer acknowledges that the technical and organizational security measures described in the Infor Security Plan are subject to technical progress and development, and that Infor may update or modify the measure from time to time, provided that such updates and modifications do not result in the degradation of the overall security of the Services provided to Customer. Infor will publish updated versions of the Infor Security Plan at www.infor.com/security-plan.

3. *Customer Premises.* The Infor Security Plan applies only to the extent that the Services are performed on or from Infor premises. In the case where Infor is performing Services on the Customer's premises and Infor is given access to Customer's systems and data, Infor shall comply with Customer's reasonable administrative, technical, and physical conditions to protect such data and guard against unauthorized access. In connection with any access to Customer's system and data, Customer shall be responsible for providing Infor personnel with user authorizations and passwords to access its systems and revoking such authorizations and terminating such access, as Customer deems appropriate. Customer shall not grant Infor access to Customer systems or personal information (of Customer or any third party) unless such access is essential for the performance of the Services.

ATTACHMENT 3
Additional Jurisdictional Terms and Restricted Transfers

This Attachment 3 sets forth additional jurisdiction-specific terms and conditions applicable to the processing of Personal Data, including obligations for Restricted Transfers, in connection with Infor's provision of Services to Customer under the Agreements.

I. Europe:

1. *Applicable Laws*. For Restricted Transfers of Personal Data out of the EU/EEA, GDPR and Local EU/EEA/Switzerland Data Protection Laws are expressly included in the definition of Data Protection Requirements.

2. *Valid Transfer Mechanism*.

   a. SCCs. For this DPA, in connection with Infor's provision of the Services, the Parties agree to enter into, as applicable: (i) the Controller to Controller SCCs for Restricted Transfers of Personal Data from a Customer established in the EU/EEA, as a data controller, to an Infor entity established in a country outside the EU/EEA, as a data controller; (ii) the Controller to Processor SCCs for Restricted Transfers of Personal Data from a Customer established in the EU/EEA, as a data controller, to an Infor entity established in a country outside the EU/EEA, as a data processor; and/or (iii) the Processor to Processor SCCs for Restricted Transfers of Personal Data from a Customer established in the EU/EEA, as a data processor, to an Infor entity established in a country outside the EU/EEA, as a data processor; with the selections identified in Section I.2.b. below (as applicable). If Data Protection Laws require the Parties to execute the SCCs as a separate agreement, the Parties shall promptly execute such SCCs.

   b. SCCs Selections. The following selections, clarifications, and additions are made to the SCCs:

Mod.	*Clause*	*Selection / Clarification / Completed Information*
I, II, & III	Clause 7	Optional docking clause will apply
I, II, & III	Clause 8.7 (Mod. I); Clause 8.8 (Mod. II and III)	Personal Data that Infor processes on Customer's behalf may only be disclosed to a third party located outside the EU/EEA in accordance with clause 8.7 of the Controller to Controller SCCs, clause 8.8 of the Controller to Processor SCCs, and clause 8.8 of the Processor to Processor SCCs.
II & III	Clause 9(a)	Option 2 is selected for general written authorization, and the applicable time period is at least 14 days in advance, or other reasonable time period based on the Service.
I, II, & III	Clause 11	Optional redress language will not apply
I, II, & III	Clause 12	Section 9 of the DPA
I, II, & III	Clause 14(f)	With respect to clause 14 (f) of the SCCs, prior to any suspension of the Transfer of Personal Data decided by Customer, Customer will provide specific details to Infor (i) supporting its belief that Infor can no longer fulfil its obligations under the SCCs and (ii) identifying appropriate measures (e.g. technical or organizational measures to ensure security and confidentiality) it believes is needed for Infor to fulfill its obligations under the SCCs, in order to allow Infor a reasonable opportunity to remedy Customer's objection.
I, II, & III	Clause 17	Option 1 will apply, and the SCCs will be governed by the law specified in the Agreement, provided that law is an EU/EEA Member State law recognizing third party beneficiary rights; otherwise, the laws of the Netherlands will apply
I, II, & III	Clause 18 (b)	Disputes shall be resolved before the courts specified in the Agreement, provided these courts are located in an EU Member State; otherwise those courts shall be the courts of Amsterdam
I, II, & III	Annex 1.A.	1. Data exporter(s): a. Customer is the data exporter/controller (or processor, as applicable) and user of the Services as defined in the DPA and Agreement. b. Name of DPO and/or Representative in the EU: as defined in the Agreement or upon request 2. Data importer(s)/Processor: a. Infor (US), LLC, a global producer of software and services is the data importer / processor and provider of the Services as defined in the DPA and Agreement. b. 133 Peachtree Street NE, 24th Floor, Atlanta, GA 30303 USA; Global Data Privacy

		Officer; Privacy@infor.com
I, II, & III	Annex I.B.	Attachment 1 to the DPA
I, II, & III	Annex I.C.	Clause 13 of the SCCs
I, II, & III	Annex II	Attachment 2 to the DPA
I, II, & III	Annex III	Section 3 of the DPA

c. EU-US Data Privacy Framework. Infor is certified to the EU-US Data Privacy Framework, including UK and Swiss extensions. The EU-US Data Privacy Framework will supplement and not replace Infor's use of the SCCs as the Valid Transfer Mechanism for Restricted Transfers of Personal Data outside of the EU/EEA.

d. BCRs. If and when Infor's Binding Corporate Rules for Processors are approved, the Parties shall rely on such Binding Corporate Rules for Processors as the Valid Transfer Mechanism for Restricted Transfers of Personal Data out of the EU/EEA, provided that Infor (i) maintains the applicable approval of its Binding Corporate Rules for Processors for the duration of the applicable Agreement; (ii) promptly notifies Customer of any subsequent material changes in the Binding Corporate Rules for Processors or such approval; and (iii) flows down all of its applicable data protection obligations under its Binding Corporate Rules for Processors to Subprocessors by entering into appropriate onward Transfer agreements with any such Subprocessors.

3. *Government Access Requests.* In the event that Infor receives any legally binding requests for the disclosure of Personal Data issued by a public authority, or any direct access requests to Personal Data by a public authority, Infor will, as permitted by law, attempt to redirect such request to Customer. If Infor cannot redirect to Customer, then Infor will (i) reject the request unless required by law to comply, (ii) challenge such requests where the request conflicts with applicable law, is overbroad, or other appropriate objection applies, (iii) promptly notify Customer and provide a copy of the demand unless legally prohibited from doing so, (iv) if compelled to do so, disclose only the minimum amount of Personal Data necessary to satisfy the request, and (v) if permitted by the laws of the country of destination, at Customer's written request (not more than once annually for the duration of the Agreements), provide Customer with as much relevant information as possible on the requests for disclosure received.

4. *Supplementary Measures.* To further mitigate the risk that Restricted Transfers of Personal Data out of the EU/EEA are not provided an adequate level of protection, Infor implements (and requires its Subprocessors to implement) supplementary measures to the SCCs to help ensure an adequate level of protection is provided to Personal Data in all applicable jurisdictions. These supplementary measures provide additional safeguards in consideration of the Court of Justice of the European Union Schrems II ruling of 16 July 2020 (Case C-311/18) and applicable guidance on best practices relating to the Data Protection Requirements. Infor considers these supplementary measures to be appropriate in the circumstances taking into account the nature, scope, context and purposes of processing as well as the risk of varying likelihood and severity for the rights and freedoms of natural persons to ensure an adequate level of protection for Restricted Transfers of Personal Data out of the EU/EEA. These supplementary measures include, as applicable, the following technical, contractual, and organizational measures:

a. Technical Measures: Enhanced technical safeguards as described in the Infor Security Plan, including where applicable, but not limited to, encryption in transit and at rest, encryption key management, pseudonymization, access controls, intrusion detection and prevention, incident response, change management controls, retention, business continuity management, and third party risk management. Infor conducts regular security assessments and audits of the technical security measures it has implemented and updates the Infor Security Plan accordingly.

b. Contractual Measures: Specific contractual safeguards as described in the DPA, including but not limited to, Infor's commitments for responding to data subject rights requests and government access requests, flow down of data protection obligations to Subprocessors (including obligations with respect to handling government access requests), and enhanced audit rights granted to Customer.

c. Organizational Measures: Additional organizational measures as described in Infor's internal policies, processes, and training materials, including but not limited to:

i. Internal policies and practices in place designed to verify that the data Transferred is adequate,

relevant and limited to what is necessary in relation to the purposes for which it is Transferred;

ii. Conducting data protection impact assessments and data mapping on a per-product basis;

iii. Regular review and assessment of legal requirements of recipient countries, including applicability of data access rights by public authorities;

iv. Trainings for related employees on data protection obligations and Infor policies, which is periodically updated to reflect new legislative and jurisprudential developments in the third country and in the EU/EEA;

v. Regular review of the validity and applicability of data Transfer mechanisms, and take steps when needed to implement, update or improve the mechanism;

vi. Adoption of internal policies addressing, without limitation, allocation of responsibilities for Transfers, reporting channels and standard operating procedures for cases of formal or informal requests from public authorities to access Personal Data;

vii. Continued implementation of the accountability principle, including but not limited to, where applicable, the adoption of strict and granular data access and confidentiality policies and best practices, based on a strict need-to-know principle, monitored with regular audits and enforced through disciplinary measures; and

viii. Adoption of strict data security and data privacy policies, based on international standards and industry practices with due regard to the state of the art, in accordance with the risk of the categories of data processed.

d. Regular review of Supplementary Measures: Each Party shall establish a process for ongoing monitoring and review of the implemented measures to ensure their effectiveness and compliance with applicable Data Protection Requirements. This process shall include periodic assessments, audits, and reviews of the Transfer operations and related safeguards.

II. United States ("US")

1. *Applicable Laws.* Where applicable, the following laws, regulations, and other legal requirements relating to data protection and data security in the United States, including the California Consumer Privacy Act of 2018 (as amended by the California Privacy Rights Act of 2020) ("***CCPA/CPRA***"), Cal. Civ. Code §§ 1798.00, et seq., its implementing regulations, and similar laws passed in other states as they become effective, including but not limited to the Colorado Privacy Act, the Connecticut Data Privacy Act, the Utah Consumer Privacy Act, and the Virginia Consumer Data Protection Act, as amended, replaced, or superseded (collectively, the "***US Data Protection Requirements***"), are expressly included in the definition of Data Protection Requirements. "Business Purpose," "Commercial Purpose," "Consumer," "Deidentified," "Process," "Sell," "Service Provider," and "Share" have the meanings ascribed to them under applicable US Data Protection Requirements.

2. *Additional Terms for Processing of US Personal Data.* For any processing of Personal Data subject to US Data Protection Requirements, the following additional terms shall apply:

   a. Customer and Infor agree that Customer is the business and Infor is the Service Provider. As required by applicable US Data Protection Requirements, with respect to Personal Data received from Customer under the Agreements, Infor agrees it will not, unless otherwise permitted by US Data Protection Requirements or the Agreements: (a) Sell or Share the Personal Data; or (b) retain, use, or disclose the Personal Data for any purpose other than for the Business Purpose(s) specified in the Agreements, including retaining, using, or disclosing the Personal Data for a Commercial Purpose other than providing the Services specified in the Agreements; or (c) retain, use, or disclose the Personal Data outside of the direct business relationship between Customer and Infor; or (d) combine Personal Data received pursuant to the Agreement with Personal Data received from or on behalf of another person(s), or collected from Infor's own interactions with Consumers, provided that Infor may combine Personal Data to perform any Business Purpose as defined in applicable US Data Protection Requirements.

   b. As authorized by applicable US Data Protection Requirements, upon written notice to Infor, Customer may take reasonable and appropriate steps to stop and remediate the unauthorized use of Personal Data.

   c. Infor certifies that it understands and will comply with the requirements and restrictions set forth in this DPA.

III. General

1. *Order of Precedence.* In the event of any conflict or inconsistency between the terms of this Attachment 3 and the DPA, the terms in this Attachment 3 shall prevail. Notwithstanding the foregoing, certain rights and obligations described in this Attachment 3 may be more fully explained in the DPA. For example, the SCCs described in Section I.2.a.of this Attachment 3 provide a Customer audit right, and Section 5 of the DPA describes the process for how Infor implements the audit right for its Customers.

2. *Alternative Transfer Mechanisms*. Infor reserves the right to modify the Valid Transfer Mechanism for Restricted Transfers of Personal Data to the extent such modification is (i) compliant with Data Protection Requirements, (ii) commercially reasonable, and (iii) provides a substantially similar level of data protection. If Infor implements a different valid legal mechanism for Restricted Transfers of Personal Data, Infor shall provide notice to Customer and will make any necessary modifications to the DPA available in advance through Customer's account in Infor Support portal or alternative equivalent methods.

Item Counts	Number of Users
Total user count	**900**
Estimated Total Employees	900
Estimated Full Service System Users	Not Material to Pricing
Estimated Limited Service System Users	
Accounting Users	
Requisition Users (same as Limited Users)	
Estimated Human Resources Self Service System Users	900

Selected Counts	Approx. Number
Vendors	Not Material to Pricing
Assets	
Purchase Orders (monthly)	
A/P Invoices (monthly)	
Expense Reports (monthly)	Not Material to Named User Licensing
Grants	20

Software Pricing

Vendor: DLT Solutions - Infor CloudSuite & EUNA FSM

Instructions:
1) Please be as complete and granular as possible in providing cost information. Provide costs by module if the solution is sold that way.
2) Ensure costs for all software mentioned or implied in your proposal solution (including answers in Appendix A) are included.

SEE USER COUNTS & VOLUMES TAB for user count and transaction data provided for software pricing. Please request software pricing options.

Cloud-Based Software Pricing: Proposer Recommended Solution	*(Extended, not unit pricing)* ANNUAL LIST PRICE	% DISCOUNT OFFERED	*(Extended, not unit pricing)* ANNUAL NET PRICE OFFERED	S YEAR
Software Licenses				
Ramp Pricing Discount (Premium)				25%
Core License: List all modules included in core software				
Infor CloudSuite Public Sector Financials & Supply Management - SaaS MT Infor Financials & Supply Management US Country Pack - SaaS MT Grant Accounting - FSM - SaaS MT Strategic Sourcing/Supplier Portal - FSM - SaaS MT HR Payroll - SaaS MT BSI TF US - SaaS MT Infor HR Talent GHR TM Core - SaaS MT Infor OS Essentials - SaaS MT Infor Storage	$1,013,307	76%	$244,140	$183,1
Workforce Management Time & Attendance - SaaS Bundle - SaaS MT	$103,118	58%	$46,299	$34,72
Infor Public Sector Suite - Asset Management Bundle - SaaS MT	$55,440	58%	$24,891	$18,66
Infor Public Sector Suite - CDR Enhanced Bundle - SaaS MT	$38,808	58%	$17,424	$13,06
Infor Public Sector Suite - Utility Billing Bundle - SaaS MT	$100,531	58%	$45,137	$33,85
Infor Public Sector Suite Cashiering - SaaS MT	$14,784	58%	$6,638	$4,97
Infor Public Sector Suite Dynamic Portal for Util. Billing Responsive Design - SaaS MT	$9,901	58%	$4,446	$3,33
Infor Public Sector Suite - GIS Data Integration - SaaS MT	$7,715	58%	$3,464	$2,59
Infor Public Sector Suite - Water Meter Management - SaaS MT	$13,860	58%	$6,223	$4,66
Civics - Service & CDR Portal for Public Sector Suite - SaaS	$34,320	58%	$15,410	$11,55
Infor Expense Management Expense Reports Bundle	$26,387	58%	$11,847	$8,88
Infor Birst Enterprise Platform Enhanced	$198,845	77%	$46,653	$36,49
Add-On Licenses: List additional modules not included in core software				
Lease Accounting - FSM - SaaS MT	$9,152	76%	$2,205	$1,65
Symmetry- Tax Forms - SaaS MT	$297	76%	$71	$53
Tracker Corp- I-9 & E-Verify Integration	$4,950	76%	$1,193	$89
Infor Field Inspector CDR - SaaS MT	$3,696	58%	$1,660	$1,24
Infor Field Inspector Work Management - SaaS MT	$9,240	58%	$4,149	$3,11
Infor Public Sector Suite - Infor Reporting Bundle - SaaS MT	$33,880	58%	$15,212	$11,40
Infor Reporting for Expense Management - SaaS Infor Reporting - Web Admin MT Cloud Enabled Infor Reporting - Analytics User MT Cloud Enabled Infor Reporting - Consumer MT Cloud Enabled Birst content for Infor Expense Management	$2,746	58%	$1,233	$925
OCR for Expense Reports	$4,455	58%	$2,000	$1,50
Infor Campus Plus Membership - All Campus Plus Content	$4,400	76%	$1,061	$79
Optional Licenses: List any optional modules proposed				
Infor Expense Management Travel Plans Bundle	$25,740	58%	$11,556	$8,66
DigEplan for Infor Public Sector Suite with CAD and PDF support including API connector	$2,495	58%	$1,120	$84
OpenBook and Budget Book Studio SaaS - optional , not included in the proposal			$58,218	$58,21
Third-Party Software:				
List any third party modules that are being recommended as part of the proposed solution				
Euna Budget - Q Core - SaaS	$109,450	0%	$116,436	$109,45
Application Support:				
List application support or other services not included in license/subscription costs				
- Support services on a fixed price basis	$0	0%	$0	$0
- Support services on a T&M basis (specify hours and rates by resource type below)	$0	0%	$0	$0
Total Software Pricing	**$1,827,516**		**$630,687**	**$554,6**

City of Vision

Estimated Implementation Costs

Vendor: DLT Solutions

Professional Services Fees	
Hourly (T&M) Services	
Phase 1 (e.g., Plan):	
Phase 2 (e.g., Design):	
Phase 3 (e.g., Build):	
Phase 3 (e.g., Test):	
Phase 4 (e.g., Deploy):	
Phase 5 (e.g., Optimize):	
Total Estimated T&M Implementation Services HOURS	
Blended Hourly Rate	
Total Estimated T&M Implementation Services Costs	$
Fixed Fee Services	
Fixed fee service: FSM Implementation over 15 months, including 1 month of post-live support. Hours above are estimates, total cost is fixed and estimated on completed hours for each year.	$
Fixed fee service: Implementation and 8 weeks of Hypercare for IPS Utility Billing -- includes the estimated number of hours by phase above	
Euna Professional Services	
Fixed fee service:	
Fixed fee service:	
Total Estimated Fixed Fee Implementation Services Costs	$
Total Estimated Professional Services Costs	$
Travel Expenses	
Specify travel expense % assumptions and what services are being used in the calculation	
GForce Assumptions: travel costs for on-site visits will be billed as actuals and are not included in the fixed cost. For a typical implementation, on-site visits would occur during Conference Room Pilot (CRP), System Integration Testing (SIT), User Acceptance Testing (UAT) and Go-Live. On-site visits typically range from 2-4 days and include 2-4 resources. Travel windows and frequency will be determined based on Rio Rancho preference	

APPENDIX K: TOTAL COST OF OWNERSHIP

additional data if required to provide or optimize

Specify periods when costs (after discounts) will be incurred				
1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
	15%	*0%*	*(15%)*	*(25%)*
05	$207,519	$244,140	$280,761	$305,176
4	$39,354	$46,299	$53,244	$57,874
9	$21,158	$24,891	$28,625	$31,114
8	$14,811	$17,424	$20,038	$21,781
3	$38,367	$45,137	$51,908	$56,422
9	$5,643	$6,638	$7,634	$8,298
4	$3,779	$4,446	$5,113	$5,557
3	$2,944	$3,464	$3,983	$4,330
3	$5,290	$6,223	$7,157	$7,779
7	$13,096	$15,410	$17,721	$19,262
5	$10,070	$11,847	$13,624	$14,809
0	$41,355	$48,653	$55,951	$60,816
4	$1,875	$2,205	$2,536	$2,757
	$61	$71	$82	$89
	$1,014	$1,193	$1,371	$1,491
5	$1,411	$1,660	$1,909	$2,074
2	$3,527	$4,149	$4,771	$5,186
9	$12,930	$15,212	$17,493	$19,015
	$1,048	$1,233	$1,418	$1,541
0	$1,700	$2,000	$2,300	$2,500
	$902	$1,061	$1,220	$1,326
7	$9,823	$11,556	$13,290	$14,445
	$952	$1,120	$1,288	$1,400
8	$58,218	$58,218	$58,218	$58,218
50	$109,450	$109,450	$109,450	$109,450
	$0	$0	$0	$0
	$0	$0	$0	$0
83	**$606,296**	**$683,701**	**$761,106**	**$812,709**

APPENDIX K: TOTAL COST OF OWNERSHIP

Specify years when hours/costs will be incurred				
Year 1	Year 2	Year 3	Year 4	Year 5
7,276	1320			
6,030	0			
7,924	620			
3,222	8,026			
1610	360			
2381	397			
28443	**10723**	**0**	**0**	**0**
$80.24	$124.81	$0.00	$0.00	$0.00
$2,282,125	$1,338,370	$0	$0	$0
$1,924,502	$262,998			
$839,953				
$109,867				
$2,874,322	$262,998	$0	$0	$0
$5,156,447	$1,601,368	$0	$0	$0

Software Pricing

Vendor: Infor

APPENDIX K: TOTAL COST OF OWNERSHIP

Instructions:
1) Please be as complete and granular as possible in providing cost information. Provide costs by module if the solution is sold that way.
2) Ensure costs for all software mentioned or implied in your proposal solution (including answers in Appendix A) are included.

SEE USER COUNTS & VOLUMES TAB for user count and transaction data provided for software pricing. Please request additional data if required to provide or optimize software pricing options.

Cloud-Based Software Pricing: Proposer Recommended Solution	ANNUAL LIST PRICE *(Extended, not unit pricing)*	% DISCOUNT OFFERED	ANNUAL NET PRICE OFFERED *(Extended, not unit pricing)*	*Specify periods when costs (after discounts) will be incurred* YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
Software Licenses								
Ramp Pricing Discount (Premium)				*25%*	*15%*	*0%*	*(15%)*	*(25%)*
Core License: List all modules included in core software								
Infor CloudSuite Public Sector Financials & Supply Management - SaaS MT *Infor Financials & Supply Management US Country Pack - SaaS MT* *Grant Accounting - FSM - SaaS MT* *Strategic Sourcing/Supplier Portal - FSM - SaaS MT* *HR Payroll - SaaS MT* *BSI 7F US - SaaS MT* *Infor HR Talent GHR TM Core - SaaS MT* *Infor OS Essentials - SaaS MT* *Infor Skuvault*	$1,013,307	77%	$229,492	$172,119	$195,068	$229,492	$263,916	$286,865
Workforce Management Time & Attendance - SaaS Bundle - SaaS MT	$103,118	58%	$43,521	$32,640	$36,993	$43,521	$50,049	$54,401
Workforce Management MVS Bundle - SaaS MT	$96,466	58%	$40,713	$30,535	$34,606	$40,713	$46,820	$50,891
Infor Public Sector Suite - Asset Management Bundle - SaaS MT	$55,440	58%	$23,398	$17,549	$19,888	$23,398	$26,908	$29,248
Infor Public Sector Suite - CDR Enhanced Bundle - SaaS MT	$38,808	58%	$16,379	$12,284	$13,922	$16,379	$18,836	$20,473
Infor Public Sector Suite - Utility Billing Bundle - SaaS MT	$100,531	58%	$42,429	$31,822	$36,064	$42,429	$48,793	$53,036
Infor Public Sector Suite Cashiering - SaaS MT	$14,784	58%	$6,240	$4,680	$5,304	$6,240	$7,175	$7,799
Infor Public Sector Suite Dynamic Portal for Util. Billing Responsive Design - SaaS MT	$9,901	58%	$4,179	$3,134	$3,552	$4,179	$4,805	$5,223
Infor Public Sector Suite - GIS Data Integration - SaaS MT	$7,715	58%	$3,256	$2,442	$2,768	$3,256	$3,744	$4,070
Infor Public Sector Suite - Water Meter Management - SaaS MT	$13,860	58%	$5,850	$4,387	$4,972	$5,850	$6,727	$7,312
Civics - Service & CDR Portal for Public Sector Suite - SaaS	$34,320	58%	$14,485	$10,863	$12,312	$14,485	$16,657	$18,106
Infor Expense Management Expense Reports Bundle	$26,387	58%	$11,136	$8,352	$9,466	$11,136	$12,807	$13,920
Infor Birst Enterprise Platform Enhanced	$198,845	77%	$45,734	$34,301	$38,674	$45,734	$52,594	$57,168
Add-On Licenses: List additional modules not included in core software								
Lease Accounting - FSM - SaaS MT	$9,152	77%	$2,073	$1,555	$1,762	$2,073	$2,384	$2,591
Symmetry- Tax Forms - SaaS MT	$297	77%	$67	$50	$57	$67	$77	$84
Tracker Corp- I-9 & E-Verify Integration	$4,950	77%	$1,121	$841	$953	$1,121	$1,289	$1,401
Infor Field Inspector CDR - SaaS MT	$3,696	58%	$1,560	$1,170	$1,326	$1,560	$1,794	$1,950
Infor Field Inspector Work Management - SaaS MT	$9,240	58%	$3,900	$2,925	$3,315	$3,900	$4,485	$4,875
Infor Public Sector Suite - Infor Reporting Bundle - SaaS MT	$33,880	58%	$14,299	$10,724	$12,154	$14,299	$16,444	$17,874
Infor Reporting for Expense Management - SaaS *Infor Reporting - Web Admin MT Cloud Enabled* *Infor Reporting - Analytics User MT Cloud Enabled* *Infor Reporting - Consumer MT Cloud Enabled* *Birst content for Infor Expense Management*	$2,746	58%	$1,159	$869	$985	$1,159	$1,333	$1,448
OCR for Expense Reports	$4,455	58%	$1,880	$1,410	$1,598	$1,880	$2,162	$2,350
Infor Campus Plus Membership - All Campus Plus Content	$4,400	77%	$997	$748	$847	$997	$1,147	$1,246
Optional Licenses: List any optional modules proposed								
Infor Expense Management Travel Plans Bundle	$25,740	58%	$10,863	$8,148	$9,234	$10,863	$12,493	$13,579
DigiEplan for Infor Public Sector Suite with CAD and PDF support including API connector	$2,495	58%	$1,053	$790	$895	$1,053	$1,211	$1,316
Third-Party Software:								
List any third party modules that are being recommended as part of the proposed solution								
Euna Budget - Q Core - SaaS	$109,450	0%	$109,450	$109,450	$109,450	$109,450	$109,450	$109,450
Application Support:								
List application support or other services not included in license/subscription costs								
- Support services on a fixed price basis	$0	0%	$0	$0	$0	$0	$0	$0
- Support services on a T&M basis (specify hours and rates by resource type below)	$0	0%	$0	$0	$0	$0	$0	$0
Total Software Pricing	**$1,923,982**		**$635,232**	**$503,787**	**$556,365**	**$635,232**	**$714,099**	**$766,677**

Phase 1

Item	Description
Planning and Governance HCM	Discovery Sprint planning Ongoing project management
Global Human Resources Core	GHR Core implementation - Foundation - Structure - Resources
Tracker I9 integration	Employement eligibility verfication integration
Symmetry integration	Collection of Employee Federal and State tax forms (W-4)
Position Control	Budget Enforcement for Positions and integration with Budgeting
Time and Attendance Data Exchange	Integration with WFM in support of Time and Attendance
Global Human Resources Benefits	Benefits Design and Implementation for 10 plans. Open Enrollment and Life Events
Benefits HIPAA 834	Integration with 5 Benefits Providers
Benetrac Integration	One-way integration to Benetrac
Human Resources Absence Management	Absence Management Design and Implementation (Shell Plans for Paystub display)
Human Resources Payroll	Payroll Design and Implementation for 3 payroll schedules
WFM Time & Attendance (T&A)	Time and Attendance - Payrules - Payroll Export - Time Off Request - Attendance Control policies - UI field security and UI look and feel - Single Sign On & Mobility
WFM Entitlements	Entitlements and Accrual implementation - Up to 2 Vacation or PTO plans - Up to 5 protected sick plans
WFM MVS Advanced Scheduling	Automated Scheduling for Police and Fire
WFM Data Integrations	Data import and exports - Up to 2 non-employee data imports (master data, labor metrics) - Up to 2 non-payroll data exports (financial, labor allocation, balance export)
WFM Reporting and Analytics	Up to 3 dashboards Up to 3 reports
Union Support	Support for 3 unions in core business processes
Data Conversion	Data Conversion for phase 1 modules
Acceptance and Golive	- Cutover planning and rehearsals - Golive and hypercare support for 2 pay periods
Training and Adoption	Train the trainer education Job aids for end user adoption
	Total

Phase 2 - Talent Modules

Item	Description	H
Planning and Governance	Discovery Sprint planning Ongoing project management	
Performance Management	1 Annual 360 Review	
Goal Management	Cascading Organizational Goals	
Succession Planning	1 Succession Plan	
Employee Relations	1 Employee disciplinary process and performance improvement plan	
Talent Acquisition	1 Hiring Workflows and 1 Job Application workflow	
Integration with 1 Job Board	Integration with 1 Job Board	
Transition Management	1 Onboarding programs	
Health and Safety	1 Incident Management program with notifications	
Compensation Planning	Compensation design and implementation per RFP functional requirements	

Learning and Development	Learning Plans, Integration with 1 course provider, and Employee tracking
Data Conversion	Data Conversion for affective modules
History Archive	Historical data archive in Data Lake for HR/Employee related data
Acceptance and Golive	Cutover planning and rehearsals Golive and hypercare support for 2 pay periods
Training and Adoption	Train the trainer education Job aids for end user adoption
	Total

The highlighted cells apply to the MVS services implementation
The Project Direct ($390k total) is the additional PM hours added

Hours
500
700
40
40
150
80
600
200
50
100
1,000
400
150
400
120
200
480
300
120
250
5,880

ours
500
300
100
100
150
60
100
150
200

250
300
300
120
125
2,755

RioRancho
City of Vision

ERP- Enterprise Resource Planning



What is ERP?

An ERP (Enterprise Resource Planning) system is software that integrates and manages core business processes like finance, HR, and supply chain into a single platform, providing a unified view of data and operations across an organization.

ERP systems often replace a collection of decentralized, legacy software applications that are connected through ad-hoc interfaces. They may include Accounting, HR, Marketing,

Before ERP

Before ERP

Before an ERP system, there were different databases of different departments which they managed on their own. The employees of one department does not know anything about the other department.

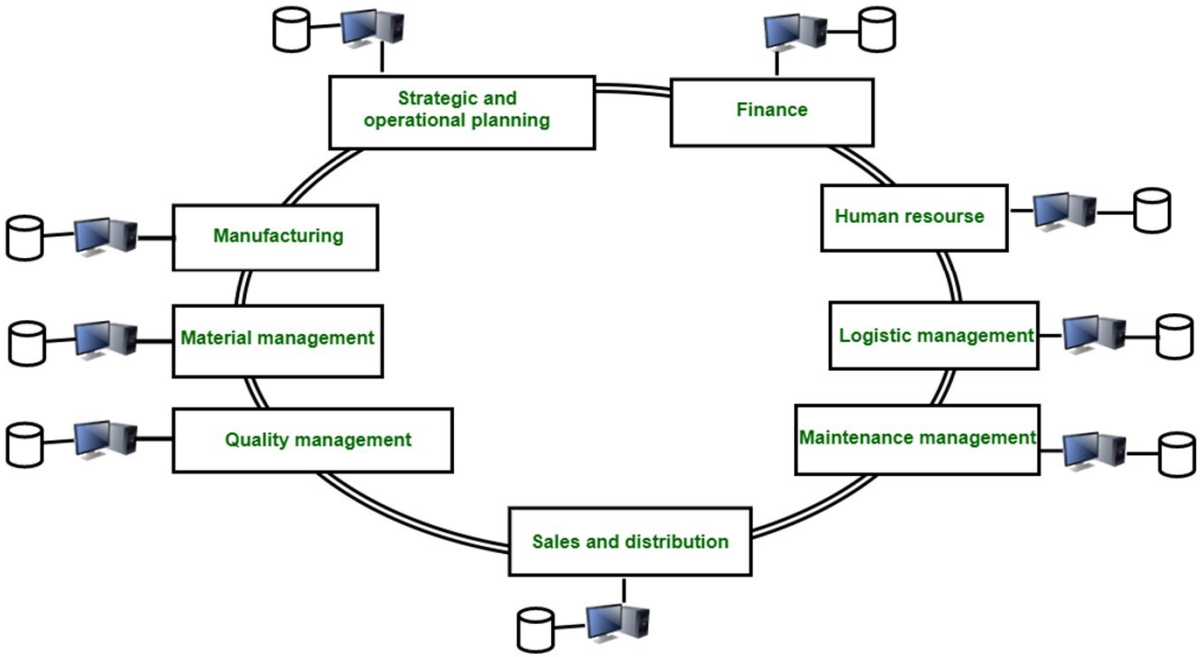


Figure - Before ERP

After ERP

After ERP

After the ERP system, databases of different departments are managed by one system called the ERP system. It keeps track of all the databases within the system. In this scenario, employees of one department have information regarding the other departments.

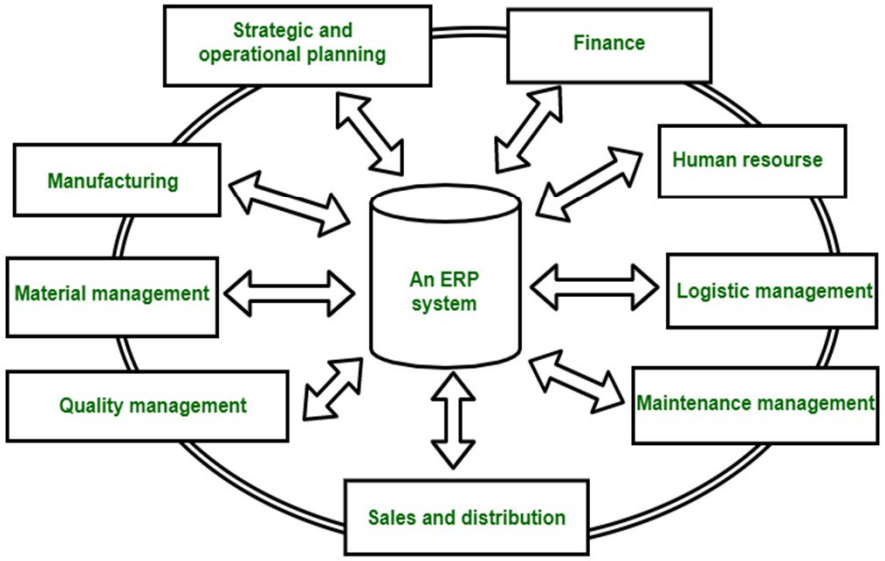


Figure - After ERP

How does ERP Work?

ERP systems typically work through a centralized database by integrating various business processes and functions into a unified system.

1. Centralized Database

An ERP system stores all the data in a central database and ensures that all the users have access to the most current data. This helping different departments to access and share information seamlessly, thus helps them to make informed decisions.

2. Modular Structure

ERP systems are composed of interconnected modules, focusing on specific business functions allowing data to flow between them.

3. Business Process Integration

ERP systems automate workflows across various departments and support end-to-end business processes, ensuring all the steps are streamlined.

4. User Interface and Access

In ERP systems users have specific roles and permissions according to which they are granted access to relevant modules. They are also provided with dashboards and reporting tools to monitor KPIs.

How does ERP Work? continued

5. Customization

ERP systems are customized according to the specific needs of the organization. It also allows for adjustments when the business grows ensuring ERP systems remain aligned with the business goals.

6. Data Collection and Analytics

ERP systems capture data from various sources and use built-in analytics tools to process data and generate actionable insights helping businesses to make strategic decisions.

7. Compliance and Security

ERP systems ensure that all business processes comply with relevant regulations and standards and implement robust security measures to protect sensitive data.

8. Implementation and Training

This involves planning, configuring, testing, and deploying the ERP systems. It also involves conducting training programs to ensure all users are proficient in using ERP systems.

ERP features

Aside from a central database, ERP system features may include:

- **Accounting tools: HR modules:** Employee data management tools centralize workforce information and processes for timekeeping, hiring, and onboarding tasks.
- **Inventory and warehouse software:** ERPs allow businesses to track inventory in real time. This module streamlines picking, packing, and shipping workflows.
- **Procurement and purchasing functions:** ERP software handles purchasing workflows, from purchase requisition paperwork to automating invoice payments.
- **Automation:** Each ERP module automates back-end processes. For instance, it automatically updates inventory levels and customer profiles.
- **Reporting and analytics:** Customizable dashboards and data visualization tools deliver insights from all modules.



Benefits of ERP

- Improved Efficiency: ERP systems reduce manual effort and risk of errors by automating repetitive processes; allowing employees to focus on more strategic activities.
- Integrated Business Processes: ERP systems streamline operations by integrating various business processes and enable seamless data flow across the departments.
- Up-to-Date Information: ERP provides real-time data access, enabling timely and improved decisions.
- Reduced Redundancy: ERP systems eliminate duplicate data entry and improving data integrity. This allows teams to work with the same data, reducing errors.
- Reduces IT and Operational Costs: ERP provides cost savings by streamlining processes and improving productivity. IT systems can be consolidated, lowering infrastructure and maintenance costs.
- Maintain Compliance: ERP integrated systems can help to maintain compliance with applicable regulations.
- Enhances Customer Service: ERP systems helps to improve service delivery by providing quick access to customer information and data.
- Tracks KPIs: ERP allows for better performance management by tracking Key Performance Indicators (KPIs) and other metrics.



Challenges of ERP

ERP systems offer numerous benefits but they also come with several challenges that need to be mitigated:

- High Implementation Costs: Implementing an ERP system can be expensive and time-consuming. It requires significant investment in hardware, software, and personnel, as well as training and consulting costs.
- Complex Customization: Customizing an ERP system to meet the specific needs of an organization can be complex and require specialized knowledge. This can lead to delays and additional costs.
- Resistance to Change: ERP systems often require significant changes to an organization's processes and workflows, which can be met with resistance from employees who are comfortable with existing practices.
- Data Security Risks: Centralizing sensitive business data in an ERP system creates potential security risks, especially if the system is not properly secured or if there are vulnerabilities in the software.
- Limited Flexibility: ERP systems are designed to provide standardization and control, which can limit the flexibility of an organization to respond to changing business needs and market conditions.
- Dependence on Vendor Support: Organizations that use ERP systems are often heavily dependent on the vendor for support, maintenance, and upgrades. This can create a risk of vendor lock-in and limit an organization's ability to switch to other systems or providers.



City of Rio Rancho RFP

Request for Proposals- issued July 2024

8 responses to the RFP were received- 3 were selected as finalists for in-person interviews:

- Fourth Square
- Savantis Solutions LLC
- DLT Solutions LLC

DLT Solutions LLC received highest overall score and is being recommended for contract award, pending negotiations.

City of Rio Rancho Contract

Contract negotiations are in progress. The proposal includes the following Infor modules:

Function	Dept(s)	DLT Partner
Development & Permitting	DSD, City Clerk	VIP
Utility Billing & Ops	Utility, Finance	Origin
Finance & Purchasing	Finance	Gforce
Budget	Finance	Euna*
HR, Payroll, Time & Attendance	HR, Finance, Admin	Inovium

*3rd Party software

infor https://www.infor.com/industries/public-sector#solutions

ERP Implementation Costs

Cost of ERP implementation is currently estimated as follows, based on DLT's original proposal and ongoing negotiations on scope of work:

Implementation	Year 1	Year 2
Implementation Services	$5,400,000	$2,000,000
Total		$7,400,000
Funded- Capital		$5,531,714
Funding TBD		$1,868,286

ERP On-going Costs

Cost of ongoing licensing and support is currently estimated as follows, based on DLT's original proposal and ongoing negotiations:

	Year 1	Year 2	Year 3	Year 4	Year 5	Total
Software Licenses & Support	$587,000	$643,000	$727,000	$811,000	$855,000	$3,623,000

Approximately $512,000 of these costs will be covered annually by the existing operating budgets for the software applications that ERP is intended to replace. There should also be other efficiencies and savings gained by the increase in employee productivity.

References

- Introduction to ERP- https://www.geeksforgeeks.org/software-engineering/introduction-to-erp/

- What is Enterprise Resource Planning?- https://www.uschamber.com/co/run/finance/what-is-enterprise-resource-planning-erp#:~:text=Sales%20and%20marketing%20functions:%20Some,deliver%20insights%20from%20all%20modules.

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: R142

AGENDA DATE:
December 18, 2025

DEPARTMENT:
Financial Services

SUBJECT:
R142, Resolution Authorizing a Budget Adjustment to the General Fund, Computer and Software Fund, and Utilities Fund

BACKGROUND AND ANALYSIS:
The City is seeking to replace its current Enterprise Resource Planning (ERP) system, AS400/Central Square, with a modern, integrated solution that will better support citywide operations and service delivery.

On October 21, 2025, City staff presented the ERP Implementation Plan to the Governing Body during a work session, outlining the selection process, anticipated benefits, project scope, implementation timeline, and system costs. The transition to the new ERP system represents a significant step toward modernizing the City's technology infrastructure and improving operational efficiency, data management, and customer service delivery.

This budget adjustment request is necessary to fund the full anticipated implementation costs of the ERP system.

Previously, $5,531,714 in capital funding for the ERP was earmarked/approved for the project. An additional $1,964,286 is required for complete implementation based on the updated pricing from the recommended vendor, DLT Solutions, LLC.

Appearing on the Governing Body's December 18, 2025 meeting agenda is a companion item awarding a services contract to DLT Solutions, LLC.

IMPACT:
Revenue and Expenditure in the General Fund (101) will be increased by $1,539,167 by recognizing gross receipts tax revenue received in FY 2026 above original projections. Transfers into the Computer Software Fund (311) will be increased by $1,539,167, and Expenditures will be increased by $1,539,167. Expenditure in the Utilities Operating Fund (501) will be increased by $425,119 from available fund balance. This represents an 80/20 split of the costs between the General Fund and the Utilities Fund.

ALTERNATIVES:
Approve the Resolution.

Do not approve the Resolution.

DEPARTMENT RECOMMENDATION:

Staff recommends approval of the Resolution.

ATTACHMENT: Resolution

CITY OF RIO RANCHO
RESOLUTION

RESOLUTION NO. **ENACTMENT NO.**

RESOLUTION AUTHORIZING A BUDGET ADJUSTMENT TO THE GENERAL FUND, THE COMPUTER AND SOFTWARE FUND, AND THE UTILITIES FUND

WHEREAS: the FY 2026 Budget includes $5,531,714 for Enterprise Resource Planning (ERP) system software; and

WHEREAS: a budget adjustment is necessary to increase the project budget for implementation and year one software costs.

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
101-0000-316.40-00 Gross Receipts / Municipal GRT 1.8125	No Project	$42,631,602	$923,500		$43,555,102
101-0000-335.10-00 State Shared Taxes / State GRT 1.225%	No Project	$28,840,360	$615,667		$29,456,027
Total Sources		$71,471,962	$1,539,167		$73,011,129

Account	Project No.	Revised Budget	Increase	Decrease	Adjusted Budget
101-0515-410.80-20 Transfer to Computer and Software Fund	No Project	$95,544	$1,539,167		$1,634,711
Total Uses		$95,544	$1,539,167		$1,634,711

Computer and Software Fund (311)

Account	Project No.	Revised Budget	Increase	Decrease	Adjusted Budget
311-0000-392.30-00 Transfer from General Fund	No Project	$95,544	$1,539,167		$1,634,711
Total Sources		$95,544	$1,539,167		$1,634,711

Computer and Software Fund (311), continued

Account	Project No.	Revised Budget	Increase	Decrease	Adjusted Budget
311-0000-410.31-06 Services / Technological Initiatives	FS2009	$128,938	$420,000		$548,938
311-0000-410.32-07 Services / Contract Services	FS2009	$90,085		$10,085	$80,000
311-0000-410.70-40 Capital Expenditures / Computer Equip & Software	FS2009	$4,645,524	$1,129,252		$5,774,776
Total Uses		$ 4,864,547	$1,549,252	$10,085	$6,403,714

Utilities Operating Fund (501)

Account	Project No.	Revised Budget	Increase	Decrease	Adjusted Budget
501-7005-505.31-06 Contract Services / Technological Initiatives	FS2009	$81,460	$110,000		$191,460
501-7005-505.32-07 Services / Contract Services	FS2009	$13,752		$13,752	$0
501-7005-505.70-40 Capital Expenditures / Computer Equip & Software	FS2009	$1,062,044	$328,871		$1,390,915
501-7005-505.90-04 Ending Fund Balance / Reserve - Capital	No Project	$3,679,264		$425,119	$3,254,145
Total		$4,836,520	$438,871	$438,871	$4,836,520

ADOPTED THIS _____DAY OF _____, 2025.

_____
Greggory D. Hull, Mayor

ATTEST:

_____
Noel C. Davis, City Clerk
(SEAL)

CITY OF RIO RANCHO
COVER PAGE

Legislation Item:

AGENDA DATE:
December 18, 2025

DEPARTMENT:
Administration

SUBJECT:
Mayor Annual State of the City Report

BACKGROUND AND ANALYSIS:

IMPACT:

ALTERNATIVES:

DEPARTMENT RECOMMENDATION:
Non-voting item / presentation. Report is required pursuant to City Charter: Article III (3.01 Mayor) (12) Present an annual State of the City report to the City Council.

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: R143

AGENDA DATE:
December 18, 2025

DEPARTMENT:
Administration

SUBJECT:
R143, Resolution Establishing the City of Rio Rancho's Legislative Priorities for the Regular 2026 New Mexico Legislature Session

BACKGROUND AND ANALYSIS:
The New Mexico Legislature is scheduled to hold a regular 30-day session beginning January 20, 2026, and concluding February 19, 2026.

Pursuant to the State Constitution, a 30-day session is limited to matters pertaining to budgets, appropriations and revenue bills; bills drawn from special messages of the Governor; and bills from the last regular session vetoed by the Governor.

The City of Rio Rancho has specific legislative priorities and objectives that it desires the New Mexico Legislature and the elected officials representing Rio Rancho and Sandoval County to consider and support.

The specific legislative priorities and objectives listed in the attached Resolution have been developed from the following sources: Legislative Priority Resolutions previously adopted by the Governing Body; New Mexico Municipal League legislative priorities; emergent issues; City staff input; and feedback from the City's State government lobbyist.

IMPACT:
There is no direct fiscal impact.

Approval of a Legislative Priority Resolution provides clear direction and parameters for Governing Body members, City staff, and the City's lobbyist when interacting with different officials and organizations during the regular 2026 New Mexico Legislature session.

ALTERNATIVES:
Approve the Resolution.

Amend and approve the Resolution.

Do not approve the Resolution.

DEPARTMENT RECOMMENDATION:

Governing Body policy decision. Staff recommends approval of the Resolution as presented.

ATTACHMENT: Resolution
ATTACHMENT: Public Comment 12182025

CITY OF RIO RANCHO
RESOLUTION

RESOLUTION NO. **ENACTMENT NO.**

RESOLUTION ESTABLISHING THE CITY OF RIO RANCHO'S LEGISLATIVE PRIORITIES FOR THE REGULAR 2026 NEW MEXICO LEGISLATURE SESSION

WHEREAS: the New Mexico Legislature is scheduled to hold a regular 30-day session starting January 20, 2026, and concluding February 19, 2026; and

WHEREAS: pursuant to the State Constitution, a 30-day session is limited to matters pertaining to budgets, appropriations and revenue bills; bills drawn from special messages of the Governor; and bills from the last regular session vetoed by the Governor; and

WHEREAS: the City of Rio Rancho has specific legislative priorities and objectives that it desires the New Mexico Legislature and the elected officials representing Rio Rancho and Sandoval County to consider and support; and

WHEREAS: approval of a Legislative Priority Resolution provides clear direction and parameters for Governing Body members, City staff, and the City's lobbyist when interacting with different officials and organizations during the regular 2026 New Mexico Legislature session.

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

That the City of Rio Rancho's legislative priorities and objectives for the regular 2026 session of the New Mexico Legislature are:

<u>Authority/Autonomy</u>

Does not support any legislation that restricts or otherwise reduces municipal government home-rule charter authority or autonomy as municipal government should be empowered to regulate, to the greatest extent possible, local affairs and issues.

Does not support legislation that, as an employer, undermines and/or minimizes municipal government management rights in relation to making operational decisions and abilities to govern responsibly.

Supports changes to regulations that would allow those that have earned retirement benefits from the Public Employees Retirement Association (PERA) to return to work in order to fill PERA-associated critical need positions, hard to fill vacancies, and part-time positions without incurring penalties to existing retirement benefits.

Economic Development

Supports legislation that makes available more resources for job creation and economic development programs such as the Job Training Incentive Program (JTIP) and Local Economic Development Act (LEDA).

Supports legislation that would increase funding for commercial, residential, and economic development site readiness.

Does not support any legislation that adversely impacts New Mexico's tax competitiveness and the State's or municipal government's ability to recruit and retain employers.

Financial

Does not support any changes to the current schedule of the Hold Harmless payment phase-outs that would further negatively impact municipalities' revenue.

Supports legislation that will clarify for public school districts that use of their indebtedness/borrowed funds is not limited to school grounds and can be used for infrastructure improvements required and necessary to serve/access school grounds.

Supports legislation that will ensure municipal governments will share proportionally in solvency solutions that increase the soundness of the municipal general, municipal police, and municipal fire divisions of the Public Employees Retirement Association Fund.

Supports legislation pertaining to the Public Improvement District Act and Tax Increment for Development Act that would make clarifications to the election and appointment of district board members consistent with the State's current Election Code; clarify that the audit of a public improvement district or tax increment development district may be conducted separately from its primary government entity; and clarify the applicability of the State's Procurement Code to public improvement district or tax increment development district expenditures.

Does not support any legislation that restricts or reduces municipal government revenue sources.

Public Safety

Supports legislation and funding for additional mental health resources that would support public safety personnel with carrying out their mission of protecting and assisting those in crisis.

Supports a statewide emergency medical services assessment, and that assessment recommendations are utilized to develop policy regarding appropriate funding mechanisms for emergency medical services in New Mexico.

Supports legislation to create a state interoperability oversight board to ensure that the interoperable radio network is appropriately financed and administered.

Supports legislation to increase penalties for harming fire and police service animals, which are currently limited to a petty misdemeanor or fourth-degree felony.

Records

Supports legislation that amends the outdated Inspection of Public Records Act (IPRA) in the following manner: (a) improved and expanded definitions of accessible and confidential records, as the privacy rights of individual citizens, juveniles, and public employee applicants should be better preserved and respected; (b) acknowledgment of modern technology, and specifically police bodycam footage and police audio recordings, while taking into consideration privacy concerns and reasonable cost recovery for the time associated with redaction and production; and (c) protections for municipalities from costly, abusive, and harassing use of IPRA.

Supports legislation that would allow municipalities to have greater access to Gross Receipts Tax reporting information.

ADOPTED THIS _____DAY OF _____, 2025.

_____
Greggory D. Hull, Mayor

ATTEST:

_____
Noel C. Davis, City Clerk
(SEAL)

Comments Regarding GB Agenda Item 28 (R143),
Resolution Establishing the City of Rio Rancho's Legislative Priorities
December 18, 2025

By Michael Jackovich P.E. (ret), 6751 Silver Creek Dr NE, Rio Rancho

I have reviewed the proposed "Resolution Establishing the City of Rio Rancho's Legislative Priorities for the Regular 2026 New Mexico Session" and have the following concerns:

1. The "Records" paragraph subsection c. states "protections from costly, abusive and harassing use of IRPA." The terms "costly", "abusive" and "harassing" are subjective and can be used by the City to deny at will the applicant his/her desired records. Each term needs to be further defined in a context to be understandable.
    a. "Abusive" refers to actions or behaviors that involve mistreatment, harm, or cruelty, often in a repeated or severe manner. It is commonly used to describe abusive relationships, language, and practices that inflict physical, emotional, or psychological harm." How is this applicable to IRPA?
    b. "Harassment" is any unwelcome behavior, action, or communication that creates a hostile, intimidating, or offensive environment for an individual or group. How is this applicable to IRPA?
    c. "Costly" can be $1, $10,000 or more. A dollar amount must be mentioned.

2. Per City Charter each resolution needs to have an elected official(s) as a sponsor. A sponsor is noted indicated in this resolution. Resolutions submitted by non-elected staff and or bureaucrats are not considered official binding documents.

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: R144

AGENDA DATE:
December 18, 2025

DEPARTMENT:
Administration

SUBJECT:
R144, Resolution Establishing the City of Rio Rancho's Capital Outlay Priorities for the Regular 2026 Legislative Session of the New Mexico Legislature

BACKGROUND AND ANALYSIS:
Statewide capital appropriations are made from general fund, property tax, and State severance tax revenues.

The New Mexico Legislature is scheduled to hold a regular 30-day session starting January 20, 2026, and concluding February 19, 2026. Pursuant to the State Constitution, a 30-day session is limited to matters pertaining to budgets, appropriations and revenue bills; bills drawn from special messages of the Governor; and bills from the last regular session vetoed by the Governor.

The amount of funding Rio Rancho municipal government may receive in 2026 via Capital Outlay is subject to available State funding and individual State Legislators, the Governor, and their approvals. State officials may award funding to Rio Rancho local government for projects not identified on the project priority Resolution.

The specific Capital Outlay requests listed in the attached Resolution have been developed from the following sources: Governing Body's adopted Infrastructure and Capital Improvement Plan (ICIP) for Fiscal Years 2026-2030; City staff input; feedback from the City's State government lobbyist; and previous State Legislator funding allocations.

IMPACT:
State Capital Outlay funding will allow projects to be completed sooner than they otherwise could be completed. Approval of the Resolution provides clear direction to the State elected officials representing Rio Rancho and Sandoval County in regards to priorities for Capital Outlay funding.

ALTERNATIVES:
Approve the Resolution.

Amend and approve the Resolution.

Do not approve the Resolution.

DEPARTMENT RECOMMENDATION:

Governing Body policy decision. Staff recommends approval of the Resolution as presented.

ATTACHMENT: Resolution
ATTACHMENT: 2026 Capital Outlay Projects Detail

CITY OF RIO RANCHO
RESOLUTION

RESOLUTION NO. **ENACTMENT NO.**

RESOLUTION ESTABLISHING THE CITY OF RIO RANCHO'S CAPITAL OUTLAY PRIORITIES FOR THE REGULAR 2026 LEGISLATIVE SESSION OF THE NEW MEXICO LEGISLATURE

WHEREAS: the New Mexico Legislature is scheduled to hold a regular 30-day session starting January 20, 2026, and concluding February 19, 2026; and

WHEREAS: pursuant to the State Constitution, a 30-day session is limited to matters pertaining to budgets, appropriations and revenue bills; bills drawn from special messages of the Governor; and bills from the last regular session vetoed by the Governor; and

WHEREAS: the City of Rio Rancho has specific Capital Outlay funding requests that it desires the New Mexico Legislature and the elected officials representing Rio Rancho and Sandoval County to consider; and

WHEREAS: the Governing Body of the City of Rio Rancho has adopted an Infrastructure and Capital Improvement Plan (ICIP) for Fiscal Years 2026-2030; and

WHEREAS: the ICIP is a medium-range management and financial plan identifying the City's needs and financing requirements for acquisition, improvement, and replacement of the City's capital assets; and

WHEREAS: the City's Capital Outlay requests include projects identified in the City's ICIP; and

WHEREAS: State Capital Outlay funding will allow projects to be completed sooner than they otherwise could be completed; and

WHEREAS: the City's Capital Outlay requests align with the City's strategic goals; and

WHEREAS: approval of a Capital Outlay Priority Resolution provides clear direction and parameters for Governing Body members, City staff, and the City's lobbyist when interacting with different officials and organizations during the regular 2026 New Mexico Legislature session.

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

That the New Mexico Legislature considers the City of Rio Rancho's priority Capital

Outlay funding requests during its 2026 regular session, which are as follows:

Quality of Life

- $1,700,000 to design and construct an additional new youth baseball field at Sports Complex North.
- $276,000 to upgrade two multi-purpose sport courts (two basketball and four new pickleball) at Havasu Falls Park.
- $100,000 to purchase and install replacement shelving in the children's area at Esther Bone Memorial Library.

Public Safety

- $1,600,000 to replace and equip a Fire and Rescue Ladder Truck.
- $110,000 to purchase two traffic and equipment trailers.
- $500,000 to replace and equip five Police Department vehicles.

Public Infrastructure

- $496,500 to design and construct Westside Blvd. median landscaping from A Park Above Ct. to Wellspring Ave.
- $175,000 to purchase and install Intelligent Transportation Systems (ITS) improvements for Broadmoor Blvd.
- $150,000 to reconstruct pedestrian curb ramps citywide in compliance with ADA.

ADOPTED THIS _____DAY OF _____, 2025.

_____
Greggory D. Hull, Mayor

ATTEST:

_____
Noel C. Davis, City Clerk
(SEAL)

Quality of Life

- $1,700,000 to design and construct an additional new youth baseball field at Sports Complex North.
    - Funding would be used for grading and site improvements and the construction of a 225 ft youth baseball field, including all elements such as electrical, field lighting, bases, mounds, bleachers, dugouts and scorers boxes, fencing, irrigation, and landscaping. The full project cost is approximately $3,600,000, more than half of which will be funded by Park Impact Fees.
- $276,000 to upgrade two multi-purpose sport courts (two basketball and four new pickleball) at Havasu Falls Park.
    - Funding would be used to upgrade aged, asphalt basketball courts with concrete courts, striped to support both basketball and create four new pickleball courts.
- $100,000 to purchase and install replacement shelving in the children's area at Esther Bone Memorial Library.
    - Funding would be used for the purchase and installation of replacement wall shelving in the children's areas at Esther Bone Memorial Library. The freestanding children's shelving was recently replaced in FY2025, and this project would complete the area by replacing the shelving on the walls.

Public Safety

- $1,600,000 to replace and equip a Fire and Rescue Ladder Truck.
    - Funding would be used to purchase and equip a Fire and Rescue Ladder Truck. The total cost of the truck is $2,430,000. The City will use $830,000 from the General Fund for the balance.
- $110,000 to purchase two traffic and equipment trailers.
    - Funding will support the purchase of two replacement trailers utilized to transport police motorcycles for maintenance, to training sessions, to operational bases ahead of events, and double as DWI trailers utilized to deploy necessary equipment and signage ahead of DWI checkpoints.
- $500,000 to replace and equip five Police Department vehicles.
    - Funding would be used to replace and equip approximately five police vehicles that are being replaced due to high mileage. The City has a regular vehicle replacement schedule, which calls for 25 new units in FY27, costing approximately $2.4 million in total. The remainder of the vehicles will be funded by the 2026 G.O. Bond and Public Safety Impact fees.

Public Infrastructure

- $496,500 to design and construct Westside Blvd. median landscaping from A Park Above Ct. to Wellspring Ave.

    - Funding, in partnership with the City of Albuquerque, would be used to improve .25 miles of median landscaping from Rio Rancho city limits to Wellspring Ave/A Park Above Ct. The City of Rio Rancho and the City of Albuquerque would enter into an MOU for a larger project encompassing the City of Albuquerque's segment from Golf Course to the city limits. Each entity would be responsible for funding the design and installation of the landscaping in their respective segments. The City of Albuquerque would serve as the project manager for the overall project.

- $175,000 to purchase and install Intelligent Transportation Systems (ITS) improvements for Broadmoor Blvd.

    - Funding will be used to purchase and install equipment that will expand the City's signal communications and CCTV network at three intersections (Broadmoor/Northern, Broadmoor/Loma Colorado, and Broadmoor/High Resort) and add fiberoptic communications supplemented by point-to-point radio installations at two intersections. In addition, the school zone for Stapleton Elementary will be enhanced with driver feedback signs.

- $150,000 to reconstruct pedestrian curb ramps citywide in compliance with ADA.

    - Funding would be used to reconstruct pedestrian facilities, specifically deficient curb ramps in compliance with ADA.