Regular Governing Body Meeting
City of Rio Rancho
AGENDA
February 26, 2026
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 February 12, 2026 Regular Meeting
Minutes of the February 12, 2026 Regular Meeting

2 R13, Resolution Approving the Public Works Department's Application for the New Mexico Department of Transportation (NMDOT) FY 2026/2027 Local Government Road Fund (LGRF) Cooperative Program
Resolution
Map

3 R14, Resolution Authorizing a Budget Adjustment to the Recreation Activities Fund (206) and Recreation Development Fund (310)
Resolution

4 D1, Appointment of Dorothy Onikute-Thompson to the Ethics Panel
Dorothy Onikute-Thompson Resume_Redacted.pdf

Boards/Commissions/Committee Reports

Public Hearings

5 R15, Resolution Adopting the Cielo Bonito Master Plan
Resolution
Application
Map
Staff Comments
Notices

6 O2, Ordinance of the City of Rio Rancho, New Mexico, Amending the Zoning Classification and Official Zone Map for the Property Legally Described as Unit 21, Block 22, Lots 4-26, 28-30, 45-48; Block 23, Lots 3-10, 14-23, 45-64; and Block 24, Lots 51-56, 58-70 from TZ: Transitional Zoning and R-3: Mixed Residential to R-4: Single-Family Residential, Identifying Conditions of Development; Providing for Severability and an Effective Date
Ordinance
Application
Map
Notices

7 O3, Ordinance of the City of Rio Rancho, New Mexico Amending the Official Zone Map for a Corridor Overlay Zone Designation on Certain Properties Directly Abutting Rainbow Boulevard Within City Limits; Providing for Severability and an Effective Date
Ordinance
Rainbow Blvd Location Map
Exhibits A-T (Rainbow Overlay)
Exhibit U - Arterial Cross Sections (4-Lane & 6-Lane)
Reviewer Comments
Reproduction of Notices, Legal Ad
BHaltom_PublicComment.pdf
ECimino_PublicComment.pdf
Public Email Inquiries

Public Comment 02242026

Second Reading of Ordinances

First Reading of Ordinances

Discussion and Deliberation

City Manager

Adjournment

CITY OF RIO RANCHO
COVER PAGE

Legislation Item:

AGENDA DATE:
February 26, 2026

DEPARTMENT:
City Clerk

SUBJECT:
Minutes of the February 12, 2026 Regular Meeting

BACKGROUND AND ANALYSIS:

IMPACT:

ALTERNATIVES:

DEPARTMENT RECOMMENDATION:

ATTACHMENT: Minutes of the February 12, 2026 Regular Meeting

Governing Body
of the
City of
Rio Rancho
MINUTES
FEBRUARY 12, 2026
6:00 p.m.
Council Chambers

MEMBERS PRESENT:	**STAFF PRESENT**
Greggory D. Hull, Mayor	Matt Geisel, City Manager
Deb Dapson, Councilor Dist. 1	Peter Wells, Deputy City Manager
Jeremy Lenentine, Deputy Mayor/Dist. 2	Josh Rubin, City Attorney
Bob Tyler, Councilor Dist. 3	Stewart Steele, Police Chief
Paul Wymer, Councilor Dist. 4	Noel Davis, City Clerk
Karissa Culbreath, Councilor Dist. 5	Connie Peterson, Director Parks, Rec & Comm Services
Nicole List, Councilor Dist. 6	Yolanda Lucero, Deputy City Clerk

Call to Order and Pledge of Allegiance

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

Proclamations and Awards of Merit

Public Forum

Comments by Councilors

Consent Calendar

1) Minutes of January 22, 2026, Regular Meeting
2) R6, Resolution Authorizing a Budget Adjustment to the State Appropriations Capital Fund (315) - Meadowlark Senior Center Renovation and HVAC
3) R7, Resolution Authorizing a Budget Adjustment to the State Appropriations Capital Fund (315) - Broadmoor Senior Center Misc. Equipment
4) R8, Resolution Authorizing a Budget Adjustment to the State Appropriations Capital Fund (315) - Meadowlark Senior Center Misc. Equipment
5) R9, Resolution Authorizing a Budget Adjustment to the State Appropriations Capital Fund (315) - Meadowlark Senior Center Meal Equipment
6) R10, Resolution Authorizing a Budget Adjustment to the State Grants Fund (252)
7) R11, Resolution Appointing Benjamin Sanchez as Alternate Municipal Court Judge

Deb Dapson moved to approve Consent Calendar. Seconded by Karissa Culbreath
The motion carried by a vote of 6 FOR and 0 AGAINST.

DRAFT

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

Boards/Commissions/Committee Reports

Public Hearings

Second Reading of Ordinances

First Reading of Ordinances

8) O1, Ordinance Amending and Restating Ordinance No. 26, Enactment No. 25-21 for the Purpose of Authorizing the Issuance Of City Of Rio Rancho, New Mexico Water and Wastewater System Improvement And Refunding Revenue Bonds, Series 2026, in One Or More Series, in An Original Aggregate Principal Amount Not to Exceed $63,420,000 (the "Series 2026 Bonds" or the "Bonds") For The Purpose of (1) Financing Improvements to the Water And Wastewater Utility System Owned and Operated by the City; (2) Refunding All Or Portions of (A) the City Of Rio Rancho, New Mexico Water And Wastewater Utility System Refunding Revenue Bonds, Series 2015, (B) New Mexico Finance Authority Loan No.s 3518-Pp(A) and 3518-Pp(B), (C) New Mexico Finance Authority Loan No. 3541-Pp; (3) Funding a Debt Service Reserve Account and/or Purchasing a Reserve Account Insurance Policy; and (4) Paying Costs of Issuance of the Bonds; Providing that the Series 2026 Bonds Shall be Payable Solely Out of the Net Revenues Derived from the Operation of the System; Establishing Parameters for the Bonds; Providing the Form, Terms and Conditions of the Bonds, The Method of Paying the Principal of and Interest on the Bonds and the Security for Such Payment; Prescribing Other Details Concerning the System Revenues, the Bonds and the System, Including but not Limited To Covenants and Agreements in Connection Therewith and with Future Financing Of System Improvements; Approving Forms of a Preliminary Official Statement, an Escrow Agreement, and a Continuing Disclosure Agreement in Connection with the Bonds; Delegating Authority to the Mayor, City Manager, and Finance Director of the City to Determine the Exact Principal Amounts, Maturity Dates, Interest Rates, Prices, Redemption Features, Terms of a Reserve Account Insurance Policy, if any, and Other Final Terms of the Bonds Pursuant to a Pricing Certificate; Approving the Execution Of Certain Documents Relating to the Bonds; Ratifying Certain Actions Previously Taken in Connection with the Bonds; and Repealing All Action Inconsistent with this Ordinance

Stephanie Yara, Director of Financial Services, presented this item. Approval of the Ordinance will enable the City to issue needed utility bonds ($25 million) as determined during the recent rate study and capital improvement plan adoption process. Proceeds from the bonds would be utilized and applied to a combination of the following: Design and construct various water projects including water lines, water storage, well

improvements and re-drilling, and water rights acquisition ($122.1 million). Design and construct various wastewater projects including sewer lines, lift stations, and treatment facilities ($105.8 million). Design and construct recycled water projects including a new aquifer injection well and advanced water treatment facility ($5 million). Approval of the Ordinance would also allow the City to refund specific maturities of 2015, up to $38.4 million, dependent on market conditions, providing a potential savings of up to $1.95 million.

Karissa Culbreath moved to approve O1. 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

Discussion and Deliberation

9) R12, Resolution to Accept and Approve the Fiscal Year 2025 Audit Report

Ms. Yarra presented this item. The City of Rio Rancho is required to engage in an independent public accounting firm annually to perform an audit of the City's financial records. The audit was required to be submitted to the Office of the State Auditor no later than January 20, 2026, for the fiscal year ending June 30, 2025. This action and the associated presentation by the City's IPA, Hinkle + Landers, will satisfy both requirements.

Farley Vener, Hinkle + Landers, PC provided the audit report. The Auditor's opinion is as follows:

- Financial Statements - Unmodified
- Federal Awards - Unmodified

Karissa Culbreath moved to approve R12. Seconded by Nicole List

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

City Manager

Matt Geisel, City Manager, gave an update on the Municipal Officer Election and went over the early voting times and locations.

Adjournment

6:22 p.m.

DRAFT

APPROVED THIS FEBRUARY 26, 2026

Greggory D. Hull, Mayor

ATTEST:

Noel C. Davis, City Clerk
(SEAL)

DRAFT

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: R13

AGENDA DATE:
February 26, 2026

DEPARTMENT:
Public Works

SUBJECT:
R13, Resolution Approving the Public Works Department's Application for the New Mexico Department of Transportation (NMDOT) FY 2026/2027 Local Government Road Fund (LGRF) Cooperative Program

BACKGROUND AND ANALYSIS:
Each fiscal year, the NMDOT, through the Local Government Road Fund, invites local public agencies and tribes statewide to apply for Cooperative Program funds to help supplement local transportation programs. The NMDOT requires that the funding is utilized on projects that are part of a "public byway and are necessary for the public good and convenience to serve the public municipality."

The City of Rio Rancho's Public Works Department has selected projects for this application based on the department's current needs and on projects currently listed in the ICIP, or that fall within routine maintenance schedules. The application requires that the Governing Body approve a Resolution supporting the project being submitted for selection to the NMDOT for its consideration and review.

ADA Deficiency Remediation - Citywide:

Over the past several years, the City of Rio Rancho has conducted ADA Compliance Inspections as part of its ADA Transition Plan for noncompliant transportation infrastructure. Part of this plan included identifying public infrastructure within the City's right-of-way that is not compliant with ADA standards. The City has the responsibility to program funding to correct the deficient infrastructure identified in this plan. These projects will allow the City to continue performing deficiency remediation for pedestrian facilities.

The requested project amount is $200,000; $150,000 NMDOT LGRF grant and $50,000 local match.

IMPACT:
The City of Rio Rancho will receive funds needed to support Americans with Disabilities Act (ADA) Deficiency Remediation.

ALTERNATIVES:
Staff recommends approval for inclusion in the FY 2025/2026 NMDOT Local Government Road Fund Cooperative Program grant application.

DEPARTMENT RECOMMENDATION:

Staff recommends approval of the Resolution.

ATTACHMENT: Resolution
ATTACHMENT: Map

CITY OF RIO RANCHO
RESOLUTION

RESOLUTION NO. **ENACTMENT NO.**

RESOLUTION APPROVING THE PUBLIC WORKS DEPARTMENT'S APPLICATION FOR THE NEW MEXICO DEPARTMENT OF TRANSPORTATION (NMDOT) FY 2026/2027 LOCAL GOVERNMENT ROAD FUND (LGRF) COOPERATIVE PROGRAM

WHEREAS: the New Mexico Department of Transportation (NMDOT) has solicited requests for applications from local governments for funding consideration; and

WHEREAS: the NMDOT has developed an application process whereby the City of Rio Rancho may submit an Application for Cooperative Grant Funding from the NMDOT for public projects; and

WHEREAS: the application requires that the Governing Body provide a Resolution supporting the project selection to the NMDOT for its consideration and review; and

WHEREAS: the total cost of the project will be $200,000 to be funded in proportional share by the parties hereto; and

WHEREAS: the City of Rio Rancho shall pay all costs, which exceed the total amount of $150,000 and provide a 25% match to any amount awarded.

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

Section 1. That the project list submitted to the Governing Body, is hereby approved and confirmed.

Section 2. The City of Rio Rancho will undertake ADA Deficiency Remediation.

Section 3. That the staff of the City of Rio Rancho are hereby directed and requested to submit the completed Application to the NMDOT for its review and are further authorized to take such action as may be requested by the NMDOT in its consideration and review of the Application and to further proceed with arrangements for financing the Project and expending funds related to the Project.

ADOPTED THIS _____DAY OF _____, 2026.

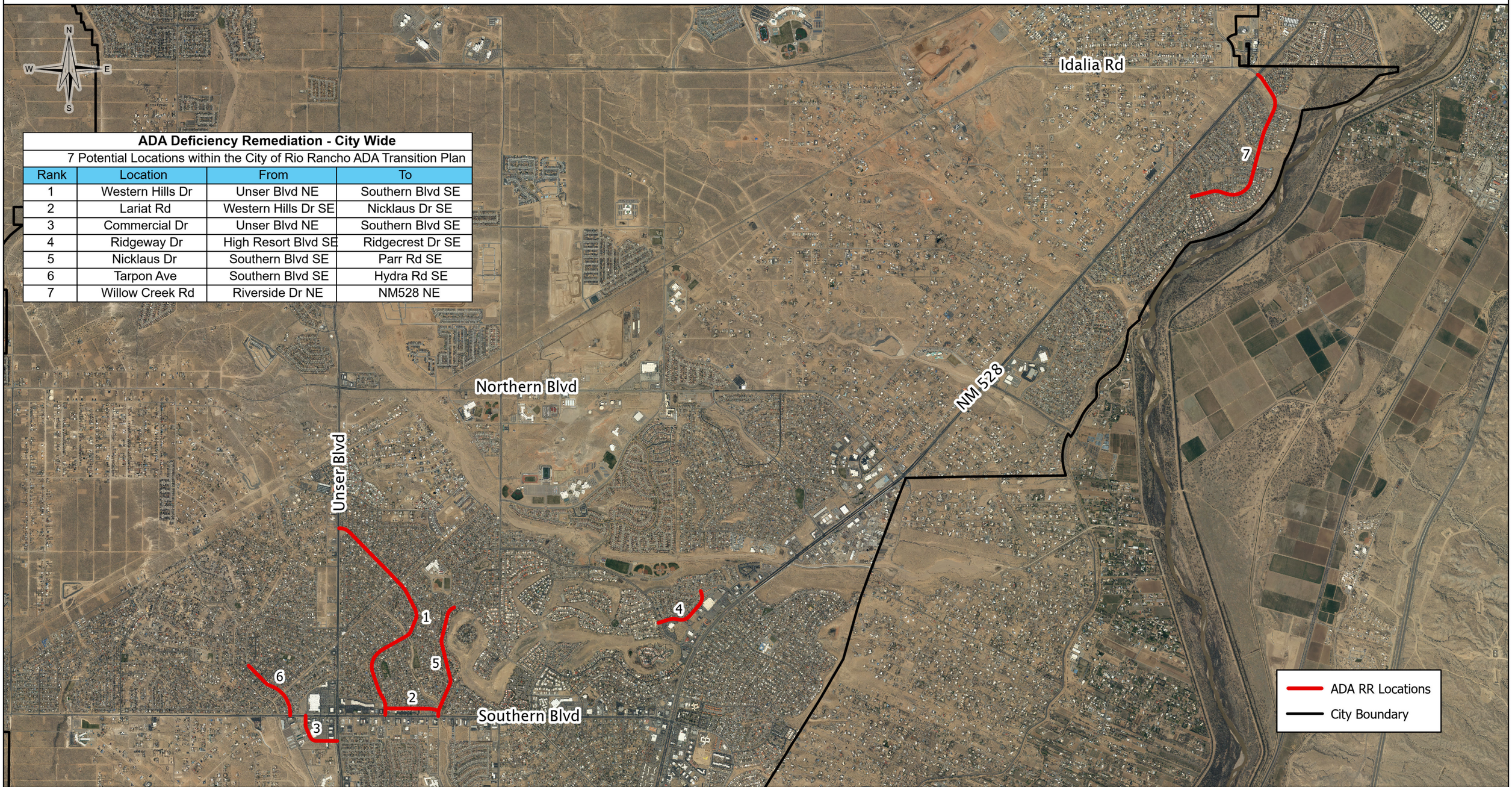
_____
Greggory D. Hull, Mayor

ATTEST:

Noel C. Davis, City Clerk
(SEAL)

ADA Deficiency Remediation - City Wide

ADA Deficiency Remediation - City Wide			
7 Potential Locations within the City of Rio Rancho ADA Transition Plan			
Rank	Location	From	To
1	Western Hills Dr	Unser Blvd NE	Southern Blvd SE
2	Lariat Rd	Western Hills Dr SE	Nicklaus Dr SE
3	Commercial Dr	Unser Blvd NE	Southern Blvd SE
4	Ridgeway Dr	High Resort Blvd SE	Ridgecrest Dr SE
5	Nicklaus Dr	Southern Blvd SE	Parr Rd SE
6	Tarpon Ave	Southern Blvd SE	Hydra Rd SE
7	Willow Creek Rd	Riverside Dr NE	NM528 NE



RioRancho City of Vision

Map Created by Paul A. Chinana 1/15/2026

0 0.5 1 2 Miles

CORRGIS Spatial Data Reimagined

Data: City of Rio Rancho. NAD 1983 StatePlane New Mexico Central FIPS 3002 (US Feet). Basemap: .

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

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: R14

AGENDA DATE:
February 26, 2026

DEPARTMENT:
Parks, Recreation & Community Services

SUBJECT:
R14, Resolution Authorizing a Budget Adjustment to the Recreation Activities Fund (206) and Recreation Development Fund (310)

BACKGROUND AND ANALYSIS:
The two project budgets for the Haynes (PR2621) and Rainbow (PR2615) outdoor pool pump replacements were approved as part of the FY 2026 Budget, and the project balances were increased to reflect current vendor/contractor pricing through the FY 2026 Mid-Year Budget process.

During the procurement process, it was determined that replacement pumps are a building improvement, not repair and maintenance, and a budget adjustment is necessary to correctly expense the equipment and services required to replace the multiple, aging pool pumps at both outdoor pool facilities.

IMPACT:
Existing funding will be used, no additional funding necessary.

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 RECREATION ACTIVITIES FUND (206) AND RECREATION DEVELOPMENT FUND (310)

WHEREAS: the Parks, Recreation and Community Services Department seeks to reallocate existing project funding in repair and maintenance line items of the Recreation Activities and Recreation Development funds to the building improvements line items of each fund for outdoor pool pump replacements; and

WHEREAS: a budget adjustment is necessary to properly classify the expenditures as capital improvements.

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

That authorization is given for the following budget adjustment:

Recreation Activities Fund (206)

Account	Project No.	Revised Budget	Increase	Decrease	Adjusted Budget
206-0000-450.50-35 Rep & Maint Buildings	See Note*	$31,241	$0	$31,241	$0
206-0000-450.70-11 Building Improvements	See Note*	$0	$31,241	$0	$31,241
Total Uses		$31,241	$31,241	$31,241	$31,241

*PR2615: $24,349
PR2621: $6,892

Recreation Development Fund (310)

Account	Project No.	Revised Budget	Increase	Decrease	Adjusted Budget
310-0000-452.50-35 Rep & Maint Buildings	See Note*	$89,234	$0	$89,234	$0
310-0000-452.70-11 Building Improvements	See Note*	$0	$89,234	$0	$89,234
Total Uses		$89,234	$89,234	$89,234	$89,234

*PR2615: $48,042
PR2621: $41,192

ADOPTED THIS _____DAY OF _____, 2026.

Greggory D. Hull, Mayor

ATTEST:

Noel C. Davis, City Clerk
(SEAL)

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: D1

AGENDA DATE:
February 26, 2026

DEPARTMENT:
Administration

SUBJECT:
D1, Appointment of Dorothy Onikute-Thompson to the Ethics Panel

BACKGROUND AND ANALYSIS:
The Ethics Panel is established pursuant to Municipal Code/Ordinance, Chapter 39 Code of Conduct. Based on substantiated complaints, as determined by the contracted attorney Ethics Official, the Ethics Panel determines if City of Rio Rancho elected and appointed officials have violated a provision(s) of the City's Code of Conduct Ordinance, and, if so, impose corrective action pursuant to the Ordinance. In addition, the panel determines if complaints submitted are frivolous, and, if so, prescribe corrective action to the submitter of the complaints.

The panel consists of three regular members and one alternate member, which are appointed to three-year terms. The panel is appointed by the City Manager and is subject to confirmation by the Governing Body. At a minimum, one member of the panel must be a licensed attorney. Panel members receive no compensation.

Panel members cannot be affiliated with Rio Rancho local government in any capacity, including, but not limited to, employment (including employment for which the salary is in any way funded by or through local government), appointment, or election. In addition, panel members may not hold elected public office or office with any political party within the City.

If appointed, attorney Dorothy Onikute-Thompson would serve a three-year term (commencing February 26, 2026) as the alternate member of the panel.

IMPACT:
The appointment will fill a vacancy on the Ethics Panel caused by term expiration.

ALTERNATIVES:
Approve the appointment.

Do not approve the appointment.

DEPARTMENT RECOMMENDATION:
City Manager Matthew Geisel recommends the appointment of Dorothy Onikute-Thompson to the Ethics Panel.

ATTACHMENT: Dorothy Onikute-Thompson Resume_Redacted.pdf

Dorothy Onikute-Thompson
[redacted]

UNM School of Law – *Juris Doctorate* *May – 2025*

University of New Mexico
- *Bachelor of Arts – Psychology* *Summer – 2021*

EXPERIENCE

Batley Riley Family Law P.A. — Attorney *Sept 2025 — Current*
Albuquerque, NM
- Manage caseload of high-conflict custody and enforcement disputes in complex legal matters.
- Negotiate favorable resolutions while preparing cases for trial when settlement is not feasible.
- Evaluate financial disclosures to determine support obligations and equitable division of assets.
- Effectively communicate and advocate complex legal positions of clients and opposing counsel.

Curtis & Co. — Summer Law Clerk *May 2024 — August 2024*
Albuquerque, NM
- Delivered legal support in multiple areas of law across federal and local jurisdictions.
- Effectively research, craft, and prepare pre-trial discovery, complaints, and motions.
- Gathered and analyzed case documents and data to achieve effective case resolutions.
- Support case strategy through communication with court personnel across jurisdictions.

UNM School of Law — Criminal Law in Practice (CLIP) *January 2024 — April 2024*
Sandoval, NM — 13th Judicial District Attorney's Office
- Represented the State of New Mexico in criminal arraignments and preliminary hearings.
- Drafted legal pleadings and motions in adherence to New Mexico laws and court procedures.
- Attended hearings and trials while providing knowledgeable and critical trial assistance.
- Address procedural issues, arraignments, and first appearances in District and Magistrate courts.

McGinn, Montoya, Love, & Curry, P.A. — Law Clerk *May 2023 — August 2023*
Albuquerque, NM *January 2024 — April 2024*
- Performed comprehensive legal research and drafted oppositional briefs for pending litigation.
- Provided firm partners with exceptional work products on time-sensitive legal matters.
- Researched regulations, laws, and resources to prepare and provide effective legal responses.

Rio Arriba Sheriff's Office — Deputy Sheriff *June 2016 — November 2019*
Espanola, NM
- Enforce state and local laws while responding to emergency calls for service.
- Wrote and executed criminal search warrants leading to arrest and criminal prosecution.
- Conducted preliminary investigations of illegal activities leading to arrest and detainment.
- Interviewed witnesses, suspects, and other parties to verify and obtain relevant evidence.

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: R15

AGENDA DATE:
February 26, 2026

DEPARTMENT:
Development Services

SUBJECT:
R15, Resolution Adopting the Cielo Bonito Master Plan

BACKGROUND AND ANALYSIS:
The applicant, Cielo Bonito, LLC requests approval of the Cielo Bonito Master Plan at the location legally described as Unit 21, Block 22, Lots 4-30, 45-48; Block 23, Lots 3-23, 45-64; and Block 24, Lots 51-70. The subject property is approximately 47.44 acres. Concurrent to this application is a Zone Map Amendment under case #26-100-00001 to change the zoning from TZ: Transitional Zoning and R-3: Mixed Residential to R-4: Single-Family Residential.

This item was heard by the Planning and Zoning Board on February 10, 2026 and recommended for approval by a vote of five (5) for and 0 against.

REVIEW CRITERIA:

The Rio Rancho Comprehensive Plan defines a Master Plan as a detailed development plan often created by a developer, which may fit within a Specific Area Plan boundary or may provide sufficient planning detail that they may be developed in unplanned areas and stand in place of a Specific Area Plan. It states that, "The City will rely on the development of Specific Area Plans and Master Plans for identifying a specific land use at the parcel-level. Specific Area Plans and Master Plans are a part of the Land Use Element and are used as a statement of policy to guide land use decision making by the Governing Body."

According to the Cielo Bonito Master Plan, "the goals and objectives of the master plan include compliance with the future land use as identified in the Paseo Gateway West Specific Area Plan, provide flexible design guidelines to allow for varied styles of single-family homes, establish a neighborhood park to further community connection, implementation of goals outlined in the Paseo Gateway West Specific Area Plan".

The Planning and Zoning Board recommends the Governing Body find that the Cielo Bonito Master Plan would comply with and further the goals and policies of the Comprehensive Plan and integrate with the adjacent Paseo Gateway West Specific Area Plan (PGWSAP). Policy L-1 of the Comprehensive Plan is to "encourage the master planning of developments that establish a community character that considers circulation, landscaping, open space, storm drainage, utilities, and building location and design in the master plan."

SITE ANALYSIS:

The subject property is approximately 44.74 acres, located in the northern part of Rio Rancho,

adjacent to the Northern Meadows and Cielo Azul subdivisions, bordered by Camino de Los Montoyas (residential road) to the north, Shiloh Road (residential road) to the south, Wilpett Drive (major collector) to the west and Lookover Dr (residential road) to the east.

It is within the PGWSAP which goals are to guide and manage the physical development within the planning area by prescribing land uses and establishing limited access points. The PGWSAP identifies the area being rezoned as Medium-Density Residential. The land is currently zoned as TZ: Transitional Zoning and R-3: Mixed Residential Zoning districts.

LAND USE:

The Cielo Bonito Master Plan area currently lies within the PGWSAP and encompasses a variety of land uses including medium density residential. In a concurrent separate request, the applicant seeks a Zone Map Amendment to change the subject properties from TZ: Transitional Zoning and R-3: Mixed Residential to R-4: Single-Family Residential District, in order to allow for the proposed residential development in the new Cielo Bonito Master Plan.

PARKS AND OPEN SPACE:

Approximately 2.28 acres of park space would be required to support the estimated 761 residents in accordance with City of Rio Rancho standards of 3 acres of parkland per 1,000 individuals. The applicant has identified that there will be a centrally located 2.5 acre neighborhood park and a 1.3 acre linear park that will serve the immediate community and the surrounding areas.

Per the application "The development shall comply with the City of Rio Rancho Municipal Code and Development Manual Volume II - Design Criteria, which includes walls and fences, signage, lighting, setbacks, landscape and park facilities. Building design and neighborhood regulations shall be determined by the home builder and by the Homeowner's Association (HOA) which shall be established during the development of the subdivision. The HOA shall be responsible for the maintenance of the park area and landscape elements".

It should be noted that the Development Process Manual (DPM) has been updated and future development will need to meet the standards of the current DPM and not the previous version.

GRADING AND DRAINAGE:

According to the Cielo Bonito Master Plan "The Southern Sandoval County Arroyo Flood Control Authority (SSCAFCA) has jurisdiction over certain drainage channels in the Sandoval County portion of Rio Rancho. There are SSCAFCA drainage facilities at the west portion of the community area that border Wilpett Rd. Subject to approval from SSCAFCA, the project will utilize these facilities for drainage.

Storm water drainage and water quality discharge will meet the applicable standards per the Rio Rancho DPM and City of Rio Rancho Ordinances. Storm runoff flows westerly into an existing detention pond facility along Wilpett Dr. Subject to SSCAFCA approval, the development will utilize these ponds for drainage and the ponds will be expanded to accommodate additional runoff generated by the 100 year storm event."

TRANSPORTATION AND CIRCULATION:

A conceptual circulation plan has been submitted as part of the Cielo Bonito Master Plan. The primary roads that create access to the Cielo Bonito Master Plan are Camino de Los Montoyas (residential road) to the north, Shiloh Road (residential road) to the south, Wilpett Drive (major collector) to the west and Lookover Dr (residential road) to the east. Primary access to the

community will be provided via Wilpett Drive, with additional connections to the surrounding local street network. The PGWSAP originally contemplated a T-intersection at Shiloh Road (formally known as 34th Avenue) with right-in/right-out movements at the west end; however, the existing intersection of Wilpett Road and Shiloh Road is fully signalized and provides access in all directions. Given the surrounding traffic development and access points, possible revision of full access points for conformance with SAMM spacing may be required on Wilpett Drive NE.

The Cielo Bonito Street Plan has identified Petrullo Ave. NE to function as a Collector Street, with a depicted 80 ft wide right-of-way. The City does not have an 80 ft street section so the exact street section for this collector will need to conform to DPM and City Public Works standards. Per the attached Engineering comments and included condition, the development and eastern terminus of Petrullo Ave. NE will need to be revised to meet future transportation needs and DPM requirements. All other internal streets are designated as 50 ft residential roads.

All roadways, access points, and secondary fire access routes shall be designed in compliance with City of Rio Rancho design requirements, including SAMM spacing standards, the City DPM, and applicable City ordinances, and are subject to review and approval by the City Fire Marshal.

UTILITIES:

A conceptual utility plan has been submitted as part of the Cielo Bonito Master Plan with public water taps and public sanitary sewer taps being proposed at two locations on Wilpett Drive and one location on Shiloh Road. There is an existing 14” water main in Petrullo Ave. that will remain in place and connections are proposed on this water line. There is a 4 million gallon water storage tank at Lookover Drive between Shiloh Road and Petrullo Ave. The homes that will be served in elevation higher than 5736 feet will need to be on a closed loop pressure system for both static water pressure and emergency fire flow protection. A Water and Wastewater Availability Statement has been issued and approved for up to 350 lots.

DESIGN STANDARDS:
The Cielo Bonito Master Plan does not establish any unique design standards, only providing for compliance with the City of Rio Rancho Municipal Code Ch. 154.60 - Design Standards, and stating that building design shall be determined by the home builder and the Homeowner's Association (HOA), to be established during development of the subdivision. The HOA will be responsible for maintenance of common areas, park spaces, and associated landscaping.

PHASING AND FINANCING:

The Cielo Bonito Master Plan anticipates development in four phases. Water and sewer stubs will be installed 5’ past the last phase boundary with appurtenant valves to facilitate utility extensions into the next phase. Below is the phase plan for the Master Plan.

- Phase 1 will establish the roadway connections to Wilpett Drive.
- Phase 2 will extend Petrullo Ave. and create the 1.3 acre linear park.
- Phase 3 will include the development of a 2.5 acre community park
- Phase 4 will complete the southeastern edge of the subdivision

NOTIFICATIONS:

Notifications were sent to affected property owners in conjunction with the Master Plan Amendment and Zone Map Amendment requests. A legal advertisement was placed in the February 11, 2026 edition of the Albuquerque Journal. All legal notification requirements have been met.

INTERDEPARTMENTAL/ INTERAGENCY REVIEW:

Reviewing Agency	Comments
DSD Planning & Zoning	Provided within this document
DSD Engineering	Included as an attachment
Rio Rancho Public Schools	No Comments Provided
Fire and Rescue	No Adverse Comments
Police Department	No Comments Provided
SSCAFCA	No Adverse Comments
MRCOG	No Comments Provided
Parks, Recreation and Community Services	Included as Attachment.

IMPACT:

The Planning and Zoning Board recommends that the Governing Body approve of the Cielo Bonito Master Plan, subject to the following findings of fact and conditions of approval:

GENERAL FINDINGS OF FACT:

1. The Planning and Zoning Board may make a recommendation to the Governing Body on the applicant's request for a Master Plan.
2. The applicant has the authority to apply for a Master Plan on the subject property.
3. The applicant and adjacent property owners received due process.

SPECIFIC FINDINGS OF FACT AND CONDITIONS OF APPROVAL:

1. The Cielo Bonito Master Plan complies with the requirements of the Comprehensive Plan and integrates with the Paseo Gateway West Specific Area Plan.
2. The applicant has submitted an application and narrative that meets the basic requirements of establishing a community character that considers conservation, land use, access, public facilities, amenities, and design.
3. The applicant shall provide an updated circulation and transportation plan.
4. The applicant must comply with all requested items as outlined by City Engineering, including but not limited to addressing comments on the attached mark-up pertaining to the sight distance issues and structuring of how roads will end and be improved.

ALTERNATIVES:

1. The Governing Body may approve the Resolution to adopt the Master Plan as recommended by the Planning and Zoning Board.
2. The Governing Body may approve the Resolution to adopt the Master Plan as recommended by the Planning and Zoning Board and any additional amendments approved by the Governing Body.
3. The Governing may approve the Resolution as submitted.
4. The Governing Body may deny the Resolution to adopt the Master Plan.
5. The Governing Body may postpone its decision to allow for additional review and consideration.

DEPARTMENT RECOMMENDATION:

The Planning and Zoning Board recommends approval of the Master Plan to the Governing Body.

ATTACHMENT: Resolution
ATTACHMENT: Application

ATTACHMENT: Map
ATTACHMENT: Staff Comments
ATTACHMENT: Notices

CITY OF RIO RANCHO
RESOLUTION

RESOLUTION NO. **ENACTMENT NO.**

RESOLUTION ADOPTING THE CIELO BONITO MASTER PLAN

WHEREAS: the State of New Mexico has granted the City of Rio Rancho the power, authority, jurisdiction and duty to enforce and carry out the provisions of law relating to planning, platting, and zoning pursuant to 3-19-1, NMSA, 1978; and

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

WHEREAS: the Governing Body of the City of Rio Rancho, State of New Mexico has the authority to adopt, amend, extend, and carry out a general municipal plan, Rio Rancho Comprehensive Plan; and

WHEREAS: the Governing Body of the City of Rio Rancho has adopted the Paseo Gateway West Specific Area Plan on December 10, 2008, pursuant to Resolution No. 104, Enactment No.08-098 and as amended on February 24, 2010, pursuant to Resolution No.19, Enactment No. 10-020; and

WHEREAS: the Planning and Zoning Board of the City of Rio Rancho, at their meeting held on February 10, 2026 reviewed the proposed Cielo Bonito Master Plan and have made recommendation to the Governing Body on the adoption of the proposed Master Plan; and

WHEREAS: the Governing Body of the City of Rio Rancho, following a duly noticed public hearing on February 26, 2026, reviewed the proposed Cielo Bonito Master Plan and determined that the Plan is in conformance with the City of Rio Rancho Comprehensive Plan.

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

Section 1. The Governing Body hereby approves and adopts the Cielo Bonito Master Plan (planning area comprising approximately 47 acres), attached hereto.

Section 2. This Resolution shall become effective ten days after adoption

ADOPTED THIS _____DAY OF _____, 2026.

Greggory D. Hull, Mayor

ATTEST:

Noel C. Davis, City Clerk
(SEAL)

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

PLANNING & ZONING LAND USE APPLICATION

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

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

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

APPLICANT/AGENT INFORMATION

Applicant Name: Cielo Bonito Development, LLC		Phone: 505.898.6622
Address: PO Box 9042		E-Mail:
City: Albuquerque	State: NM	Zip: 87119
Proprietary Interest: Contract Purchaser	List Owners: See Exhibit A	
Deed or Ownership Verification Provided: (Initials)	Letter of Authorization Provided: (Initials)	

Agent Name: Same as applicant		Phone:
Address:		E-Mail:
City:	State:	ZIP Code:

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

Master Plan for the following parcels

Blk 22, Lots 4-30 45-48, Blk 23, Lots 3-23, 45-64 Blk 24, Lots 51-70, Unit 21

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit : U21	Block(s): 22,23,24	Lot(s): See Above
Existing Zoning: TZ	Proposed Zoning: R-4	
No. of existing lots:	No. of proposed lots:	Total area of site (acres) 47.44

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: Cielo Bonito Development, LLC	Applicant:	Agent:
Signature:		Date: 9/2/2025

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

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



Prepared By:
Cielo Bonito Development, LLC
PO Box 9043
Albuquerque, NM 87119

Engineering:
PCW Civil Solutions LLC
(435) 770-2382

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CONTENTS

Overview_____4

Existing Conditions & Site Analysis_____5

Proposed Land Use, Zoning and Density_____6

Conceptual Drainage Plan_____8

Conceptual Circulation & Transportation_____9

Conceptual Utility Plan_____11

Design Guidelines_____12

Implementation_____14

Appendices_____
Appendix A: Conceptual Layout
Appendix B: Conceptual Drainage Plan
Appendix C: Conceptual Utility Plan
Appendix D: Conceptual Circulation Plan

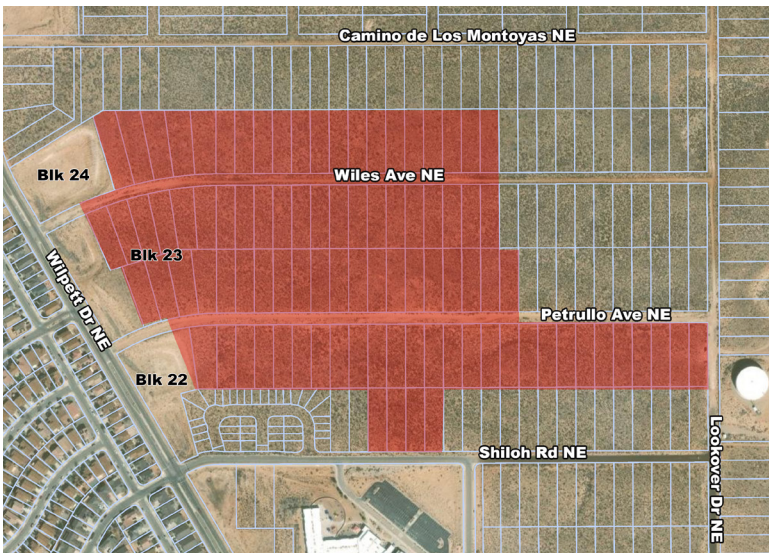
OVERVIEW

The Cielo Bonito master planned community is located within the City of Rio Rancho, Sandoval County, New Mexico. The community is comprised of approximately 47.44+/- acres of land that is bordered by Shiloh Rd. to the south, Wilpett Dr. to the west, Lookover Dr. to the east and mid-block between Wiles Ave. and Camino de Los Montoyas to the north. The land parcels included in this community are:

- Rio Rancho Estates, Unit 21, Block 22, Lots 4-30, 45-48

- Rio Rancho Estates, Unit 21, Block 23, Lots 3-23, 45-64

- Rio Rancho Estates, Unit 21, Block 24, Lots 51-70



These land parcels are also located within the City of Rio Rancho Paseo Gateway West Specific Area Plan.

The goals and objectives of this master plan include:

- Compliance with the future land use as identified in the Paseo Gateway West Specific Area Plan
- Provide flexible design guidelines to allow for varied styles of single-family homes
- Establish a neighborhood park to further community connection
- Implementation of goals outlined in the Paseo Gateway West Specific Area Plan

EXISTING CONDITIONS & SITE ANALYSIS

Demographics

The creation of the City or Rio Rancho was the result of AMREP Corporation purchasing 55,000 acres of land on the outskirts of Albuquerque in the early 1960's. By 1971, with the addition of another 35,000 acres, the land area, known as Rio Rancho Estates, was approximately 92,000 acres. In 1981 Rio Rancho was incorporated and as of the 2023 U.S. Census, the population is 110,660. Rio Rancho is the 3rd largest New Mexico city and is one of the fastest growing cities within the region.

Natural Environment

The Paseo Gateway West area is characterized by hilly terrain, sandy soils and rainfall of 8-10 inches per year. The highest hill is Loma Duran, which is 5,815 feet, and is located east of the community area and Overlook Rd. The natural habitat is characterized by the Upper Sonoran zone as an open mesa environment that contains many indigenous types of brush and grasses which include chamisa, sand sagebrush, winterfat, mormon tea, broom snakewood, cholla cacti, prickly pear cacti, fourwing saltbrush, yucca, buchwheat, tansy mustard, tumbleweed, fiddleneck, western ragweed, verbena, fleabane, desert senna, kochia, piñon, and oneseed juniper.

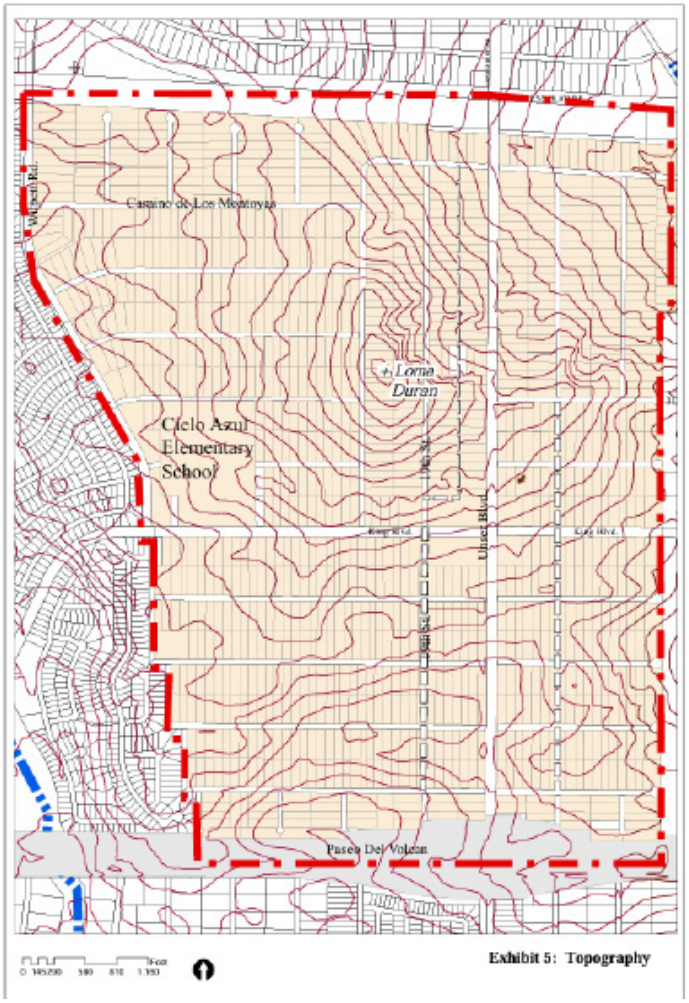


Figure from pg. 11 of Paseo Gateway West SAP

PROPOSED LAND USE, ZONING AND DENSITY

The land area within this community are vacant land parcels that are a part of the antiquated platting patterns that were rendered during the formation of Rio Rancho Estates.

These vacant land parcels are zoned TZ - Transitional Zoning. The Paseo Gateway West Specific Area Plan identifies that this area should be developed under Medium Density Residential which is inclusive of R-1, R-2, R-3 and R-4 zoning districts.

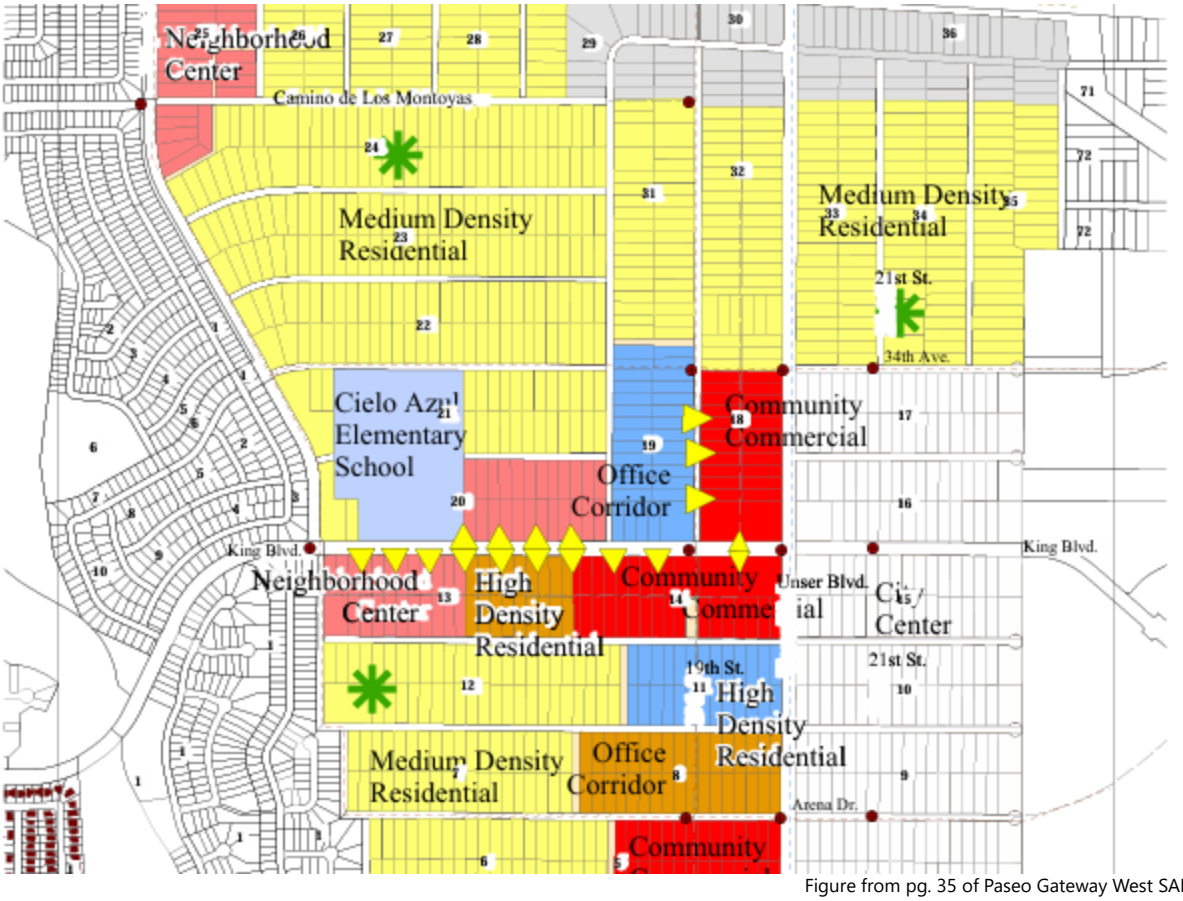


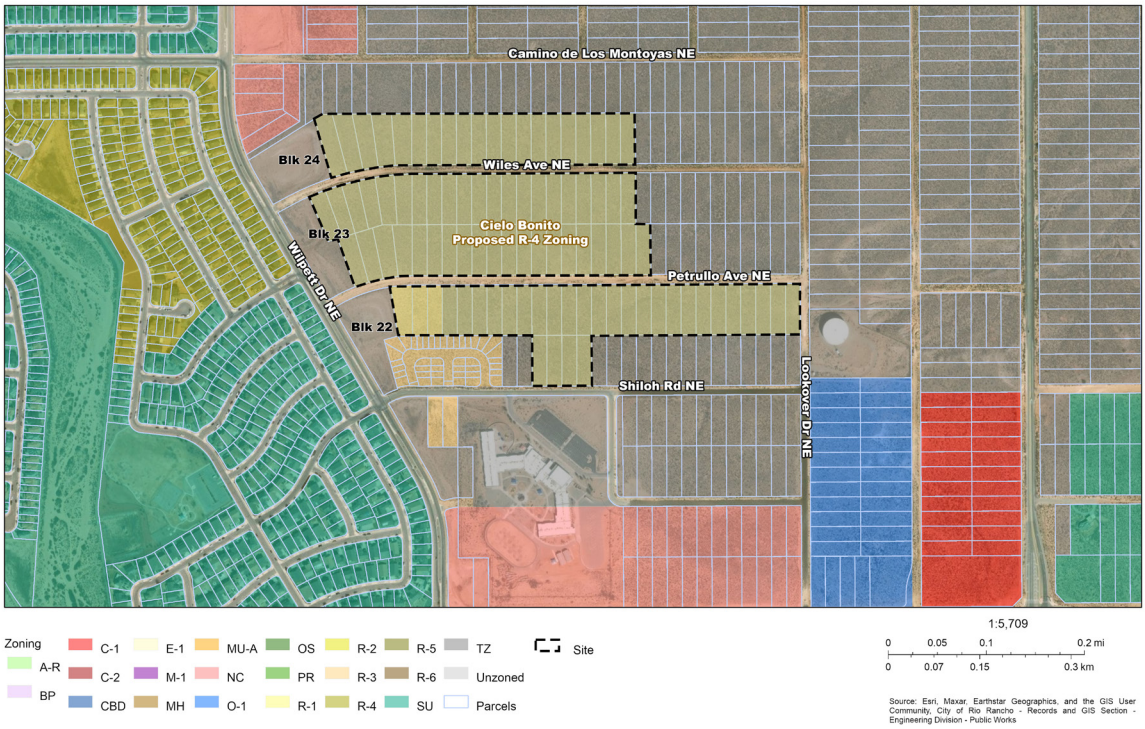
Figure from pg. 35 of Paseo Gateway West SAP

PROPOSED LAND USE, ZONING AND DENSITY CONT.

Since the Paseo Gateway West Specific Area Plan has identified the land use for this area to be Medium Density Residential, the R-4 zoning designation is one of the allowable uses under the Medium Density Residential district. R-4 zoning will permit for 10.89 DU/A with a minimum lot area of 4,000 square feet and a minimum lot width of 40 feet.

As part of the Cielo Bonito Master Plan approval, the parcels identified below are proposed to become part of the master planned area and undergo a zone map amendment from TZ to R-4.

- Rio Rancho Estates, Unit 21, Block 22, Lots 4-30, 45-48
- Rio Rancho Estates, Unit 21, Block 23, Lots 3-23, 45-64
- Rio Rancho Estates, Unit 21, Block 24, Lots 51-70

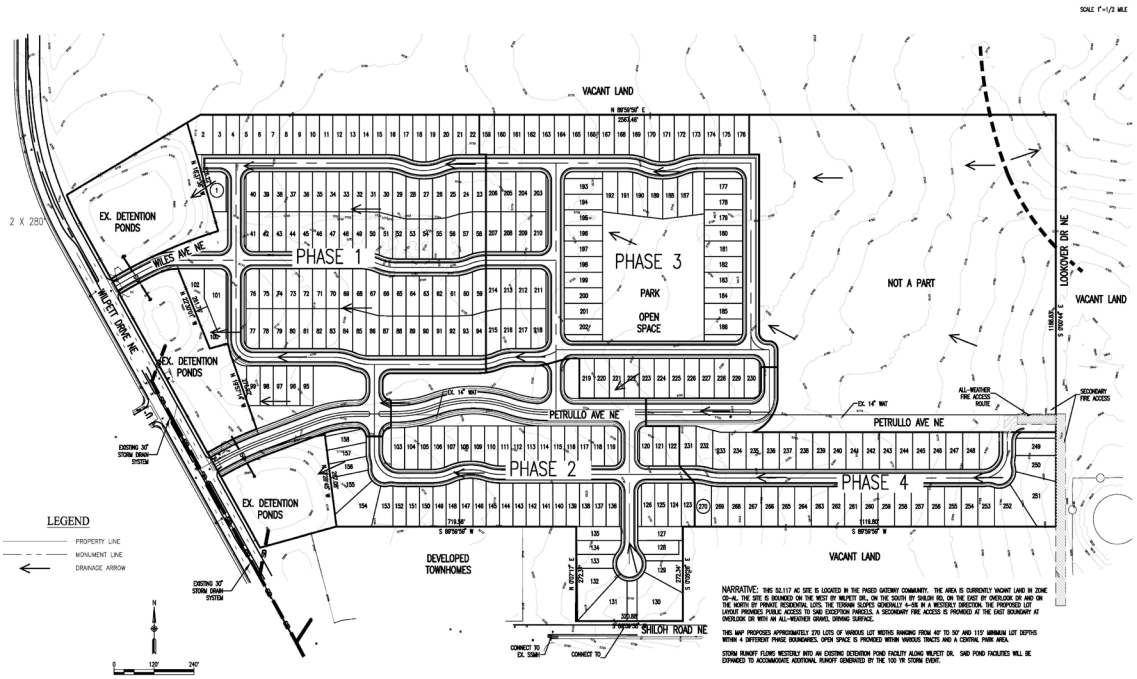


CONCEPTUAL DRAINAGE PLAN

The Southern Sandoval County Arroyo Flood Control Authority (SSCAFCA) has jurisdiction over certain drainage channels in the Sandoval County portion of Rio Rancho. There are SSCAFCA drainage facilities at the west portion of the community area that border Wilpett Rd. Subject to approval from SSCAFCA, the project will utilize these facilities for drainage. Storm water drainage and water quality discharge will meet the applicable standards per the Rio Rancho DPM and City of Rio Rancho Ordinances.

Storm runoff flows westerly into an existing detention pond facility along Wilpett Dr. Subject to SSCAFCA approval, the development will utilize these ponds for drainage and the ponds will be expanded to accommodate additional runoff generated by the 100 year storm event.

The following shows the conceptual drainage plan for the community.



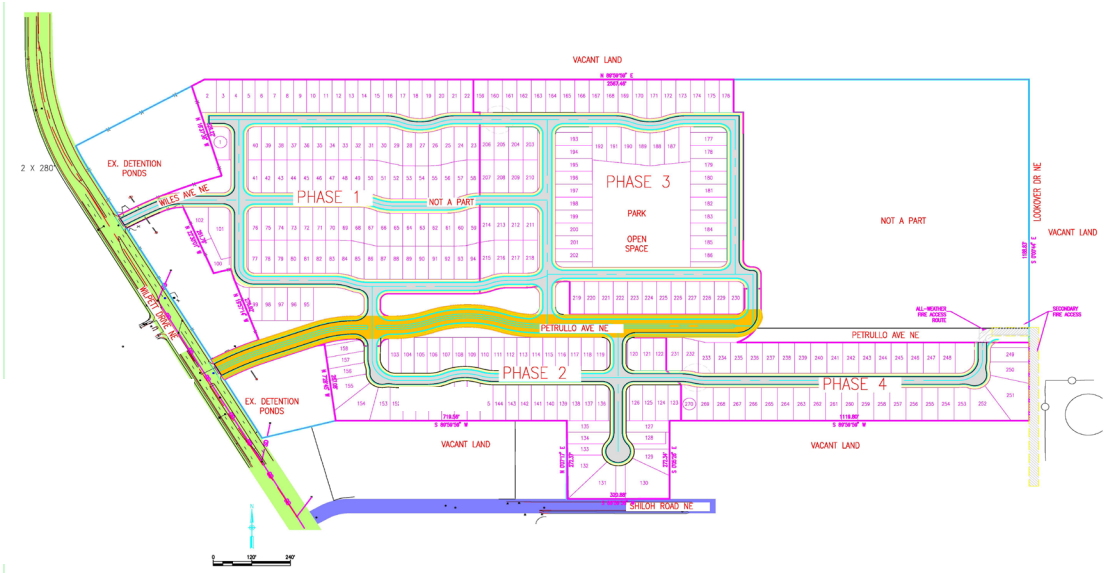
CIRCULATION & TRANSPORTATION

The Cielo Bonito community is bounded by three local streets and one collector street, Wilpett Rd. Traffic volumes are expected to increase as the area develops with the highest volumes being on Unser Blvd. and King Blvd.

The Paseo Gateway West Specific Area Plan identifies areas and streets that are to follow the access management plan. While the plan called for a T-intersection at 34th Ave. (Shiloh Rd.) with right-in, right-out turns at the west end of this street, the intersection of Wilpett Rd. and Shiloh Rd. is signaled with access to each direction of the intersection.

The following plan is a conceptual circulation plan. All roadways and access points shall be designed to comply with City of Rio Rancho design requirements, including SAMM spacing standards, the Rio Rancho Development Process Manual (DPM), and applicable City of Rio Rancho ordinances. In addition, all roadway designs and secondary fire access points are subject to review and approval by the City Fire Marshal.

If adjustments or variances to this conceptual plan are required, the plans shall be revised at the preliminary plat stage to ensure that all applicable technical standards are met.

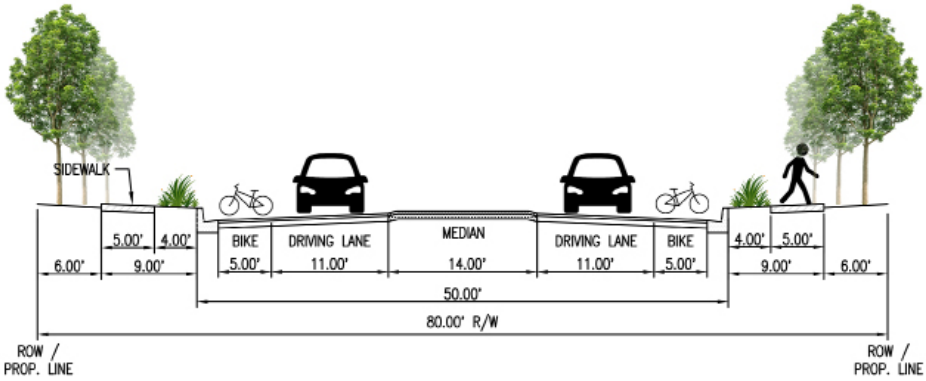


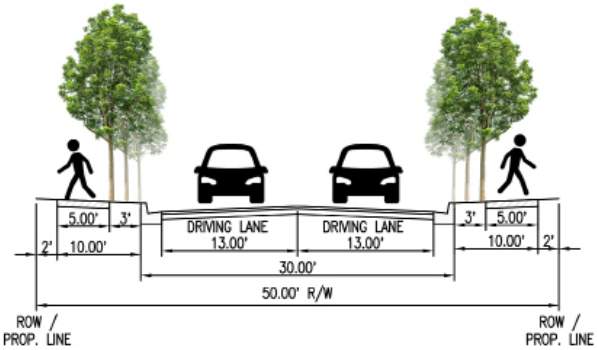
CIRCULATION & TRANSPORTATION CONT.

The Paseo Gateway West Specific Area Plan outlines a transportation goal of "Assure safe and convenient multi-modal roadways to well-connected residences, businesses, offices, schools, and other facilities."

The Cielo Bonito community will further this goal by providing pedestrian connectivity throughout the area and provide dedicated bicycle lanes on Petrullo Ave. so that the community will be connected to the central park area and any future trails funded through the City's ICIP process.

The following image is provided for illustrative purposes only. Final street section dimensions shall be determined in accordance with applicable technical standard requirements at the preliminary plat.



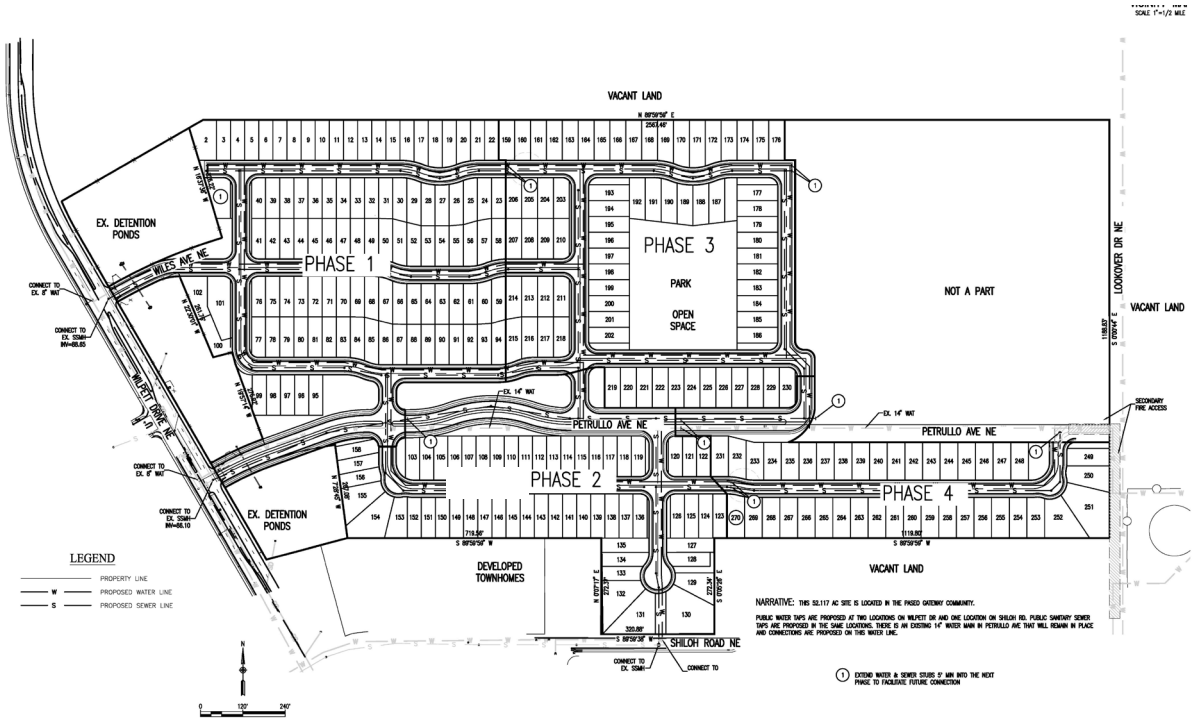


CONCEPTUAL UTILITY PLAN

Public water taps are proposed at two locations on Wilpett Dr. and one location on Shiloh Rd. Public sanitary sewer taps are proposed in the same locations. There is an existing 14" water main in Petrullo Ave. that will remain in place and connections are proposed on this water line.

There is a 4 million gallon water storage tank at Lookover Dr. between Shiloh Rd. and Petrullo Ave. The homes that will be served in elevation higher than 5736 feet will need to be on a closed loop pressure system for both static water pressure and emergency fire flow protection. A Water and Wastewater Availability Statement has been issued and approved for up to 350 lots.

The following shows the conceptual utility plan for the community but all plans shall be designed to comply with the Development Process Manual.



DESIGN GUIDELINES

The developer of this subdivision is requesting R-4 zoning designation. R-4 zoning will permit for 10.89 DU/A with a minimum lot area of 4,000 square feet and a minimum lot width of 40 feet.

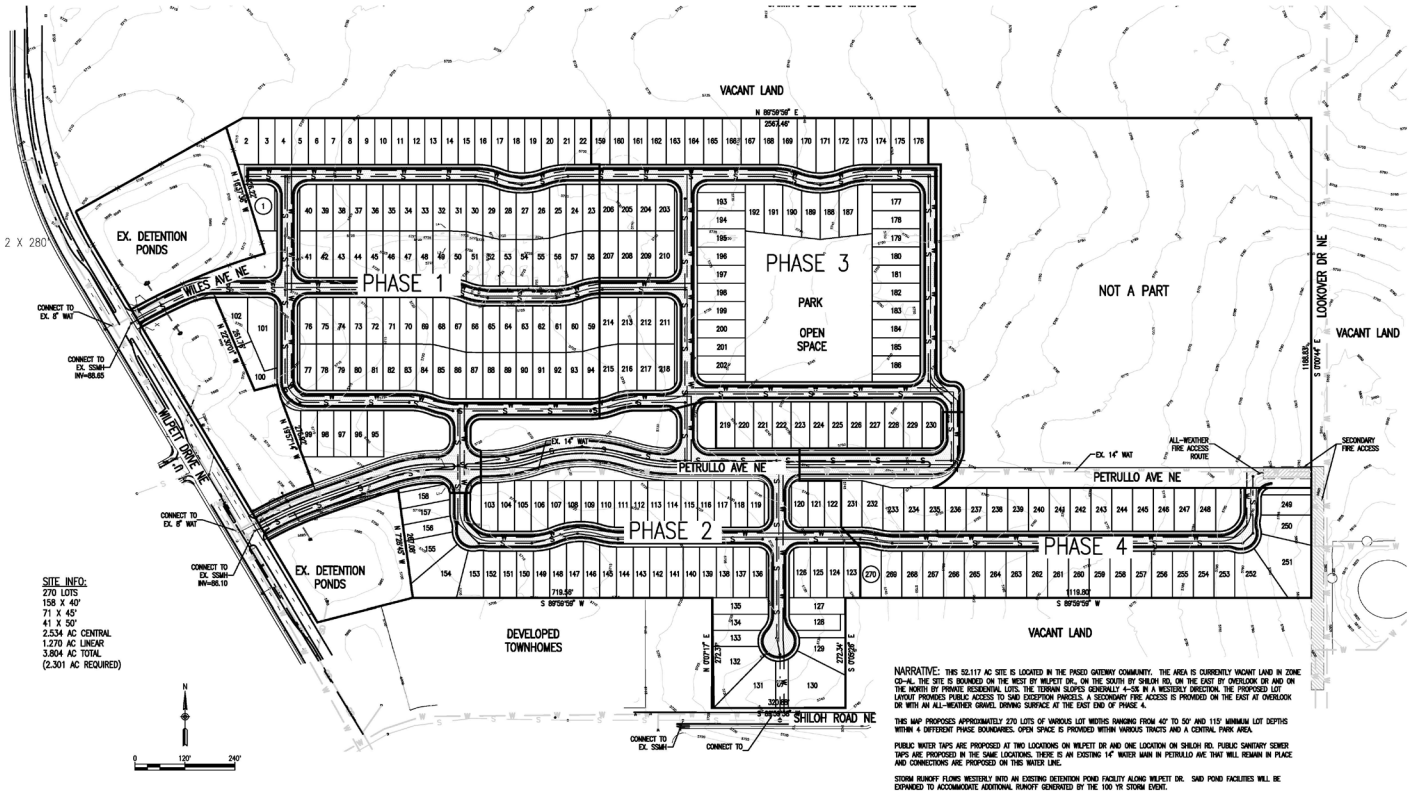
The Cielo Bonito community shall create a total of 270 single-family residential lots. There will be a variety of lot sizes, ranging from 40', 45' and 50' widths, with 115' minimum lot depths that will meet the minimum area and width as required by the R-4 zoning designation. There will be a 2.5 acre, centrally located, small neighborhood park and a 1.3 acre linear park that will serve the immediate community and surrounding areas.

The development shall comply with the City of Rio Rancho Municipal Code and the Development Process Manual, which includes walls and fences, signage, lighting, setbacks, landscape and park facilities.

Building design and neighborhood regulations shall be determined by the home builder and the Homeowner's Association (HOA) which shall be established during the development of the subdivision. The HOA shall be responsible for the maintenance of the park area and landscape elements.

See the conceptual sketch plan on page 13.

DESIGN GUIDELINES CONT.



IMPLEMENTATION

This community shall follow the processes and guidelines as outlined by the Rio Rancho Municipal Code and governing documents, which includes the Development Process Manual, Comprehensive Plan and the Paseo Gateway West Specific Area Plan.

Additionally, the developer shall initiate a zone map amendment for certain parcels located within this master plan to the Planning and Zoning Board and Governing Body.

This master plan shall help facilitate the following goals for the Paseo Gateway West Specific Area Plan.

3.1 Land Use
Goal 2: Promote a variety of housing choices including low- and medium-density single family residential uses and high-density multi-family residential uses.

3.2 Accessibility
Goal: Consolidate lots and limit access to businesses to improve circulation and visually organize the roadway edge.

3.5 Utilities
Goal: Assure that urban uses have full utilities - community water and sewer and dry utilities provided to all new development in the Plan area.

3.6 Community Facilities
Goal: Create open space, parkland, trails and other recreation amenities to serve the Plan area.

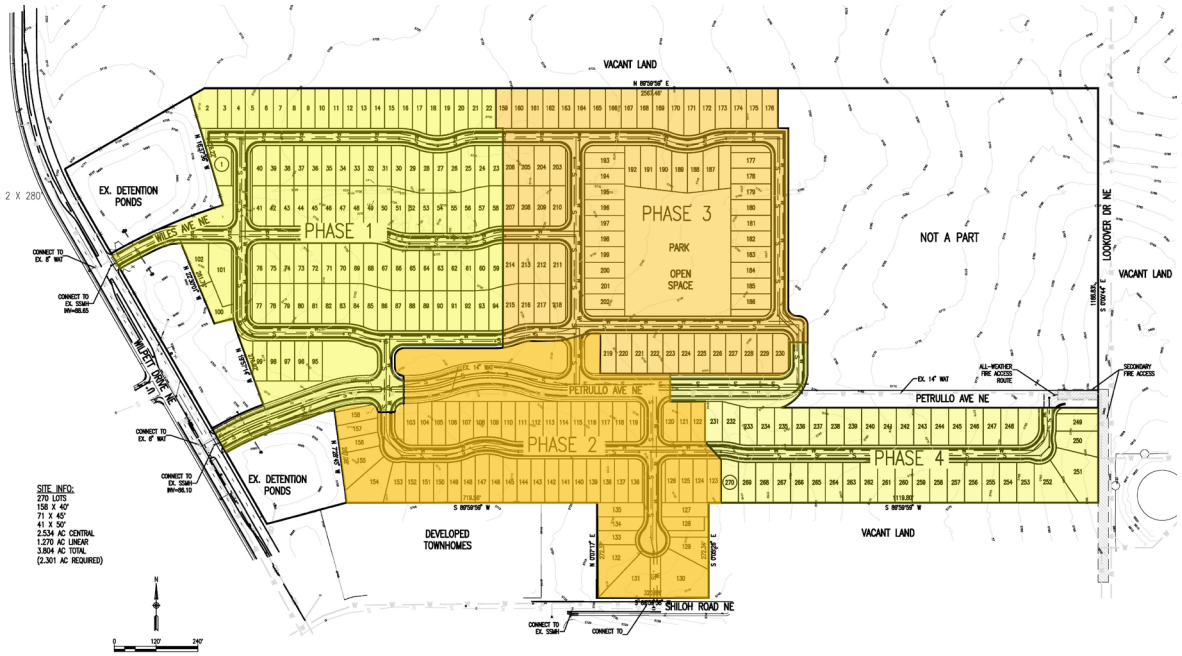
IMPLEMENTATION

The Cielo Bonito community has been designed in phased segments, as shown on the plan below.

- Phase 1 will establish the roadway connections to Wilpett Dr.
- Phase 2 will extend Petrullo Ave and create the 1.3 acre linear park.
- Phase 3 will include the development of a 2.5 acre community park.
- Phase 4 will complete the southeastern edge of the subdivision and with secondary fire access on Lookover Dr.

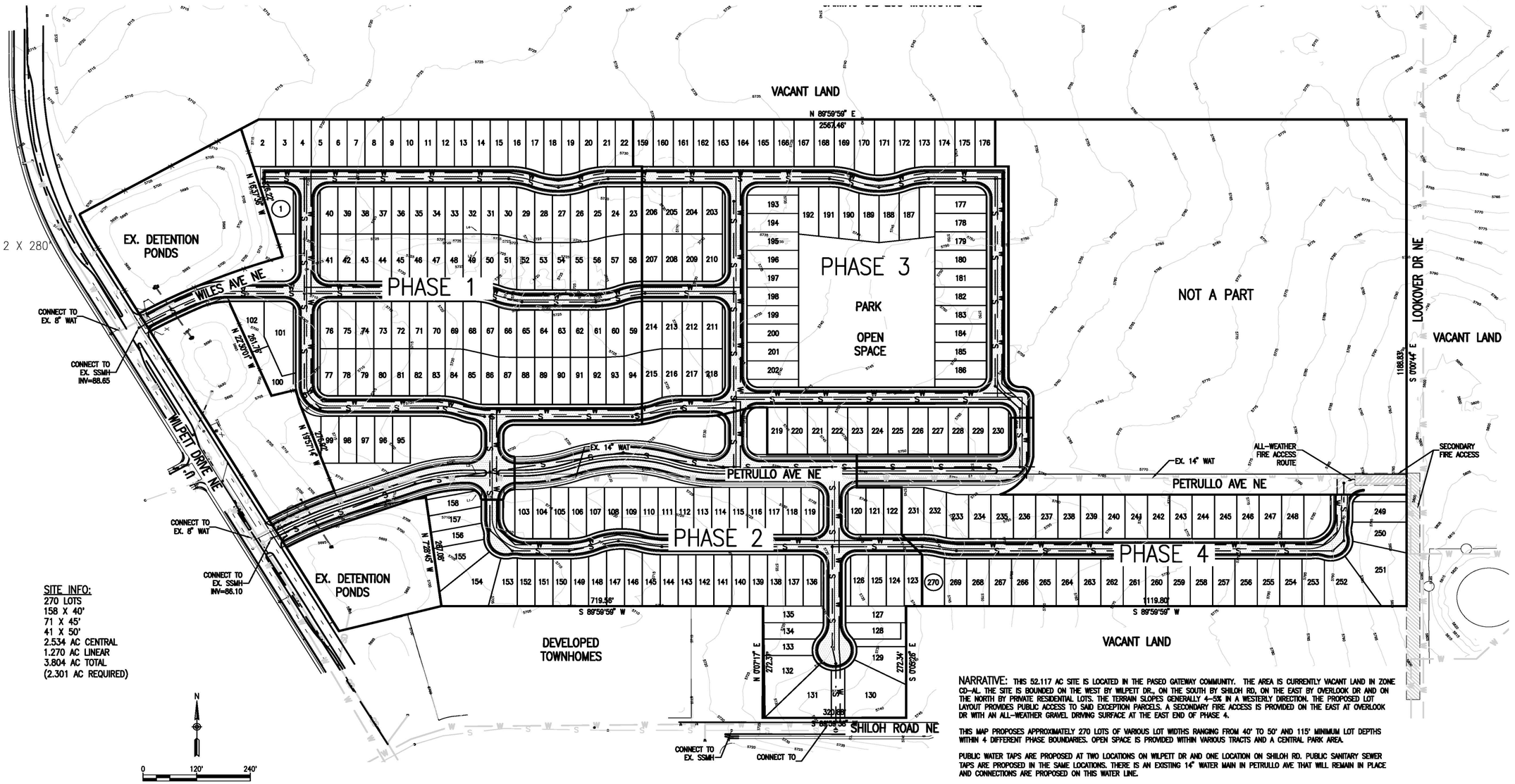
---The plan anticipates each phase will be designed as fully self-sufficient with regards to utility and streets infrastructure. Dead-end water and sewer stubs will be installed 5' past the last phase boundary with appurtenant valves to facilitate utility extensions into the next phase.

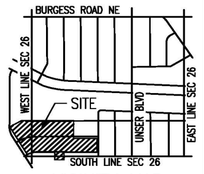
As each phase is completed, the project will enhance connectivity to existing neighborhoods and walking paths, while also adding valuable park space for the community.



CIELO BONITO MASTER SKETCH PLAN

CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO





VICINITY MAP
SCALE 1"=1/2 MILE

SITE INFO:
270 LOTS
158 X 40'
71 X 45'
41 X 50'
2.534 AC CENTRAL
1.270 AC LINEAR
3.804 AC TOTAL
(2.301 AC REQUIRED)

NARRATIVE: THIS 52.117 AC SITE IS LOCATED IN THE PASEO GATEWAY COMMUNITY. THE AREA IS CURRENTLY VACANT LAND IN ZONE CD-AL. THE SITE IS BOUNDED ON THE WEST BY WILPETT DR., ON THE SOUTH BY SHILOH RD, ON THE EAST BY OVERLOOK DR AND ON THE NORTH BY PRIVATE RESIDENTIAL LOTS. THE TERRAIN SLOPES GENERALLY 4-5% IN A WESTERLY DIRECTION. THE PROPOSED LOT LAYOUT PROVIDES PUBLIC ACCESS TO SAID EXCEPTION PARCELS. A SECONDARY FIRE ACCESS IS PROVIDED ON THE EAST AT OVERLOOK DR WITH AN ALL-WEATHER GRAVEL DRIVING SURFACE AT THE EAST END OF PHASE 4.

THIS MAP PROPOSES APPROXIMATELY 270 LOTS OF VARIOUS LOT WIDTHS RANGING FROM 40' TO 50' AND 115' MINIMUM LOT DEPTHS WITHIN 4 DIFFERENT PHASE BOUNDARIES. OPEN SPACE IS PROVIDED WITHIN VARIOUS TRACTS AND A CENTRAL PARK AREA.

PUBLIC WATER TAPS ARE PROPOSED AT TWO LOCATIONS ON WILPETT DR AND ONE LOCATION ON SHILOH RD. PUBLIC SANITARY SEWER TAPS ARE PROPOSED IN THE SAME LOCATIONS. THERE IS AN EXISTING 14" WATER MAIN IN PETRULLO AVE THAT WILL REMAIN IN PLACE AND CONNECTIONS ARE PROPOSED ON THIS WATER LINE.

STORM RUNOFF FLOWS WESTERLY INTO AN EXISTING DETENTION POND FACILITY ALONG WILPETT DR. SAID POND FACILITIES WILL BE EXPANDED TO ACCOMMODATE ADDITIONAL RUNOFF GENERATED BY THE 100 YR STORM EVENT.

City of Rio Rancho

NO.	DESCRIPTION	DATE	BY
7			
6			
5			
4			
3			
2			
1			

REVISIONS (OR CHANGE NOTICES)

PCW CIVIL SOLUTIONS LLC
(435) 770-2382

CIELO BONITO

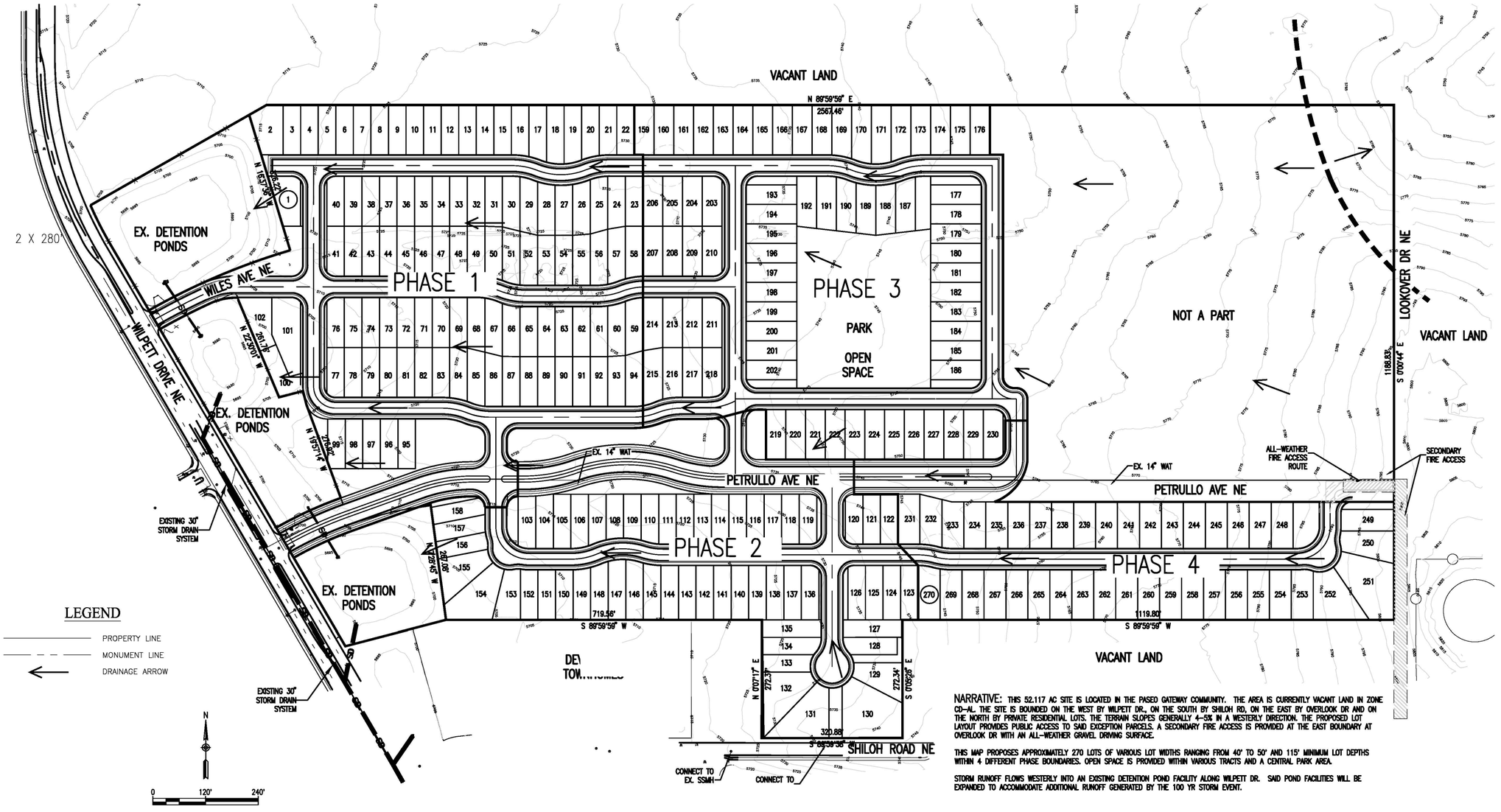
SKETCH PLAN

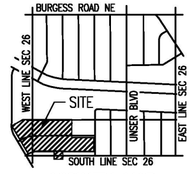
PROJECT NO.	M25021
DESIGNED BY:	TGH
DRAWN BY:	PKD
CHECKED BY:	PCW
DATE:	12-11-2025
DPI CHK:	

SHEET: 1 OF 4

CIELO BONITO DRAINAGE CONCEPT

CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO





VICINITY MAP
SCALE 1"=1/2 MILE

City of Rio Rancho

NO.	DESCRIPTION	DATE	BY
1			
2			
3			
4			
5			
6			
7			

REVISIONS (OR CHANGE NOTICES)

PCW CIVIL SOLUTIONS LLC
(435) 770-2382

CIELO BONITO

DRAINAGE CONCEPT

NARRATIVE: THIS 52.117 AC SITE IS LOCATED IN THE PASEO GATEWAY COMMUNITY. THE AREA IS CURRENTLY VACANT LAND IN ZONE CD-AL. THE SITE IS BOUNDED ON THE WEST BY WILPETT DR., ON THE SOUTH BY SHILOH RD, ON THE EAST BY OVERLOOK DR AND ON THE NORTH BY PRIVATE RESIDENTIAL LOTS. THE TERRAIN SLOPES GENERALLY 4-5% IN A WESTERLY DIRECTION. THE PROPOSED LOT LAYOUT PROVIDES PUBLIC ACCESS TO SAID EXCEPTION PARCELS. A SECONDARY FIRE ACCESS IS PROVIDED AT THE EAST BOUNDARY AT OVERLOOK DR WITH AN ALL-WEATHER GRAVEL DRIVING SURFACE.

THIS MAP PROPOSES APPROXIMATELY 270 LOTS OF VARIOUS LOT WIDTHS RANGING FROM 40' TO 50' AND 115' MINIMUM LOT DEPTHS WITHIN 4 DIFFERENT PHASE BOUNDARIES. OPEN SPACE IS PROVIDED WITHIN VARIOUS TRACTS AND A CENTRAL PARK AREA.

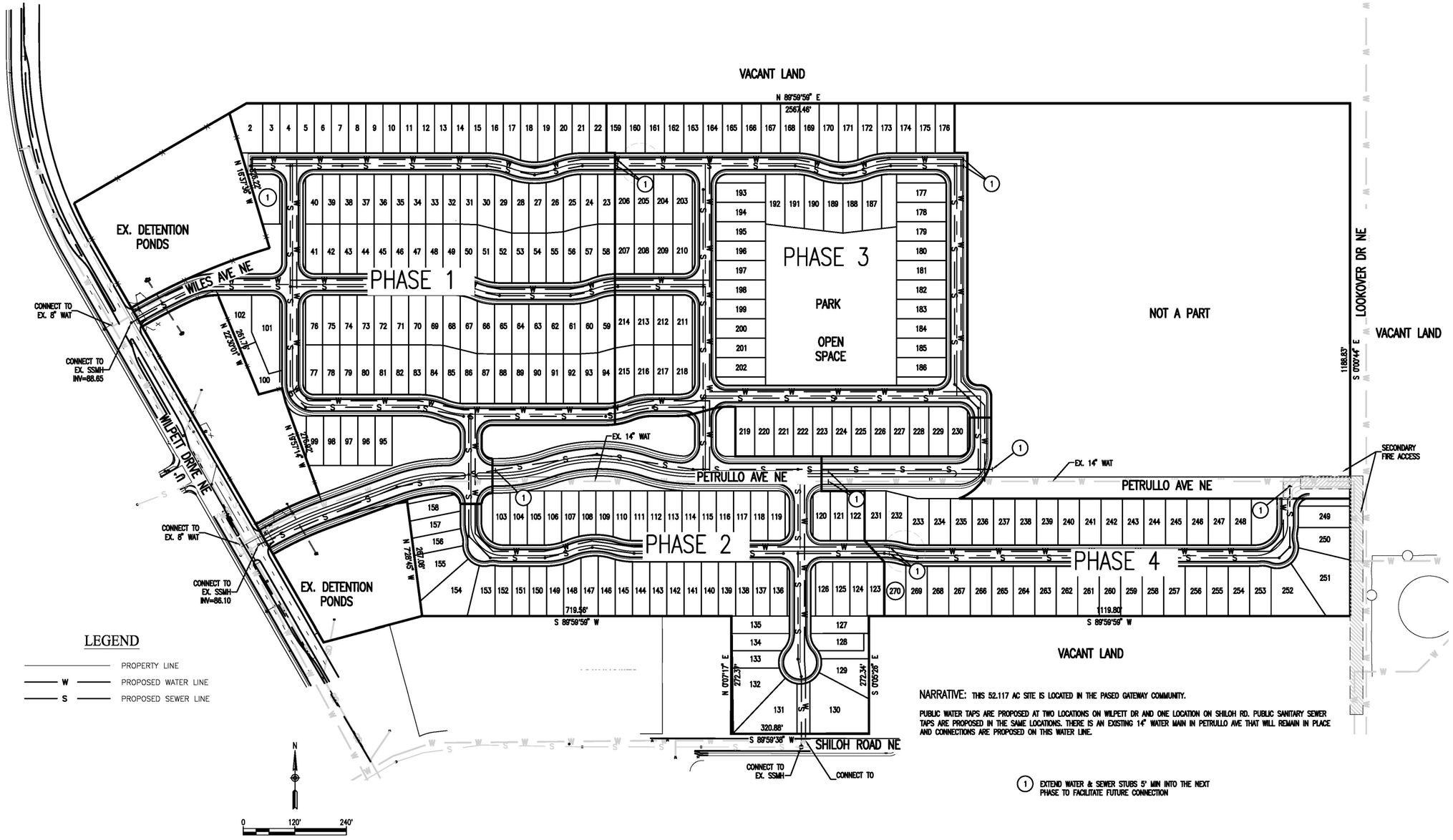
STORM RUNOFF FLOWS WESTERLY INTO AN EXISTING DETENTION POND FACILITY ALONG WILPETT DR. SAID POND FACILITIES WILL BE EXPANDED TO ACCOMMODATE ADDITIONAL RUNOFF GENERATED BY THE 100 YR STORM EVENT.

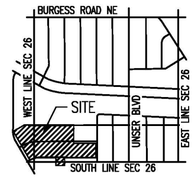
PROJECT NO.	M25021
DESIGNED BY:	TGH
DRAWN BY:	PKD
CHECKED BY:	PCW
DATE:	12-11-2025
DPI CHK:	

SHEET: 2 OF 4

CIELO BONITO UTILITY CONCEPT

CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO





VICINITY MAP
SCALE 1"=1/2 MILE

NARRATIVE: THIS 52.117 AC SITE IS LOCATED IN THE PASED GATEWAY COMMUNITY.

PUBLIC WATER TAPS ARE PROPOSED AT TWO LOCATIONS ON WILPETT DR AND ONE LOCATION ON SHILOH RD. PUBLIC SANITARY SEWER TAPS ARE PROPOSED IN THE SAME LOCATIONS. THERE IS AN EXISTING 14" WATER MAIN IN PETRULLO AVE THAT WILL REMAIN IN PLACE AND CONNECTIONS ARE PROPOSED ON THIS WATER LINE.

(1) EXTEND WATER & SEWER STUBS 5' MIN INTO THE NEXT PHASE TO FACILITATE FUTURE CONNECTION

NO.	DESCRIPTION	DATE	BY
1			
2			
3			
4			
5			
6			
7			

REVISIONS (OR CHANGE NOTICES)

City of Rio Rancho

PCW CIVIL SOLUTIONS LLC
(435) 770-2382

CIELO BONITO

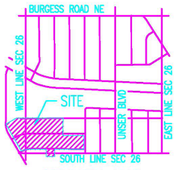
UTILITY CONCEPT

PROJECT NO.	M25021
DESIGNED BY:	TGH
DRAWN BY:	PKD
CHECKED BY:	PCW
DATE:	12-11-2025
DPI CHK:	

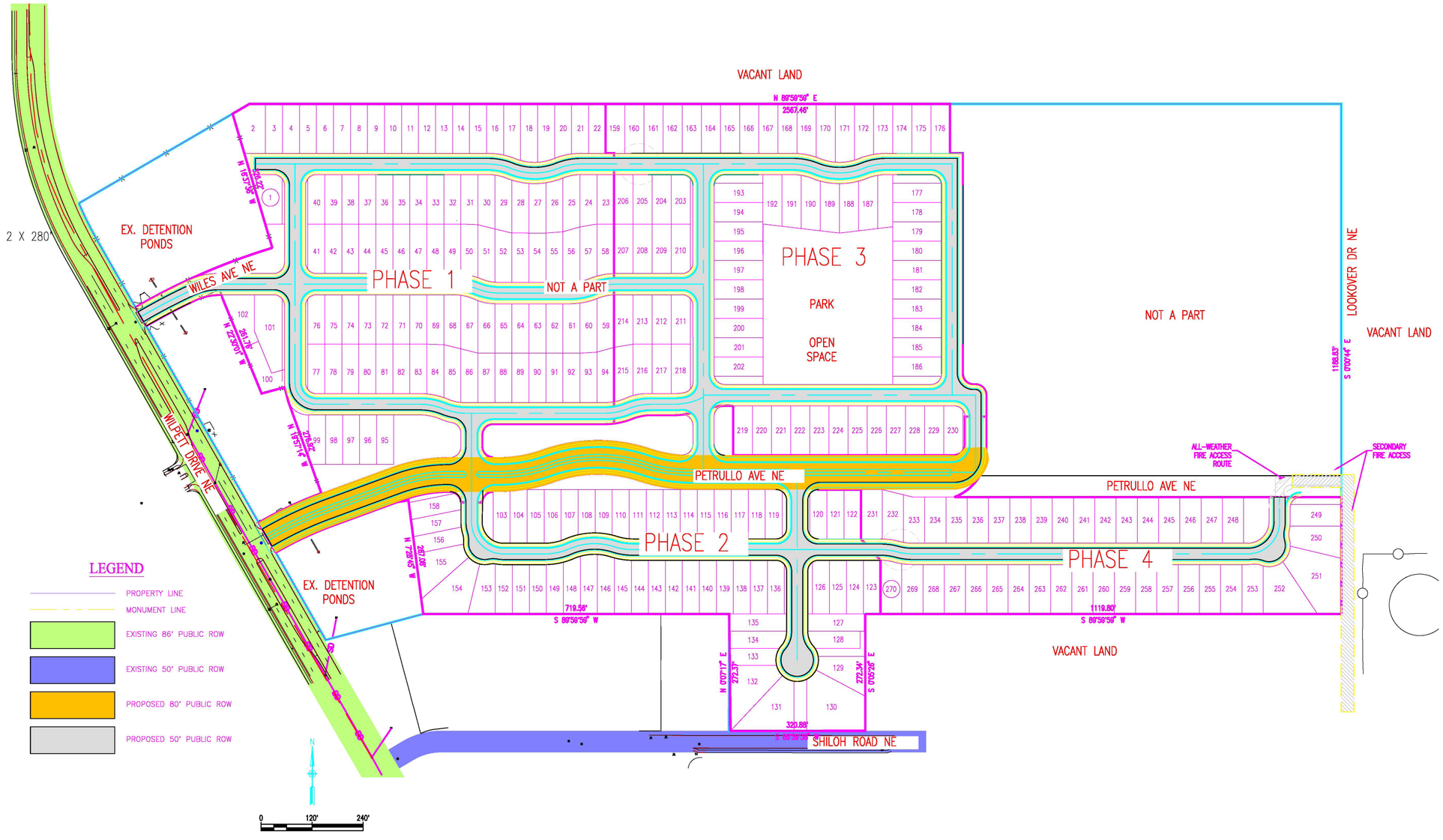
SHEET: 3 OF 4

CIELO BONITO STREET PLAN

CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO



VICINITY MAP
SCALE 1"=1/2 MILE



City of Rio Rancho

NO.	DESCRIPTION	DATE	BY
1			
2			
3			
4			
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6			
7			

REVISIONS (OR CHANGE NOTICES)

PCW CIVIL SOLUTIONS LLC
(435) 770-2382

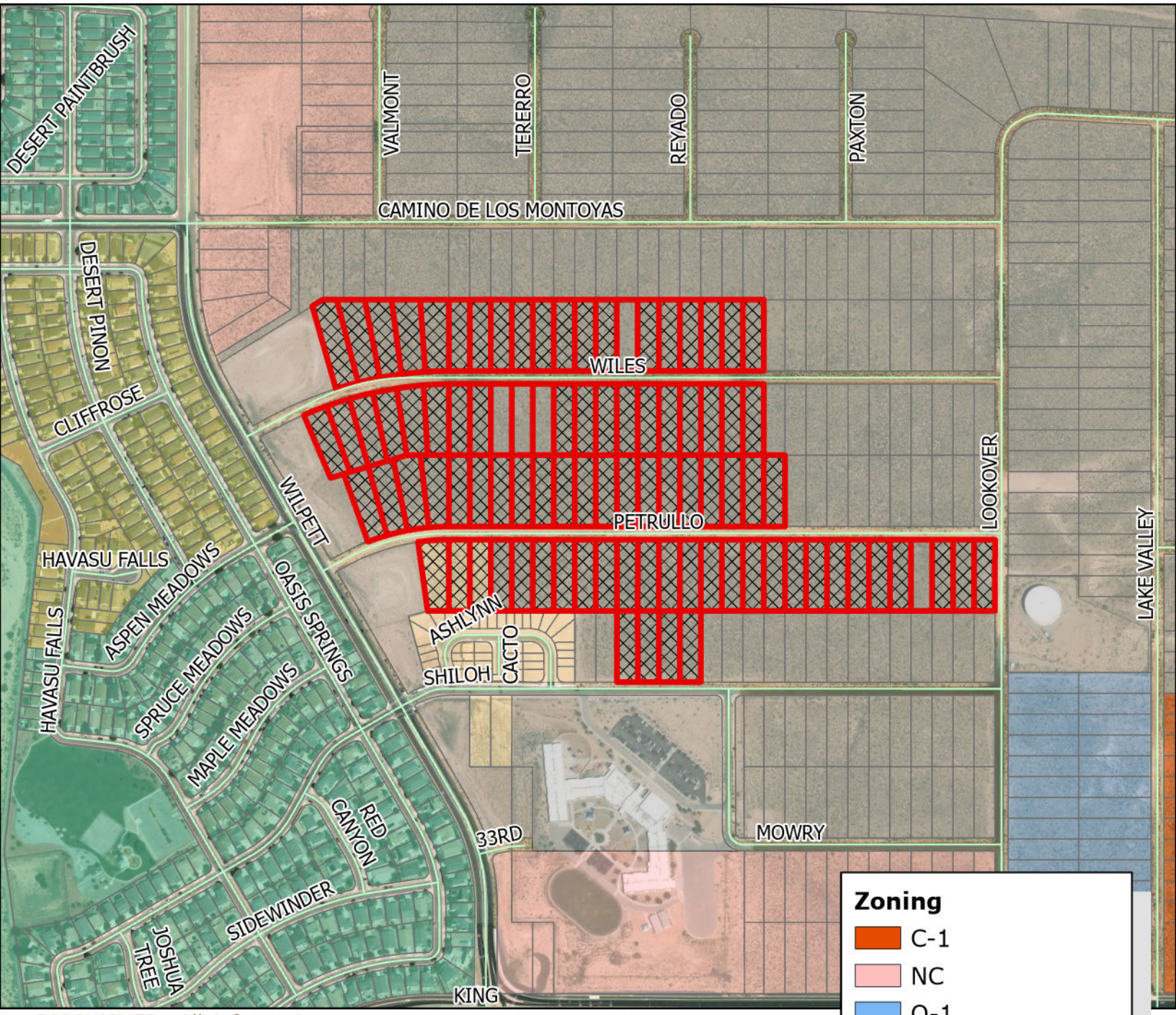
CIELO BONITO

STREET PLAN

PROJECT NO.	M25021
DESIGNED BY:	TGH
DRAWN BY:	PKD
CHECKED BY:	PCW
DATE:	12-11-2025
DPI CHK:	

SHEET:
4 OF 4

CIELO BONITO
MASTER PLAN
ZONE MAP AMENDMENT



Zoning

- C-1
- NC
- O-1
- R-3
- R-4
- SU
- TZ
- Zone Map Amendment
- Master Plan

0 0.04 0.08 0.16 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 Tamarah Martinez
1.21.26

DEVELOPMENT SERVICES DEPARTMENT— TRANSMITTAL AND REVIEW SHEET

DATE: January 6, 2026

TO:
(X) Development Services – Matt Geisel, Amy Rincon, Brian Babyak, David Serrano, Patrick Kingsbury
(X) Fire and Rescue – James Wenzel, Brian Johnson, Eliott Guinn
(X) Police – Lt. 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: Master Plan, Zone Map Amendment: DSD #26-400-00001, 26-100-00001 (please reference these #'s with any correspondence) Cielo Bonito.

The applicant, Cielo Bonito, LLC requests approval of the Cielo Bonito Master Plan at the location legally described as Unit 21, Block 22, Lots 4-30, 45-48, Block 23, Lots 3-23, 45-64 and Block 24, Lots 51-70. Concurrent with this request is a Zone Map Amendment request for approximately 44.94 acres from TZ Transitional Zoning to R-4, Single- Family Residential (Unit 21, Block 22 Lots 4-26, 28-30, 45-48, Block 23 Lots 3-10, 14-23, 45-64 and Block 24 Lots 51-56, 58-70).

Please review and provide recommendations, comments or corrections on this form and return via hand delivery, fax or e-mail by Tuesday, **January 27, 2026**. If redline comments are made on the plat, 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 submission indicates that there will be 270 residences in the development, which would require (270 x 2.83 residents; 3 acres/1000 residents) 2.29 acres of developed/functional park land. The Master Plan shows a 2.5 (2.534) acre centrally located small neighborhood park and a 1.3 (1.270) acre linear park paralleling Petrullo Ave. Park improvements must provide recreational value and are not part of a drainage facility, or comprised solely of walking paths (ie. Benches, tables, shade structures, exercise equipment, etc. could be part of the "linear" park). The Master Plan indicates that both facilities will be owned and operated by the HOA which is appropriate as the City will not accept dedication of parks smaller than 3 acres in size. Development Process Manual chapters 2 and 6 will be followed. Draft site plans will be provided to PRCS to verify park requirements are met (specifically ADA compliance); construction plans for park improvements will be required for permitting per the DPM. PRCS defers to DSD for any further recommendations, requirements or approvals.

Dyane N. Sonier *01/27/2026*

Reviewer Date

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

PLANNING & ZONING LAND USE APPLICATION

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

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

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

APPLICANT/AGENT INFORMATION

Applicant Name: Cielo Bonito Development, LLC		Phone: 505.898.6622
Address: PO Box 9042		E-Mail:
City: Albuquerque	State: NM	Zip: 87119
Proprietary Interest: Contract Purchaser	List Owners: See Exhibit A	
Deed or Ownership Verification Provided: (Initials)	Letter of Authorization Provided: (Initials)	

Agent Name: Same as applicant		Phone:
Address:		E-Mail:
City:	State:	ZIP Code:

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

Master Plan for the following parcels

Blk 22, Lots 4-30 45-48, Blk 23, Lots 3-23, 45-64 Blk 24, Lots 51-70, Unit 21

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit : U21	Block(s): 22,23,24	Lot(s): See Above
Existing Zoning: TZ	Proposed Zoning: R-4	
No. of existing lots:	No. of proposed lots:	Total area of site (acres) 47.44

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: Cielo Bonito Development, LLC	Applicant:	Agent:
Signature:		Date: 9/2/2025

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

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

Form revised June 2014



Prepared By:
Cielo Bonito Development, LLC
PO Box 9043
Albuquerque, NM 87119

Engineering:
PCW Civil Solutions LLC
(435) 770-2382

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CONTENTS

Overview_____4

Existing Conditions & Site Analysis_____5

Proposed Land Use, Zoning and Density_____6

Conceptual Drainage Plan_____8

Conceptual Circulation & Transportation_____9

Conceptual Utility Plan_____11

Design Guidelines_____12

Implementation_____14

Appendices_____
Appendix A: Conceptual Layout
Appendix B: Conceptual Drainage Plan
Appendix C: Conceptual Utility Plan
Appendix D: Conceptual Circulation Plan

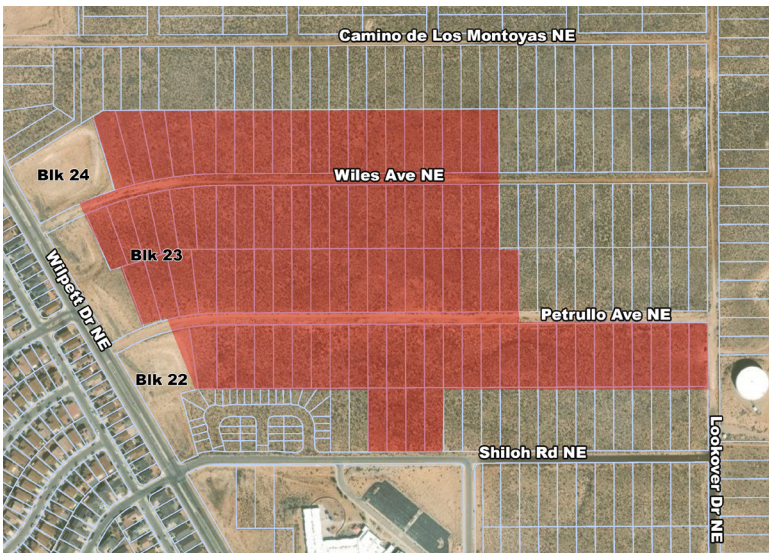
OVERVIEW

The Cielo Bonito master planned community is located within the City of Rio Rancho, Sandoval County, New Mexico. The community is comprised of approximately 47.44+/- acres of land that is bordered by Shiloh Rd. to the south, Wilpett Dr. to the west, Lookover Dr. to the east and mid-block between Wiles Ave. and Camino de Los Montoyas to the north. The land parcels included in this community are:

- Rio Rancho Estates, Unit 21, Block 22, Lots 4-30, 45-48

- Rio Rancho Estates, Unit 21, Block 23, Lots 3-23, 45-64

- Rio Rancho Estates, Unit 21, Block 24, Lots 51-70



These land parcels are also located within the City of Rio Rancho Paseo Gateway West Specific Area Plan.

The goals and objectives of this master plan include:

- Compliance with the future land use as identified in the Paseo Gateway West Specific Area Plan
- Provide flexible design guidelines to allow for varied styles of single-family homes
- Establish a neighborhood park to further community connection
- Implementation of goals outlined in the Paseo Gateway West Specific Area Plan

EXISTING CONDITIONS & SITE ANALYSIS

Demographics

The creation of the City or Rio Rancho was the result of AMREP Corporation purchasing 55,000 acres of land on the outskirts of Albuquerque in the early 1960's. By 1971, with the addition of another 35,000 acres, the land area, known as Rio Rancho Estates, was approximately 92,000 acres. In 1981 Rio Rancho was incorporated and as of the 2023 U.S. Census, the population is 110,660. Rio Rancho is the 3rd largest New Mexico city and is one of the fastest growing cities within the region.

Natural Environment

The Paseo Gateway West area is characterized by hilly terrain, sandy soils and rainfall of 8-10 inches per year. The highest hill is Loma Duran, which is 5,815 feet, and is located east of the community area and Overlook Rd. The natural habitat is characterized by the Upper Sonoran zone as an open mesa environment that contains many indigenous types of brush and grasses which include chamisa, sand sagebrush, winterfat, mormon tea, broom snakewood, cholla cacti, prickly pear cacti, fourwing saltbrush, yucca, buchwheat, tansy mustard, tumbleweed, fiddleneck, western ragweed, verbena, fleabane, desert senna, kochia, piñon, and oneseed juniper.

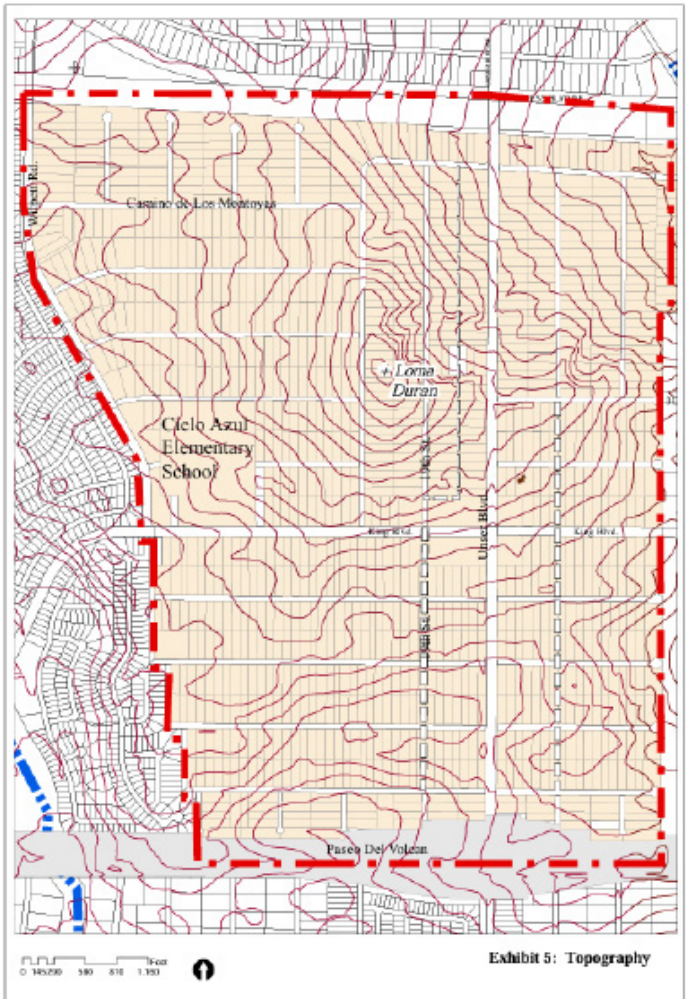


Figure from pg. 11 of Paseo Gateway West SAP

PROPOSED LAND USE, ZONING AND DENSITY

The land area within this community are vacant land parcels that are a part of the antiquated platting patterns that were rendered during the formation of Rio Rancho Estates.

These vacant land parcels are zoned TZ - Transitional Zoning. The Paseo Gateway West Specific Area Plan identifies that this area should be developed under Medium Density Residential which is inclusive of R-1, R-2, R-3 and R-4 zoning districts.

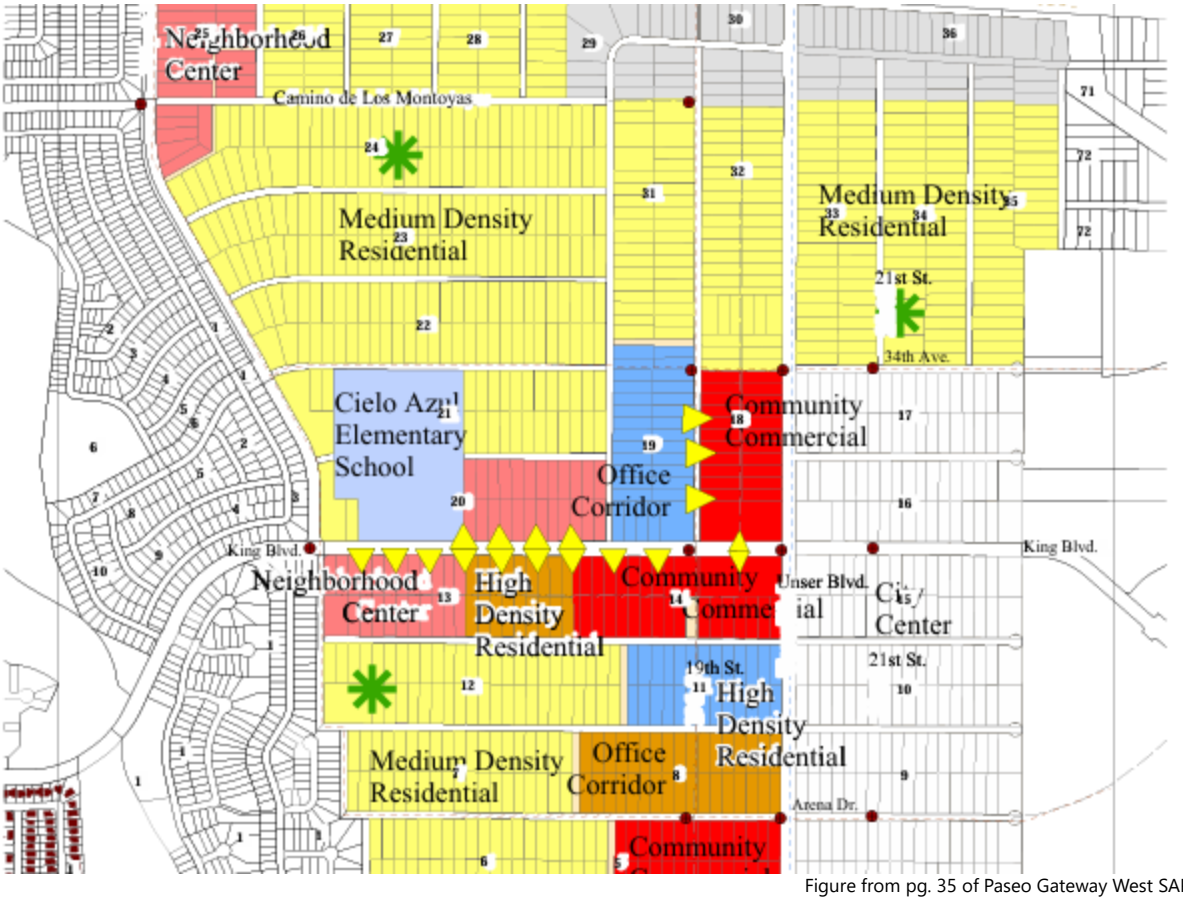


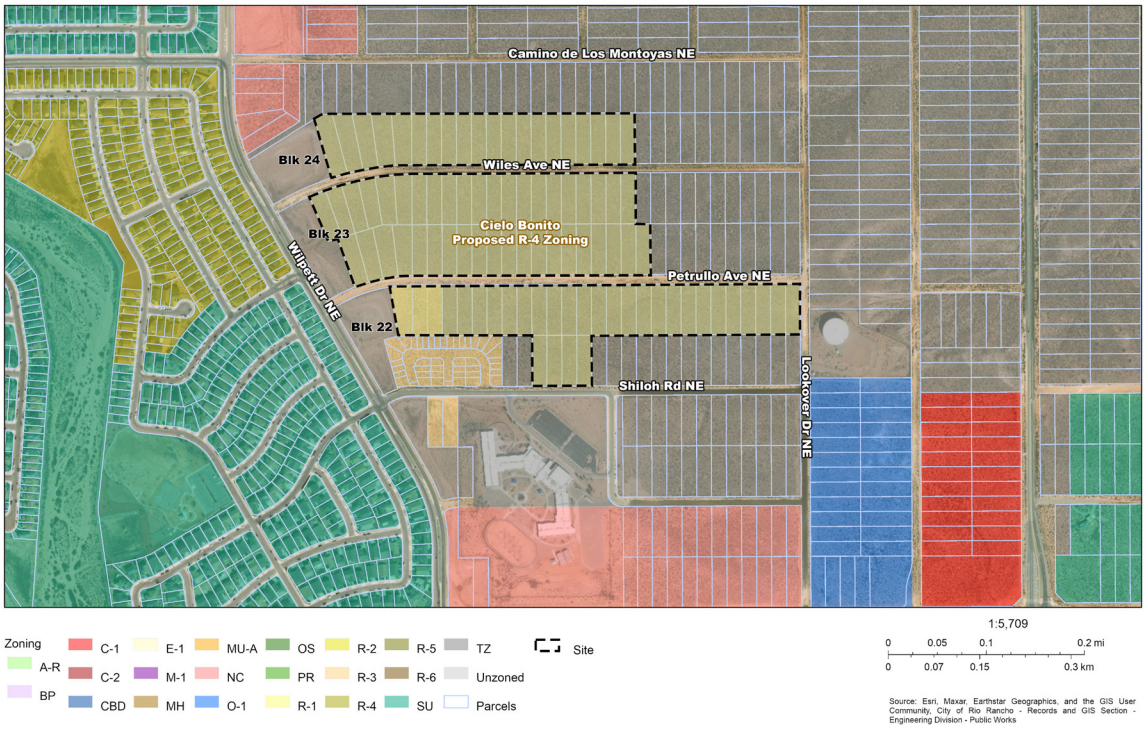
Figure from pg. 35 of Paseo Gateway West SAP

PROPOSED LAND USE, ZONING AND DENSITY CONT.

Since the Paseo Gateway West Specific Area Plan has identified the land use for this area to be Medium Density Residential, the R-4 zoning designation is one of the allowable uses under the Medium Density Residential district. R-4 zoning will permit for 10.89 DU/A with a minimum lot area of 4,000 square feet and a minimum lot width of 40 feet.

As part of the Cielo Bonito Master Plan approval, the parcels identified below are proposed to become part of the master planned area and undergo a zone map amendment from TZ to R-4.

- Rio Rancho Estates, Unit 21, Block 22, Lots 4-30, 45-48
- Rio Rancho Estates, Unit 21, Block 23, Lots 3-23, 45-64
- Rio Rancho Estates, Unit 21, Block 24, Lots 51-70

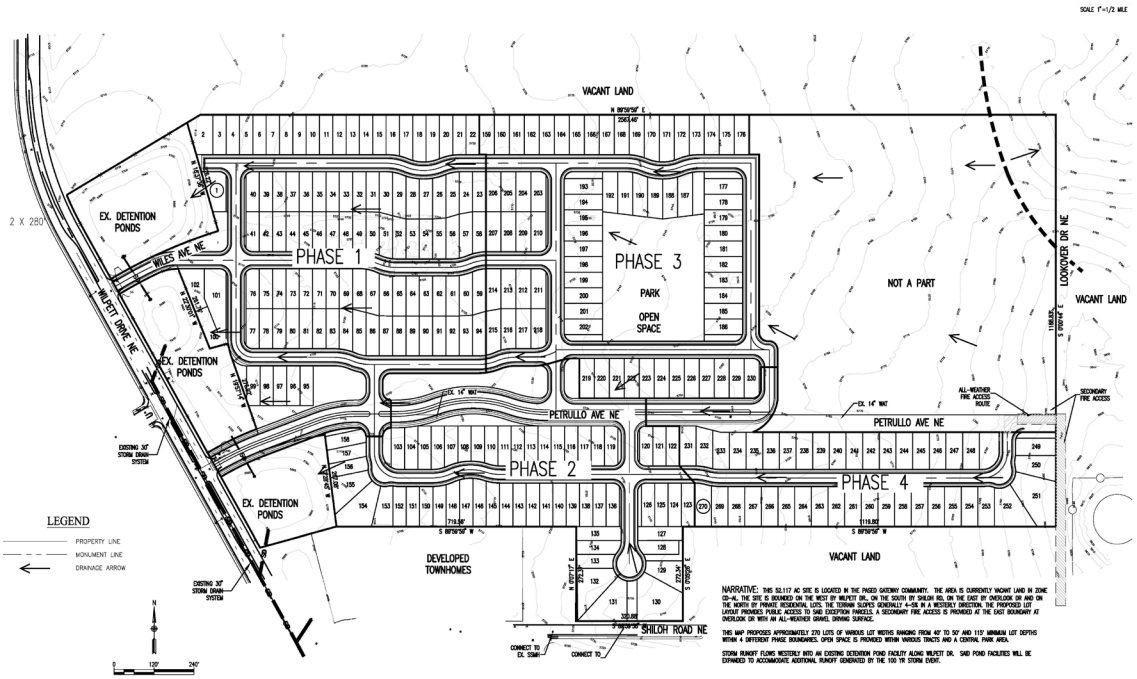


CONCEPTUAL DRAINAGE PLAN

The Southern Sandoval County Arroyo Flood Control Authority (SSCAFCA) has jurisdiction over certain drainage channels in the Sandoval County portion of Rio Rancho. There are SSCAFCA drainage facilities at the west portion of the community area that border Wilpett Rd. Subject to approval from SSCAFCA, the project will utilize these facilities for drainage. Storm water drainage and water quality discharge will meet the applicable standards per the Rio Rancho DPM and City of Rio Rancho Ordinances.

Storm runoff flows westerly into an existing detention pond facility along Wilpett Dr. Subject to SSCAFCA approval, the development will utilize these ponds for drainage and the ponds will be expanded to accommodate additional runoff generated by the 100 year storm event.

The following shows the conceptual drainage plan for the community.



CIRCULATION & TRANSPORTATION

The Cielo Bonito community is bounded by three local streets and one collector street, Wilpett Rd. Traffic volumes are expected to increase as the area develops with the highest volumes being on Unser Blvd. and King Blvd.

The Paseo Gateway West Specific Area Plan identifies areas and streets that are to follow the access management plan. While the plan called for a T-intersection at 34th Ave. (Shiloh Rd.) with right-in, right-out turns at the west end of this street, the intersection of Wilpett Rd. and Shiloh Rd. is signaled with access to each direction of the intersection.

The following plan is a conceptual circulation plan. All roadways and access points shall be designed to comply with City of Rio Rancho design requirements, including SAMM spacing standards, the Rio Rancho Development Process Manual (DPM), and applicable City of Rio Rancho ordinances. In addition, all roadway designs and secondary fire access points are ty Fire Marshal.

If a l plan are required, the plans shall be revised at t ll applicable technical standards are met.

(P) The minimum radius at the centerline for horizontal curves on streets shall be as follows:

(1) Arterial: 400 feet;

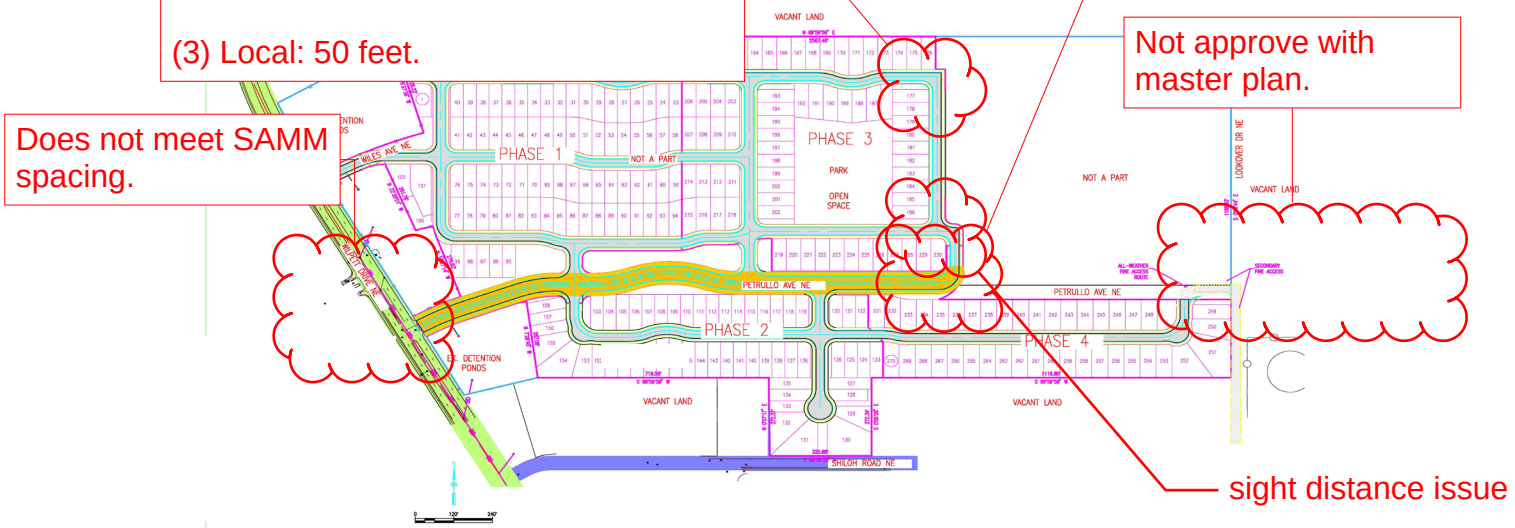
(2) Collector: 200 feet; and

(3) Local: 50 feet.

how does this road end?

Not approve with master plan.

Does not meet SAMM spacing.



sight distance issue

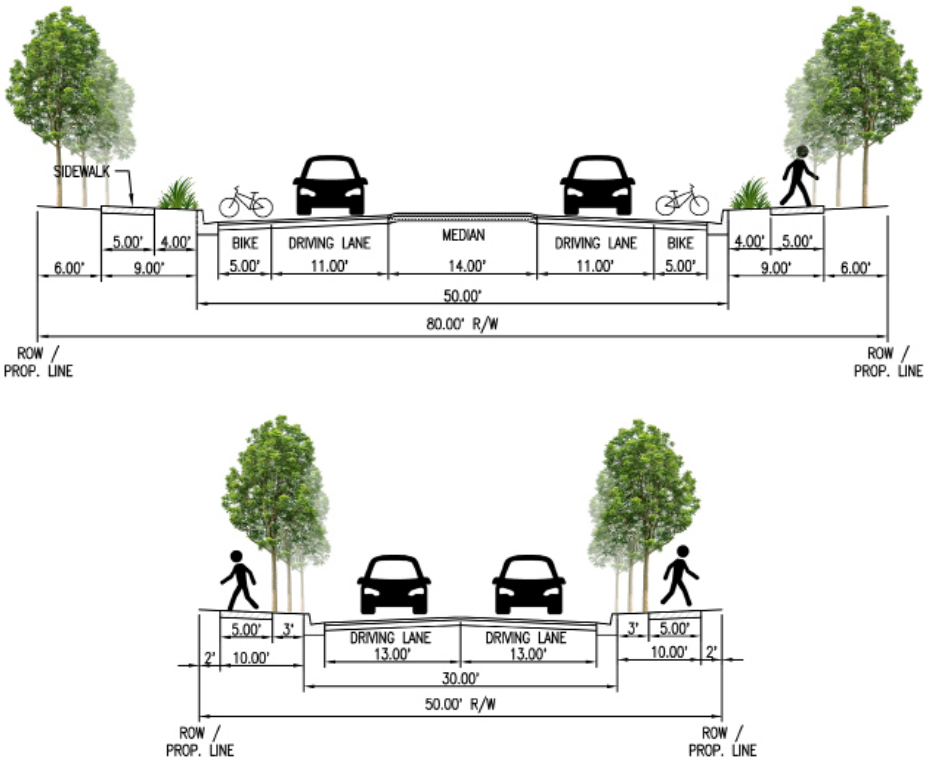
CIRCULATION & TRANSPORTATION CONT.

The Paseo Gateway West Specific Area Plan outlines a transportation goal of "Assure safe and convenient multi-modal roadways to well-connected residences, businesses, offices, schools, and other facilities."

The Cielo Bonito community will further this goal by providing pedestrian connectivity throughout the area and provide dedicated bicycle lanes on Petrullo Ave. so that the community will be connected to the central park area and any future trails funded through the City's ICIP process.

The following image is provided for illustrative purposes only. Final street section dimensions shall be determined in accordance with applicable technical standard requirements at the preliminary plat.

illustrative figures should not have measurements

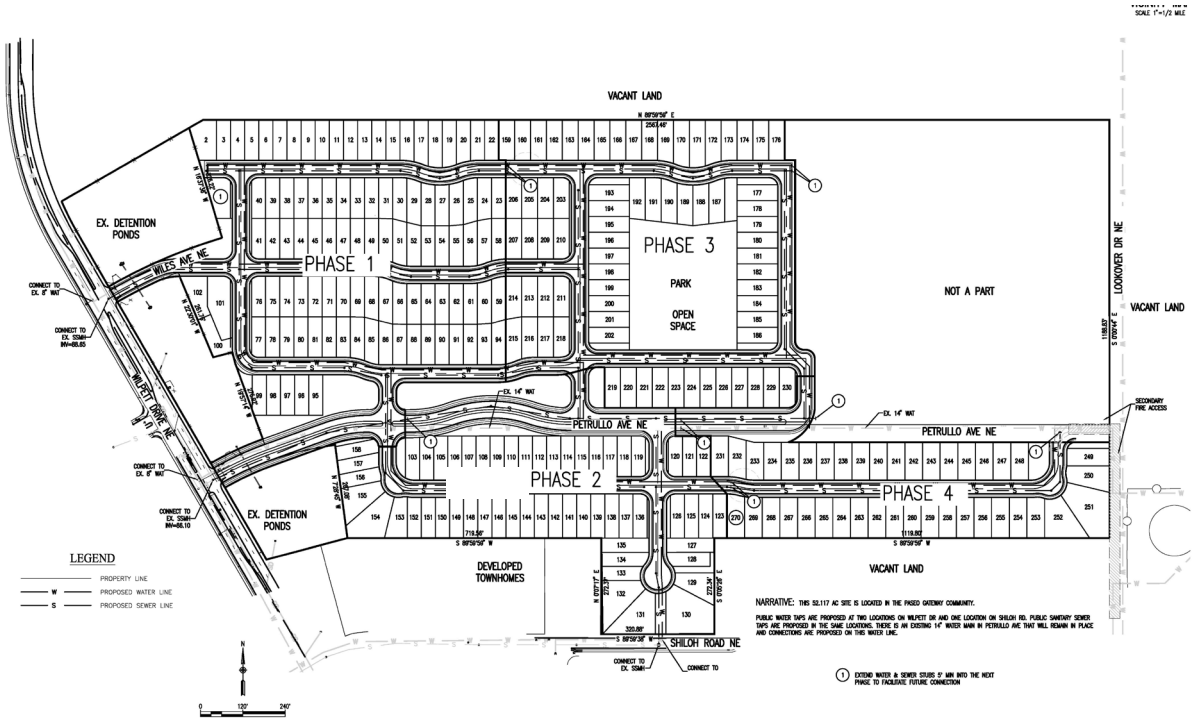


CONCEPTUAL UTILITY PLAN

Public water taps are proposed at two locations on Wilpett Dr. and one location on Shiloh Rd. Public sanitary sewer taps are proposed in the same locations. There is an existing 14" water main in Petrullo Ave. that will remain in place and connections are proposed on this water line.

There is a 4 million gallon water storage tank at Lookover Dr. between Shiloh Rd. and Petrullo Ave. The homes that will be served in elevation higher than 5736 feet will need to be on a closed loop pressure system for both static water pressure and emergency fire flow protection. A Water and Wastewater Availability Statement has been issued and approved for up to 350 lots.

The following shows the conceptual utility plan for the community but all plans shall be designed to comply with the Development Process Manual.



DESIGN GUIDELINES

The developer of this subdivision is requesting R-4 zoning designation. R-4 zoning will permit for 10.89 DU/A with a minimum lot area of 4,000 square feet and a minimum lot width of 40 feet.

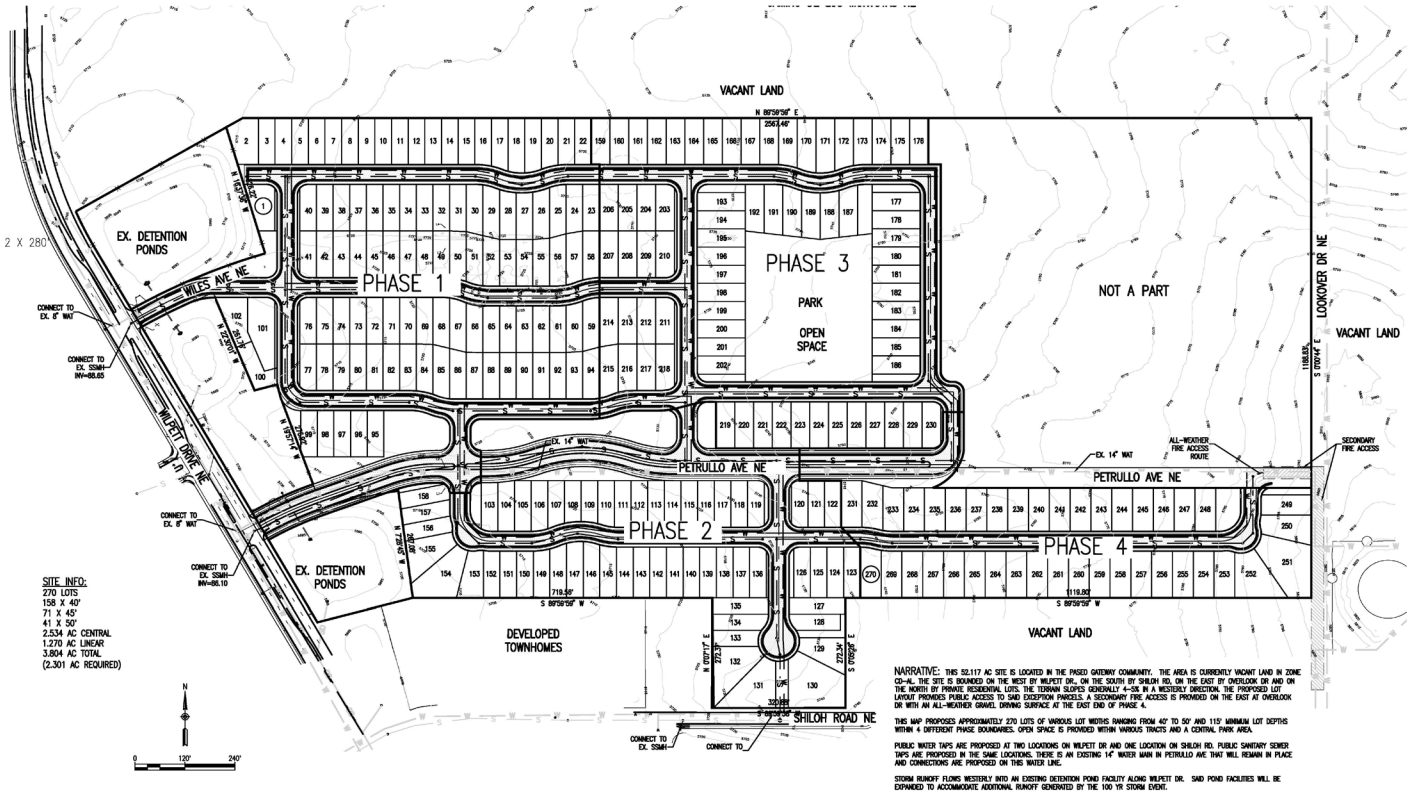
The Cielo Bonito community shall create a total of 270 single-family residential lots. There will be a variety of lot sizes, ranging from 40', 45' and 50' widths, with 115' minimum lot depths that will meet the minimum area and width as required by the R-4 zoning designation. There will be a 2.5 acre, centrally located, small neighborhood park and a 1.3 acre linear park that will serve the immediate community and surrounding areas.

The development shall comply with the City of Rio Rancho Municipal Code and the Development Process Manual, which includes walls and fences, signage, lighting, setbacks, landscape and park facilities.

Building design and neighborhood regulations shall be determined by the home builder and the Homeowner's Association (HOA) which shall be established during the development of the subdivision. The HOA shall be responsible for the maintenance of the park area and landscape elements.

See the conceptual sketch plan on page 13.

DESIGN GUIDELINES CONT.



IMPLEMENTATION

This community shall follow the processes and guidelines as outlined by the Rio Rancho Municipal Code and governing documents, which includes the Development Process Manual, Comprehensive Plan and the Paseo Gateway West Specific Area Plan.

Additionally, the developer shall initiate a zone map amendment for certain parcels located within this master plan to the Planning and Zoning Board and Governing Body.

This master plan shall help facilitate the following goals for the Paseo Gateway West Specific Area Plan.

3.1 Land Use
Goal 2: Promote a variety of housing choices including low- and medium-density single family residential uses and high-density multi-family residential uses.

3.2 Accessibility
Goal: Consolidate lots and limit access to businesses to improve circulation and visually organize the roadway edge.

3.5 Utilities
Goal: Assure that urban uses have full utilities - community water and sewer and dry utilities provided to all new development in the Plan area.

3.6 Community Facilities
Goal: Create open space, parkland, trails and other recreation amenities to serve the Plan area.

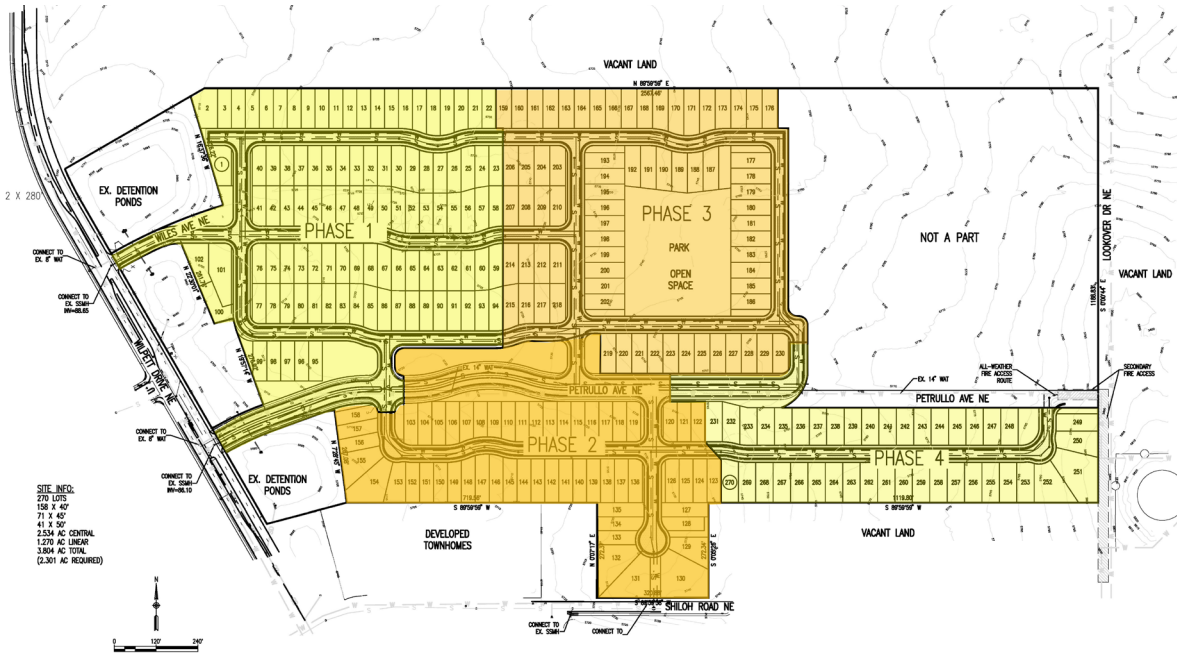
IMPLEMENTATION

The Cielo Bonito community has been designed in phased segments, as shown on the plan below.

- Phase 1 will establish the roadway connections to Wilpett Dr.
- Phase 2 will extend Petrullo Ave and create the 1.3 acre linear park.
- Phase 3 will include the development of a 2.5 acre community park.
- Phase 4 will complete the southeastern edge of the subdivision and with secondary fire access on Lookover Dr.

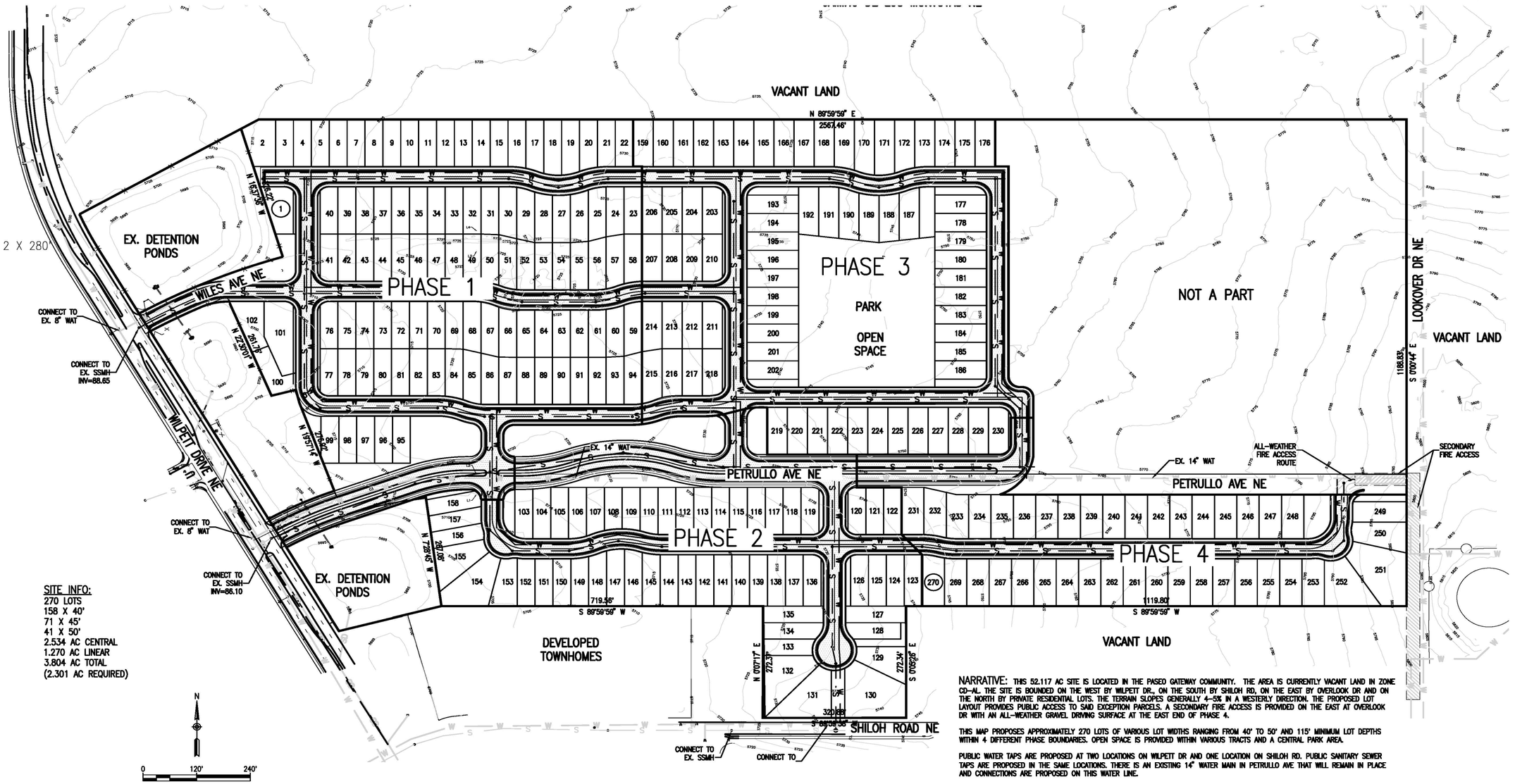
---The plan anticipates each phase will be designed as fully self-sufficient with regards to utility and streets infrastructure. Dead-end water and sewer stubs will be installed 5' past the last phase boundary with appurtenant valves to facilitate utility extensions into the next phase.

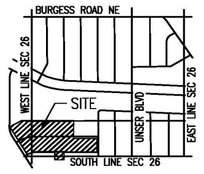
As each phase is completed, the project will enhance connectivity to existing neighborhoods and walking paths, while also adding valuable park space for the community.



CIELO BONITO MASTER SKETCH PLAN

CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO





VICINITY MAP
SCALE 1"=1/2 MILE

SITE INFO:
270 LOTS
158 X 40'
71 X 45'
41 X 50'
2.534 AC CENTRAL
1.270 AC LINEAR
3.804 AC TOTAL
(2.301 AC REQUIRED)

NARRATIVE: THIS 52.117 AC SITE IS LOCATED IN THE PASEO GATEWAY COMMUNITY. THE AREA IS CURRENTLY VACANT LAND IN ZONE CD-AL. THE SITE IS BOUNDED ON THE WEST BY WILPETT DR., ON THE SOUTH BY SHILOH RD, ON THE EAST BY OVERLOOK DR AND ON THE NORTH BY PRIVATE RESIDENTIAL LOTS. THE TERRAIN SLOPES GENERALLY 4-5% IN A WESTERLY DIRECTION. THE PROPOSED LOT LAYOUT PROVIDES PUBLIC ACCESS TO SAID EXCEPTION PARCELS. A SECONDARY FIRE ACCESS IS PROVIDED ON THE EAST AT OVERLOOK DR WITH AN ALL-WEATHER GRAVEL DRIVING SURFACE AT THE EAST END OF PHASE 4.

THIS MAP PROPOSES APPROXIMATELY 270 LOTS OF VARIOUS LOT WIDTHS RANGING FROM 40' TO 50' AND 115' MINIMUM LOT DEPTHS WITHIN 4 DIFFERENT PHASE BOUNDARIES. OPEN SPACE IS PROVIDED WITHIN VARIOUS TRACTS AND A CENTRAL PARK AREA.

PUBLIC WATER TAPS ARE PROPOSED AT TWO LOCATIONS ON WILPETT DR AND ONE LOCATION ON SHILOH RD. PUBLIC SANITARY SEWER TAPS ARE PROPOSED IN THE SAME LOCATIONS. THERE IS AN EXISTING 14" WATER MAIN IN PETRULLO AVE THAT WILL REMAIN IN PLACE AND CONNECTIONS ARE PROPOSED ON THIS WATER LINE.

STORM RUNOFF FLOWS WESTERLY INTO AN EXISTING DETENTION POND FACILITY ALONG WILPETT DR. SAID POND FACILITIES WILL BE EXPANDED TO ACCOMMODATE ADDITIONAL RUNOFF GENERATED BY THE 100 YR STORM EVENT.

City of Rio Rancho

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REVISIONS (OR CHANGE NOTICES)

PCW CIVIL SOLUTIONS LLC
(435) 770-2382

CIELO BONITO

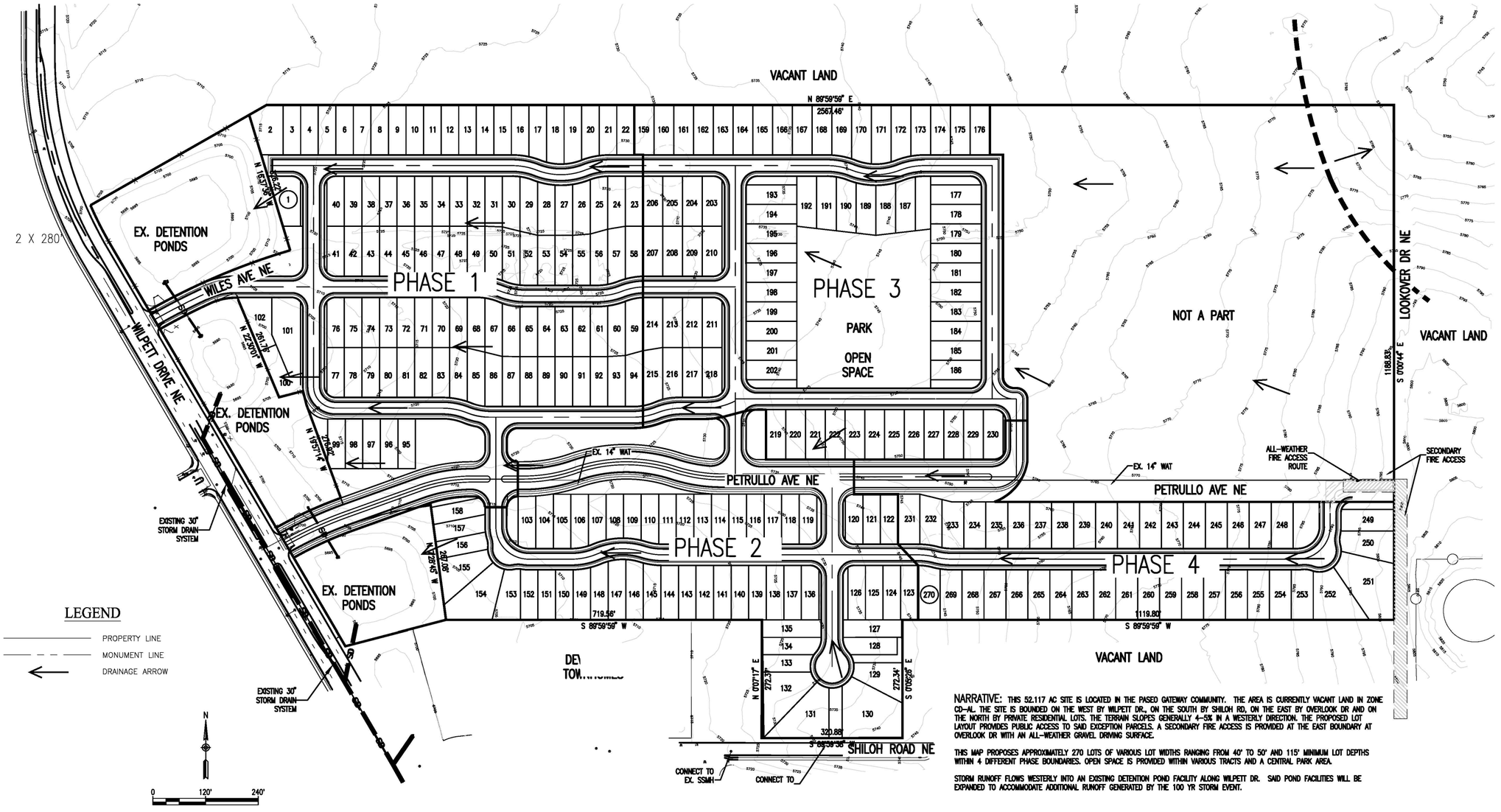
SKETCH PLAN

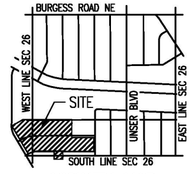
PROJECT NO.	M25021
DESIGNED BY:	TGH
DRAWN BY:	PKD
CHECKED BY:	PCW
DATE:	12-11-2025
DPI CHK:	

SHEET: 1 OF 4

CIELO BONITO DRAINAGE CONCEPT

CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO





VICINITY MAP
SCALE 1"=1/2 MILE

City of Rio Rancho

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REVISIONS (OR CHANGE NOTICES)

PCW CIVIL SOLUTIONS LLC
(435) 770-2382

CIELO BONITO

DRAINAGE CONCEPT

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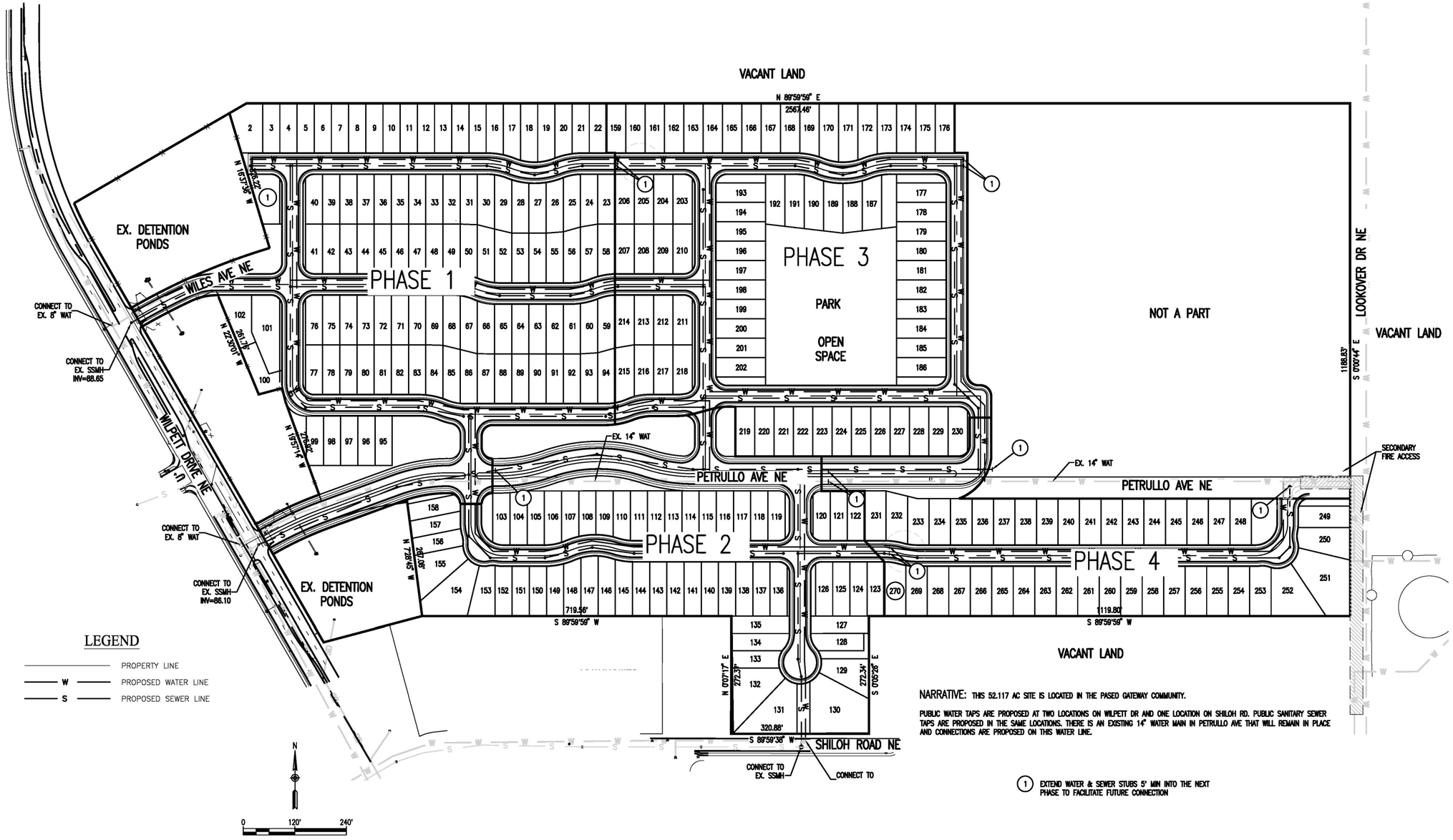
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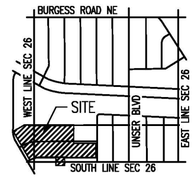
PROJECT NO.	M25021
DESIGNED BY:	TGH
DRAWN BY:	PKD
CHECKED BY:	PCW
DATE:	12-11-2025
DPI CHK:	

SHEET: 2 OF 4

CIELO BONITO UTILITY CONCEPT

CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO





VICINITY MAP
SCALE 1"=1/2 MILE

NARRATIVE: THIS 52.117 AC SITE IS LOCATED IN THE PASED GATEWAY COMMUNITY.

PUBLIC WATER TAPS ARE PROPOSED AT TWO LOCATIONS ON WILPETT DR AND ONE LOCATION ON SHILOH RD. PUBLIC SANITARY SEWER TAPS ARE PROPOSED IN THE SAME LOCATIONS. THERE IS AN EXISTING 14" WATER MAIN IN PETRULLO AVE THAT WILL REMAIN IN PLACE AND CONNECTIONS ARE PROPOSED ON THIS WATER LINE.

(1) EXTEND WATER & SEWER STUBS 5' MIN INTO THE NEXT PHASE TO FACILITATE FUTURE CONNECTION

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REVISIONS (OR CHANGE NOTICES)

City of Rio Rancho

PCW CIVIL SOLUTIONS LLC
(435) 770-2382

CIELO BONITO

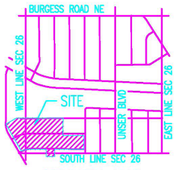
UTILITY CONCEPT

PROJECT NO.	M25021
DESIGNED BY:	TGH
DRAWN BY:	PKD
CHECKED BY:	PCW
DATE:	12-11-2025
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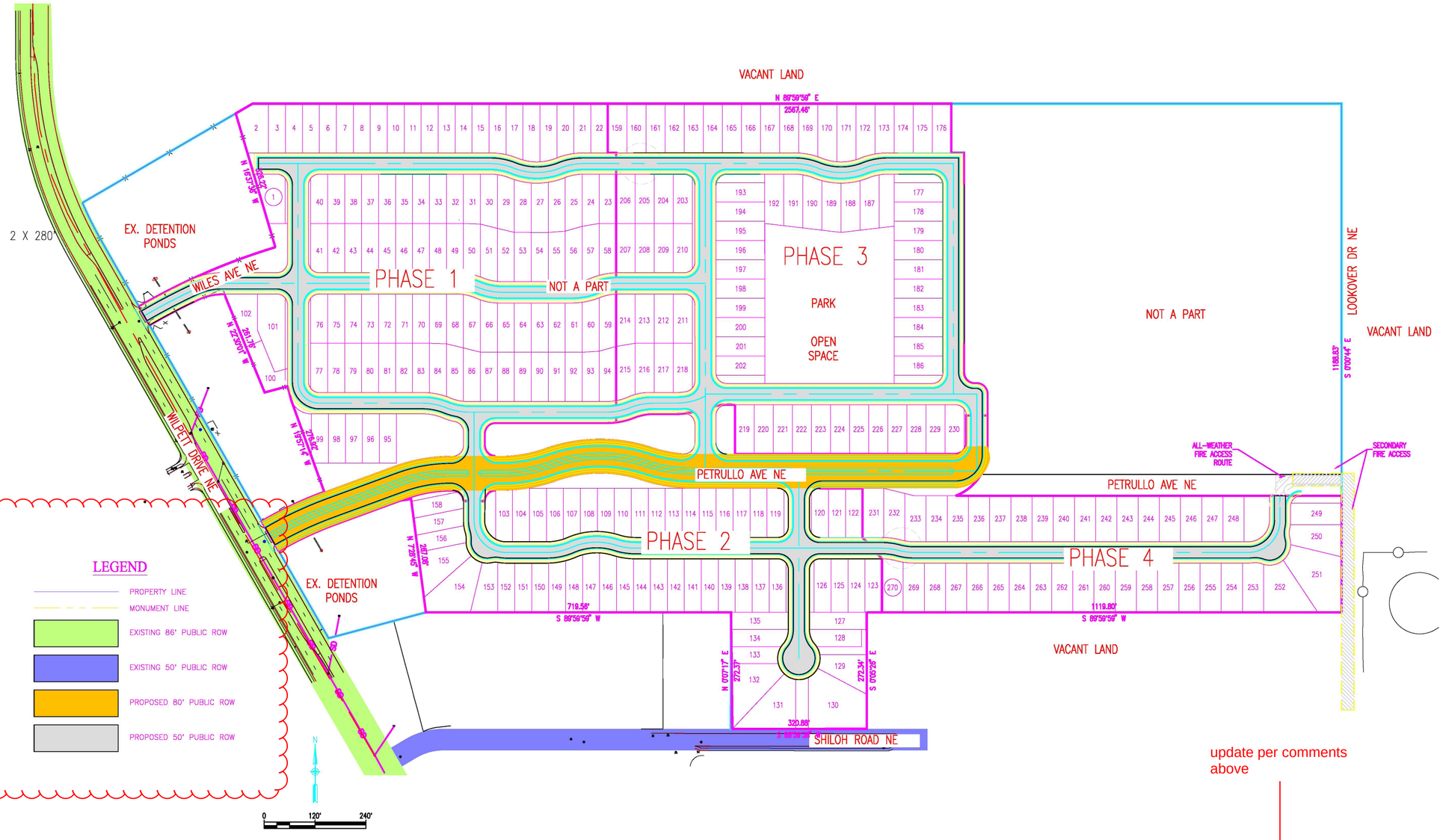
SHEET: 3 OF 4

CIELO BONITO STREET PLAN

CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO



VICINITY MAP
SCALE 1"=1/2 MILE



City of Rio Rancho

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REVISIONS (OR CHANGE NOTICES)

PCW CIVIL SOLUTIONS LLC
(435) 770-2382

CIELO BONITO

STREET PLAN

PROJECT NO.	M25021
DESIGNED BY:	TGH
DRAWN BY:	PKD
CHECKED BY:	PCW
DATE:	12-11-2025
DPI CHK:	

SHEET: 4 OF 4

update per comments above

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

February 12, 2026

RE: Master Plan and Zone Map Amendment; Case No. 26-400-00001 & 26-100-00001
Cielo Bonito

Dear Property Owner:

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

The applicant, Cielo Bonito, LLC requests approval of the Cielo Bonito Master Plan at the location legally described as Unit 21, Block 22, Lots 4-30, 45-48, Block 23, Lots 3-23, 45-64 and Block 24, Lots 51-70. Concurrent with this request is a Zone Map Amendment request for approximately 44.94 acres from TZ Transitional Zoning and R-3: Mixed Residential to R-4, Single-Family Residential (Unit 21, Block 22 Lots 4-26, 28-30, 45-48, Block 23 Lots 3-10, 14-23, 45-64 and Block 24 Lots 51-56, 58-70).

The **Governing Body** will consider the request and decide their approval on **Thursday, February 26, 2026** at 6:00 pm at City Hall 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 planning@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 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,

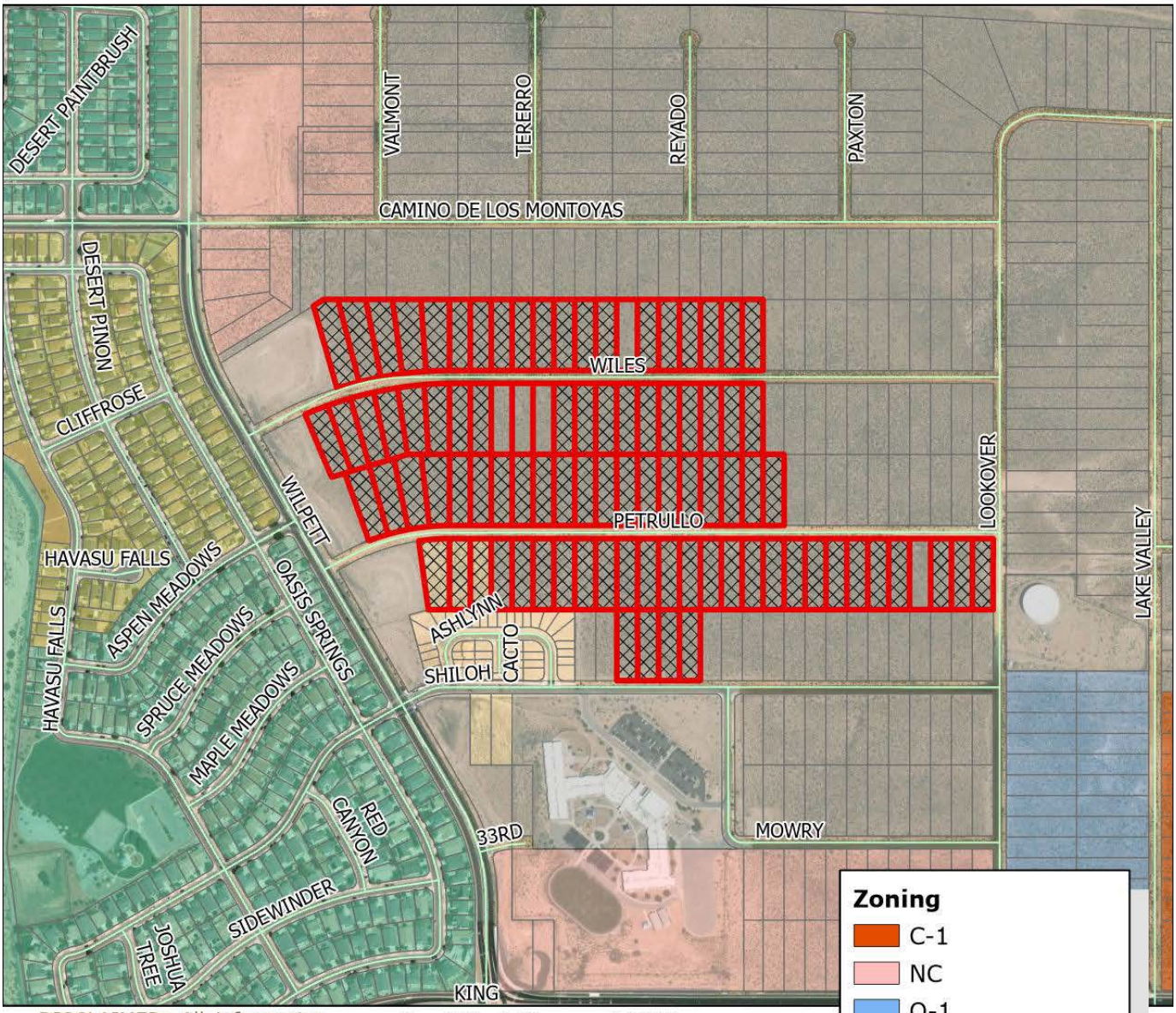
Tamarah Martinez

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

CIELO BONITO MASTER PLAN ZONE MAP 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.

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N W E S

Map courtesy of Tamarah Martinez
1.21.26

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, February 26, 2026:

Zone Map Amendment
Case #26-100-00004

The Applicant, the City of Rio Rancho, requests approval of a Zone Map Amendment establishing a Corridor Overlay Zone for enhanced setbacks to allow for protection of future right-of-way and access management along properties directly abutting Rainbow Boulevard within City limits. The Corridor Overlay Zone shall establish enhanced setbacks of 28'-56' for proposed future right-of-way along the properties legally described as: Rio Rancho Estates Unit 9, Block 51, Lots 9-16; Rio Rancho Estates Unit 9, Block 50, Lot 1 & Lot Arroyo; Rio Rancho Estates Unit 9, Block 22, Lot 14; Rio Rancho Estates Unit 9, Block 12, Lots 2-4; Rio Rancho Estates Unit 9, Block 13, Lots 53-56; Rio Rancho Estates Unit 9, Block 8, Lots 19-20; Rio Rancho Estates Unit 9, Block 7, Lots 22-23; Rio Rancho Estates Unit 9, Block 6, Lots 22-23; Rio Rancho Estates Unit 9, Block 5, Lots 43-44; Rio Rancho Estates Unit 9, Block 4, Lots 43-44; Rio Rancho Estates Unit 9, Block 3, Lots 45-46; Rio Rancho Estates Unit 9, Block 2, Lots 45-46; Rio Rancho Estates Unit 8, Block 79, Lot SUESMT & Lot 54; Rio Rancho Estates Unit 8, Block 78, Lots 12A & 13-18; Rio Rancho Estates Unit 8, Block 70, Lot 27; Rio Rancho Estates Unit 8, Block 70, Parcel A; Rio Rancho Estates Unit 8, Block 69, Lots 27-28; Rio Rancho Estates Unit 8, Block 68, Lots 27-28; Rio Rancho Estates Unit 8, Block 67, Lots 12-13; Rio Rancho Estates Unit 8, Block 66, Lots 12-13; Rio Rancho Estates Unit 8, Block 62, Lots 12-13; Rio Rancho Estates Unit 8, Block 61, Lot 13; Rio Rancho Estates Unit 8, Block 58, Lots 12-13; Rio Rancho Estates Unit 8, Block 57, Lots 12-13; Rio Rancho Estates Unit 8, Block 54, Lots 12-13; Rio Rancho Estates Unit 8, Block 53, Lots 12-13; Rio Rancho Estates Unit 8, Block 50, Lot 13; Rio Rancho Estates Unit 8, Block 49, Lot 12; Rio Rancho Estates Unit 7, Block 58, Lot 20; Rio Rancho Estates Unit 7, Block 59, Lot 19; Rio Rancho Estates Unit 7, Block 60, Lots 19-20; Rio Rancho Estates Unit 7, Block 61, Lots 19-20; Rio Rancho Estates Unit 7, Block 65, Lots 3-4; Rio Rancho Estates Unit 7, Block 69, Lots 76-77; Rio Rancho Estates Unit 7, Block X, Lots 25-37 & 40-52; Rio Rancho Estates Unit 7, Block X, Lots 38-39; Rio Rancho Estates Unit 12, Block 51A, Lot PPRK; Rio Rancho Estates Unit 12, Block 50, Lots 12-13; Rio Rancho Estates Unit 12, Block 48, Tract A; Rio Rancho Estates Unit 12, Block 47, Lots 1 & 68; Rio Rancho Estates Unit 12, Block 44, Lots 9-14; Rio Rancho Estates Unit 12, Block 43, Lot 17; Unit 12, Block 43, Lot 16; Rio Rancho Estates Unit 12, Block 42, Lots 17-18; Rio Rancho Estates Unit 12, Block 41, Lots 17-18; Rio Rancho Estates Unit 12, Block 40A, Lots 21-22; Rio Rancho Estates Unit 12, Block A, Lot 62; Rio Rancho Estates Unit 12, Block BB, Lot 1; Rio Rancho Estates Unit 12, Block 69, Lot 1-9, 10A & 10B; Rio Rancho Estates Unit 12, Block 68, Lots 11-16; Rio Rancho Estates Unit 12, Block 67, Lots 1 & 12; Rio Rancho Estates Unit 12, Block 59, Lots 1-3 & 63-64; Rio Rancho Estates Unit 12, Block 52, Lots 1-2 & 52-53; Rio Rancho Estates Unit 12, Block 32, Lots 37-41; Rio Rancho Estates Unit 12, Block 33, Lots 1 & 30; Rio Rancho Estates Unit 12, Block 34, Lots 1 & 34; Rio Rancho Estates Unit 12, Block 35, Lots 1 & 32-33; Rio Rancho Estates Unit 12, Block 36, Lots 1 & 32-33; Rio Rancho Estates Unit 12, Block 37, Lots 1 & 62-63; Rio Rancho Estates Unit 12, Block 38, Lots 1 & 62-63; Rio Rancho Estates Unit 12, Block 39, Lots 1 & 62-63; Rio Rancho Estates Unit 12, Block H, Lot 1; Rio Rancho Estates Unit 10, Block 84, Lots 1, 23, Arroyo & Tract G; Rio Rancho Estates Unit 10, Block 86, Tract 1; Rio Rancho Estates Unit 10, Block 58, Tract F; Rio Rancho Estates Unit 10, Block 54, Lots 1 & 40; Rio Rancho Estates Unit 10, Block 53, Lots 1 & 40; Rio Rancho Estates Unit 10, Block 50, Lots 1 & 40; Rio Rancho Estates Unit 10, Block 48, Lots 1 & 40; Rio Rancho Estates Unit 10, Block 45, Lots 1 & 39; Rio Rancho Estates Unit 10, Block 43, Lot 1 & 38; Rio Rancho Estates Unit 10, Block 3, Lots 1 & 60; Rio Rancho Estates Unit 10, Block 2, Lots 1 & 38; Rio Rancho Estates Unit 10, Block 1, Lots 1 & 80; Cedar Hills 3, Block 18, Parcel C; Rio Rancho Estates Unit 11, Block A, Lot 1; Rio Rancho Estates Unit 11, Block 29, Lots 1-2 & Lot SUESMT; Rio Rancho Estates Unit 11, Block 21, Lots 1-35; Rio Rancho Estates Unit 11, Block 20, Lots 1-10; Rio Rancho Estates Unit 11, Block T, Lots 1-36; Rio Rancho Estates Unit 11, Block 1, Lots 1-28; Rio Rancho Estates Unit 11, Block UU, Lots 1 & 44; Rio Rancho Estates Unit 22, Block 36, Lot 39B; Rio Rancho Estates Unit 22, Block 37, Lots 29-31; Rio Rancho Estates Unit 22, Block 38, Lots 36-39; Rio Rancho Estates Unit 22, Block 39, Lots 34-36; Rio Rancho Estates Unit 22, Block 40, Lots 30-32; Rio Rancho Estates Unit 22, Block 41, Lots 16-18; Rio Rancho Estates Unit 22, Block 42, Lot 23; Rio Rancho Estates Unit 22, Block AA, Lots 1-8 & Tract A; Rio Rancho Estates Unit 22, Block 89, Lot Arroyo & Tract E; Rio Rancho Estates Unit 22, Block 92, Lots 1, 8-10 & Tract F; Rio Rancho Estates Unit 22, Block 93, Lot 1 & Lot AT&SF; Rio Rancho Estates Unit 22, Block 94, Lot 1; Rio Rancho Estates Unit 22, Block 95, Lot 1 & Lot PSCH; Rio Rancho Estates Unit 22, Tract DD & Tract G; Rio Rancho Estates Unit 22, Block 103, Tract GG & Tract FF; Rio Rancho Estates Unit 22, Block 102, Tract EE & Lot 1; Rio Rancho Estates Unit 22, Block 101, Lot 1; Rio Rancho Estates Unit 22, Block 97, Lots 1-4; Rio Rancho Estates Unit 22, Block 96, Lots 1-26; Rio Rancho Estates Unit 22, Block 100, Lot 1; Rio Rancho Estates Unit 22, Block 63, Tract C & Lot 1; Rio Rancho Estates Unit 22, Block 62, Lots 1-36 & Lot DRN; Rio Rancho Estates Unit 22, Block 56, Tract B & Lot 1; Rio Rancho Estates Unit 22, Tract H; Rio Rancho Estates Unit 22, Block 131, Lot 11; Rio Rancho Estates Unit 22, Block 130, Lots 1-11; Rio Rancho Estates Unit 22, Block 129, Lots 1-18; and Rio Rancho Estates Unit 22, Block 120, Lots 19-27.

Master Plan
Case #26-400-00001

The applicant, Cielo Bonito, LLC requests approval of the Cielo Bonito Master Plan at the location legally described as Unit 21, Block 22, Lots 4-30, 45-48, Block 23, Lots 3-23, 45-64 and Block 24, Lots 51-70.

Zone Map Amendment
Case #26-100-00001

The applicant, Cielo Bonito, LLC requests approval of a Zone Map Amendment request for approximately 44.94 acres from TZ Transitional Zoning and R-3: Mixed Residential to R-4, Single-Family Residential (Unit 21, Block 22 Lots 4-26, 28-30, 45-48, Block 23 Lots 3-10, 14-23, 45-64 and Block 24 Lots 51-56, 58-70).

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: February 11, 2026

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: O2

AGENDA DATE:
February 26, 2026

DEPARTMENT:
Development Services

SUBJECT:
O2, Ordinance of the City of Rio Rancho, New Mexico, Amending the Zoning Classification and Official Zone Map for the Property Legally Described as Unit 21, Block 22, Lots 4-26, 28-30, 45-48; Block 23, Lots 3-10, 14-23, 45-64; and Block 24, Lots 51-56, 58-70 from TZ: Transitional Zoning and R-3: Mixed Residential to R-4: Single-Family Residential, Identifying Conditions of Development; Providing for Severability and an Effective Date

BACKGROUND AND ANALYSIS:
The applicant, Cielo Bonito, LLC requests approval of a Zone Map Amendment for the subject properties located northwest of the intersection of Lookover Drive NE (residential road) and Shiloh Road NE(residential road) (see attached map), legally described as Unit 21, Block 22 Lots 4-26, 28-30, 45-48; Block 23 Lots 3-10, 14-23, 45-64; and Block 24 Lots 51-56, 58-70 covering approximately 44.94 acres. The request is to change the zoning from TZ: Transitional Zoning and R-3: Mixed Residential to R-4: Single-Family Residential.

The subject property is currently zoned TZ: Transitional Zoning and R-3: Mixed Residential and is located within the Paseo Gateway West Specific Area Plan (PGWSAP).

Adjacent properties to the north are zoned TZ and NC: Neighborhood Commercial, to the east TZ and O-1: Office, south are TZ, R-3: Mixed Residential, and NC: Neighborhood Commercial, while lots to the west are zoned TZ, R-4 Single Family Residential and SU: Special Use for the Northern Meadows neighborhood.

The Planning and Zoning Board reviewed this item at their February 10, 2026 meeting and recommended the Governing Body approve the Ordinance by a vote of five (5) for and zero (0) against.

CONFORMANCE WITH THE CITY ZONING ORDINANCE:

City of Rio Rancho Code of Ordinances (R.O. 2003) Section 150.07 (A) requires that an applicant file a request for a zone map amendment through the City Planning and Zoning Board when a change in zoning designation is sought.

The application, presented as an attachment, meets the minimum submittal requirements for the proposed zoning request. Pursuant to the criteria provided by R.O. 2003 Section 150.07 (D) (1) through (4), and (E) through (G), a request for change in zoning designation must address the following policies and criterion for a zone map change:

(1) A proposed zone change must be found to be consistent with the health, safety, morals, and

general welfare of the city. The applicant states: "As previously mentioned, this project is governed by the Paseo Gateway West Specific Area Plan which identifies this project area as best developed as medium density residential. This zone map amendment request to change the current zoning designation from TZ to R-4 is consistent with the health, safety, morals, and general welfare of the City."

The Planning and Zoning Board recommends the Governing Body find the proposed R-4: Single-Family Residential zoning would be consistent with the health, safety, morals, and general welfare of the City as it helps implement the PGWSAP and by furthering the goals and polices of the Comprehensive Plan such as Goal L-2: "Encourage consolidation of lots to promote a variety of land uses in a planned manner" and Policy L-1: "Encourage the master planning of developments that establish a community character that considers circulation, landscaping, open space, storm drainage, utilities, and building location and design in the master plan."

The Planning and Zoning Board recommends the Governing Body find that the proposed zoning is consistent with the health, safety, morals and welfare of the City by providing an R-4: Single-Family Zoning designation over a large antiquated platted and Transitional Zoned area, which will be guided by a Master Plan for future development. The proposed zoning under the concurrent Master Plan request is consistent with the morals and welfare of the City.

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

The applicant states: "A zone change from TZ to R-4 is consistent with the area density as outlined in the Paseo Gateway West Area Plan as well as the existing land use for adjacent parcels. Additionally, Section 7.4 Land Consolidation, of the Paseo Gateway West Area Plan asserts, “The City will encourage private developers to assemble parcels so they may be replatted to meet City standards with the construction of adequate infrastructure. Incentives may include a streamlined permitting process. Higher density residential rezoning will be delayed until assembly of at least 5 acres occurs.” Given all these factors, this project supports the stability of land use and zoning."

The Planning and Zoning Board recommends the Governing Body find the proposed zone map amendment provides stable and desirable land use as the surrounding area continues to develop as single family residential subdivision. The proposed zone change will be in alignment with the PGWSAP, and the Cielo Bonito Master Plan, pending approval. The Board recommends the Governing Body finds that the Cielo Bonito Master Plan which would guide development for this zone request, will allow for the proposed zoning to achieve stability of land use and zoning.

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

The applicant states: "This zoning designation request is consistent with the adopted elements of the Paseo Gateway West Area plan as well as the goals as outlined in the Comprehensive Plan. See question 4. for further elaboration."

The Planning and Zoning Board recommends the Governing Body find the proposed zone map amendment is in alignment with the Comprehensive Plan. The Cielo Bonito Master Plan, if approved, serves as a framework for guiding the growth of the development by providing details for the land uses, access, circulation, lot layouts, amenities, conceptual drainage, transportation, infrastructure plans and utility needs.

The Planning and Zoning Board recommends that the Governing Body find that the request meets

the following goals and policies stated in the Comprehensive Plan: Goal L-2: "Encourage consolidation of lots to promote a variety of land uses in a planned manner" and Policy L-1: "Encourage the master planning of developments that establish a community character that considers circulation, landscaping, open space, storm drainage, utilities, and building location and design in the master plan."

The Planning and Zoning Board also finds that the zone change also meets the Goals and Objectives of the PGWSAP, in that it maintains the desired residential land-use for the subject properties.

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

The applicant states in their justification letter: "The parcels are designated as TZ, Transitional Zone on an antiquated plat. Given these attributes, the zoning designation should be corrected to align with the goals and policies of the Paseo Gateway West Area plan and the Rio Rancho Comprehensive Plan (RRCP). This change to R-4 zoning is not only supported, as previously mentioned by the Paseo Gateway West Area Plan but is also would support key elements of the Vision in the RRCP. We feel that this zone change corrects antiquated platting and supports a key element in the RRCP by creating a high intensity node which supports a walkable neighborhood and complete streets. The request to change the zoning from TZ to R-4 is also supported by RRCP, 1.2 Urban Design Criteria... Given the proximity to the Cielo Azul Elementary School, this zone change would contribute to the development node surrounding the school."

The Planning and Zoning Board recommends the Governing Body find that the proposed zoning will assign zoning on parcels which have been given a TZ: Transitional Zoning designation and the parcels will now align with the land uses designated in the PGWSAP, accomplishing criteria (a).

The Planning and Zoning Board recommends the the Governing Body also finds that the request will be advantageous to the community by providing a master planned area that addresses the needs of connectivity, amenities, and infrastructure, which will accomplish goals as articulated in the Comprehensive Plan.

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

The applicant states: "We attest that the cost of land or other economic considerations are not a determining factor in the zone change request."

The Planning and Zoning Board recommends the Governing Body find that the cost of land or other economic considerations pertaining to the applicant is not considered a determining factor in the change in zoning designation.

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

Per the applicant- Not applicable.

The Planning and Zoning Board recommends the Governing Body find that the criterion is not applicable.

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

(1) the change will clearly facilitate realization of the Comprehensive Plan and any applicable adopted sector development plan or area development plan; or
(2) the area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones: because the site is not suitable for the uses allowed in any adjacent zone due to topography, traffic, or special adverse land uses nearby; or because the nature of structures already on the premises makes the site unsuitable for the uses allowed in any adjacent zone.

The applicant responded with "1. the change will clearly facilitate realization of the Comprehensive Plan and any applicable adopted sector development plan or area development plan; or 2. the area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones: because the site is not suitable for the uses allowed in any adjacent zone due to topography, traffic, or special adverse land uses nearby; or because the nature of structures already on the premises makes the site unsuitable for the uses allowed in any adjacent zone. This zone change request is not a spot zone as it aligns with the land use in the Paseo Gateway West Area Plan and would be consistent with development that has already occurred in the area."

The Planning and Zoning Board recommends the Governing Body finds that the request is not a spot zone, in that the zoning facilities the proposed land uses designated in the PGWSAP Land Use Map.

NOTIFICATIONS:

In accordance with State Statute NMSA § 3-21-6, all property owners within 100 feet of the subject property were sent a certified letter and a legal notice was published in the Albuquerque Journal on February 11, 2026.

INTERDEPARTMENTAL/ INTERAGENCY REVIEW:

Reviewing Agency Received Application for Review Comments:

DSD Planning and Zoning	Provided within this document
DSD Engineering	Comments included on the Master Plan item 26-400-00001
Rio Rancho Public Schools	No Comments Provided
Fire and Rescue	No Adverse Comments
Police Department	No Comments Provided
SSCAFCA	No Adverse Comments
MRCOG	No Comments Provided
Parks, Recreation and Community Services	No Adverse Comments

IMPACT:

The Planning and Zoning Board recommends the Governing Body adopt the Ordinance, subject to the findings and conditions listed 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. Following procedures for a Zone Map Amendment, proper notice of hearing on this matter was given.
2. The applicant has the authority to make an application to request a Zone Map Amendment.
3. The applicant and adjacent property owners received due process, as proper notice and an opportunity to present views was given.

SPECIFIC FINDINGS OF FACT:

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

1. The proposed zone change may be consistent with the health, safety, morals, and general welfare of the City by assigning R-4: Single Family Residential zoning that will compliment and benefit the growing community, as guided by the pending approval of the Cielo Bonito Master Plan.
2. The applicant has provided sound justification in a narrative submitted on December 29, 2025 for the proposed zone change which provides stability of zoning along with providing for adequate compatibility with surrounding zoning and future uses, pending approval of the Cielo Bonito Master Plan.
3. The proposed zone map amendment would be consistent with intent of the adopted elements of the City Comprehensive Plan and Paseo Gateway West Specific Area Plan.
4. The cost of the land or other economic considerations does not appear to be a justification for the proposed zone map amendment.
5. The proposed zoning does not result in a spot zone.
6. Approval of this request is contingent upon approval of the Cielo Bonito Master Plan.

ALTERNATIVES:

The Governing Body may:

1. Approve of the request;
2. Deny the request;
3. Modify the request and recommend approval of such modifications;
4. Postpone the item and continue the public hearing in order to further review.

DEPARTMENT RECOMMENDATION:

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

ATTACHMENT: Ordinance
ATTACHMENT: Application
ATTACHMENT: Map
ATTACHMENT: Notices

CITY OF RIO RANCHO
ORDINANCE

ORDINANCE NO. **ENACTMENT NO.**

ORDINANCE OF THE CITY OF RIO RANCHO, NEW MEXICO AMENDING THE ZONING CLASSIFICATION AND OFFICIAL ZONING MAP FOR THE PROPERTY DESCRIBED AS RIO RANCHO ESTATES UNIT 21, BLOCK 22, LOTS 4-26, 28-30, 45-48; BLOCK 23, LOTS 3-10, 14-23, 45-64; AND BLOCK 24 LOTS 51-56, 58-70; FROM TZ: TRANSITIONAL ZONING AND R-3: MIXED RESIDENTIAL TO R-4: SINGLE FAMILY RESIDENTIAL; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE

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

WHEREAS: in accordance with Rio Rancho Code of Ordinances (R.O. 2003) Section 150.07, an application to amend the zoning ordinance on the subject property has been submitted by The City of Rio Rancho, and assigned City Case No. 26-100-00001; and

WHEREAS: the Paseo Gateway West Specific Area Plan was adopted on December 10, 2008, under Resolution No. 104, Enactment No. 08-098, and amended on February 24, 2020, under Resolution No. 19, Enactment No. 10-020; and

WHEREAS: the Governing Body of the City of Rio Rancho adopted the Cielo Bonito Master Plan on February 26, 2026, pursuant to Resolution No.__, Enactment No. 26-__; and

WHEREAS: the City of Rio Rancho Planning and Zoning Board held a duly noticed public hearing on February 10, 2026, 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 an agenda briefly memorandum 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

February 26, 2026, and the Governing Body heard interested parties and citizens for and against the proposed amendments; and

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

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

Section 1. Rezoning of Property. The Official Zone Ordinance is hereby amended by assigning a zoning designation on approximately 44.94 acres from TZ: Transitional Zoning and R-3: Mixed Residential to R-4: Single-Family Residential on the land legally described as:

Unit 21, Block 22, Lots 4-26, 28-31, and 45-48; Block 23, Lots 3-10, 14-23, 28-32, 38 and 42-64; and Block 24, Lots 41-49, 51-56, 58-66, and 68-70, as shown on the plat entitled: “BLOCKS 1 THRU 36 COMMERCIAL TRACTS A,B,C, & D MULTIPLE TRACTS AA & BB UNIT TWENTY-ONE RIO RANCHO ESTATES SANDOVAL COUNTY NEW MEXICO SECTIONS 26,27,34, & 35 T 13 N, R 2 E, N.M.P.M.” filed in the office of the County Clerk of Sandoval County, New Mexico on November 4, 1969 (RRE Book 2, Page 8).

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

A. The properties identified in Section 1, above, are subject to all requirements of the R-4: Single-Family Residential District as set forth in R.O. 2003 Section 154.11 (as of the effective date of this ordinance or as subsequently amended).
B. The properties identified in Section 1, above, are subject to all land use and development standards and regulations per the Cielo Bonito 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 _____, 2026.

Greggory D. Hull, Mayor

ATTEST:

Noel C. Davis, City Clerk
(SEAL)

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

PLANNING & ZONING LAND USE APPLICATION

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

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

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

APPLICANT/AGENT INFORMATION

Applicant Name: Cielo Bonito Development, LLC		Phone: 505.898.6622
Address: PO Box 9042		E-Mail:
City: Albuquerque	State: NM	Zip: 87119
Proprietary Interest: Contract Purchaser	List Owners: See Exhibit A	
Deed or Ownership Verification Provided: (Initials)		Letter of Authorization Provided: (Initials)

Agent Name: Same as applicant		Phone:
Address:		E-Mail:
City:	State:	ZIP Code:

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

ZMA request to change zoning designation from TZ to R-4

Blk 22, Lots 4-26, 28-30, 45-48, Blk 23, Lots 3-10, 14-23, 45-64 Blk 24, Lots 51-56, 58-70, Unit 21

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit : U21	Block(s): 22,23,24	Lot(s): See Exhibit A
Existing Zoning: TZ	Proposed Zoning: R-4	
No. of existing lots:	No. of proposed lots:	Total area of site (acres) 43.86

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: Cielo Bonito Development, LLC	Applicant:	Agent:
Signature:		Date:

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #
26-100-00001	$1063	

APPLICATION ACCEPTED BY: Tamarah Martinez **DATE:** 1.6.26

Via Emailed PDF to:

December 29, 2025

City of Rio Rancho
Development Services Department, Ste. 130
Rio Rancho, NM 87144

RE: Zone Map Amendment

To Whom It May Concern:

Cielo Bonito Development, LLC is developing a master plan project which consists of 46.86+/- acres of vacant land, currently comprised of 92 +/- platted parcels, with the intention of creating a residential subdivision, located with the City of Rio Rancho and Sandoval County, New Mexico. Please reference Exhibit "A" for the parcels included in this request for a Zone Map Amendment.

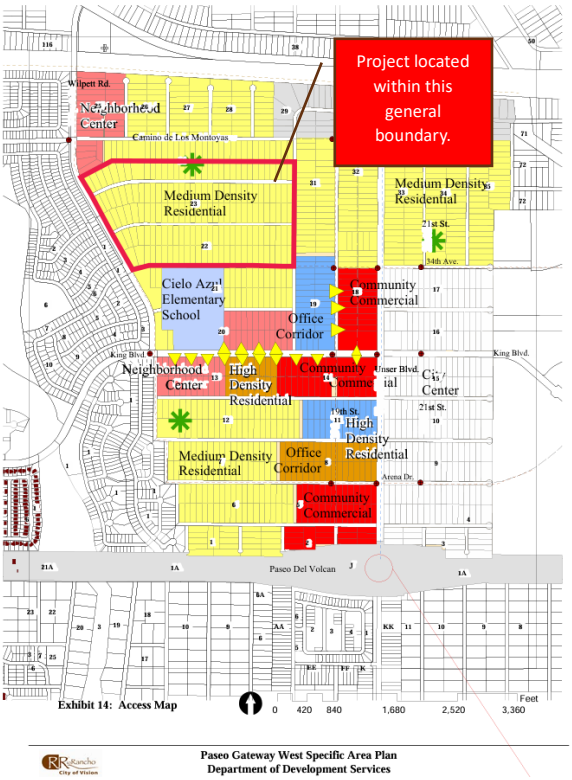
These parcels are a part of the Paseo Gateway West Specific Area Plan, approved December 2008, amended February 2010.

Cielo Bonito Development, LLC would like to request that the parcels, as outlined on Exhibit A, have the zoning designation changed from TZ-Transitional Zoning to the R-4 zoning designation.

The City Zoning Ordinance Section 150.07 (A) requires that an applicant file a request for a zone map amendment through the City Planning & Zoning Board when a change in zoning designation is sought. Pursuant to the criteria provided by the City Zoning Code Chapter 150, Ordinance #O-22, Enactment 09-23 (Sections D-G), a request for change in zoning designation must address the following policies for change:

1. A proposed zone change must be found to be consistent with the health, safety, morals, and general welfare of the City.

   As previously mentioned, this project is governed by the Paseo Gateway West Specific Area Plan which identifies this project area as best developed as medium density residential. This zone map amendment request to change the current zoning designation from TZ to R-4 is consistent with the health, safety, morals, and general welfare of the City.



CIELO BONITO DEVELOPMENT, LLC
P.O. Box 9043 • Albuquerque, NM 87119
505.898.6622 • Fax 505.898.2781
e-mail | mail@scmpartners.com

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

A zone change from TZ to R-4 is consistent with the area density as outlined in the Paseo Gateway West Area Plan as well as the existing land use for adjacent parcels. Additionally, Section 7.4 Land Consolidation, of the Paseo Gateway West Area Plan asserts, "The City will encourage private developers to assemble parcels so they may be replatted to meet City standards with the construction of adequate infrastructure. Incentives may include a streamlined permitting process. Higher density residential rezoning will be delayed until assembly of at least 5 acres occurs." Given all these factors, this project supports the stability of land use and zoning.

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

This zoning designation request is consistent with the adopted elements of the Paseo Gateway West Area plan as well as the goals as outlined in the Comprehensive Plan. See question 4. for further elaboration.

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

The parcels are designated as TZ, Transitional Zone on an antiquated plat. Given these attributes, the zoning designation should be corrected to align with the goals and policies of the Paseo Gateway West Area plan and the Rio Rancho Comprehensive Plan (RRCP). This change to R-4 zoning is not only supported, as previously mentioned by the Paseo Gateway West Area Plan but is also would support key elements of the Vision in the RRCP which includes "As Rio Rancho grows, the development of higher intensity nodes with high-density residential land uses will be necessary to create transit opportunities, walkable neighborhoods, and complete streets (landscaped medians and sidewalk buffers, transit and bicycle lanes etc.)."We feel that this zone change corrects antiquated platting and supports a key element in the RRCP by creating a high intensity node which supports a walkable neighborhood and complete streets.

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The request to change the zoning from TZ to R-4 is also supported by RRCP, 1.2 Urban Design Criteria which states "Rio Rancho has been and continues to be a rural to suburban community. However, as the City continues to grow and as land becomes more valuable, it will be necessary to increase residential densities in order to provide efficient services and affordable housing. Additionally, increasing residential densities is necessary for transit services to become successful. The following design criteria came out of the Vision 2020 ICP workshops." 1.1.2 Medium Density Residential also states "To the extent practical, community facilities such as schools and parks should be part of a development node and surrounded by residential neighborhoods." Given the proximity to the Cielo Azul Elementary School, this zone change would contribute to the development node surrounding the school.

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

We attest that the cost of land or other economic considerations are a determining factor in the zone change request.

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

Not applicable.

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

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

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

This zone change request is not a spot zone as it aligns with the land use in the Paseo Gateway West Area Plan and would be consistent with development that has already occurred in the area.

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Exhibit “A”

Subdivision	Block		Lot #	Unit			Owner
Subd: RIO RANCHO ESTATES	Block: 24	Lot:	70	Unit: 21	0.74	acres	NUCITO IRA LLC
Subd: RIO RANCHO ESTATES	Block: 24	Lot:	69	Unit: 21	0.69	acres	WILTSHIRE CONSULTING LLC
Subd: RIO RANCHO ESTATES	Block: 24	Lot:	68	Unit: 21	0.64	acres	NUCITO IRA LLC
Subd: RIO RANCHO ESTATES	Block: 24	Lot:	67	Unit: 21	0.65	acres	BLACKBURN, NATALIE MARIE LIVING TRUST
Subd: RIO RANCHO ESTATES	Block: 24	Lot:	66	Unit: 21	0.61	acres	WILTSHIRE CONSULTING LLC
Subd: RIO RANCHO ESTATES	Block: 24	Lot:	65	Unit: 21	0.5	acres	WILTSHIRE CONSULTING LLC
Subd: RIO RANCHO ESTATES	Block: 24	Lot:	64	Unit: 21	0.5	acres	JAY HUNTER
Subd: RIO RANCHO ESTATES	Block: 24	Lot:	63	Unit: 21	0.5	acres	LARRY & JUDY COTTOM
Subd: RIO RANCHO ESTATES	Block: 24	Lot:	62	Unit: 21	0.5	acres	WILTSHIRE CONSULTING LLC
Subd: RIO RANCHO ESTATES	Block: 24	Lot:	61	Unit: 21	0.5	acres	WILTSHIRE CONSULTING LLC
Subd: RIO RANCHO ESTATES	Block: 24	Lot:	60	Unit: 21	0.5	acres	WILTSHIRE CONSULTING LLC
Subd: RIO RANCHO ESTATES	Block: 24	Lot:	59	Unit: 21	0.5	acres	JOHN & CAROLE CASCIOTTA
Subd: RIO RANCHO ESTATES	Block: 24	Lot:	58	Unit: 21	0.5	acres	HOLLIDAY-G
Subd: RIO RANCHO ESTATES	Block: 24	Lot:	56	Unit: 21	0.5	acres	WILTSHIRE CONSULTING LLC
Subd: RIO RANCHO ESTATES	Block: 24	Lot:	55	Unit: 21	0.5	acres	NUCITO IRA LLC
Subd: RIO RANCHO ESTATES	Block: 24	Lot:	54	Unit: 21	0.5	acres	GRANT
Subd: RIO RANCHO ESTATES	Block: 24	Lot:	53	Unit: 21	0.5	acres	PEARCE
Subd: RIO RANCHO ESTATES	Block: 24	Lot:	52	Unit: 21	0.5	acres	PEARCE
Subd: RIO RANCHO ESTATES	Block: 24	Lot:	51	Unit: 21	0.5	acres	PEARCE
Subd: RIO RANCHO ESTATES	Block: 23	Lot:	3	Unit: 21	0.53	acres	WILTSHIRE CONSULTING LLC
Subd: RIO RANCHO ESTATES	Block: 23	Lot:	4	Unit: 21	0.54	acres	WILTSHIRE CONSULTING LLC
Subd: RIO RANCHO ESTATES	Block: 23	Lot:	5	Unit: 21	0.54	acres	WILTSHIRE CONSULTING LLC
Subd: RIO RANCHO ESTATES	Block: 23	Lot:	6	Unit: 21	0.53	acres	GUMLEY, BARRY C
Subd: RIO RANCHO ESTATES	Block: 23	Lot:	7	Unit: 21	0.55	acres	WILTSHIRE CONSULTING LLC
Subd: RIO RANCHO ESTATES	Block: 23	Lot:	8	Unit: 21	0.55	acres	WILTSHIRE CONSULTING LLC
Subd: RIO RANCHO ESTATES	Block: 23	Lot:	9	Unit: 21	0.5	acres	LITTLE IRA LLC
Subd: RIO RANCHO ESTATES	Block: 23	Lot:	10	Unit: 21	0.5	acres	WILTSHIRE CONSULTING LLC
Subd: RIO RANCHO ESTATES	Block: 23	Lot:	14	Unit: 21	0.5	acres	WILTSHIRE CONSULTING LLC
Subd: RIO RANCHO ESTATES	Block: 23	Lot:	15	Unit: 21	0.5	acres	WILTSHIRE CONSULTING LLC
Subd: RIO RANCHO ESTATES	Block: 23	Lot:	16	Unit: 21	0.5	acres	WILTSHIRE CONSULTING LLC
Subd: RIO RANCHO ESTATES	Block: 23	Lot:	17	Unit: 21	0.5	acres	WILTSHIRE CONSULTING LLC
Subd: RIO RANCHO ESTATES	Block: 23	Lot:	18	Unit: 21	0.5	acres	WILTSHIRE CONSULTING LLC
Subd: RIO RANCHO ESTATES	Block: 23	Lot:	19	Unit: 21	0.5	acres	GONZALES, ARTHUR J & JANIE & GONZALES REVOC LIV TRST
Subd: RIO RANCHO ESTATES	Block: 23	Lot:	20	Unit: 21	0.5	acres	WILTSHIRE CONSULTING LLC
Subd: RIO RANCHO ESTATES	Block: 23	Lot:	21	Unit: 21	0.5	acres	WILTSHIRE CONSULTING LLC
Subd: RIO RANCHO ESTATES	Block: 23	Lot:	22	Unit: 21	0.5	acres	WILTSHIRE CONSULTING LLC
Subd: RIO RANCHO ESTATES	Block: 23	Lot:	23	Unit: 21	0.5	acres	WILTSHIRE CONSULTING LLC
Subd: RIO RANCHO ESTATES	Block: 23	Lot:	45	Unit: 21	0.5	acres	RED ROAN ENTERPRISES LLC AND MILLENNIUM TRUST CO LLC FBO WEBB ROTH IRA
Subd: RIO RANCHO ESTATES	Block: 23	Lot:	46	Unit: 21	0.5	acres	RED ROAN ENTERPRISES LLC AND MILLENNIUM TRUST CO LLC FBO WEBB ROTH IRA
Subd: RIO RANCHO ESTATES	Block: 23	Lot:	47	Unit: 21	0.5	acres	RED ROAN ENTERPRISES LLC AND MILLENNIUM TRUST CO LLC FBO WEBB ROTH IRA
Subd: RIO RANCHO ESTATES	Block: 23	Lot:	48	Unit: 21	0.5	acres	CREEL REVOCABLE LIVING TRUST
Subd: RIO RANCHO ESTATES	Block: 23	Lot:	49	Unit: 21	0.5	acres	CREEL REVOCABLE LIVING TRUST
Subd: RIO RANCHO ESTATES	Block: 23	Lot:	50	Unit: 21	0.5	acres	RED ROAN ENTERPRISES LLC AND MILLENNIUM TRUST CO LLC FBO WEBB ROTH IRA
Subd: RIO RANCHO ESTATES	Block: 23	Lot:	51	Unit: 21	0.5	acres	RED ROAN ENTERPRISES LLC AND MILLENNIUM TRUST CO LLC FBO WEBB ROTH IRA
Subd: RIO RANCHO ESTATES	Block: 23	Lot:	52	Unit: 21	0.5	acres	RED ROAN ENTERPRISES LLC AND MILLENNIUM TRUST CO LLC FBO WEBB ROTH IRA
Subd: RIO RANCHO ESTATES	Block: 23	Lot:	53	Unit: 21	0.5	acres	RED ROAN ENTERPRISES LLC AND MILLENNIUM TRUST CO LLC FBO WEBB ROTH IRA
Subd: RIO RANCHO ESTATES	Block: 23	Lot:	54	Unit: 21	0.5	acres	RED ROAN ENTERPRISES LLC AND MILLENNIUM TRUST CO LLC FBO WEBB ROTH IRA
Subd: RIO RANCHO ESTATES	Block: 23	Lot:	55	Unit: 21	0.5	acres	RED ROAN ENTERPRISES LLC AND MILLENNIUM TRUST CO LLC FBO WEBB ROTH IRA
Subd: RIO RANCHO ESTATES	Block: 23	Lot:	56	Unit: 21	0.5	acres	RED ROAN ENTERPRISES LLC AND MILLENNIUM TRUST CO LLC FBO WEBB ROTH IRA
Subd: RIO RANCHO ESTATES	Block: 23	Lot:	57	Unit: 21	0.5	acres	RED ROAN ENTERPRISES LLC AND MILLENNIUM TRUST CO LLC FBO WEBB ROTH IRA
Subd: RIO RANCHO ESTATES	Block: 23	Lot:	58	Unit: 21	0.5	acres	RED ROAN ENTERPRISES LLC AND MILLENNIUM TRUST CO LLC FBO WEBB ROTH IRA
Subd: RIO RANCHO ESTATES	Block: 23	Lot:	59	Unit: 21	0.5	acres	RED ROAN ENTERPRISES LLC AND MILLENNIUM TRUST CO LLC FBO WEBB ROTH IRA
Subd: RIO RANCHO ESTATES	Block: 23	Lot:	60	Unit: 21	0.5	acres	RED ROAN ENTERPRISES LLC AND MILLENNIUM TRUST CO LLC FBO WEBB ROTH IRA
Subd: RIO RANCHO ESTATES	Block: 23	Lot:	61	Unit: 21	0.58	acres	RED ROAN ENTERPRISES LLC AND MILLENNIUM TRUST CO LLC FBO WEBB ROTH IRA
Subd: RIO RANCHO ESTATES	Block: 23	Lot:	62	Unit: 21	0.59	acres	RED ROAN ENTERPRISES LLC AND MILLENNIUM TRUST CO LLC FBO WEBB ROTH IRA
Subd: RIO RANCHO ESTATES	Block: 23	Lot:	63	Unit: 21	0.59	acres	RED ROAN ENTERPRISES LLC AND MILLENNIUM TRUST CO LLC FBO WEBB ROTH IRA
Subd: RIO RANCHO ESTATES	Block: 23	Lot:	64	Unit: 21	0.58	acres	RED ROAN ENTERPRISES LLC AND MILLENNIUM TRUST CO LLC FBO WEBB ROTH IRA
Subd: RIO RANCHO ESTATES	Block: 22	Lot:	4	Unit: 21	0.6	acres	RED ROAN ENTERPRISES LLC AND MILLENNIUM TRUST CO LLC FBO WEBB ROTH IRA
Subd: RIO RANCHO ESTATES	Block: 22	Lot:	5	Unit: 21	0.5	acres	RED ROAN ENTERPRISES LLC AND MILLENNIUM TRUST CO LLC FBO WEBB ROTH IRA
Subd: RIO RANCHO ESTATES	Block: 22	Lot:	6	Unit: 21	0.5	acres	RED ROAN ENTERPRISES LLC AND MILLENNIUM TRUST CO LLC FBO WEBB ROTH IRA
Subd: RIO RANCHO ESTATES	Block: 22	Lot:	7	Unit: 21	0.5	acres	GP-BUNGALOWS LLC
Subd: RIO RANCHO ESTATES	Block: 22	Lot:	8	Unit: 21	0.5	acres	GP-BUNGALOWS LLC
Subd: RIO RANCHO ESTATES	Block: 22	Lot:	9	Unit: 21	0.5	acres	RED ROAN ENTERPRISES LLC AND MILLENNIUM TRUST CO LLC FBO WEBB ROTH IRA
Subd: RIO RANCHO ESTATES	Block: 22	Lot:	10	Unit: 21	0.5	acres	RED ROAN ENTERPRISES LLC AND MILLENNIUM TRUST CO LLC FBO WEBB ROTH IRA
Subd: RIO RANCHO ESTATES	Block: 22	Lot:	11	Unit: 21	0.5	acres	RED ROAN ENTERPRISES LLC AND MILLENNIUM TRUST CO LLC FBO WEBB ROTH IRA
Subd: RIO RANCHO ESTATES	Block: 22	Lot:	12	Unit: 21	0.5	acres	RED ROAN ENTERPRISES LLC AND MILLENNIUM TRUST CO LLC FBO WEBB ROTH IRA
Subd: RIO RANCHO ESTATES	Block: 22	Lot:	13	Unit: 21	0.5	acres	RED ROAN ENTERPRISES LLC AND MILLENNIUM TRUST CO LLC FBO WEBB ROTH IRA
Subd: RIO RANCHO ESTATES	Block: 22	Lot:	14	Unit: 21	0.5	acres	RED ROAN ENTERPRISES LLC AND MILLENNIUM TRUST CO LLC FBO WEBB ROTH IRA
Subd: RIO RANCHO ESTATES	Block: 22	Lot:	15	Unit: 21	0.5	acres	RED ROAN ENTERPRISES LLC AND MILLENNIUM TRUST CO LLC FBO WEBB ROTH IRA
Subd: RIO RANCHO ESTATES	Block: 22	Lot:	16	Unit: 21	0.5	acres	RED ROAN ENTERPRISES LLC AND MILLENNIUM TRUST CO LLC FBO WEBB ROTH IRA
Subd: RIO RANCHO ESTATES	Block: 22	Lot:	17	Unit: 21	0.5	acres	RED ROAN ENTERPRISES LLC AND MILLENNIUM TRUST CO LLC FBO WEBB ROTH IRA
Subd: RIO RANCHO ESTATES	Block: 22	Lot:	18	Unit: 21	0.5	acres	RED ROAN ENTERPRISES LLC AND MILLENNIUM TRUST CO LLC FBO WEBB ROTH IRA
Subd: RIO RANCHO ESTATES	Block: 22	Lot:	19	Unit: 21	0.5	acres	RED ROAN ENTERPRISES LLC AND MILLENNIUM TRUST CO LLC
Subd: RIO RANCHO ESTATES	Block: 22	Lot:	20	Unit: 21	0.5	acres	RED ROAN ENTERPRISES LLC AND MILLENNIUM TRUST CO LLC FBO WEBB ROTH IRA
Subd: RIO RANCHO ESTATES	Block: 22	Lot:	21	Unit: 21	0.5	acres	RED ROAN ENTERPRISES LLC AND MILLENNIUM TRUST CO LLC FBO WEBB ROTH IRA
Subd: RIO RANCHO ESTATES	Block: 22	Lot:	22	Unit: 21	0.5	acres	RED ROAN ENTERPRISES LLC AND MILLENNIUM TRUST CO LLC FBO WEBB ROTH IRA
Subd: RIO RANCHO ESTATES	Block: 22	Lot:	23	Unit: 21	0.5	acres	RED ROAN ENTERPRISES LLC AND MILLENNIUM TRUST CO LLC FBO WEBB ROTH IRA
Subd: RIO RANCHO ESTATES	Block: 22	Lot:	24	Unit: 21	0.5	acres	NANCY & ROBERT HIGGINS
Subd: RIO RANCHO ESTATES	Block: 22	Lot:	25	Unit: 21	0.5	acres	NANCY & ROBERT HIGGINS
Subd: RIO RANCHO ESTATES	Block: 22	Lot:	26	Unit: 21	0.5	acres	LITTLE IRA LLC
Subd: RIO RANCHO ESTATES	Block: 22	Lot:	28	Unit: 21	0.5	acres	RED ROAN ENTERPRISES LLC AND MILLENNIUM TRUST CO LLC
Subd: RIO RANCHO ESTATES	Block: 22	Lot:	29	Unit: 21	0.5	acres	NUCITO IRA LLC
Subd: RIO RANCHO ESTATES	Block: 22	Lot:	30	Unit: 21	0.5	acres	RED ROAN ENTERPRISES LLC AND MILLENNIUM TRUST CO LLC
Subd: RIO RANCHO ESTATES	Block: 22	Lot:	45	Unit: 21	0.5	acres	RED ROAN ENTERPRISES LLC AND MILLENNIUM TRUST CO LLC FBO WEBB ROTH IRA
Subd: RIO RANCHO ESTATES	Block: 22	Lot:	46	Unit: 21	0.5	acres	RED ROAN ENTERPRISES LLC AND MILLENNIUM TRUST CO LLC FBO WEBB ROTH IRA
Subd: RIO RANCHO ESTATES	Block: 22	Lot:	47	Unit: 21	0.5	acres	RED ROAN ENTERPRISES LLC AND MILLENNIUM TRUST CO LLC
Subd: RIO RANCHO ESTATES	Block: 22	Lot:	48	Unit: 21	0.5	acres	RED ROAN ENTERPRISES LLC AND MILLENNIUM TRUST CO LLC FBO WEBB ROTH IRA

CIELO BONITO DEVELOPMENT, LLC
P.O. Box 9043 • Albuquerque, NM 87119
505.898.6622 • Fax 505.898.2781
e-mail | mail@scmpartners.com

April 1, 2025

City of Rio Rancho
Development Services Department, Ste. 130
Rio Rancho, NM 87144

To Whom It May Concern:

The purpose of this letter is to provide authorization to Cielo Bonito Development, LLC to act as agent on behalf of the owners for all necessary steps related to the development process of the property, which is legally known as:

> Lot 59, Block 24, Unit 21 of Rio Rancho Estates, within the City of Rio Rancho, Sandoval County, State of New Mexico.

This authorization shall include, but is not limited to, the regulatory and permitting process, subdivision of land, special use, zone map amendments, re-zoning, master plans, removal of restrictive covenants and variance requests.

Owner:
John M. and Carole J. Casciotta

John M Casciotta
John M. Casciotta

Date: Apr. 24, 2025

Carole J Casciotta
Carole J. Casciotta

Date: Apr. 24, 2025

John and Carole Casciotta
803-617-9963
149 Longwood Green Ct.
Aiken, SC 29803

June 3, 2024

City of Rio Rancho
Development Services Department, Ste. 130
Rio Rancho, NM 87144

To Whom It May Concern:

The purpose of this letter is to provide authorization to Cielo Bonito Development, LLC to act as agent on behalf of the owners for all necessary steps related to the development process of the property, which is legally known as:

> Lot 63, Block 24, Unit 21 of Rio Rancho Estates, within the City of Rio Rancho, Sandoval County, State of New Mexico.

This authorization shall include, but is not limited to, the regulatory and permitting process, subdivision of land, special use, zone map amendments, re-zoning, master plans, removal of restrictive covenants and variance requests.

Owner:
Larry and Judy Cottom

Larry Cottom Date: 6-13-24

Larry Cottom

Judy Cottom Date: 6-13-24

Judy Cottom

Phone:559-908-3358/559-908-3862
Email: lj8384@sbcglobal.net
2811 S. 3520 W.
Hurricane, Utah 84737

June 3, 2024

City of Rio Rancho
Development Services Department, Ste. 130
Rio Rancho, NM 87144

To Whom It May Concern:

The purpose of this letter is to provide authorization to Cielo Bonito Development, LLC to act as agent on behalf of the owners for all necessary steps related to the development process of the property, which is legally known as:

> Lots 48 & 49, Block 23, Unit 21 of Rio Rancho Estates, within the City of Rio Rancho, Sandoval County, State of New Mexico.

This authorization shall include, but is not limited to, the regulatory and permitting process, subdivision of land, special use, zone map amendments, re-zoning, master plans, removal of restrictive covenants and variance requests.

Owner:
Creel Revocable Living Trust

Marvin L. Creel Date: 6/21/2024

Marvin L. Creel
916-801-8304
angecreel@outlook.com
1210 Sleepy Hollow Way
Roseville, CA 95661

September 14, 2024

City of Rio Rancho
Development Services Department, Ste. 130
Rio Rancho, NM 87144

To Whom It May Concern:

The purpose of this letter is to provide authorization to Cielo Bonito Development, LLC to act as agent on behalf of the owners for all necessary steps related to the development process of the property, which is legally known as:

Lot 58, Unit 24 of Rio Rancho Estates, within the City of Rio Rancho,
Sandoval County, State of New Mexico.

This authorization shall include, but is not limited to, the regulatory and permitting process, subdivision of land, special use, zone map amendments, re-zoning, master plans, removal of restrictive covenants and variance requests.

Owner:

Gloria L. Holliday Date: 9/17/2024

Name: Gloria L. Holliday

Phone: 702 372 2230

Email: Glolholliday@gmail.com

Address: 11301 Jasper Grove Ave.
Las Vegas, NV 89138

September 20, 2024

City of Rio Rancho
Development Services Department, Ste. 130
Rio Rancho, NM 87144

To Whom It May Concern:

The purpose of this letter is to provide authorization to Cielo Bonito Development, LLC to act as agent on behalf of the owners for all necessary steps related to the development process of the property, which is legally known as:

> Lot 19, Block 23, Unit 21 of Rio Rancho Estates, within the City of Rio Rancho, Sandoval County, State of New Mexico.

This authorization shall include, but is not limited to, the regulatory and permitting process, subdivision of land, special use, zone map amendments, re-zoning, master plans, removal of restrictive covenants and variance requests.

Owner: (ARTHUR J. GONZALES) (JANIE GONZALES) Date: 10/21/24

Name:
Phone: 505-306-1489 / 505-306-1491
Email: ARTGON@YAHOO.COM
Address: 930 CAMINO DEL RIO N.W.
ALBUQ. N.M. 87114

June 3, 2024

City of Rio Rancho
Development Services Department, Ste. 130
Rio Rancho, NM 87144

To Whom It May Concern:

The purpose of this letter is to provide authorization to Cielo Bonito Development, LLC to act as agent on behalf of the owners for all necessary steps related to the development process of the property, which is legally known as:

> Lots 7 and 8, Block 22, Unit 21 of Rio Rancho Estates, within the City of Rio Rancho, Sandoval County, State of New Mexico.

This authorization shall include, but is not limited to, the regulatory and permitting process, subdivision of land, special use, zone map amendments, re-zoning, master plans, removal of restrictive covenants and variance requests.

Owner:
GP-Bungalows, LLC

Date: 6-5-2024

Patrick Pirraglio, Member
Phone: 801-718-1299
Email: gpBungalows@gmail.com
7927 South 2840 West
West Jordan, UT 84088

Authentisign ID: 2D6C5780-DC60-F011-8DCA-00224822F75A

July 11, 2025

City of Rio Rancho
Development Services Department, Ste. 130
Rio Rancho, NM 87144

To Whom It May Concern:

The purpose of this letter is to provide authorization to Cielo Bonito Development, LLC to act as agent on behalf of the owners for all necessary steps related to the development process of the property, which is legally known as:

> Lot 54, Block 24, Unit 21 of Rio Rancho Estates, within the City of Rio Rancho, Sandoval County, State of New Mexico.

This authorization shall include, but is not limited to, the regulatory and permitting process, subdivision of land, special use, zone map amendments, re-zoning, master plans, removal of restrictive covenants and variance requests.

Owner:
Authentisign
Lenny Grant 07/14/25
Name: Lenny Grant
Phone:
Email:
Address:

Date: 07/14/25

August 22, 2025

City of Rio Rancho
Development Services Department, Ste. 130
Rio Rancho, NM 87144

To Whom It May Concern:

The purpose of this letter is to provide authorization to Cielo Bonito Development, LLC to act as agent on behalf of the owner for all necessary steps related to the development process of the property, which is legally known as:

> Lot 6, Block 23, Unit 21 of Rio Rancho Estates, within the City of Rio Rancho, Sandoval County, State of New Mexico.

This authorization shall include the application for a zoning change from TZ to R-4, via a zone map amendment with the city of Rio Rancho, NM.

Owner:

Lora Gumley Date: 8/25/25

Name: Lora Gumley
Phone: 281-253-1937
Email: sunnydz4me@aol.com
Address:

June 3, 2024

City of Rio Rancho
Development Services Department, Ste. 130
Rio Rancho, NM 87144

To Whom It May Concern:

The purpose of this letter is to provide authorization to Cielo Bonito Development, LLC to act as agent on behalf of the owners for all necessary steps related to the development process of the property, which is legally known as:

> Lots 24 & 25, Block 22, Unit 21 of Rio Rancho Estates, within the City of Rio Rancho, Sandoval County, State of New Mexico.

This authorization shall include, but is not limited to, the regulatory and permitting process, subdivision of land, special use, zone map amendments, re-zoning, master plans, removal of restrictive covenants and variance requests.

Owner:
Robert J. Higgins

Brenda M. Thompson POA for Robert J. Higgins Date: 6/9/24
Brenda M Thompson, POA for Robert J. Higgins
Phone: 507-244-0248
Email: 1we4adventures@hotmail.com
2415 Islandview Dr.
Albert Lea, MN 56007

June 3, 2024

City of Rio Rancho
Development Services Department, Ste. 130
Rio Rancho, NM 87144

To Whom It May Concern:

The purpose of this letter is to provide authorization to Cielo Bonito Development, LLC to act as agent on behalf of the owners for all necessary steps related to the development process of the property, which is legally known as:

Lot 64, Block 24, Unit 21 of Rio Rancho Estates, within the City of Rio Rancho, Sandoval County, State of New Mexico.

This authorization shall include, but is not limited to, the regulatory and permitting process, subdivision of land, special use, zone map amendments, re-zoning, master plans, removal of restrictive covenants and variance requests.

Owner:
Jay D. Hunter

Jay D. Hunter

Date: 5 JUN 2024

Jay Hunter
Phone:801-791-8919
Email: jayhunter97@gmail.com
12 Park Place
Thompson Falls, MT 59873

Scanned with MOBILE SCANNER

Authentisign ID: CA5D4BE9-D761-F011-8DCA-00224822F75A

July 11, 2025

City of Rio Rancho
Development Services Department, Ste. 130
Rio Rancho, NM 87144

To Whom It May Concern:

The purpose of this letter is to provide authorization to Cielo Bonito Development, LLC to act as agent on behalf of the owners for all necessary steps related to the development process of the property, which is legally known as:

> Lots 51, 52, 53, Block 24, Unit 21, of Rio Rancho Estates, within the City of Rio Rancho, Sandoval County, State of New Mexico.

This authorization shall include, but is not limited to, the regulatory and permitting process, subdivision of land, special use, zone map amendments, re-zoning, master plans, removal of restrictive covenants and variance requests.

Owner:

Authentisign
Michael Pearce
Name: Michael Pearce
Phone:
Email:
Address:

Date: 07/15/25

June 3, 2024

City of Rio Rancho
Development Services Department, Ste. 130
Rio Rancho, NM 87144

To Whom It May Concern:

The purpose of this letter is to provide authorization to Cielo Bonito Development, LLC to act as agent on behalf of the owners for all necessary steps related to the development process of the property, which is legally known as:

> Lots 4 through 6, inclusive, Lots 9 through 23, inclusive, Lot 28, Lots 45 through 48, inclusive of Block 22, Unit 21 and Lots 42 through 47, inclusive, Lots 50 through 64, inclusive of Block 23, Unit 21, and Lot 49, of Block 24, Unit 21, of Rio Rancho Estates, within the City of Rio Rancho, Sandoval County, State of New Mexico.

This authorization shall include, but is not limited to, the regulatory and permitting process, subdivision of land, special use, zone map amendments, re-zoning, master plans, removal of restrictive covenants and variance requests.

Owner:
Red Roan Enterprises, LLC

_____ Date: 6/5/2024
David Torres

Millennium Trust Company, LLC Custodian FBO Peter C. Webb Roth IRA

DocuSigned by:
_____ Date: 6/10/2024
Agata Keijzik CE997EDF80584A4...

January 15, 2025

City of Rio Rancho
Development Services Department, Ste. 130
Rio Rancho, NM 87144

To Whom It May Concern:

The purpose of this letter is to provide authorization to Cielo Bonito Development, LLC, the contract purchaser for the property identified below, to apply on its own behalf for all required regulatory and permitting processes as it relates to the of development property, which is legally known as:

> Lots 3, 4, 5, 7, 8, 10, 14, 15, 16, 17, 18, 20, 21, 22, 23 and 32 of Block 23, Unit 21 and Lots 41, 45, 46, 48, 56, 60, 61, 62, 65, 66 and 69 of Block 24, Unit 21, of Rio Rancho Estates, within the City of Rio Rancho, Sandoval County, State of New Mexico.

This authorization shall include application to the relevant governing authorities for the purpose of rezoning the property, which includes a zone map amendment, the creation and adoption of a master plan, preliminary platting actions and removal of the restrictive covenants. Cielo Bonito Development, LLC shall not take any final zoning or platting or other land use actions including, but not limited to, removal of restrictive covenants, until after the sale of the property is complete other than securing the zoning map amendment which may occur and be effective before the sale of the property is complete.

Owner:
Wiltshire Consulting, LLC,
a Delaware limited liability company



_____ Date: 18 April, 2025

Warren McInteer
Wiltshire Consulting, LLC
81145 Old Highway
Islamorada, Florida 33036

Authentisign ID: 78E19CC8-6A68-F011-8DCA-00224822F75A

July 24, 2025

City of Rio Rancho
Development Services Department, Ste. 130
Rio Rancho, NM 87144

To Whom It May Concern:

The purpose of this letter is to provide authorization to Cielo Bonito Development, LLC to act as agent on behalf of the owners for all necessary steps related to the development process of the property, which is legally known as:

> Lot 29, Block 22, Unit 21 and Lots 28, 29, and 38, Block 23, Unit 21 and Lots 19, 20, 55, 68, 70, Block 24, Unit 21 of Rio Rancho Estates, within the City of Rio Rancho, Sandoval County, State of New Mexico.

This authorization shall include, but is not limited to, the regulatory and permitting process, subdivision of land, special use, zone map amendments, re-zoning, master plans, removal of restrictive covenants and variance requests.

Owner:
Nucito IRA, LLC
Authentisign
Bart Murphy, Manager
_____ Date: 07/24/25

Barton Murphy Manager Nucito Ira LLC
505-363-2757
bartccim@gmail.com
3417 Stardust Court NE
Albuquerque, NM 87110

July 23, 2025

Authentisign ID: 78E19CC8-6A68-F011-8DCA-00224822F75A

City of Rio Rancho
Development Services Department, Ste. 130
Rio Rancho, NM 87144

To Whom It May Concern:

The purpose of this letter is to provide authorization to Cielo Bonito Development, LLC to act as agent on behalf of the owners for all necessary steps related to the development process of the property, which is legally known as:

> Lot 26, Block 22, Unit 21 and Lot 9, Block 23, Unit 21 and Lots 42, 43, 44, Block 24, Unit 21 of Rio Rancho Estates, within the City of Rio Rancho, Sandoval County, State of New Mexico.

This authorization shall include, but is not limited to, the regulatory and permitting process, subdivision of land, special use, zone map amendments, re-zoning, master plans, removal of restrictive covenants and variance requests.

Owner:
Little IRA, LLC

AuthentiSIGN
Clara Murphy, Manager
_____

Date: 07/24/25

Clara Murphy, manager, Little Ira LLC
505-363-2757
bartccim@gmail.com
3417 Stardust Court NE
Albuquerque, NM 87110

October 5, 2025

City of Rio Rancho
Development Services Department, Ste. 130
Rio Rancho, NM 87144

To Whom It May Concern:

The purpose of this letter is to provide authorization to Cielo Bonito Development, LLC to act as agent on behalf of the owner for all necessary steps related to the development process of the property, which is legally known as:

> Lot 67, Block 24, Unit 21 of Rio Rancho Estates, within the City of Rio Rancho, Sandoval County, State of New Mexico.

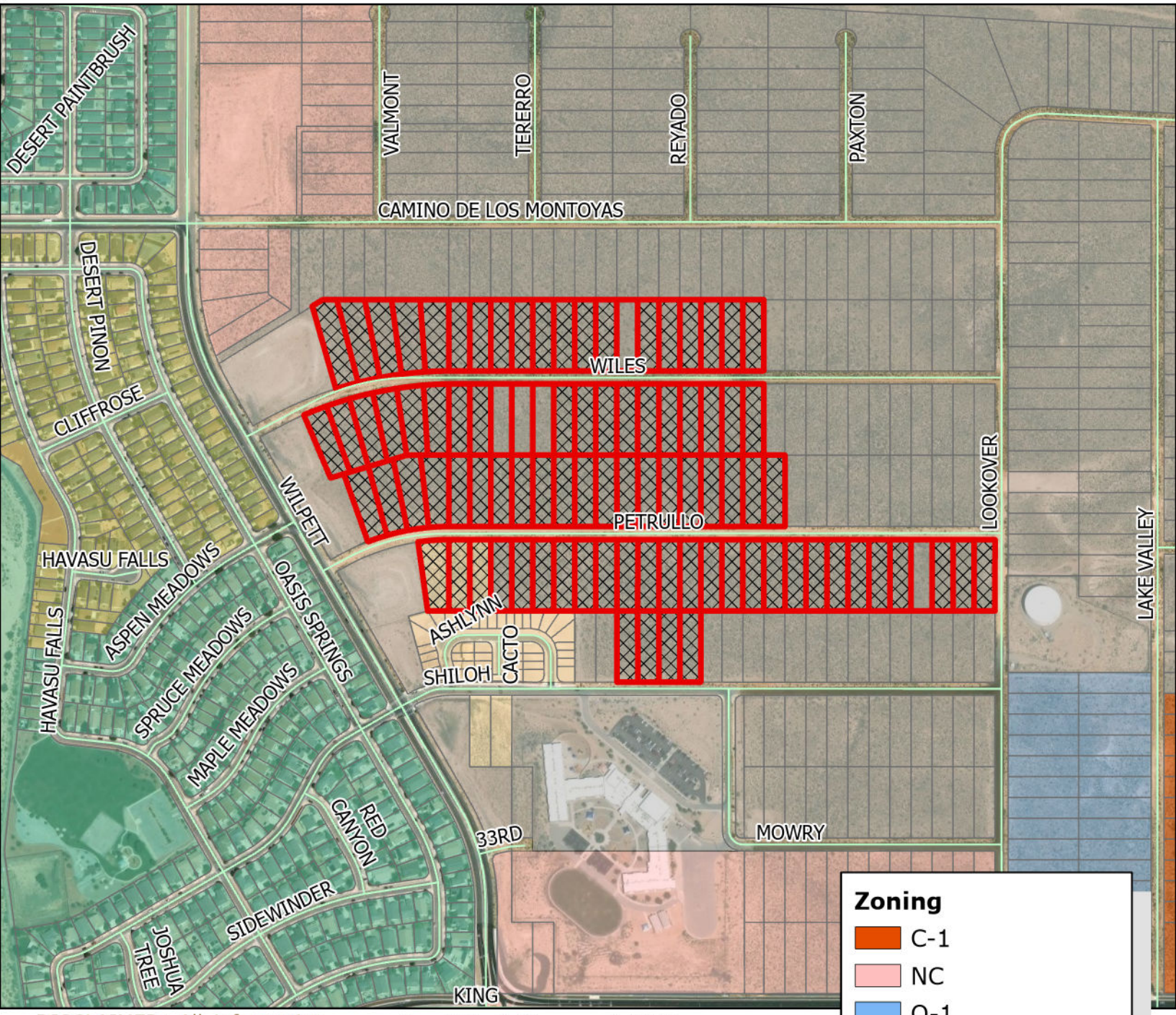
This authorization shall include the application for a zoning change from TZ to R-4, via a zone map amendment with the city of Rio Rancho, NM.

Owner:

Natalie M. Blackburn Date: 10-05-2025

Name: Natalie Blackburn
Phone: (360) 293-7266
Email:
Address: 1903 24th St.
Anacortes, WA 98221

CIELO BONITO
MASTER PLAN
ZONE MAP AMENDMENT



Zoning

- C-1
- NC
- O-1
- R-3
- R-4
- SU
- TZ
- Zone Map Amendment
- Master Plan

0 0.04 0.08 0.16 Miles

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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
1.21.26

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

February 12, 2026

RE: Master Plan and Zone Map Amendment; Case No. 26-400-00001 & 26-100-00001
Cielo Bonito

Dear Property Owner:

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

The applicant, Cielo Bonito, LLC requests approval of the Cielo Bonito Master Plan at the location legally described as Unit 21, Block 22, Lots 4-30, 45-48, Block 23, Lots 3-23, 45-64 and Block 24, Lots 51-70. Concurrent with this request is a Zone Map Amendment request for approximately 44.94 acres from TZ Transitional Zoning and R-3: Mixed Residential to R-4, Single-Family Residential (Unit 21, Block 22 Lots 4-26, 28-30, 45-48, Block 23 Lots 3-10, 14-23, 45-64 and Block 24 Lots 51-56, 58-70).

The **Governing Body** will consider the request and decide their approval on **Thursday, February 26, 2026** at 6:00 pm at City Hall 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 planning@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 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,

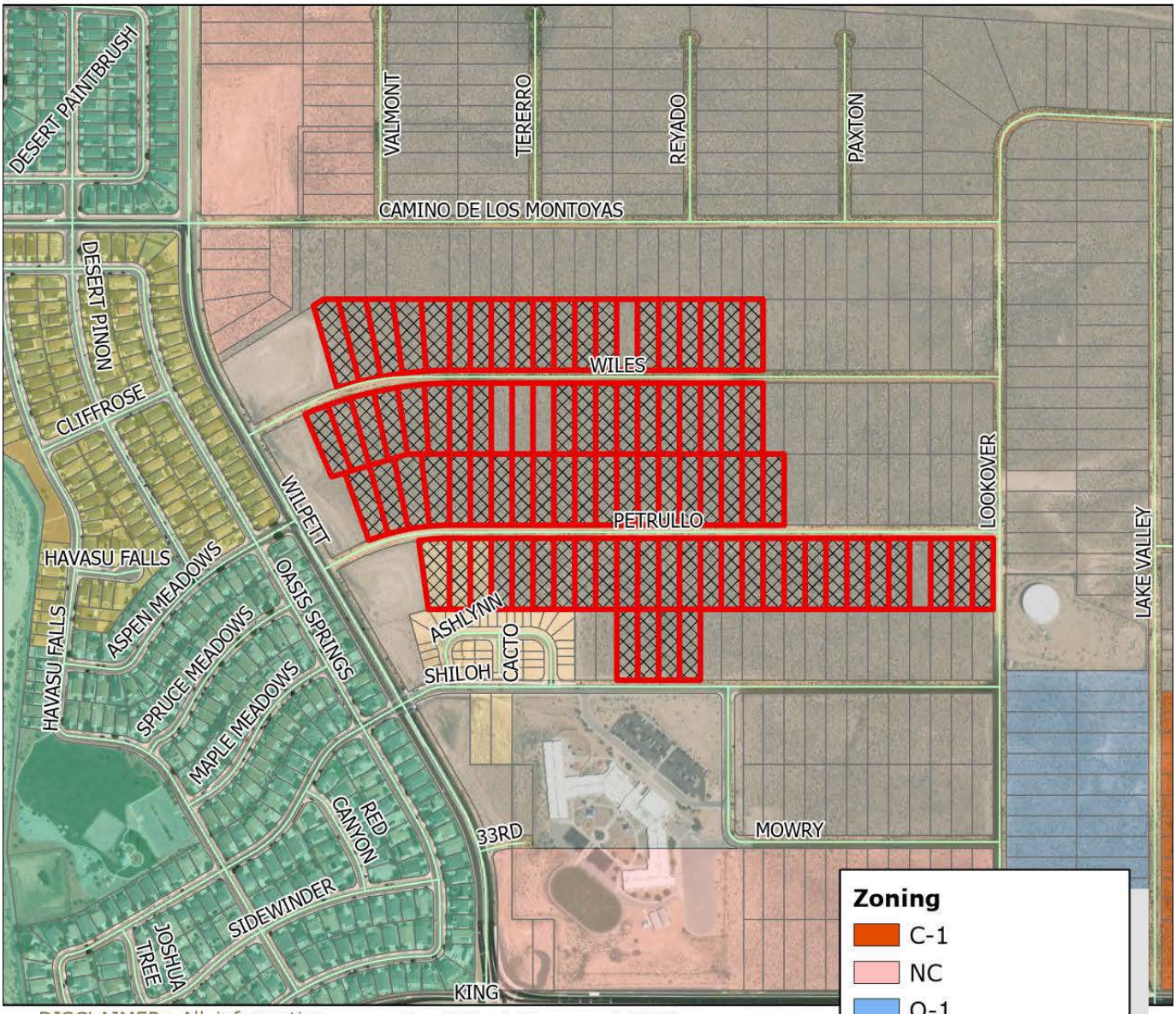
Tamarah Martinez

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

CIELO BONITO MASTER PLAN ZONE MAP 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 0.04 0.08 0.16 Miles

N W E S

Map courtesy of Tamarah Martinez
1.21.26

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, February 26, 2026:

Zone Map Amendment
Case #26-100-00004

The Applicant, the City of Rio Rancho, requests approval of a Zone Map Amendment establishing a Corridor Overlay Zone for enhanced setbacks to allow for protection of future right-of-way and access management along properties directly abutting Rainbow Boulevard within City limits. The Corridor Overlay Zone shall establish enhanced setbacks of 28'-56' for proposed future right-of-way along the properties legally described as: Rio Rancho Estates Unit 9, Block 51, Lots 9-16; Rio Rancho Estates Unit 9, Block 50, Lot 1 & Lot Arroyo; Rio Rancho Estates Unit 9, Block 22, Lot 14; Rio Rancho Estates Unit 9, Block 12, Lots 2-4; Rio Rancho Estates Unit 9, Block 13, Lots 53-56; Rio Rancho Estates Unit 9, Block 8, Lots 19-20; Rio Rancho Estates Unit 9, Block 7, Lots 22-23; Rio Rancho Estates Unit 9, Block 6, Lots 22-23; Rio Rancho Estates Unit 9, Block 5, Lots 43-44; Rio Rancho Estates Unit 9, Block 4, Lots 43-44; Rio Rancho Estates Unit 9, Block 3, Lots 45-46; Rio Rancho Estates Unit 9, Block 2, Lots 45-46; Rio Rancho Estates Unit 8, Block 79, Lot SUESMT & Lot 54; Rio Rancho Estates Unit 8, Block 78, Lots 12A & 13-18; Rio Rancho Estates Unit 8, Block 70, Lot 27; Rio Rancho Estates Unit 8, Block 70, Parcel A; Rio Rancho Estates Unit 8, Block 69, Lots 27-28; Rio Rancho Estates Unit 8, Block 68, Lots 27-28; Rio Rancho Estates Unit 8, Block 67, Lots 12-13; Rio Rancho Estates Unit 8, Block 66, Lots 12-13; Rio Rancho Estates Unit 8, Block 62, Lots 12-13; Rio Rancho Estates Unit 8, Block 61, Lot 13; Rio Rancho Estates Unit 8, Block 58, Lots 12-13; Rio Rancho Estates Unit 8, Block 57, Lots 12-13; Rio Rancho Estates Unit 8, Block 54, Lots 12-13; Rio Rancho Estates Unit 8, Block 53, Lots 12-13; Rio Rancho Estates Unit 8, Block 50, Lot 13; Rio Rancho Estates Unit 8, Block 49, Lot 12; Rio Rancho Estates Unit 7, Block 58, Lot 20; Rio Rancho Estates Unit 7, Block 59, Lot 19; Rio Rancho Estates Unit 7, Block 60, Lots 19-20; Rio Rancho Estates Unit 7, Block 61, Lots 19-20; Rio Rancho Estates Unit 7, Block 65, Lots 3-4; Rio Rancho Estates Unit 7, Block 69, Lots 76-77; Rio Rancho Estates Unit 7, Block X, Lots 25-37 & 40-52; Rio Rancho Estates Unit 7, Block X, Lots 38-39; Rio Rancho Estates Unit 12, Block 51A, Lot PPRK; Rio Rancho Estates Unit 12, Block 50, Lots 12-13; Rio Rancho Estates Unit 12, Block 48, Tract A; Rio Rancho Estates Unit 12, Block 47, Lots 1 & 68; Rio Rancho Estates Unit 12, Block 44, Lots 9-14; Rio Rancho Estates Unit 12, Block 43, Lot 17; Unit 12, Block 43, Lot 16; Rio Rancho Estates Unit 12, Block 42, Lots 17-18; Rio Rancho Estates Unit 12, Block 41, Lots 17-18; Rio Rancho Estates Unit 12, Block 40A, Lots 21-22; Rio Rancho Estates Unit 12, Block A, Lot 62; Rio Rancho Estates Unit 12, Block BB, Lot 1; Rio Rancho Estates Unit 12, Block 69, Lot 1-9, 10A & 10B; Rio Rancho Estates Unit 12, Block 68, Lots 11-16; Rio Rancho Estates Unit 12, Block 67, Lots 1 & 12; Rio Rancho Estates Unit 12, Block 59, Lots 1-3 & 63-64; Rio Rancho Estates Unit 12, Block 52, Lots 1-2 & 52-53; Rio Rancho Estates Unit 12, Block 32, Lots 37-41; Rio Rancho Estates Unit 12, Block 33, Lots 1 & 30; Rio Rancho Estates Unit 12, Block 34, Lots 1 & 34; Rio Rancho Estates Unit 12, Block 35, Lots 1 & 32-33; Rio Rancho Estates Unit 12, Block 36, Lots 1 & 32-33; Rio Rancho Estates Unit 12, Block 37, Lots 1 & 62-63; Rio Rancho Estates Unit 12, Block 38, Lots 1 & 62-63; Rio Rancho Estates Unit 12, Block 39, Lots 1 & 62-63; Rio Rancho Estates Unit 12, Block H, Lot 1; Rio Rancho Estates Unit 10, Block 84, Lots 1, 23, Arroyo & Tract G; Rio Rancho Estates Unit 10, Block 86, Tract 1; Rio Rancho Estates Unit 10, Block 58, Tract F; Rio Rancho Estates Unit 10, Block 54, Lots 1 & 40; Rio Rancho Estates Unit 10, Block 53, Lots 1 & 40; Rio Rancho Estates Unit 10, Block 50, Lots 1 & 40; Rio Rancho Estates Unit 10, Block 48, Lots 1 & 40; Rio Rancho Estates Unit 10, Block 45, Lots 1 & 39; Rio Rancho Estates Unit 10, Block 43, Lot 1 & 38; Rio Rancho Estates Unit 10, Block 3, Lots 1 & 60; Rio Rancho Estates Unit 10, Block 2, Lots 1 & 38; Rio Rancho Estates Unit 10, Block 1, Lots 1 & 80; Cedar Hills 3, Block 18, Parcel C; Rio Rancho Estates Unit 11, Block A, Lot 1; Rio Rancho Estates Unit 11, Block 29, Lots 1-2 & Lot SUESMT; Rio Rancho Estates Unit 11, Block 21, Lots 1-35; Rio Rancho Estates Unit 11, Block 20, Lots 1-10; Rio Rancho Estates Unit 11, Block T, Lots 1-36; Rio Rancho Estates Unit 11, Block 1, Lots 1-28; Rio Rancho Estates Unit 11, Block UU, Lots 1 & 44; Rio Rancho Estates Unit 22, Block 36, Lot 39B; Rio Rancho Estates Unit 22, Block 37, Lots 29-31; Rio Rancho Estates Unit 22, Block 38, Lots 36-39; Rio Rancho Estates Unit 22, Block 39, Lots 34-36; Rio Rancho Estates Unit 22, Block 40, Lots 30-32; Rio Rancho Estates Unit 22, Block 41, Lots 16-18; Rio Rancho Estates Unit 22, Block 42, Lot 23; Rio Rancho Estates Unit 22, Block AA, Lots 1-8 & Tract A; Rio Rancho Estates Unit 22, Block 89, Lot Arroyo & Tract E; Rio Rancho Estates Unit 22, Block 92, Lots 1, 8-10 & Tract F; Rio Rancho Estates Unit 22, Block 93, Lot 1 & Lot AT&SF; Rio Rancho Estates Unit 22, Block 94, Lot 1; Rio Rancho Estates Unit 22, Block 95, Lot 1 & Lot PSCH; Rio Rancho Estates Unit 22, Tract DD & Tract G; Rio Rancho Estates Unit 22, Block 103, Tract GG & Tract FF; Rio Rancho Estates Unit 22, Block 102, Tract EE & Lot 1; Rio Rancho Estates Unit 22, Block 101, Lot 1; Rio Rancho Estates Unit 22, Block 97, Lots 1-4; Rio Rancho Estates Unit 22, Block 96, Lots 1-26; Rio Rancho Estates Unit 22, Block 100, Lot 1; Rio Rancho Estates Unit 22, Block 63, Tract C & Lot 1; Rio Rancho Estates Unit 22, Block 62, Lots 1-36 & Lot DRN; Rio Rancho Estates Unit 22, Block 56, Tract B & Lot 1; Rio Rancho Estates Unit 22, Tract H; Rio Rancho Estates Unit 22, Block 131, Lot 11; Rio Rancho Estates Unit 22, Block 130, Lots 1-11; Rio Rancho Estates Unit 22, Block 129, Lots 1-18; and Rio Rancho Estates Unit 22, Block 120, Lots 19-27.

Master Plan
Case #26-400-00001

The applicant, Cielo Bonito, LLC requests approval of the Cielo Bonito Master Plan at the location legally described as Unit 21, Block 22, Lots 4-30, 45-48, Block 23, Lots 3-23, 45-64 and Block 24, Lots 51-70.

Zone Map Amendment
Case #26-100-00001

The applicant, Cielo Bonito, LLC requests approval of a Zone Map Amendment request for approximately 44.94 acres from TZ Transitional Zoning and R-3: Mixed Residential to R-4, Single-Family Residential (Unit 21, Block 22 Lots 4-26, 28-30, 45-48, Block 23 Lots 3-10, 14-23, 45-64 and Block 24 Lots 51-56, 58-70).

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: February 11, 2026

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: O3

AGENDA DATE:
February 26, 2026

DEPARTMENT:
Development Services

SUBJECT:
O3, Ordinance of the City of Rio Rancho, New Mexico Amending the Official Zone Map for a Corridor Overlay Zone Designation on Certain Properties Directly Abutting Rainbow Boulevard Within City Limits; Providing for Severability and an Effective Date

BACKGROUND AND ANALYSIS:
The Applicant, the City of Rio Rancho, requests approval of a Zone Map Amendment establishing a Corridor Overlay Zone for enhanced setbacks to allow for protection of future right-of-way and access management along properties directly abutting Rainbow Boulevard within City limits. The Corridor Overlay Zone shall establish enhanced setbacks of 28'-56' for proposed future right-of-way along all subject properties.

The proposed Zone Map Amendment was heard by the Planning and Zoning Board at their regular meeting held on Tuesday, February 10, 2026. The Board voted four (4) for and one (1) against, recommending approval of the Zone Map Amendment to the Governing Body.

In anticipation of continued residential and commercial growth, the City of Rio Rancho is proposing a Corridor Overlay Zone (COZ) for the entirety of Rainbow Boulevard within the City Limits of Rio Rancho. Rainbow Boulevard currently exists as a Minor Arterial road; the existent width of the majority of Rainbow Boulevard is 100'; however, the section of Rainbow Boulevard along the Camino Crossing Subdivision measures 128' in width.

In accordance with Rio Rancho Code of Ordinances (R.O. 2003) Section 154.41, the City of Rio Rancho has the authority to use and adopt Overlay Zones as a planning and zoning tool to require additional setbacks to protect future right-of-way acquisition and impose additional access control measures.

Rainbow Boulevard is identified by the MRCOG Futures 2040 Metropolitan Transportation Plan as a Regional Principal Arterial road. As such, the City of Rio Rancho Development Process Manual (DPM) identifies a Principal Arterial road as requiring a width of 156'. Exhibit U includes Figure 2 (DPM Section 4.4.A.I.a, Page 8 of Transportation Section), which illustrates cross-section designs for principal arterial roads.

The proposed overlay does not include properties outside of Municipal City boundaries (unincorporated Sandoval County) or constructed subdivisions.

Exhibits A through T illustrate all portions of Rainbow Boulevard within the City of Rancho, specifying each section of right-of-way protection (either 28' or 56').

The proposed COZ establishes protections for future right-of-way and access management and does not facilitate the acquisition of land. All land acquisition of future right-of-way will occur at the development stage when subject portions of Rainbow Boulevard are due to expand.

The establishment of COZ for enhanced setbacks for the protection of right-of-way is common best practice for future right-of-way acquisition and widening. The City of Rio Rancho has adopted COZs for Wellspring Ave. SE and Westside Blvd. SE in 2016 under O. 26, Enact. No. 16-21; which created enhanced setbacks on the eastern side of Wellspring and required shared access. The Overlays along Unser Blvd., Broadmoor Blvd., Montezuma Blvd., and other collectors in the Sierra Vista Specific Area Plan in 2008 under O. 93, Enactment No. 08-97 created enhanced setbacks and shared access. Corridor Overlay Zones have been created as far back as 1988 for Southern Blvd, which is still utilized today for limiting access points.

The establishment of a COZ for future right-of-way protection allows for future roadway planning, while keeping residents, developers, and City staff best informed of the future roadway network and for their development plans. Failure to plan ahead for future right-of-way protection may result in constraints in the roadway network and poor traffic flows. For example, Broadmoor Blvd. near High Resort Blvd. and heading south is constrained in width due to developed neighborhoods and not protecting for future City right-of-way needs.

The protection of future right-of-way through enhanced setbacks allows the City to anticipate transportation needs while informing citizens, developers, and officials of those future plans and needs. In order to protect the future safety and welfare of residents, Corridor Overlay Zones serve an essential function in optimal transportation planning.

CORRIDOR OVERLAY ZONE CRITERIA: R.O. 2003, Section 154.41 "OZ: Overlay Zones":

(A) Purpose. The use of overlay zones in certain areas of the city is a planning and zoning tool that may be used to buffer one zone from another; impose additional design standards or access control measures; require additional setbacks to protect future right-of-way acquisition; modify certain standards which may cause undue hardship; or address specific problems in a particular area of the city.

Staff has identified the entirety of Rainbow Boulevard within Municipal City Limits for necessary right-of-way protection and access management standards. Given not only that Rainbow Boulevard is identified to expand to a Regional Principal Arterial roadway in the future, it is necessary to establish these protections to ensure that future development does not conflict with or inhibit future expansion of Rainbow Boulevard.

(B) Priority. Overlay zones shall apply to areas where they are mapped in addition to the provisions of another zone. Where the provisions of an overlay zone are more or less restrictive than another section of this chapter, the provisions of the overlay zone shall prevail.

All provisions of existing zoning shall remain. The establishment of a COZ does not alter the underlying zoning and permissive uses of the property.

Additionally, per R.O. 2003 Section 154.80(G), Public acquisition of right-of-way that makes a property fall below the required acreage of the zoning district does not make the lot nonconforming if all other standards in this title can be met. This means that all properties rendered nonconforming (in width or acreage) via the right-of-way acquisition can still develop without additional Zoning permissions, provided the subject lot(s) can meet all other aspects of City Code. In the event a subject property is rendered undevelopable due to the right-of-way acquisition, the City will take steps to acquire the subject property.

The setbacks established under the COZ will be more restrictive than those in Chapter 154, and therefore will prevail. Properties in the COZ shall adhere to all other access standards as prescribed in the proposed Ordinance.

(C) Procedure. The overlay zone shall be mapped through the regular zone map amendment procedures and the existence of an overlay zone shall be denoted on the official zone map by the notation “OZ,” or a similar descriptive notation, in conjunction with the notation for the underlying zone district.

The request was heard by the Planning and Zoning Board at their regular meeting held on Tuesday, February 10, 2026 for recommendation to the Governing Body as required by City Code. The Board voted 4-1 to recommend approval of the Zone Map Amendment to the Governing Body. The Governing Body shall make its final determination for adoption in conformance with New Mexico State Statute, NMSA 3-21-6. All notification procedures are following State Statute (see Notifications section below).

(D) Corridor Overlay Zone. The Corridor Overlay Zone (COZ) establishes additional design guidelines and access management standards pursuant to an adopted plan.

The proposed COZ establishes access standards to be in conformance with the State Access Management Manual (SAMM) with the location of driveway access to Rainbow Blvd evaluated, determined, and enforced by the Development Services Department. Prior to any Zone Map Amendment or Site Plan approvals or issuance of Building Permit for any properties under the COZ, the applicant shall demonstrate how development meets access management plan standards.

Access management standards may include: replating of lots for lot consolidation, shared access or reciprocal agreements, or shared access driveways.

The proposed Ordinance does not establish any additional design standards beyond setbacks and access management.

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

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

NOTIFICATIONS: In accordance with State Statute NMSA 3-21-6, all property owners within 100 feet of the subject properties were sent a letter and a legal notice was published in the February 11, 2026 edition of the Albuquerque Journal. All legal notice requirements have been met.

IMPACT:

The Planning and Zoning Board recommends the Governing Body adopt the Corridor Overlay Zone request, subject to the following findings:

General Findings of Fact:

1. The Governing Body has the authority to make a decision on the Applicant's request for a Zone Map Amendment.
2. The Applicant has the authority to make an application to request a Corridor Overlay Zone.
3. The applicant and adjacent property owners received due process.

Specific Findings of Fact for Approval:
The proposed Corridor Overlay Zone conforms to the regulations under Rio Rancho Code of Ordinances (R.O. 2003) § 150.41, including:

1. The City of Rio Rancho has the authority to use and adopt Overlay Zones as a planning and zoning tool to require additional setbacks to protect future right-of-way acquisition and impose additional access control measures.
2. The Corridor Overlay Zone for Rainbow Blvd. NE is necessary to protect future right-of-way for a planned Principal Arterial Roadway.
3. The Corridor Overlay Zone provides access control measures and additional setbacks as needed for Rainbow Blvd.
4. Rainbow Blvd is a proposed Principal Arterial Roadway, functioning in the future as a significant north to sound transportation corridor.
5. The enhanced setbacks protect future right-of-way for acquisition and prevent potential conflicts and damages in the future.
6. The underlying zoning of all properties included in the subject Zone Map Amendment request shall remain unchanged.

However, if the Governing Body finds that the proposed Zone Map Amendment is not consistent with City standards, the Planning and Zoning Board recommends the specific findings of fact for denial below:

Specific Findings of Fact for Denial:

1. The Corridor Overlay Zone is not needed for the future transportation needs of the City.

ALTERNATIVES:

The Governing Body may:

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

DEPARTMENT RECOMMENDATION:

The Planning and Zoning Board recommends the Governing Body adopt the Corridor Overlay Zone

ATTACHMENT: Ordinance
ATTACHMENT: Rainbow Blvd Location Map
ATTACHMENT: Exhibits A-T (Rainbow Overlay)
ATTACHMENT: Exhibit U - Arterial Cross Sections (4-Lane & 6-Lane)
ATTACHMENT: Reviewer Comments
ATTACHMENT: Reproduction of Notices, Legal Ad
ATTACHMENT: BHaltom_PublicComment.pdf
ATTACHMENT: ECimino_PublicComment.pdf

ATTACHMENT: Public Email Inquiries
ATTACHMENT: Public Comment 02242026

CITY OF RIO RANCHO
ORDINANCE

ORDINANCE NO. **ENACTMENT NO.**

ORDINANCE OF THE CITY OF RIO RANCHO, NEW MEXICO ASSIGNING A CORRIDOR OVERLAY ZONE DESIGNATION ON CERTAIN PROPERTIES DIRECTLY ABUTTING RAINBOW BOULEVARD WITHIN CITY LIMITS

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, the City of Rio Rancho Development Services Department has proposed an amendment to the Official Zoning Map for the purpose of imposing additional design standards or access control measures and requiring additional setbacks to protect future right-of-way acquisition along properties directly abutting Rainbow Boulevard within City Limits and has been assigned City Case No. 26-100-00004; and

WHEREAS: in accordance with Rio Rancho Code of Ordinances (R.O. 2003) Section 154.41, the City of Rio Rancho has the authority to use and adopt Overlay Zones as a planning and zoning tool to require additional setbacks to protect future right-of-way acquisition and impose additional access control measures; and

WHEREAS: Rainbow Boulevard is identified as a regional principal arterial on the Mid Region Council of Governments (MRCOG) Futures 2040 Metropolitan Transportation Plan and is proposed to be a 4-6 lane principal arterial roadway in alignment with the MRCOG Futures 2040 map; and

WHEREAS: the City of Rio Rancho Planning and Zoning Board held a duly noticed public hearing on February 10, 2026, regarding the proposed changes to the Zoning Classification and Official Zoning Map and, following study and consideration, has made findings (where applicable) whether or not the criteria in R.O. 2003 Section 150.07 are satisfied, and made these recommendations to the Governing Body regarding adoption of the changes; and

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

WHEREAS: a public hearing occurred, in accordance with procedures set forth in R.O. 2003 Section 150.07, and NMSA 1978 Section 3-21-6, on the proposed zoning district and Official Zone Map changes hereinafter described were

duly advertised and held by the Governing Body of Rio Rancho on February 26, 2026 and the Governing Body heard interested parties and citizens for and against the proposed amendments; and

WHEREAS: the Governing Body finds a need to amend and adopt regulations related to requiring the need for future access control and right-of-way needs along Rainbow Boulevard corridor and 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 154.41 and Section 150.07 (D) through (G), the Governing Body finds the amendment promotes the health, safety, morals, and general welfare of the City.

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

Section 1. Corridor Overlay Zone.

A. **Purpose:** The Corridor Overlay Zone authorized under Section 154.41 shall apply as an overlay zone for access, future rights-of-way and enhanced setbacks on the following described properties and shall be denoted on the official zoning map by the notation “COZ” in conjunction with the notation for the underlying zoning district as notated in Exhibits A through T and as below:

RIO RANCHO ESTATES Unit 7, Block 58, Lots 19-20
RIO RANCHO ESTATES Unit 7, Block 59, Lots 19-20
RIO RANCHO ESTATES Unit 7, Block 60, Lots 19-20
RIO RANCHO ESTATES Unit 7, Block 61, Lots 19-20
RIO RANCHO ESTATES Unit 7, Block 65, Lots 3-4
RIO RANCHO ESTATES Unit 7, Block 69, Lots 76-77
RIO RANCHO ESTATES Unit 7, Block X, Lots 25-37 & 40-52
RIO RANCHO ESTATES Unit 7, Block X, Lots 38-39

RIO RANCHO ESTATES Unit 8, Block 79, Lot SUESMT & Lot 54
RIO RANCHO ESTATES Unit 8, Block 78, Lots 12A & 13-18
RIO RANCHO ESTATES Unit 8, Block 70, Lot 27
RIO RANCHO ESTATES Unit 8, Block 70, Parcel A
RIO RANCHO ESTATES Unit 8, Block 71, Lot 31
RIO RANCHO ESTATES Unit 8, Block 69, Lots 27-28
RIO RANCHO ESTATES Unit 8, Block 68, Lots 27-28
RIO RANCHO ESTATES Unit 8, Block 67, Lots 12-13
RIO RANCHO ESTATES Unit 8, Block 66, Lots 12-13
RIO RANCHO ESTATES Unit 8, Block 62, Lots 12-13
RIO RANCHO ESTATES Unit 8, Block 61, Lots 12-13
RIO RANCHO ESTATES Unit 8, Block 58, Lots 12-13
RIO RANCHO ESTATES Unit 8, Block 57, Lots 12-13
RIO RANCHO ESTATES Unit 8, Block 54, Lots 12-13
RIO RANCHO ESTATES Unit 8, Block 53, Lots 12-13

RIO RANCHO ESTATES Unit 8, Block 50, Lots 12-13
RIO RANCHO ESTATES Unit 8, Block 49, Lots 12-13

RIO RANCHO ESTATES Unit 9, Block 51, Lots 9-16
RIO RANCHO ESTATES Unit 9, Block 50, Lot 1 & Lot Arroyo
RIO RANCHO ESTATES Unit 9, Block 22, Lot 14
RIO RANCHO ESTATES Unit 9, Block 12, Lots 2-4
RIO RANCHO ESTATES Unit 10, Block 84, Lots 1, 23, Arroyo & Tract G
RIO RANCHO ESTATES Unit 10, Block 86, Tract 1
RIO RANCHO ESTATES Unit 10, Block 58, Tract F
RIO RANCHO ESTATES Unit 10, Block 54, Lots 1 & 40
RIO RANCHO ESTATES Unit 10, Block 53, Lots 1 & 40
RIO RANCHO ESTATES Unit 10, Block 50, Lots 1 & 40
RIO RANCHO ESTATES Unit 10, Block 48, Lots 1 & 40
RIO RANCHO ESTATES Unit 10, Block 45, Lots 1 & 39
RIO RANCHO ESTATES Unit 10, Block 43, Lot 1 & 38
RIO RANCHO ESTATES Unit 10, Block 3, Lots 1 & 60
RIO RANCHO ESTATES Unit 10, Block 2, Lots 1 & 38
RIO RANCHO ESTATES Unit 10, Block 1, Lots 1 & 80

RIO RANCHO ESTATES Unit 11, Block A, Lot 1
RIO RANCHO ESTATES Unit 11, Block 29, Lots 1-2 & Lot SUESMT
RIO RANCHO ESTATES Unit 11, Block 21, Lots 1-35
RIO RANCHO ESTATES Unit 11, Block 20, Lots 1-10
RIO RANCHO ESTATES Unit 11, Block T, Lots 1-36
RIO RANCHO ESTATES Unit 11, Block 1, Lots 1-34
RIO RANCHO ESTATES Unit 11, Block UU, Lots 1 & 44

RIO RANCHO ESTATES Unit 12, Block A, Lot 62
RIO RANCHO ESTATES Unit 12, Block BB, Lot 1
RIO RANCHO ESTATES Unit 12, Block 69, Lot 1-9, 10A & 10B
RIO RANCHO ESTATES Unit 12, Block 68, Lots 11-16
RIO RANCHO ESTATES Unit 12, Block 67, Lots 1-2 & 12
RIO RANCHO ESTATES Unit 12, Block 59, Lots 1-2 & 63-64
RIO RANCHO ESTATES Unit 12, Block 52, Lots 1-2 & 52-53
RIO RANCHO ESTATES Unit 12, Block 32, Lots 37-41
RIO RANCHO ESTATES Unit 12, Block 33, Lots 1 & 30
RIO RANCHO ESTATES Unit 12, Block 34, Lots 1 & 34
RIO RANCHO ESTATES Unit 12, Block 35, Lots 1 & 32-33
RIO RANCHO ESTATES Unit 12, Block 36, Lots 1 & 32-33
RIO RANCHO ESTATES Unit 12, Block 37, Lots 1 & 62-63
RIO RANCHO ESTATES Unit 12, Block 38, Lots 1 & 62-63
RIO RANCHO ESTATES Unit 12, Block 39, Lots 1 & 62-63
RIO RANCHO ESTATES Unit 12, Block H, Lot 1
RIO RANCHO ESTATES Unit 12, Block 51A, Lot PPRK
RIO RANCHO ESTATES Unit 12, Block 50, Lots 12-13
RIO RANCHO ESTATES Unit 12, Block 48, Tract A
RIO RANCHO ESTATES Unit 12, Block 47, Lots 1 & 6
RIO RANCHO ESTATES Unit 12, Block 44, Lots 9-14
RIO RANCHO ESTATES Unit 12, Block 43, Lot 17

RIO RANCHO ESTATES Unit 12, Block 43, Lot 16
RIO RANCHO ESTATES Unit 12, Block 42, Lots 17-18
RIO RANCHO ESTATES Unit 12, Block 41, Lots 17-18
RIO RANCHO ESTATES Unit 12, Block 40A, Lots 21-22
RIO RANCHO ESTATES Unit 12, Block A, Lot 62
RIO RANCHO ESTATES Unit 12, Block 71, Lots 1 & 17
RIO RANCHO ESTATES Unit 12, Block 68, Tract E

RIO RANCHO ESTATES Unit 22, Block 36, Lot 39B
RIO RANCHO ESTATES Unit 22, Block 37, Lots 29-31
RIO RANCHO ESTATES Unit 22, Block 38, Lots 36-39
RIO RANCHO ESTATES Unit 22, Block 39, Lots 34-36
RIO RANCHO ESTATES Unit 22, Block 40, Lots 30-32
RIO RANCHO ESTATES Unit 22, Block 41, Lots 16-18
RIO RANCHO ESTATES Unit 22, Block 42, Lot 23
RIO RANCHO ESTATES Unit 22, Block AA, Lots 1-8 & Tract A
RIO RANCHO ESTATES Unit 22, Block 89, Lot Arroyo & Tract E
RIO RANCHO ESTATES Unit 22, Block 92, Lots 1, 8-10 & Tract F
RIO RANCHO ESTATES Unit 22, Block 93, Lot 1 & Lot AT&SF
RIO RANCHO ESTATES Unit 22, Block 94, Lot 1
RIO RANCHO ESTATES Unit 22, Block 95, Lot 1 & Lot PSCH
RIO RANCHO ESTATES Unit 22, Tract DD & Tract G
RIO RANCHO ESTATES Unit 22, Block 103, Tract GG & Tract FF
RIO RANCHO ESTATES Unit 22, Block 102, Tract EE & Lot 1
RIO RANCHO ESTATES Unit 22, Block 101, Lot 1
RIO RANCHO ESTATES Unit 22, Block 97, Lots 1-4
RIO RANCHO ESTATES Unit 22, Block 96, Lots 1-26
RIO RANCHO ESTATES Unit 22, Block 100, Lot 1
RIO RANCHO ESTATES Unit 22, Block 63, Tract C & Lot 1
RIO RANCHO ESTATES Unit 22, Block 62, Lots 1-36 & Lot DRN
RIO RANCHO ESTATES Unit 22, Block 56, Tract B & Lot 1
RIO RANCHO ESTATES Unit 22, Tract H

CEDAR HILLS 3, Block 18, Parcel C

B. **Enhanced Setbacks for Future Right-of-Way:** Setbacks to allow for future right-of-way for Rainbow Boulevard Detail Exhibit __, a proposed regional principal arterial roadway, except where City owned property may be substituted. This requirement applies to residential as well as commercial properties as follows:

1. Western & Eastern Sides of Rainbow Blvd. SE from southernmost platted origin (Immediately south of 23rd Ave. SE) to Isabel Rd SE– Setback 38 ft. (28 ft of future right-of-way plus 10 ft corner side setback).

   See Exhibit A for this portion of the Corridor Overlay Zone.

2. Eastern Side of Rainbow Blvd. SE between Isabel Rd SE & 13th Ave. SE – Setback 66 ft. (56 ft of future right-of-way plus 10 ft corner side setback).

   See Exhibit B for this portion of the Corridor Overlay Zone.

3. Eastern Side of Rainbow Blvd. SE between 13th Ave. SE & Southern Blvd. SE – Setback 66 ft. (56 ft of future right-of-way plus 10 ft corner side setback).

   See Exhibit C for this portion of the Corridor Overlay Zone.

4. Eastern Side of Rainbow Blvd. SE between CEDH3, Block 18, Lot 6 and Idalia Rd SE– Setback 66 ft. (56 ft of future right-of-way plus 10 ft corner side setback).

   See Exhibit D for this portion of the Corridor Overlay Zone.

5. Western & Eastern Sides of Rainbow Blvd. SE between Idalia Rd SW & SE and Sandia Blvd. SW & SE– Setback 38 ft. (28 ft of future right-of-way plus 10 ft corner side setback).

   See Exhibit D for this portion of the Corridor Overlay Zone.

6. Western Side of Rainbow Blvd. NE between Sandia Blvd. SW and 3rd Ave. NW– Setback 38 ft. (28 ft of future right-of-way plus 10 ft corner side setback).

   See Exhibit E for this portion of the Corridor Overlay Zone.

7. Eastern Side of Rainbow Blvd. NE between Sandia Blvd. SE and 3rd Ave. NW– Setback 48 ft. (28 ft of future right-of-way plus 20 ft front setback).

   See Exhibit E for this portion of the Corridor Overlay Zone.

8. Western Side of Rainbow Blvd. NE between 3rd Ave NW & 8th Ave. NW– Setback 38 ft. (28 ft of future right-of-way plus 10 ft corner side setback).

   See Exhibit F for this portion of the Corridor Overlay Zone.

9. Eastern Side of Rainbow Blvd. NE between 3rd Ave NW & 9th Ave. NW– Setback 48 ft. (28 ft of future right-of-way plus 20 ft front setback).

   See Exhibits F & G for this portion of the Corridor Overlay Zone.

10. Western Side of Rainbow Blvd. NE between 8th Ave. NW & Northern Blvd. NE– Setback 38 ft. (28 ft of future right-of-way plus 10 ft corner side setback).

    See Exhibit G for this portion of the Corridor Overlay Zone.

11. Eastern Side of Rainbow Blvd. NE between 9th Ave. NE & 11th Ave. NE (Property of U12, Block B, Lot 114 is excluded)– Setback 38 ft. (28 ft of future right-of-way plus 10 ft corner side setback).

    See Exhibit G for this portion of the Corridor Overlay Zone.

12. Western Side of Rainbow Blvd. NE between 11th Ave NW and Vista Rd NW–

Setback 38 ft. (28 ft of future right-of-way plus 10 ft corner side setback).

See Exhibit H for this portion of the Corridor Overlay Zone.

13. Eastern Side of Rainbow Blvd. NE between 11th Ave NE & 20th Ave NE– Setback 48 ft. (28 ft of future right-of-way plus 20 ft front setback).

See Exhibits H & I for this portion of the Corridor Overlay Zone.

14. Western Side of Rainbow Blvd. NE between Vista Rd NW & Date Rd NW– Setback 48 ft. (28 ft of future right-of-way plus 20 ft front setback).

See Exhibits H & I for this portion of the Corridor Overlay Zone.

15. Western & Eastern Sides of Rainbow Blvd. NE between 20th Ave SW & SE and 28th Ave. NW & NE– Setback 48 ft. (28 ft of future right-of-way plus 20 ft front setback).

See Exhibits J & K for this portion of the Corridor Overlay Zone.

16. Subject properties Rio Rancho Estates Unit 12, Block A, Lot 62 (West Side of Rainbow Blvd NE) & Rio Rancho Estates Unit 12, Block H, Lot 1 (East Side of Rainbow Blvd NE) – Setback 38 ft. (28 ft of future right-of-way plus 10 ft corner side setback).

See Exhibit K for this portion of the Corridor Overlay Zone.

17. Western Side of Rainbow Blvd. NE including Rio Rancho Estates Unit 22, Block 36, Lot 39B and between 29th Ave NW & portion of Rio Rancho Estates, Unit 22, Block 92, Tract F aligning with Walter Rd NE– Setback 76 ft. (56 ft of future right-of-way plus 20 ft front setback).

See Exhibits L thru O for this portion of the Corridor Overlay Zone.

18. Western Side of Rainbow Blvd. NE between portion of Rio Rancho Estates Unit 22, Block 92, Tract F aligning with Walter Rd NE to Palace Garden Rd NW– Setback 38 ft. (28 ft of future right-of-way plus 10 ft corner side setback).

See Exhibit O for this portion of the Corridor Overlay Zone.

19. Eastern Side of Rainbow Blvd. NE between Walter Rd NE to James Rd NE & the subject property Rio Rancho Estates Unit 22, Block 101, Lot 1– Setback 38 ft. (28 ft of future right-of-way plus 10 ft corner side setback).

See Exhibit O for this portion of the Corridor Overlay Zone.

20. Western Side of Rainbow Blvd. NE between Palace Garden Rd NW and Venture Dr NW including the subject properties Rio Rancho Estates Unit 22, Block 93, Lot 1; Rio Rancho Estates Unit 22, Block 94, Lot 1; and Rio Rancho Estates Unit 22, Block 95, Lot 1– Setback 38 ft. (28 ft of future right-of-way plus

10 ft corner side setback).

See Exhibit P for this portion of the Corridor Overlay Zone.

21. Subject property of Rio Rancho Estates Unit 22, Lot AT&SF (Western & Eastern Sides of Rainbow Blvd NE) – Setback 48 ft. (28 ft of future right-of-way plus 20 ft front setback).
See Exhibit P for this portion of the Corridor Overlay Zone.

22. Eastern Side of Rainbow Blvd. NE from subject property of Rio Rancho Estates Unit 22, Lot AT&SF to Progress Blvd NE (Excluding subject property Rio Rancho Estates Unit 22, Block 100, Lot 1) – Setback 48 ft. (28 ft of future right-of-way plus 20 ft front setback).

See Exhibits P thru R for this portion of the Corridor Overlay Zone.

23. Subject property of Rio Rancho Estates Unit 22, Block 100, Lot 1 (Eastern Side of Rainbow Blvd NE) – Setback 38 ft. (28 ft of future right-of-way plus 10 ft corner side setback).

See Exhibit R for this portion of the Corridor Overlay Zone.

24. Western Side of Rainbow Blvd. NE from the subject property U22, Block 95, Lot PSCH to Progress Blvd NW – Setback 48 ft. (28 ft of future right-of-way plus 20 ft front setback).

See Exhibits Q & R for this portion of the Corridor Overlay Zone.

25. Eastern Side of Rainbow Blvd. NE between Progress Blvd. NE & Northern City Limit (Excluding subject properties of Rio Rancho Estates Unit 22, Block 63, Lot 1 & Rio Rancho Estates Unit 22, Block 56, Lot 1) – Setback 76 ft. (56 ft of future right-of-way plus 20 ft front setback).

See Exhibits R thru T for this portion of the Corridor Overlay Zone.

26. Subject properties of Rio Rancho Estates Unit 22, Block 63, Lot 1 & Rio Rancho Estates Unit 22, Block 56, Lot 1 – Setback 66 ft. (56 ft of future right-of-way plus 10 ft corner side setback).

See Exhibits S & T for this portion of the Corridor Overlay Zone.

See Exhibit U: Arterial Cross Section (4-Lane & 6 Lane) for examples of Principal Arterial Street design.

C. Access Standards:

1. Access for Rainbow Boulevard shall be governed by the State Access Management Manual (S.A.M.M) and the location of any driveway or access to Rainbow Boulevard will be determined and enforced by the Development Services Department.
2. The City may require, to ensure compliance with Subsection C(1) above, that

cross-access easements be provided between adjoining parcels to allow for shared driveway access between lots for the purpose of limiting the number of individual driveways that access Rainbow Boulevard, a minor arterial and proposed regional principal arterial.

3. Before a Zone Map Amendment or Site Plan is approved and prior to issuance of any building permit for any property within the overlay zone, the applicant shall demonstrate how future development of the property will meet the Access Management Plan standards by:
    a. Replatting multiple lots into a single piece of property; and/or
    b. Plat property showing access easement and/or reciprocal agreements between adjoining property owners; and/or
    c. Providing shared access driveways where allowed.

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

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

ADOPTED THIS _____DAY OF _____, 2026.

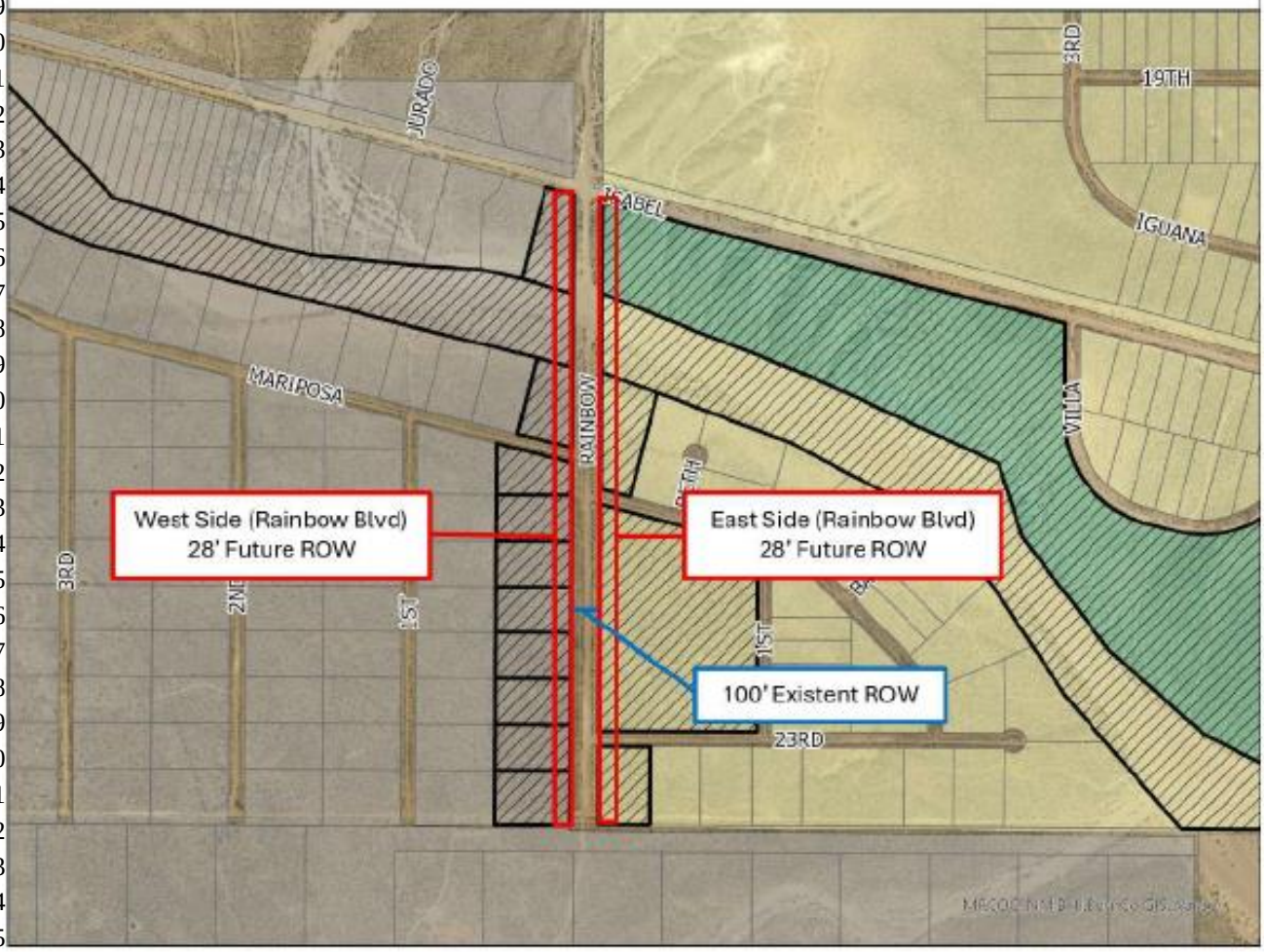
_____
Greggory D. Hull, Mayor

ATTEST:

_____
Noel C. Davis, City Clerk
(SEAL)

RAINBOW BOULEVARD
ZONE MAP AMENDMENT
CORRIDOR OVERLAY ZONE

Exhibit A



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 Tim Dvorak, 1/20/2026

N
W
E
S

Legend

Zoning
- R-1
- SU
- TZ
- Subject Properties

0 0.02 0.04 0.09 0.14 0.18 0.22
Miles

RAINBOW BOULEVARD
ZONE MAP AMENDMENT
CORRIDOR OVERLAY ZONE

Exhibit B



Rio Rancho
City of Vision

GIS
Moving Spatial Data Forward

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Map courtesy of Tim Dvorak, 1/20/2026

N
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Legend

Zoning
- C-1
- PR
- R-1
- R-3
- R-6
- SU
- TZ
- Subject Properties

0 0.04 0.07 0.15 0.22 0.3 0.38 Miles

RAINBOW BOULEVARD
ZONE MAP AMENDMENT
CORRIDOR OVERLAY ZONE

Exhibit C



Rio Rancho
City of Vision

GIS
Moving Spatial Data Forward

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Map courtesy of Tim Dvorak, 1/20/2026

N
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E
S

Legend

Zoning
- R-1
- R-2
- Subject Properties

0 0.040.07 0.15 0.22 0.3 0.38
Miles

RAINBOW BOULEVARD ZONE MAP AMENDMENT CORRIDOR OVERLAY ZONE

Exhibit D



RioRancho City of Vision

GIS Moving Spacial 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 Tim Dvorak, 1/20/2026

N W E S

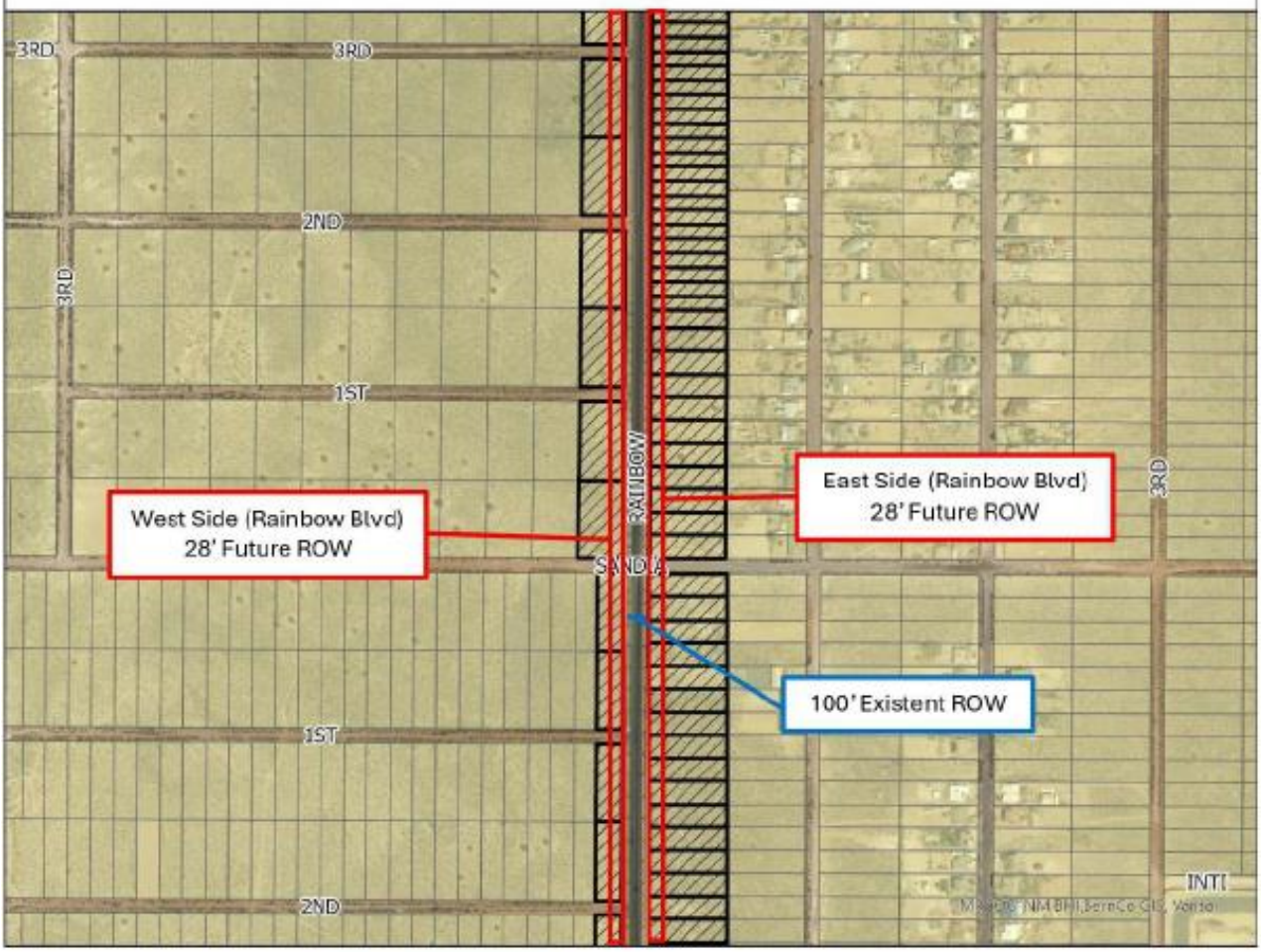
Legend

Zoning
- R-1
- R-2
- R-3
- R-4
- Subject Properties

0 0.04 0.07 0.15 0.22 0.3 0.38 Miles

RAINBOW BOULEVARD
ZONE MAP AMENDMENT
CORRIDOR OVERLAY ZONE

Exhibit E



RioRancho
City of Vision

GIS
Moving Spacial Data Forward

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Map courtesy of Tim Dvorak, 1/20/2026

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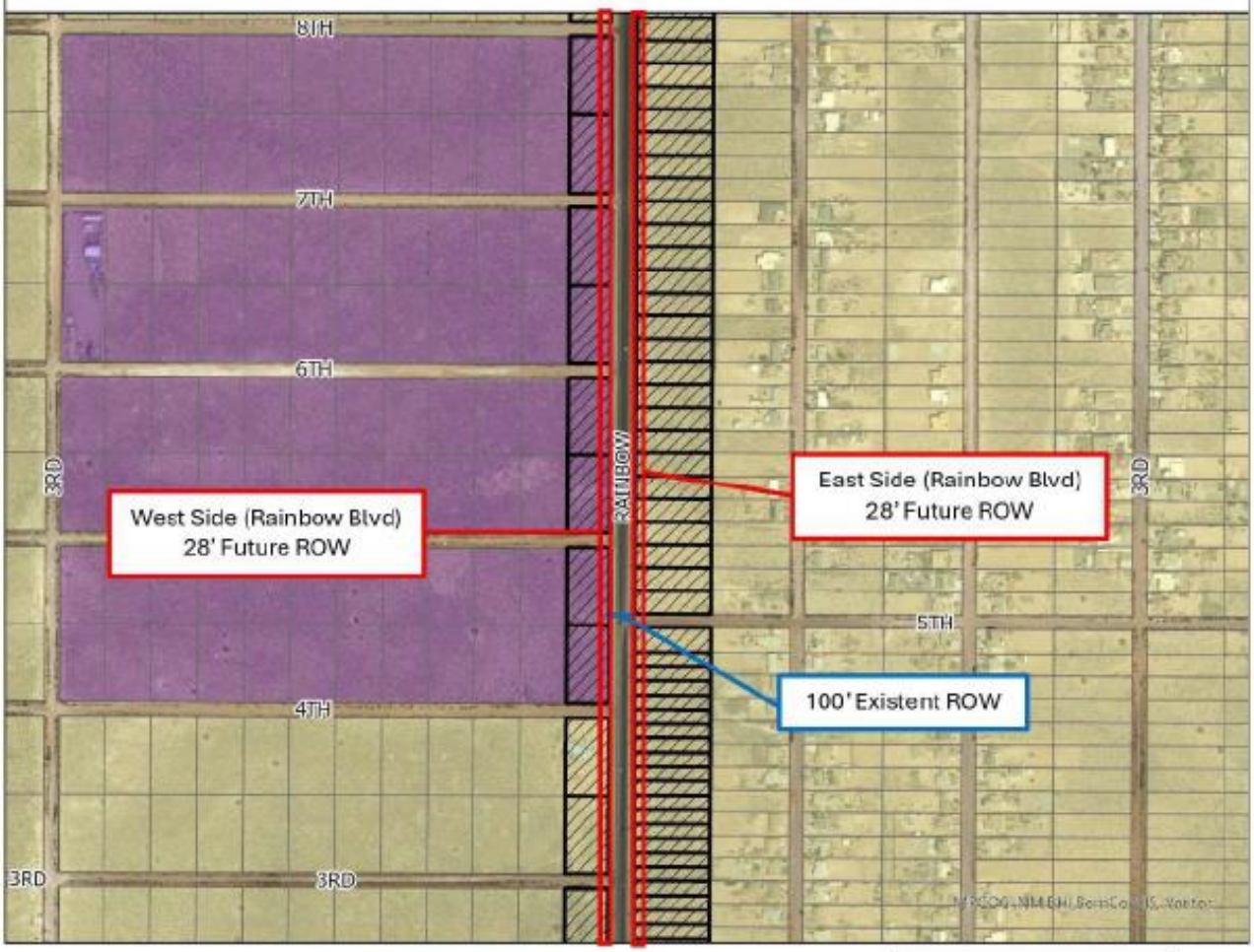
Legend

Zoning
- R-1
- Subject Properties

0 0.02 0.04 0.09 0.14 0.18 0.22 Miles

RAINBOW BOULEVARD
ZONE MAP AMENDMENT
CORRIDOR OVERLAY ZONE

Exhibit F



Rio Rancho
City of Vision

GIS
Moving Spatial Data Forward

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Map courtesy of Tim Dvorak, 1/20/2026

N
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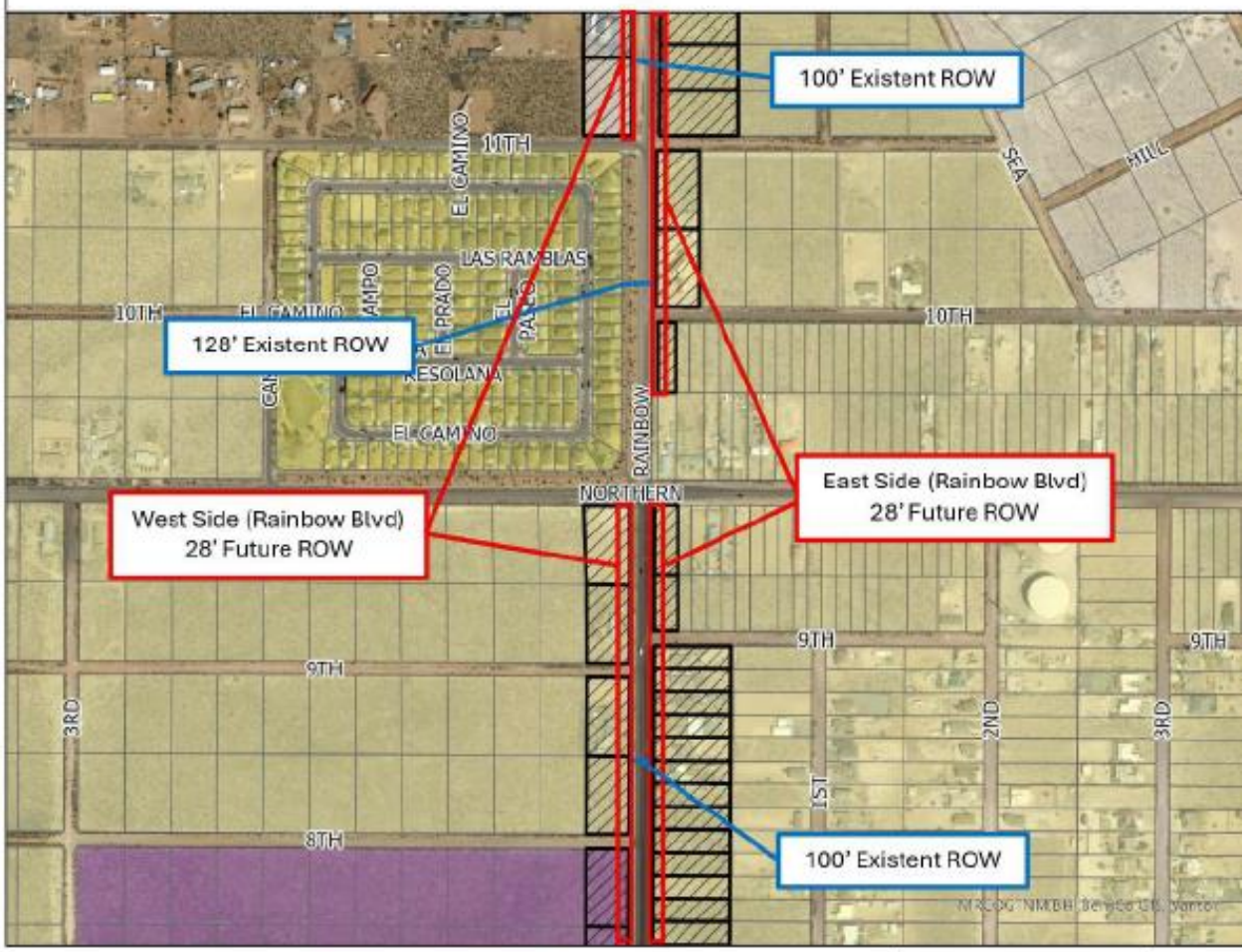
Legend

Zoning
- M-1
- R-1
- Subject Properties

0 0.02 0.04 0.09 0.14 0.18 0.22
Miles

RAINBOW BOULEVARD
ZONE MAP AMENDMENT
CORRIDOR OVERLAY ZONE

Exhibit G



Rio Rancho City of Vision

GIS Moving Spatial Data Forward

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Map courtesy of Tim Dvorak, 1/20/2026

N W E S

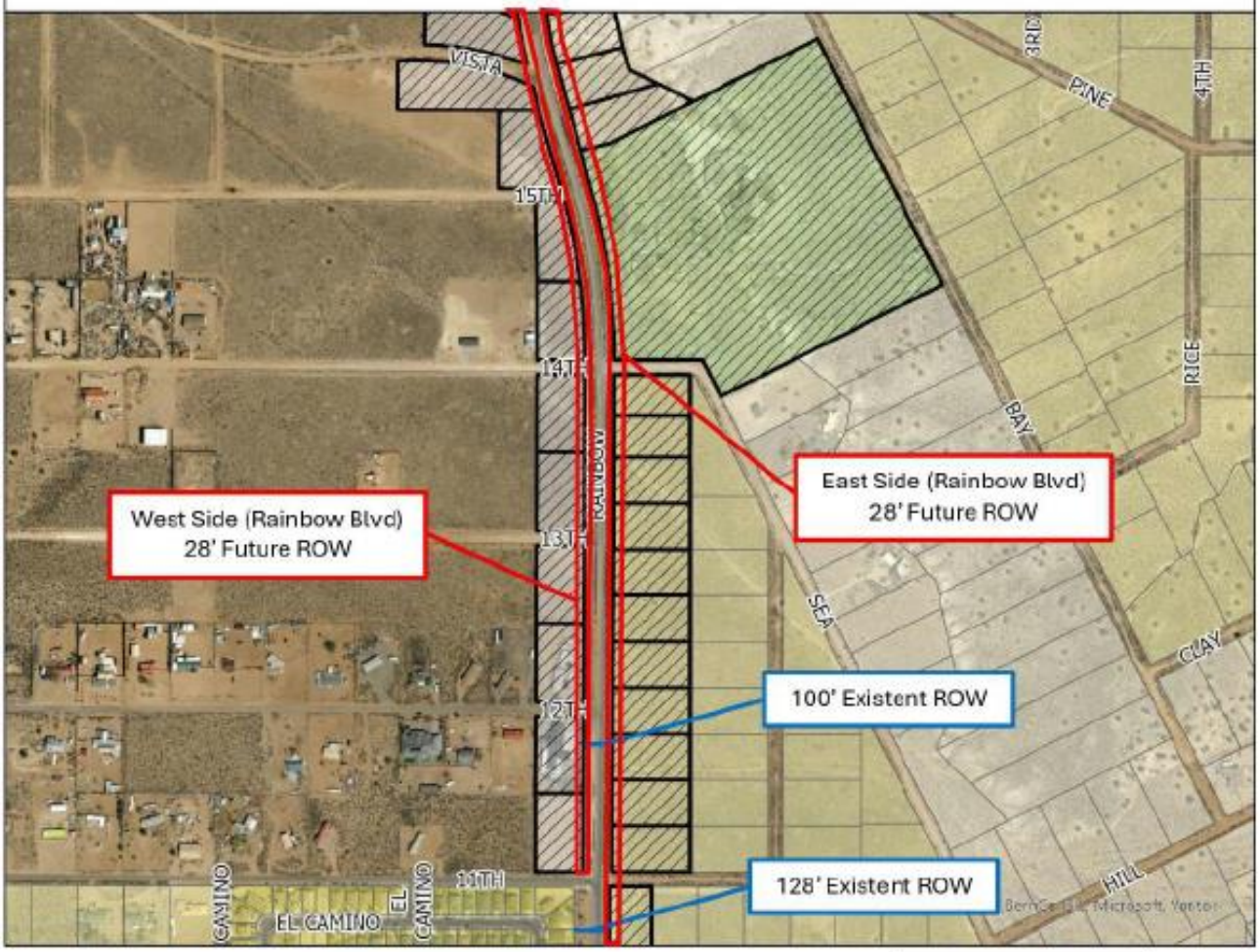
Legend

Zoning
- E-1
- M-1
- R-1
- R-2
- Unzoned
- Subject Properties

0 0.02 0.04 0.09 0.14 0.18 0.22 Miles

RAINBOW BOULEVARD
ZONE MAP AMENDMENT
CORRIDOR OVERLAY ZONE

Exhibit H



Rio Rancho
City of Vision

GIS
Moving Spatial Data Forward

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Map courtesy of Tim Dvorak, 1/20/2026

N
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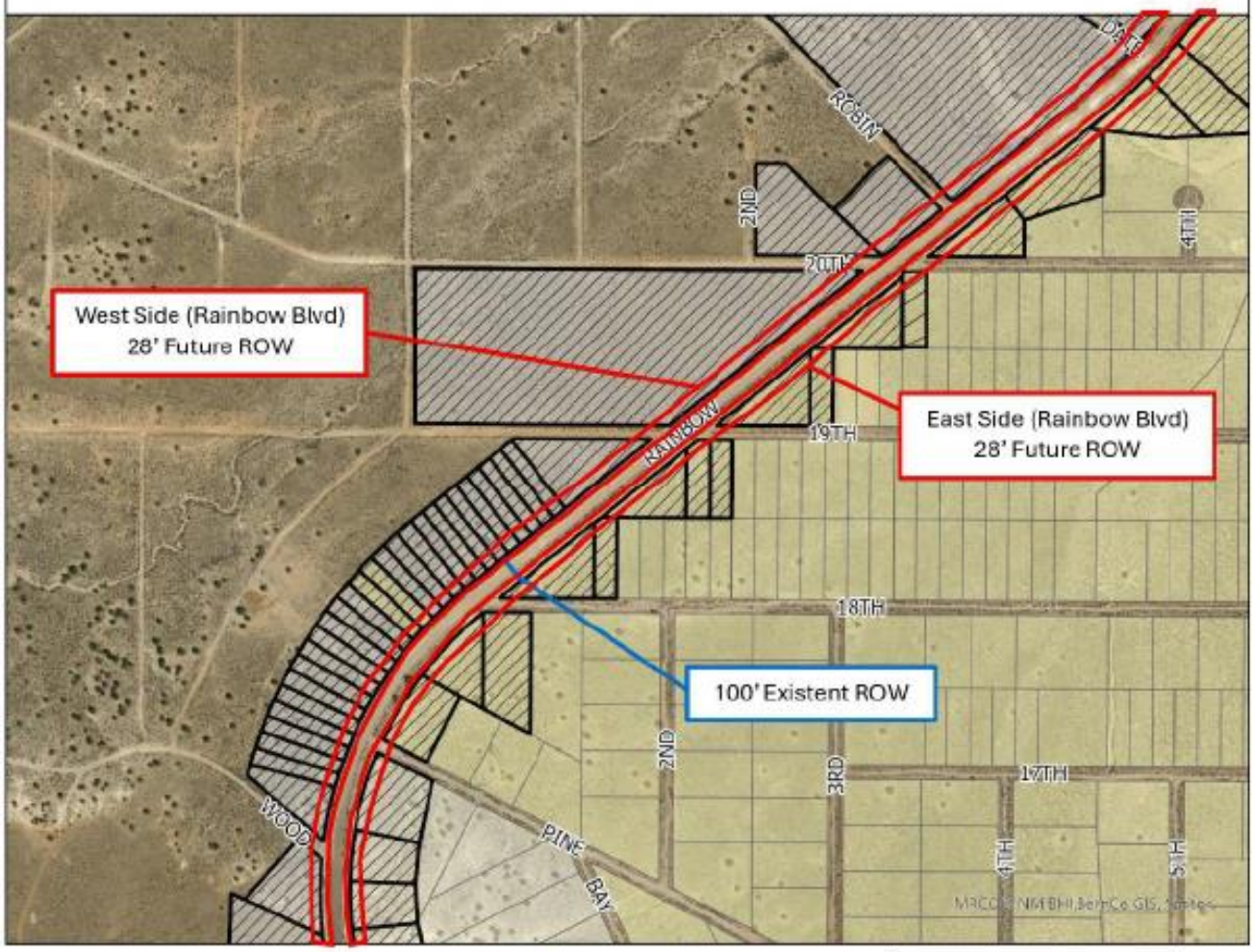
Legend

Zoning
- A-R
- E-1
- R-1
- R-2
- Unzoned
- Subject Properties

0 0.02 0.04 0.09 0.14 0.18 0.22
Miles

RAINBOW BOULEVARD ZONE MAP AMENDMENT CORRIDOR OVERLAY ZONE

Exhibit I



Rio Rancho City of Vision

GIS Moving Spatial Data Forward

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Map courtesy of Tim Dvorak, 1/20/2026

N W E S

Legend

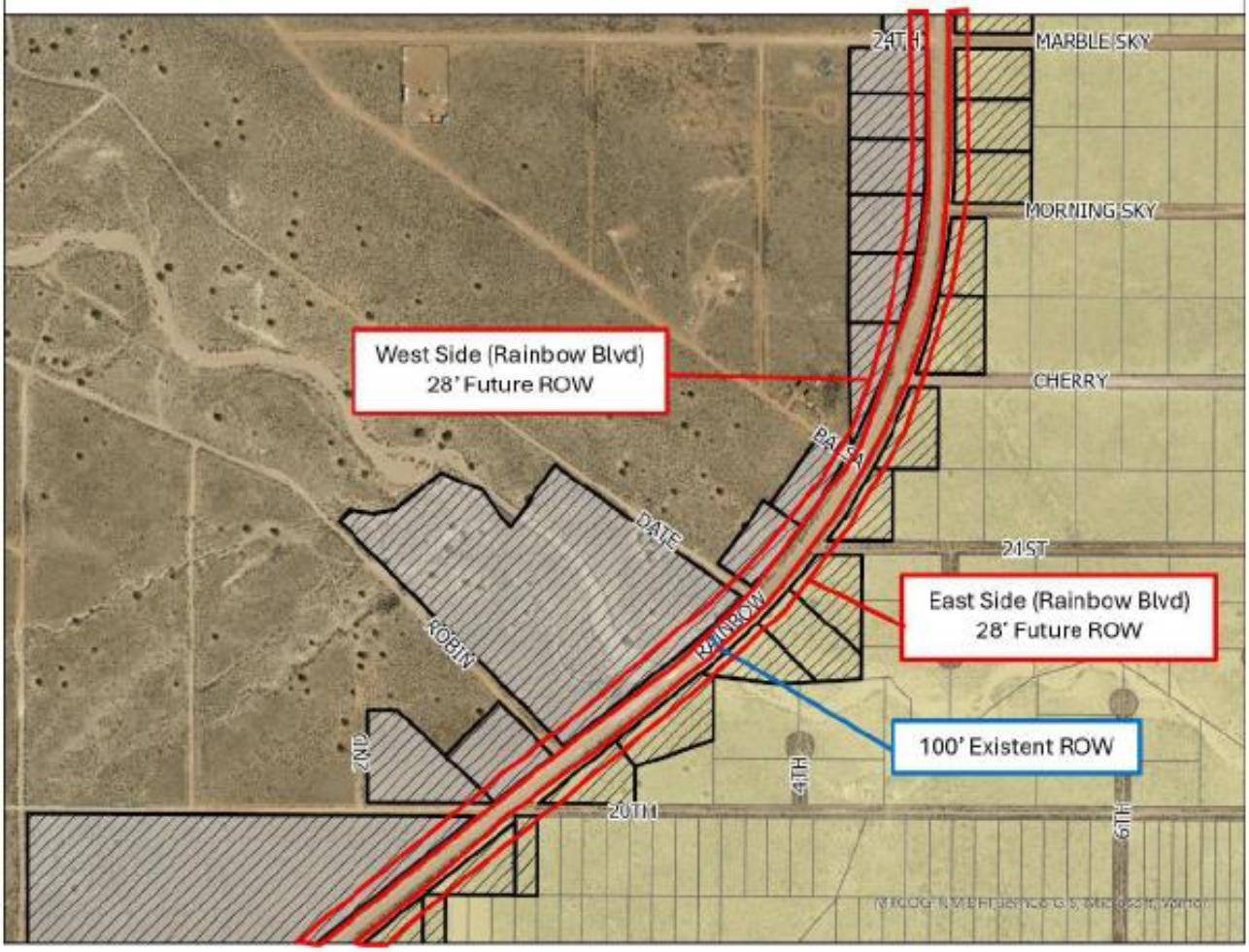
Zoning

- R-1
- R-1
- Unzoned
- Subject Properties

0 0.02 0.04 0.09 0.14 0.18 0.22 Miles

RAINBOW BOULEVARD
ZONE MAP AMENDMENT
CORRIDOR OVERLAY ZONE

Exhibit J



Rio Rancho
City of Vision

GIS
Moving Spatial Data Forward

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Map courtesy of Tim Dvorak, 1/20/2026

N
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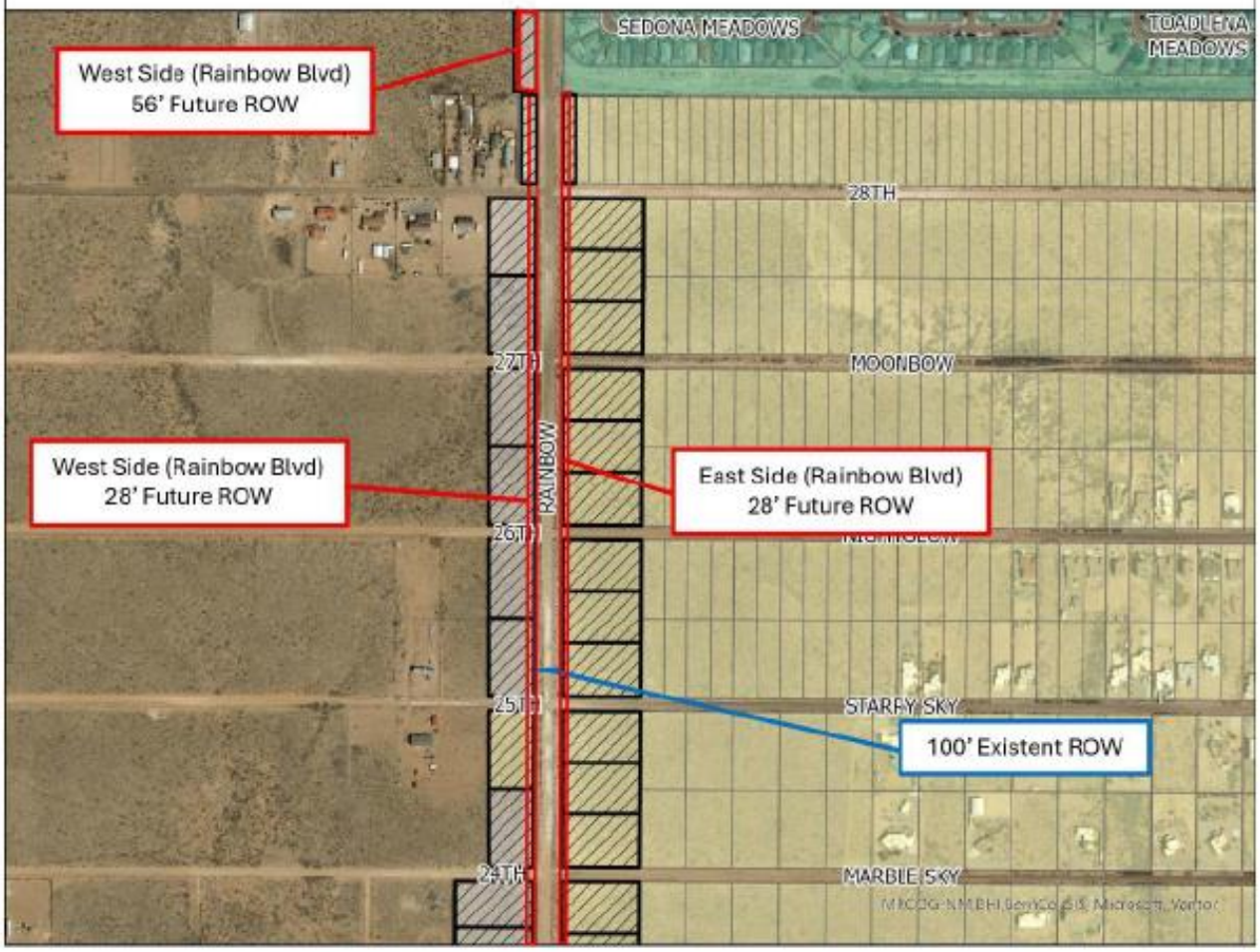
Legend

Zoning
- R-1
- Unzoned
- Subject Properties

0 0.02 0.04 0.09 0.14 0.18 0.22
Miles

RAINBOW BOULEVARD
ZONE MAP AMENDMENT
CORRIDOR OVERLAY ZONE

Exhibit K



Rio Rancho City of Vision

GIS Moving Spatial Data Forward

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Map courtesy of Tim Dvorak, 1/20/2026

N W E S

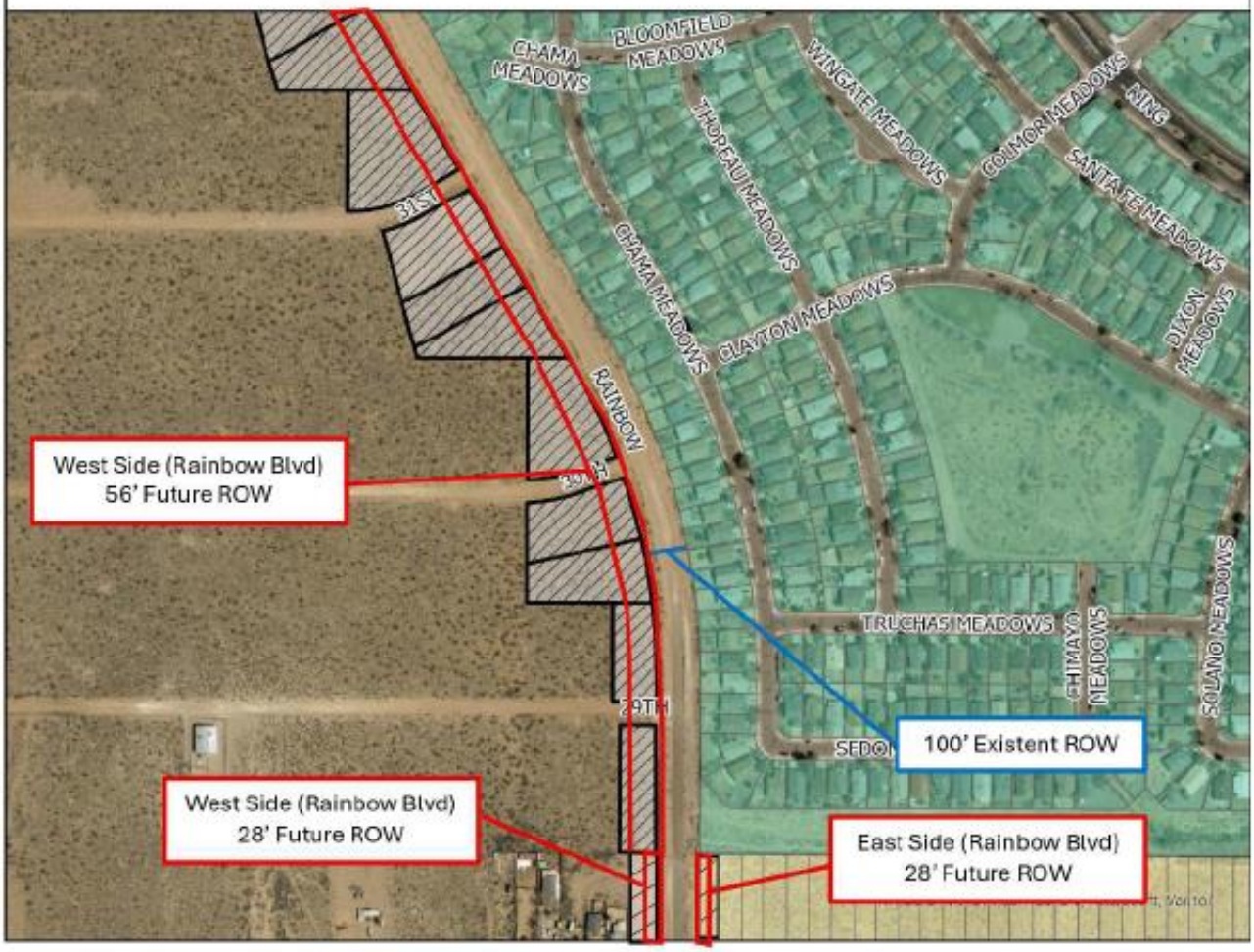
Legend

Zoning
- R-1
- SU
- Unzoned
- Subject Properties

0 0.02 0.04 0.09 0.14 0.18 0.22 Miles

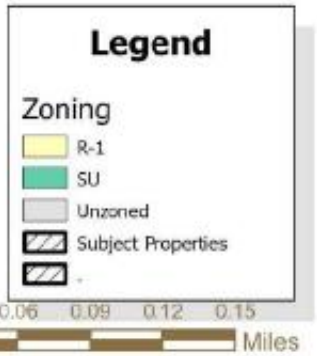
RAINBOW BOULEVARD
ZONE MAP AMENDMENT
CORRIDOR OVERLAY ZONE

Exhibit L









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RAINBOW BOULEVARD
ZONE MAP AMENDMENT
CORRIDOR OVERLAY ZONE

Exhibit M



RioRancho
City of Vision

GIS
Moving Spatial Data Forward

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Map courtesy of Tim Dvorak, 1/20/2026

N
W
E
S

Legend

Zoning
- SU
- Unzoned
- Subject Properties

0 0.01 0.03 0.06 0.09 0.12 0.15 Miles

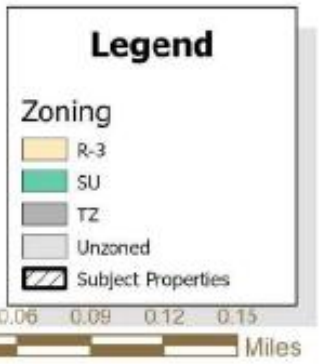
RAINBOW BOULEVARD
ZONE MAP AMENDMENT
CORRIDOR OVERLAY ZONE

Exhibit N







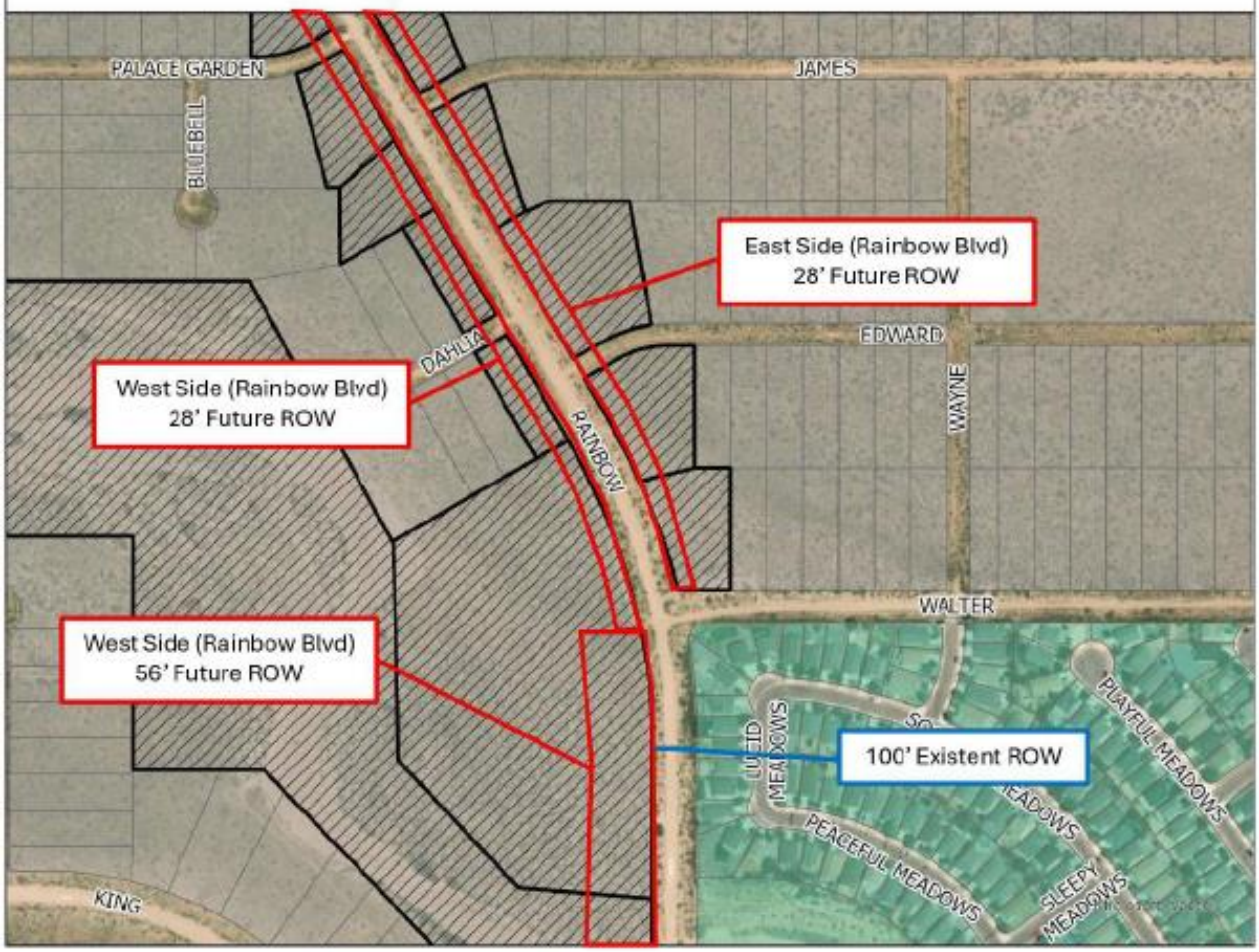


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Map courtesy of Tim Dvorak, 1/20/2026

RAINBOW BOULEVARD
ZONE MAP AMENDMENT
CORRIDOR OVERLAY ZONE

Exhibit O



Rio Rancho City of Vision

GIS Moving Spatial Data Forward

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Map courtesy of Tim Dvorak, 1/20/2026

N W E S

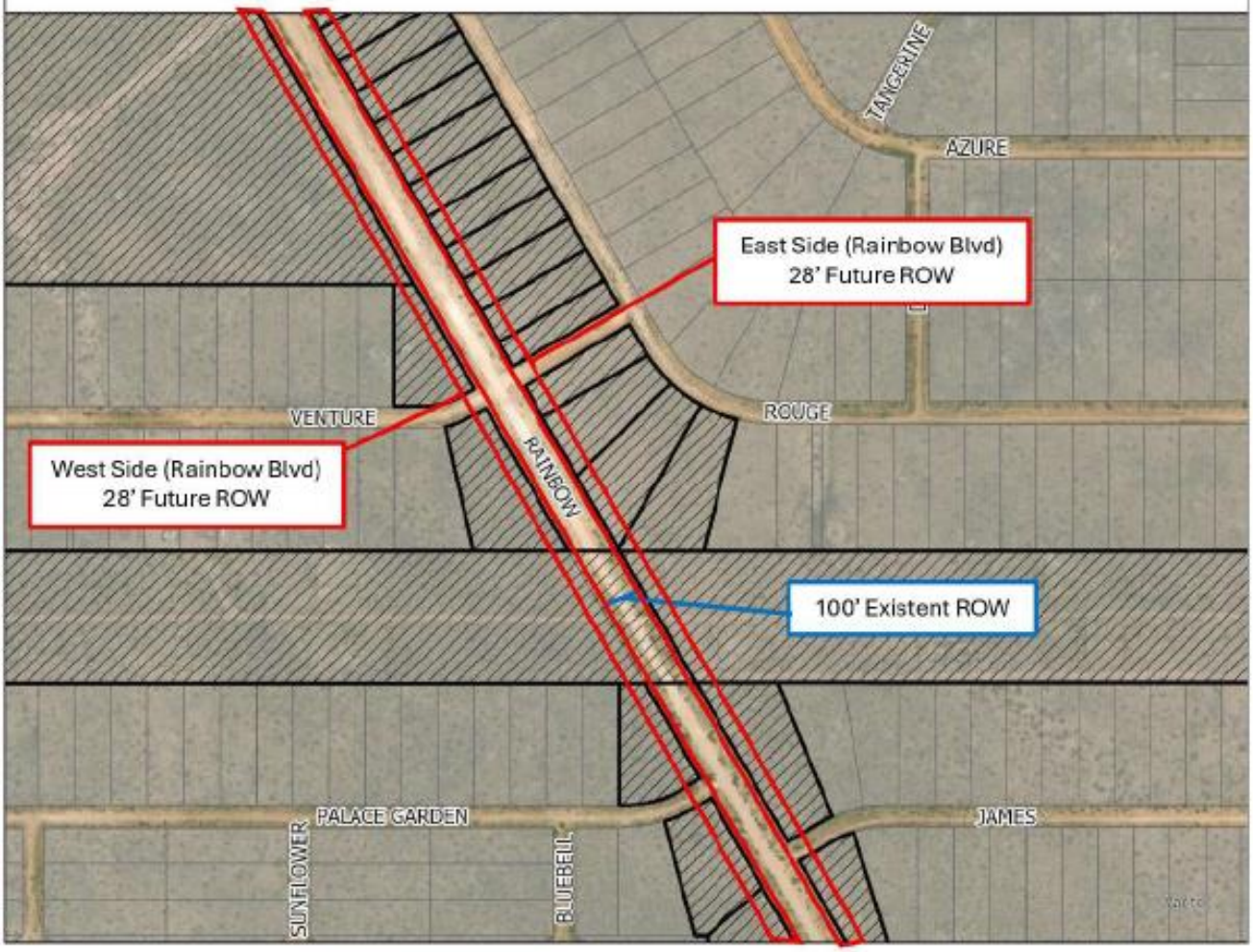
Legend

Zoning
- SU
- TZ
- Subject Properties

0 0.01 0.03 0.06 0.09 0.12 0.15 Miles

RAINBOW BOULEVARD
ZONE MAP AMENDMENT
CORRIDOR OVERLAY ZONE

Exhibit P



Rio Rancho City of Vision

GIS Moving Spatial Data Forward

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Map courtesy of Tim Dvorak, 1/20/2026

N W E S

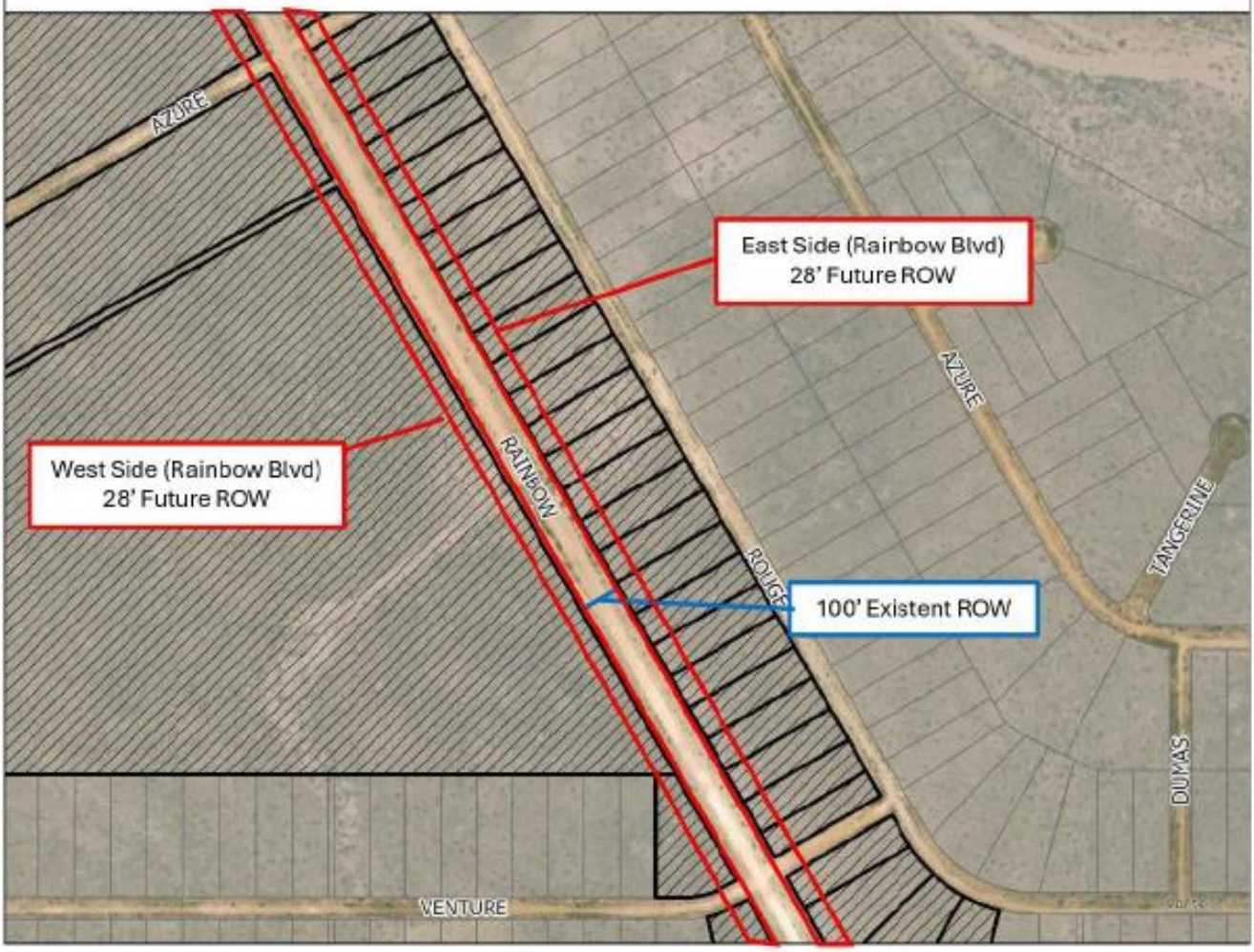
Legend

Zoning
- TZ
- Subject Properties

0 0.01 0.03 0.06 0.09 0.12 0.15 Miles

RAINBOW BOULEVARD
ZONE MAP AMENDMENT
CORRIDOR OVERLAY ZONE

Exhibit Q



Rio Rancho
City of Vision

GIS
Moving Spatial Data Forward

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Map courtesy of Tim Dvorak, 1/20/2026

N
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S

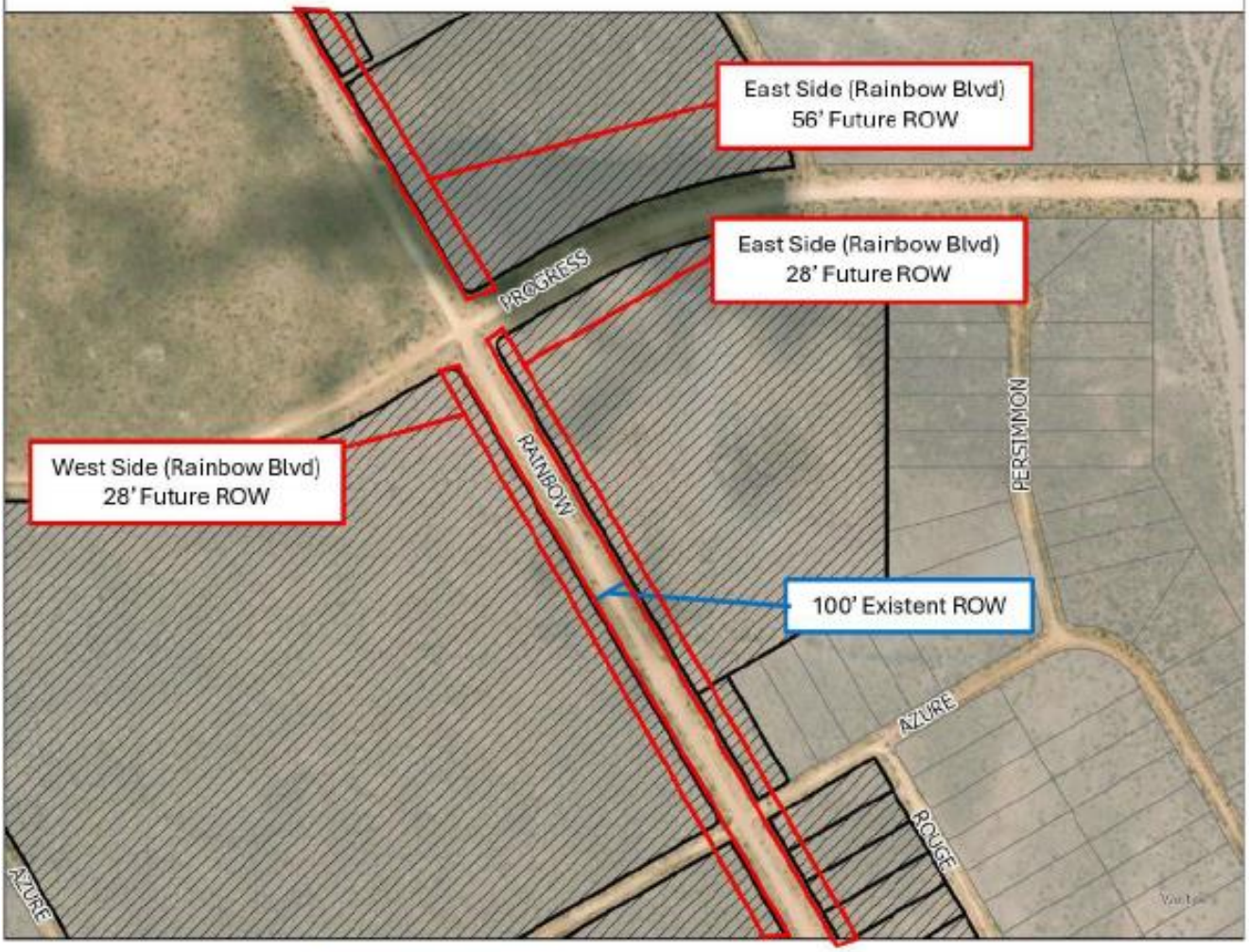
Legend

Zoning
- TZ
- Subject Properties

0 0.01 0.03 0.06 0.09 0.12 0.15
Miles

RAINBOW BOULEVARD ZONE MAP AMENDMENT CORRIDOR OVERLAY ZONE

Exhibit R



Rio Rancho
City of Vision

GIS
Moving Spatial Data Forward

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Map courtesy of Tim Dvorak, 1/20/2026

N
W
E
S

Legend

Zoning
- TZ
- Subject Properties

0 0.01 0.03 0.06 0.09 0.12 0.15 Miles

RAINBOW BOULEVARD
ZONE MAP AMENDMENT
CORRIDOR OVERLAY ZONE

Exhibit S



Rio Rancho
City of Vision

GIS
Moving Spatial Data Forward

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Map courtesy of Tim Dvorak, 1/20/2026

N
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S

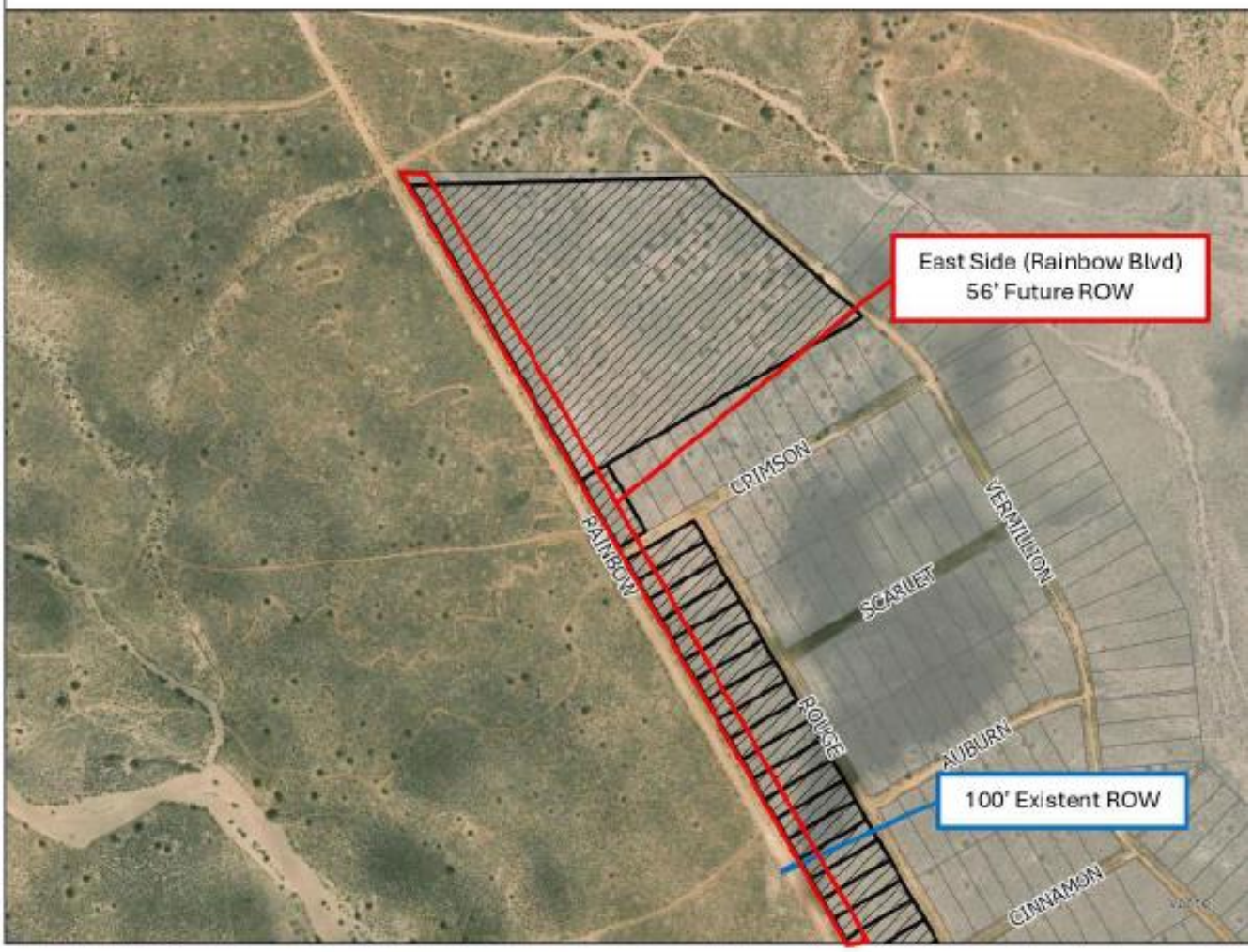
Legend

Zoning
- TZ
- Subject Properties

0 0.02 0.04 0.09 0.14 0.18 0.22
Miles

RAINBOW BOULEVARD
ZONE MAP AMENDMENT
CORRIDOR OVERLAY ZONE

Exhibit T



Rio Rancho
City of Vision

GIS
Moving Spatial Data Forward

N
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S

Legend

Zoning
- TZ
- Subject Properties

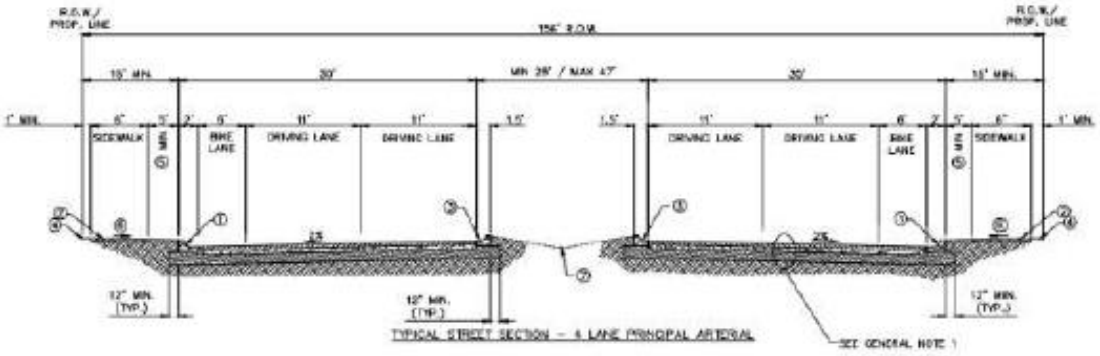
0 0.02 0.04 0.09 0.14 0.18 0.22
Miles

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.

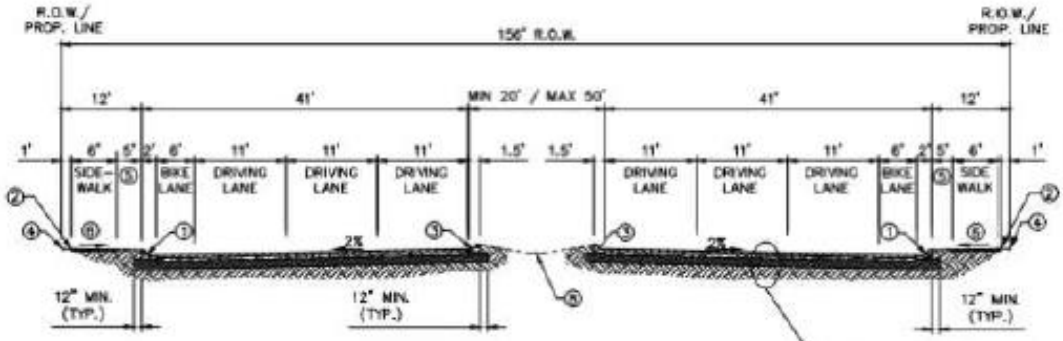
Map courtesy of Tim Dvorak, 1/20/2026

Exhibit U

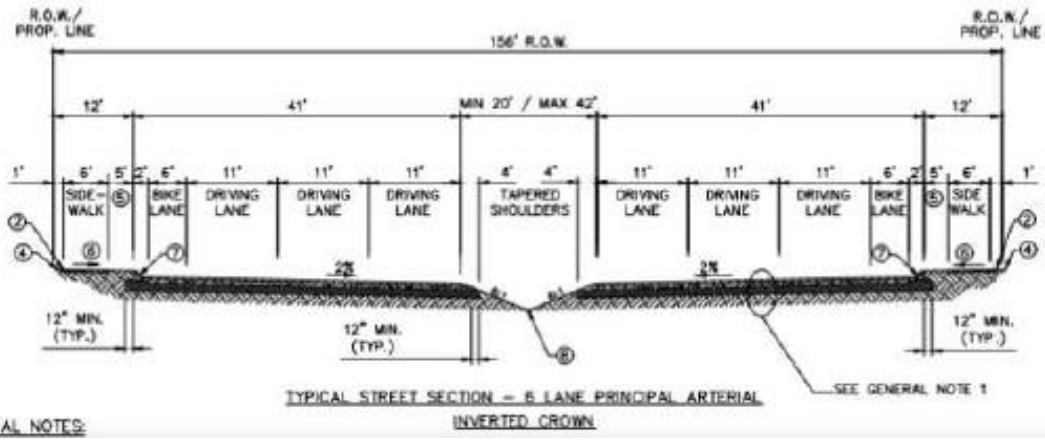
Figure 2 Arterial Cross Section (4-lane and 6-lane)



TYPICAL STREET SECTION – 4 LANE PRINCIPAL ARTERIAL

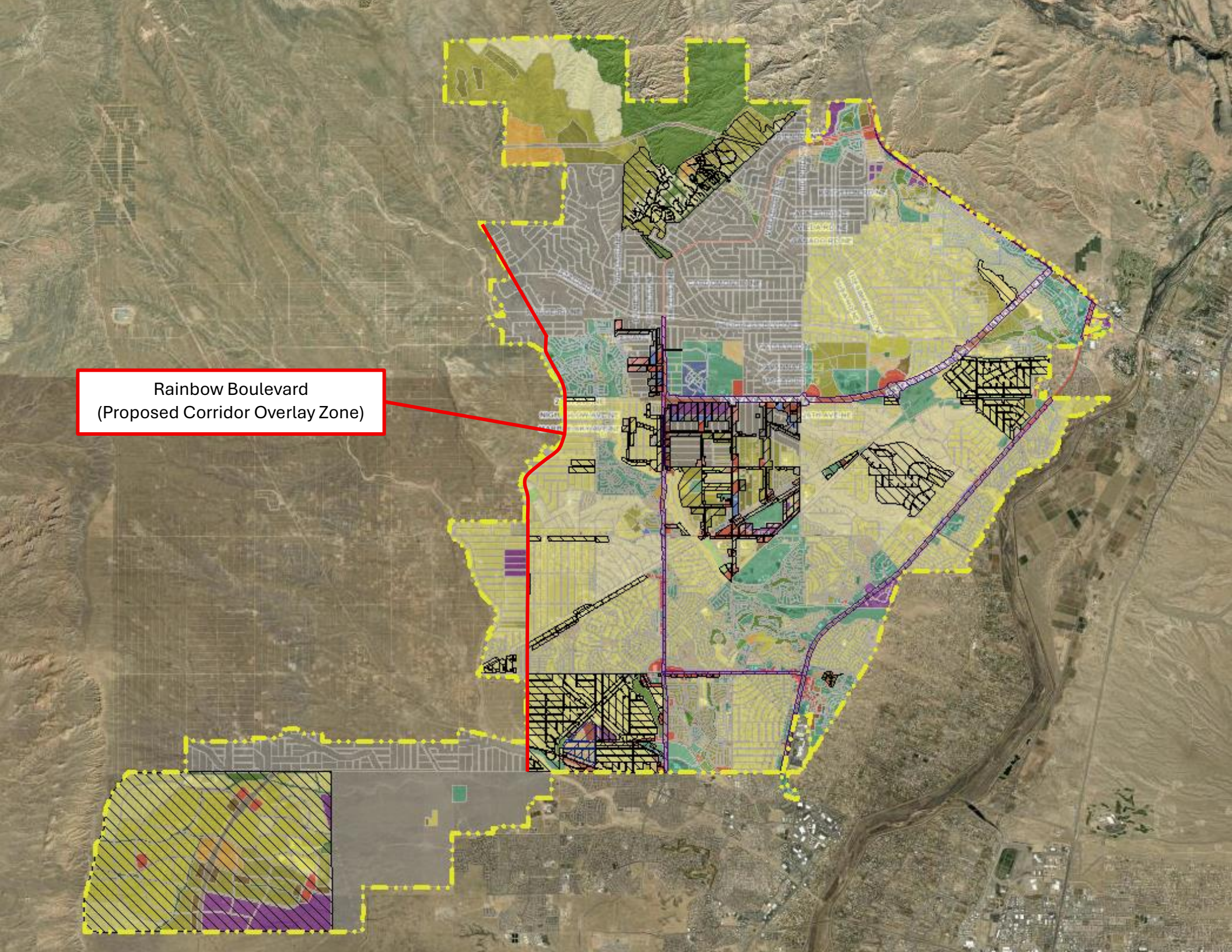


TYPICAL STREET SECTION – 6 LANE PRINCIPAL ARTERIAL



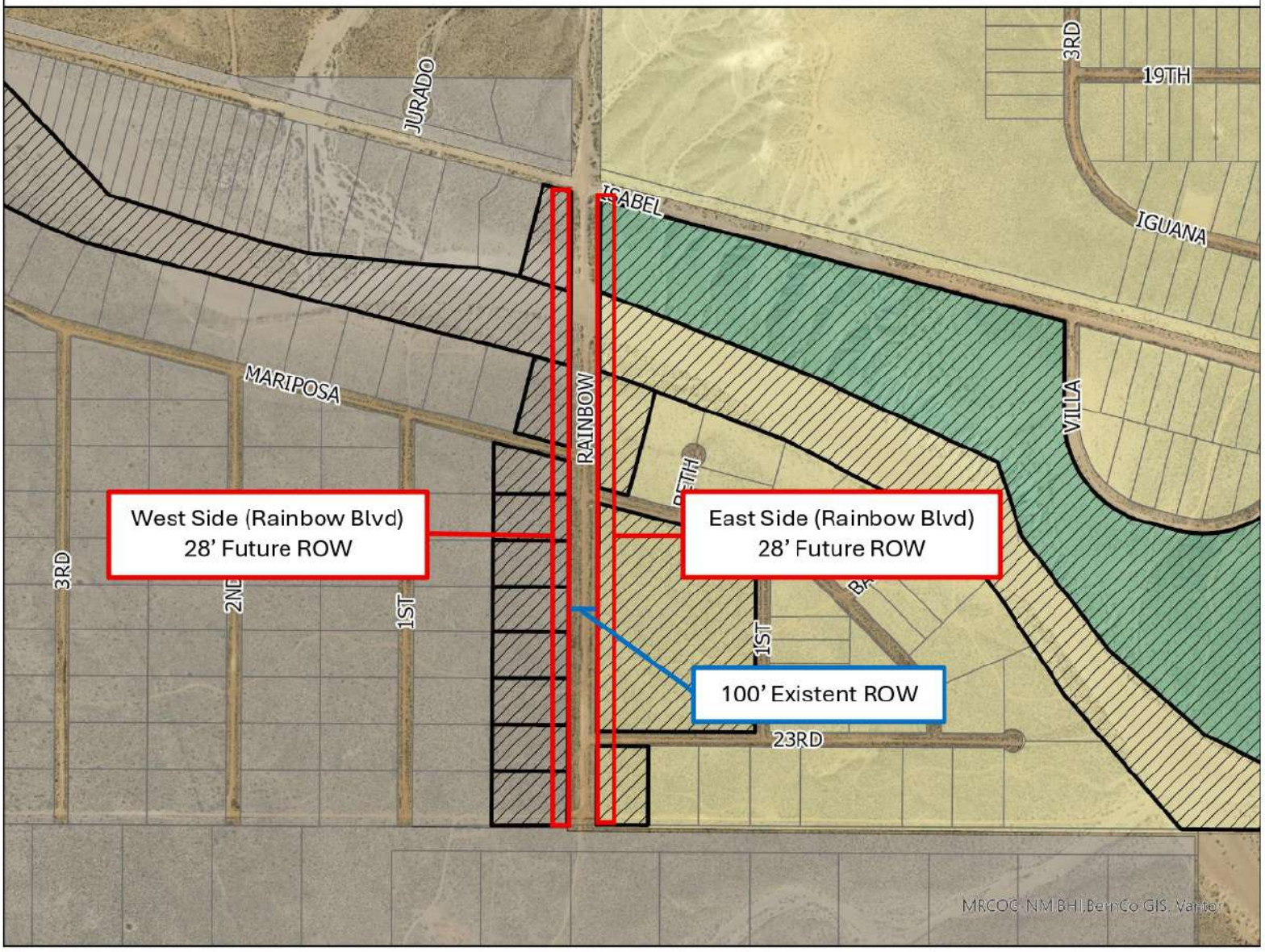
TYPICAL STREET SECTION – 6 LANE PRINCIPAL ARTERIAL
INVERTED CROWN

ERAL NOTES:


Rainbow Boulevard
(Proposed Corridor Overlay Zone)

RAINBOW BOULEVARD
ZONE MAP AMENDMENT
CORRIDOR OVERLAY ZONE

Exhibit A



Rio Rancho
City of Vision

GIS
Moving Spatial Data Forward

N
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Legend

Zoning
- R-1
- SU
- TZ
- Subject Properties

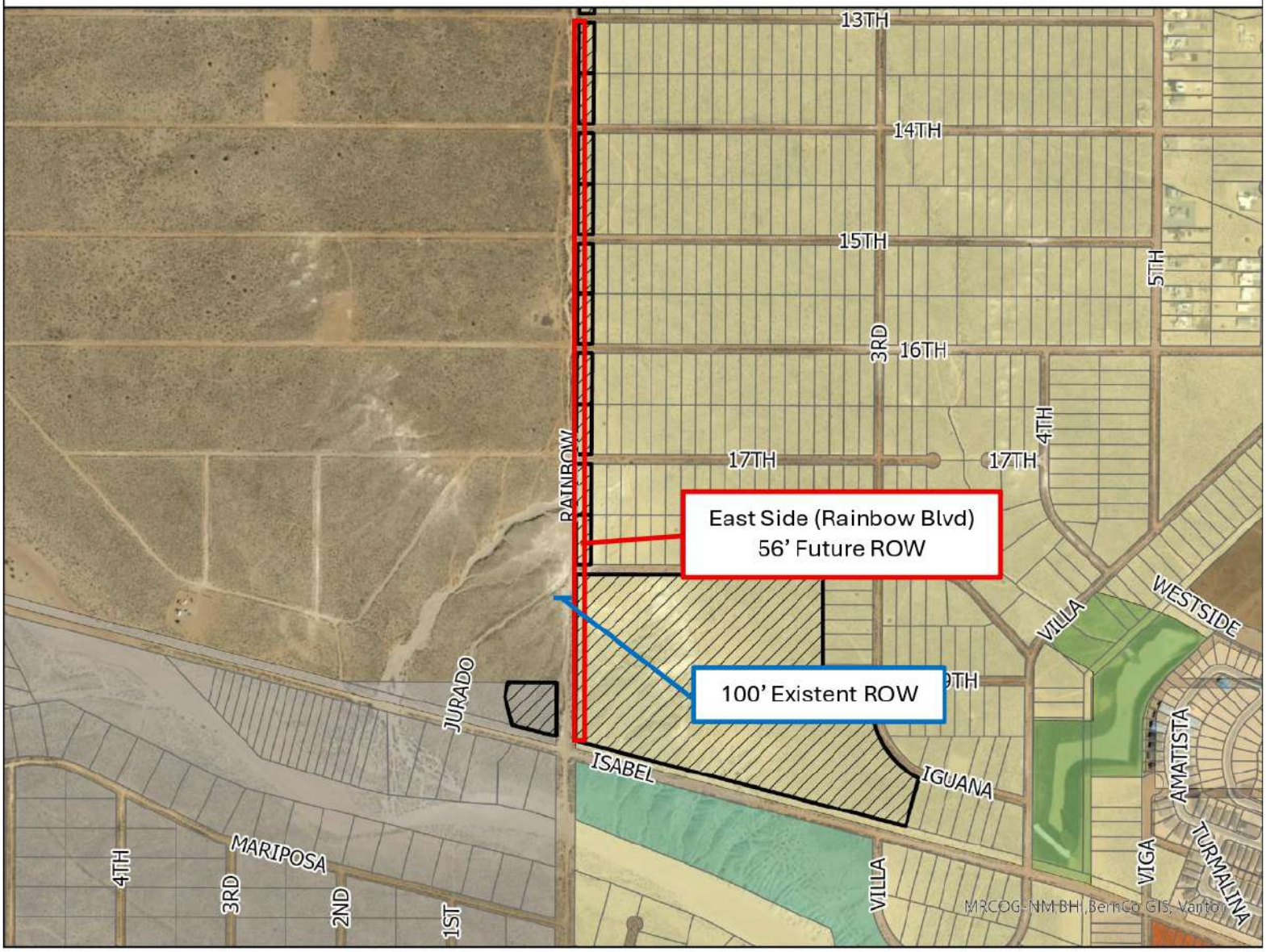
0 0.02 0.04 0.09 0.14 0.18 0.22
Miles

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 Tim Dvorak, 1/20/2026

RAINBOW BOULEVARD
ZONE MAP AMENDMENT
CORRIDOR OVERLAY ZONE

Exhibit B



RioRancho City of Vision

GIS Moving Spatial Data Forward

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S

Legend

Zoning
- C-1
- PR
- R-1
- R-3
- R-6
- SU
- TZ
- Subject Properties

0 0.04 0.07 0.15 0.22 0.3 0.38 Miles

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Map courtesy of Tim Dvorak, 1/20/2026

RAINBOW BOULEVARD
ZONE MAP AMENDMENT
CORRIDOR OVERLAY ZONE

Exhibit C



RioRancho
City of Vision

GIS
Moving Spatial Data Forward

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Map courtesy of Tim Dvorak, 1/20/2026

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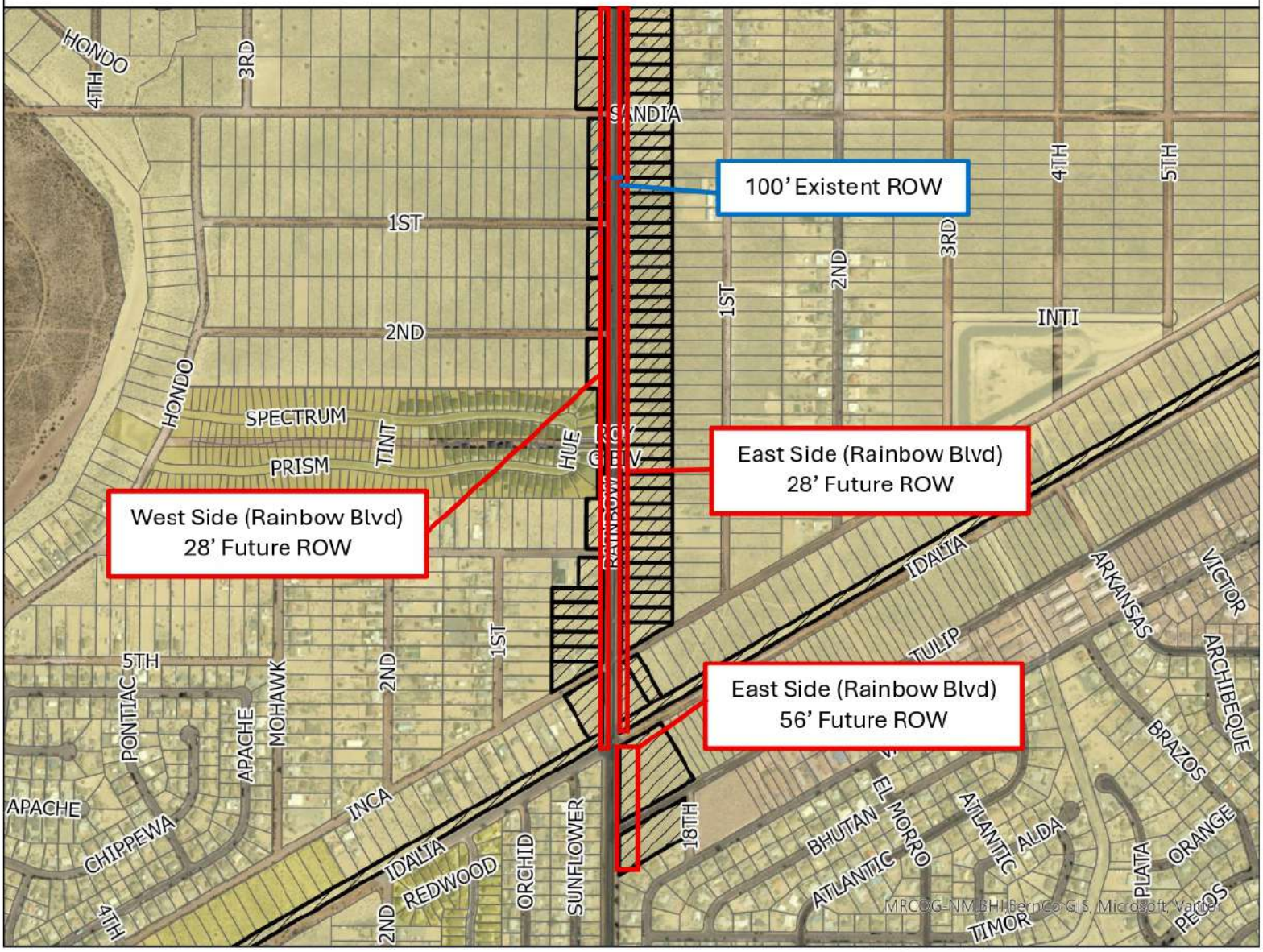
Legend

Zoning
- R-1
- R-2
- Subject Properties

0 0.040.07 0.15 0.22 0.3 0.38
Miles

RAINBOW BOULEVARD
ZONE MAP AMENDMENT
CORRIDOR OVERLAY ZONE

Exhibit D



GIS
Moving Spatial Data Forward

Legend

Zoning

- R-1
- R-2
- R-3
- R-4
- Subject Properties

N
W
E
S

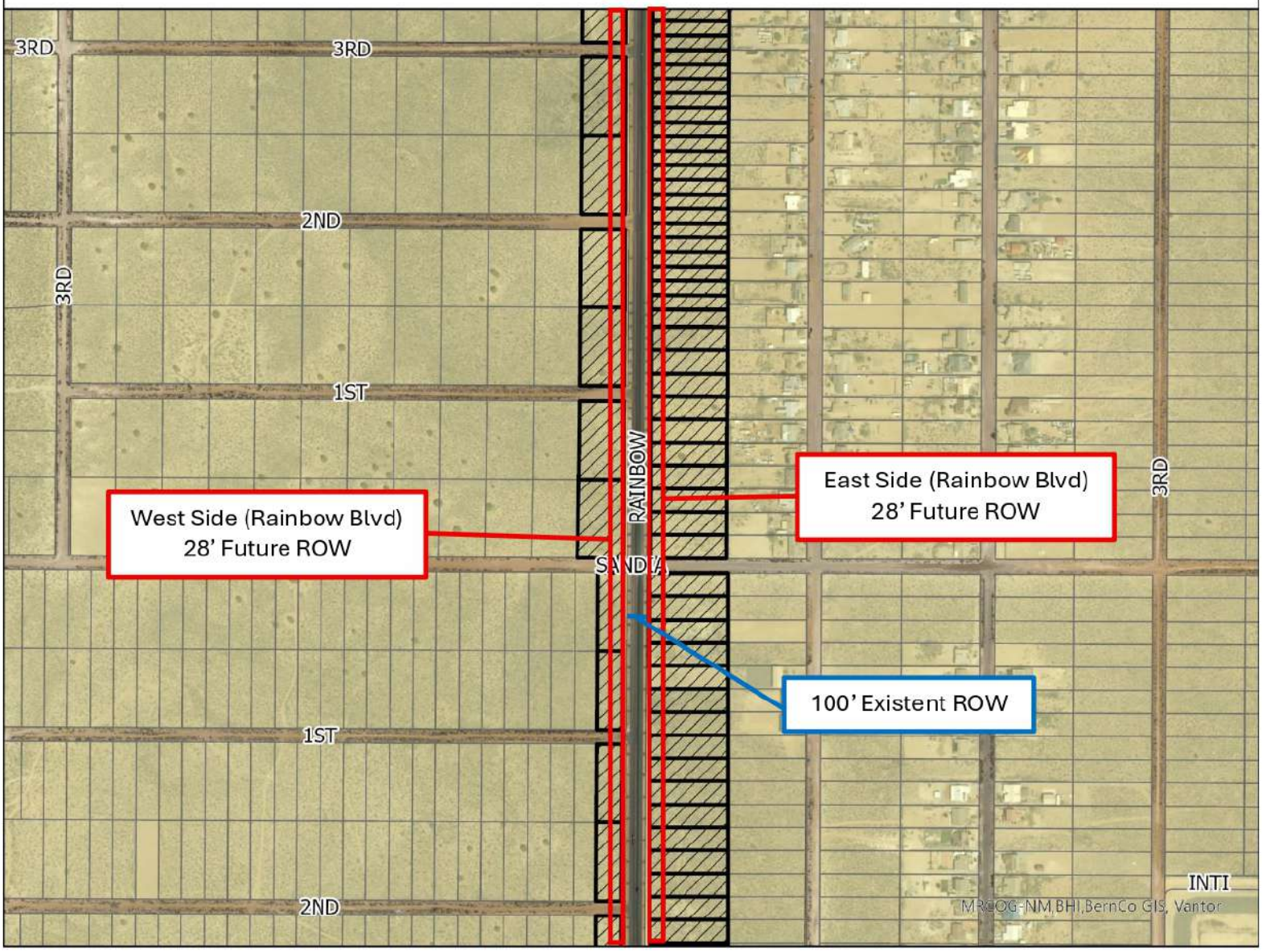
0 0.040.07 0.15 0.22 0.3 0.38
Miles

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 Tim Dvorak, 1/20/2026

RAINBOW BOULEVARD
ZONE MAP AMENDMENT
CORRIDOR OVERLAY ZONE

Exhibit E



Rio Rancho City of Vision

GIS Moving Spatial Data Forward

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Map courtesy of Tim Dvorak, 1/20/2026

N
W E
S

Legend

Zoning

R-1

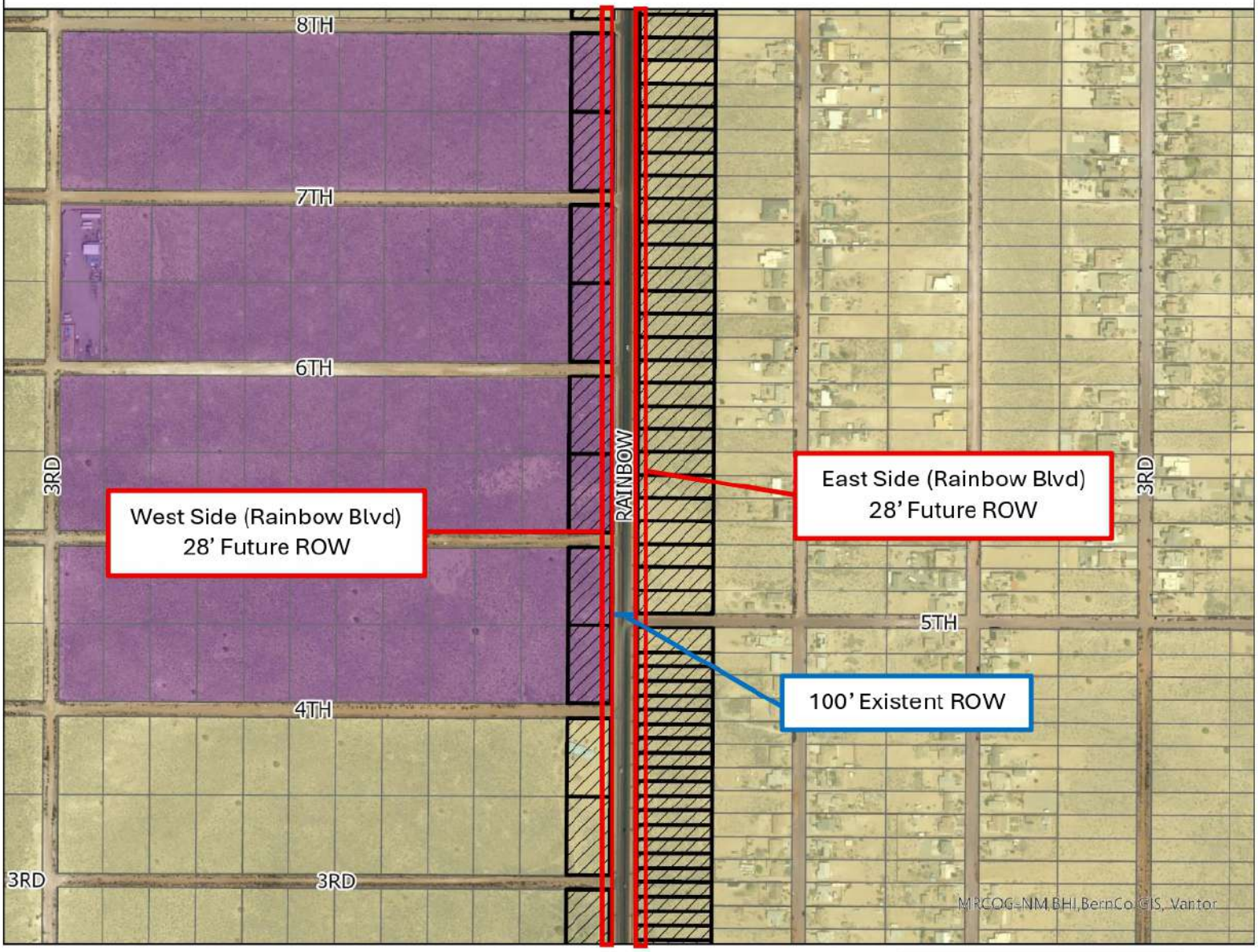
Subject Properties

0 0.02 0.04 0.09 0.14 0.18 0.22

Miles

RAINBOW BOULEVARD
ZONE MAP AMENDMENT
CORRIDOR OVERLAY ZONE

Exhibit F



Rio Rancho
City of Vision

GIS
Moving Spatial Data Forward

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Legend

Zoning
- M-1
- R-1
- Subject Properties

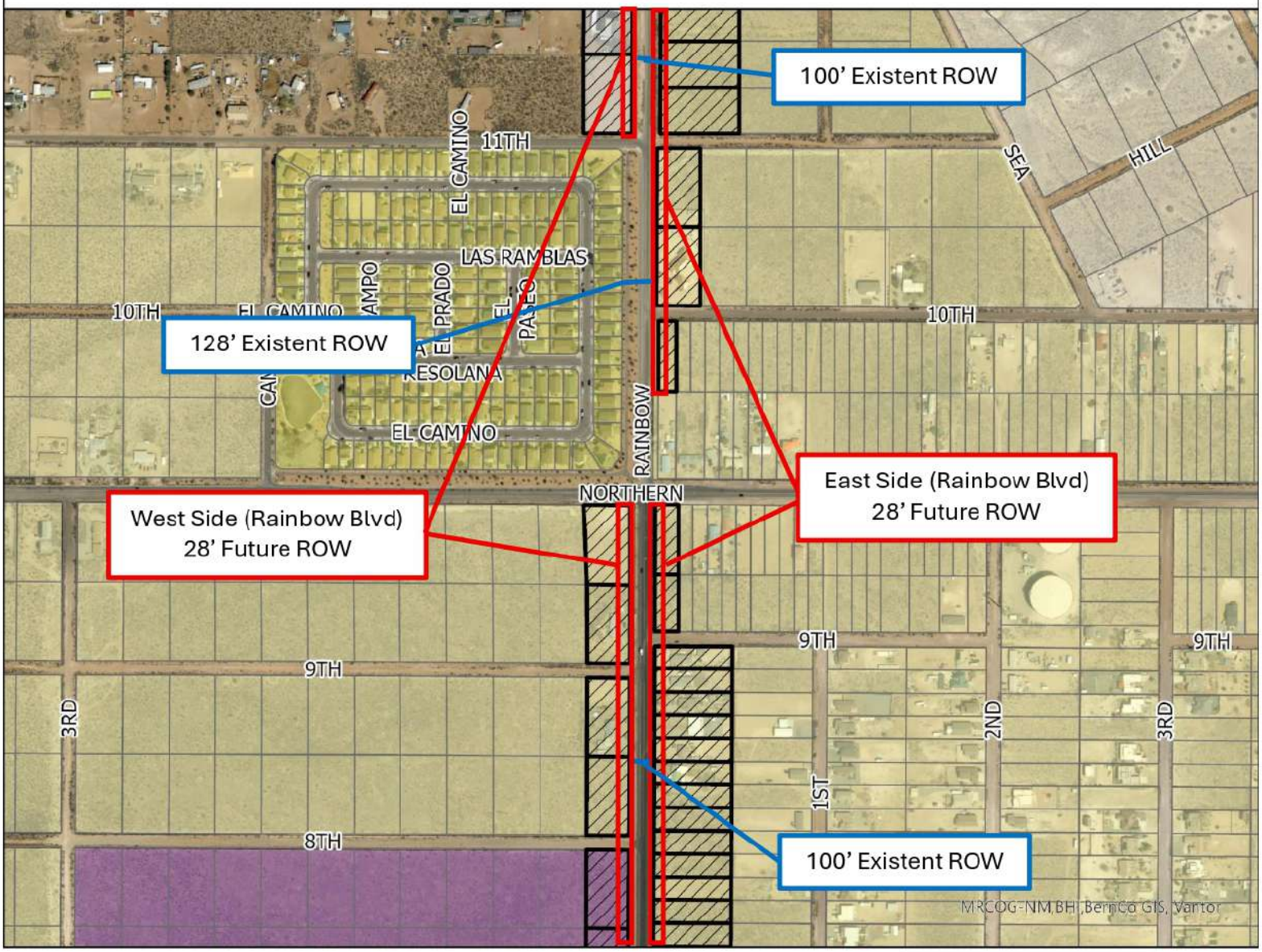
DISCLAIMER: All information on this map is provided "as is" without warranty or any representation of accuracy, timeliness or completeness. This map is not a survey and should be used for graphical purposes only.

Map courtesy of Tim Dvorak, 1/20/2026

0 0.02 0.04 0.09 0.14 0.18 0.22
Miles

RAINBOW BOULEVARD
ZONE MAP AMENDMENT
CORRIDOR OVERLAY ZONE

Exhibit G



Rio Rancho
City of Vision

GIS
Moving Spatial Data Forward

N
W
E
S

Legend

Zoning
- E-1
- M-1
- R-1
- R-2
- Unzoned
- Subject Properties

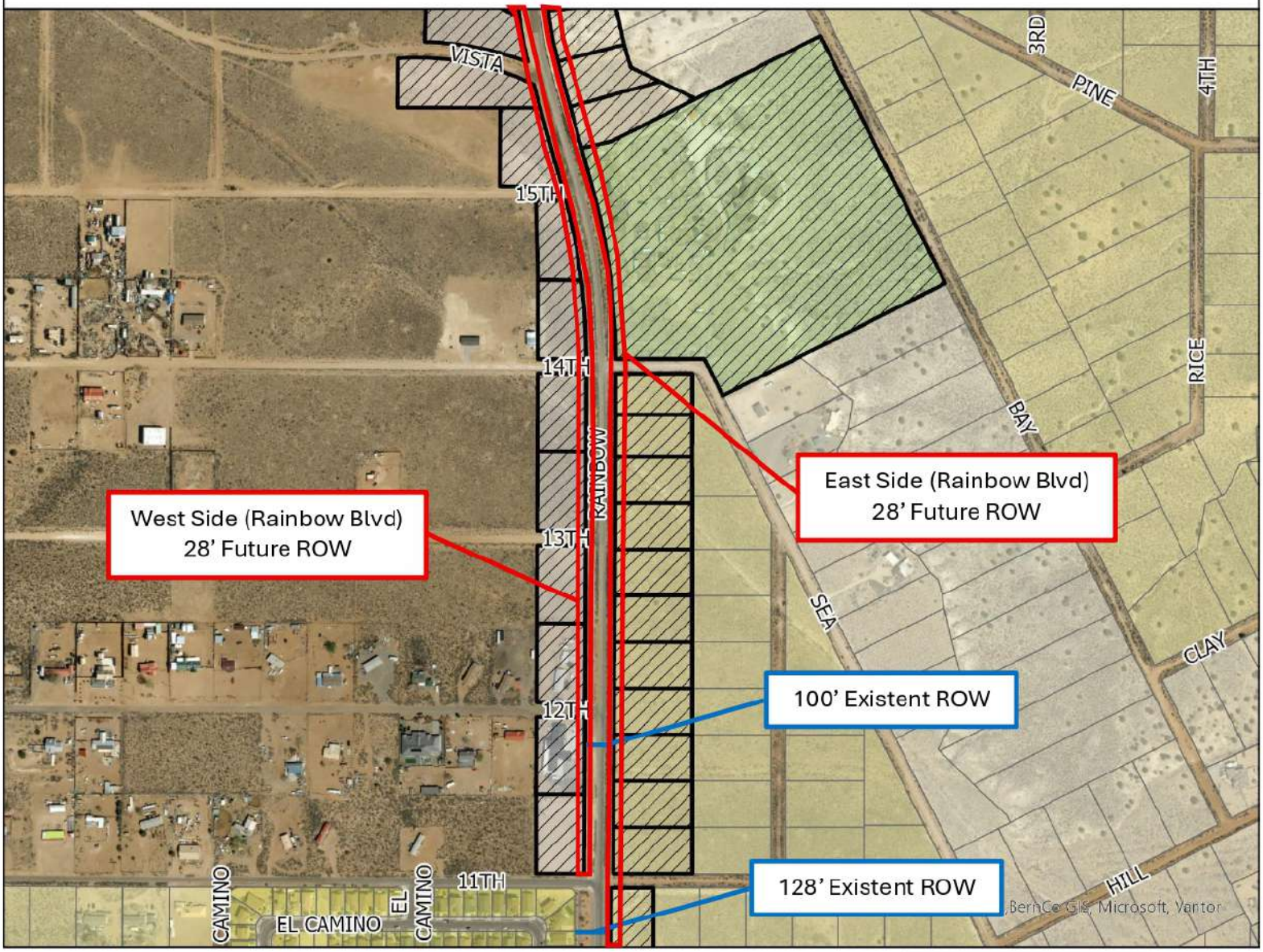
0 0.02 0.04 0.09 0.14 0.18 0.22
Miles

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Map courtesy of Tim Dvorak, 1/20/2026

RAINBOW BOULEVARD
ZONE MAP AMENDMENT
CORRIDOR OVERLAY ZONE

Exhibit H



Rio Rancho
City of Vision

GIS
Moving Spatial Data Forward

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Map courtesy of Tim Dvorak, 1/20/2026

N
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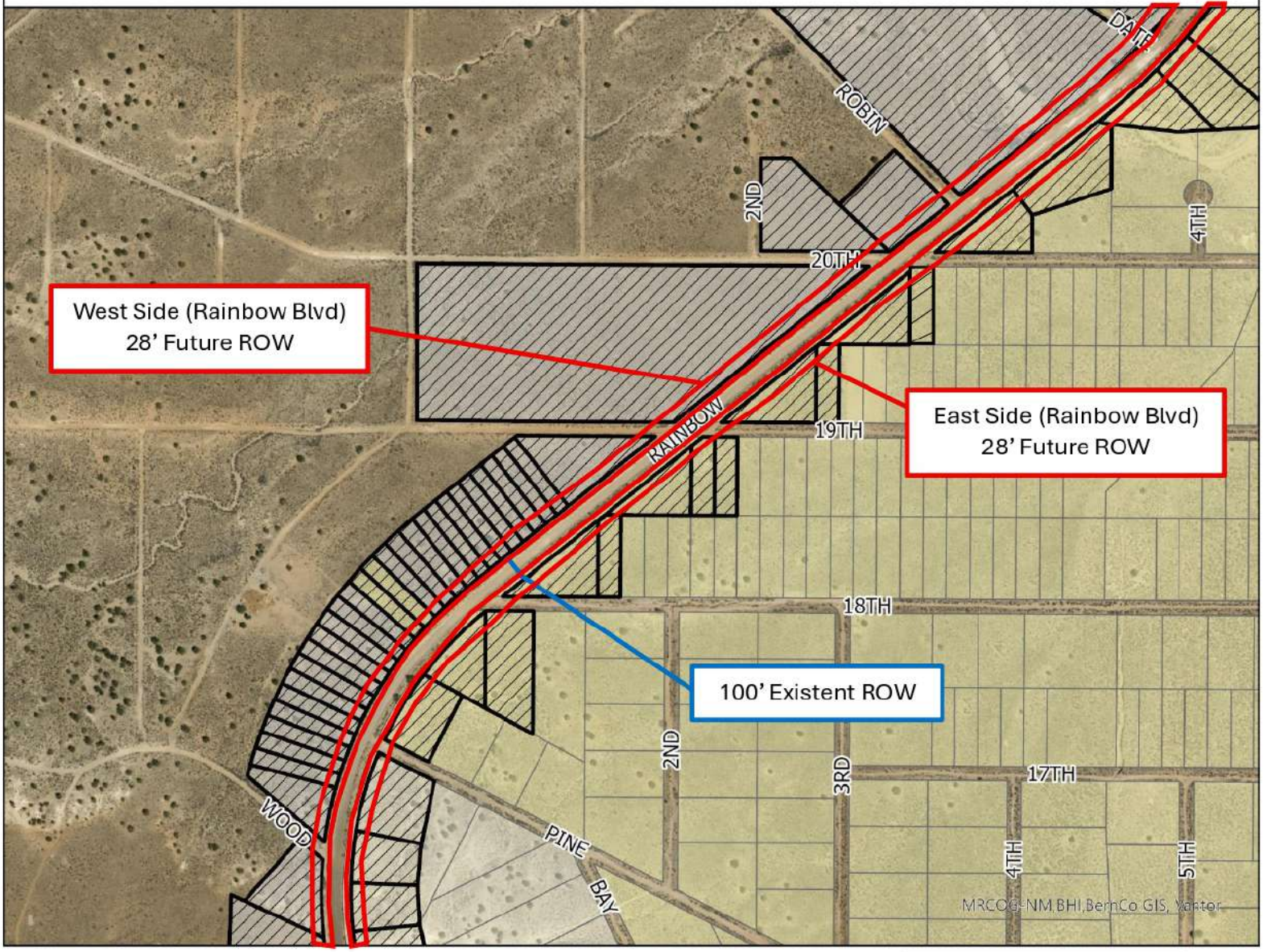
Legend

Zoning
- A-R
- E-1
- R-1
- R-2
- Unzoned
- Subject Properties

0 0.02 0.04 0.09 0.14 0.18 0.22
Miles

RAINBOW BOULEVARD
ZONE MAP AMENDMENT
CORRIDOR OVERLAY ZONE

Exhibit I



Rio Rancho City of Vision

GIS Moving Spatial Data Forward

N
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S

Legend

Zoning
- E-1
- R-1
- Unzoned
- Subject Properties

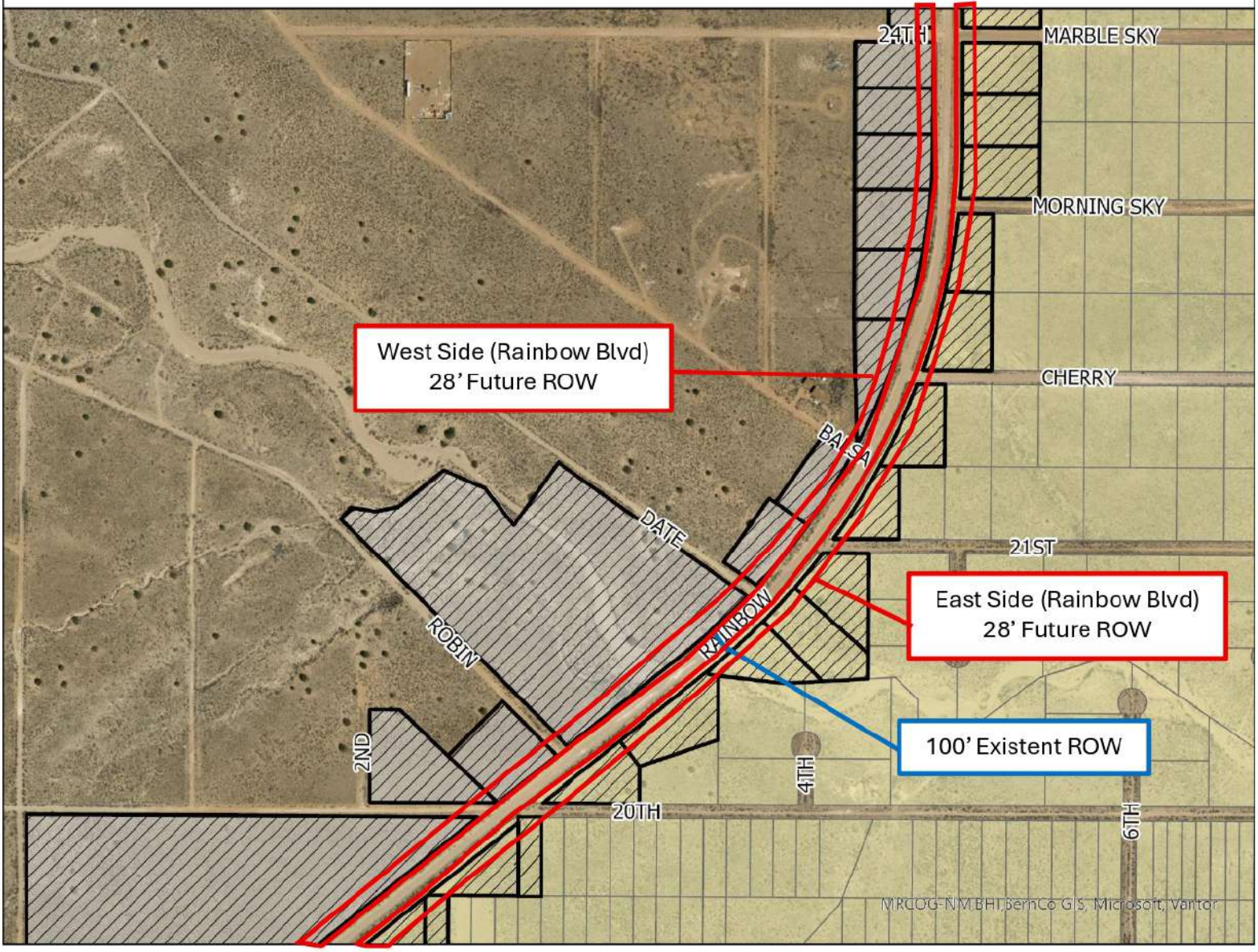
DISCLAIMER: All information on this map is provided "as is" without warranty or any representation of accuracy, timeliness or completeness. This map is not a survey and should be used for graphical purposes only.

Map courtesy of Tim Dvorak, 1/20/2026

0 0.02 0.04 0.09 0.14 0.18 0.22
Miles

RAINBOW BOULEVARD
ZONE MAP AMENDMENT
CORRIDOR OVERLAY ZONE

Exhibit J



RioRancho City of Vision

GIS Moving Spatial Data Forward

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Map courtesy of Tim Dvorak, 1/20/2026

N W E S

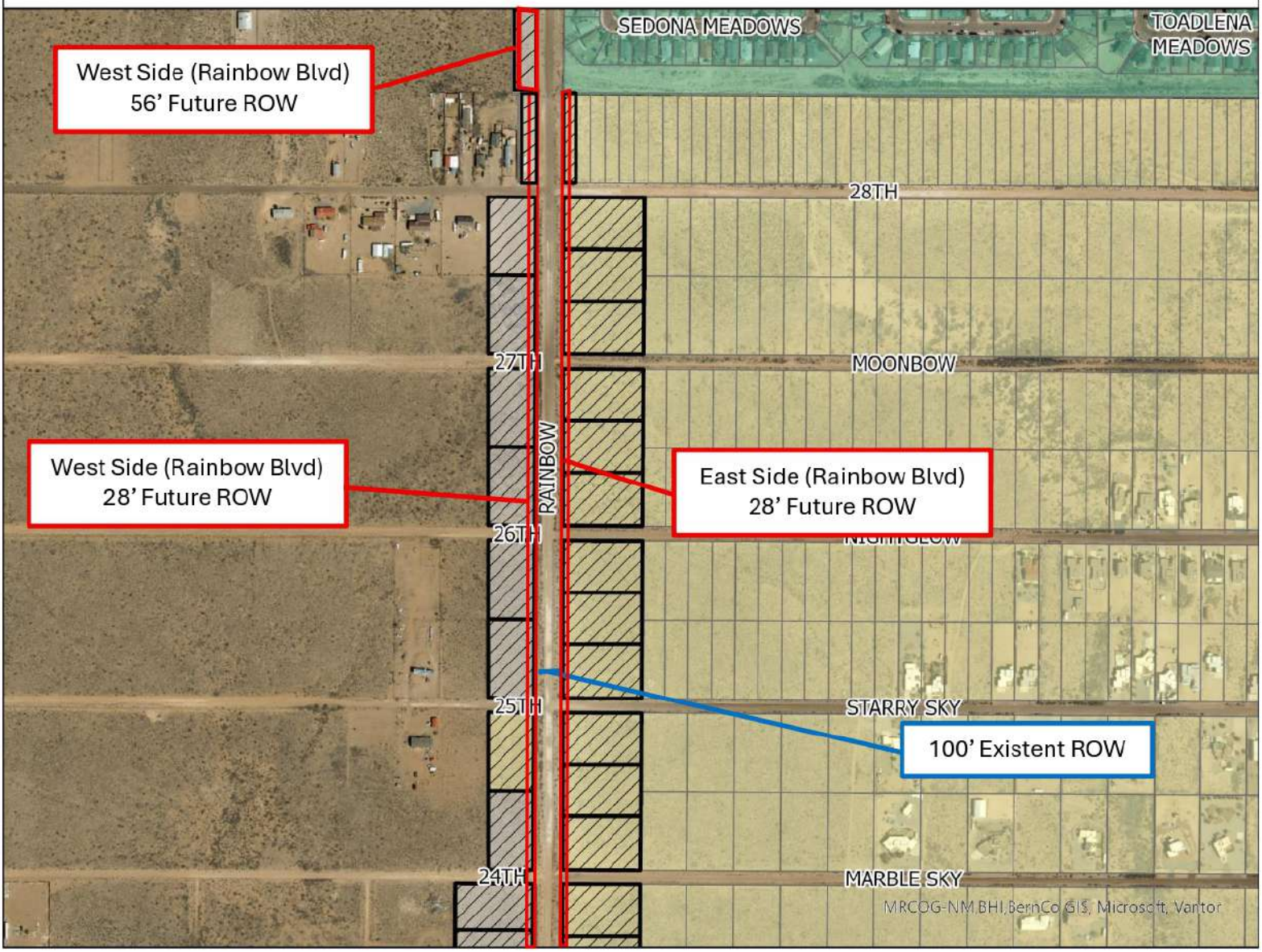
Legend

Zoning
- R-1
- Unzoned
- Subject Properties

0 0.02 0.04 0.09 0.14 0.18 0.22 Miles

RAINBOW BOULEVARD
ZONE MAP AMENDMENT
CORRIDOR OVERLAY ZONE

Exhibit K



Rio Rancho
City of Vision

GIS
Moving Spatial Data Forward

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Map courtesy of Tim Dvorak, 1/20/2026

N
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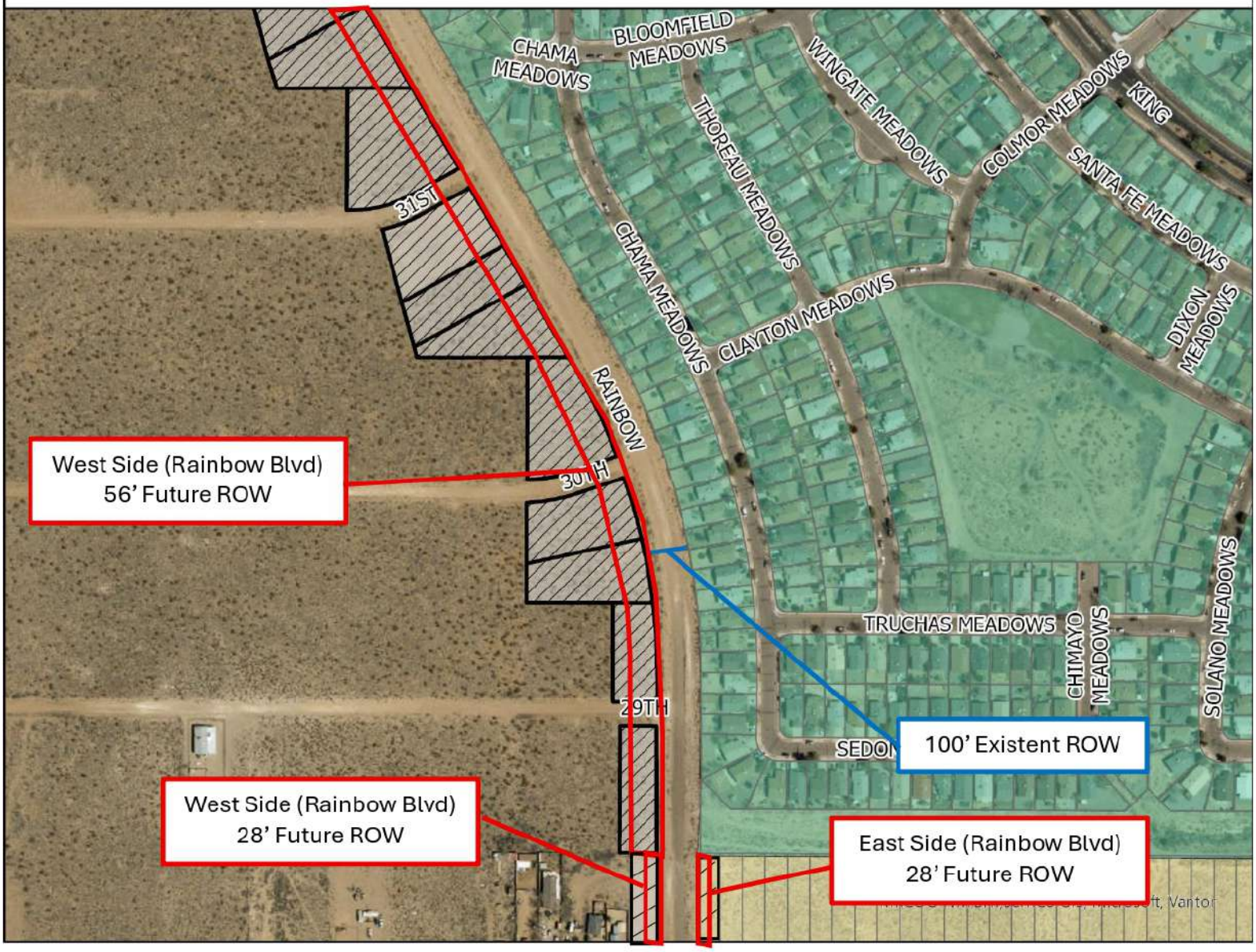
Legend

Zoning
- R-1
- SU
- Unzoned
- Subject Properties

0 0.02 0.04 0.09 0.14 0.18 0.22
Miles

RAINBOW BOULEVARD
ZONE MAP AMENDMENT
CORRIDOR OVERLAY ZONE

Exhibit L



Rio Rancho
City of Vision

GIS
Moving Spatial Data Forward

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Map courtesy of Tim Dvorak, 1/20/2026

N
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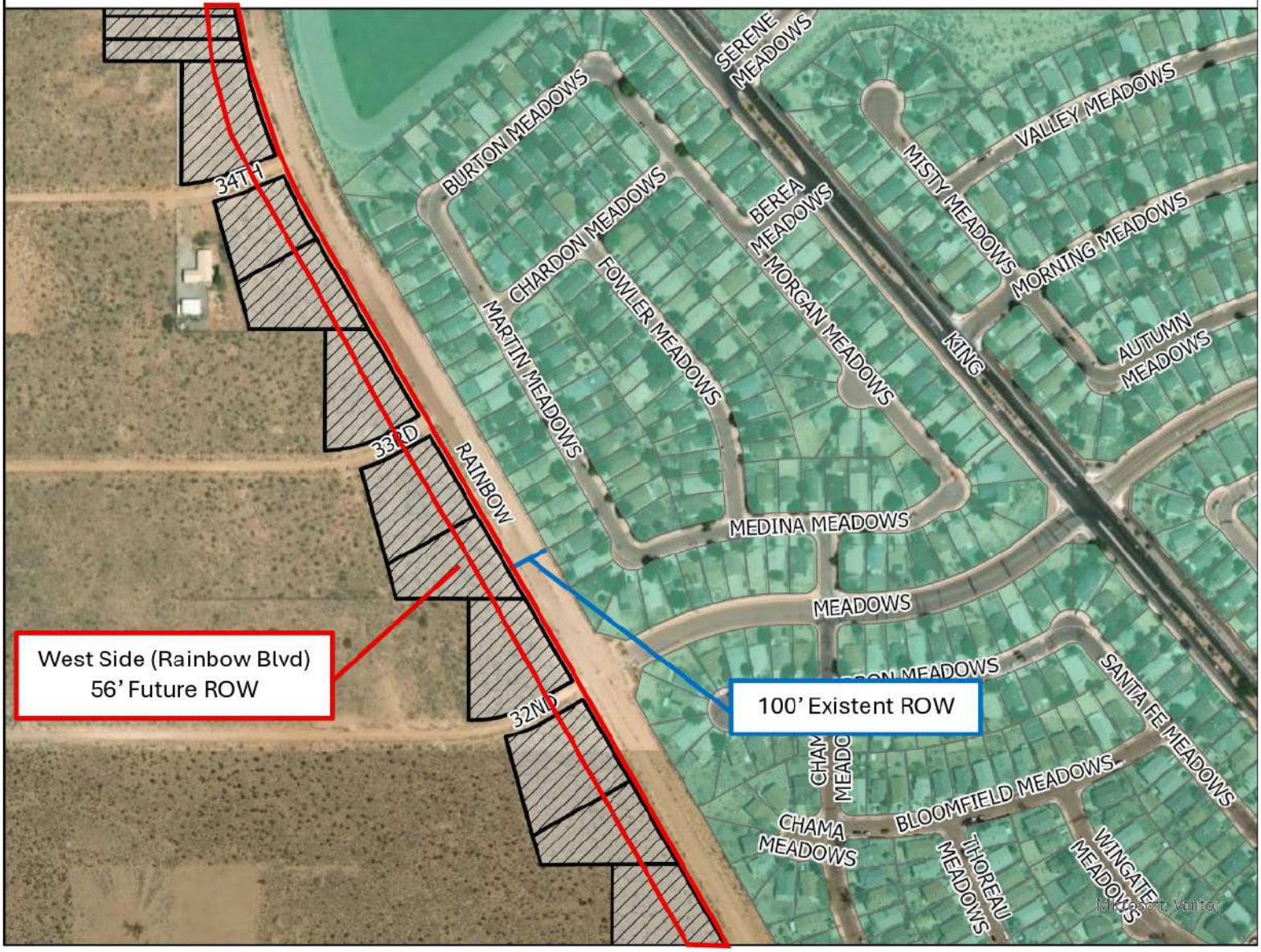
Legend

Zoning
- R-1
- SU
- Unzoned
- Subject Properties
- .

0 0.010.03 0.06 0.09 0.12 0.15
Miles

RAINBOW BOULEVARD
ZONE MAP AMENDMENT
CORRIDOR OVERLAY ZONE

Exhibit M



GIS
Moving Spatial Data Forward

RioRancho
City of Vision

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Map courtesy of Tim Dvorak, 1/20/2026

N
W
E
S

Legend

Zoning
- SU
- Unzoned
- Subject Properties

0 0.010.03 0.06 0.09 0.12 0.15
Miles

RAINBOW BOULEVARD
ZONE MAP AMENDMENT
CORRIDOR OVERLAY ZONE

Exhibit N



Rio Rancho City of Vision

GIS Moving Spatial Data Forward

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Map courtesy of Tim Dvorak, 1/20/2026

N W E S

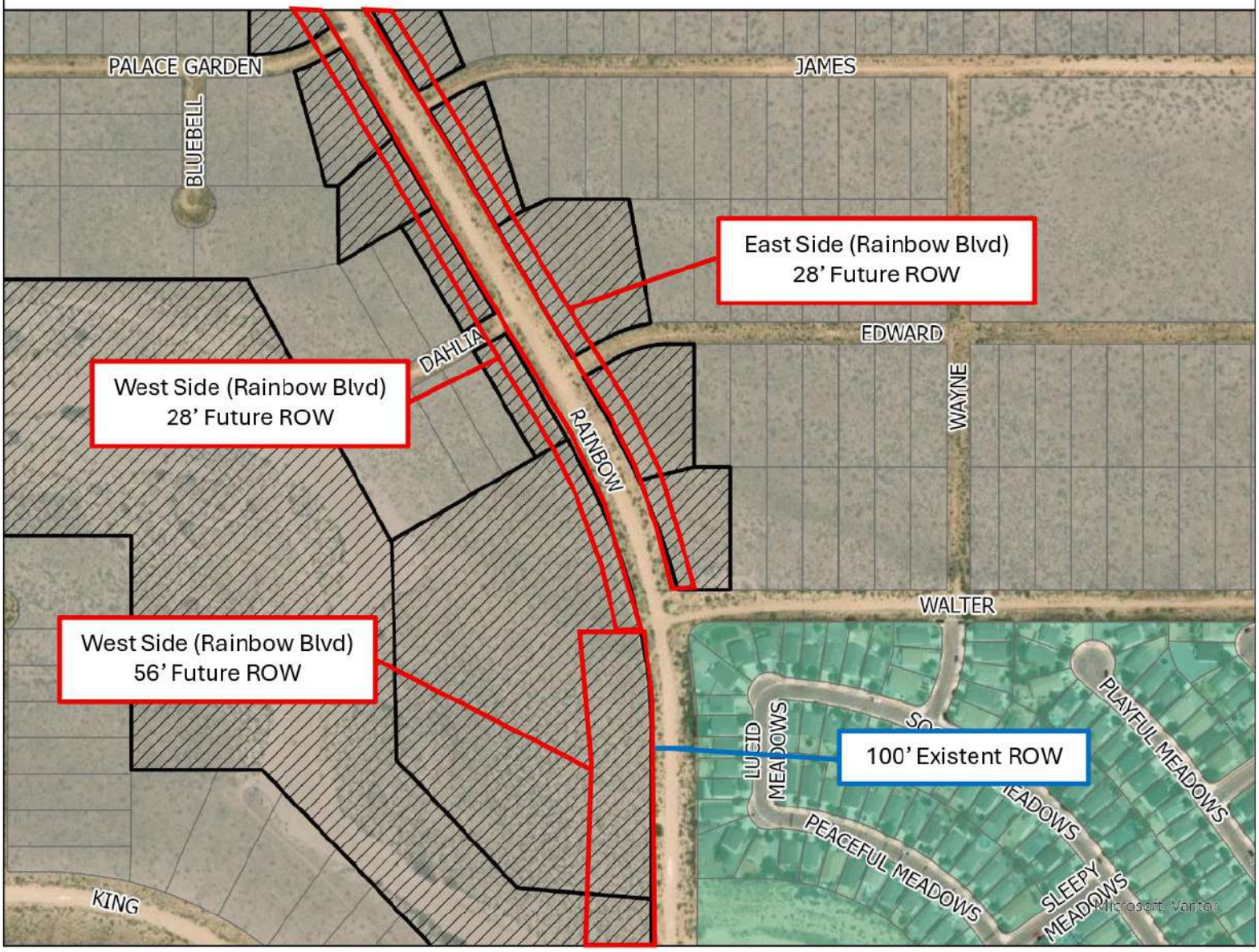
Legend

Zoning
- R-3
- SU
- TZ
- Unzoned
- Subject Properties

0 0.010.03 0.06 0.09 0.12 0.15
Miles

RAINBOW BOULEVARD
ZONE MAP AMENDMENT
CORRIDOR OVERLAY ZONE

Exhibit O



RioRancho City of Vision

GIS Moving Spatial Data Forward

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Map courtesy of Tim Dvorak, 1/20/2026

N W E S

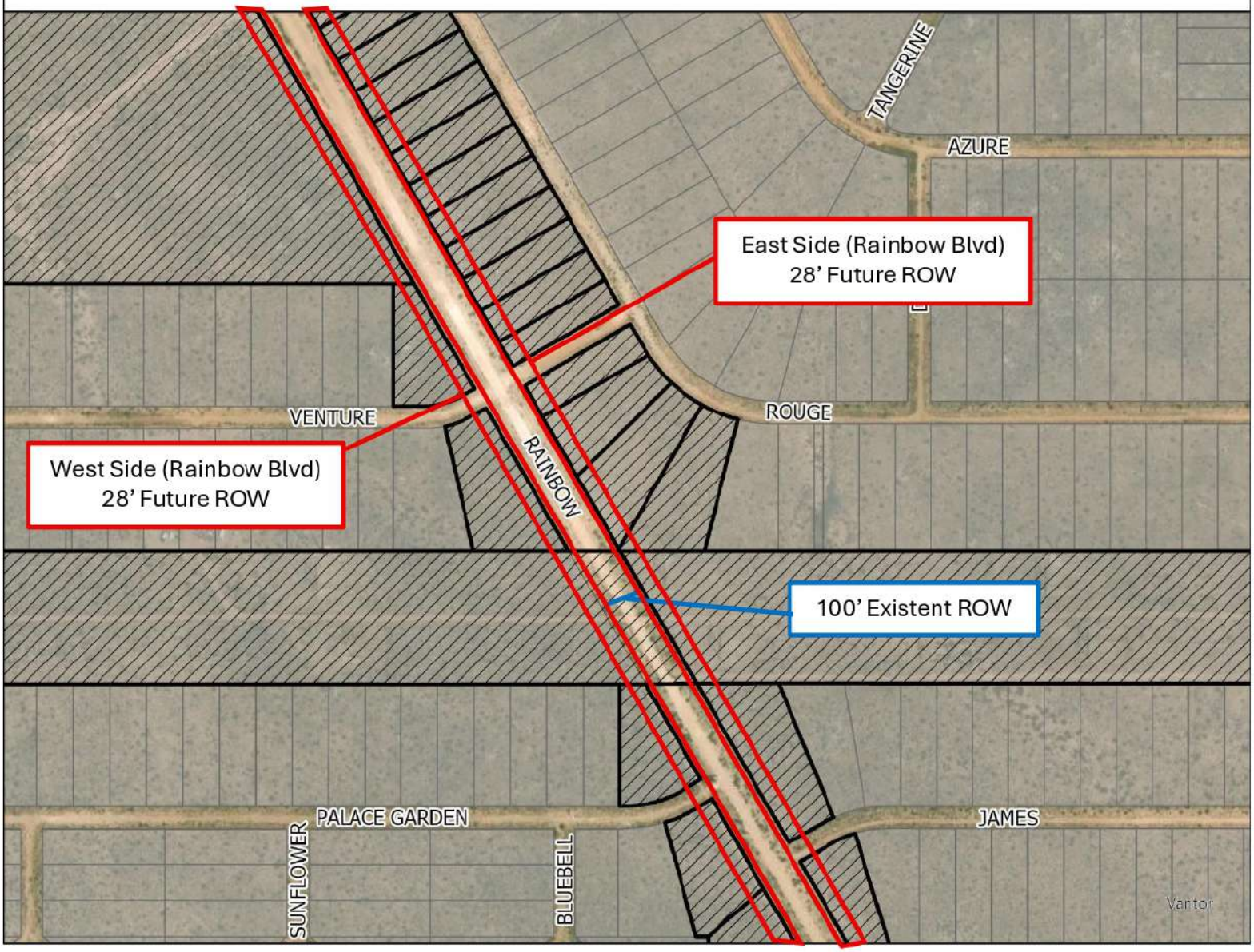
Legend

Zoning
- SU
- TZ
- Subject Properties

0 0.01 0.03 0.06 0.09 0.12 0.15 Miles

RAINBOW BOULEVARD
ZONE MAP AMENDMENT
CORRIDOR OVERLAY ZONE

Exhibit P



Rio Rancho
City of Vision

GIS
Moving Spatial Data Forward

N
W
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S

Legend

Zoning
- TZ
- Subject Properties

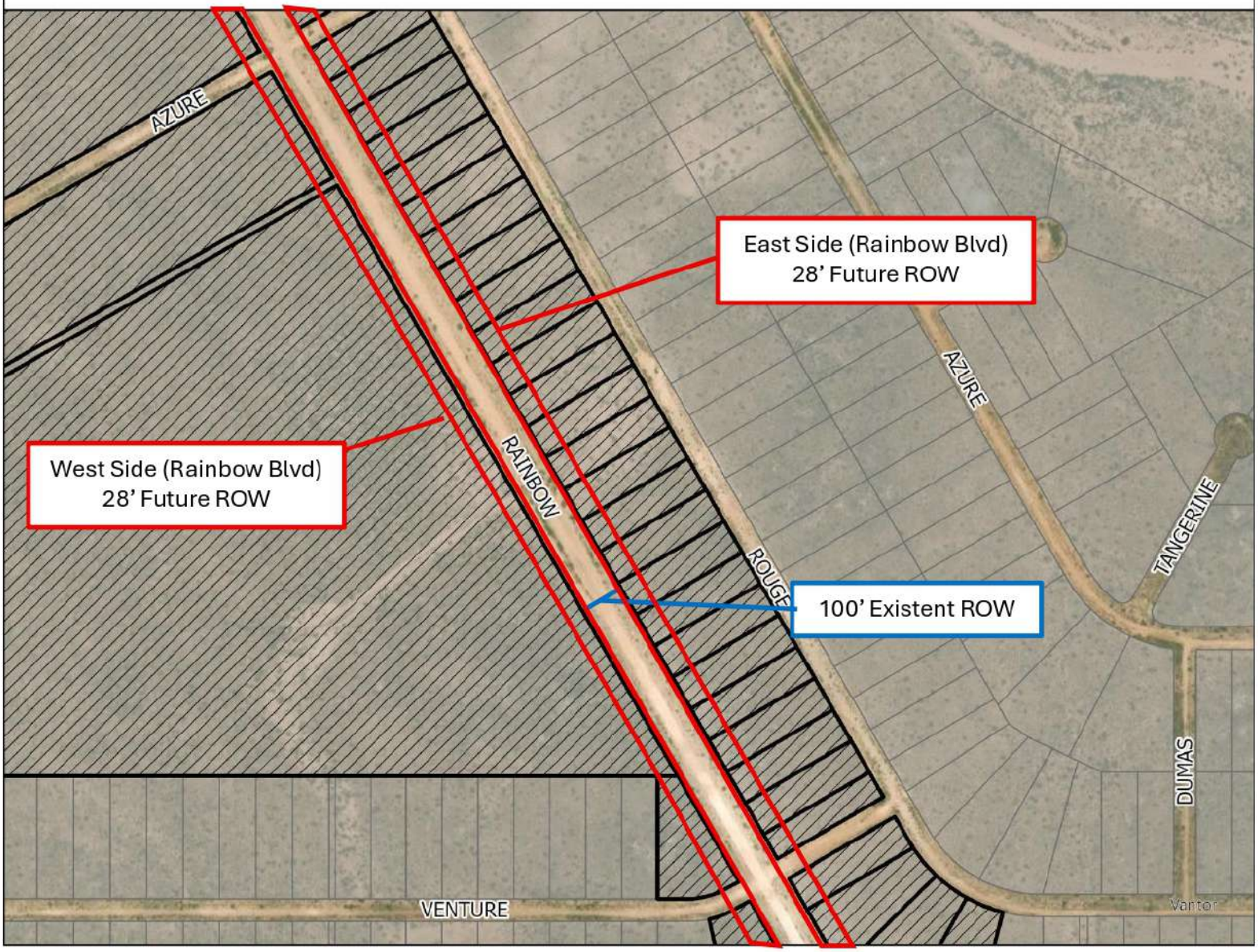
0 0.01 0.03 0.06 0.09 0.12 0.15 Miles

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 Tim Dvorak, 1/20/2026

RAINBOW BOULEVARD
ZONE MAP AMENDMENT
CORRIDOR OVERLAY ZONE

Exhibit Q



Rio Rancho
City of Vision

GIS
Moving Spatial Data Forward

N
W E
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Legend

Zoning
- TZ
- Subject Properties

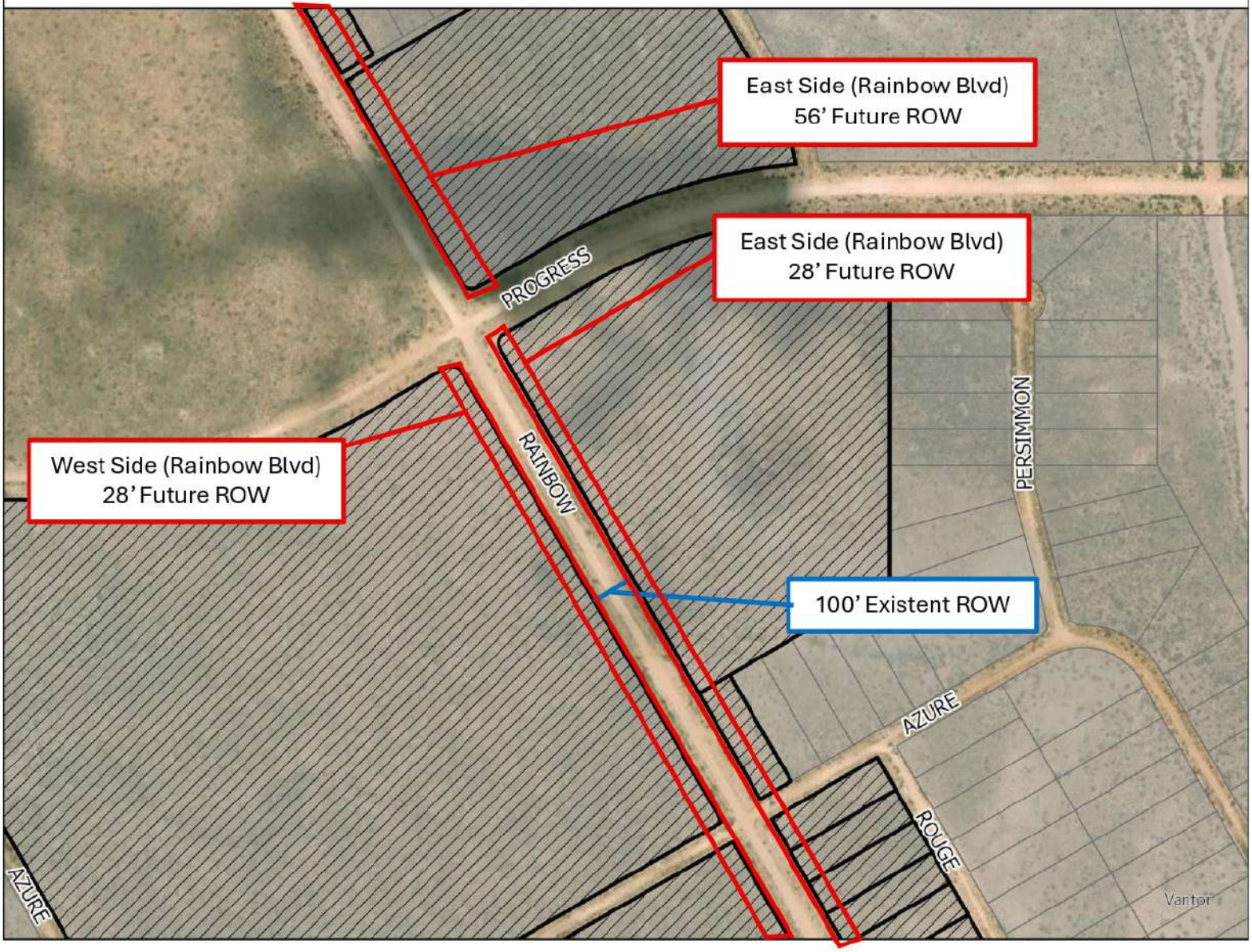
0 0.01 0.03 0.06 0.09 0.12 0.15 Miles

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 Tim Dvorak, 1/20/2026

RAINBOW BOULEVARD
ZONE MAP AMENDMENT
CORRIDOR OVERLAY ZONE

Exhibit R



Rio Rancho
City of Vision

GIS
Moving Spatial Data Forward

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Legend

Zoning
- TZ
- Subject Properties

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Map courtesy of Tim Dvorak, 1/20/2026

0 0.01 0.03 0.06 0.09 0.12 0.15 Miles

RAINBOW BOULEVARD
ZONE MAP AMENDMENT
CORRIDOR OVERLAY ZONE

Exhibit S



Rio Rancho
City of Vision

GIS
Moving Spatial Data Forward

N
W E
S

Legend

Zoning
- TZ
- Subject Properties

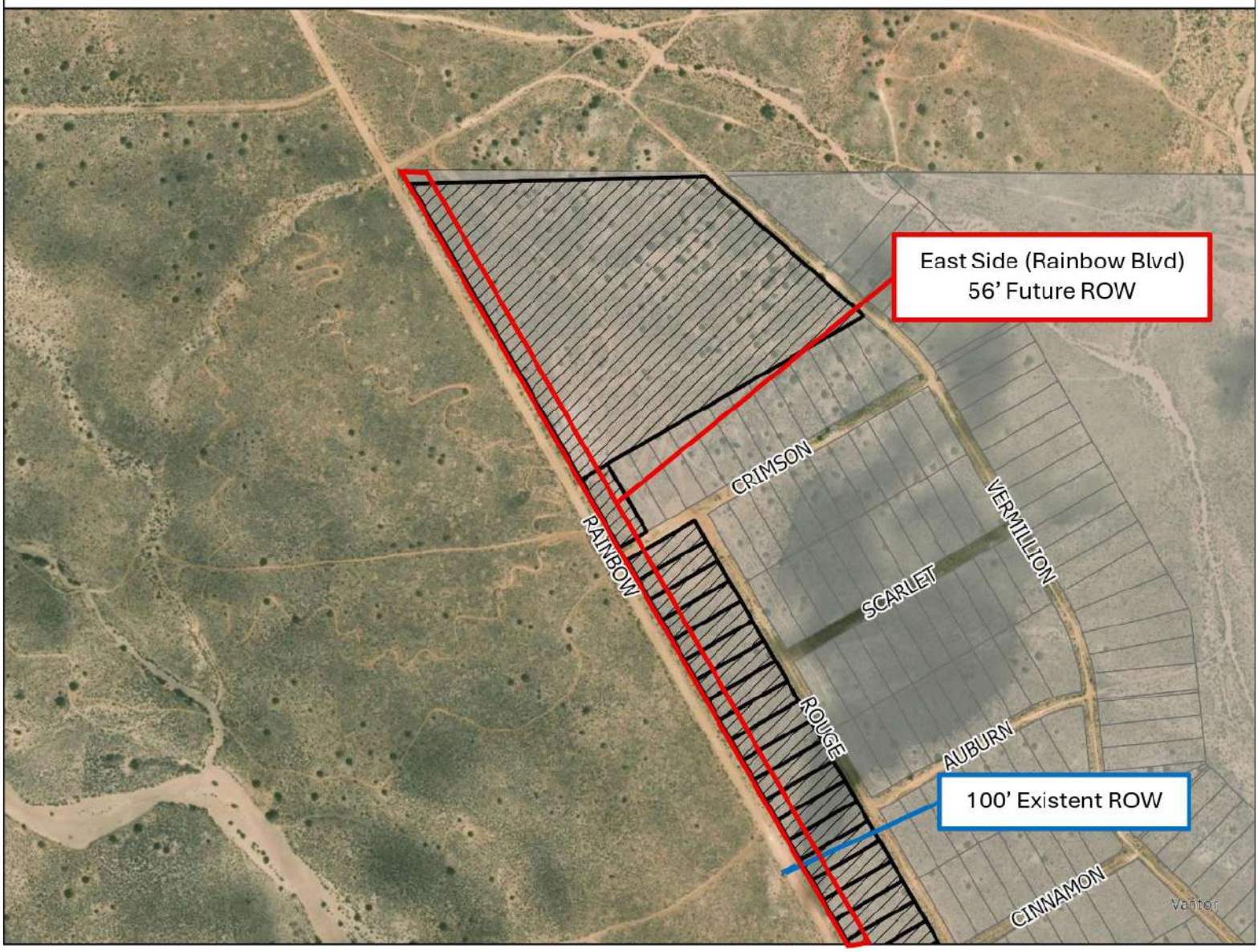
0 0.02 0.04 0.09 0.14 0.18 0.22
Miles

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Map courtesy of Tim Dvorak, 1/20/2026

RAINBOW BOULEVARD
ZONE MAP AMENDMENT
CORRIDOR OVERLAY ZONE

Exhibit T



RioRancho
City of Vision

GIS
Moving Spatial Data Forward

N
W E
S

Legend

Zoning
- TZ
- Subject Properties

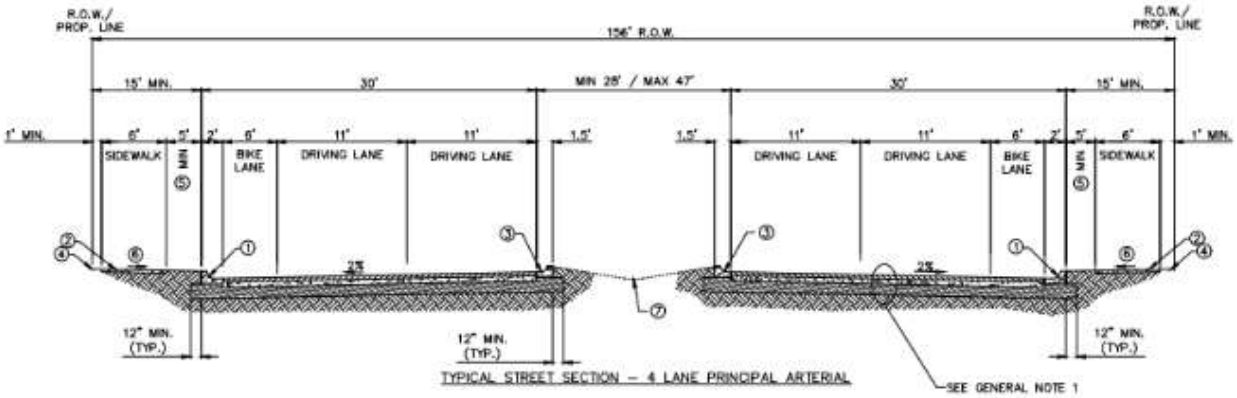
0 0.02 0.04 0.09 0.14 0.18 0.22
Miles

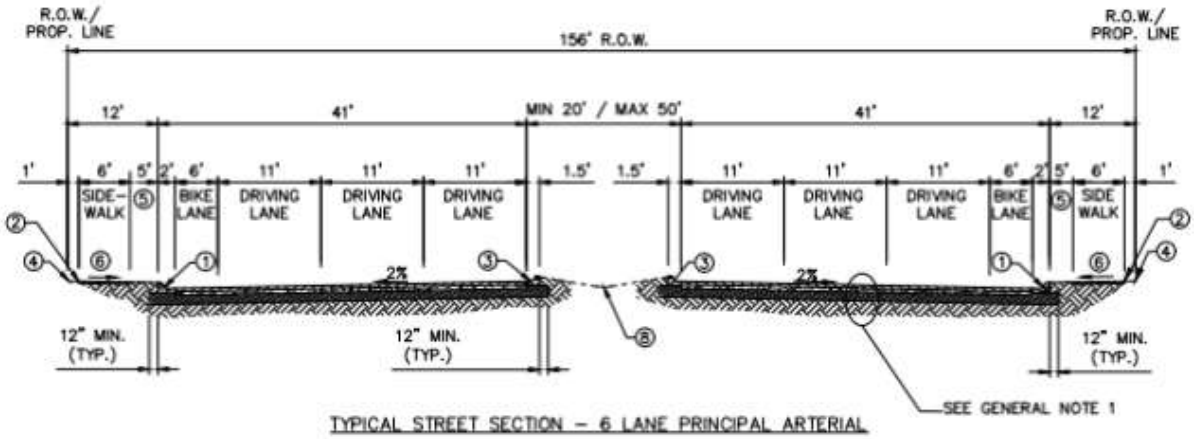
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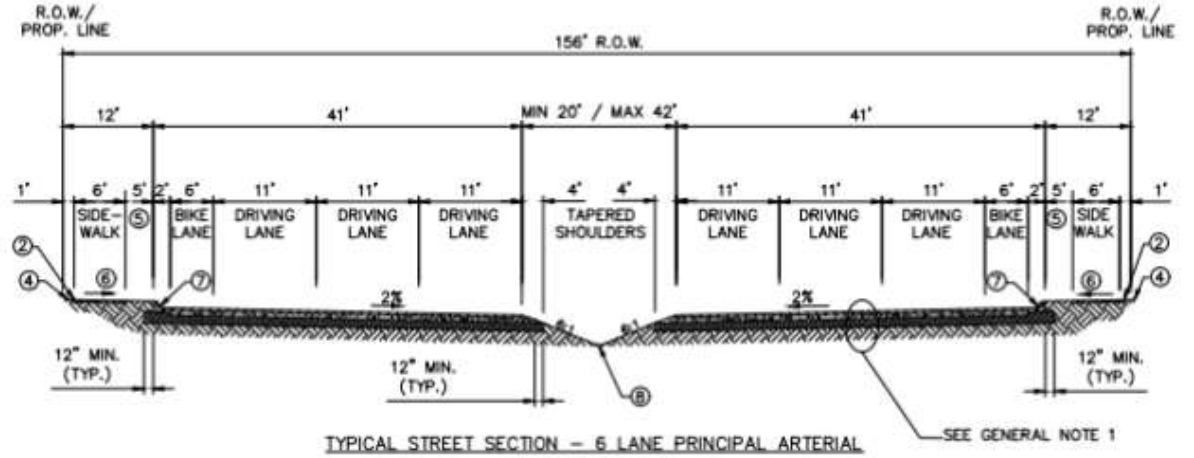
Map courtesy of Tim Dvorak, 1/20/2026

Exhibit U

Figure 2 Arterial Cross Section (4-lane and 6-lane)







ERAL NOTES:

DEVELOPMENT SERVICES DEPARTMENT— TRANSMITTAL AND REVIEW SHEET

DATE: January 15, 2026

TO:
- (X) Development Services – Matt Geisel, Peter Wells, David Serrano, Amy Rincon, Brian Babyak, Patrick Kingsbury
- (X) Fire and Rescue – Brian Johnson, Elliott Guinn
- (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
- (X) Public Works – BJ Gottlieb, Minerva Chavez, Tim Archuleta, Austin Blackmon
- (X) Legal – Josh Rubin, Noel Lopez

FROM: Development Services Department, Planning & Zoning Division

RE: DSD #26-100-00004 – Zone Map Amendment / Rainbow Blvd Corridor Overlay Zone

The applicant, City of Rio Rancho, requests approval of a Zone Map Amendment establishing a Corridor Overlay Zone for all platted portions of Rainbow Blvd within Rio Rancho City Limits. Establishment of this Corridor Overlay is necessary for future access management and right-of-way protection as Rainbow Blvd expands in the future. The currently platted Rainbow Blvd extends from northern City Limits to one parcel south of 23rd Avenue SE. Exhibits illustrating the currently platted portions of Rainbow Blvd, as well as the latest DPM Right-of-Way Cross Section Table are provided for reference. Legal descriptions of the affected and developed properties can be found on remaining pages of this transmittal document.

Please review and provide recommendations, comments or corrections on this form and return via hand delivery, fax or e-mail by **Friday, January 23, 2026**. If redline comments are made on the plan, please also provide me with a copy. Please contact Tim Dvorak at 505-896-8361 or e-mail tdvorak@rrnm.gov if you have any questions or would like to review a hard copy at my office.

This item has been reviewed and is hereby:
- (_) RECOMMENDED FOR APPROVAL
- (_) RETURNED FOR REVISIONS RESUBMITTAL REQUIRED
- (X) RETURNED WITH COMMENTS RESUBMITTAL NOT REQUIRED

For non-residential/non-commercial areas within the Rainbow Blvd Corridor Overlay, hydrants will be required so spacing does not exceed 1,000 feet, measured along the fire apparatus access route/roadway. Hydrant locations shall be coordinated with future roadway widening/phasing to maintain compliant spacing and accessibility after expansion.

Fire Marshal Brian Johnson — Reviewer

1/22/2026 — Date

DEVELOPMENT SERVICES DEPARTMENT— TRANSMITTAL AND REVIEW SHEET

DATE: January 15, 2026

TO:
- (X) Development Services – Matt Geisel, Peter Wells, David Serrano, Amy Rincon, Brian Babyak, Patrick Kingsbury
- (X) Fire and Rescue – Brian Johnson, Elliott Guinn
- (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
- (X) Public Works – BJ Gottlieb, Minerva Chavez, Tim Archuleta, Austin Blackmon
- (X) Legal – Josh Rubin, Noel Lopez

FROM: Development Services Department, Planning & Zoning Division

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- (X_) RECOMMENDED FOR APPROVAL
- (_) RETURNED FOR REVISIONS RESUBMITTAL REQUIRED
- (_) RETURNED WITH COMMENTS RESUBMITTAL NOT REQUIRED

IFC 2021 shall be referenced for Fire and Life Safety Code. Appendix D shall be referenced for Fire Apparatus Access Roads. Fire Hydrants shall be no more than 500 ft driving from each other. A Fire 1 plan shall be submitted to the Fire Marshals Office prior to full plan set submission for review and approval. Comments provided by Fire Marshal Captain R. Elliott Guinn

R. Elliott Guinn — Reviewer

1/16/26 — 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

February 6, 2026

RE: Case #26-100-00004 – Zone Map Amendment – Rainbow Corridor Overlay Zone

Dear Property Owner:

You are receiving this notice of Zone Map Amendment because your property is adjacent to a site where a land development decision is required by the Governing Body.

The Applicant, the City of Rio Rancho, requests approval of a Zone Map Amendment establishing a Corridor Overlay Zone for enhanced setbacks to allow for protection of future right-of-way and access management along properties directly abutting Rainbow Boulevard within City limits. The Corridor Overlay Zone shall establish enhanced setbacks of 28'-56' for proposed future right-of-way along said properties.

The **Governing Body** will consider the request and make their decision on **Thursday, February 26, 2026** 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.

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

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

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

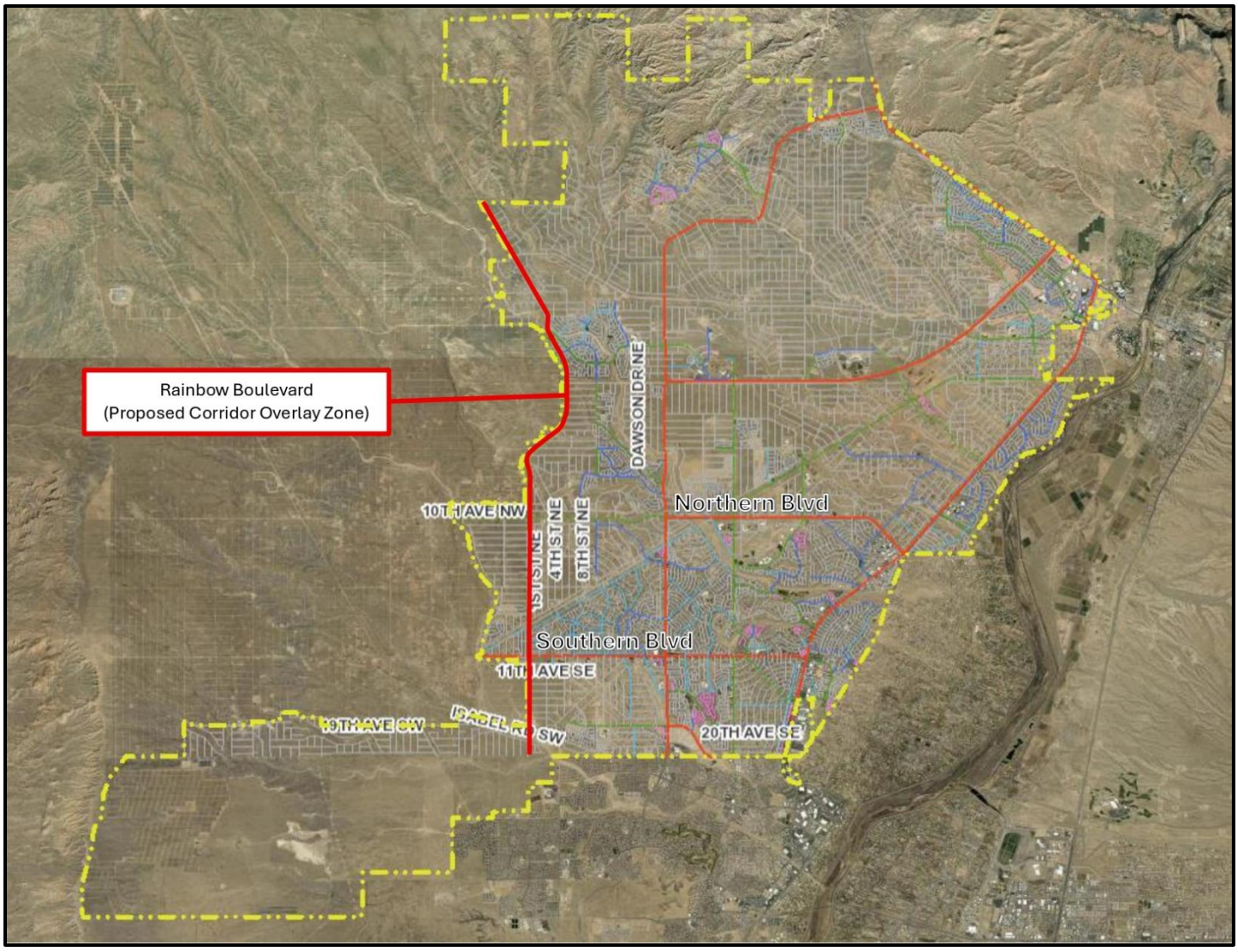
Respectfully,

Tim Dvorak

Tim Dvorak
Municipal Planner II
Development Services Department
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



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, February 26, 2026:

Zone Map Amendment
Case #26-100-00004

The Applicant, the City of Rio Rancho, requests approval of a Zone Map Amendment establishing a Corridor Overlay Zone for enhanced setbacks to allow for protection of future right-of-way and access management along properties directly abutting Rainbow Boulevard within City limits. The Corridor Overlay Zone shall establish enhanced setbacks of 28'-56' for proposed future right-of-way along the properties legally described as: Rio Rancho Estates Unit 9, Block 51, Lots 9-16; Rio Rancho Estates Unit 9, Block 50, Lot 1 & Lot Arroyo; Rio Rancho Estates Unit 9, Block 22, Lot 14; Rio Rancho Estates Unit 9, Block 12, Lots 2-4; Rio Rancho Estates Unit 9, Block 13, Lots 53-56; Rio Rancho Estates Unit 9, Block 8, Lots 19-20; Rio Rancho Estates Unit 9, Block 7, Lots 22-23; Rio Rancho Estates Unit 9, Block 6, Lots 22-23; Rio Rancho Estates Unit 9, Block 5, Lots 43-44; Rio Rancho Estates Unit 9, Block 4, Lots 43-44; Rio Rancho Estates Unit 9, Block 3, Lots 45-46; Rio Rancho Estates Unit 9, Block 2, Lots 45-46; Rio Rancho Estates Unit 8, Block 79, Lot SUESMT & Lot 54; Rio Rancho Estates Unit 8, Block 78, Lots 12A & 13-18; Rio Rancho Estates Unit 8, Block 70, Lot 27; Rio Rancho Estates Unit 8, Block 70, Parcel A; Rio Rancho Estates Unit 8, Block 69, Lots 27-28; Rio Rancho Estates Unit 8, Block 68, Lots 27-28; Rio Rancho Estates Unit 8, Block 67, Lots 12-13; Rio Rancho Estates Unit 8, Block 66, Lots 12-13; Rio Rancho Estates Unit 8, Block 62, Lots 12-13; Rio Rancho Estates Unit 8, Block 61, Lot 13; Rio Rancho Estates Unit 8, Block 58, Lots 12-13; Rio Rancho Estates Unit 8, Block 57, Lots 12-13; Rio Rancho Estates Unit 8, Block 54, Lots 12-13; Rio Rancho Estates Unit 8, Block 53, Lots 12-13; Rio Rancho Estates Unit 8, Block 50, Lot 13; Rio Rancho Estates Unit 8, Block 49, Lot 12; Rio Rancho Estates Unit 7, Block 58, Lot 20; Rio Rancho Estates Unit 7, Block 59, Lot 19; Rio Rancho Estates Unit 7, Block 60, Lots 19-20; Rio Rancho Estates Unit 7, Block 61, Lots 19-20; Rio Rancho Estates Unit 7, Block 65, Lots 3-4; Rio Rancho Estates Unit 7, Block 69, Lots 76-77; Rio Rancho Estates Unit 7, Block X, Lots 25-37 & 40-52; Rio Rancho Estates Unit 7, Block X, Lots 38-39; Rio Rancho Estates Unit 12, Block 51A, Lot PPRK; Rio Rancho Estates Unit 12, Block 50, Lots 12-13; Rio Rancho Estates Unit 12, Block 48, Tract A; Rio Rancho Estates Unit 12, Block 47, Lots 1 & 68; Rio Rancho Estates Unit 12, Block 44, Lots 9-14; Rio Rancho Estates Unit 12, Block 43, Lot 17; Unit 12, Block 43, Lot 16; Rio Rancho Estates Unit 12, Block 42, Lots 17-18; Rio Rancho Estates Unit 12, Block 41, Lots 17-18; Rio Rancho Estates Unit 12, Block 40A, Lots 21-22; Rio Rancho Estates Unit 12, Block A, Lot 62; Rio Rancho Estates Unit 12, Block BB, Lot 1; Rio Rancho Estates Unit 12, Block 69, Lot 1-9, 10A & 10B; Rio Rancho Estates Unit 12, Block 68, Lots 11-16; Rio Rancho Estates Unit 12, Block 67, Lots 1 & 12; Rio Rancho Estates Unit 12, Block 59, Lots 1-3 & 63-64; Rio Rancho Estates Unit 12, Block 52, Lots 1-2 & 52-53; Rio Rancho Estates Unit 12, Block 32, Lots 37-41; Rio Rancho Estates Unit 12, Block 33, Lots 1 & 30; Rio Rancho Estates Unit 12, Block 34, Lots 1 & 34; Rio Rancho Estates Unit 12, Block 35, Lots 1 & 32-33; Rio Rancho Estates Unit 12, Block 36, Lots 1 & 32-33; Rio Rancho Estates Unit 12, Block 37, Lots 1 & 62-63; Rio Rancho Estates Unit 12, Block 38, Lots 1 & 62-63; Rio Rancho Estates Unit 12, Block 39, Lots 1 & 62-63; Rio Rancho Estates Unit 12, Block H, Lot 1; Rio Rancho Estates Unit 10, Block 84, Lots 1, 23, Arroyo & Tract G; Rio Rancho Estates Unit 10, Block 86, Tract 1; Rio Rancho Estates Unit 10, Block 58, Tract F; Rio Rancho Estates Unit 10, Block 54, Lots 1 & 40; Rio Rancho Estates Unit 10, Block 53, Lots 1 & 40; Rio Rancho Estates Unit 10, Block 50, Lots 1 & 40; Rio Rancho Estates Unit 10, Block 48, Lots 1 & 40; Rio Rancho Estates Unit 10, Block 45, Lots 1 & 39; Rio Rancho Estates Unit 10, Block 43, Lot 1 & 38; Rio Rancho Estates Unit 10, Block 3, Lots 1 & 60; Rio Rancho Estates Unit 10, Block 2, Lots 1 & 38; Rio Rancho Estates Unit 10, Block 1, Lots 1 & 80; Cedar Hills 3, Block 18, Parcel C; Rio Rancho Estates Unit 11, Block A, Lot 1; Rio Rancho Estates Unit 11, Block 29, Lots 1-2 & Lot SUESMT; Rio Rancho Estates Unit 11, Block 21, Lots 1-35; Rio Rancho Estates Unit 11, Block 20, Lots 1-10; Rio Rancho Estates Unit 11, Block T, Lots 1-36; Rio Rancho Estates Unit 11, Block 1, Lots 1-28; Rio Rancho Estates Unit 11, Block UU, Lots 1 & 44; Rio Rancho Estates Unit 22, Block 36, Lot 39B; Rio Rancho Estates Unit 22, Block 37, Lots 29-31; Rio Rancho Estates Unit 22, Block 38, Lots 36-39; Rio Rancho Estates Unit 22, Block 39, Lots 34-36; Rio Rancho Estates Unit 22, Block 40, Lots 30-32; Rio Rancho Estates Unit 22, Block 41, Lots 16-18; Rio Rancho Estates Unit 22, Block 42, Lot 23; Rio Rancho Estates Unit 22, Block AA, Lots 1-8 & Tract A; Rio Rancho Estates Unit 22, Block 89, Lot Arroyo & Tract E; Rio Rancho Estates Unit 22, Block 92, Lots 1, 8-10 & Tract F; Rio Rancho Estates Unit 22, Block 93, Lot 1 & Lot AT&SF; Rio Rancho Estates Unit 22, Block 94, Lot 1; Rio Rancho Estates Unit 22, Block 95, Lot 1 & Lot PSCH; Rio Rancho Estates Unit 22, Tract DD & Tract G; Rio Rancho Estates Unit 22, Block 103, Tract GG & Tract FF; Rio Rancho Estates Unit 22, Block 102, Tract EE & Lot 1; Rio Rancho Estates Unit 22, Block 101, Lot 1; Rio Rancho Estates Unit 22, Block 97, Lots 1-4; Rio Rancho Estates Unit 22, Block 96, Lots 1-26; Rio Rancho Estates Unit 22, Block 100, Lot 1; Rio Rancho Estates Unit 22, Block 63, Tract C & Lot 1; Rio Rancho Estates Unit 22, Block 62, Lots 1-36 & Lot DRN; Rio Rancho Estates Unit 22, Block 56, Tract B & Lot 1; Rio Rancho Estates Unit 22, Tract H; Rio Rancho Estates Unit 22, Block 131, Lot 11; Rio Rancho Estates Unit 22, Block 130, Lots 1-11; Rio Rancho Estates Unit 22, Block 129, Lots 1-18; and Rio Rancho Estates Unit 22, Block 120, Lots 19-27.

Master Plan
Case #26-400-00001

The applicant, Cielo Bonito, LLC requests approval of the Cielo Bonito Master Plan at the location legally described as Unit 21, Block 22, Lots 4-30, 45-48, Block 23, Lots 3-23, 45-64 and Block 24, Lots 51-70.

Zone Map Amendment
Case #26-100-00001

The applicant, Cielo Bonito, LLC requests approval of a Zone Map Amendment request for approximately 44.94 acres from TZ Transitional Zoning and R-3: Mixed Residential to R-4, Single-Family Residential (Unit 21, Block 22 Lots 4-26, 28-30, 45-48, Block 23 Lots 3-10, 14-23, 45-64 and Block 24 Lots 51-56, 58-70).

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: February 11, 2026

City of Rio Rancho, New Mexico
Planning and Zoning Board
Rainbow Corridor Overlay Zone

Bill and Ann Haltom
Landowner Concerns

1. We own two (2) lots adjacent to Rainbow Boulevard located in Sandoval County, City of Rio Rancho.

2. The lot sites are located in Rio Rancho Estates, Town of Alaeda Grant, Sandoval County and numbered as lots 27 and 28, in Block 69, Unit 8, per Warranty Deed.

3. The lots were acquired on April 5, 2006 and filed in the Office of the County Clerk of Sandoval County on April 9, 2006.

4. The lots are located between 1st and 2nd Avenues adjacent to Rainbow Boulevard on the East.

Overview

1. On Monday, January 26, 2026, we received a letter from Mr. Dvorak of the Development Services Department notifying us for the first time that the City of Rio Rancho is applying for a Zone Map Amendment establishing a Corridor Overlay Zone for enhanced setbacks to allow for protection and future right-of-way and access management from our lots directly abutting Rainbow Boulevard outside the City limits. The letter states that "The Corridor Overlay Zone shall establish enhanced setbacks of 28 ft – 56 ft for proposed future right-of-way along said properties." Mr. Dvorak would not accept our concern that any use of more that 10-12 feet from the road would severely devalue the property, but regardless, we would now have to pay the Rio Rancho and Sandoval County taxes on the property. Dual taxes should not be allowed.

2. Upon walking our properties, we were surprised to find that someone, without calling us to request permission had taken the unapproved liberty to survey and stake our property. We still do not know who did the survey, what is the construction contemplated and who is responsible. Mr. Dvorak would not consider simply buying our two small lots. Yet, he wants to have us provide our land for free with us, as the landowner being responsible for all taxes and any damages. We have now paid taxes to Sandoval County for 19 years and have received nothing in return.

3. We need some time with DSD to discuss the issues, to find out the types and purposes of uses that are planned on the property, discuss the maintenance process, discuss and understand the intended purposes and uses of our property and the safety measures that will be taken.

4. Even more concerning is that DSD would not agree to pay for any cost we would incur in the event of an accident, fire damage, electric lines malfunction, accidents or cost to us in the event of a waterline, gas line, sewage line or other break or malfunction within the Zone Map. We would need to confirm that any action is covered by insurance, including our cost.

5. In addition, DSD would not discuss the our solution of the City simply buying our lots for a reasonable price, even though the lots will be useless for residential construction but annual property and other use taxes will still have to be unfairly paid by us.

Our Request

1. We request that Planning and Zoning Board postpone any action until our concerns are resolved.

2. We request that DSD meet with us as soon as possible to discuss alternatives to the DSD plan, including negotiation of a reasonable acquisition of our property, so that the needs of DSD can be addressed and our needs are satisfied.

3. We also request that no property or use taxes be imposed. We cannot afford to pay taxes for our property that is not within Rio Rancho, not usable and cannot be sold for a fair price.

4. We request that consideration and approval of the Zone Map Amendment be delayed until these issues are resolved to the satisfaction of us and the Planning and Zoning Board. This should include a directive to stop any preliminary work, such as surveys, property inspection, construction planning and bidding, and collaboration with other Sandoval County departments.

Submitted by:

_____

Bill R. Haltom,
570 Black Bear Rd NE
Albuquerque, NM 87122
505.235.5043
bhaltom@comcast.net
February 6, 2025

BRIAN BABYAK

From: BILL HALTOM <bhaltom@comcast.net>
Sent: Saturday, February 7, 2026 1:43 PM
To: BRIAN BABYAK
Subject: RE: Rainbow Zone Map and Overlay Zone

Brian, I just measured the size of our lots against the enhancement setbacks again and the setbacks will cover one-half of the lot measurement. This leaves only about 60 feet for use, a new house simply cannot be built on the lot.

Also, I have two lot purchase inquires who want the entire lots. If the overlay zone is approved, I will not be able to sell the lots. If the City wants the right to use 1/2 of our lots, simply but the now and you will not need the overlay zone. I encourage you to delay any action to tie up our lots and we can work out a fair price for Rio Rancho.

Also, I saw two yellow signs with notices from your office. They are so far off Rainbow Blvd that you cannot read them from the road. And none were sent to us. The public deserves a fair notice and chance to discuss it with you.

Please do the right thing; postpone the Overlay Zone approval and meet with me to work out the purchase of the land that Rio Rancho wants to use without a purchase.

Please include this in your report to the board.
Thanks. Bill Haltom

From: BILL HALTOM <bhaltom@comcast.net>
Sent: Thursday, February 5, 2026 10:50 AM
To: BRIAN BABYAK <bbabyak@rrnm.gov>
Subject: RE: Rainbow Zone Map and Overlay Zone

Thanks again Brian, yes, please submit my emails with you and Tim for the public record. And, I will attend the Planning and Zoning Board meeting on the proposed Zone Map Amendment. I propose that any decision be postponed since no action will be taken for quite some time. Bill

From: BILL HALTOM <bhaltom@comcast.net>
Sent: Thursday, February 5, 2026 9:22 AM
To: BRIAN BABYAK <bbabyak@rrnm.gov>
Subject: RE: Rainbow Zone Map and Overlay Zone

Thanks for responding Brian, while the "Overlay Zone" sounds like a good idea, it is a great big problem for us and other land owners whose property will not be usable while the City of Rio Rancho will use our land for roadways, infrastructure, maintenance and anything else the city wants but without compensation to the landowners. And for ever, the landowner may still be sued for any accidents, fires, injuries, etc caused by the City or its contractors.

Brian, while you know that this is wrong and keeps the landowner from properly building on all of his land, you are not telling the RR Committee how much of a problem this is for the landowners. The City cannot use our land without our permission and I am sure that if any of the City Board Members had this happen to their land, they would not be agreeable.

Brian, I know that the City needs the land and we would be happy to simply sell the land immediately. It would be a very small inconvenience. For now, we will have to place no trespassing signs on our land and stop anyone who is trespassing, like the surveyor that has no staked our our property without our permission or notifying the City. This has to stop.

Please help us work together to resolves this very important matter.

Bill Haltom
505.235.5043

Outlook

Rainbow Zone Map and Overlay Zone

From BILL HALTOM <bhaltom@comcast.net>
Date Tue 2/3/2026 3:42 PM
To Timothy Dvorak <tdvorak@rrnm.gov>

You don't often get email from bhaltom@comcast.net. Learn why this is important

Tim, thank you for calling back. We discussed the Planning Division's proposed Zone Map Amendment and Rainbow Corridor Overlay Zone that will be considered by the Planning and Zoning Board on Feb 10.

We discussed our following concerns regarding our two lots along Rainbow Blvd.

1. The enhanced setback into our lots allows for protection of future enhanced setbacks and use of unknown locations of 28'-56' into our lots for unknown types of rights-of-way and access management at any time without notice or need for our approval.
2. This work can be undertaken without consultation or approval even though the land is still owned by the landowner. Yet, the landowner would have to apply for and receive a variance.
3. Any accidents or damages caused by contractors, operators, city workers, and other non-owners use of the landowner's land could become the responsibility of the landowner. This is not acceptable.
4. Since the lots are only 80 feet wide, no houses could be built that would conform with the set-back requirements and R-1 Standards. Any use variance may or may not be approved but the City would be able to use the land it does not own without a variance or other approval. It would also allow for the other property owners to be safe and develop their lots in accordance with the City requirements.
5. Since this idea of the City using land it does not own, the best solution is for the City to simply purchase the two lots that it needs to make this roadway expansion and utility installations work.
6. We would be willing to sell the two lots to the City for a reasonable price.
7. Finally, the Planning and Zoning Board is required to comply with the Zone Map Amendment Process and Checklist. Simply taking over property for use by the City for road expansion, utilities, maintenance, convenience and not allowing the land owner to use its own property is improper and may be illegal.

Sorry Tim about the long email but this needs to be resolved in the best of interest of the City and property owner. Please call me to discuss.

Bill Haltom 505.235.5043

Outlook

Fwd: Re: Automatic reply: Rainbow Zone Map and Overlay Zone

From BILL HALTOM <bhaltom@comcast.net>
Date Mon 2/2/2026 3:21 PM
To Timothy Dvorak <tdvorak@rrnm.gov>

You don't often get email from bhaltom@comcast.net. Learn why this is important

Tim, thanks for returning my call this morning. I have not heard from Brian. This morning we discussed the proposal for a 25-50 ft usage of our property without compensation. You said that it would likely be only 10-12 ft which would all for construction of a house. Given that, we think that we can live with it. Can you please change the usage to 10-12 for each lot. Please advise. Bill Haltom 505.235.5043

---------- Original Message ----------
From: BILL HALTOM <bhaltom@comcast.net>
To: Timothy Dvorak <tdvorak@rrnm.gov>
Date: 01/30/2026 3:54 PM MST
Subject: Re: Automatic reply: Rainbow Zone Map and Overlay Zone

Thanks for the quick response, we do need to talk asap. In looking at all of the proposed fees and taxes, we will never be able to recover the property value with the additional costs. Instead of helping us, using 25-50 feet of our land without compensation would keep us from selling the narrow lots for a profit. This will not work. Talk to you on Monday. 505.235.5043

On 01/30/2026 3:23 PM MST Timothy Dvorak <tdvorak@rrnm.gov> wrote:

Outlook

Case #26-100-00004 Zone Map Amendment

From BILL HALTOM <bhaltom@comcast.net>
Date Mon 2/2/2026 10:41 AM
To Timothy Dvorak <tdvorak@rrnm.gov>

You don't often get email from bhaltom@comcast.net. Learn why this is important

Mr. Dvorak, I am sending this email since I have not received a return phone call from you to discuss your proposed Zone Map Amendment.

My wife and I own two lots along Rainbow Blvd; lots 27 and 28, Block 69, Unit 8.

Upon receipt of your letter on January 26, we visited our lots only to find that a survey has been conducted without our permission or knowledge. This trespass is not acceptable. We then stepped off our land to find that your proposed use would be without regular compensation but with county taxes and use fees. This too is not acceptable. In fact, if the extension is done, the property will not be able to build upon.

With this in mind, I have been calling to ask you to postpone your meeting and work with us for a reasonable solution. I can meet any time today or tomorrow.

Please call 505.235.5043 to meet asap and resolve these issues.

Thank you. Bill Haltom

Outlook

Re: Automatic reply: Rainbow Zone Map and Overlay Zone

From BILL HALTOM <bhaltom@comcast.net>
Date Fri 1/30/2026 3:54 PM
To Timothy Dvorak <tdvorak@rrnm.gov>

You don't often get email from bhaltom@comcast.net. Learn why this is important

Thanks for the quick response, we do need to talk asap. In looking at all of the proposed fees and taxes, we will never be able to recover the property value with the additional costs. Instead of helping us, using 25-50 feet of our land without compensation would keep us from selling the narrow lots for a profit. This will not work. Talk to you on Monday. 505.235.5043

Outlook

Rainbow Zone Map and Overlay Zone

From BILL HALTOM <bhaltom@comcast.net>
Date Fri 1/30/2026 3:23 PM
To Timothy Dvorak <tdvorak@rrnm.gov>

You don't often get email from bhaltom@comcast.net. Learn why this is important

Hello Mr. Dvorak, just got your letter about a Board Meeting to annex our two lots on Rainbow Road, lots 27 & 28, Block 69 Unit 8, RR Estates. This includes a setback of 28 to 56 ft to allow future rights of way for utilities, roads, fences...

This is the first time we have had any indication of annexation of our two lots. I called to discuss the matter but only got voice mail. I am sure you are busy but something is not right when annexation happens on such a short notice, without a meeting or site visit.

After looking up other preliminaries to annexation, I find that this has been in the works for quite a while (several years) and includes taking of land, imposing taxes, imposing use of our land without our permission, planning use of 28-56 feet of setback without our participation, imposition of new fees and taxes and never contacting us to review the plan.

The fees and taxes appear to exceed the value of the land. And it appears that many land owners have decided to deed the land to Rio Rancho with any compensation. Normally, new infrastructure is paid by all residents of the city, not only the land owner.

While we might like to be part of the city, we cannot afford to pay for all new roads, utilities and other items on our on. Any cost of new infrastructure should be paid for all Rio Rancho land owners.

I would appreciate a call to discuss a better way to handle this annexation.

Thank you. Bill Haltom 505.856.6891 or 505.235.5043

From: Elaine Cimino <ecimino10@gmail.com>
Sent: Sunday, February 8, 2026 8:34 AM
To: Clerk <Clerk@rrnm.gov>
Subject: Written public comment to the Planning and Zoning Commission

Clerk — Please attached the public comments to the agenda package thanks - Elaine Cimino

Submitted 02/08/26

City of Rio Rancho Planning & Zoning Commission
Agenda Items 12 and 13 — Rainbow Corridor Overlay / Rezoning / Related Funding Actions
Meeting Date: February 10, 2026

Commissioners,

I submit this written public comment for inclusion in the official record regarding Agenda Items 12 and 13, which advance zoning and corridor actions associated with the Paseo del Volcan / Rainbow Boulevard corridor.

I want to be perfectly clear at the outset:

Advice characterizing bond approvals or funding commitments as “collateral” does not protect this Commission. It protects the transaction.
That distinction matters legally.

I. What the law actually cares about

For purposes of NEPA compliance, predetermination, and unlawful bond approval, the law focuses on three things:

1. What actions were taken
2. When they were taken
3. What decision-makers knew at the time

With respect to Agenda Items 12 and 13, all three elements are already present in the record.

II. Hazardous materials IN + hazardous waste OUT were not fully disclosed

On December 10, 2025, at a Mariposa community meeting that was informational only and not a public hearing, the project proponent disclosed that Project Ranger operations will involve recurring inbound transportation of hazardous materials, including ammonium perchlorate and energetic components, relying on unrestricted arterial routing.

What was left out of that disclosure—and remains absent from the materials before you under Agenda Items 12 and 13—is critical:

- Outbound hazardous waste transport
- rejected or contaminated energetic materials
- spill cleanup and remediation waste
- operational waste streams requiring off-site disposal

Yet Project Ranger’s own materials state that all waste will be transported off-site and disposed of. Outbound hazardous waste transport is therefore certain, not hypothetical.

This omission matters because corridor preservation and rezoning decisions made now will determine which neighborhoods bear the risk of two-way hazardous transport. Approving these actions without

disclosure and analysis deprives the public and this Commission of material information necessary for lawful decision-making.

III. NEPA is triggered by connected actions — not labels

The zoning and corridor actions in Agenda Items 12 and 13 do not exist in isolation.

Documentation from NMDOT and Sandoval County shows that by June 2025, agencies knew Project Ranger was slated for this site and that the Paseo del Volcan corridor would serve it. Subsequent reframing of the roadway as a generic "bypass" does not negate that project-specific knowledge.

When zoning, corridor preservation, road expansion, utilities, and funding all advance a single industrial project, they are connected actions under NEPA and must be evaluated together. Proceeding piecemeal constitutes impermissible segmentation.

IV. Approving bonds or funding before environmental review is unlawful

Bonds and public funding approvals are decision-forcing actions, not administrative formalities.

Once bonds are approved or funding committed:

- the City incurs legal and financial obligations,
- alternatives are effectively foreclosed,
- and environmental review becomes a post-hoc exercise rather than a safeguard.

Courts have repeatedly held that agencies may not make irreversible or irretrievable commitments of resources prior to completing required environmental review. Approving funding or bond mechanisms tied to a specific project before completion of an EIS or equivalent review constitutes predetermination.

Calling these actions "collateral" does not change their legal effect.

V. Warning based on the County Planning & Zoning process

I urge this Commission to take notice of what has already occurred at the Sandoval County Planning & Zoning Commission.

There, corridor and infrastructure actions advanced without full disclosure of project purpose or hazardous impacts, based on representations that minimized or omitted material facts. That process has now drawn formal scrutiny and referral to state and federal oversight agencies.

Proceeding similarly at the City level—after those deficiencies have been identified—would not be inadvertent. It would replicate a known flawed process with notice.

VI. Why the “collateral” framing should concern Commissioners

You may be advised that Agenda Items 12 and 13 merely address zoning or corridor preservation and do not approve the project itself. That framing serves three purposes:

1. Transaction protection — keeping financing and development timelines moving
2. Risk deferral — pushing legal consequences to future boards or courts
3. Plausible deniability — allowing decision-makers to believe they are not approving the project, despite project-specific interdependence

This advice protects the transaction. It does not protect the Commission.

VII. The lawful course of action

The responsible and lawful action with respect to Agenda Items 12 and 13 is to pause or continue these items until:

1. the full project is evaluated as a single connected action;
2. inbound hazardous materials and outbound hazardous waste impacts are fully disclosed and reviewed; and
3. environmental review occurs before zoning, corridor preservation, or funding decisions that lock in outcomes.

This is not anti-development.
It is pro-law, pro-transparency, and pro-public safety.

Proceeding otherwise places this Commission—not just the City—at avoidable legal and financial risk.

Respectfully submitted,

Elaine Cimino

Resident
Rio Rancho, New Mexico

Outlook

Rainbow corridor overlay zone

From Kathryn Fitzgerald <kaduben@q.com>
Date Sun 2/1/2026 7:26 PM
To Timothy Dvorak <tdvorak@rrnm.gov>

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

Mr. Dvorak,
I have a couple of questions on the notice we received on Case# 26-100-00004. Our address is 3129 Chama Meadows Dr. NE Rio Rancho, NM 87144 and Rainbow drive is directly behind our house. I was wondering if this project is going to be encroaching into our yard and involve knocking down the back portion of our fencing wall that is on the edge of Rainbow drive or is it just just going to be closer up to it? Also, does our homeowners association need to know about this or do they already? The road going up to our house is Clayton Meadows if you need this information in order to more closely determine our location in Northern Meadows.

Thank you, Kathryn Fitzgerald

Outlook

Re: Case#26-100-00004

From Michael Lizzi <itsmikelizzi@gmail.com>
Date Tue 2/3/2026 12:13 PM
To Timothy Dvorak <tdvorak@rrnm.gov>

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

Thank you for the response! I hope you have a great week.

Mike Lizzi | The Allstar Team
IG@MikeLizzi
Cell: 5054497003 | Office: 5058839400

Realty One of New Mexico
1902 Candelaria Rd NW
Albuquerque, NM

On Tue, Feb 3, 2026 at 11:32 AM Timothy Dvorak <tdvorak@rrnm.gov> wrote:

> Good morning Mr. Lizzi,
>
> It appears your property at 3213 Chama Meadows Dr NE (NMED3, Block 1, Lot 55) was in the notice boundary for this request. The property itself will not be affected by the proposed Corridor Overlay Zone. As the NMED3 subdivision is established, right-of-way acquisition for this area of Rainbow Blvd would come from the west side of Rainbow.
>
> If you need anything further or have any other questions, please of course let me know.
>
> Thank you very much!

Kind regards,

Tim Dvorak
Municipal Planner II

City of Rio Rancho | Development Services Department

Main: 505-891-5005 **Office:** 505-896-8361 **Fax:** 505-891-8994

RRNM.gov |

From: Michael Lizzi <itsmikelizzi@gmail.com>
Sent: Monday, February 2, 2026 12:14 PM
To: Timothy Dvorak <tdvorak@rrnm.gov>
Subject: Case#26-100-00004

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

Hello-

I received this notice and am wondering which parcel I have is adjacent to this site?

Sorry to bother,

Mike Lizzi | The Allstar Team
IG@MikeLizzi
Cell: 5054497003 | Office: 5058839400

Realty One of New Mexico
1902 Candelaria Rd NW
Albuquerque, NM

Outlook

Rainbow Corridor Overlay Zone

From Sara Hammersley <saradhammersley@gmail.com>
Date Wed 2/4/2026 1:23 PM
To Timothy Dvorak <tdvorak@rrnm.gov>
Cc Sara Hammersley <saradhammersley@gmail.com>

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

Good afternoon,

My name is Sara DeLiso Hammersley. My Sister and I received a notice yesterday regarding the Zone Map Amendment (Case #26-100-00004).

Our property is Unit 12, Block 59, Lot 1.

Are we affected by the Rainbow Corridor Overlay? It is hard to see on the map provided if we are a part of this.

Thank you in advance for your assistance.

Sara DeLiso Hammersley
saradhammersley@gmail.com
703-434-0516

Outlook

Rainbow Corridor Overlay Zone

From Lee Ramirez <leegramirez@gmail.com>
Date Wed 2/4/2026 2:21 PM
To Timothy Dvorak <tdvorak@rrnm.gov>

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

Good Afternoon Tim,

My name is Lee Ramirez and my wife and I own Lot 77 Block 69, 16 Vista Rd. I received a letter from the city of Rio Rancho about the Rainbow Corridor Overlay Zone and have a few questions. I believe currently the public easement is 10 feet from Rainbow Boulevard. Am I reading this correctly that the city wants to move that back to 28 to 56 feet?

Thank you for your time,
Lee Ramirez
210-365-2814

Outlook

RE: [EXTERNAL] RE: Rainbow Corridor Overlay Zone

From Van Ostrand, Leona Correen <lctarta@sandia.gov>
Date Thu 2/5/2026 8:01 AM
To Timothy Dvorak <tdvorak@rrnm.gov>

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Thank you for your response.
I appreciate it.
Sounds like, basically, they are wanting to re-establish setbacks so they can widen Rainbow in the future. I didn't feel they would take our property, I was just concerned about how close Rainbow would get and if they would end up putting those sound-proof walls behind us, etc. But, the closer Rainbow gets to my backyard and with how fast people already go on Rainbow "Highway" (no Blvd. anymore 😟), the more likely it will be that a car will end up in my backyard at some point 😟 Crazy how much traffic there is up here anymore. When I moved in, Rainbow was still a dirt road 😊

Thanks again and thanks for the attachment.
Leona

From: Timothy Dvorak <tdvorak@rrnm.gov>
Sent: Wednesday, February 4, 2026 10:27 AM
To: Van Ostrand, Leona Correen <lctarta@sandia.gov>
Subject: [EXTERNAL] RE: Rainbow Corridor Overlay Zone

Good morning Leona,

Thank you very much for reaching out to us. I apologize for the delayed reply. I had also left a voicemail for you as well.

In regards to the Rainbow Blvd Corridor Overlay Zone, The proposed Overlay establishes enhanced setbacks for the protection of future right of way for the future expansion of Rainbow Blvd.

At this time, there are no plans to purchase or "take" property. There is a separate process for valuing and acquiring property that would occur in the future. Rainbow Blvd is classified as a Principal Arterial roadway, which will be an important north to south roadway on the west side of the City.

There will need to be 156 ft of right-of-way for the future build-out, currently there is approximately 100' of right-of-way. This overlay is for the protection of future right-of-way and to prevent permanent large structures from being constructed in the future right-of-way. Again, no property is being taken or acquired at this time; it is being protected for future right-of-way.

Regarding your specific property on Sunflower, as your property is already developed and would not be able to conform to the proposed overlay, the overlay would be attributed to the opposite side of the street, where all additional 56 feet of right-of-way protection will need to come from. As such, your property would not be affected when Rainbow Blvd does expand in the future.

I have attached the 2/10/26 Planning and Zoning Board agenda here for your reference—the Rainbow Overlay is the last public hearing item (Item #13). You can click the hyperlink text to access the case ABM narrative, as well as the associated attachments.

Should you have any further questions, please of course let me know.

Thank you very much for your time, and have a great rest of your day.

Kind regards,

Tim Dvorak
Municipal Planner II

City of Rio Rancho | Development Services Department

Main: 505-891-5005 **Office:** 505-896-8361 **Fax:** 505-891-8994

RRNM.gov |

From: Van Ostrand, Leona Correen <lctarta@sandia.gov>
Sent: Wednesday, January 28, 2026 4:49 PM
To: Timothy Dvorak <tdvorak@rrnm.gov>
Subject: Rainbow Corridor Overlay Zone

You don't often get email from lctarta@sandia.gov. Learn why this is important

Hello.
We received a letter in the mail today re: Case # 26-100-00004 – Zone Map Amendment – Rainbow Corridor Overlay Zone.

We would like more information as to what this is, how this would impact us (our backyard faces Rainbow), etc.

We both work beyond 6:00 p.m. and our work does not allow us to join external Zoom meetings so more information that we can actually understand would be awesome 😊

We are assuming the city wants to utilize the dirt/bar ditch area behind our house/backyard wall for either expanding the lanes on Rainbow or something else. We are unsure of what “establishing a Corridor Overlay Zone for enhanced setbacks” means? And how would it effect structures already built/permitted under old setback/zoning rules?

Any information you can provide would be amazing.

Thank you for your time.

Leona and Paul Van Ostrand

Outlook

Re: Planning and Zoning Board Meeting February 10th

From khorn453 <khorn453@aol.com>
Date Mon 2/9/2026 11:21 AM
To Timothy Dvorak <tdvorak@rrnm.gov>
Cc kathy beneville <beneville6@earthlink.net>

1 attachment (196 KB)
2.10.26 PZB Agenda.pdf;

You don't often get email from khorn453@aol.com. Learn why this is important

Good afternoon Timothy,
Thank you for the response to my email. I now have a better understanding of the zoning process. The information was very helpful to me.
This is the property information you requested.
Parcel#1009071243152 Block 69 Lot 5 unit 12 1 acre
1/1 /2025 valued at $12,632.60
Net tax value$4,211.00
Thank You again for you assistance
Kenneth P. Woisin
Sent from my iPad

> On Feb 9, 2026, at 12:51 PM, Timothy Dvorak <tdvorak@rrnm.gov> wrote:
>
> Good morning Kenneth,
>
> Thank you for your email. I am certainly happy to speak with you further on this. It is possible I may be out this afternoon, but I will certainly be available to speak tomorrow.
>
> In regards to the Rainbow Blvd Corridor Overlay Zone, the proposed Overlay establishes enhanced setbacks for the protection of future right of way for the future expansion of Rainbow Blvd.
>
> At this time, there are no plans to purchase or “take” property. There is a separate process for valuing and acquiring property that would occur in the future. Rainbow Blvd is classified as a Principal Arterial roadway, which will be an important north to south roadway on the west side of the City.
>
> There will need to be 156 ft of right-of-way for the future build-out, currently there is approximately 100’ of right-of-way. This overlay is for the protection of future right-of-way and to prevent permanent large structures from being constructed in the future

right-of-way. Again, no property is being taken or acquired at this time; it is being protected for future right-of-way. If you could please let me know either the addresses or legal descriptions of your properties, I'd be happy to look into them and how they may specifically be affected.

Currently, there is no specific timeline for the expansion of Rainbow Blvd—this ordinance is an action in reserving the necessary right-of-way for when sections of Rainbow Blvd need to expand. When expansion projects begin, the City would then begin the respective process for acquisition of necessary land—my understanding is the value is determined by the appraised value for said sections of property needing to be acquired.

I have attached the 2/10/26 Planning and Zoning Board agenda here for your reference—the Rainbow Overlay is the last public hearing item (Item #13). You can click the hyperlink text to access the case ABM narrative, as well as the associated attachments.

Should you have any further questions, or wish for your email comments to be attached to the meeting item, please let me know.

Thank you very much for your time, and have a great rest of your day.

Kind regards,

Tim Dvorak
Municipal Planner II

City of Rio Rancho | Development Services Department

Main: 505-891-5005 **Office:** 505-896-8361 **Fax:** 505-891-8994

RRNM.gov |

From: khorn453@aol.com <khorn453@aol.com>
Sent: Friday, February 6, 2026 6:25 PM
To: Timothy Dvorak <tdvorak@rrnm.gov>
Subject: Planning and Zoning Board Meeting February 10th

You don't often get email from khorn453@aol.com. Learn why this is important

Good Evening Mr. Dvorak,

I received your letter regarding the Map Zone Amendment and would like clarification on the request for a corridor overlay zone.
Since our property is located on Norther Blvd, and abuts Rainbow Blvd.
Does this mean that you are going to cut into my property by 28' or 56' to establish the proposed right of way?
Is the city going to give a monetary compensation to property owners for this land abatement ? If so, Is it paid by the footage?
Does this restrict how far you can build on the property?
What is the proposed timeline for the start and completion of the project?
Since i am a property owner residing out of state I would like to better understand how this will affect my property .I am located on the East Coast {long Island,NY} and would like to discuss this further by phone. I will contact you on Monday Feb.9th. please let me know a time you are available to received my phone call. I know there is a time zone difference.
Thank you, I look forward to speaking with you

Kenneth P. Woisin

Beverly A. Bearden Trust
PO Box 1499
Peralta, NM 87042
(505) 620-0365

February 20, 2026

VIA Email to: **tdvorak@rrnm.gov**

Tim Dvorak
Municipal Planner II
Development Services Department
City of Rio Rancho
3200 Civic Center Circle NE
Rio Rancho, NM 87144

RE: Case # 26-100-00004 Zone Map Amendment – Rainbow Corridor Overlay Zone

Dear Mr. Dvorak:

I am in receipt of your letter dated 2.6.26 regarding the above referenced matter.

Please be advised that I am opposed to the Corridor Overlay Zone for the enhanced setbacks to allow for protection of future right-of-way without proper compensation for impeding my property. If a fair evaluation is performed and adequate compensation is provided, then the right of way would be considered.

Should you have any questions, please do not hesitate to contact me via email at bearhomes1@yahoo.com

Sincerely,

Beverly A. Zastrow, Trustee
Beverly A. Bearden Trust