Regular Governing Body Meeting
City of Rio Rancho
AGENDA
March 12, 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 17, 2026, Work Session
Minutes of the February 17, 2026, Work Session

2 Minutes of the February 26, 2026 Regular Meeting
Minutes of the February 26, 2026 Regular Meeting

3 R16, Resolution Authorizing a Budget Adjustment to the State Appropriations Capital Fund (315)
Resolution

4 R17, Resolution Authorizing the Disposal of Property
Resolution
Exhibit A

Boards/Commissions/Committee Reports

Public Hearings

5 D2, Approval for Turtle Mountain Brewing Company LLC, (the "Applicant"), Located at 905 36th Place SE, Rio Rancho, NM 87124 for a Small Brewer Off-Site Application No. BLA-14590
Application

6 D3, Approval for Turtle Mountain Brewing Company LLC, (the "Applicant"), Located at 7835 Enchanted Hills Blvd. NE, Ste. N-105, Rio Rancho, NM 87144, for a Small Brewer Off-Site Application No. BLA-14597
Application

7 D4, Site Plan Approval for an RV Storage at the Property Legally Described as Rio West Business Park, Block A, Lot 5A1A
Application
Authorization Letter
Zoning, Location
Site Plan
Office Building Example
Drainage Report
Staff Comments
Notices

8 R18, Resolution Adopting the Vista Alegria Master Plan
Resolution
Application & Justification
Authorizations
Vista Alegria Master Plan
Zoning & Location Map
Notices

9 O4, Ordinance of the City of Rio Rancho, New Mexico Amending the Zoning Classification and Official Zoning Map for the Properties Legally Described as Rio Rancho Estates Unit 8, Block 57, Lots 1-7, & 18-24; and Block 58, Lots 1-7 from M-1: Industrial & Business Park District to R-6: Multi-Family Residential District; Rio Rancho Estates Unit 8, Block 58, Lots 9-11, 14-20, & 22-24; Block

61, Lots 1-2, 4-7, 10-11, 14-19, & 21-24; Block 62, Lots 1-2, 4a, 5-6, & 20-22; and Block 66, Lots 1-4 from M-1: Industrial & Business Park District & R-1: Single-Family Residential District to R-4: Single-Family Residential District; and Rio Rancho Estates Unit 8, Block 62, Lots 8-10, & 15-17; and Block 66, Lots 8-10, & 13-16 from R-1: Single-Family Residential District to R-3: Mixed Residential District, Identifying Conditions of Development; Providing for Severability and an Effective Date

Application & Justification
Ordinance
Authorizations
Zoning & Location Map
Land Use Map Northern-Rainbow SAP Amendment ADOPTED 11.13.25 (1) 35.pdf
Notices
Public Comment

Second Reading of Ordinances

10 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.

Ordinance
ICIP 2026 to 2030
Official Statement
Utility Financing Update

First Reading of Ordinances

Discussion and Deliberation

City Manager

Adjournment

CITY OF RIO RANCHO
COVER PAGE

Legislation Item:

AGENDA DATE:
March 12, 2026

DEPARTMENT:
City Clerk

SUBJECT:
Minutes of the February 17, 2026, Work Session

BACKGROUND AND ANALYSIS:

IMPACT:

ALTERNATIVES:

DEPARTMENT RECOMMENDATION:

ATTACHMENT: Minutes of the February 17, 2026, Work Session

Governing Body
of the
City of
Rio Rancho
Work Session
MINUTES
FEBRUARY 17, 2026
3:00 p.m.
Council Chambers

MEMBERS PRESENT:
Greggory D. Hull, Mayor
Deb Dapson, Councilor Dist. 1
Jeremy Lenentine, Dist. 2 (arrived 3:11pm)
Paul Wymer, Councilor Dist.4
Karissa Culbreath, Councilor Dist. 5
Nicole List, Councilor Dist. 6

STAFF
Matt Geisel, City Manager
Josh Rubin, City Attorney
Noel Davis, City Clerk

MEMBERS ABSENT:
Bob Tyler, Councilor Dist. 3

Call to Order and Pledge of Allegiance

Mayor Hull called the meeting to order at 3:00 p.m.

Discussion

1 Fire and Rescue Department Update

Deputy Fire Chief Baily gave an update on the Fire and Rescue Department. We have made the following advancements on our capabilities to provide services to Rio Rancho:

- Liquid Plasma Administration
- Finger Thoracostomy (emergency chest decompression)
- Medication-Facilitated Airway Management (MFAM)

Also, the bid for Fire Station 8 will close on March 26 with groundbreaking ceremony expected in mid-to-late April. Lastly, Fire Sation 3 apparatus bay addition bid will go out in the coming weeks. The expected design, engineering and construction cost is expected to total one million dollars.

2 2026 Municipal Officer Election Update

Noel Davis, City Clerk gave a brief overview. early voting started on February 3, 2026, at the Broadmoor Senior Center (Clerk's Annex). On February 14, four additional locations opened.

DRAFT

Adjournment

3:26 p.m.

APPROVED THIS MARCH 12, 2026

Greggory D. Hull, Mayor

ATTEST:

Noel Davis, City Clerk
(SEAL)

DRAFT

CITY OF RIO RANCHO
COVER PAGE

Legislation Item:

AGENDA DATE:
March 12, 2026

DEPARTMENT:
City Clerk

SUBJECT:
Minutes of the February 26, 2026 Regular Meeting

BACKGROUND AND ANALYSIS:

IMPACT:

ALTERNATIVES:

DEPARTMENT RECOMMENDATION:

ATTACHMENT: Minutes of the February 26, 2026 Regular Meeting

Governing Body
of the
City of
Rio Rancho
MINUTES
FEBRUARY 26, 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	James Wensel, Fire Chief
Paul Wymer, Councilor Dist. 4	Amy Rincon, Director of Development Services
Karissa Culbreath, Councilor Dist. 5	Stewart Steele, Police Chief
Nicole List, Councilor Dist. 6	Noel Davis, City Clerk
	Connie Peterson, Director Parks, Rec & Comm Services
	Yolanda Lucero, Deputy City Clerk

Call to Order and Pledge of Allegiance

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

Proclamations and Awards of Merit

Public Forum

The following individuals spoke under public forum:

- Stephan vanHorn
- Pat Socci
- Alan Silverman

Comments by Councilors

Consent Calendar

1) Minutes of 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
3) R14, Resolution Authorizing a Budget Adjustment to the Recreation Activities Fund (206) and Recreation Development Fund (310)
4) D1, Appointment of Dorothy Onikute-Thompson to the Ethics Panel

Paul Wymer moved to approve consent calendar. Seconded by Nicole List

DRAFT

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

Boards/Commissions/Committee Reports

Public Hearings

5) R15, Resolution Adopting the Cielo Bonito Master Plan

Amy Rincon, Director of Development Servicxes presented R15 and O2 together. The applicant, Cielo Bonito, LLC requests approval of the Cielo Bonito Master Plan. The subject property is approximately 47.44 acres. Concurrent to this application is a Zone Map Amendment 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.

Nicosha Schedlbauer, Agent gave a brief overview.

Karissa Culbreath moved to approve R15. 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

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

Jeremy Lenentine moved to approve 02. Seconded by Bob Tyler

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

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

DRAFT

Ms. Rincon stated the 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 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, and they recommended approval.

Deb Dapson moved to approve O3. Seconded by Nicole List

The following individual spoke under this item:

- Rigo B. Antonio Meza

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

Second Reading of Ordinances

First Reading of Ordinances

Discussion and Deliberation

City Manager

Matt Geisel, City Manager, encouraged voters in Rio Rancho to go out and vote for the March 3, 2026, Municipal Officer Election.

Adjournment

6:56 p.m.

APPROVED THIS MARCH 12, 2026

_____
Greggory D. Hull, Mayor

ATTEST:

_____
Noel C. Davis, City Clerk
(SEAL)

DRAFT

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: R16

AGENDA DATE:
March 12, 2026

DEPARTMENT:
Parks, Recreation & Community Services

SUBJECT:
R16, Resolution Authorizing a Budget Adjustment to the State Appropriations Capital Fund (315)

BACKGROUND AND ANALYSIS:
The New Mexico Legislature has appropriated $82,000 through the New Mexico Aging & Long-Term Services Department to purchase and equip a van for the Broadmoor Senior Center.

IMPACT:
The State Appropriations Capital fund will be increased by $82,000.

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 STATE APPROPRIATIONS CAPITAL FUND (315)

WHEREAS: the New Mexico Legislature, via the New Mexico Aging and Long-Term Services Department, has awarded the City of Rio Rancho a State Capital Outlay appropriation of $82,000 (Award No. A24I5382) for Broadmoor Senior Center vehicles; and

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

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

That authorization is given for the following budget adjustment:

State Appropriations Capital Fund (315)

Account	Project No.	Revised Budget	Increase	Decrease	Adjusted Budget
315-0000-334.50-00 State Grants	PR2639	$14,633,595	$82,000		$14,715,595
Total Sources		$14,633,595	$82,000		$14,715,595

Account	Project No.	Revised Budget	Increase	Decrease	Adjusted Budget
315-0000-416.70-15 Vehicles & Heavy Equipment	PR2639	$1,197,071	$82,000		$1,279,071
Total Uses		$1,197,071	$82,000		$1,279,071

ADOPTED THIS _____DAY OF _____, 2026.

_____
Greggory D. Hull, Mayor

ATTEST:

_____
Noel C. Davis, City Clerk
(SEAL)

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: R17

AGENDA DATE:
March 12, 2026

DEPARTMENT:
Parks, Recreation & Community Services

SUBJECT:
R17, Resolution Authorizing the Disposal of Property

BACKGROUND AND ANALYSIS:
The Parks, Recreation and Community Services Department - Division of Senior Services wishes to dispose of non-functional, damaged, broken or obsolete items that cannot be used any longer.

These items include a desk, cabinets, bulletin board, dishwasher, and HVAC units. A complete list of the items is contained in Exhibit A, attached hereto.

The disposal of personal property is governed by Section 3-54-02, NMSA 1978 requiring Governing Body approval for property that does not exceed $2,500.

IMPACT:
Approval of the Resolution will enable the City to dispose of obsolete and unusable property.

ALTERNATIVES:
Approve the Resolution.

Do not approve the Resolution.

DEPARTMENT RECOMMENDATION:
Staff recommends approval of the Resolution

ATTACHMENT: Resolution
ATTACHMENT: Exhibit A

CITY OF RIO RANCHO
RESOLUTION

RESOLUTION NO. **ENACTMENT NO.**

RESOLUTION AUTHORIZING THE DISPOSAL OF PROPERTY

WHEREAS: the Parks, Recreation and Community Services Department - Division of Senior Services has non-functional, damaged, broken, or obsolete property that can no longer be used; and

WHEREAS: staff seeks to remove and safely dispose of the property; and

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

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

That formal authorization is hereby given to remove and safely dispose of the broken and outdated Division of Senior Services property located at the Meadowlark Senior Center listed in Exhibit A, attached hereto.

ADOPTED THIS _____DAY OF _____, 2026.

_____
Greggory D. Hull, Mayor

ATTEST:

_____
Noel C. Davis, City Clerk
(SEAL)

1 - Front Desk Station w/ Glass



3 – Overhead Cabinets w/ Wall Hardware



3 – 2 Drawer Lateral File Cabinets



1 – Fabric bulletin board



2 – 3 drawer file cabinets



1 – Champion Dishwasher
SN# 244264



1 – Duke Hot Serving Counter
SN# 12182281



4- Rooftop HVAC units
SN #523017992, 5231320, 523101671L, & 523101441L



CITY OF RIO RANCHO
COVER PAGE

Legislation Item: D2

AGENDA DATE:
March 12, 2026

DEPARTMENT:
City Clerk

SUBJECT:
D2, Approval for Turtle Mountain Brewing Company LLC, (the "Applicant"), Located at 905 36th Place SE, Rio Rancho, NM 87124 for a Small Brewer Off-Site Application No. BLA-14590

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

IMPACT:
This application is for Turtle Mountain (the applicant) for a Small Brewer Off-Site Application No. BLA-14590 at 905 36th Place SE, Rio Rancho NM 87124. The location will serve house-produced beer at the location.

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

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

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

None of these conditions exist at the proposed site.

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

ATTACHMENT: Application

NMRLD
NEW MEXICO
REGULATION &
LICENSING DEPARTMENT

STATE OF NEW MEXICO
MICHELLE LUJAN GRISHAM, GOVERNOR
Clay Bailey, Acting Superintendent
Phillip A. Sanchez, Director

January 27, 2026
Sent by Email to: ndavis@rrnm.gov AND USPS Certified Mail No.: 9171 9690 0935 0299 2421 88

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

Lic. No. /Appl. No.:	Small Brewer Off-Site Application No. BLA-14590
Name of Applicant:	Turtle Mountain Brewing Company LLC
Doing Business As:	Turtle Mountain Brewing Company
Proposed Location:	905 36th Place SE Rio Rancho, New Mexico 87124

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

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

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

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

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

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

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

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

ABC has no preference in the option you choose.

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

THE APPLICANT IS SEEKING A SMALL BREWER OFF-SITE LOCATION LIQUOR LICENSE.

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

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

Respectfully,

Tammy M. Sandoval

Tammy M. Sandoval
Admin Law Judge | Hearing Officer
NM Regulation & Licensing Department
Alcoholic Beverage Control Division
Phone: (505) 476-4548 | Fax: (505) 476-4595
Email: Tammy.Sandoval@rld.nm.gov

Enclosures:

1. Original Application (*Page 1 must be signed and returned LOD Approval Letter and notices of publication*)
2. Copy of the Zoning Statement

Alcoholic Beverage Control Division

Small Brewer Off-Site Intake Application

Application Number: BLA-0000014590

Business Information

Business Information

Business Name: TURTLE MOUNTAIN BREWING COMPANY LLC

Type of Business: Alcohol

Business Structure: Limited Liability Company

FEIN: XX-XXX4275

State Tax ID Number: XX-XXXXX3-00-3

Business Email: turtlemt@swcp.com

Business Phone: 5052383032

Contact Person Information

Contact Person Name: Nico Ortiz

Contact Person Phone: 5052383032

Contact Person Email: turtlemt@swcp.com

Business Mailing Address

Mailing Street: P.O. Box 44063

Mailing City: Rio Rancho

Mailing State: NM

Mailing Zip Code: 87174

Mailing Country: US

Local Option District Use Only: Local Governing Body of_____ City, County,Village

Public Hearing held on _____20_____ Please check one: ☐Approved ☐Disapproved

Signature of City/County Official: _____ Title: _____

Alcoholic Beverage Control Division Use Only: ☐Approved ☐Disapproved _____

Signed by Director: _____ Date: _____

Alcoholic Beverage Control Division

Small Brewer Off-Site Intake Application

Application Number: BLA-0000014590

Premises Information

Premises DBA

Premises Doing Business As (DBA):Turtle Mountain Brewing Company

Proposed Premises Physical Address

Physical Street: 905 36th Place SE
Physical City: Rio Rancho
Physical Zip Code: 87124
Physical State: New Mexico
Physical County: Sandoval
Local Option District: Rio Rancho
"Local Option District" means a county that has voted to approve the sale, serving or public consumption of alcoholic beverages, OR an incorporated municipality that falls within a county that has voted to approve the sale, serving or public consumption of alcoholic beverages, OR an incorporated municipality of over five thousand population that has independently voted to approve the sale, serving or public consumption of alcoholic beverages under the terms of the Liquor Control Act or any former act.

Ownership

The land and building which is proposed to be the licensed premises is: Owned by Applicant
The following information is required to ensure the issuance of a license to this location will not result in the violation of a county or municipal ordinance.

Zoning

Is the proposed premises location zoned? Yes
You will be required to upload "Copy of Zoning Statement" issued by the local municipality or county. If not applicable, you will be required to upload "Copy of Zoning Statement" or Letter from local government to indicate that there is no zoning for the proposed location.
Specify the zone for proposed premises location (example C-1).: SU/Special Use

Distance from nearest School

Name of School: Rio Rancho Elementary School
School Street: 4601 Pepe Ortiz Road SE
School City: Rio Rancho
School State: New Mexico
School Zip Code: 87124
School Country: United States
School Distance (in feet): More than 1000
Specify the shortest direct line distance from the nearest point of the proposed premises to the nearest point of the property line of the school.

Distance from nearest Church

Name of Church: St. Thomas Aquinas Catholic Church
Church Street: 1502 Sara Road
Church City: Rio Rancho
Church State: New Mexico
Church Zip Code: 87124
Church Country: United States
Church Distance (in feet): More than 1000
Specify the shortest direct line distance from the nearest point of the proposed premises to the nearest point of the property line of the church.

Alcoholic Beverage Control Division

Small Brewer Off-Site Intake Application

Application Number: BLA-0000014590

Premises Information 2

Please specify the appropriate option for the premises that you have specified in the application?

- ☐ A license has never been issued to the location of the proposed premises.
- ☑ A license was once issued to the location of the proposed premises but is no longer being operated at the location.
- ☐ Alcohol operations are currently being performed at the proposed premises by the applicant business.
- ☐ Alcohol operations are currently being performed at the proposed premises by a business other than the applicant business.

Please provide more details for the option selected in above question?

You can specify more details such as license has become expired non-renewable, business ownership has changed, planning to extend operations of existing premises or planning to buy premises etc.

Small Brewer Liquor License #SBL-000122, which expires on February 28, 2026, is currently in place at 905 36th Place SE. We moved our brewery to 7835 Enchanted Hills Blvd. NE, Suite M-105, and were issued Small Brewer Liquor License #SBL-000132 for that location. Now that we no longer brew beer at 905 36th Place SE we need to be issued a Small Brewer Off-Site Liquor License so we can serve our house-produced beers.

Licenses at Proposed Premises

Please specify the active New Mexico licenses currently held by the proposed premises.

If you need to view, edit, or delete any records, click the down arrow under action for that specific record.

License Number: RES-000016	License Type: Restaurant
License Number: SBL-000122	License Type: Small Brewer

Questions

Has the applicant business ever had a liquor license denied, suspended, revoked, surrendered, or had any other form of discipline or disciplinary action by a licensing agency in another state or jurisdiction?	No
Has the structure and/or ownership disclosure for the applicant business changed since last reported to the department?	No
Does the applicant business own any (direct/indirect) interest in a liquor license?	No

Alcoholic Beverage Control Division

Small Brewer Off-Site Intake Application

Application Number: BLA-0000014590

Payment

Fee Name	Fee Amount
Application Fee	200.00
Resident Agent Fee	50.00
Total Fee Amount:	**250.00**

Attestation/Oath

Under penalty of perjury, I hereby depose and state that I am the person identified in this application and the information given by me is true and complete to the best of my knowledge and belief. I understand that any information contained in this application may be investigated and any false or dishonest answer to any question in this application may be grounds for denial or revocation of my license.

Attestation Signature: Nico Ortiz Date: 10/06/2025

Development Services Department
Planning and Zoning Division

November 10, 2025

Turtle Mountain Brewing Company LLC
P.O. Box 44063
Rio Rancho, NM 87174

RE: Zoning Certification for 905 36th Place SE, Rio Rancho NM, 87124.

This zoning certification letter has been prepared in response to your request. The subject property is legally described as Pineview Village, Block 2A, Lot 2A, and is physically located at 905 36th Place SE, Rio Rancho, NM (See Attachment I). Pursuant to Rio Rancho Ordinance No. 84-104, the property is zoned C-1: Retail Commercial. (See Attachment II).

Pursuant to the Rio Rancho Municipal Code (R.O. 2003), Title XV: Land Use, Chapter 154.24, C-1: Retail Commercial District, subsection (B)(27), restaurants, bars, lounges, coffee/tea rooms, delicatessens, and patio/al fresco dining facilities are listed as permissive uses within the C-1: Retail Commercial zone district. In addition, establishments operating under a Small Brewer Off-Site License, as defined in Chapter 60 of the New Mexico Statutes Annotated (NMSA 1978), are also identified as a permissive use within this district.

Pursuant to Rio Rancho Municipal Code (R.O. 2003) Title XI, Business Registrations, Chapter 112, Alcoholic Beverages, any sale or service of alcoholic beverages, including the distribution, manufacturing, or dispensing, is hereby prohibited within the city, except as authorized by the Liquor Control Act, and in conformance with the municipal licensing provisions, as follows the sale of alcohol for on premise consumption is permissive upon approval and licensing from the State of New Mexico and compliance to City Ordinance, Chapter 112.

If you have any questions regarding the information provided, please contact the Development Services Department at 505- 891-5005 or via e-mail at planning@rrnm.gov.

This information was researched and provided to you on November 10, 2025 by the undersigned, on behalf of the Development Services Department as a public service. The above information is believed to be accurate and is based upon, or relates to the information that has been requested. The Development Services Department assumes no liability for errors and omissions. All information has been obtained from public records, which may be inspected during regular business hours.

Respectfully,

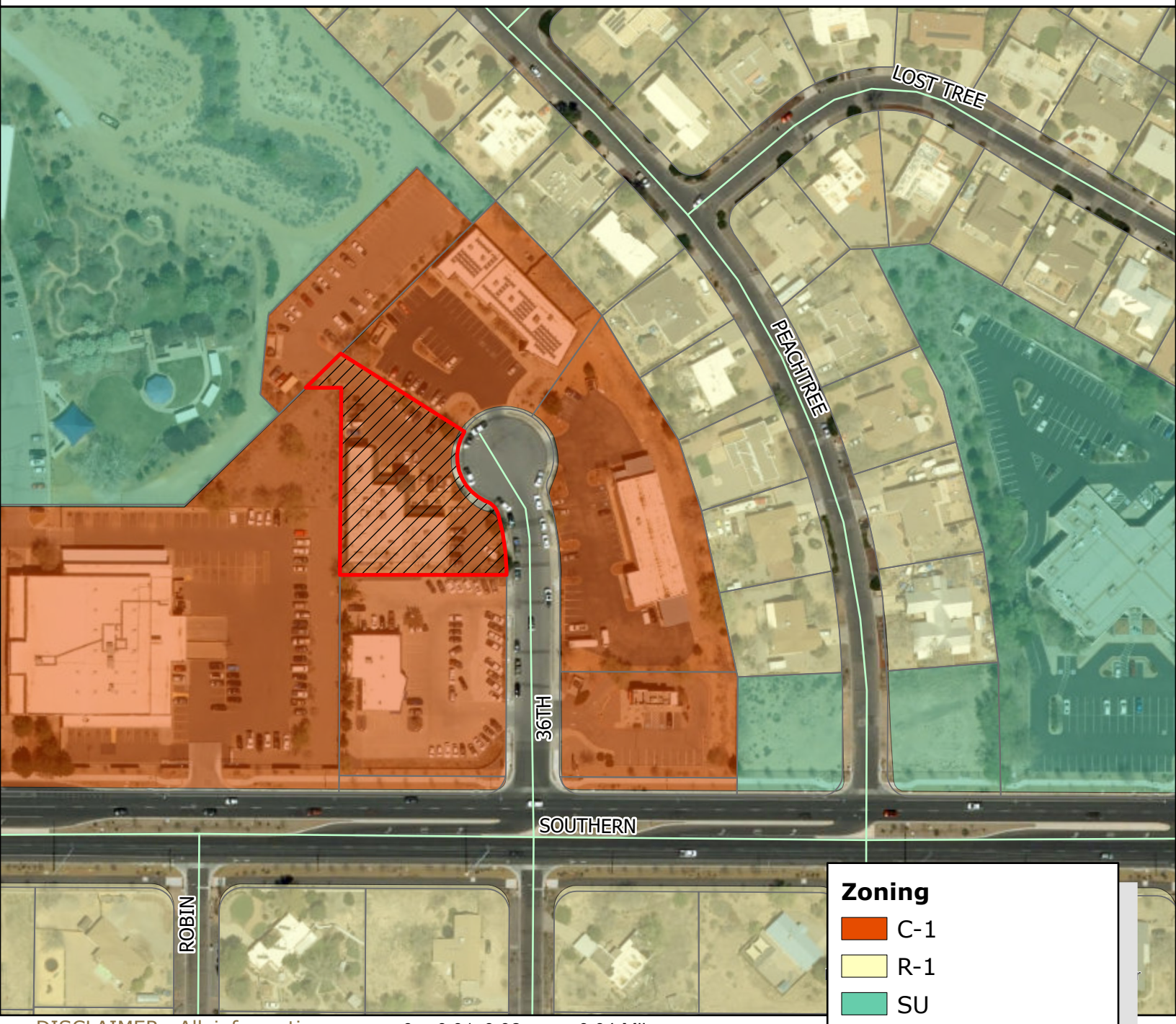
Tamarah Martinez

Tamarah Martinez
Municipal Planner I
Development Services Department
Planning and Zoning Division
tamartinez@rrnm.gov

Attachments:
I- Zoning/ Location Map

II- Zoning Ordinance No. 84-104,
III- Rio Rancho Municipal Code § 154.25 C-1: Retail Commercial District

ZONING CERTIFICATION
905 36TH PLACE SE
PINETREE VILLAGE, BLOCK 2A, LOT 2A



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

Map courtesy of Tamarah Martinez on 11/10/25

ORDINANCE NO. 84-104

AMENDING ZONE MAP ORDINANCE NO.81-15

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF RIO RANCHO NEW MEXICO THAT THE FOLLOWING PROPERTY LOCATED IN THE OAKMOUNT SECTION OF PANORAMA HEIGHTS, TRACTS E AND BB, BOUNDED ON THE SOUTH BY SOUTHERN BOULEVARD, ON THE EAST BY PEACHTREE ROAD, ON THE WEST BY PINETREE ROAD AND ON THE NORTH BY OAKMOUNT DRIVE, TO BE REZONED AS FOLLOWS: TRACT E, CURRENTLY ZONED C-1, RETAIL COMMERCIAL CHANGED TO R-2, MULTI-FAMILY RESIDENTIAL, AND TRACT BB, CURRENTLY ZONED R-2, MULTI-FAMILY, CHANGED TO C-1, RETAIL COMMERCIAL.

PURPOSE:

To allow for a more proper use of both tracts of property.

RESTRICTIONS:

None.

PASSED AND ADOPTED THIS 27th DAY OF June 1984.

David E. Bruening, Mayor

ATTEST:

Joanne McGlothlin, City Clerk

154.24 C-1: RETAIL COMMERCIAL DISTRICT.

(A) *Purpose.* This district permits limited commercial uses such as those pertaining to the day-to-day needs of the residential populace.

(B) *Permissive uses.*

(1) Auditoriums, bowling alleys, billiards, dance hall, theaters, skating rinks, indoor entertainment;

(2) Auto repair, minor;

(3) Bakeries, pastry and confectioneries for retail sales;

(4) Banks and other financial institutions;

(5) Churches, Sunday school and parish house, incidental facilities;

(6) Clubhouses, buildings for fraternal organizations, nonprofit public service;

(7) Day spa;

(8) Drive-in, drive-through window restaurants, convenience stores;

(9) Gasoline service stations, convenience stores, and car washes;

(10) Hospitals and private institutions of an educational nature and similar institutions;

(11) Hotel/motel;

(12) Manager/caretaker residential uses within structures;

(13) Medical complexes, professional offices (medical and dental), veterinarians, offices/clinics;

(14) Nursery schools and daycare facilities;

(15) Nursing homes, senior transitional living and care facilities;

(16) Offices and office buildings;

(17) Offset press printing;

(18) Outside storage, as an accessory use, as defined in Article III, Section 154.71;

(19) Park and ride facilities, parking lots, garages;

(20) Parks, recreational parks and open spaces, public facilities;

(21) Permanent outdoor sales display, as defined in Article III, Section 154.72;

(22) Photocopying and blueprinting, shipping and messenger service;

(23) Public facilities;

(24) Public utilities, electric facilities;

(25) Repair shops – electrical, radio, and television appliances, keys, and similar articles;

(26) Residential uses as secondary use or above the first floor; provided, that density does not exceed 50 dwelling units per acre;

(27) Restaurants, bars, lounges, coffee/tea rooms, delicatessens, patio/al fresco dining facilities;

(28) Schools, private, K-12, college, trade schools;

(29) Schools, public, K-12;

(30) Shops – dressmaking, tailoring, laundry, dry cleaning, photo, pet, and similar trades;

(31) Stores for the sale of retail goods, products, and services;

(32) Temporary structures and enclosures used in construction of a building and used for storage of equipment and material as defined in Article III, Section 154.75(D)(1);

(33) Undertaking establishments.

(C) *Conditional uses (requiring use permit and site plan).*

(1) Auto repair, major; provided, that:

(a) Repairs and associated activities are conducted within a completely enclosed building; and

(b) A solid masonry wall at least six feet high is erected between the activity and any abutting or contiguous residential zone.

(2) Automotive dealers, motorcycle dealers;

(3) Boarding kennels or pet shelters;

(4) Recycling collection centers as defined in Article III, Section 154.74;

(5) Self-storage facilities;

(6) Temporary model home/sales office as defined in Article III, Section 154.75(B).

(Ord. 18-20; Am. Ord. 22-20)

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: D3

AGENDA DATE:
March 12, 2026

DEPARTMENT:
City Clerk

SUBJECT:
D3, Approval for Turtle Mountain Brewing Company LLC, (the "Applicant"), Located at 7835 Enchanted Hills Blvd. NE, Ste. N-105, Rio Rancho, NM 87144, for a Small Brewer Off-Site Application No. BLA-14597

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

IMPACT:
This application is for Turtle Mountain (the applicant) for a Limited Beer Wholesaler Liquor License Application No. BLA-14597 at 7835 Enchanted Hills Blvd. NE, Ste. N-105, Rio Rancho, NM 87144. The location will serve house-produced beer at the location.

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

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

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

None of these conditions exist at the proposed site.

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

ATTACHMENT: Application

NMRLD
NEW MEXICO
REGULATION &
LICENSING DEPARTMENT

STATE OF NEW MEXICO
MICHELLE LUJAN GRISHAM, GOVERNOR
Clay Bailey, Superintendent
Phillip A. Sanchez, Director

January 21, 2026

USPS Certified Mail No.: 9171 9690 0935 0299 2421 64

9171 9690 0935 0299 2421 64

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

Application Type| No.:	Limited Beer Wholesaler | BLA-14597
Name of Applicant:	Turtle Mountain Brewing Company LLC
Doing Business As:	Turtle Mountain Brewing Company
Proposed Location:	7835 Enchanted Hills Blvd NE, Ste. M-105 Rio Rancho, NM 87144

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

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

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

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

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

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

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

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

ABC has no preference in the option you choose.

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

Applicant is seeking a Limited Beer Wholesaler Liquor License.

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

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

Respectfully,

Tammy Sandoval

Tammy Sandoval, Hearing Officer
Alcoholic Beverage Control Division
PO Box 25101 | Santa Fe, NM 87504-5101
Phone: (505) 796-4165 | Email: Tammy.Sandoval@rld.nm.gov

Enclosures:

1. Original Page 1 of the Application (*must be signed and returned w LOD Approval Letter and Notices of Publication*)
2. Copy of the Zoning Statement

Alcoholic Beverage Control Division

Limited Beer Wholesaler Intake Application

Application Number: BLA-0000014597

Business Information

Business Information

Business Name: TURTLE MOUNTAIN BREWING COMPANY LLC

Type of Business: Alcohol

Business Structure: Limited Liability Company

FEIN: XX-XXX4275

State Tax ID Number: XX-XXXXX3-00-3

Business Email: turtlemt@swcp.com

Business Phone: 5052383032

Contact Person Information

Contact Person Name: Nico Ortiz

Contact Person Phone: 5052383032

Contact Person Email: turtlemt@swcp.com

Business Mailing Address

Mailing Street: P.O. Box 44063

Mailing City: Rio Rancho

Mailing State: NM

Mailing Zip Code: 87174

Mailing Country: US

Local Option District Use Only: Local Governing Body of _____ City, County,Village

Public Hearing held on _____ 20_____ Please check one: ☐ Approved ☐ Disapproved

Signature of City/County Official: _____ Title: _____

Alcoholic Beverage Control Division Use Only: ☐ Approved ☐ Disapproved _____

Signed by Director: _____ Date: _____

NMRLD
NEW MEXICO REGULATION & LICENSING DEPARTMENT

Alcoholic Beverage Control Division

Limited Beer Wholesaler Intake Application

Application Number: BLA-0000014597

NMRLD
NEW MEXICO REGULATION & LICENSING DEPARTMENT

Premises Information

Premises DBA

Premises Doing Business As (DBA):Turtle Mountain Brewing Company

Proposed Premises Physical Address

Physical Street: 7835 Enchanted Hills Blvd. NE, Suite M-105
Physical City: Rio Rancho
Physical Zip Code: 87144
Physical State: New Mexico
Physical County: Sandoval
Local Option District: Rio Rancho
"Local Option District" means a county that has voted to approve the sale, serving or public consumption of alcoholic beverages, OR an incorporated municipality that falls within a county that has voted to approve the sale, serving or public consumption of alcoholic beverages, OR an incorporated municipality of over five thousand population that has independently voted to approve the sale, serving or public consumption of alcoholic beverages under the terms of the Liquor Control Act or any former act.

Ownership

The land and building which is proposed to be the licensed premises is: Leased by Applicant
The following information is required to ensure the issuance of a license to this location will not result in the violation of a county or municipal ordinance.
Specify Owner(s) of the land and building: Enchanted Hills Boulevard 3575 LLC
Specify Date and Terms of Lease/Operating Agreement: August 2020 for 10 years with two 5 year lease options

Zoning

Is the proposed premises location zoned? Yes
You will be required to upload "Copy of Zoning Statement" issued by the local municipality or county. If not applicable, you will be required to upload "Copy of Zoning Statement" or Letter from local government to indicate that there is no zoning for the proposed location.
Specify the zone for proposed premises location (example C-1).: SU:Special Use for Commercial

Distance from nearest School

Name of School: Mountain View Middle School
School Street: 4101 Montreal Loop NE
School City: Rio Rancho
School State: New Mexico
School Zip Code: 87144
School Country: United States
School Distance (in feet): More than 1000
Specify the shortest direct line distance from the nearest point of the proposed premises to the nearest point of the property line of the school.

Distance from nearest Church

Name of Church: Sagebrush Church
Church Street: 7555 Enchanted Hills Blvd
Church City: Rio Rancho
Church State: New Mexico
Church Zip Code: 87144
Church Country: United States
Church Distance (in feet): More than 1000
Specify the shortest direct line distance from the nearest point of the proposed premises to the nearest point of the property line of the church.

NMRLD
NEW MEXICO
REGULATION &
LICENSING DEPARTMENT

Alcoholic Beverage Control Division
Limited Beer Wholesaler Intake Application
Application Number: BLA-0000014597

NMRLD
NEW MEXICO
REGULATION &
LICENSING DEPARTMENT

Premises Information 2

Please specify the appropriate option for the premises that you have specified in the application?

☐ A license has never been issued to the location of the proposed premises.
☐ A license was once issued to the location of the proposed premises but is no longer being operated at the location.
☑ Alcohol operations are currently being performed at the proposed premises by the applicant business.
☐ Alcohol operations are currently being performed at the proposed premises by a business other than the applicant business.

Please provide more details for the option selected in above question?

You can specify more details such as license has become expired non-renewable, business ownership has changed, planning to extend operations of existing premises or planning to buy premises etc.

Small Brewer Liquor License #SBL-000132 is currently in place at this address. We are applying for a Limited Beer Wholesaler License to distribute our beers to the community.

Licenses at Proposed Premises

Please specify the active New Mexico licenses currently held by the proposed premises.

If you need to view, edit, or delete any records, click the down arrow under action for that specific record.

License Number: SBL-000132 License Type: Small Brewer

Questions

Has the applicant business ever had a liquor license denied, suspended, revoked, surrendered, or had any other form of discipline or disciplinary action by a licensing agency in another state or jurisdiction?	No
Has the structure and/or ownership disclosure for the applicant business changed since last reported to the department?	No
Does the applicant business own any (direct/indirect) interest in a liquor license?	No

NMRLD
NEW MEXICO
REGULATION &
LICENSING DEPARTMENT

Alcoholic Beverage Control Division

Limited Beer Wholesaler Intake Application

Application Number: BLA-0000014597

NMRLD
NEW MEXICO
REGULATION &
LICENSING DEPARTMENT

Payment

Fee Name	Fee Amount
Application Fee	200.00
Resident Agent Fee	50.00
Total Fee Amount:	**250.00**

Attestation/Oath

Under penalty of perjury, I hereby depose and state that I am the person identified in this application and the information given by me is true and complete to the best of my knowledge and belief. I understand that any information contained in this application may be investigated and any false or dishonest answer to any question in this application may be grounds for denial or revocation of my license.

Attestation Signature: Nico Ortiz

Date: 10/06/2025

RioRancho
City of Vision

November 4, 2025

Turtle Mountain Brewing Company LLC
C/O Nico Ortiz
6186 Cottontail Road NE
Rio Rancho, NM 87144

RE: Zoning Certification for Turtle Mountain Brewing Company LLC at 7835 Enchanted Hills Blvd NE Suite M-105, Rio Rancho, NM 87144. Application # 25-165-00035

Dear Mr. Ortiz,

This zoning certification has been prepared in response to the above referenced application related to Turtle Mountain Brewing Company LLC at 7835 Enchanted Hills Blvd NE. This zoning certification serves as a statement of zoning for a Limited Beer Wholesaler License and may also serve as a statement of zoning for Restaurant Beer/Wine License and Small Brewer Offsite License.

The subject property is known by the legal description as Plaza at Enchanted Hills Tract M, located at 7835 Enchanted Hills Blvd NE, Rio Rancho (See Site Map: Attachment IV). Pursuant to Ordinance No. 2, Enactment No. 16-01, and Ordinance No. 4 Enactment 92-23, the property is zoned SU: Special Use for Commercial (See Attachment II). All permissive and conditional uses for C-1: Retail Commercial and some Wholesale trade uses from Division F of the S.C. I. are permissive on this property. Included in the permissive uses of this property are restaurants, bars, lounges, wholesale trade, and stores for the sale of retail goods, products, and services (See Attachment III). On-premise consumption and the sale of packaged alcohol for off-premises consumption are allowable uses in this zoning district.

The City of Rio Rancho Code of Ordinances does not specify under permissive uses "sale of alcoholic beverages for off premises consumption", however, section 112.02, under Chapter 112: Alcoholic Beverages, states: "The sale or possession for the purpose of sale or offering for sale of alcoholic liquors is hereby prohibited within the city, except as hereinafter provided." Under this section, the requirement for alcoholic liquor license fee and license period are outlined in order for the sales of alcoholic beverages (see Attachment V). The City Clerk processes liquor licenses, and it is the discretion of the Governing Body to approve or deny such license requests.

Staff has researched the property and found no existence of violations, or alleged violation, of current zoning code, building code, fire code or similar ordinances or regulations applicable to the site within the last year.

If you have questions or require additional information please do not hesitate to contact me. I may be reached (505) 896.8777or aking@rrnm.gov

This information was researched and provided to you on November 4, 2025, by the undersigned, on behalf of the Development Services Department, per your request and as a public service. The above information is believed to be accurate and is based upon or relates to the information you requested. The Development Services Department assumes no liability for errors and omissions. All information was obtained from public records, which may be inspected during regular business hours.

CITY OF RIO RANCHO, NEW MEXICO
A municipal corporation.

Angela King

Angela King , Zoning Specialist
Development Services Department
3200 Civic Center Circle NE
Rio Rancho, NM 87124
(505) 896.8777
aking@rrnm.gov

Attachments:

I	Application for Zoning Certification
II	Ordinance No. 2 Enactment No. 16-01
II	Ordinance No. 4 Enactment No. 92-23
III	Rio Rancho Municipal Code Chapter § 154.24 C-1: Retail Commercial District
IV	Zoning/Location Map
V	Rio Rancho Municipal Code Chapter 112

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: D4

AGENDA DATE:
March 12, 2026

DEPARTMENT:
Development Services

SUBJECT:
D4, Site Plan Approval for an RV Storage at the Property Legally Described as Rio West Business Park, Block A, Lot 5A1A

BACKGROUND AND ANALYSIS:
The subject property is legally described as Rio West Business Park, Block A, Lot 5A1A, and consists of approximately 10.40 acres. The subject property is zoned SU: Special Use per Ordinance No. 89-007. This Ordinance states that all C-2 uses, except Lumber Yard (sawmill) are permissive. Included in the C-2 permissible uses per the Municipal Ordinance Chapter 154.25 (B) is self storage, which matches the proposed use.

The Ordinance lists design standards and zoning regulations under Sections B through G, including but not limited to: 25-foot setbacks from dedicated streets; visual screening requirements for outdoor storage; landscaping standards; and specific signage regulations. The subject property is not within a Master Plan or Specific Area Plan with additional design guidelines or zoning regulations.

A Site Plan for a similar RV Storage project was approved by the Governing Body on February 10, 2022; however, that approval has since expired as it was valid for two years per the findings and conditions of approval.

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

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

a. Scale and north arrow; criteria is satisfied.
b. Lot boundaries and easements; There is a 30' access easement to the north of the property, a 10' drainage easement to the east and through the center of the property, a Centurylink easement along the parcel that is adjacent to the southeast, and a public utility easement along the south. There is also an existing public waterline easement that runs through the center. If the applicant wishes to vacate this easement, a Summary Plat will be required to do so; criteria is satisfied.
c. Existing and proposed utilities; criteria is satisfied.
d. Existing and proposed rights-of-way; No additional right-of-way is proposed; criteria is satisfied.
e. Proposed structure with uses, dimension, and setbacks; The maximum building height in C-2 is

50 feet. There are canopies proposed at a maximum of 18 feet in height and a 715 square foot office with a building height of just over 10 ft (single-story).
f. Proposed ingress, egress, parking, and circulation; Two access points to the site are proposed off of Rockaway Blvd. The road to the north will be an emergency access with a gate. All access widths and turning radii meet code, egress and ingress points are 30-feet wide, aisle widths are 35 to 50 feet wide. Parking standards are per Chapter 154.76 for the 715 square foot office on the property of "1 space per 300 square feet." The site plan provides three parking spaces, with one being an ADA accessible space; criteria is satisfied.
g. Landscaping and landscape buffers; Per the landscape plan, 98,909 square feet of landscaping will be provided. The required landscape area per Rio Rancho Code of Ordinances (R.O. 2003) Section 154.61 (B) is a minimum of 10%, which would be 45,302 square feet. It also states that no less than one-fourth of the 10% shall be located on the front, which is 11,325 sf. This has been added as a condition of approval. The zoning ordinance for the property (89-007) also requires a minimum landscaped strip of 10 feet maintained between parking areas and the street right-of-way line. This has also been added as a condition of approval; criteria is satisfied.
h. Elevations; There are canopies proposed at a maximum of 18 feet in height. The 715 square foot office will have hardie board (fiber cement) siding and is shown as a single-story building with 10 ft in height to the eave of the roof. The building permit submittal will be required to provide the official height at the average of the eave and ridge, however given the elevations, the building is well under the maximum 50 ft height restriction; criteria is satisfied.
i. Adjacent property characteristics; The property to the north is zoned SU: Special Use per Ordinance No. 84.94. The properties to the west are zoned SU: Special Use per the same ordinance as the subject property. The properties to the south and east are zoned M-1: Industrial and Business Park; criteria is satisfied.
j. Preliminary drainage plan; criteria is satisfied.

NOTIFICATIONS:
Adjacent property owners were sent certified mail 15 days prior to the hearing date as required by City Code. A notice sign was posted on the property on March 3, 2026. A legal notice was published in the February 25, 2025 edition of the Albuquerque Journal for the Governing Body meeting. All legal notification requirements for this project have been met.

INTERDEPARTMENTAL/INTERAGENCY REVIEW:

Reviewing Agency	Received Application for Review	Comments
DSD Planning and Zoning	X	Comments attached
DSD Engineering	X	No adverse comments
Rio Rancho Public Schools	X	No comments provided
Fire and Rescue	X	Comments attached
Police Department	X	No comments provided
SSCAFCA	X	No adverse comments
MRCOG	X	No comments provided
Parks, Recreation and Community Services	X	Comments attached

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

GENERAL FINDINGS:
1. R.O. 2003 Section 154.43 (3) requires Site Plan approval by the Governing Body;

2. The applicant has the authority to apply for Site Plan approval;
3. The applicant and adjacent property owners received due process as proper notice and a full opportunity to present views were given.

SPECIFIC FINDINGS AND CONDITIONS OF APPROVAL:
1. The subject property is zoned SU: Special Use District by Ordinance No. 89-007. The SU: Special Use zoning designation requires that a Site Plan be reviewed and approved by the Governing Body.
2. The Site Plan conforms to the Rio Rancho Code of Ordinances (R.O. 2003) Section 154.43.
3. Development of the site will conform to all City ordinances, standards, and specifications.
4. The review and subsequent building permit applications will ensure conformance to the approved Site Plan and City ordinances, standards, and specifications.
5. The proposed office will require building height dimension as measured in City Code.
6. Landscaping and design shall comply with the Rio Rancho Code of Ordinances (R.O. 2003) Section 154.61.
7. The applicant shall address all of the Site Plan reviewer comments.
8. The Director of the Development Services Department may approve minor changes to this Site Plan if the changes are consistent with the use and other written requirements and/or conditions of approval, if the buildings are the same general configuration, if the total square footage is not greater than 10% of the approved plan, the site circulation is similar in its effect on adjacent property or streets, and the approving official finds that neither the City nor any person will be substantially aggrieved by the altered Site Plan.
9. This approval is valid for a period of three years from date of approval, in which time a building permit for the proposed structures must be applied for and issued, remain active, and the authorized construction shall be started and diligently pursued to completion without cessation of 30 days.

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

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

ATTACHMENT: Application
ATTACHMENT: Authorization Letter
ATTACHMENT: Zoning, Location
ATTACHMENT: Site Plan
ATTACHMENT: Office Building Example
ATTACHMENT: Drainage Report
ATTACHMENT: Staff Comments
ATTACHMENT: Notices

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

PLANNING & ZONING LAND USE APPLICATION

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

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

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

APPLICANT/AGENT INFORMATION

Applicant Name: Luke Evans (F4 Rio Rancho LLC)		Phone: 587-437-1174
Address: 142 Hawley St, Suite 5		E-Mail: levans@macritchie.biz
City: Grayslake	State: IL	Zip: 60030
Proprietary Interest: F4 Rio Rancho LLC	List Owners: F4 Rio Rancho LLC	
Deed or Ownership Verification Provided: (Initials) SL	Letter of Authorization Provided: (Initials) Forthcoming	
Agent Name: Max Rangel		Phone: 303-481-0429
Address: 6200 S Syracuse Way, Suite 300		E-Mail: max.rangel@kimley-horn.com
City: Greenwood Village	State: CO	ZIP Code: 80111

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

Please see attached

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit : Rio West Business Park	Block(s): A	Lot(s): 5A-1-A
Existing Zoning: SU	Proposed Zoning: SU	
No. of existing lots: 1	No. of proposed lots: 1	Total area of site (acres) 10.3983

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: Max Rangel	Applicant: Luke Evans	Agent: Max Rangel
Signature:		Date: 2/6/2026

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #
26-160-00002		

APPLICATION ACCEPTED BY: Michelle Costilla **DATE:** 2/10/26

Form revised June 2014

February 11th, 2026

Development Services Department
City of Rio Rancho
3200 Civic Center Circle NE – 130
Rio Rancho, NM 87144

RE: *Rio Rancho RV Storage (Tract 5A-1-A)*

To Development Services Representative,

Rockaway RV LP ("Owner") hereby authorizes Kimley-Horn and Associates, Inc. to act as its authorized representative for the purpose of submitting a Design Review Committee (DRC) application and Site Plan application to the City of Rio Rancho for the development of the following project:

Project Name: Rio Rancho RV Storage

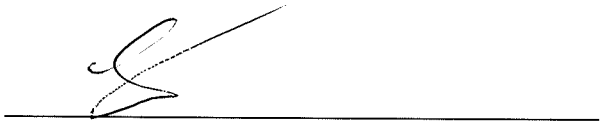
Project Address: Tract 5A-1-A

Jurisdiction: The City of Rio Rancho

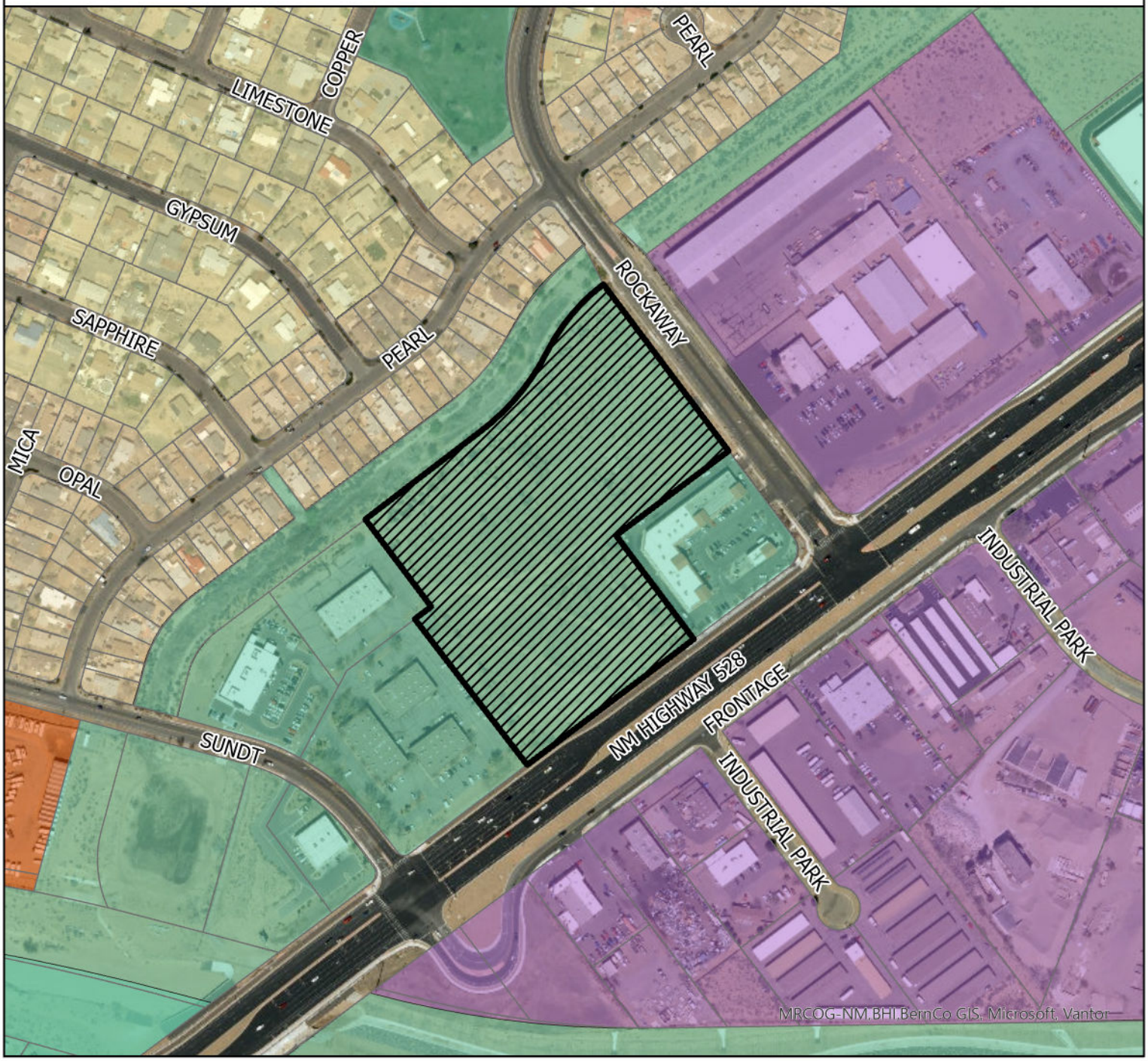
Let us know if you have any additional questions regarding this authorization.

Thank you for your time and consideration.

Sincerely,



RIO WEST BUSINESS PARK, BLOCK A, LOT 5A1A



Subject Property

Zoning

- C-1
- M-1
- R-1
- R-3
- SU

N

0 112.5225 450 675 900 Feet

GIS Moving Spatial Data Forward

Rio Rancho City of Vision

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

Map courtesy of Michelle Costilla 2/18/2026

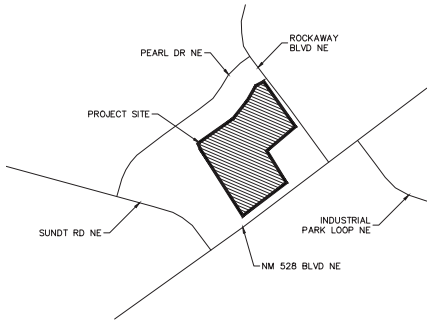
RV STORAGE - RIO RANCHO
SITE PLAN

SITE DATA TABLE	
UNIVERSAL PRODUCT CODE (UPC)	UPC: 1-014-069-462-455 UPC: 1-014-069-454-517
SITE ACREAGE	±10.4 ACRES
LAND USE	CANOPIED RV STORAGE AND AN OFFICE FOR OWNERS USE
BUILDING SQUARE FOOTAGE	715 SQUARE FEET
BUILDING OCCUPANCY	OFFICE
TYPE OF CONSTRUCTION	TEMPORARY/PRE-MANUFACTURED
PARKING	5 TOTAL PARKING SPACES: 4 STANDARD STALLS, 1 ADA STALL; 420 RV STALLS
OPEN SPACE	131,551 SQ FT / 3.02 AC
UTILITIES	CITY OF RIO RANCHO WATER AND WASTEWATER, PUBLIC SERVICE COMPANY OF NEW MEXICO ELECTRICITY, NEW MEXICO GAS COMPANY
OVERLAY ZONES	N/A

SITE PLAN SUMMARY TABLE		
SUBJECT SITE ADDRESS	NOT ASSIGNED	
ZONING CATEGORY/ZONING AGENCY	SU - SPECIFIC USE ZONING	
PARCEL AREA	453,024 SQ. FT. / 10.4 ACRES	
PROJECT AREA	453,024 SQ. FT. / 10.4 ACRES	
PAVED AREA	321,592 SQ. FT. / 7.38 ACRES	
BUILDING AREA	715 SQ.FT	
POND AREA (AT BOTTOM)	12,090 SQ. FT	
ONSITE WETLAND	N/A	
	REQUIRED	PROVIDED
OPEN SPACE	45302 SQ.FT / 1.04 AC	131,551 SQ FT / 3.02 AC
	MAXIMUM HEIGHT	PROVIDED
BUILDING HEIGHT		
HABITAT IMPACT SUMMARY		
O.S.W IMPACT	N/A	
WETLAND IMPACT	N/A	
WETLAND TO BE PRESERVED	N/A	
BUILDING SETBACKS		
	REQUIRED	PROVIDED
FRONT SETBACK (SOUTH/STREET)	25'	25'
SIDE SETBACK (EAST/STREET)	0'	47.5'
BACK SETBACK (WEST)	0'	8.5'
SIDE SETBACK (NORTH)	30'	30'
LANDSCAPE BUFFERS		
	REQUIRED	PROVIDED
ROADWAY BUFFER	SIMTEK WALL (0')	SIMTEK WALL (HWY 528 & ROCKAWAY)
SCREENING BUFFER	SCREEN FENCE (0')	SCREENING FENCE (ADJACENT PARCELS)
STANDARD PARKING DATA		
STANDARD SPACES PROVIDED	4	
ACCESSIBLE SPACES PROVIDED	1	
RV SPACES PROVIDED	420	
TOTAL SPACES PROVIDED	425	

LEGAL DESCRIPTION:

A TRACT OF LAND LYING AND SITUATE WITHIN THE TOWN OF ALAMEDA GRANT, PROJECTED SECTION 20, TOWNSHIP 12 NORTH, RANGE 3 EAST, N.M.P.M. CITY OF RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO, COMPRISING OF TRACT 4A-1-A, BLOCK A, RIO WEST BUSINESS PARK, AS THE SAME IS SHOWN AND DESIGNATED ON THE SUMMARY PLAT THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK OF SANDOVAL COUNTY, NEW MEXICO ON JUNE 25, 2008 IN BOOK 411, PAGE 20478, TOGETHER WITH TRACT 5A-1, BLOCK A RIO WEST BUSINESS PARK, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK OF SANDOVAL COUNTY, NEW MEXICO ON DECEMBER 14, 2016, IN VOLUME 3, FOLIO 4034, LESS THAN AND EXCEPTING THEREFROM THAT PORTION CONVEYED TO NMDOT AS DESIGNATED IN WARRANTY DEED FILED IN THE OFFICE OF THE COUNTY CLERK OF SANDOVAL COUNTY, NEW MEXICO ON SEPTEMBER 02, 2021 AS DOCUMENT NUMBER 2021030940. NOW COMPRISING OF TRACT 5A-1-A, RIO WEST BUSINESS PARK.



VICINITY MAP
1" = 500'

CONTACTS

OWNER/DEVELOPER
ROCKAWAY RV LP
LUKE EVANS
142 HAWLEY ST, SUITE 5
GRAYSLAKE, IL 60030

ENGINEER
KIMLEY-HORN
STEPHEN LITSAS
4582 SOUTH ULSTER STREET, SUITE 1500
DENVER, CO 80237
(303) 228-2300

SURVEYOR
PRECISION SURVEY
LARRY W. MEDRANO, P.L.S
9200 SAN MATEO BOULEVARD, NE
ALBUQUERQUE, NM 87113
(505) 856-5700

LANDSCAPE ARCHITECT
KIMLEY-HORN
CHRIS HEPLER
4582 SOUTH ULSTER STREET, SUITE 1500
DENVER, CO 80237
(303) 228-2300

SHEET INDEX	
SHEET NO.	SHEET TITLE
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2	GENERAL NOTES
3	OVERALL SITE PLAN
4	SITE PLAN (1 of 3)
5	SITE PLAN (2 of 3)
6	SITE PLAN (3 of 3)
7	OVERALL GRADING & UTILITY PLAN
8	GRADING & UTILITY PLAN (1 of 3)
9	GRADING & UTILITY PLAN (2 of 3)
10	GRADING & UTILITY PLAN (3 of 3)
11	DRAINAGE PLAN
12	OVERALL EROSION CONTROL PLAN
13	INITIAL EROSION & SEDIMENT CONTROL PLAN (1 of 3)
14	INITIAL EROSION & SEDIMENT CONTROL PLAN (2 of 3)
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18	FINAL EROSION & SEDIMENT CONTROL PLAN (3 of 3)
19	EROSION & SEDIMENT CONTROL DETAILS
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22	LANDSCAPE PLAN OVERALL
23	LANDSCAPE PLAN (1 OF 1)
24	LANDSCAPE PLAN (2 OF 3)
25	LANDSCAPE PLAN (3 OF3)
26	LANDCAPE NOTES
27	LANDSCAPE DETAILS

NO.	REVISION	BY	DATE	APPR

Kimley»Horn

©2026 KIMLEY-HORN AND ASSOCIATES, INC.
6200 SOUTH SYRACUSE WAY, SUITE 300
GREENWOOD VILLAGE, COLORADO 80111 (303) 228-2300

DESIGNED BY: MAR
DRAWN BY: CTC
CHECKED BY: SAL
DATE: 02/06/2026

LEGAL DESCRIPTION:
LOTS 4A-1-A
AND 5A-1, BLOCK A,
RIO WEST BUSINESS PARK
RIO RANCHO, SANDOVAL
COUNTY, NEW MEXICO

RV STORAGE - RIO RANCHO
RIO RANCHO, NEW MEXICO
SITE PLAN SUBMITTAL
COVER SHEET

FOR REVIEW ONLY
NOT FOR CONSTRUCTION
Kimley»Horn
Kimley-Horn and Associates, Inc.

PROJECT NO.
296392000

DRAWING NAME
096648025_CV.dwg

SHEET
1

THE DOCUMENTS, IDEAS, & DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF SERVICE, IS AND SHALL REMAIN THE PROPERTY OF KIMLEY-HORN AND ASSOCIATES, INC. WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT. THE REUSE OF ANY OF THESE DOCUMENTS ON OTHER PROJECTS, FOR EXTENSIONS OF THIS PROJECT OR ON ANY OTHER SITE WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.

GENERAL NOTES

1. THE CONTRACTOR AGREES TO ASSUME THE SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE CITY AND ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF THE WORK ON THIS PROJECT, EXCEPT FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE CITY OR ENGINEER.

2. NO MODIFICATIONS TO THESE PLANS SHALL BE MADE WITHOUT THE WRITTEN CONSENT OF THE CITY, ENGINEER, AND ALL APPROVAL SIGNATORIES. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION METHODS OR TECHNIQUES OR FOR THE PROSECUTION OF THE WORK AS SHOWN ON THESE PLANS. THE ENGINEER SHALL NOT BE HELD RESPONSIBLE FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS, OR OTHER PERSONS PERFORMING ANY WORK, AS SHOWN IN THE PROJECT CONTRACT DOCUMENTS.

3. A CITY OF RIO RANCHO CAPITAL IMPROVEMENT RIGHT-OF-WAY USE PERMIT AND TRAFFIC CONTROL PLAN (TCP) ARE REQUIRED FOR ALL WORK PERFORMED WITHIN THE PUBLIC RIGHT-OF-WAY (NTC - TRAFFIC CONTROL). THE CONTRACTOR IS RESPONSIBLE FOR THE SETUP AND MAINTENANCE OF ALL TRAFFIC CONTROL DEVICES. ANY MODIFICATIONS TO THE APPROVED TRAFFIC CONTROL PLAN MUST BY APPROVED BY THE CITY PRIOR TO ANY CHANGES BEING IMPLEMENTED. A TRAFFIC CONTROL SUPERVISOR MUST BE AVAILABLE FOR THE DURATION OF THE PROJECT 24 HOURS A DAY AND SEVEN DAYS A WEEK. ACCESS TO RESIDENTS AND BUSINESSES MUST BE MAINTAINED AT ALL TIMES.

4. IF APPLICABLE, AN NMDOT TRAFFIC CONTROL/ROADWAY WORK PERMIT IS REQUIRED FOR ALL WORK PERFORMED WITHIN THE NMDOT RIGHT OF WAY (NTC - NMDOT PERMIT REQUIREMENT).

5. THE CONTRACTOR SHALL DESIGNATE AT LEAST ONE EMERGENCY CONTACT PERSON, AND SHALL PROVIDE TELEPHONE NUMBERS WHERE THIS PERSON CAN BE CONTACTED AT ANY TIME. THIS INFORMATION SHALL BE PROVIDED TO THE CITY'S PROJECT MANAGER.

6. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM ALL JURISDICTIONAL AUTHORITIES BEFORE THE START OF CONSTRUCTION.

7. ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY, HEALTH, AND ENVIRONMENTAL PROTECTION.

8. EXISTING SITE IMPROVEMENTS WHICH ARE DAMAGED OR DISPLACED BY THE CONTRACTOR SHALL BE REMOVED AND REPLACED BY THE CONTRACTOR AT THE CONTRACTOR'S OWN EXPENSE. THE WORK SHALL BE APPROVED BY THE CITY BEFORE CONSTRUCTION OF THE REPAIRS. REPAIRS MUST BE ACCEPTED BY THE CITY BEFORE FINAL PAYMENT.

9. THE CONTRACTOR SHALL ONLY UTILIZE THE DESIGNATED STAGING AREAS FOR STORAGE OF ALL EQUIPMENT AND MATERIALS. THE CITY ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE CONTRACTOR'S EQUIPMENT AND MATERIAL IN THE STAGING AREA. SECURITY SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. IF NO STAGING AREA IS DESIGNATED ON THESE PLANS, AN OFFSITE STAGING AREA SHALL BE PROVIDED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE, OR THE CONTRACTOR MAY NEGOTIATE WITH THE CITY TO USE AN ONSITE AREA.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING, IN ADVANCE OF THEIR CONSTRUCTION OPERATIONS, IF OVERHEAD UTILITY LINES, SUPPORT STRUCTURES, POLES, GUYS, ETC., ARE AN OBSTRUCTION TO CONSTRUCTION OPERATIONS. IF ANY OBSTRUCTION IS EVIDENT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH THE APPROPRIATE UTILITY OWNER TO REMOVE OR SUPPORT THE UTILITY OBSTRUCTION. ALL COSTS FOR THESE REQUIREMENTS SHALL BE CONSIDERED AS INCLUDED IN THE UTILITY COORDINATION ALLOWANCE (NTC - UTILITY COORDINATION ALLOWANCE), AND NO SEPARATE MEASUREMENT OR PAYMENT WILL BE MADE THEREFOR.

11. FACILITIES WHICH ARE NOT SPECIFICALLY LOCATED WITH ACTUAL VERTICAL AND HORIZONTAL CONTROLS ON THE CONSTRUCTION DOCUMENTS, ARE SHOWN APPROXIMATE AND IN ACCORDANCE WITH THE BEST AVAILABLE INFORMATION PROVIDED BY VARIOUS OWNERS OF THE FACILITIES, AND SUPPLEMENTED BY VISUAL SURFACE INFORMATION WHERE APPROPRIATE. ACCURACY, LOCATION, AND COMPLETENESS OF THIS INFORMATION IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND SHOULD BE VERIFIED, BY ANY MEANS NECESSARY, BEFORE THE INITIATION OF CONSTRUCTION. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE CITY, ENGINEER, AND THE CITY'S PROJECT MANAGER IMMEDIATELY.

12. IT IS MANDATORY THAT A PRECONSTRUCTION MEETING BE HELD BEFORE COMMENCING CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE CITY'S PROJECT MANAGER TO DETERMINE THE TIME AND LOCATION OF THE PRECONSTRUCTION MEETING.

13. AT THE PRECONSTRUCTION MEETING, THE CONTRACTOR SHALL SUBMIT A DETAILED CONSTRUCTION BASELINE SCHEDULE AND ANY REQUIREMENTS AS OUTLINED IN THE NTC TO THE CITY'S PROJECT MANAGER. THE SCHEDULE WILL BE UPDATED ON A MONTHLY BASIS AND SUBMITTED WITH THE MONTHLY INVOICE; HOWEVER, SUBMITTAL OF THE UPDATED SCHEDULE DOES NOT CONSTITUTE APPROVAL BY THE CITY.

14. ANY WORK PERFORMED WITHOUT THE APPROVAL OF THE CITY OF RIO RANCHO AND/OR ALL WORK AND MATERIALS NOT IN CONFORMANCE WITH THE SPECIFICATIONS IS SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.

15. THE CONTRACTOR SHALL CONTACT NM 811 AT 1-800-321-2537 FOR UTILITY SPOTS IN ACCORDANCE WITH APPLICABLE STATE LAW.

16. THE CONTRACTOR SHALL CONFINE THEIR WORK TO WITHIN THE CONSTRUCTION LIMITS AND/OR PUBLIC RIGHT-OF-WAY, TEMPORARY WORK PERMIT AREAS, TEMPORARY OR PERMANENT CONSTRUCTION EASEMENTS/PERMITS TO PRESERVE EXISTING VEGETATION, LANDSCAPING, AND PRIVATE PROPERTY. APPROVAL OF THESE PLANS DOES NOT GIVE OR IMPLY ANY PERMISSION TO TRESPASS OR WORK ON PRIVATE PROPERTY. PERMISSION MUST BE GRANTED IN WRITING BY THE OWNER OF THAT PROPERTY.

17. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO KEEP THE JOB SITE FREE FROM TRASH ON A DAILY BASIS, AND ALL MATERIALS WILL BE NEATLY ORGANIZED. TRASH AND/OR NON-USED MATERIALS SHALL NOT BE BURIED ONSITE.

18. THE CONTRACTOR SHALL PARK EQUIPMENT AND VEHICLES SO AS NOT TO INTERFERE WITH NORMAL ACTIVITIES OF RESIDENTS, OTHER CONTRACTORS, OR EMERGENCY SERVICES.

19. THE CONTRACTOR WILL PROVIDE CONSTRUCTION STAKING USING APPROVED CONSTRUCTION PLANS, THE APPROPRIATE RIGHT-OF-WAY MAPS, RECORDED PLATS, AND CITY OF RIO RANCHO STANDARD DETAILS. EACH REVISION TO THE PLANS SHALL BE RECORDED IN THE PLAN REVISION BLOCK. PLANS SHALL INCLUDE A LOCATION MAP WITH LEGAL DESCRIPTION(S) AND LOCATION GRID.

20. THE CONTRACTOR SHALL MAINTAIN AN UP-TO-DATE AND ACCURATE SET OF WORKING RECORD DRAWINGS, REDLINED DRAWINGS, IN ACCORDANCE WITH THE CITY OR RIO RANCHO'S DEVELOPMENT PROCESS MANUAL (DPM) CHAPTER II.7. THESE WORKING RECORD DRAWINGS SHALL REFLECT ALL APPROVED CHANGES TO THE ORIGINAL PLANS THROUGHOUT THE CONSTRUCTION PROCESS. AT THE COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT THE WORKING RECORD DRAWINGS AS OUTLINED IN THE CITY OR RIO RANCHO'S DPM CHAPTER II.7. ALSO, THE CONTRACTOR SHALL ENSURE THAT ALL SUBMITTALS, PERMITTING, AND CONSTRUCTION ACTIVITIES ARE IN ACCORDANCE WITH THE CITY OR RIO RANCHO'S DPM AND APPLICABLE ORDINANCES. ALL COSTS FOR THESE REQUIREMENTS SHALL BE CONSIDERED AS INCLUDED IN ITEM 802000 POST CONSTRUCTION PLANS, AND NO SEPARATE MEASUREMENT OR PAYMENT WILL BE MADE THEREFOR.

21. NO WORK SHALL BE PERFORMED IN A FLOODPLAIN WITHOUT WRITTEN AUTHORIZATION FROM THE CITY'S FLOODPLAIN MANAGER.

22. ANY WORK PERFORMED IN A DRAINAGE WAY, CHANNEL, ARROYO, OR FLOODPLAIN MUST BE PROTECTED BY THE MEANS IDENTIFIED IN THE TEMPORARY EROSION CONTROL AND SEDIMENT PLANS ACCEPTED BY THE CITY.

23. VIBRATION MONITORING WILL BE AT THE CONTRACTOR'S DISCRETION AND SHALL BE CONSIDERED AS INCIDENTAL IN THE BID ITEM 621000 MOBILIZATION.

SOILS

1. THE DESIGN R VALUE FOR THIS PROJECT IS ___.

ROADWAY GENERAL NOTES

1. NO PAVING CONSTRUCTION ACTIVITIES SHALL BE STARTED UNTIL ALL UNDERGROUND UTILITIES WITHIN THE ROADWAY ARE COMPLETED, TESTED, AND APPROVED. ALL WATER VALVE BOXES AND ELECTRICAL, TELEPHONE, TELEVISION, AND SEWER MANHOLES IN THE CONSTRUCTION AREA SHALL BE ADJUSTED TO FINISHED GRADE.

2. ALL SIGNS, BARRICADES, CHANNELIZATION DEVICES, PAVEMENT MARKINGS, SIGN FRAMES AND ERECTION OF SUCH DEVICES SHALL CONFORM TO THE REQUIREMENTS OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" (MUTCD), CURRENT EDITION.

3. ALL STREET STRIPING ALTERED OR DESTROYED DURING CONSTRUCTION SHALL BE REPLACED BY THE CONTRACTOR. IF OUTSIDE THE PROJECT LIMITS, REPLACEMENT STREET STRIPING SHALL MATCH THE ORIGINAL LAYOUT, GEOMETRY, TYPE, SPACING ETC. IF WITHIN THE PROJECT LIMITS, REPLACEMENT STREET STRIPING SHALL BE AS SHOWN IN THIS PLAN SET.

4. STREET GRADES SHALL BE RESTORED BY THE CONTRACTOR TO THE EXISTING GRADES UNLESS OTHERWISE DIRECTED BY THE CITY OF RIO RANCHO. SMOOTH TRANSITIONS SHALL BE MADE BETWEEN EXISTING PAVEMENT WHICH REMAINS IN PLACE AND PAVEMENT WHICH IS REPLACED. WHEN ABUTTING NEW PAVEMENT TO EXISTING, SAW CUT BACK EXISTING PAVEMENT TO A NEAT, STRAIGHT LINE AS REQUIRED TO REMOVE ANY BROKEN OR CRACKED PAVEMENT. SAW CUTTING SHALL BE CONSIDERED AS INCLUDED IN ITEM 601110 REMOVAL OF SURFACING, AND NO SEPARATE MEASUREMENT OR PAYMENT WILL BE MADE THEREFOR.

5. THE LOCATION OF ALL VALVES AND MANHOLES MUST BE REFERENCED AT ALL TIMES BY THE CONTRACTOR DURING CONSTRUCTION AND MADE ACCESSIBLE DAILY UPON COMPLETION OF ALL PAVING ACTIVITIES.

EROSION CONTROL/ENVIRONMENTAL PROTECTION/STORM WATER POLLUTION PREVENTION PLAN

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FULFILLING ALL NECESSARY NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) REQUIREMENTS INCLUDING, BUT NOT LIMITED TO, OBTAINING AN NPDES PERMIT BEFORE CONSTRUCTION, FILLING OUT THE NOTICE OF INTENT (NOI) APPLICATION, FILLING OUT THE NOTICE OF TERMINATION (NOT) APPLICATION, AND ANY OTHER REQUIREMENTS SET FORTH IN NTC - STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND NOTICE OF INTENT THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE IMPLEMENTATION OF AND INSPECTION REPORTS FOR THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP). THE CONTRACTOR SHALL SUBMIT THE SWPPP WITH THE PROPOSED CONSTRUCTION STAGING AREA AND TEMPORARY SANITARY FACILITIES CLEARLY SHOWN. ANY CHECK DAMS, SILT FENCES, OR OTHER BEST MANAGEMENT PRACTICES (BMP) THAT ARE REQUIRED IN THE APPROVED SWPPP SHALL BE CONSIDERED AS INCLUDED IN ITEM 603281 SWPPP PLAN PREPARATION AND MAINTENANCE, AND NO SEPARATE MEASUREMENT OR PAYMENT WILL BE MADE THEREFOR.

2. THE CONTRACTOR IS REQUIRED TO KEEP A CURRENT COPY OF THE SWPPP AT THE CONSTRUCTION SITE OR AT AN EASILY ACCESSIBLE LOCATION SO THAT IT CAN BE MADE AVAILABLE AT THE TIME OF AN ONSITE INSPECTION OR UPON REQUEST BY THE EPA; A STATE, TRIBAL, OR LOCAL AGENCY APPROVING STORM WATER MANAGEMENT PLANS; THE OPERATOR OF A STORM SEWER SYSTEM RECEIVING DISCHARGES FROM THE SITE; OR REPRESENTATIVES OF THE U.S. FISH AND WILDLIFE SERVICE (USFWS) OR THE NATIONAL MARINE FISHERIES SERVICE (NMFS).

3. THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE AND FEDERAL DUST AND EROSION CONTROL REGULATIONS. THE CONTRACTOR SHALL PREPARE AND OBTAIN ANY NECESSARY DUST OR EROSION CONTROL PERMITS FROM THE REGULATORY AGENCIES.

4. THE CONTRACTOR SHALL EITHER PROMPTLY REMOVE ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHT-OF-WAY OR INSTALL BMPS ACCORDING TO NPDES REQUIREMENTS TO PREVENT DISCHARGE OF EXCAVATED MATERIAL WITHIN THE PUBLIC RIGHT-OF-WAY DURING A RAIN OR WIND EVENT. ALL COSTS FOR THESE REQUIREMENTS SHALL BE CONSIDERED AS INCLUDED IN ITEM 603281 SWPPP PLAN PREPARATION AND MAINTENANCE, AND NO SEPARATE MEASUREMENT OR PAYMENT WILL BE MADE THEREFOR.

5. THE CONTRACTOR SHALL IMPLEMENT THE APPROVED SWPPP AND ENSURE THAT NO SOIL ERODES FROM THE SITE INTO PUBLIC RIGHT-OF-WAY OR ONTO PRIVATE PROPERTY.

6. THE CONTRACTOR SHALL MITIGATE EROSION OF TEMPORARY OR PERMANENT DIRT SWALES BY INSTALLING BMPS IDENTIFIED IN THE APPROVED SWPPP IN THE SWALES PERPENDICULAR TO THE DIRECTION OF FLOW, AND AT INTERVALS AS SPECIFIED IN THE SWPPP.

7. CONSTRUCTION AREAS SHALL BE WATERED FOR DUST CONTROL IN COMPLIANCE WITH GOVERNMENT ORDINANCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND SUPPLYING WATER AS REQUIRED. WATERING, AS REQUIRED FOR CONSTRUCTION AND DUST CONTROL, SHALL BE CONSIDERED AS INCLUDED IN ITEM 603281 SWPPP PLAN PREPARATION AND MAINTENANCE, AND NO SEPARATE MEASUREMENT OR PAYMENT WILL BE MADE THEREFOR.

8. ANY AREAS DISTURBED BY CONSTRUCTION AND NOT COVERED BY LANDSCAPING OR AN IMPERVIOUS SURFACE SHALL BE RE-VEGETATED WITH NATIVE GRASS SEEDING. WHEN CONSTRUCTION ACTIVITIES CEASE AND EARTH DISTURBING ACTIVITIES WILL NOT RESUME WITHIN 14 DAYS, STABILIZATION MEASURES MUST BE INITIATED. UNLESS INDICATED OTHERWISE ON THESE PLANS OR ON THE LANDSCAPING PLAN, NATIVE GRASS SEEDING SHALL BE IN ACCORDANCE WITH SECTION 1012 OF THE NEW MEXICO STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, APWA NM CHAPTER, CURRENT EDITION.

9. ALL WASTE PRODUCTS FROM THE CONSTRUCTION SITE, INCLUDING CONSTRUCTION WASTE, CONSTRUCTION EQUIPMENT WASTE PRODUCTS (OIL, GAS, TIRES, ETC.) GARBAGE, GRUBBING, EXCESS CUT MATERIAL, VEGETATIVE DEBRIS, ETC. SHALL BE APPROPRIATELY DISPOSED OF OFFSITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN PERMITS REQUIRED TO HAUL OR DISPOSE OF WASTE PRODUCTS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT THE WASTE DISPOSAL SITE COMPLIES WITH GOVERNMENT REGULATIONS REGARDING THE ENVIRONMENT, ENDANGERED SPECIES, AND ARCHAEOLOGICAL RESOURCES. THIS WORK IS CONSIDERED AS INCLUDED IN ITEM 603281 SWPPP PLAN PREPARATION AND MAINTENANCE, AND NO SEPARATE MEASUREMENT OR PAYMENT WILL BE MADE THEREFOR.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CLEANUP AND REPORTING OF SPILLS OF HAZARDOUS MATERIALS ASSOCIATED WITH THE CONSTRUCTION SITE. HAZARDOUS MATERIALS INCLUDE GASOLINE, DIESEL FUEL, MOTOR OIL, SOLVENTS, CHEMICALS, PAINTS, ETC THAT MAY BE A THREAT TO THE ENVIRONMENT. THE CONTRACTOR SHALL REPORT THE DISCOVERY OF PAST OR PRESENT SPILLS TO THE NEW MEXICO ENVIRONMENT DEPARTMENT EMERGENCY RESPONSE TEAM AT (505) 827-9329.

11. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE REGULATIONS CONCERNING SURFACE AND UNDERGROUND WATER. CONTACT WITH SURFACE WATER BY CONSTRUCTION EQUIPMENT AND PERSONNEL SHALL BE MINIMIZED. EQUIPMENT MAINTENANCE AND REFUELING OPERATIONS SHALL BE PERFORMED IN AN ENVIRONMENTALLY SAFE MANNER IN COMPLIANCE WITH GOVERNMENT REGULATIONS.

12. WHERE STORM INLETS ARE SUSCEPTIBLE TO INFLOW OF SILT OR DEBRIS FROM CONSTRUCTION ACTIVITIES, PROTECTION SHALL BE PROVIDED ON THEIR UPSTREAM SIDE UTILIZING BMPS ACCORDING TO NPDES REQUIREMENTS. ALL COSTS FOR THESE REQUIREMENTS ARE CONSIDERED AS INCLUDED IN ITEM 603281 SWPPP PLAN PREPARATION AND MAINTENANCE, AND NO SEPARATE MEASUREMENT OR PAYMENT WILL BE MADE THEREFOR.

12. STORM WATER POLLUTION PREVENTION PLANS (SWPPP) AND ACCOMPANYING FEDERAL EPA ADMINISTRATIVE PROCEDURES SHALL MEET THE CITY OF RIO RANCHO GUIDELINES AND PROCEDURES OUTLINED IN THE CURRENT EDITION OF THE NMDOT NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM MANUAL - STORM WATER MANAGEMENT GUIDELINES FOR CONSTRUCTION, MS4, AND INDUSTRIAL ACTIVITIES.

13. THE CONTRACTOR SHALL PROVIDE ADEQUATE MEANS FOR CLEANING TRUCKS AND/OR OTHER EQUIPMENT OF MUD BEFORE ENTERING PUBLIC STREETS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CLEAN STREETS AND TAKE WHATEVER MEASURES ARE NECESSARY TO ENSURE THAT ALL ROADS ARE MAINTAINED IN A CLEAN, MUD AND DUST-FREE CONDITION AT ALL TIMES.

14. NO WORK MAY BEGIN IN AN ARROYO OR OTHER DRAINAGE WAY UNTIL AUTHORIZATION HAS BEEN PROVIDED BY THE U.S. ARMY CORP. OF ENGINEERS, SOUTHERN SANDOVAL COUNTY ARROYO FLOOD CONTROL AUTHORITY (SSCAFCA) AND/OR THE CITY OF RIO RANCHO FLOOD PLAIN MANAGER.

WATER GENERAL NOTES

1. FOR WATER CONNECTIONS TO EXISTING LINES, THE CONTRACTOR SHALL NOTIFY THE CITY'S PROJECT MANAGER A MINIMUM OF 48 HOURS BEFORE THE CONNECTION.

2. COMPRESSION JOINTS MAY BE USED ON COPPER SERVICE LINES. FLARED JOINTS SHALL BE USED WHEN CONNECTING TO PLASTIC LINES.

3. VALVE BOXES SHALL BE BROUGHT TO SURFACE ELEVATION UPON COMPLETION OF THE SURFACE COURSE OF PAVEMENT. CONCRETE COLLARS SHALL BE CONSTRUCTED TO SURFACE ELEVATIONS.

4. FLUSHING OF WATER LINES SHALL BE METERED AND REPORTED TO THE CITY'S PROJECT MANAGER ON A WEEKLY BASIS. PREFERENCE FOR DISPOSAL IS (1) ON AVAILABLE LAND SURFACE OR (2) IN STORM SEWERS. DISPOSAL METHODS SHALL BE DISCUSSED WITH THE CITY'S PROJECT MANAGER.

5. FLUSHING, DISINFECTION AND TESTING OF WATER LINES SHALL BE COORDINATED WITH THE CITY'S PROJECT MANAGER.

6. IT WILL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROTECT AND MAINTAIN, IN SERVICE, ALL EXISTING UTILITIES. THE CONTRACTOR SHALL ADEQUATELY SUPPORT AND PROTECT EXISTING UTILITIES AFFECTED BY THE CONTRACTOR'S TRENCHING ACTIVITY. IN THE EVENT THAT EXISTING UTILITIES ARE DAMAGED BY THE CONTRACTOR'S OPERATIONS, THE CONTRACTOR SHALL ARRANGE FOR AND COORDINATE PROMPT REPAIR BY THE RESPECTIVE UTILITY AND SHALL BEAR THE COST OF THE REPAIRS.

7. ALL WATER LINES MUST HAVE TRACER WIRE AND MARKER BALLS PER CITY OF RIO RANCHO STANDARD DRAWINGS.

8. THE CITY OF RIO RANCHO SHALL APPROVE MATERIAL SUBMITTALS BEFORE CONSTRUCTION.

9. BEFORE ANY WATER LINE INSTALLATION, THE FOLLOWING CONDITIONS WILL OCCUR:
   - WATER LINE ROUTE WILL BE CLEARED AND GRUBBED, THEN GRADED TO PLAN ELEVATION
   - WATER LINE WILL BE STAKED WHEN OUTSIDE AN AREA WITH CURB AND GUTTER.

10. THE CITY OF RIO RANCHO UTILITIES DEPARTMENT SHALL BE THE ONLY PERSONNEL AUTHORIZED TO OPERATE EXISTING VALVES, FIRE HYDRANTS, ETC. FOR CONSTRUCTION PURPOSES. ALL SHUTOFFS MUST BE COORDINATED WITH THE CITY'S PROJECT MANAGER SEVEN (7) DAYS BEFORE PROPOSED SHUTOFF AND SHALL COMPLY WITH THE ACCEPTED SHUTOFF PLAN.

11. THE CONTRACTOR IS RESPONSIBLE FOR TESTING OF ALL LINES, INCLUDING BUT NOT LIMITED TO, HYDROSTATIC AND BACTERIA TESTING, DISINFECTING, AND FLUSHING.THE CONTRACTOR IS RESPONSIBLE FOR THE TESTING OF THE WATER LINE SYSTEM BEFORE ACCEPTANCE BY THE CITY. TESTING SHALL BE PERFORMED TO DEMONSTRATE THE FUNCTIONALITY OF THE SYSTEM. ALL COSTS FOR THESE REQUIREMENTS ARE CONSIDERED AS INCLUDED IN THE WATER LINE PIPE ITEMS AND NO ADDITIONAL MEASUREMENT OR PAYMENT WILL BE MADE THEREFOR.

12. FOR NON-HOT TAP WATER CONNECTIONS TO EXISTING LINES, THE CONTRACTOR SHALL PREPARE AND SUBMIT TO THE CITY'S PROJECT MANAGER, FOR ACCEPTANCE, A WATER SHUTOFF PLAN 48 HOURS BEFORE THE CONNECTION IS TO TAKE PLACE.

13. THE CONTRACTOR SHALL MARK THE TOP OF THE CURB WITH A "W" FOR WATER LINES FOLLOWING SERVICE INSTALLATIONS AND BEFORE FINAL ACCEPTANCE.

14. POTABILITY TESTING SHALL BE COLLECTED AND DELIVERED BY A CERTIFIED THIRD-PARTY TESTER, APPROVED BY THE CITY, TO A TESTING LABORATORY CERTIFIED BY THE NEW MEXICO ENVIRONMENT DEPARTMENT - DRINKING WATER BUREAU. ALL COSTS FOR POTABILITY TESTING ARE CONSIDERED AS INCLUDED IN THE WATER LINE PIPE ITEMS, AND NO ADDITIONAL MEASUREMENT OR PAYMENT WILL BE MADE THEREFOR.

WASTEWATER GENERAL NOTES

1. SEWER/WATER LINES SHALL BE PLACED IN SEPARATE TRENCHES AT A DISTANCE OF 15 FEET TYPICALLY OR A MINIMUM OF 10 FEET APART HORIZONTALLY. THE WATER LINE SHALL BE PLACED A MINIMUM OF 1.5 FEET HIGHER IN ELEVATION THAN THE SEWER LINE. AT ALL CROSSINGS OF WATER AND SEWER LINES, THE WATER LINE SHALL BE A MINIMUM OF 1.5 FEET HIGHER THAN THE SEWER LINE OR THE SEWER LINE SHALL BE C-900 PRESSURIZED PIPE.

2. IT WILL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROTECT AND MAINTAIN IN SERVICE ALL EXISTING UTILITIES. THE CONTRACTOR SHALL ADEQUATELY SUPPORT AND PROTECT EXISTING UTILITIES AFFECTED BY THE CONTRACTOR'S TRENCHING ACTIVITY. IN THE EVENT THAT EXISTING UTILITIES ARE DAMAGED BY THE CONTRACTOR'S OPERATIONS, THE CONTRACTOR SHALL ARRANGE FOR AND COORDINATE WITH THE PROJECT MANAGER, PROMPT REPAIR BY THE RESPECTIVE UTILITY AND SHALL BEAR THE COST OF THE REPAIRS.

3. THE CITY OF RIO RANCHO SHALL APPROVE MATERIAL SUBMITTALS BEFORE CONSTRUCTION.

4. PRIOR TO THE SEWER LINE INSTALLATION, THE FOLLOWING CONDITIONS WILL OCCUR:
   - SEWER LINE ROUTE WILL BE CLEARED AND GRUBBED, THEN GRADED TO PLAN ELEVATION.
   - SEWER LINE WILL BE STAKED WHEN OUTSIDE AN AREA WITH CURB AND GUTTER.

5. ALL SEWER LINES MUST HAVE MARKER BALLS PER THE CITY OF RIO RANCHO STANDARD DRAWINGS. TRACER WIRE SHALL BE INSTALLED IF REQUIRED BY THE CITY'S PROJECT MANAGER.

6. THE CITY OF RIO RANCHO UTILITIES DEPARTMENT SHALL BE THE ONLY PERSONNEL AUTHORIZED TO OPERATE EXISTING VALVES, ETC. FOR CONSTRUCTION PURPOSES. ALL SHUTOFFS MUST BE COORDINATED WITH THE CITY'S PROJECT MANAGER SEVEN (7) DAYS BEFORE TO PROPOSED SHUTOFF AND SHALL COMPLY WITH THE ACCEPTED SHUTOFF PLAN.

7. THIRTY (30) DAYS FOLLOWING INSTALLATION AND BACKFILL OF SEWER LINES, A DEFLECTION TEST USING A HAND PULLED MANDREL SHALL BE PERFORMED IN THE PRESENCE OF THE CITY'S INSPECTOR. ALL COSTS FOR THESE REQUIREMENTS ARE CONSIDERED AS INCLUDED IN THE SANITARY SEWER LINE PIPE ITEMS AND NO ADDITIONAL MEASUREMENT OR PAYMENT WILL BE MADE THEREFOR.

8. AIR TESTING OF SEWER LINES AND HYDROSTATIC TESTING OF FORCE MAINS SHALL BE CONDUCTED IN THE PRESENCE OF THE CITY'S INSPECTOR. ALL COSTS FOR THESE REQUIREMENTS ARE CONSIDERED AS INCLUDED IN THE SANITARY SEWER LINE PIPE ITEMS AND NO ADDITIONAL MEASUREMENT OR PAYMENT WILL BE MADE THEREFOR.

9. ALL SEWER SERVICE LINES SHALL BE INSPECTED BY TV CAMERA AND VIDEOED THEN PROVIDED TO THE CITY'S INSPECTOR FOR REVIEW BEFORE ACCEPTANCE BY THE CITY. ALL COSTS FOR THESE REQUIREMENTS ARE CONSIDERED AS INCLUDED IN THE SANITARY SEWER LINE PIPE ITEMS AND NO ADDITIONAL MEASUREMENT OR PAYMENT WILL BE MADE THEREFOR. IN THE EVENT THAT THE FIRST INSPECTION OR SUBSEQUENT INSPECTIONS AFTER THAT DO NOT PASS, THE CONTRACTOR WILL BE REQUIRED TO PERFORM ADDITIONAL INSPECTIONS OF THE SEWER SERVICE LINES USING A TV CAMERA AT THE CONTRACTOR'S EXPENSE.

10. MANHOLES SHALL MEET THE CITY OF RIO RANCHO STANDARDS EXCEPT THAT THERE SHALL BE NO LADDER RUNGS INSTALLED.

11. THE CONTRACTOR IS RESPONSIBLE FOR TESTING OF ALL FORCE MAIN LINES, INCLUDING BUT NOT LIMITED TO HYDROSTATIC AND BACTERIA TESTING, DISINFECTING, AND FLUSHING. ALL COSTS FOR THESE REQUIREMENTS ARE CONSIDERED AS INCLUDED IN THE FORCE MAIN SANITARY SEWER LINE PIPE ITEMS AND NO ADDITIONAL MEASUREMENT OR PAYMENT WILL BE MADE THEREFOR.

12. IF BYPASS PUMPING IS REQUIRED, THEN A BYPASS PUMPING PLAN MUST BE SUBMITTED TO THE CITY'S PROJECT MANAGER, FOR ACCEPTANCE, SEVEN (7) DAYS BEFORE BYPASS PUMPING BEGINS.

13. THE CONTRACTOR SHALL MARK THE TOP OF THE CURB AND PAN OF THE GUTTER WITH "S" FOR SANITARY SEWER FOLLOWING SERVICE INSTALLATION AND BEFORE FINAL ACCEPTANCE.

14. MANHOLES SHALL BE RAISED TO SURFACE COURSE OF PAVEMENT. CIRCULAR CONCRETE COLLARS SHALL BE CONSTRUCTED TO SURFACE ELEVATION.

15. NO BRICKS SHALL BE USED TO ADJUST MANHOLES TO FINISHED GRADE.

ADA GENERAL NOTES

1. THESE DRAWINGS PROVIDE GUIDANCE FOR COMPLIANCE WITH THE CURRENT PUBLIC RIGHT OF WAY ACCESSIBILITY GUIDELINES (PROWAG). THESE STANDARDS SHALL APPLY TO ALL NEW AND ALTERED SIDEWALKS.

2. SURFACES SHALL BE STABLE, FIRM, AND SLIP RESISTANT. SIDEWALK AND CURB RAMP SURFACES SHALL PROVIDE CONSISTENT SLOPES WITHIN EACH SECTION.

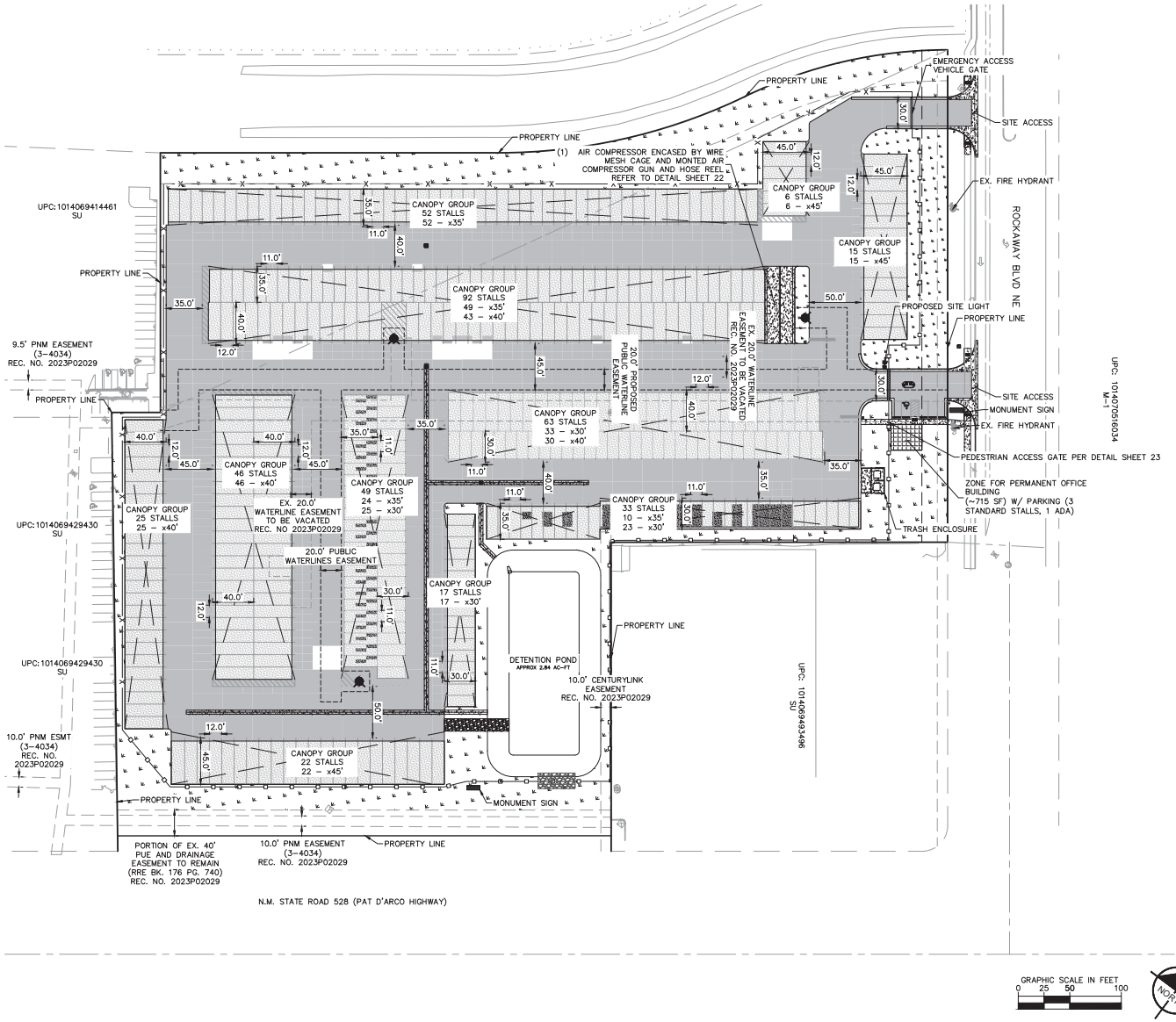
3. ALL BROOM FINISHES SHALL BE PERPENDICULAR TO THE DIRECTION OF PEDESTRIAN TRAVEL.

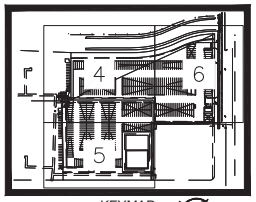
4. A VERTICAL CHANGE OF 1/4 INCH (6MM) OR LESS IS ALLOWED. IF BETWEEN 1/4 INCH AND 1/2 INCH (6MM AND 13MM), THEN IT NEEDS TO BE BEVELED 2:1. CHANGES GREATER THAN 1/2 INCH SHALL BE RAMPED.

5. OPENINGS OR CRACKS IN SIDEWALK SURFACES SHALL NOT EXCEED 1/2 INCH (13MM). ELONGATED OPENINGS SHOULD BE PLACED SO THAT THE LONG DIMENSION IS PERPENDICULAR OR DIAGONAL TO THE DOMINANT DIRECTION OF TRAVEL.

6. THE LEAST POSSIBLE CURB RAMP SLOPE SHALL BE USED. CURB RAMPS RUNNING SLOPE SHALL NOT EXCEED 12:1. WHERE EXISTING TERRAIN IS STEEP, CURB RAMPS SHALL NOT EXCEED 15 FT IN LENGTH.

7. PROVIDE A FLUSH TRANSITION BETWEEN CURB RAMPS, SIDEWALKS, GUTTER, AND EDGE OF PAVEMENT, FREE OF DRAINAGE LIP, ABRUPT GRADE CHANGES, DROP-OFFS, OR ANY SURFACE IRREGULARITIES. A 5% (20:1) OR FLATTER TRANSITION TAPER SHALL BE PROVIDED FROM THE STREET TO THE GUTTER FOR CURB RAMPS LOCATIONS (THIS MAY REQUIRE SPECIAL TREATMENT OF THE EDGE OF OGFC) WHEN DIAGONAL (NOT IN LINE WITH CROSSWALKS) CURB RAMPS ARE NECESSARY. A 2% (50:1) TRANSITION OR "LOWER LANDING"





KEYMAP
N.T.S

LEGEND

- SITE PROPERTY LINE
- EASEMENT LINE
- PROPOSED LANDSCAPE
- BUILDING HATCH
- PROPOSED FIRE HYDRANT
- 6' TALL SIMTEK COMPOSITE FENCE OR EQUIVALENT (COLOR: BEIGE)
- 8' 358 WIRE MESH FENCE (COLOR BEIGE)
- PROPOSED CURB AND GUTTER
- ASPHALT PAVING
- CONCRETE SIDEWALK/PAVEMENT
- ALTERNATE CANOPY ASPHALT PAVEMENT

GENERAL NOTES:

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3. PUBLIC IMPROVEMENTS MUST BE COMPLETED AND ACCEPTED PRIOR TO THE COMMENCEMENT OF BUSINESS OPERATIONS.

NO.	REVISION	BY	DATE	APPR

Kimley»Horn

©2026 KIMLEY–HORN AND ASSOCIATES, INC.
6200 SOUTH SYRACUSE WAY, SUITE 300
GREENWOOD VILLAGE, COLORADO 80111 (303) 228–2300

DESIGNED BY: MAR
DRAWN BY: CTC
CHECKED BY: SAL
DATE: 02/06/2026

LEGAL DESCRIPTION:
LOTS 4A-1-A AND 5A-1, BLOCK A, RIO RANCHO ESTATES UNIT 5 PARK RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO

RV STORAGE - RIO RANCHO
RIO RANCHO, NEW MEXICO
SITE PLAN SUBMITTAL
OVERALL SITE PLAN

FOR REVIEW ONLY
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PROJECT NO.
296392000

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SHEET
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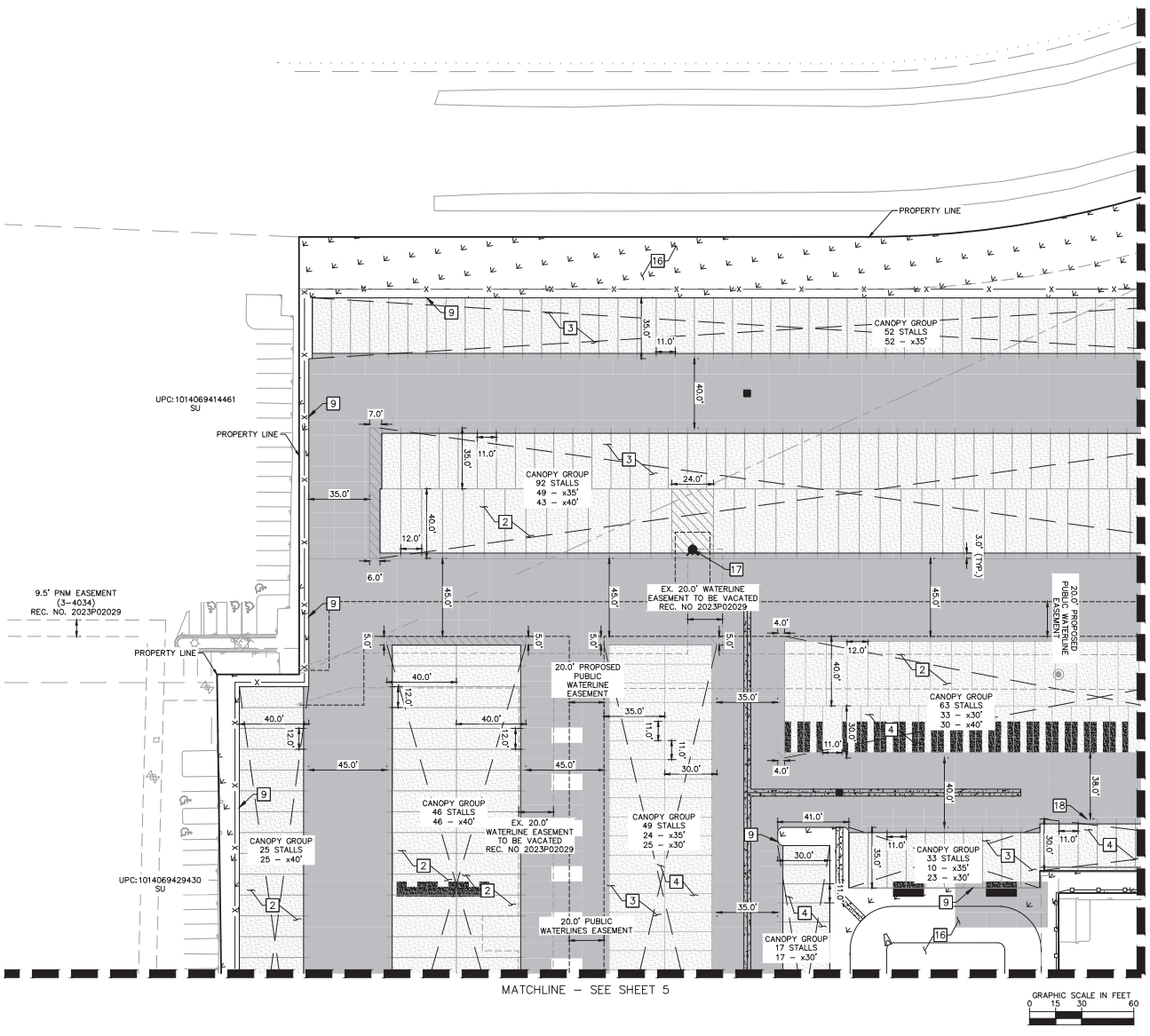

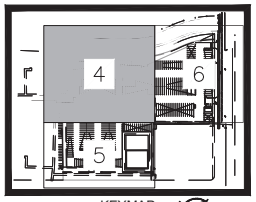

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- CONCRETE SIDEWALK/PAVEMENT
- ALTERNATE CANOPY ASPHALT PAVEMENT

SITE KEYNOTES:

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2. PROPOSED RV CANOPY PARKING STALL (12' X 40')
3. PROPOSED RV CANOPY PARKING STALL (11' X 35')
4. PROPOSED RV CANOPY PARKING STALL (11' X 30')
5. PROPOSED ADA PARKING
6. PROPOSED DUMP STATION (24' X 45') (PER PLUMBING PLANS)
7. PROPOSED WASH STATION (24' X 45') (PER PLUMBING PLANS)
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9. PROPOSED EDGE OF PAVEMENT
10. PROPOSED EMERGENCY ACCESS VEHICLE GATE. SYSTEM SHALL BE MANUALLY OPERATION WITHOUT AN ENTRY OR EXIT KEYPAD
11. PROPOSED GROUTED RIPRAP RUNDOWN
12. PROPOSED DETENTION AREA
13. PROPOSED STOP SIGN
14. SIDEWALK
15. CURB RAMP
16. PROPOSED LANDSCAPE
17. PROPOSED FIRE HYDRANT
18. PROPOSED CURB AND GUTTER
19. PROPOSED GATE KEYPAD WITH KNOX BOX
20. PROPOSED CONCRETE PAN
21. PROPOSED SITE LIGHT
22. PROPOSED 24" STOP BAR

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GREENWOOD VILLAGE, COLORADO 80111 (303) 228-2300

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LEGAL DESCRIPTION:
LOTS 4A-1-A
AND 5A-1, BLOCK A
RIO RANCHO ESTATES UNIT 5 PARK
RIO RANCHO, SANDOVAL
COUNTY, NEW MEXICO

RV STORAGE - RIO RANCHO
RIO RANCHO, NEW MEXICO
SITE PLAN SUBMITTAL
SITE PLAN (1 OF 3)

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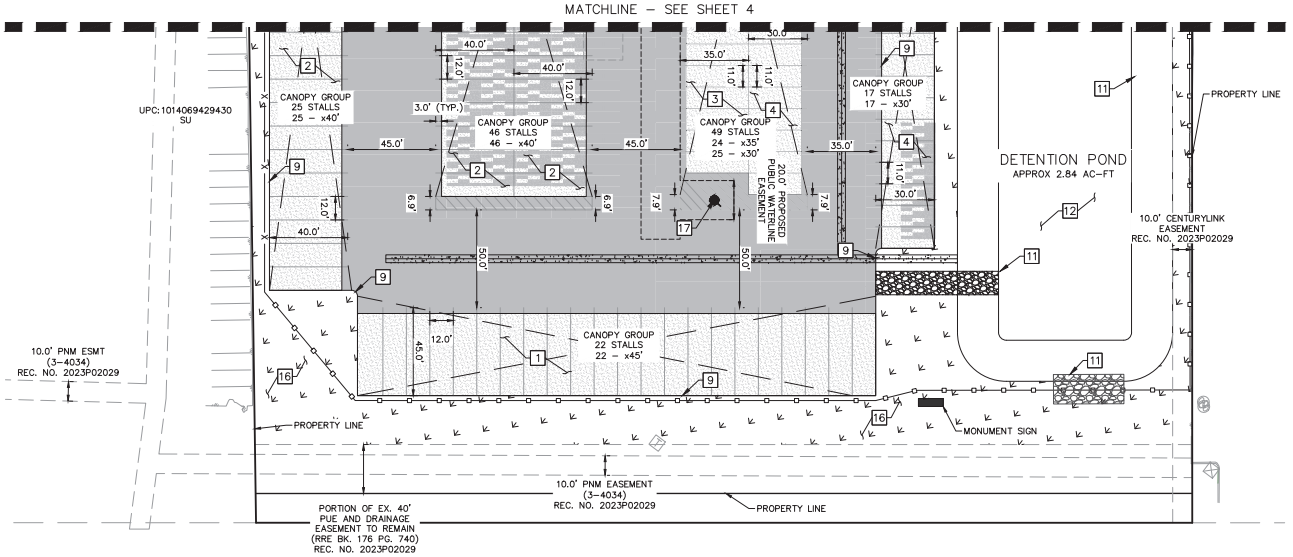

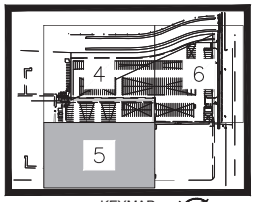

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GRAPHIC SCALE IN FEET
0 15 30 60

NORTH

NO.	REVISION	BY	DATE	APPR

Kimley»Horn

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RV STORAGE - RIO RANCHO
RIO RANCHO, NEW MEXICO
SITE PLAN SUBMITTAL
SITE PLAN (2 OF 3)

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PROJECT NO.
296392000

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SHEET
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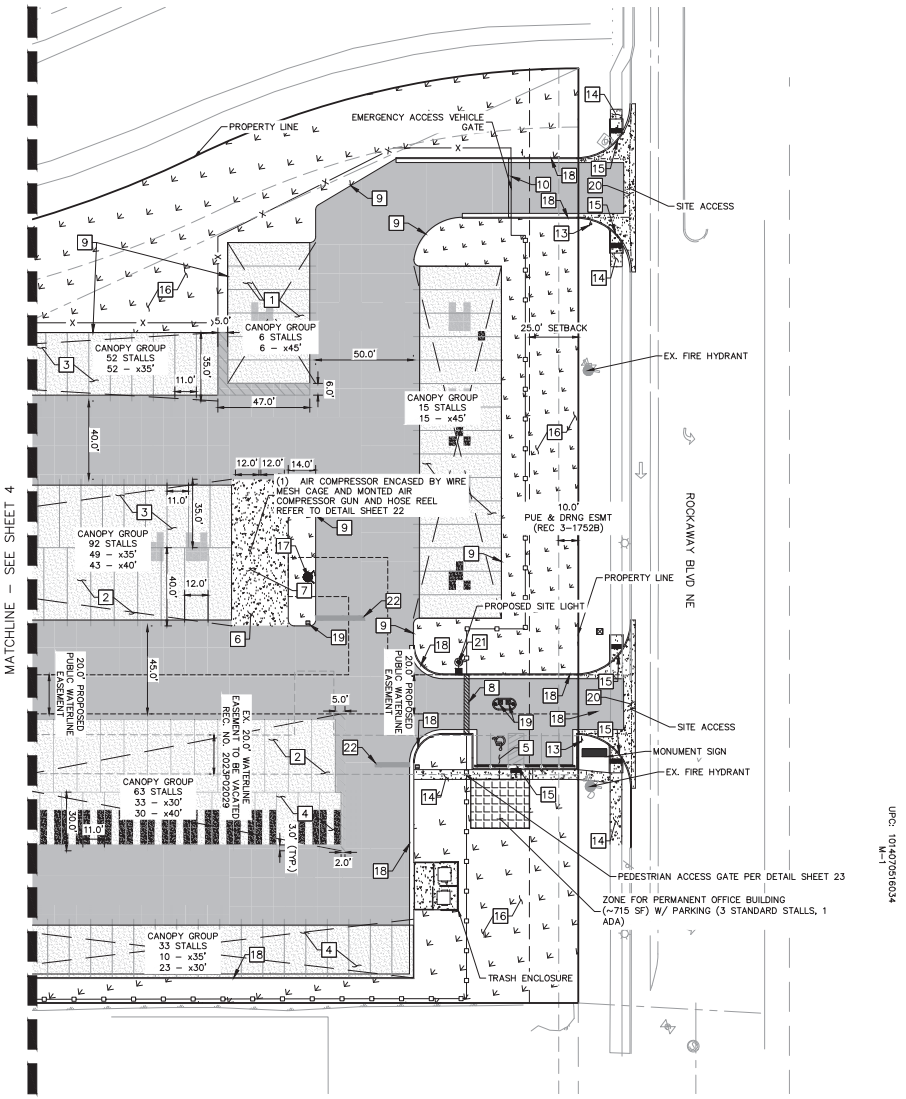

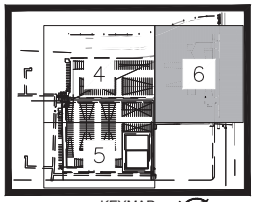

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- 8' 358 WIRE MESH FENCE (COLOR BEIGE)
- PROPOSED CURB AND GUTTER
- ASPHALT PAVING
- CONCRETE SIDEWALK/PAVEMENT
- ALTERNATE CANOPY ASPHALT PAVEMENT

SITE KEYNOTES:

1. PROPOSED RV CANOPY PARKING STALL (12' X 45')
2. PROPOSED RV CANOPY PARKING STALL (12' X 40')
3. PROPOSED RV CANOPY PARKING STALL (11' X 35')
4. PROPOSED RV CANOPY PARKING STALL (11' X 30')
5. PROPOSED ADA PARKING
6. PROPOSED DUMP STATION (24' X 45') (PER PLUMBING PLANS)
7. PROPOSED WASH STATION (24' X 45') (PER PLUMBING PLANS)
8. PROPOSED ELECTRIC AUTOMATIC ACCESS GATE SEE DETAIL SHEET 22
9. PROPOSED EDGE OF PAVEMENT
10. PROPOSED EMERGENCY ACCESS VEHICLE GATE. SYSTEM SHALL BE MANUALLY OPERATION WITHOUT AN ENTRY OR EXIT KEYPAD
11. PROPOSED GROUTED RIPRAP RUNDOWN
12. PROPOSED DETENTION AREA
13. PROPOSED STOP SIGN
14. SIDEWALK
15. CURB RAMP
16. PROPOSED LANDSCAPE
17. PROPOSED FIRE HYDRANT
18. PROPOSED CURB AND GUTTER
19. PROPOSED GATE KEYPAD WITH KNOX BOX
20. PROPOSED CONCRETE PAN
21. PROPOSED SITE LIGHT
22. PROPOSED 24" STOP BAR

GENERAL NOTES:

1. THESE PLANS ARE NOT FOR CONSTRUCTION. REFER TO THE FINAL APPROVED CONSTRUCTION PLANS.
2. THE PROPERTY OWNER/DEVELOPER SHALL MAINTAIN THE DUST FREE SURFACE AS PROVIDED WITHIN THE SITE PLAN/CONTEXTUAL SITE PLAN. OTHERWISE IF THE PROPERTY OWNER/DEVELOPER FAILS TO MAINTAIN THE DUST FREE SURFACE AS IDENTIFIED WITHIN THE SITE PLAN/CONTEXTUAL SITE PLAN AND FAILS TO CORRECT THE CONDITION AFTER NOTIFICATION OF THE CONDITION, THE PROPERTY OWNER/DEVELOPER AGREES TO REMOVE IT AND REPLACE IT WITH AN IMPROVED SURFACE SUCH AS CONCRETE OR ASPHALT WITHIN THE SPECIFIED TIME OF THE NOTIFICATION.
3. PUBLIC IMPROVEMENTS MUST BE COMPLETED AND ACCEPTED PRIOR TO THE COMMENCEMENT OF BUSINESS OPERATIONS.

GRAPHIC SCALE IN FEET
0 15 30 60

NORTH

NO.	REVISION	BY	DATE	APPR

Kimley»Horn

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6200 SOUTH SYRACUSE WAY, SUITE 300
GREENWOOD VILLAGE, COLORADO 80111 (303) 228-2300

DESIGNED BY: MAR
DRAWN BY: CTC
CHECKED BY: SAL
DATE: 02/06/2026

LEGAL DESCRIPTION:
LOTS 4A-1-A AND 5A-1, BLOCK A, RIO RANCHO ESTATES UNIT 5 RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO

RV STORAGE - RIO RANCHO
RIO RANCHO, NEW MEXICO
SITE PLAN SUBMITTAL
SITE PLAN (3 OF 3)

FOR REVIEW ONLY
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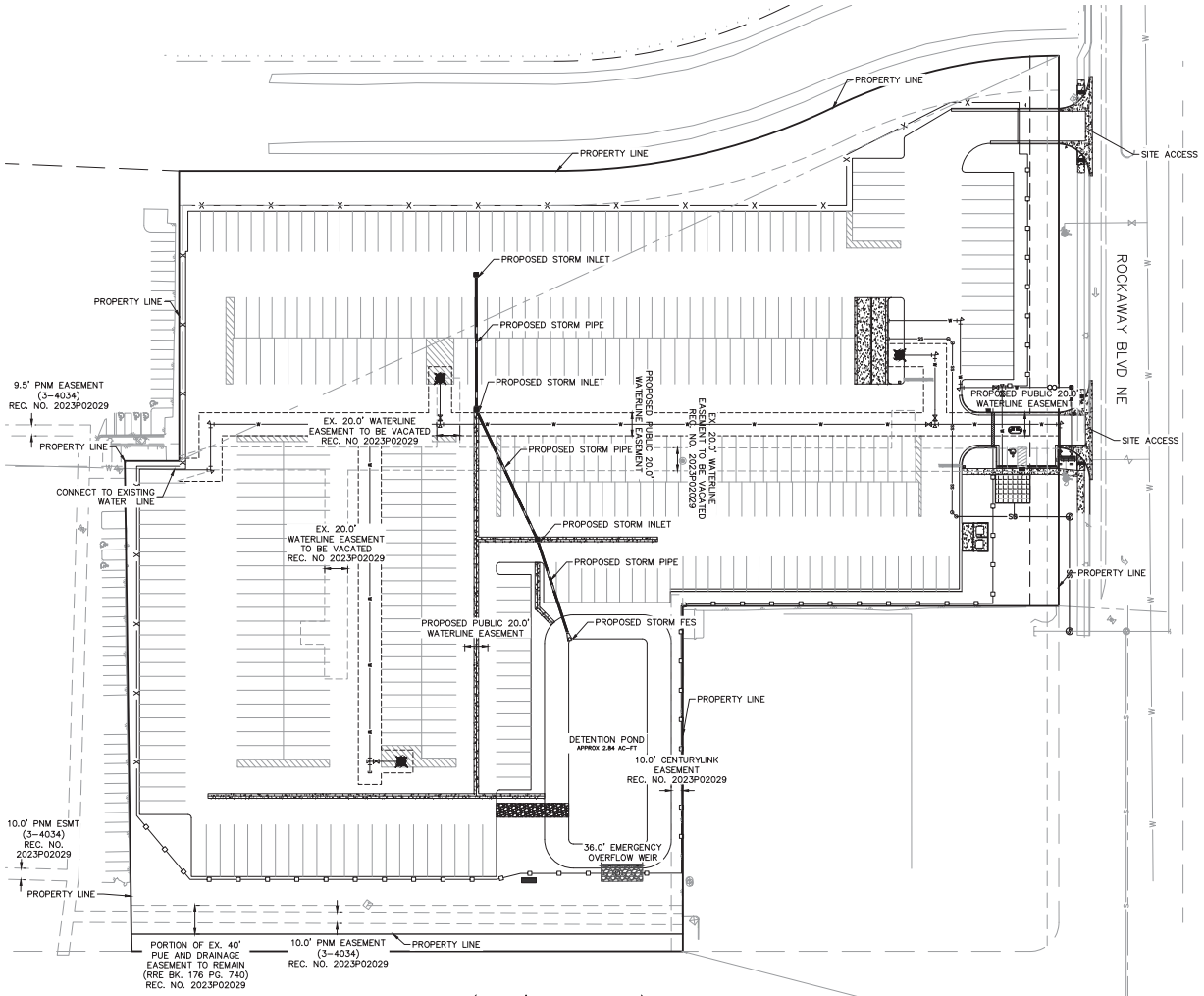
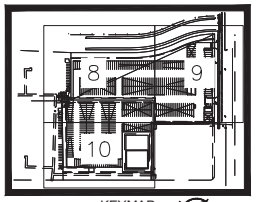
Kimley»Horn
Kimley-Horn and Associates, Inc.

PROJECT NO.
296392000

DRAWING NAME
096648025_SP.dwg

SHEET
6





KEYMAP
N.T.S

LEGEND

- SITE PROPERTY LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- XXXX — PROPOSED CONTOUR
- XXXX — EXISTING CONTOUR
- PROPOSED CURB AND GUTTER
- W — PROPOSED WATER LINE
- PROPOSED FIRE HYDRANT
- S — PROPOSED SANITARY SEWER PIPE
- PROPOSED SANITARY SEWER CLEANOUT
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED WATER STRUCTURES
- PROPOSED WATER METER
- 6' TALL SIMTEK COMPOSITE FENCE OR EQUIVALENT (COLOR: BEIGE)
- X — 8' 358 WIRE MESH FENCE (COLOR BEIGE)

GENERAL NOTES:

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GRAPHIC SCALE IN FEET
0 25 50 100

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6200 SOUTH SYRACUSE WAY, SUITE 300
GREENWOOD VILLAGE, COLORADO 80111 (303) 228-2300

DESIGNED BY: MAR
DRAWN BY: CTC
CHECKED BY: SAL
DATE: 02/06/2026

LEGAL DESCRIPTION:
LOTS 4A-1-A AND 5A-1, BLOCK A, RIO RANCHO ESTATES UNIT 5 PARK
RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO

RV STORAGE - RIO RANCHO
RIO RANCHO, NEW MEXICO
SITE PLAN SUBMITTAL
OVERALL GRADING & UTILITY PLAN

FOR REVIEW ONLY
NOT FOR CONSTRUCTION
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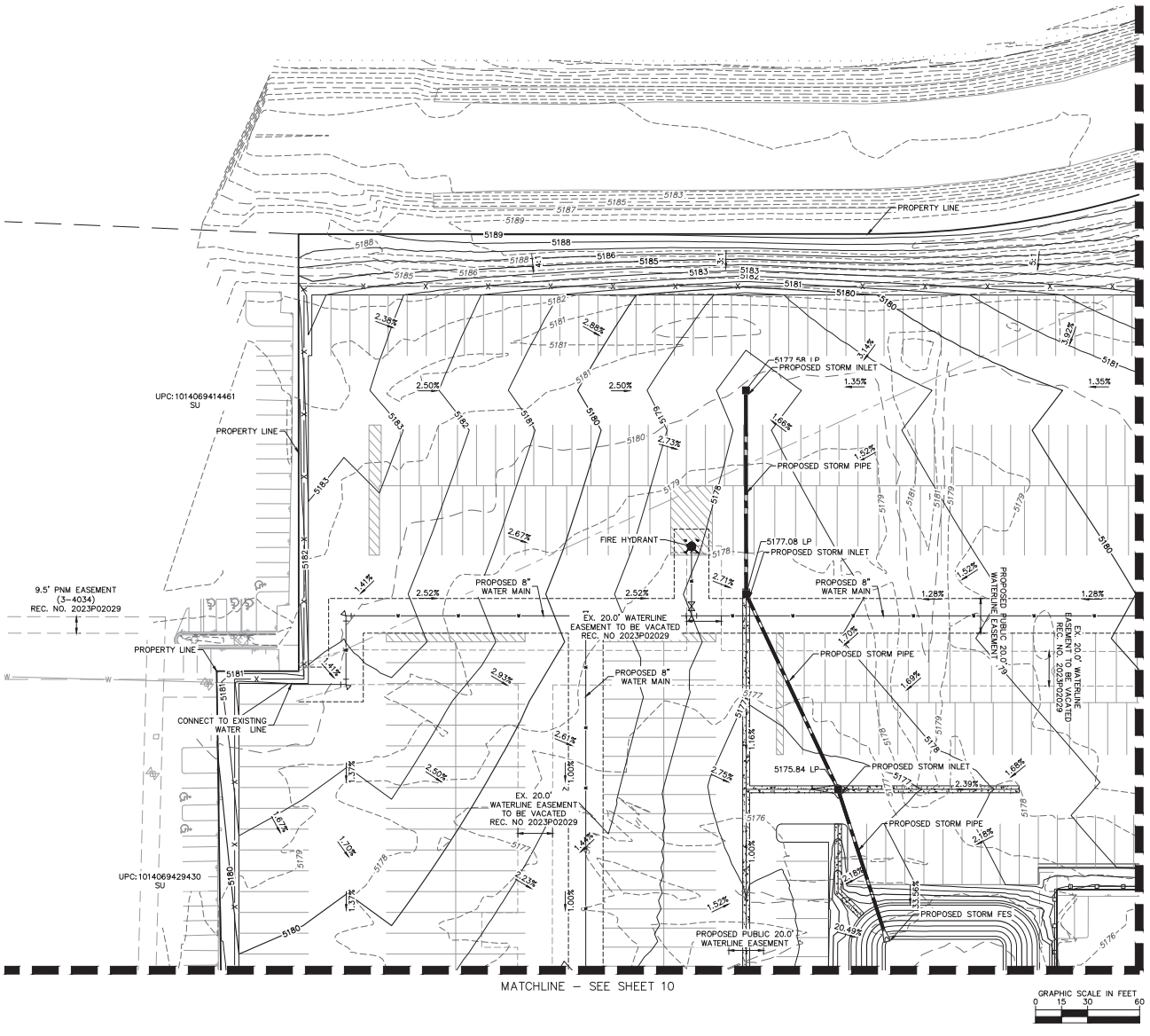
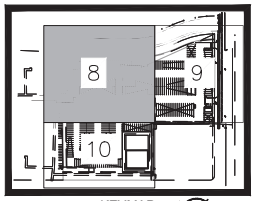
Kimley-Horn and Associates, Inc.

PROJECT NO.
296392000

DRAWING NAME
096648025_GD & UT.dwg

SHEET
7





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- XXXX — PROPOSED CONTOUR
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- PROPOSED WATER METER
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GRAPHIC SCALE IN FEET
0 15 30 60

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6200 SOUTH SYRACUSE WAY, SUITE 300
GREENWOOD VILLAGE, COLORADO 80111 (303) 228-2300

DESIGNED BY: MAR
DRAWN BY: CTC
CHECKED BY: SAL
DATE: 02/06/2026

LEGAL DESCRIPTION:
LOTS 4A-1-A AND 5A-1, BLOCK A, RIO WEST BUSINESS PARK RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO

RV STORAGE - RIO RANCHO
RIO RANCHO, NEW MEXICO
SITE PLAN SUBMITTAL
GRADING & UTILITY PLAN (1 OF 3)

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Kimley-Horn and Associates, Inc.

PROJECT NO.
296392000

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SHEET
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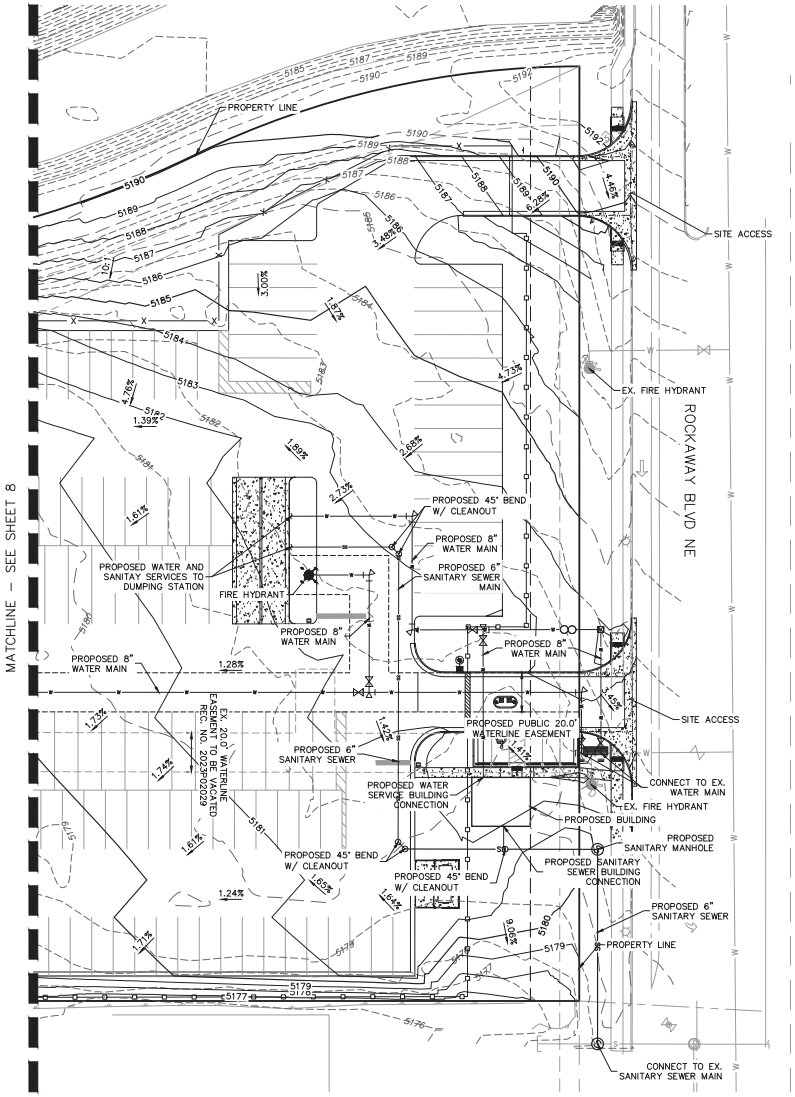

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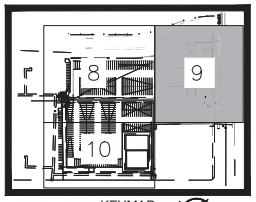

KEYMAP
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- EXISTING EASEMENT
- XXXX PROPOSED CONTOUR
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GRAPHIC SCALE IN FEET
0 15 30 60

NORTH

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6200 SOUTH SYRACUSE WAY, SUITE 300
GREENWOOD VILLAGE, COLORADO 80111 (303) 228-2300

DESIGNED BY: MAR
DRAWN BY: CTC
CHECKED BY: SAL
DATE: 02/06/2026

LEGAL DESCRIPTION:
LOTS 4A-1-A AND 5A-1, BLOCK A, RIO WEST BUSINESS PARK RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO

RV STORAGE - RIO RANCHO
RIO RANCHO, NEW MEXICO
SITE PLAN SUBMITTAL
GRADING & UTILITY PLAN (2 OF 3)

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Kimley-Horn and Associates, Inc.

PROJECT NO.
296392000

DRAWING NAME
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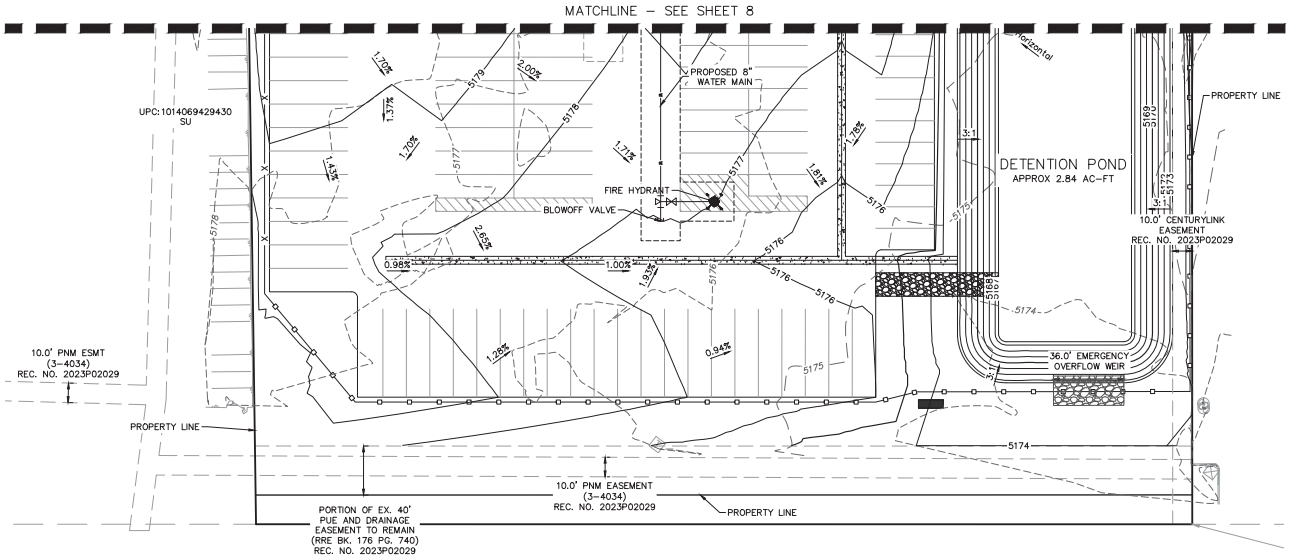
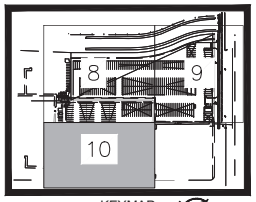
SHEET
9





KEYMAP
N.T.S

LEGEND

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- PROPOSED EASEMENT
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- XXXX — PROPOSED CONTOUR
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GRAPHIC SCALE IN FEET
0 15 30 60

NORTH

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6200 SOUTH SYRACUSE WAY, SUITE 300
GREENWOOD VILLAGE, COLORADO 80111 (303) 228-2300

DESIGNED BY: MAR
DRAWN BY: CTC
CHECKED BY: SAL
DATE: 02/06/2026

LEGAL DESCRIPTION:
LOTS 4A-1-A AND 5A-1, BLOCK A, RIO WEST BUSINESS PARK RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO

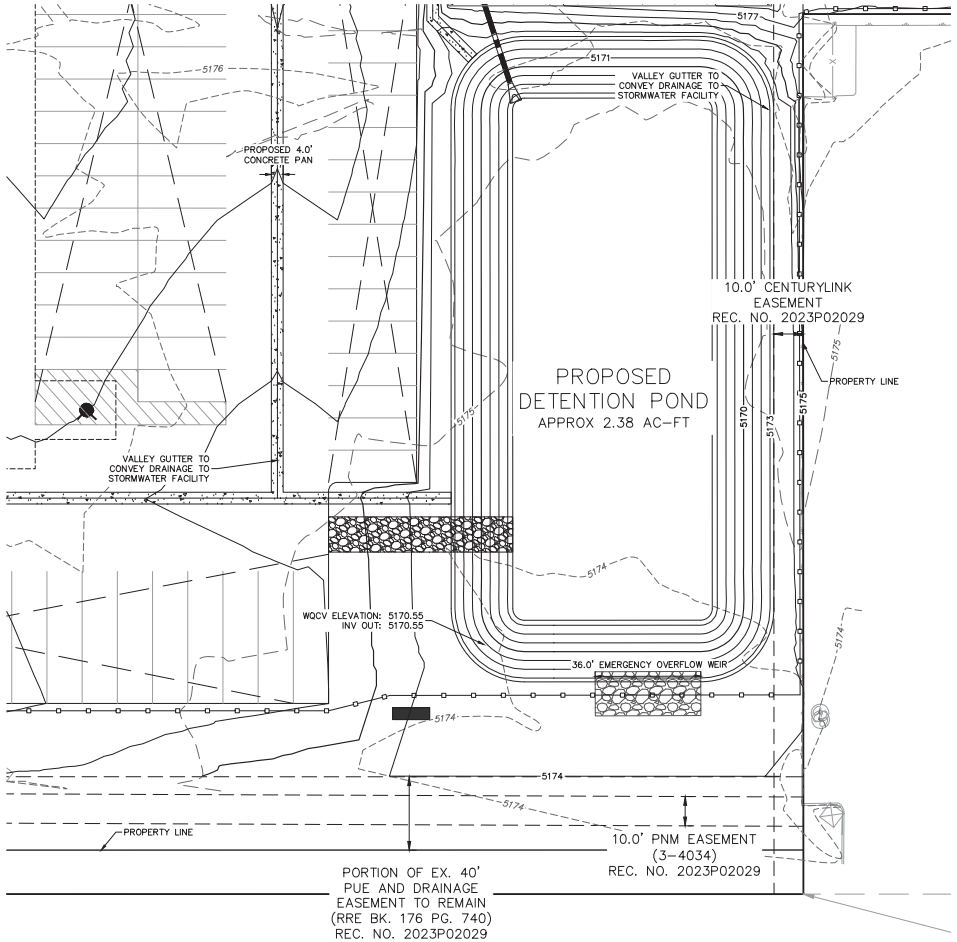
RV STORAGE - RIO RANCHO
RIO RANCHO, NEW MEXICO
SITE PLAN SUBMITTAL
GRADING & UTILITY PLAN (3 OF 3)

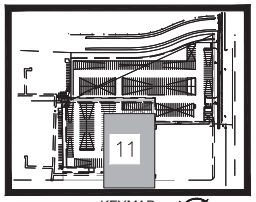
FOR REVIEW ONLY
NOT FOR CONSTRUCTION
Kimley»Horn
Kimley-Horn and Associates, Inc.

PROJECT NO.
296392000

DRAWING NAME
096648025_GD & UT.dwg

SHEET
10





KEYMAP
N.T.S

LEGEND

- SITE PROPERTY LINE
- EASEMENT LINE
- XXXX PROPOSED CONTOUR
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- PROPOSED CURB AND GUTTER
- 6' TALL SIMTEK COMPOSITE FENCE OR EQUIVALENT (COLOR: BEIGE)

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GRAPHIC SCALE IN FEET
0 10 20 40

NORTH

NO.	REVISION	BY	DATE	APPR

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6200 SOUTH SYRACUSE WAY, SUITE 300
GREENWOOD VILLAGE, COLORADO 80111 (303) 228-2300

DESIGNED BY: MAR
DRAWN BY: CTC
CHECKED BY: SAL
DATE: 02/06/2026

LEGAL DESCRIPTION:
LOTS 4A-1-A
AND 5A-1, BLOCK A
RIO WEST BUSINESS PARK
RIO RANCHO, SANDOVAL
COUNTY, NEW MEXICO

RV STORAGE - RIO RANCHO
RIO RANCHO, NEW MEXICO
SITE PLAN SUBMITTAL
DRAINAGE PLAN

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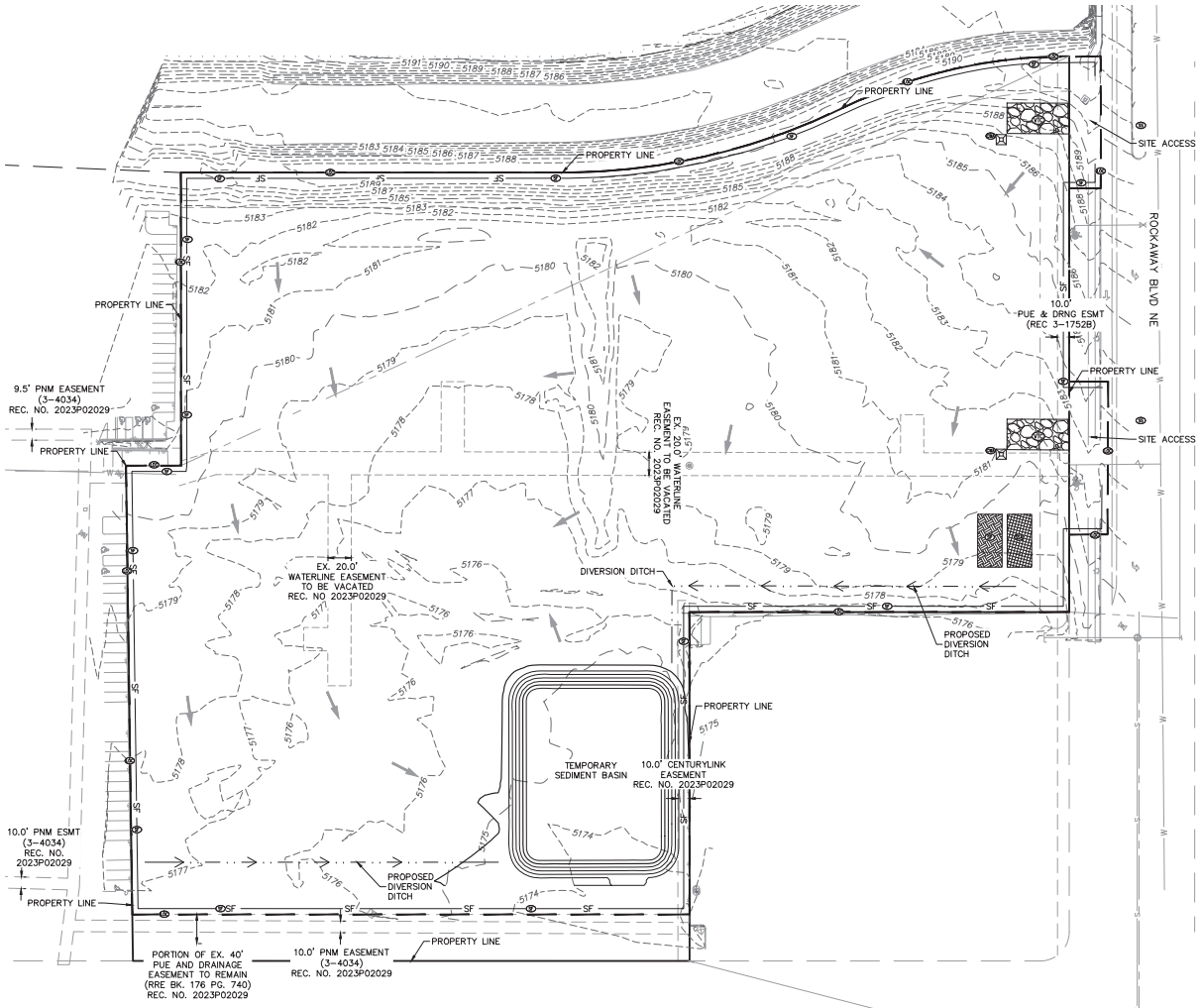
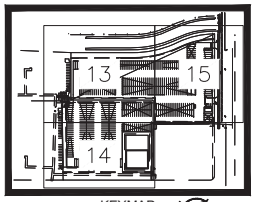
Kimley-Horn and Associates, Inc.

PROJECT NO.
296392000

DRAWING NAME
096648025_DR.dwg

SHEET
11





LEGEND

- PROPERTY LINE
- XXXX PROPOSED MAJOR CONTOURS
- XXXX PROPOSED MINOR CONTOURS
- XXXX EXISTING MAJOR CONTOURS
- XXXX EXISTING MINOR CONTOURS
- PROPOSED DIVERSION DITCH
- DRAINAGE FLOW DIRECTION
- LOC LIMITS OF CONSTRUCTION
- SF SILT FENCE
- SP STOCKPILE
- CWA CONCRETE WASHOUT
- VTC VEHICLE TRACKING CONTROL/STABILIZED CONSTRUCTION ENTRANCE/EXIT
- SS STREET SWEEPING
- SSA STABILIZED STAGING AREA

GENERAL NOTES:

1. TOTAL AREA OF DISTURBANCE = 10.29 AC
2. THESE PLANS ARE NOT FOR CONSTRUCTION. REFER TO THE FINAL APPROVED CONSTRUCTION PLANS.
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GRAPHIC SCALE IN FEET
0 ## ## ##
NORTH

NO.	REVISION	BY	DATE	APPR

Kimley»Horn
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6200 SOUTH SYRACUSE WAY, SUITE 300
GREENWOOD VILLAGE, COLORADO 80111 (303) 228-2300

DESIGNED BY: MAR
DRAWN BY: CTC
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DATE: 02/06/2026

LEGAL DESCRIPTION:
LOTS 4A-1-A AND 5A-1, BLOCK A, RIO RANCHO ESTATES UNIT 5 PARK
RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO

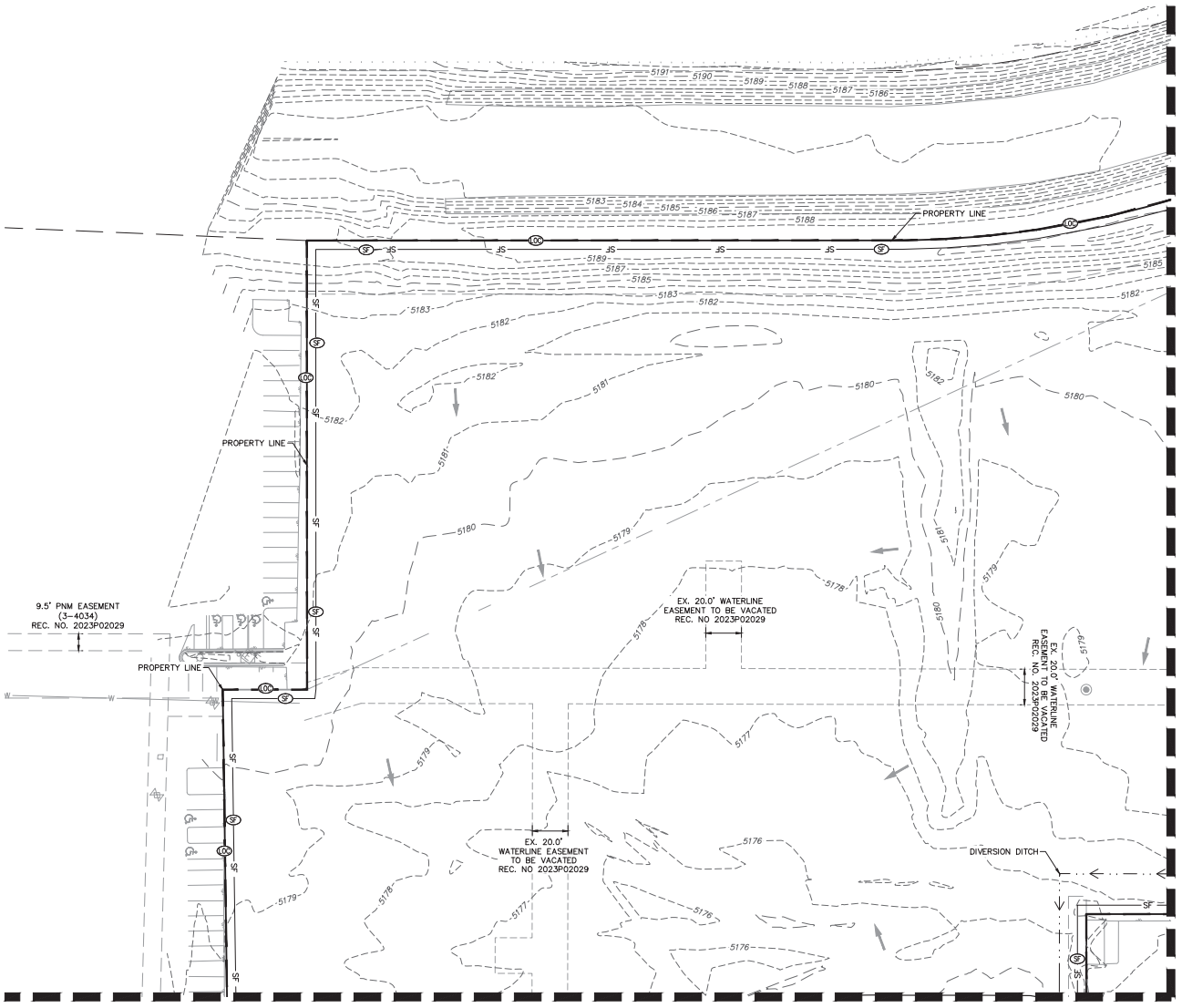
RV STORAGE - RIO RANCHO
RIO RANCHO, NEW MEXICO
SITE PLAN SUBMITTAL
OVERALL EROSION CONTROL PLAN

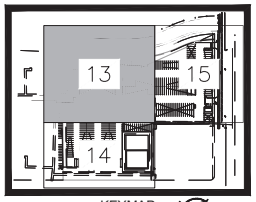
FOR REVIEW ONLY
NOT FOR CONSTRUCTION
Kimley»Horn
Kimley-Horn and Associates, Inc.

PROJECT NO.
296392000

DRAWING NAME
096648025_ESC_INIT.dwg

SHEET
12





KEYMAP
N.T.S

LEGEND

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- XXXX PROPOSED MAJOR CONTOURS
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GRAPHIC SCALE IN FEET
0 15 30 60

NORTH

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GREENWOOD VILLAGE, COLORADO 80111 (303) 228-2300

DESIGNED BY: MAR
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LEGAL DESCRIPTION:
LOTS 4A-1-A AND 5A-1, BLOCK A, RIO RANCHO ESTATES UNIT 5 PARK RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO

RV STORAGE - RIO RANCHO
RIO RANCHO, NEW MEXICO
SITE PLAN SUBMITTAL
INITIAL EROSION & SEDIMENT CONTROL PLAN (1 OF 3)

FOR REVIEW ONLY
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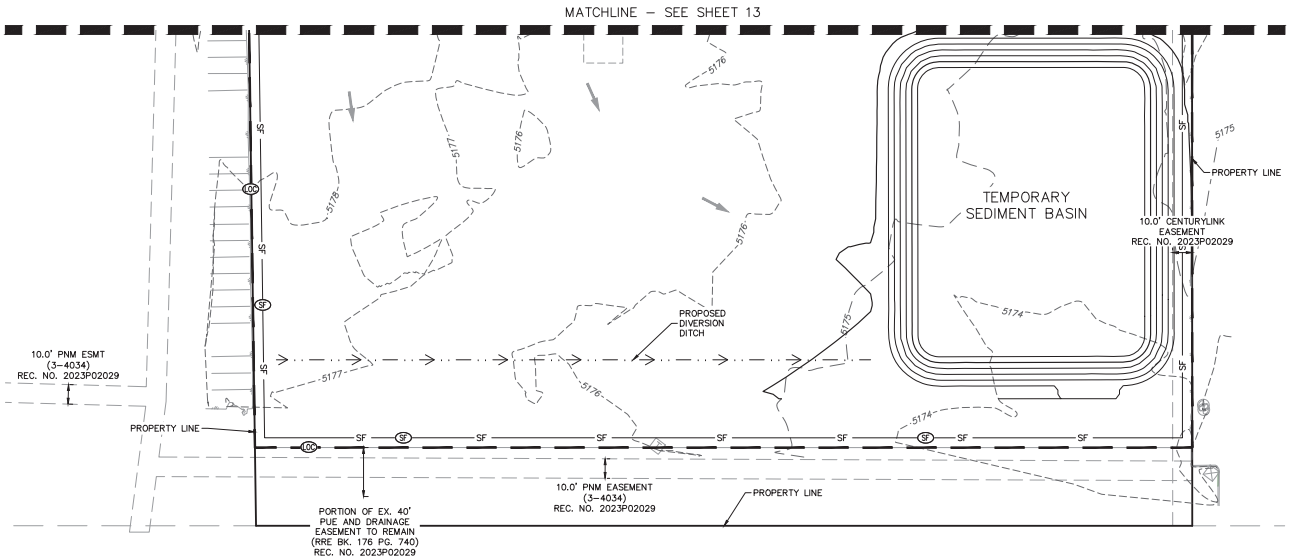
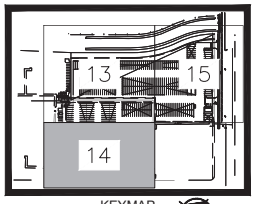
Kimley»Horn
Kimley-Horn and Associates, Inc.

PROJECT NO.
296392000

DRAWING NAME
096648025_ESC_INIT.dwg

SHEET
13





KEYMAP
N.T.S

LEGEND

- PROPERTY LINE
- XXXX PROPOSED MAJOR CONTOURS
- XXXX PROPOSED MINOR CONTOURS
- XXXX EXISTING MAJOR CONTOURS
- XXXX EXISTING MINOR CONTOURS
- PROPOSED DIVERSION DITCH
- DRAINAGE FLOW DIRECTION
- LOC LIMITS OF CONSTRUCTION
- SF SILT FENCE
- SP STOCKPILE
- CWA CONCRETE WASHOUT
- VTC VEHICLE TRACKING CONTROL/STABILIZED CONSTRUCTION ENTRANCE/EXIT
- SS STREET SWEEPING
- SSA STABILIZED STAGING AREA

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GRAPHIC SCALE IN FEET
0 15 30 60

NORTH

NO.	REVISION	BY	DATE	APPR

Kimley»Horn

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6200 SOUTH SYRACUSE WAY, SUITE 300
GREENWOOD VILLAGE, COLORADO 80111 (303) 228-2300

DESIGNED BY: MAR
DRAWN BY: CTC
CHECKED BY: SAL
DATE: 02/06/2026

LEGAL DESCRIPTION:
LOTS 4A-1-A AND 5A-1, BLOCK A, RIO RANCHO ESTATES UNIT 5 PARK RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO

RV STORAGE - RIO RANCHO
RIO RANCHO, NEW MEXICO
SITE PLAN SUBMITTAL
INITIAL EROSION & SEDIMENT CONTROL PLAN (2 OF 3)

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Kimley»Horn
Kimley-Horn and Associates, Inc.

PROJECT NO.
296392000

DRAWING NAME
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SHEET
14

KEYMAP
N.T.S

LEGEND

- PROPERTY LINE
- XXXX PROPOSED MAJOR CONTOURS
- XXXX PROPOSED MINOR CONTOURS
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LOTS 4A-1-A AND 5A-1, BLOCK A, RIO RANCHO ESTATES UNIT 5 PARK
RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO

RV STORAGE - RIO RANCHO
RIO RANCHO, NEW MEXICO
SITE PLAN SUBMITTAL
INITIAL EROSION & SEDIMENT CONTROL PLAN (3 OF 3)

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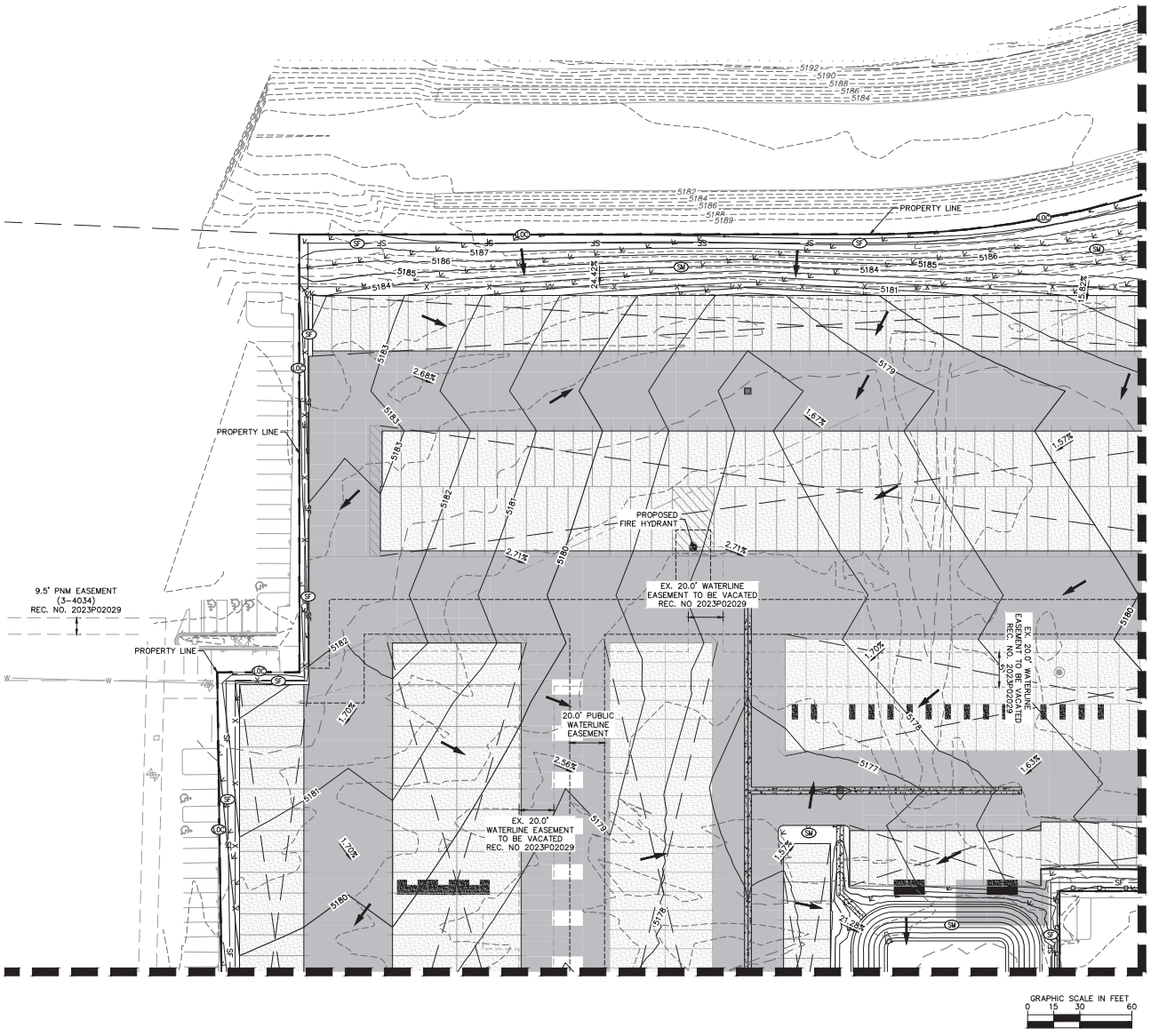
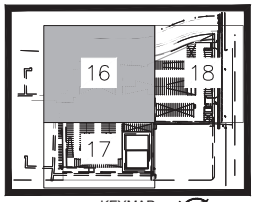
SHEET
15





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LEGEND

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GREENWOOD VILLAGE, COLORADO 80111 (303) 228-2300

DESIGNED BY: MAR
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CHECKED BY: SAL
DATE: 02/06/2026

LEGAL DESCRIPTION:
LOTS 4A-1-A AND 5A-1, BLOCK A, RIO RANCHO ESTATES UNIT 5 PARK
RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO

RV STORAGE - RIO RANCHO
RIO RANCHO, NEW MEXICO
SITE PLAN SUBMITTAL
FINAL EROSION & SEDIMENT CONTROL PLAN (1 OF 3)

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PROJECT NO.
296392000

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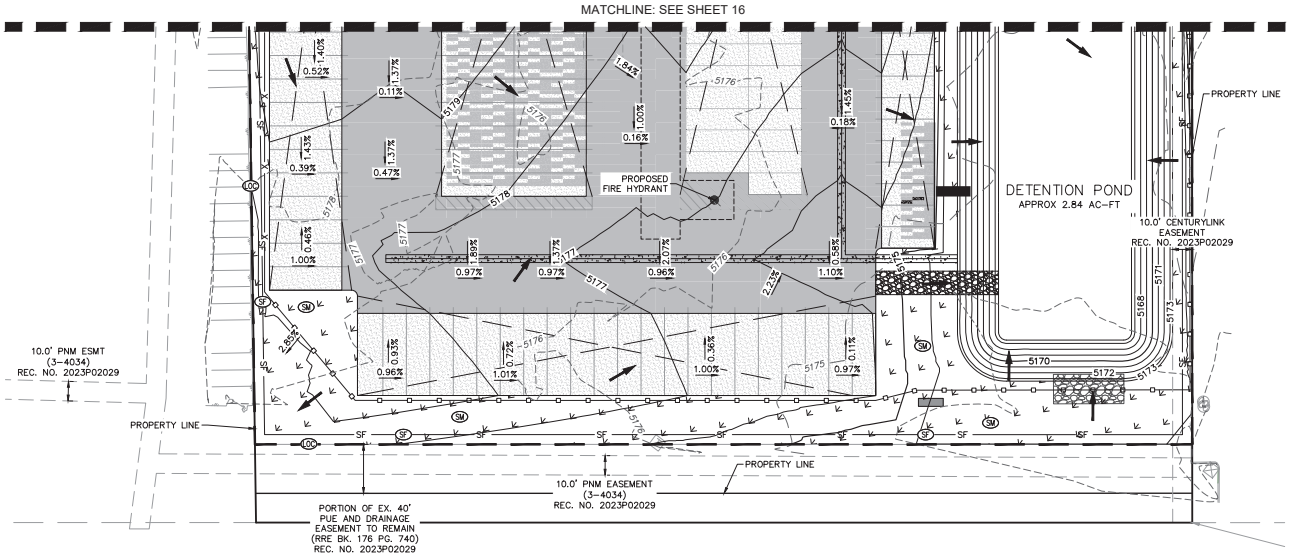
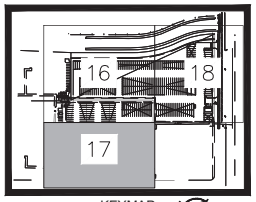
SHEET
16





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CHECKED BY: SAL
DATE: 02/06/2026

LEGAL DESCRIPTION:
LOTS 4A-1-A
AND 5A-1, BLOCK A,
RIO WEST SUBDIVISION PLAT
RIO RANCHO, SANDOVAL
COUNTY, NEW MEXICO

RV STORAGE - RIO RANCHO
RIO RANCHO, NEW MEXICO
SITE PLAN SUBMITTAL
FINAL EROSION & SEDIMENT
CONTROL PLAN (2 OF 3)

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Kimley-Horn and Associates, Inc.

PROJECT NO.
296392000

DRAWING NAME
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SHEET
17

KEYMAP
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LEGEND

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- XXXX EXISTING MAJOR CONTOURS
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RIO RANCHO ESTATES UNIT SIX PARK
RIO RANCHO, SANDOVAL
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SHEET
18

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.

Diversion Channel Dike and Swale (continued)

MAINTENANCE REQUIREMENTS

Earth Dike (Berm)

Dikes must be inspected on a weekly basis and after each significant (>0.5 inch) rainfall to determine if silt is building up behind the dike, or if erosion is occurring on the face of the dike. Silt shall be removed in a timely manner. If erosion is occurring on the face of the dike, the slopes of the face shall either be stabilized through mulch or seeding, or the slopes of the face shall be reduced.

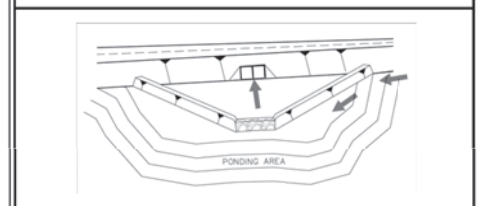
Diversion Channel (Swale)

Inspection must be made weekly and after each significant (>0.5 inch) rainfall to locate and repair any damage to the channel or to clear debris or other obstructions so as not to diminish flow capacity. Damage from storms or normal construction activities, such as tire ruts or disturbance of swale stabilization, shall be repaired as soon as practical.

NOTES

- Berms shall have a minimum height of 18 inches, side slopes of 2:1 or flatter, and a minimum base width of 2 feet.
- The minimum freeboard shall be 6 inches.
- Berms and diversions should be constructed of compacted soil or coarse aggregate.
- All berms shall have an uninterrupted positive grade to a stabilized outlet.
- Diversion channels shall be excavated or shaped to line, grade, and cross section as indicated in the plans and as required to meet the criteria specified.
- Berms and diversion channels should be stabilized within 14 days of their construction.
- Periodically, and after each rain event, berms and dikes should be inspected, and accumulated sediments against berms should be removed.

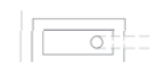
Sediment Basin



Applications
- Perimeter Control
- Slope Protection
- ✓ Sediment Trapping
- Channel Protection
- Temporary Stabilization
- Permanent Stabilization
- Waste Management
- Housekeeping Practices

Targeted Constituents
- ✓ Sediment
- Nutrients
- Toxic Materials
- Oil and Grease
- ✓ Floatable Materials
- Construction Wastes

Impact
- ✓ Significant
- ✓ Medium
- Low
- Unknown or Questionable



DESCRIPTION

A sediment basin is a pond area with a controlled outlet in which suspended sediment is allowed to settle. Provides treatment plus controlled outflow, minimizing flood problems down gradient.

PRIMARY USE

Sediment basins should be used where there is adequate open space to direct most of the site drainage into the basin. For sites with disturbed areas of more than 10 acres that are part of the same drainage area, sediment basins are required as either temporary or permanent controls, if there are no site limitations.

APPLICATIONS

A sediment basin is a treatment device, highly effective for removing sediment and other pollutants for the design storm event. Sediment basins shall be designed for two-year storm runoff. Maximum embankment height shall be 9 feet with a minimum top width of 8 feet. The side slopes shall be 2:1 or flatter.

LIMITATIONS

Sediment basins can be rather large, depending on site conditions, requiring the use of expensive *development area and* comprehensive planning for construction phasing prior to implementation.

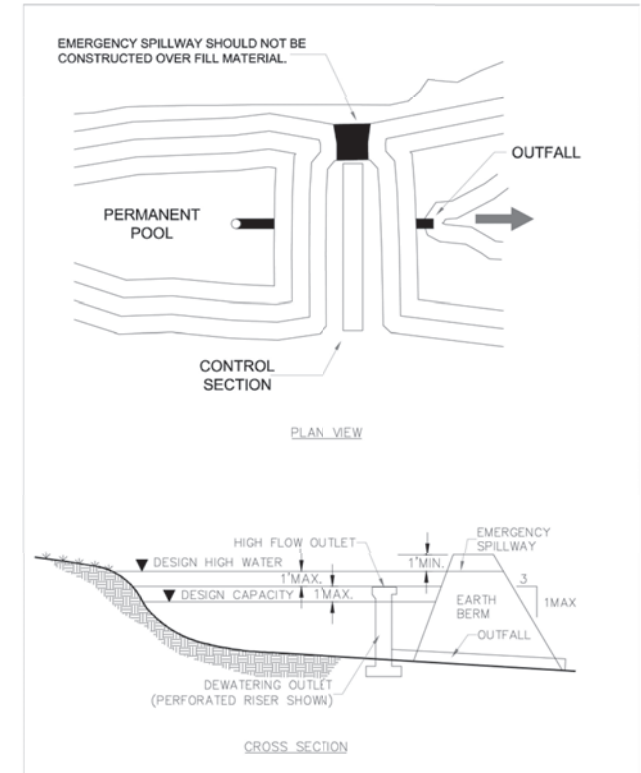
Storm events that exceed the design storm event can cause damage to the spillway structure of the basin and may impact downstream concerns.

MAINTENANCE REQUIREMENTS

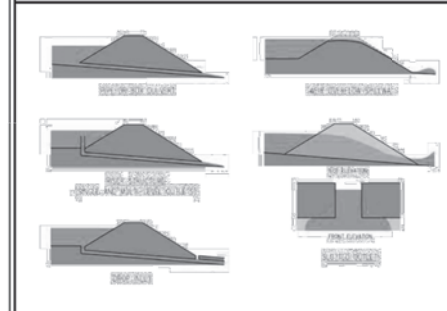
Sediment shall be removed and the basin shall be re-graded to its original dimensions when the capacity of the impoundment has been reduced to 20% of its original storage capacity. The removed sediment shall be stockpiled or redistributed in areas that are protected from erosion.

The basin outlet structure and emergency spillway (if present) should be checked frequently and after each major rain event to inspect for damage and to insure that obstructions are not diminishing the effectiveness of the structures.

Sediment Basin (continued)



Outlet Structure



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Impact
- ✓ Significant
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- Low Unknown or Questionable



DESCRIPTION

A flow restrictive device placed at the discharge point of a storm water detention basin or check structure. Outlet structures can provide mitigation for flowrates, velocites, floatables, and can provide sedimentation. Outlet Structures include a wide range of designs, including orifice plates, baffle-boxes, mechanical screens, ported risers, trash racks, and weir configurations.

PRIMARY USE

Primarily utilized to be utilized in conjunction with detention basins. May be utilized as temporary BMP for construction phase activities. Out Structures provide mechanism for metering flowrates and reducing velocities to allow particles and associated pollutants to settle.

APPLICATIONS

If constructed with initial grading operations, an outlet structure can provide a site-wide BMP for sediment control. In post-construction applications, Outlet Structures can provide mitigation of a wide range of pollutants. Outlet Stuctures are also utilized for site storm water flowrate mitigation, and are typically designed to provide both storm water quality as wel as flowrate mitigation.

LIMITATIONS

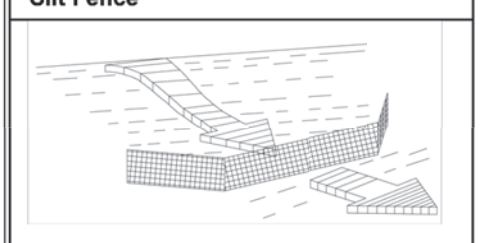
Construction phase Outlet Structure may require regular maintenance to remove accumulated sediment.

Outlet Structure requires an impoundment mechanism to convey flows into structure.

MAINTENANCE REQUIREMENTS

Inspections should be made on a monthly basis, especially after large storm events. If the Outlet Structure becomes inundated, debris and sediment removal are immediately required.

Silt Fence



Applications
- ✓ Perimeter Control
- ✓ Slope Protection
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Impact
- ✓ Significant
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- Unknown or Questionable



DESCRIPTION

A silt fence consists of geotextile fabric supported by backing stretched between posts, with the lower edge securely embedded in soil downstream of disturbed areas. Intercepts runoff in the form of sheet flow and provides filtration, sedimentation, and velocity reduction.

PRIMARY USE

Silt fences are used as perimeter control downstream of disturbed areas, and for non-concentrated sheet-flow conditions.

APPLICATIONS

Silt fences provide an economical way to mitigate overflow, non-concentrated flows, and as a perimeter control device. Best with coarse to silty soil types and to control wind erosion on sandy soils.

LIMITATIONS

Minor ponding will likely occur at the upstream side of the silt fence, resulting in minor localized flooding.

Fences that are constructed in swales or low areas subject to concentrated flow may be overtopped, resulting in failure of the filter fence. Silt fences subject to areas of concentrated flow (waterways with flows >1 cfs) are not acceptable.

Silt fence can interfere with construction operations; therefore, planning of access routes onto the site is critical.

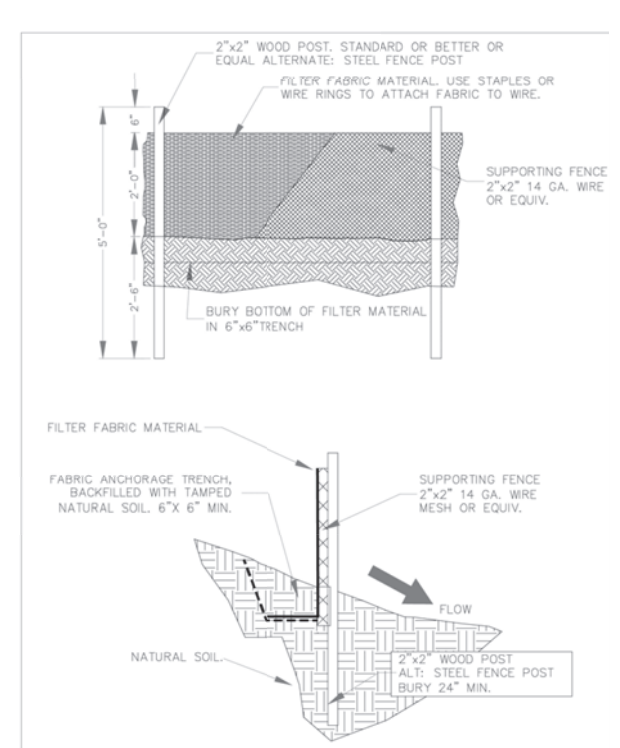
Silt fence can fail structurally under heavy storm flows, creating maintenance problems and reducing the effectiveness of the system.

MAINTENANCE REQUIREMENTS

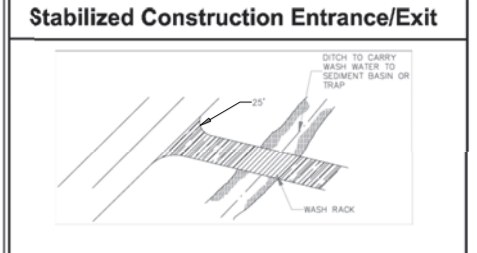
Inspections should be made on a weekly basis, especially after large storm events. If the fabric becomes clogged, it should be cleaned or, if necessary, replaced.

Sediment should be removed when it reaches approximately one-half the height of the fence.

Silt Fence (continued)



Stabilized Construction Entrance/Exit



Applications
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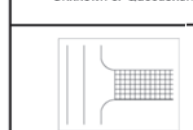


DESCRIPTION

A stabilized construction entrance consists of a pad of crushed stone, recycled concrete, or other rock-like material on top of a geotextile filter cloth, which is used to facilitate the washdown and removal of sediment and other debris from construction equipment prior to exiting the site. During the construction phase of a project, regular street sweeping should be performed to remove debris carried from the site.

PRIMARY USE

Stabilized construction entrances are used to reduce offsite sediment tracking from trucks and construction equipment, and for sites where considerable truck traffic occurs each day. They also reduce the need to clean adjacent pavement as often, and help route site traffic through a single point.

APPLICATIONS

As a part to the erosion-control plan required for sites larger than five acres, and recommended for all construction sites.

LIMITATIONS

Selection of the construction entrance location is critical. To be effective, it must be used exclusively.

Stabilized entrances are rather expensive, considering that they must be installed in combination with one or more other sediment control techniques. It may be more cost effective, however, than labor-intensive street cleaning.

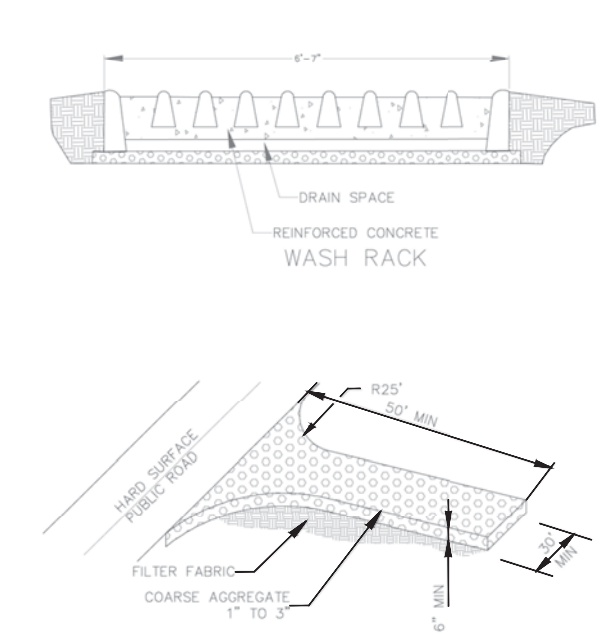
MAINTENANCE REQUIREMENTS

Inspections should be made on a regular basis and after large storm events in order to ascertain whether or not sediment and pollution are being effectively detained on site.

When sediment has substantially clogged the void area between the rocks, the aggregate mat must be washed down or replaced.

Periodic re-grading and top dressing with additional stone must be done to keep the efficiency of the entrance from diminishing.

Stabilized Construction Entrance/Exit (continued)



NO.	REVISION	BY	DATE	APPR.

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6200 SOUTH SYRACUSE WAY, SUITE 300
GREENWOOD VILLAGE, COLORADO 80111 (303) 228-2300

DESIGNED BY: MAR
DRAWN BY: CTC
CHECKED BY: SAL
DATE: 02/06/2026

LEGAL DESCRIPTION:
LOTS 4A-1-A
AND 5A-1, BLOCK A
RIO WEST BUSINESS PARK
RIO RANCHO, SANDOVAL
COUNTY, NEW MEXICO

RV STORAGE - RIO RANCHO
RIO RANCHO, NEW MEXICO
SITE PLAN SUBMITTAL
EROSION & SEDIMENT CONTROL DETAILS

PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION
Kimley»Horn
Kimley-Horn and Associates, Inc.

PROJECT NO.
296392000

DRAWING NAME
096648025_EC_DTLS.dwg

SHEET
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THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.

Seeding – Temporary/Vegetation

DESCRIPTION

As a BMP, temporary seeding/vegetation is used to establish a temporary vegetative cover on disturbed areas by seeding with appropriate rapidly growing annual vegetation, annual grasses, small grains, or legumes. This short-term vegetative area will reduce erosion and sedimentation on disturbed areas that will not be permanently stabilized within an acceptable period of time. Temporary seeding will also reduce problems associated with mud and dust from construction activities on bare, unprotected soil surfaces.

PRIMARY USE

Temporary seeding should be considered for disturbed areas that will not be permanently stabilized or have work performed thereon for a period of 21 days or more. Such areas include denuded areas, soil stockpiles, dikes, berms, temporary embankments, excavation slopes, etc. As a temporary control, vegetation is used to stabilize stockpiles and barren areas that are inactive for long periods of time. As a permanent control, grasses and other vegetation provide good protection for the soil, along with some filtering for overland runoff. Subjected to acceptable runoff velocities, vegetation can provide a good method of permanent storm water management, as well as a visual amenity to the site.

Other BMPs may be required to assist in the establishment of vegetation. These other techniques include erosion control matting; swales and dikes to direct flow around newly seeded areas; and proper grading to limit runoff velocities during construction.

APPLICATIONS

Planting should take place when conditions are most favorable for growth (as long as the planting does not interfere with the schedule of other activities and/or regulatory requirements). Before seeding, other erosion control practices such as dikes, basins, and surface runoff-control measures (e.g., interceptor dikes and swales, etc.) should be installed. Temporary bale barriers and silt fences may have to be placed/replaced after seeding operations, since they may get in the way of the machinery. However, use common sense to coordinate operations to maximize the effectiveness of the erosion control measures. Temporary seeding may not be an effective practice in arid and semi-arid regions where the climate prevents fast plant establishment. In those areas, or when seasonal planting restrictions prohibit, temporary mulching may be better for the short term.

For further information, refer to Section 632 of *Standard Specifications for Highway and Bridge Construction* (New Mexico State Highway and Transportation Department [NMSHTD] 2000).

Applications

- Perimeter Control
- ✓ Slope Protection
- ✓ Sediment Trapping
- ✓ Channel Protection
- ✓ Temporary Stabilization
- ✓ Permanent Stabilization
- Waste Management
- Housekeeping Practices

Targeted Constituents

- ✓ Sediment
- Nutrients
- Toxic Materials
- Oil and Grease
- Floatable Materials
- Construction Wastes

Impact

- ✓ Significant
- Medium
- Low
- Unknown or Questionable

SEED

Seeding – Temporary/Vegetation (continued)

All seeded areas should be covered with mulch to provide protection from the weather. Frequent inspections are necessary to check that conditions for growth are good. If the plants do not grow quickly or thick enough to prevent erosion, the area should be reseeded as soon as possible.

Temporary seed selection should take into account the season and location. Specific seed mixes can usually be found in the construction plans. The plans and specifications should reflect temporary seeding locations, quantities, and pay items. For suggested seed types, see Appendix D, Guidance on Seed Selection and Seeding of Temporary Vegetation on Disturbed Areas.

Native grasses should not be used for temporary seeding. Irrigation or a temporary watering facility should be provided. Seed should be selected in accordance with local Natural Resources Conservation Service (NRCS) rules.

Vegetative techniques can and should apply to every construction project, with few exceptions. Vegetation effectively reduces erosion in swales, stockpiles, berms, mild to medium slopes, and along roadways. Vegetative strips can provide some protection when used as a perimeter control for utility and site development construction.

Surface Preparation

- Interim or final grading must be completed prior to seeding, minimizing all steep slopes.
- Install all necessary erosion structures such as dikes, swales, diversions, etc., prior to seeding.
- Groove or furrow slopes steeper than 3:1 on the contour line before seeding.
- Provide 4-6 inches of topsoil over rock, gravel, or otherwise unsuitable soils.
- Seedbed should be well pulverized, loose, and uniform.

Plant Selection, Fertilization and Seeding

- Use only high quality, U.S. Department of Agriculture (USDA)-certified seed.
- Use an appropriate species or species mixture adapted to local climate, soil conditions, and season. Consult with the local NRCS office or local County Extension Service as necessary for selection of proper species and application techniques in the area. Seeding rate should be in accordance with recommendations by the NRCS or Engineering Extension Service.
- Fertilizer shall be applied according to the manufacturer's recommendation with proper spreader equipment. Typical application rate for 10-10-10 grade fertilizer is 700-1000 lb/acre. DO NOT OVER APPLY FERTILIZER.
- If hydro-seeding is used, do not mix seed and fertilizer more than 30 minutes before application.
- Evenly apply seed using cyclone seeder, seed drill, cultipacker, or hydroseeder.
- Provide adequate water to aid in establishment of vegetation.
- Use appropriate mulching techniques where necessary.

Mulching

DESCRIPTION

Mulching is used to provide a stabilized surface for seeding or to prevent erosion using chemical soil stabilizers and a variety of organic or inorganic materials, netting, or mats.

PRIMARY USE

Mulching is used to prevent erosion by creating a permanent material to slow surface velocity, trap sediment, and protect surface areas around structures.

APPLICATIONS

Mulching is used in areas where permanent velocity control and sediment trapping will be required. Follow Section 632, pp. 684-685 of *Standard Specifications for Highway and Bridge Construction* (NMSHTD 2000).

NOTES

- Hay should consist of native grasses free of noxious weed seeds (certified weed-free hay or straw may be required in designated areas of the state).
- Straw should consist of clean cereal shafts.
- Hay and straw mulch should be spread at a rate of 1.5 to 2 tons per acre.
- At a minimum, 65% of the mulch, by weight, should be 10 inches or more in length.
- Applied mulch depth should not be less than 1 inch and not more than 2 inches. The mulch should be uniformly applied so that no more than 10% of the soil surface is exposed.
- Hay and straw mulch should be anchored to the soil surface using tackifiers, blankets, or nets, or with a mulch-crimping machine. Mechanical anchoring, or crimping, is preferred and recommended for slopes flatter than 2:1. Blankets or nets on slopes steeper than 2:1 should be anchored to the soil.
- Tackifiers (for anchoring) should consist of a free-flowing non-corrosive powder. This material shall not contain any mineral filler, recycled cellulose fiber, clays, or other substances that may inhibit germination or growth of plants.
- Tackifiers (for anchoring) shall be applied in a slurry with water and wood fiber (100 lbs of powder and 150 lbs of fiber per 700 gallons of water). Application rate of powder should be between 80 and 200 lbs per acre.

Applications

- Perimeter Control
- ✓ Slope Protection
- ✓ Sediment Trapping
- Channel Protection
- ✓ Temporary Stabilization
- Permanent Stabilization
- Waste Management
- Housekeeping Practices

Targeted Constituents

- ✓ Sediment
- ✓ Nutrients
- Toxic Materials
- Oil and Grease
- Floatable Materials
- Construction Wastes

Impact

- ✓ Significant
- ✓ Medium
- Low
- Unknown or Questionable

MU

Concrete Waste Management

DESCRIPTION

Concrete waste management prevents or reduces the discharge of pollutants to storm water by conducting washout offsite, performing onsite washout in a designated area, and training employees and subcontractors.

APPLICATIONS

The following low-cost measures will help reduce storm water pollution from concrete wastes:

- Store dry and wet materials under cover, away from drainage areas.
- Avoid mixing excess amounts of fresh concrete or cement onsite.
- Perform washout of concrete trucks offsite or in designated areas only.
- Do not wash out concrete trucks into storm drains, open ditches, streets, or streams.
- Do not allow excess concrete to be dumped onsite except in designated areas.
- For onsite washout:
  - Locate washout area at least 50 feet from storm drains, open ditches, or water bodies. Prevent runoff from this area by constructing a temporary pit or bermed area large enough for liquid and solid waste.
  - Wash out wastes into the temporary pit where the concrete can set, be broken up, and then disposed of properly.
- When washing concrete to remove fine particles and expose the aggregate, avoid creating runoff by draining the water to a bermed or level area.
- Do not wash sweepings from exposed aggregate concrete into the street or storm drain. Collect and return sweepings to aggregate base stock pile, or dispose in the trash.
- Train employees and subcontractors in proper concrete waste management.

LIMITATIONS

Offsite washout of concrete wastes may not always be possible.

MAINTENANCE REQUIREMENTS

Inspect subcontractors to ensure that concrete wastes are being properly managed.

If using a temporary pit, dispose of hardened concrete on a regular basis.

Applications

- Perimeter Control
- Slope Protection
- Sediment Trapping
- Channel Protection
- Temporary Stabilization
- Permanent Stabilization
- ✓ Waste Management
- ✓ Housekeeping Practices

Targeted Constituents

- Sediment
- Nutrients
- Toxic Materials
- Oil and Grease
- Floatable Materials
- ✓ Construction Wastes

Impact

- Significant
- ✓ Medium
- Low
- Unknown or Questionable

NO.	REVISION	BY	DATE	APPR.

Kimley»Horn

© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
6200 SOUTH SYRACUSE WAY, SUITE 300
GREENWOOD VILLAGE, COLORADO 80111 (303) 228-2300

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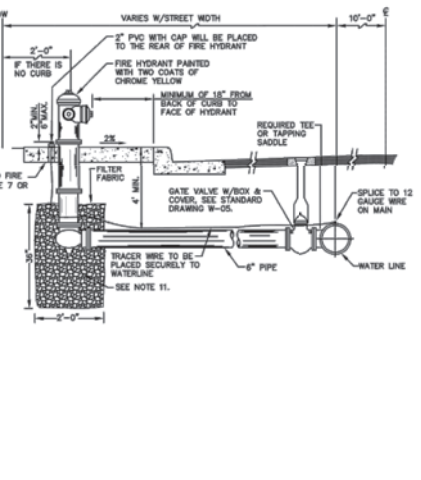


GENERAL CONSTRUCTION NOTES:

1. GATE VALVE WITH BOX, COVER, AND CIRCULAR COLLARS SHALL BE INSTALLED ON NEW AND EXISTING WATER MAINS.
2. FIRE HYDRANTS SHALL HAVE 5 1/4" VALVE OPENING, BE DRY BARREL/ DRY TOP, TRAFFIC MODEL, WITH ONE 4 1/2" PUMPER NOZZLE, TWO 2 1/2" HOSE NOZZLES, NS THREAD, PENTAGON OPERATING NUT (1 1/2" POINT TO FLAT) WITH 1" SIDES, WHICH SHALL OPEN LEFT (COUNTER-CLOCKWISE), WITH MECHANICAL JOINT CONNECTION TO 6" DUCTILE IRON OUTSIDE DIAMETER PIPE WITH 4' MIN. COVER.
3. ALL FIRE HYDRANTS SHALL BE PAINTED WITH TWO COATS OF CHROME YELLOW.
4. ALL FIRE HYDRANTS SHALL MEET THE REQUIREMENTS OF AMERICAN WATER WORKS ASSOCIATION STANDARD C502.
5. WRAP ALL AREAS WITH 10MIL PLASTIC BEFORE INSTALLATION OF CONCRETE THRUST BLOCKS.
6. A FIRE HYDRANT ASSEMBLY MUST BE LOCATED 10 FEET FROM THE END OF ANY DEAD END WATERLINE.
7. IN PAVED OR UNPAVED RIGHT-OF-WAY WITHOUT SIDEWALK, POUR A 3'X4.5'X6" CONCRETE COLLAR CENTERED ON FIRE HYDRANT. CONCRETE SHALL HAVE AN f'c = 3,000 psi.
8. FIRE HYDRANT COLLARS SHALL BE INSTALLED AT 2" TO 6" ABOVE FINISHED OR EXISTING ROAD GRADE ON ALL UNPAVED ROADS.
9. FIRE PROTECTION FIRE HYDRANT'S ON PRIVATE PROPERTY TO FOLLOW STANDARD DRAWING CITY OF RIO RANCHO.
10. A MECHANICAL RESTRAINT SYSTEM SHALL BE UTILIZED ON FITTINGS AND PIPING FOR THRUST RESTRAINT. CONCRETE THRUST BLOCKING TO BE USED ONLY FOR SPECIAL CONDITIONS (SUCH AS, CAPS WHERE MAIN WILL BE EXTENDED IN THE FUTURE) OR AS SPECIFICALLY APPROVED BY CITY OF RIO RANCHO. DESIGN ENGINEER SHALL BE RESPONSIBLE FOR SIZING ALL CONCRETE THRUST BLOCKING AND RESTRAINT LENGTHS.
11. 3/4" CRUSHED STONE OR GRAVEL SHALL BE PLACED AROUND THE BOTTOM OF THE HYDRANT FOR A RADIUS OF AT LEAST 12" AND EXTEND AT LEAST 12" ABOVE THE OUTLET. DO NOT BLOCK WEEP HOLES. WRAP GRAVEL IN FILTER FABRIC.
12. IN PAVED RIGHT-OF-WAY WITH SIDEWALK, THE CONCRETE PAD AROUND THE FIRE HYDRANT SHALL HAVE THE FOLLOWING DIMENSIONS: 3' WIDE X 6" THICK X THE BUFFER LENGTH. CONCRETE SHALL HAVE AN f'c = 3,000 psi.

City of Rio Rancho
Department of Public Works
FIRE HYDRANT ASSEMBLY
DATE MODIFIED: MARCH 2019 | DWG. NO. W-15 | APRIL 22, 2016

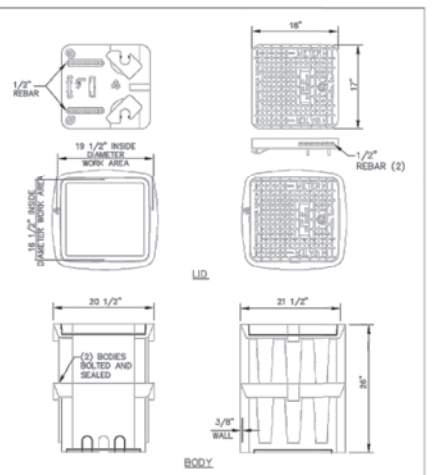
MATERIALS:

THIS PRODUCT IS DESIGNED TO WITHSTAND LOADING IN NON-DELIBERATE AND INCIDENTAL TRAFFIC AND ARE NOT TO BE INSTALLED IN THE ROADWAY. METER BOXES SHALL BE BLACK AND CONSTRUCTED OF MODIFIED POLYETHYLENE MATERIAL FOR MAXIMUM DURABILITY AND CORROSION RESISTANCE. THE BLACK MATERIALS IS FOR MAXIMUM ULTRAVIOLET PROTECTION. THE BLACK MATERIAL SHALL BE UNIFORM THROUGHOUT THE METER BOX FOR MAXIMUM LONGEVITY AND NOT HAVE A FOAMING AGENT THAT CREATES AIR POCKETS WITHIN THE PLASTIC WALL.

VERTICAL AND LATERAL LOAD RATING:
- COMPLIANT WITH AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS, DESIGN LOAD OF H-10; AMERICAN SOCIETY FOR TESTING AND MATERIALS STANDARD C857-95, DESIGN LOAD OF A-8, 8,000 LBS, TRANSFERRED THROUGH A 10" BY 10" STEEL PLATE CENTERED IN THE COVER AND BODY.
- COMPLIANT WITH AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS, DESIGN LOAD OF H-20; AMERICAN SOCIETY FOR TESTING AND MATERIALS STANDARD C857-95, DESIGN LOAD OF A-16, 16,000 LBS, TRANSFERRED THROUGH A 10" BY 20" STEEL PLATE CENTERED IN THE COVER AND BODY.
- THIS PRODUCT IS DESIGNED TO WITHSTAND H-10 AND H-20 LOADING IN NON-DELIBERATE OR INCIDENTAL TRAFFIC AREAS. NOT INTENDED TO BE INSTALLED IN ROADWAYS.

POLYMER AMR/AMI LID WITH REBAR:
- THE POLYMER LID SHALL BE SOLID THROUGH WITH TWO 1/2" REBAR MOLDED IN THE LID FOR LOCATABILITY.
- THE POLYMER LID SHALL HAVE A MOLDED KEY HOLE AND MOLDED LOCK OPTIONS UNDERNEATH LID FOR PLACEMENT OF OPTIONAL SECURITY LOCKING MECHANISM.
- THE POLYMER LID SHALL SEAT SECURELY AND EVENLY INSIDE THE METER BOX AND SHALL NOT OVERLAP THE TOP EDGE OF THE METER BOX.
- THE POLYMER LID SHALL HAVE TWO MOLDED SLIDE MOUNT BRACKETS FOR PLACEMENT OF AUTOMATIC METER READING/AUTOMATIC METER INFRASTRUCTURE DEVICE.
- THE POLYMER LID SHALL HAVE MOLDED TREAD-PATTERN FOR SKID RESISTANCE-TREAD DIMENSIONS SHALL BE 0.188" BY 0.938" BY 0.150" DEEP.
- THE POLYMER LID SHALL HAVE "WATER METER" MOLDED INTO THE LID-FONT SHALL BE STANDARD COMPUTER-NUMERICAL-CONTROL FONT WITH 1" CHARACTERS BY 0.150" DEEP.
- THE POLYMER LID SHALL RETROFIT EXISTING CONCRETE METER BOXES WITH SIMILAR DIMENSIONS AND BE ABLE TO ADJUST IN THE FIELD.
- THE POLYMER LID SHALL BE RECYCLED WITH A MINIMUM OF 50% POST CONSUMER RECYCLED AND 50% POST INDUSTRIAL/PRE-CONSUMER RECYCLED CONTENT-VERIFIED WITH A LEED PRODUCT CERTIFICATION MARKING.

POLYMER BODY:
- THE POLYMER BODY SHALL BE BLACK AND HAVE A MINIMUM 3/8" WALL THICKNESS.
- THE TWO POLYMER BODIES SHALL BE BOLTED AND SEALED TOGETHER TO FORM ONE UNIT AT 26" DEEP.
- THE POLYMER BODY SHALL HAVE A MINIMUM INSIDE WORKING AREA OF 19-1/2" BY 16-1/2".
- THE POLYMER BODY SHALL HAVE CRUSH RESISTANT RIBBING ALONG THE OUTSIDE OF THE BOX.
- THE POLYMER BODY SHALL HAVE A FLANGE AROUND THE LID OPENING TO HELP PREVENT SETTLING AND AIDE IN THE ADJUSTMENT TO GRADE.
- THE POLYMER BODY SHALL HAVE ONE PIPE SLOT CUT OUT ON ONE END AND TWO ON OTHER SIDE OF THE BODY THAT MEASURE 3" BY 4".
- THE POLYMER BODY SHALL BE RECYCLED WITH A MINIMUM OF 35% POST INDUSTRIAL/PRE-CONSUMER RECYCLED CONTENT-VERIFIED WITH A LEED PRODUCT CERTIFICATION MARKING.



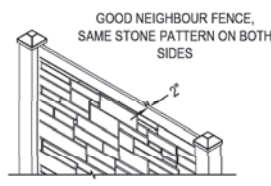
GENERAL CONSTRUCTION NOTES:

1. CONTRACTOR BID JOBS. METER BOXES TO BE SET BY THE CITY OF RIO RANCHO UNLESS OTHERWISE NOTED.
2. DIMENSIONS ± 1/8", UNLESS NOTED OTHERWISE.
3. WALL THICKNESS 3/8"± 5%
4. SNAP LOCK POCKET WILL RECEIVE AUTOMATIC METER READING/AUTOMATIC METER INFRASTRUCTURE DEVICE ENCODER/RECIEVER/TRANSMITTER.

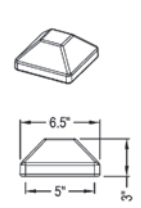
City of Rio Rancho
Department of Public Works
WATER METER BOX AND LID METER SIZE 1" AND SMALLER
DATE MODIFIED: OCTOBER 2019 | DWG. NO. W-13 | APRIL 22, 2016

SimTek FENCE

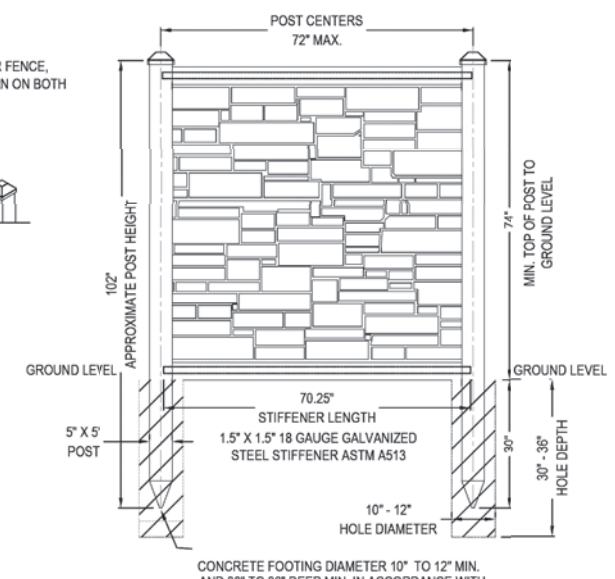
SIM TEK FENCE
1330 WEST 400 NORTH
OREM, UT 84057
TOLL FREE: 1-866-648-9336
PHONE: (801) 655-45236
FAX: (801) 655-5240
www.simtekfence.com



ISOMETRIC VIEW



CAPS



CONCRETE FOOTING DIAMETER 10" TO 12" MIN. AND 30" TO 36" DEEP MIN. IN ACCORDANCE WITH LOCAL CONDITIONS, CODES, AND STANDARD BUILDING PRACTICES

ELEVATION VIEW

- MADE WITH LINEAR LOW DENSITY POLYETHYLENE PLASTIC (LLDPE).
- ACTUAL PANEL DIMENSIONS: 72" H X 69.75" W
- PANEL WEIGHT 56LBS
- TOLERANCES ARE ± .5"

MANUFACTURER NOTES:
1. US PATENTS 7,478,797 / 7,635,114 FOREIGN PATENTS PENDING.

NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWING.
3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWINGMAY NOT BE USED FOR CONSTRUCTION.
4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
5. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER 4312-002

SIMTEK FENCE
MODEL FP72X72 - FENCE PANEL 6' H X 6' W

4312-002 REVISION DATE 06/22/2021

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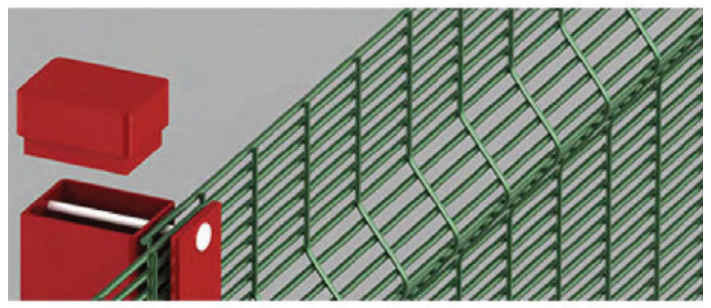
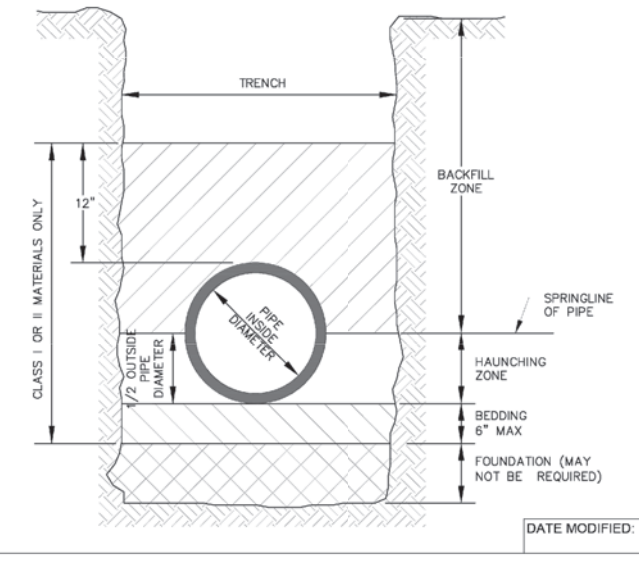
6' TALL SIMTEK COMPOSITE FENCE
OR EQUIVALENT (COLOR: BEIGE)



8' HIGH 358 MESH FENCING (COLOR BEIGE)

EMBEDMENT SOILS CLASSIFICTIONS		
SOILS CLASS	SOIL TYPE	DESCRIPTION
CLASS I SOILS*		MANUFACTURED ANGULAR, GRANULAR MATERIAL, 1/4 TO 1 1/2 INCHES (6 TO 40 MM) SIZE, INCLUDING MATERIALS HAVING A REGIONAL SIGNIFICANCE SUCH AS CRUSHED STONE OR ROCK, BROKEN CORAL, CRUSHED SLAG, CINDERS, OR CRUSHED SHELLS, COMPLYING TO THE REQUIREMENTS OF CLASS II SOILS.
CLASS II SOILS**	GW	WELL-GRADED GRAVELS AND GRAVEL-SAND MIXTURES, LITTLE OR NO FINES. 50% OR MORE COARSE FRACTION RETAINED ON NO. 4 SIEVE. MORE THAN 95% RETAINED ON NO. 200 SIEVE. CLEAN.
CLASS II SOILS**	GP	POORLY GRADED GRAVELS AND GRAVEL-SAND MIXYURES, LITTLE OR NO FINES. 50% OR MORE COARSE FRACTION RETAINED ON NO. 4 SIEVE. MORE THAN 95% RETAINED ON NO. 200 SIEVE. CLEAN.
CLASS II SOILS**	SW	WELL GRADED SANDS AND GRAVELLY SANDS, LITTLE OR NO FINES.MORE THAN 50% OF COARSE FRACTION PASSES NO. 4 SIEVE. MORE THAN 95% RETAINED ON NO. 200 SIEVE. CLEAN.
CLASS II SOILS**	SP	POORLY GRADED SANDS AND GRAVELLY SANDS, LITTLE OR NO FINES. MORE THAN 50% OF COARSE FRACTION PASSES NO. 4 SIEVE. MORE THAN 95% RETAINED ON NO. 200 SIEVE. CLEAN.

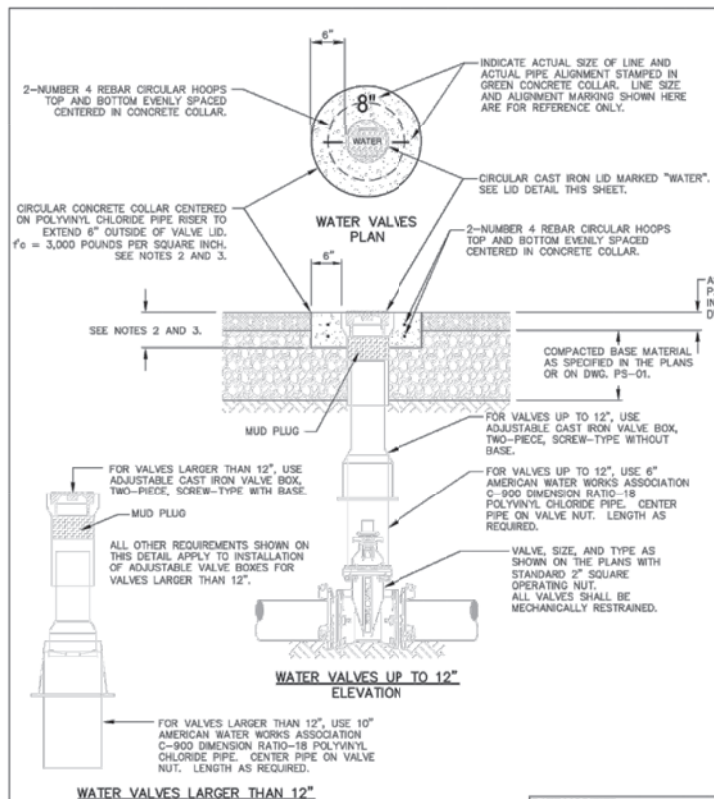
* SOILS ARE AS DEFINED IN ASTM D2487, EXCEPT FOR CLASS I SOILS WHICH ARE DEFINED IN ASTM D2321.
** IN ACCORDANCE WITH ASTM D2487, LESS THAN 5% PASSES NO. 200 SIEVE.
FROM TABLE 701.3.A. NEW MEXICO STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 2006 EDITION

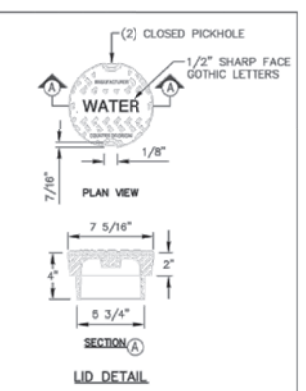


GENERAL CONSTRUCTION NOTES:

1. BEDDING MATERIALS SHALL BE CLASSED AS DEFINED IN AMERICAN SOCIETY FOR TESTING AND MATERIALS STANDARD D2321. REFER TO TABLE 701.3.A OF THE CITY OF RIO RANCHO STANDARD SPECIFICATIONS, AS AMENDED FOR SOIL CLASSIFICATION DESCRIPTIONS.
2. COMPACTION TESTING SHALL BE TAKEN AT SPRINGLINE OF PIPE.
3. COMPACTION TESTING SHALL BE TAKEN AT INITIAL BACKFILL ZONE.
4. FOR PAVED AREAS, COMPACTION SHALL BE 95% STANDARD MODIFIED PROCTOR PER AMERICAN SOCIETY FOR TESTING AND MATERIALS STANDARD D1557.
5. FOR UNPAVED AREAS, COMPACTION SHALL BE 90% STANDARD MODIFIED PROCTOR PER AMERICAN SOCIETY FOR TESTING AND MATERIALS STANDARD D1557.

City of Rio Rancho
Department of Public Works
PIPE BEDDING
DATE MODIFIED: APRIL 2016 | DWG. NO. S-04 | APRIL 22, 2016



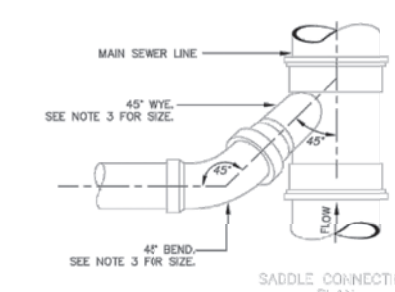


LID DETAIL

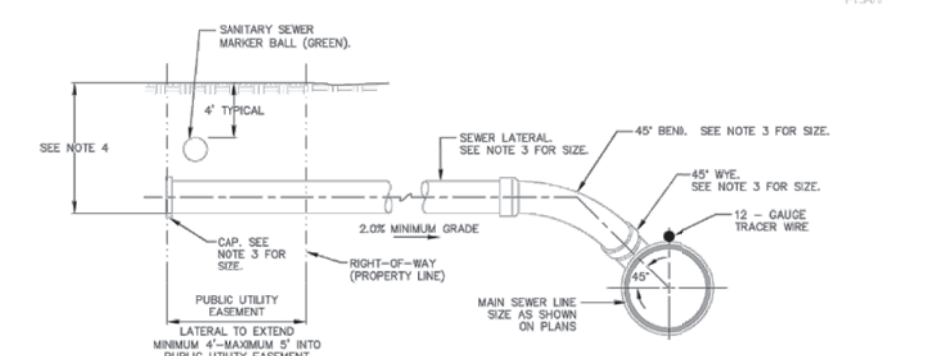
GENERAL CONSTRUCTION NOTES:

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

City of Rio Rancho
Department of Public Works
POTABLE WATER VALVE BOX ASSEMBLY
DATE MODIFIED: OCTOBER 2017 | DWG. NO. W-05 | APRIL 22, 2016



SADDLE CONNECTION PLAN



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

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

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

City of Rio Rancho
Department of Public Works
TYPICAL NEW SEWER LATERAL CONNECTION
DATE MODIFIED: JUNE 2018 | DWG. NO. S-07 | APRIL 22, 2016

NO.	REVISION	BY	DATE	APPR.

Kimley»Horn

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6200 SOUTH SYRACUSE WAY, SUITE 300
GREENWOOD VILLAGE, COLORADO 80111 (303) 228-2300

DESIGNED BY: MAR
DRAWN BY: CTC
CHECKED BY: SAL
DATE: 02/06/2026

LEGAL DESCRIPTION:
LOTS 4A-1-A
AND 5A-1, BLOCK A
RIO WEST BUSINESS PARK
RIO RANCHO, SANDOVAL
COUNTY, NEW MEXICO

RV STORAGE - RIO RANCHO
RIO RANCHO, NEW MEXICO
SITE PLAN SUBMITTAL
SITE DETAILS

PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION
Kimley»Horn
Kimley-Horn and Associates, Inc.

PROJECT NO.
296392000

DRAWING NAME
096648025_DTLS.dwg

SHEET
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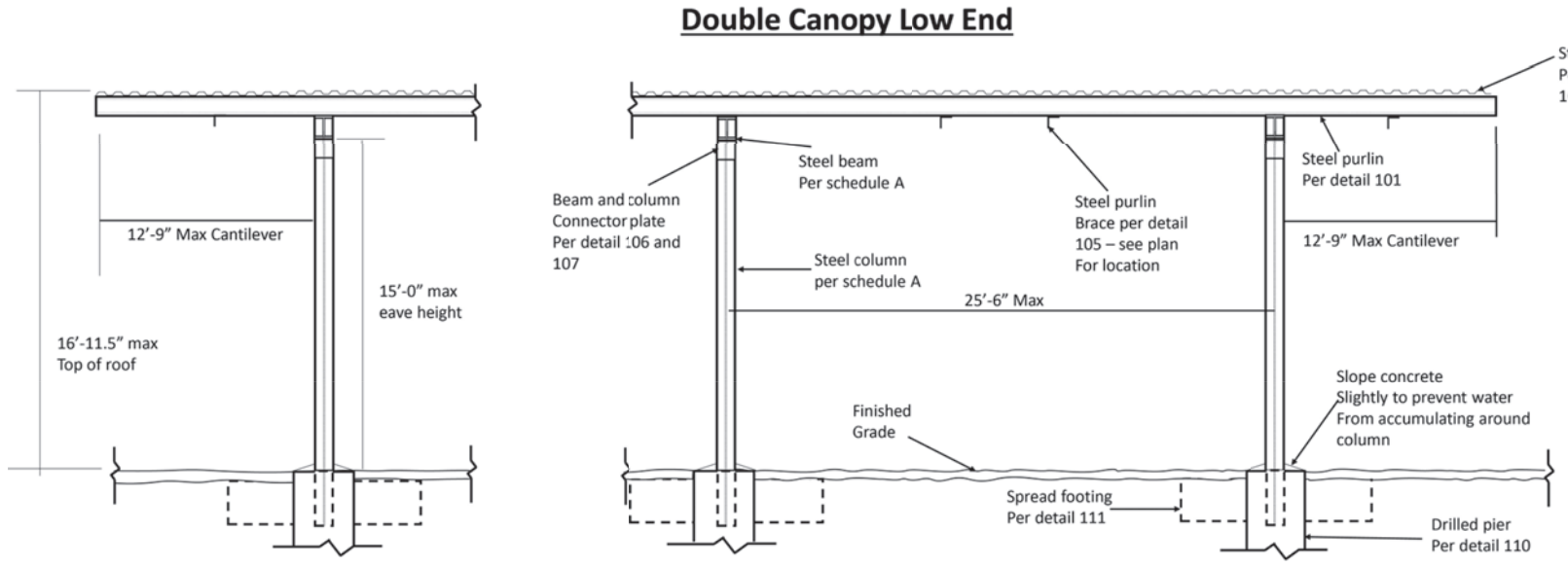
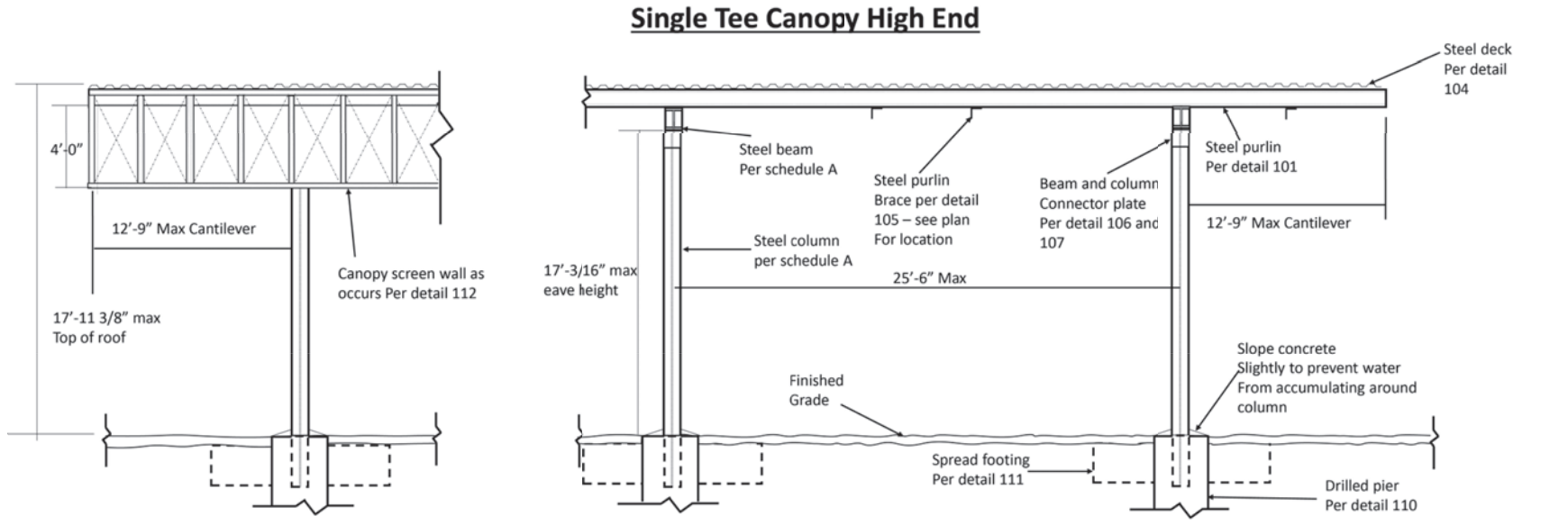
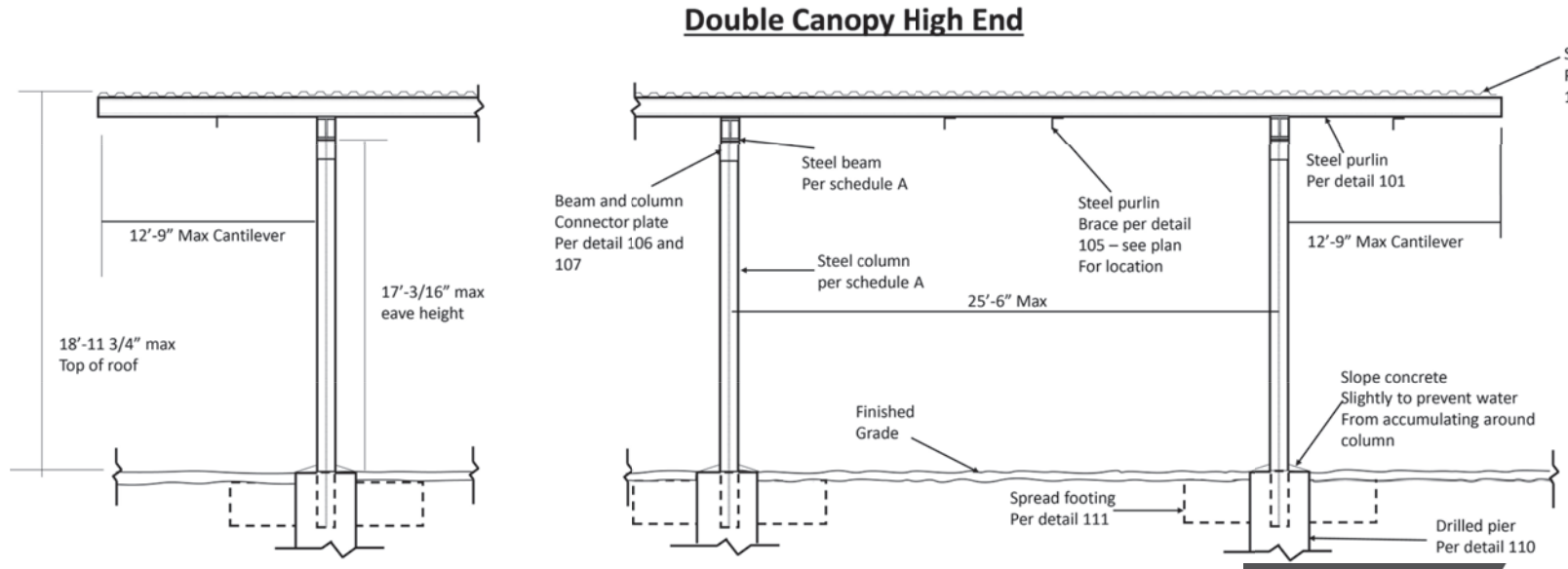
Double Canopy Low End



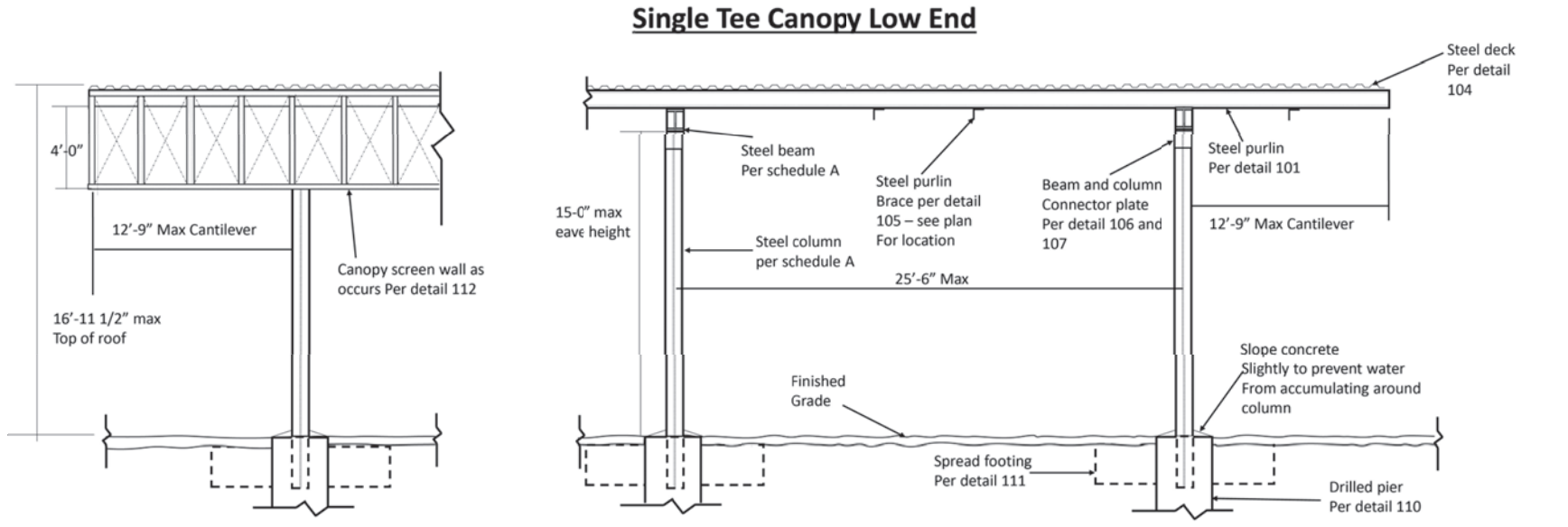
Single Tee Canopy High End

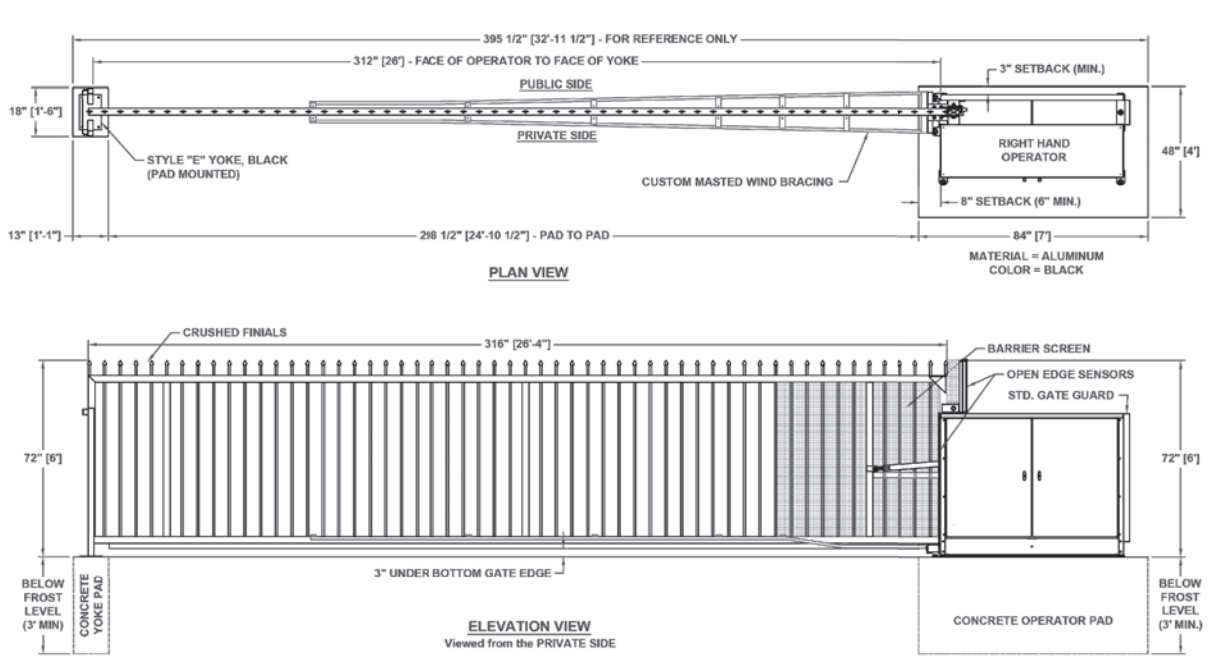


Double Canopy High End



Single Tee Canopy Low End





CUSTOMER PROVIDED AUTOGATE WITH A SITE DRAWING OR SKETCH (_____YES__X__NO)

CUSTOMER SIGNATURE:______________________

DATE SIGNED:

Rev.:	Description:	Date:	Drn. By:	Ckd. By:

DO NOT SCALE

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UNLESS OTHERWISE SPECIFIED DIMENSIONS ARE IN INCHES ANGLES ± 1° X/X ± 1/32, .XX ± .01, .XXX ± .005

Date Drawn:	04/19/21
Drawn By:	MS
Checked By:	AK
Dwg./AG#:	Buckeye 26 X 6
Title:	Buckeye "500" VPG (26'-4" x 6'-0")

AutoGate
Gate Entry Systems
Berlin Heights, Ohio
FAX (419) 588-3514

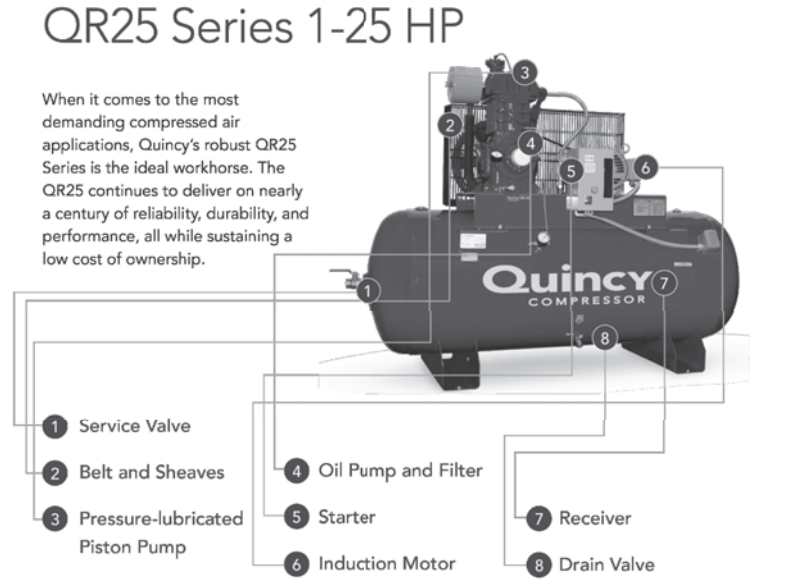
Y:\1. PROJECTS\STATE HWY 528 RIO RANCHO NM\CADD\7. REFERENCE MATERIAL\BUCKEYE 26 X 6.DWG

QR25 Series

Quincy COMPRESSOR

QR25 Series 1-25 HP

When it comes to the most demanding compressed air applications, Quincy's robust QR25 Series is the ideal workhorse. The QR25 continues to deliver on nearly a century of reliability, durability, and performance, all while sustaining a low cost of ownership.



1. Service Valve
2. Belt and Sheaves
3. Pressure-lubricated Piston Pump
4. Oil Pump and Filter
5. Starter
6. Induction Motor
7. Receiver
8. Drain Valve

QR25 1-25 HP Reciprocating Air Compressors

The QR25 Is Best For:

- Applications that require heavy-duty design and reliability
- Available HP models for pressures up to 500 psig
- Increased efficiency using slower operating speeds that produce more CFM per horsepower
- Pressure-lubrication system offers longer life with minimum downtime, simplified maintenance, and minimal cost of ownership

QR25 TECHNICAL DATA

Model No.	Typical HP Range	Bore L.P. (in)	Bore H.P. (in)	Stroke (in)	No. Cyl.	Min/ Max RPM	ACFM @175PSIG Min/Max RPM	Max Cont. Pressure (PSIG)	Configuration	Tank Size (Gal)	Approx. Shipping Wt (lbs)	LxWxH (in)
F210	1 - 2	2.50	-	2.00	2	400 / 1000	2.82 / 6.34**	100	Horizontal	30	290	42x16x37
										60	480	53x22x42
V210									Vertical	30	275	27x18x47
F310	2 - 3	3.50	2.00	2.50	2	400 / 920	3.9 / 9.63	200	Horizontal	60	560	53x22x48
										80	620	68x27x54
										120	800	77x29x59
V310									Vertical	60	550	31x22x75
										80	600	31x24x75
F325	3 - 5	4.50	2.50	3.00	2	400 / 900	8.3 / 18.64	200	Horizontal	60	710	53x26x51
										80	770	68x26x50
										120	975	73x26x56
V325									Vertical	60	675	36x26x78
										80	775	36x26x78
										120	980	36x30x77
F340	5 - 10	5.25	3.00	3.50	2	400 / 900	13.2 / 29.64	200	Horizontal	80	1095	68x28x56
										120	1120	73x28x61
										200	1790	77x34x72
F350	5 - 15	6.00	3.25	3.50	2	400 / 940	15.6 / 36.6	200	Horizontal	80	1095	68x28x56
										120	1225	73x30x62
										200	1800	77x34x72
F370	7.5 - 15	6.00	3.25	4.00	2	400 / 1070	18.5 / 49.72	200	Horizontal	80	1095	68x28x56
										120	1285	73x30x62
										200	2320	77x34x72
F390	7.5 - 20	7.50	4.00	4.00	2	400 / 940	29.5 / 69.21	200	Horizontal	120	1680	73x35x66
										200	2010	77x35x72
F5120	10 - 25	6.00	3.25	4.00	V4	400 / 1040	36.5 / 94.97	200	Horizontal	120	2140	73x34x72
										200	2140	77x34x72

** Capacity at 100 PSIG

QR25 SINGLE-STAGE BASIC COMPRESSORS

Model No.	Typical HP Range @100 PSI	Bore (in)	Stroke* (in)	No. Cyl.	Min RPM	*ACFM @100 PSIG Min RPM	Max. RPM	ACFM @100 PSIG Max. RPM	Max. Cont Pressure (PSIG)
210	1-2	2.50	2.00	2	400	2.82	1000	6.34	100
216	1.5-3	3.00	2.50	2	400	4.74	900	10.70	100
240	3-7.5	4.00	3.00	2	400	10.47	900	23.56	100w
270	5-10	4.50	4.00	2	400	15.61	900	35.12	100
4125	10-20	4.50	4.50	V4	400	31.81	940	71.57	100

* FAD tested in accordance with ISO 1217, Ed.3, Annex-C

QR25 INDUSTRIAL HIGH PRESSURE COMPRESSORS

Model No.	HP	Bore L.P. (in)	Bore HP (in)	Stroke (in)	No. Cyl.	RPM**	*ACFM**	Highest psi available**
310HP	2					564	4.96	500psi
	3	3.50	2.00	2.50	2	821	7.68	500psi
	5					884	9.20	500psi
325HP	5	4.50	2.50	3.00	2	682	12.20	250psi
	7.5					895	14.52	500psi
340HP	10	5.25	3.00	3.50	2	859	27.50	500psi
350HP	10	6.00	3.25	3.50	2	822	29.00	350psi
	15					932	33.81	350psi
370HP	15	6.00	3.25	4.00	2	1005	41.50	250psi
390HP	20	7.50	4.00	4.00	2	877	58.50	250psi
5120HP	25	6.00	3.25	4.00	4	937	77.50	250psi
	30					1028	88.80	250psi

* RPM and ACFM shown at 250 PSI
** Highest pressure available in base mount only on certain models

WARRANTY INFORMATION

TRUE BLUE	WARRANTY
	Basic Pump Sixty (60) months from shipment date (Core Components) - Labor/Travel/Remaining parts 12 Months (Shipment Date) - Motor - Tanks - Cooler - Starter

Email: info@quincycompressor.com | QuincyCompressor.com

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NOTES
1. QUINCY COMPRESSOR, QR RECIPROCATING AIR COMPRESSOR MODEL NO. 370HP(OR SIMILAR) WITH 225-250 PSI
2. GUN MOUNTED TO WALL VIA HOSE REEL ATTACHMENT.
3. COMPRESSOR MACHINERY TO BE INSTALLED UNDER CANOPY BAY, WITHIN PROXIMITY TO THE DUMP STATION AND CAGED IN BY A MINI-MESH CHAIN LINK BOX FENCE WITH LOCKABLE LATCH. CONSIDER SAFE-GUARD MATERIAL, OR SIMILAR
4. INSTALLATION REQUIRES A FLAT AND LEVEL CONCRETE PAD. CONTRACTOR TO INSTALL TANK ON A 6" CONCRETE PAD. RECOMMENDED TO ANCHOR TANK TO CONCRETE PAD WITH ISOLATOR MOUNTING ANCHORS.
5. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING A SUITABLE FOUNDATION AND ISOLATOR MOUNTING WHERE NECESSARY.

NO.	REVISION	BY	DATE	APPR.

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LEGAL DESCRIPTION:
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AND 5A-1, BLOCK A
RIO WEST BUSINESS PARK
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RV STORAGE - RIO RANCHO
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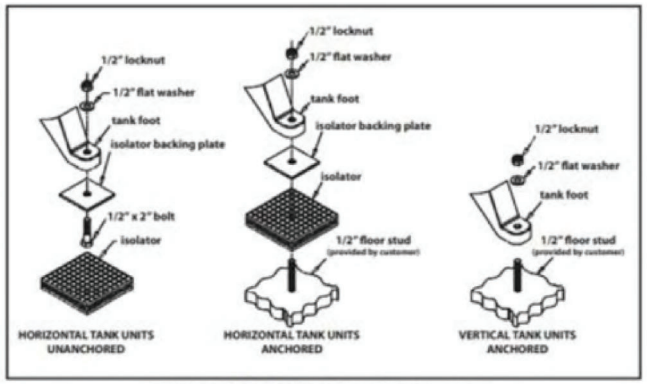


Fig. 3-1 Isolator Installation for Unanchored or Anchored Receivers

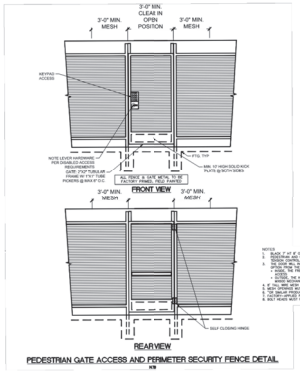
05-60-04 Pedestrian Gate Access Detail.

Location:

- Near the office and the main vehicle entrance gate, facilitating regular foot traffic and pedestrian egress after hours in the event of a gate malfunction
- Allowing access to retention areas for maintenance purposes

358 Fence Gate, 358 Mesh Gate

- Black 7' HT 8' OPN Single Swing Gate
- Construction material should be welded wire mesh
- Factory-applied paint
- The door hardware will include a mechanism allowing free exit from the interior and keyed entry from the exterior
  - Inside, the free-exit function will incorporate a push bar system to deter unauthorized access
  - Outside, the keyed entry will be mechanical, offering both keypad and traditional key options, such as the Mutex MX600



PEDESTRIAN GATE ACCESS AND PERIMETER SECURITY FENCE DETAIL

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POST GUARD

Encore Commercial Products, Inc.
37525 Interchange Dr., Farmington Hills,MI 48335
Toll Free 1- 866 -737- 8900 Fax 248-354-4095
www.postguard.com

Title: Post Guard Bollard Cover		Drawing Number: PG1
Recommended Use:	**Specifications:**	Date: 3-15-17
Bollard, Post, or Pole Cover	See Below	Style: Round Cover
		Page: 1 of 1

POST GUARD COVER SPECIFICATION SHEET

MATERIAL

Marlex ™ HHM 5502 BN High Density Poyethylene

Microthene™ MP635662 Linear Low Density Polyethylene*

HDPE, hexene copolymer, is tailored for slow molded products that require excellent stiffness, impact strength and UV resistance. HDPE is designed for an optimum balance of density, molecular weight distribution, demonstrating maximum property advantages for large products. Blow molded HDPE products are durable and recyclable for sustainability. Six year UV stabilizer package and antic-static package are combined with the HDPE.

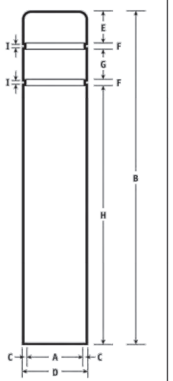
*Low Density PE, ethylene hexene copolymer. LDPE Resin is tailored for rotationally molded large hollow objects that require impact strength, warp resistance, stress crack resistance and UV stabilization.

** The Yellow color 8'-7/8" x 72" Post Guard bollard cover is stocked in HDPE. Other colors may be available in 8-7/8" HDPE as the market demands.

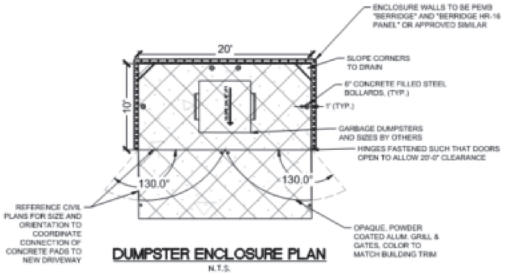
Reflective Tape: High quality reflective tape
Installation Strips: 2 foam strips

INSTALLATION

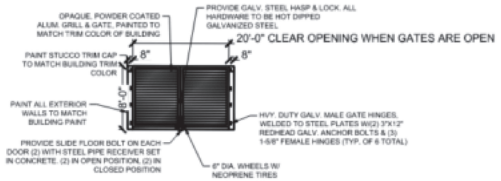
1. Crisscross the two foam strips over the top of the bollard.
2. Slide the Post Guard cover over the foam strips and the bollard.



	A (ID Width) In	B Height (Length)	C Thickness	D (ID Width) Dia	E	F Recess	G	H	I Reflect Tape
6.5" x 52"	6.72	52	.1406	5	2.875	.875	5.875	41.59	.75w
6.5" x 64"	6.72	64	.1406	5	2.875	.875	5.875	53.59	.75w
7" x 52"	7	52	.1719	7.34	2.875	.875	5.875	41.59	.75w
7" x 60"	7	60	.1719	7.34	2.875	.875	5.875	49.50	.75w
7" x 72"	7	72	.1719	7.34	2.875	.875	5.875	61.59	.75w
8⅞ x 72"**	8.8125	72	.19	9.1857	3.875	.825	5.75	60.62	.75w
10⅝ x 60"*	10.875	60	.22	11.3125	3.0	.875	5.75	49.50	1.0w
12¾ x 60"*	13.00	60	.28	13.4	3.0	.875	5.75	49.50	1.0w

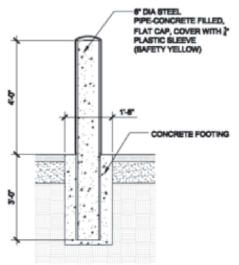


DUMPSTER ENCLOSURE PLAN
N.T.S.

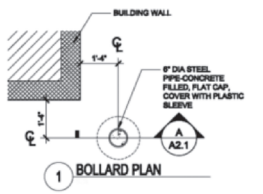


DUMPSTER ENCLOSURE ELEVATION
N.T.S.

NOTES
1. 6'2" TO 8' ARCHITECTURAL 22 GA METAL PANELS WITH 16 GA FRAMING COMPONENTS, MOUNTED ON A CONCRETE OR ASPHALT PAD
   - CONCRETE APRON SLAB TO EXTEND FOR DOOR RETRACTION
2. SIZE VARIES BY SITE; ALLOCATE SPACE FOR A SINGLE 6-CUBIC-YARD CONTAINER
3. 6' OPAQUE, ALUMINUM GATE, FIELD PAINTED TO MATCH BUILDING TRIM
4. LOCKABLE DOORS WITH A SLIDE FLOOR BOLT, SECURED IN A STEEL PIPE RECEIVER SET IN CONCRETE (2 IN THE OPEN POSITION, 2 IN THE CLOSED POSITION).
5. DEPENDANT ON REGION AND WEATHER ELEMENTS (WIND LOADS)
6. ENCLOSURE TO BE PROTECTED BY TWO 48"STANDARD BOLLARDS, FEATURING BOLLARD COVER WITH RED REFLECTIVE TAPE
7. EQUIPMENT SUCH AS ELECTRICAL PANELS, GAS METERS, AND IRRIGATION EQUIPMENT SHOULD BE TUCKED BEHIND TRASH ENCLOSURE AREA WHENEVER POSSIBLE

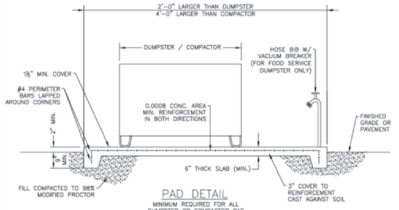


A BOLLARD SECTION



1 BOLLARD PLAN

NOTES
1. BOLLARDS TO BE LOCATED AT 4' A.F.G.
2. TO BE INSTALLED PROTECTING THE FOLLOWING AREAS: WASH STATION, DUMP STATION, ELECTRICAL BREAKERS/PANELS, KEY PADS, TRASH ENCLOSURE, FIRE HYDRANTS, AND ANY EXPOSED BUILDING/CANOPY CORNERS SUBJECT TO HIGH TRAFFIC
3. BOLLARDS TO BE PROTECTED WITH POST GUARD BOLLARD, OR SIMILAR PRODUCT



PAD DETAIL
MINIMUM REQUIRED FOR ALL DUMPSTER OR COMPACTOR PAD

NOTES:
1. DUMPSTER PAD SHALL BE CLASS I CONCRETE W/ MIN. COMP. STRENGTH f'c= 3000 P.S.I. & MIN. REINFORCEMENT STRENGTH fy= 60,000 P.S.I.
2. DUMPSTER PAD SHALL BE FENCED IN ACCORDANCE WITH THE MANATEE COUNTY LAND DEVELOPMENT CODE.
3. ENCLOSURE SIZE TO BE A MINIMUM 10'x20' TO ACCOMMODATE RECYCLING CONTAINERS AND HAVE A MIN. TEN (10') FOOT GATE OPENING FOR EACH CONTAINER.
4. DISCHARGE FROM THE DUMPSTER PAD SHALL BE DIRECTED TO THE ONSITE STORMWATER MANAGEMENT SYSTEM, I.E. CATCH BASIN, SWALES, RETENTION AREA, ETC.
5. WHEN DUMPSTER PAD IS LOCATED ADJACENT TO PROPERTY LINE, DISCHARGE SHALL BE DIRECTED IN THE OPPOSITE DIRECTION AND SHALL NOT DISCHARGE ONTO ADJACENT PROPERTY.

MANATEE COUNTY PUBLIC WORKS DEPARTMENT			
REV.BY	DATE	SEPT 12, 2023 DATE OF APPROVAL	COMPACTOR AND DUMPSTER PADS
			US-19

NO.	REVISION	BY	DATE	APPR

Kimley»Horn

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6200 SOUTH SYRACUSE WAY, SUITE 300
GREENWOOD VILLAGE, COLORADO 80111 (303) 228-2300

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DRAWN BY: CTC
CHECKED BY: SAL
DATE: 02/06/2026

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RV STORAGE - RIO RANCHO
RIO RANCHO, NEW MEXICO
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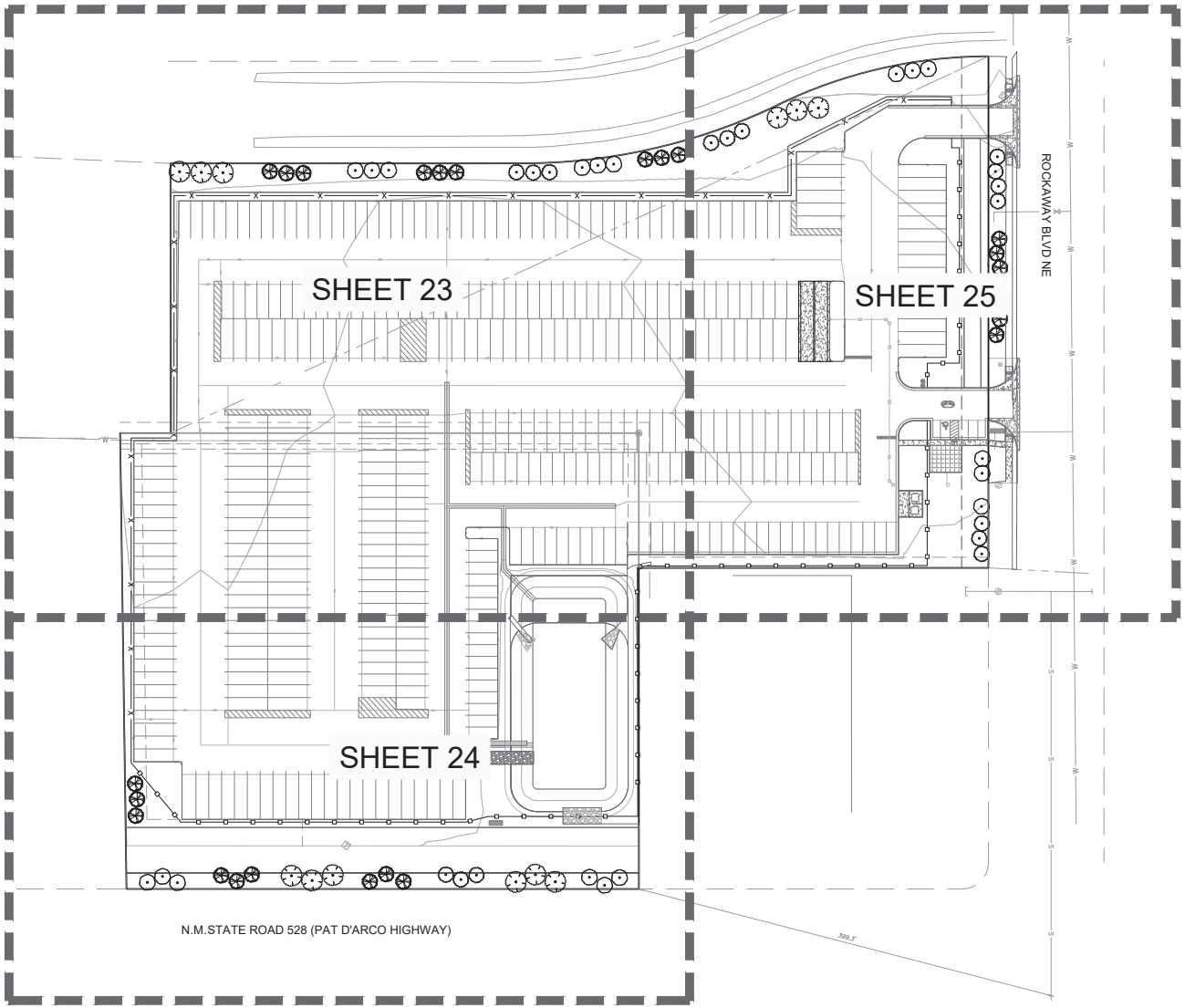

PLANT SCHEDULE

SYMBOL	CODE	COMMON NAME
TREES		
	Pc	CHINESE PISTACHE
	Uc	FRONTIER ELM
	Pp	PINON PINE
	Js	ROCKY MOUNTAIN JUNIPER
SHRUBS		
	LA	AUTUMN SAGE
	YB	BANANA YUCCA
	YR	BEAKED YUCCA
	Jb	BLUE CHIP JUNIPER
	RI	CANYON PLUME
	LI	CRAPE MYRTLE
	As	LITTLE BLUESTEM
	Cl	LOWFAST BEARBERRY COTONEASTER
	HP	RED YUCCA
	LF	TEXAS SAGE
GROUND COVERS		
	Mu	3/4" ROCK MULCH
	POND	CURTIS & CURTIS SEED
	SEED	HOMESTEADER`S CHOICE

NORTH

GRAPHIC SCALE IN FEET
0 25 50 100

NO.	REVISION	BY	DATE	APPR

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6200 SOUTH SYRACUSE WAY, SUITE 300
GREENWOOD VILLAGE, COLORADO 80111 (303) 228-2300

DESIGNED BY: AMP
DRAWN BY: AMP
CHECKED BY: CPH
DATE: 02/06/2026

LEGAL DESCRIPTION:
LOTS 4A-1-A
AND 5A-1, BLOCK A
RIO WEST BUSINESS PARK
RIO RANCHO, SANDOVAL
COUNTY, NEW MEXICO

RV STORAGE - RIO RANCHO
RIO RANCHO, NEW MEXICO
SITE PLAN SUBMITTAL
LANDSCAPE PLAN OVERALL

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PROJECT NO.
296392000

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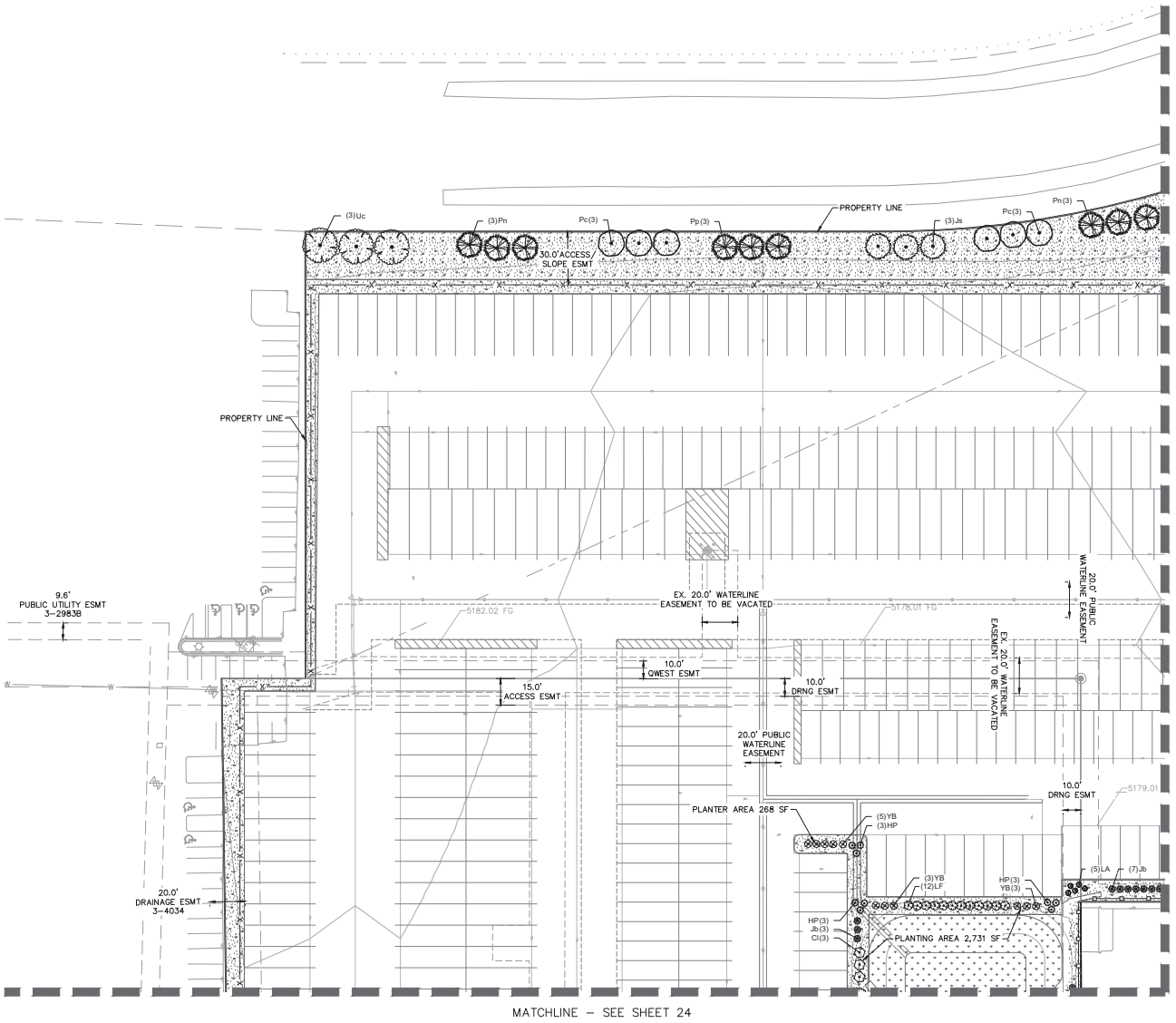

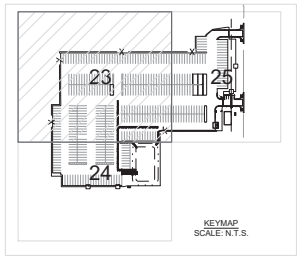

PLANT SCHEDULE

SYMBOL	CODE	COMMON NAME
TREES		
	Pc	CHINESE PISTACHE
	Uc	FRONTIER ELM
	Pp	PINON PINE
	Js	ROCKY MOUNTAIN JUNIPER
SHRUBS		
	LA	AUTUMN SAGE
	YB	BANANA YUCCA
	YR	BEAKED YUCCA
	Jb	BLUE CHIP JUNIPER
	RI	CANYON PLUME
	LI	CRAPE MYRTLE
	As	LITTLE BLUESTEM
	Cl	LOWFAST BEARBERRY COTONEASTER
	HP	RED YUCCA
	LF	TEXAS SAGE
GROUND COVERS		
	Mu	3/4" ROCK MULCH
	POND	CURTIS & CURTIS SEED
	SEED	HOMESTEADER'S CHOICE

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

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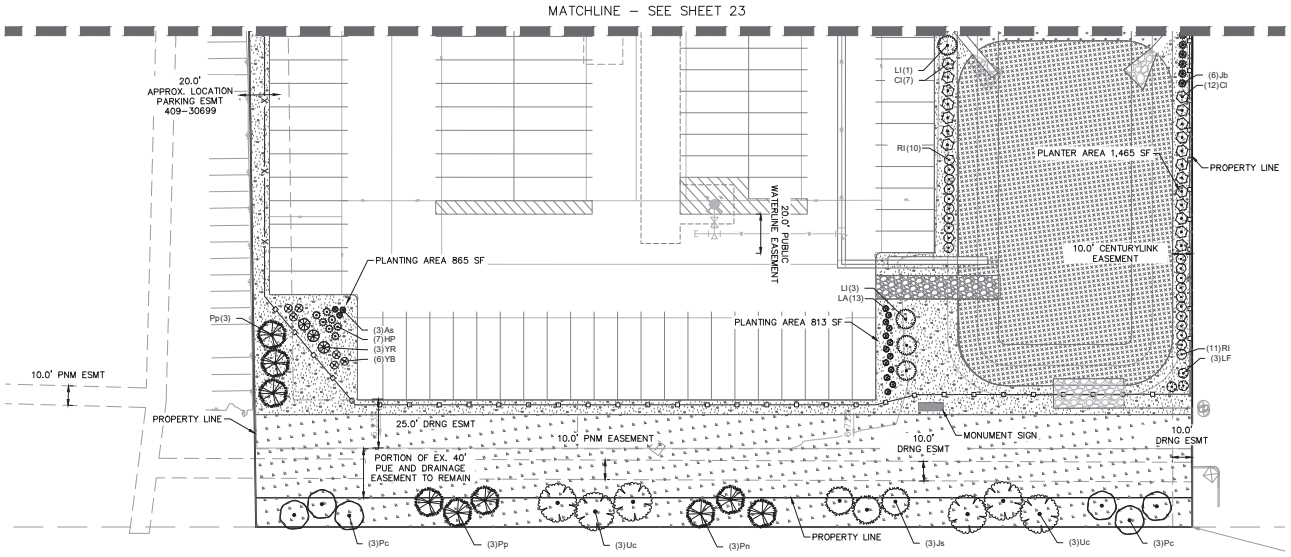
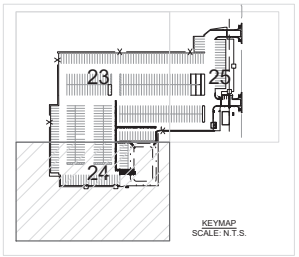


N.M. STATE ROAD 528 (PAT D'ARCO HIGHWAY)



PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	PLANTING SIZE
TREES							
	Js	16	JUNIPERUS SCOPULORUM	ROCKY MOUNTAIN JUNIPER	B & B	-	10` HT MIN
	Pp	24	PINUS EDULIS	PINON PINE	B & B	-	10` HT MIN
	Pc	18	PISTACIA CHINENSIS	CHINESE PISTACHE	B & B	3" CAL MIN	10` HT MIN
	Uc	12	ULMUS X `FRONTIER`	FRONTIER ELM	B & B	3" CAL MIN	10` HT MIN

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE
SHRUBS							
	As	54	ANDROPOGON SCOPARIUS	LITTLE BLUESTEM	3 GAL	SEE PLAN	18" FULL
	CI	61	COTONEASTER DAMMERI `LOWFAST`	LOWFAST BEARBERRY COTONEASTER	5 GAL	SEE PLAN	30" FULL
	RI	34	FALLUGIA PARADOXA	CANYON PLUME	5 GAL	SEE PLAN	24" FULL
	HP	31	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL	SEE PLAN	12" FULL
	Jb	66	JUNIPERUS HORIZONTALIS `BLUE CHIP`	BLUE CHIP JUNIPER	5 GAL	SEE PLAN	18" SPRD.
	LI	10	LAGERSTROEMIA INDICA	CRAPE MYRTLE	5 GAL	SEE PLAN	36" HT MIN
	LF	50	LEUCOPHYLLUM FRUTESCENS	TEXAS SAGE	5 GAL	SEE PLAN	24" HT MIN
	LA	67	SALVIA GREGGI	AUTUMN SAGE	5 GAL	SEE PLAN	12" FULL
	YB	22	YUCCA BACCATA	BANANA YUCCA	5 GAL	SEE PLAN	24" FULL
	YR	15	YUCCA ROSTRATA	BEAKED YUCCA	5 GAL	SEE PLAN	36" HT MIN

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT
GROUND COVERS					
	Mu	82,381 SF	3/4" ROCK MULCH	3/4" ROCK MULCH	-
	POND	18,110 SF	CUSTOM NATIVE POND SEED MIX	CURTIS & CURTIS SEED	SEED
	SEED	35,974 SF	NATIVE GRASS SEED MIXTURE	HOMESTEADER`S CHOICE	SEED

NORTH

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RIO RANCHO, NEW MEXICO
SITE PLAN SUBMITTAL
LANDSCAPE PLAN (2 OF 3)

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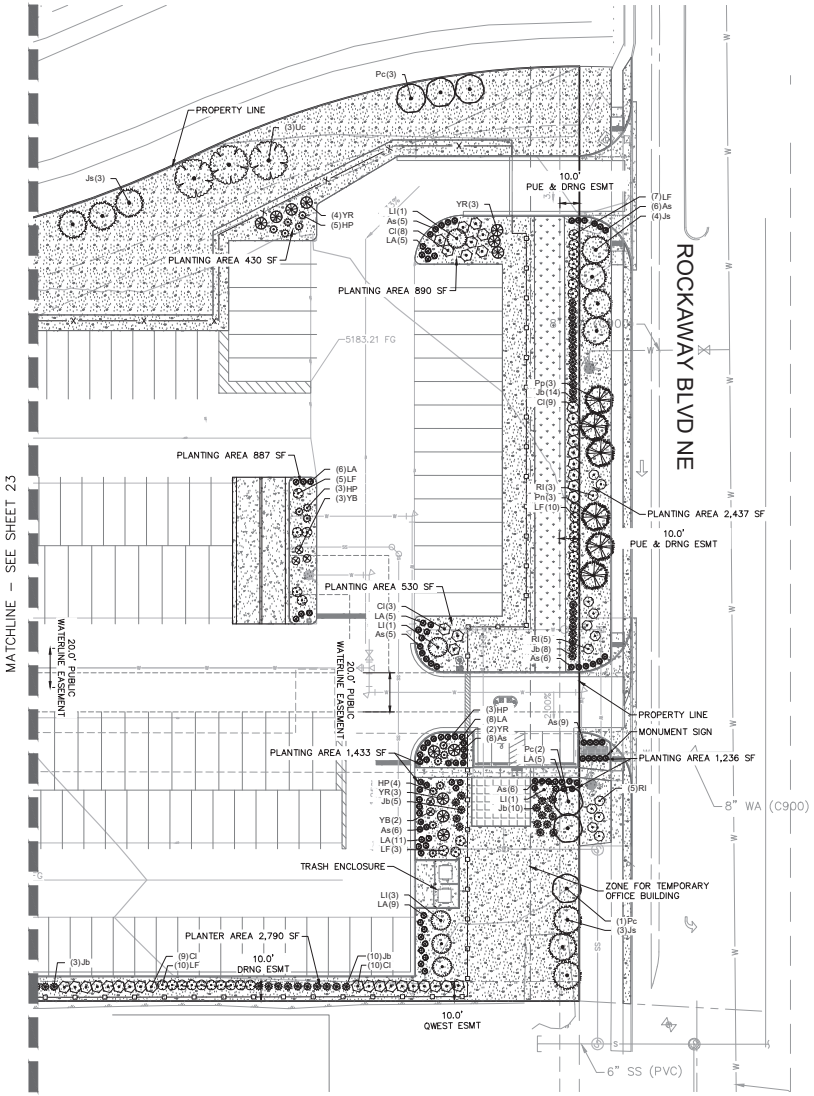

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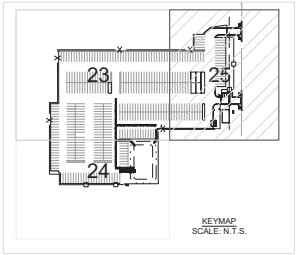

Curtis & Curtis Seed Custom Mixture

COMMON NAME	Pounds/1,000sf
Siberian Wheatgrasss	0.80
Streambank Wheatgrass	0.70
Western Wheatgrass	0.80
Buffalograss, Texoka	0.5
Blue Grama	0.2
TOTAL Pounds/1,000sf	**3**

LANDSCAPE CODE CALCULATIONS		
	REQUIRED	PROVIDED
SITE LANDSCAPE REQUIREMENTS		
MIN. 10% OF SITE TO BE LANDSCAPED ±10.4 ACRES ±453,024 SF	1.04 ACRES 45,302 SF	TOTAL 98,909 SF PLANTING BEDS 16,909 SF GRASS 54,084 SF
MAX 1,000 SF OF LANDSCAPE TO BE COOL SEASON GRASSES	1,000 SF MAX	0
LANDSCAPE BUFFERS (10' ON ALL SIDES)		
1740 TOTAL LF	1 BUFFER TREE / 25 LF – 70 TREES	70 TREES
GENERAL LANDSCAPE SIZING REQUIREMENTS	3" CAL. MIN, OR 30" BOX, OR 30 GALLON, OR 10' HT. MIN.	PROVIDED



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GENERAL LANDSCAPE SPECIFICATIONS

A. SCOPE OF WORK

1. THE WORK CONSISTS OF: FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS AND AS SPECIFIED HEREIN.

2. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL CONTRACT PLANTING AREAS UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER.

B. PROTECTION OF EXISTING STRUCTURES

1. ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, OTHER SITE CONSTRUCTION ITEMS, AND PLANTING ALREADY COMPLETED OR ESTABLISHED AND DESIGNATED TO REMAIN SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER, AT NO COST TO THE OWNER.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL NECESSARY BEST MANAGEMENT PRACTICES (BMP) DEVICES ACCORDING TO ALL REGULATORY AGENCY'S STANDARDS THROUGH THE DURATION OF ALL CONSTRUCTION ACTIVITIES.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY MAINTENANCE OF TRAFFIC (MOT) THAT MAY BE REQUIRED FOR THE PROJECT.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES, WHETHER PUBLIC OR PRIVATE, PRIOR TO EXCAVATION. THE OWNER AND DESIGN PROFESSIONAL SHALL NOT BE RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF ANY SUCH INFORMATION OR DATA. THE CONTRACTOR SHALL HAVE FULL RESPONSIBILITY FOR; REVIEWING AND CHECKING ALL SUCH INFORMATION AND DATA; LOCATING ALL UNDERGROUND FACILITIES DURING CONSTRUCTION, THE SAFETY AND PROTECTION THEREOF; REPAIRING ANY DAMAGE THERETO RESULTING FROM THE WORK. THE COST OF ALL WILL BE CONSIDERED AS HAVING BEEN INCLUDED IN THE CONTRACT PRICE. THE CONTRACTOR SHALL NOTIFY ANY AFFECTED UTILITY COMPANIES OR AGENCIES IN WRITING AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.

C. PROTECTION OF EXISTING PLANT MATERIALS

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE, CAUSED BY CARELESS EQUIPMENT OPERATION, MATERIAL STOCKPILING, ETC... THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIP-LINE AND SPILLING OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIP-LINE. NO MATERIALS SHALL BE BURNED ON SITE. EXISTING TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPEN AND/OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF FOUR HUNDRED DOLLARS ($400) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PERCENT PER INCH OVER FOUR (4) INCHES CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES. CALIPER SHALL BE MEASURED SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO AND INCLUDING FOUR (4) INCHES IN CALIPER AND TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES IN CALIPER.

2. SEE TREE MITIGATION PLAN AND NOTES, IF APPLICABLE.

D. MATERIALS

1. GENERAL

MATERIAL SAMPLES LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL, ON SITE OR AS DETERMINED BY THE OWNER. UPON APPROVAL, DELIVERY OF MATERIALS MAY COMMENCE.

MATERIAL	SAMPLE SIZE
MULCH	ONE (1) CUBIC FOOT
TOPSOIL MIX	ONE (1) CUBIC FOOT
PLANTS	ONE (1) OF EACH VARIETY (OR TAGGED IN NURSERY)

2. PLANT MATERIALS

a. FURNISH NURSERY-GROWN PLANTS TRUE TO GENUS, SPECIES, VARIETY, CULTIVAR, STEM FORM, SHEARING, AND OTHER FEATURES INDICATED IN PLANT SCHEDULE SHOWN ON DRAWINGS AND COMPLYING WITH ANSI Z60.1 AND WITH HEALTHY ROOT SYSTEMS DEVELOPED BY TRANSPLANTING OR ROOT PRUNING. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK, DENSELY FOLIATED WHEN IN LEAF AND FREE OF DISEASE, PESTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT.

b. TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE.

c. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN PERMISSION FROM THE PROJECT LANDSCAPE ARCHITECT. ANY ROW TREES MUST BE APPROVED BY OFFICE OF THE CITY FORESTER.

d. PROVIDE PLANTS OF SIZES, GRADES, AND BALL OR CONTAINER SIZES COMPLYING WITH ANSI Z60.1 FOR TYPES AND FORM OF PLANTS REQUIRED. PLANTS OF A LARGER SIZE MAY BE USED IF ACCEPTABLE TO PROJECT LANDSCAPE ARCHITECT WITH A PROPORTIONATE INCREASE IN SIZE OF ROOTS OR BALLS.

e. PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER, FOR QUALITY, SIZE, AND VARIETY. SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF ROOT BALLS OR ROOTS, LATENT DEFECTS OR INJURIES. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.

f. TREES WITH DAMAGED, CROOKED, OR MULTIPLE LEADERS; TIGHT VERTICAL BRANCHES WHERE BARK IS SQUEEZED BETWEEN TWO BRANCHES OR BETWEEN BRANCH AND TRUNK ("INCLUDED BARK"); CROSSING TRUNKS; CUT-OFF LIMBS MORE THAN ¼ INCH (19 MM) IN DIAMETER; OR WITH STEM GIRDLING ROOTS WILL BE REJECTED.

g. FURNISH TREES AND SHRUBS WITH ROOTS BALLS MEASURED FROM TOP OF ROOT BALL, WHICH SHALL BEGIN AT ROOT FLARE ACCORDING TO ANSI Z60.1. ROOT FLARE SHALL BE VISIBLE BEFORE PLANTING.

h. LABEL AT LEAST ONE PLANT OF EACH VARIETY, SIZE, AND CALIPER WITH A SECURELY ATTACHED, WATERPROOF TAG BEARING LEGIBLE DESIGNATION OF COMMON NAME AND FULL SCIENTIFIC NAME, INCLUDING GENUS AND SPECIES. INCLUDE NOMENCLATURE FOR HYBRID, VARIETY, OR CULTIVAR, IF APPLICABLE FOR THE PLANT AS SHOWN ON DRAWINGS.

i. IF FORMAL ARRANGEMENTS OR CONSECUTIVE ORDER OF PLANTS IS SHOWN ON DRAWINGS, SELECT STOCK FOR UNIFORM HEIGHT AND SPREAD, AND NUMBER THE LABELS TO ASSURE SYMMETRY IN PLANTING.

E. SOIL MIXTURE

1. CONTRACTOR SHALL TEST EXISTING SOIL AND AMEND AS NECESSARY IN ACCORDANCE WITH THE GUIDELINES BELOW:

2. SOIL MIXTURE SHALL CONSIST OF TWO PARTS OF TOPSOIL AND ONE PART SAND, AS DESCRIBED BELOW. CONTRACTOR TO SUBMIT SAMPLES AND PH TESTING RESULTS OF SOIL MIXTURE FOR OWNER'S REPRESENTATIVE APPROVAL PRIOR TO PLANT INSTALLATION OPERATIONS COMMENCE.

a. TOPSOIL FOR USE IN PREPARING SOIL MIXTURE FOR BACKFILLING PLANT OPENINGS SHALL BE FERTILE, FRIABLE, AND OF A LOAMY CHARACTER; REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH, WEEDS AND OTHER LITTER; FREE OF ROOTS, STUMPS, STONES LARGER THAN 2" IN ANY DIRECTION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. IT SHALL CONTAIN THREE (3) TO FIVE (5) PERCENT DECOMPOSED ORGANIC MATTER, HAVE A PH BETWEEN 5.5 AND 8.0, AND SOLUBLE SALTS LESS THAN 3.0 MMHOS/CM. SUBMIT SOIL SAMPLE AND PH TESTING RESULTS FOR APPROVAL.

b. SAND SHALL BE COARSE, CLEAN, WELL-DRAINING, NATIVE SAND.

3. TREES SHALL BE PLANTED IN THE EXISTING NATIVE SOIL ON SITE, UNLESS DETERMINED TO BE UNSUITABLE - AT WHICH POINT THE CONTRACTOR SHALL CONTACT THE PROJECT LANDSCAPE ARCHITECT TO DISCUSS ALTERNATE RECOMMENDATION PRIOR TO PLANTING.

F. WATER

1. WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN ADEQUATE PLANT GROWTH AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC... IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.

* WATERING/IRRIGATION RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

G. FERTILIZER

1. CONTRACTOR SHALL PROVIDE FERTILIZER APPLICATION SCHEDULE TO OWNER, AS APPLICABLE TO SOIL TYPE, PLANT INSTALLATION TYPE, AND SITE'S PROPOSED USE. SUGGESTED FERTILIZER TYPES SHALL BE ORGANIC OR OTHERWISE NATURALLY-DERIVED.

* FERTILIZER RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

H. MULCH

1. MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED AT A DEPTH OF THREE (3) INCHES. CLEAR MULCH FROM EACH PLANT'S CROWN (BASE) OR AS SHOWN IN PLANTING DETAILS. UNLESS OTHERWISE NOTED ON PLANS, MULCH SHALL BE DOUBLE SHREDDED HARDWOOD MULCH DARK BROWN FINES OR APPROVED EQUAL. DYED MULCH IS NOT ACCEPTABLE. SUBMIT SAMPLES TO PROJECT LANDSCAPE ARCHITECT FOR APPROVAL. MULCH SHALL BE PROVIDED OVER THE ENTIRE AREA OF EACH SHRUB BED, GROUND COVER, VINE BED, AND TREE RING (6' MINIMUM) PLANTED UNDER THIS CONTRACT, AS WELL AS FOR ANY EXISTING LANDSCAPE AREAS AS SHOWN ON PLANS.

I. DIGGING AND HANDLING

1. ALL TREES SPECIFIED SHALL BE BALLED AND BURLAPPED (B&B) UNLESS OTHERWISE APPROVED BY PROJECT LANDSCAPE ARCHITECT.

2. PROTECT ROOTS OR ROOT BALLS OF PLANTS AT ALL TIMES FROM SUN, DRYING WINDS, WATER AND FREEZING, AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT DAMAGE DURING TRANSIT. TREES TRANSPORTED MORE THAN TEN (10) MILES OR WHICH ARE NOT PLANTED WITHIN THREE (3) DAYS OF DELIVERY TO THE SITE SHALL BE SPRAYED WITH AN ANTITRANSPIRANT PRODUCT ("WILTPRUF" OR EQUAL) TO MINIMIZE TRANSPIRATIONAL WATER LOSS.

3. B&B, AND FIELD GROWN (FG) PLANTS SHALL BE DUG WITH FIRM, NATURAL BALLS OF SOIL OF SUFFICIENT SIZE TO ENCOMPASS THE FIBROUS AND FEEDING ROOTS OF THE PLANTS. NO PLANTS MOVED WITH A ROOT BALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN. PLANTS SHALL NOT BE HANDLED BY STEMS.

J. CONTAINER GROWN STOCK

1. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION.

2. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG ENOUGH FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER. CONTAINER GROWN STOCK SHALL NOT BE HANDLED BY THEIR STEMS.

3. ROOT BOUND PLANTS ARE NOT ACCEPTABLE AND WILL BE REJECTED.

K. MATERIALS LIST

1. QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND THE PLANT LIST QUANTITY, THE PLANS SHALL GOVERN. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE.

L. FINE GRADING

1. FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN DISTURBED DURING CONSTRUCTION.

2. THE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF SOD AND/OR MULCH DEPTH.

3. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED FOR POSITIVE DRAINAGE TO SURFACE/SUBSURFACE STORM DRAIN SYSTEMS. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS. REFER TO CIVIL ENGINEER'S PLANS FOR FINAL GRADES, IF APPLICABLE.

M. PLANTING PROCEDURES

1. THE CONTRACTOR SHALL CLEAN WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER DAILY. ALL MORTAR, CEMENT, AND OTHER BUILDING MATERIALS, AND TOXIC MATERIAL, SHALL BE IMMEDIATELY REMOVED FROM PLANTING AREAS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS IN PLANTING AREAS WHICH WILL ADVERSELY AFFECT THE PLANT GROWTH, THE CONTRACTOR SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. FAILURE TO DO SO BEFORE PLANTING SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.

2. VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS (LINES AND TANKS), WATER, SANITARY SEWER, STORMWATER SYSTEMS, CABLE, AND TELEPHONE PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES. CALL COLORADO (811) TO LOCATE UTILITIES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.

3. CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED LIMEROCK AND LIMEROCK SUB-BASE FROM ALL PLANTING AREAS TO A MINIMUM DEPTH OF 36" OR TO NATIVE SOIL. CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH FINISHED GRADE WITH CLEAN TOPSOIL FROM AN ON-SITE SOURCE OR AN IMPORTED SOURCE. IF LIMEROCK OR OTHER ADVERSE CONDITIONS OCCUR IN PLANTED AREAS AFTER 36" DEEP EXCAVATION BY THE CONTRACTOR, AND POSITIVE DRAINAGE CAN NOT BE ACHIEVED, CONTRACTOR SHALL UTILIZE POOR DRAINAGE CONDITION PLANTING DETAIL.

4. FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL REQUIREMENTS AS SPECIFIED HEREIN. INSPECT AND SELECT PLANT MATERIALS BEFORE PLANTS ARE DUG AT NURSERY OR GROWING SITE.

5. COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. UPON ARRIVAL AT THE SITE, PLANTS SHALL BE THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS STORED ON SITE SHALL NOT REMAIN UNPLANTED OR APPROPRIATELY HEALED IN FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS. AT ALL TIMES WORKMANLIKE METHODS CUSTOMARY IN ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE SHALL BE EXERCISED.

6. WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE PLANTING WITH IRRIGATION WORK TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF IRRIGATION APURTENANCES AND PLANTS.

7. ALL PLANTING OPENINGS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH ANSI Z60.1-2014 AMERICAN STANDARD FOR NURSERY STOCK.

8. TEST ALL TREE OPENINGS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. NO ALLOWANCE WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER DRAINAGE. IF POOR DRAINAGE EXISTS, UTILIZE "POOR DRAINAGE CONDITION" PLANTING DETAIL.

9. TREES SHALL BE SET PLUMB AND HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLUSHED INTO PLACE WITH A SLOW, FULL HOSE STREAM. ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURES AND UNDER THE SUPERVISION OF A QUALIFIED LANDSCAPE FOREMEN.

10. PRIOR TO EXCAVATION OF TREE OPENINGS, AN AREA EQUAL TO TWO TIMES THE DIAMETER OF THE ROOT BALL SHALL BE ROTO-TILLED TO A DEPTH EQUAL TO THE DEPTH OF THE ROOT BALL.

11. EXCAVATION OF TREE OPENINGS SHALL BE PERFORMED USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES OR HARDSCAPE ELEMENTS, FOOTERS AND PREPARED SUB-BASES.

12. IN CONTINUOUS SHRUB AND GROUND COVER BEDS, THE ROTO-TILLED PERIMETER SHOULD EXTEND TO A DISTANCE OF ONE FOOT BEYOND THE DIAMETER OF A SINGLE ROOT BALL. THE BED SHALL BE TILLED TO A DEPTH EQUAL TO THE ROOT BALL DEPTH PLUS 6".

13. TREE OPENINGS FOR WELL DRAINED SOILS SHALL BE DUG SO THAT THE BOTTOM OF THE ROOT BALL WILL REST ON UNDISTURBED SOIL AND THE TOP OF THE ROOT BALL WILL BE FLUSH WITH FINISH GRADE. IN POORLY DRAINED SOILS THE TREE OPENING SHALL BE DUG SO THAT THE ROOT BALL RESTS ON UNDISTURBED SOIL AND THE TOP OF THE ROOT BALL IS 1" ABOVE FINISH GRADE. PLANT PIT WALLS SHALL BE SCARIFIED PRIOR TO PLANT INSTALLATION.

14. TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES WHILE INSTALLING TREES.

15. SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION 'E'.

16. TREES AND SHRUBS SHALL BE SET STRAIGHT AT AN ELEVATION THAT, AFTER SETTLEMENT, THE PLANT CROWN WILL STAND ONE (1) TO TWO (2) INCHES ABOVE GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PIT. SOIL MIXTURE SHALL BE BACK FILLED, THOROUGHLY TAMPED AROUND THE BALL, AND SETTLED BY WATER (AFTER TAMPING).

17. AMEND PINE AND OAK PLANT OPENINGS WITH ECTOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. ALL OTHER PLANT OPENINGS SHALL BE AMENDED WITH ENDOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. PROVIDE PRODUCT INFORMATION SUBMITTAL PRIOR TO INOCULATION.

18. FILL HOLE WITH SOIL MIXTURE, MAKING CERTAIN ALL SOIL IS SATURATED. TO DO THIS, FILL HOLE WITH WATER AND ALLOW TO SOAK MINIMUM TWENTY (20) MINUTES, STIRRING IF NECESSARY TO GET SOIL THOROUGHLY WET. PACK LIGHTLY WITH FEET, ADD MORE WET SOIL MIXTURE. DO NOT COVER TOP OF BALL WITH SOIL MIXTURE.

19. ALL BURLAP, ROPE, WIRES, BASKETS, ETC.., SHALL BE REMOVED FROM THE SIDES AND TOPS OF BALLS, BUT NO BURLAP SHALL BE PULLED FROM UNDERNEATH.

20. TREES SHALL BE PRUNED, IN ACCORDANCE WITH ANSI A-300, TO PRESERVE THE NATURAL CHARACTER OF THE PLANT. ALL SOFT WOOD OR SUCKER GROWTH AND ALL BROKEN OR BADLY DAMAGED BRANCHES SHALL BE REMOVED WITH A CLEAN CUT. ALL PRUNING TO BE PERFORMED BY CERTIFIED ARBORIST.

21. SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED ON THE PLANT LIST. MATERIALS INSTALLED SHALL MEET MINIMUM SPECIMEN REQUIREMENTS OR QUANTITIES SHOWN ON PLANS, WHICHEVER IS GREATER. CULTIVATE ALL PLANTING AREAS TO A MINIMUM DEPTH OF 6", REMOVE AND DISPOSE ALL DEBRIS. MIX TOP 4" THE PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION E. THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.

22. TREE GUYING AND BRACING SHALL BE INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO INSURE STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION. IF THE CONTRACTOR AND OWNER DECIDE TO WAIVE THE TREE GUYING AND BRACING, THE OWNER SHALL NOTIFY THE PROJECT LANDSCAPE ARCHITECT IN WRITING AND AGREE TO INDEMNIFY AND HOLD HARMLESS THE PROJECT LANDSCAPE ARCHITECT IN THE EVENT UNSUPPORTED TREES PLANTED UNDER THIS CONTRACT FALL AND DAMAGE PERSON OR PROPERTY.

23. ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. IF DIRECTED BY THE OWNER, "ROUND-UP" SHALL BE APPLIED FOR WEED CONTROL BY QUALIFIED PERSONNEL TO ALL PLANTING AREAS IN SPOT APPLICATIONS PER MANUFACTURER'S RECOMMENDATIONS. PRIOR TO FINAL INSPECTION, TREAT ALL PLANTING BEDS WITH AN APPROVED PRE-EMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER. (AS ALLOWED BY JURISDICTIONAL AUTHORITY)

N. LAWN SODDING

1. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING COMPLETE, IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A TURF GRASS LAWN ACCEPTABLE TO THE OWNER.

2. ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, AND DEBRIS BY MEANS OF A SOD CUTTER TO A DEPTH OF THREE (3) INCHES, AND THE GROUND BROUGHT TO AN EVEN GRADE. THE ENTIRE SURFACE SHALL BE ROLLED WITH A ROLLER WEIGHING NOT MORE THAN ONE-HUNDRED (100) POUNDS PER FOOT OF WIDTH. DURING THE ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT SHALL BE FILLED WITH ADDITIONAL SOIL, AND THE SURFACE SHALL BE REGRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH TO THE REQUIRED GRADE.

3. PREPARE LOOSE BED FOUR (4) INCHES DEEP. HAND RAKE UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED. WET PREPARED AREA THOROUGHLY.

4. SODDING

a. THE CONTRACTOR SHALL SOD ALL AREAS THAT ARE NOT PAVED OR PLANTED AS DESIGNATED ON THE DRAWINGS WITHIN THE CONTRACT LIMITS, UNLESS SPECIFICALLY NOTED OTHERWISE.

b. SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SO AS TO MAKE A SOLID SODDED LAWN AREA. SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS, PAVED AND PLANTED AREAS ADJACENT TO BUILDINGS, A 24 INCH STONE MULCH STRIP SHALL BE PROVIDED. IMMEDIATELY FOLLOWING SOD LAYING, THE LAWN AREAS SHALL BE ROLLED WITH A LAWN ROLLER CUSTOMARILY USED FOR SUCH PURPOSES, AND THEN THOROUGHLY IRRIGATED. IF, IN THE OPINION OF THE OWNER, TOP-DRESSING IS NECESSARY AFTER ROLLING TO FILL THE VOIDS BETWEEN THE SOD PANELS AND TO EVEN OUT INCONSISTENCIES IN THE SOD, CLEAN SAND, AS APPROVED BY THE OWNER'S REPRESENTATIVE, SHALL BE UNIFORMLY SPREAD OVER THE ENTIRE SURFACE OF THE SOD AND THOROUGHLY WATERED IN. FERTILIZE INSTALLED SOD AS ALLOWED BY PROPERTY'S JURISDICTIONAL AUTHORITY.

5. DURING DELIVERY, PRIOR TO, AND DURING THE PLANTING OF THE LAWN AREAS, THE SOD PANELS SHALL AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXPOSURE OF THE ROOTS TO THE SUN. ALL SOD SHALL BE STACKED SO AS NOT TO BE DAMAGED BY SWEATING OR EXCESSIVE HEAT AND MOISTURE.

6. LAWN MAINTENANCE

a. WITHIN THE CONTRACT LIMITS, THE CONTRACTOR SHALL PRODUCE A DENSE, WELL ESTABLISHED LAWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RE-SODDING OF ALL ERODED, SUNKEN OR BARE SPOTS (LARGER THAN 12"X12"), UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. REPAIRED SODDING SHALL BE ACCOMPLISHED AS IN THE ORIGINAL WORK, INCLUDING REGRADING IF NECESSARY.

b. CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING SOD/LAWN UNTIL ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PRIOR TO AND UPON ACCEPTANCE, CONTRACTOR TO PROVIDE WATERING/IRRIGATION SCHEDULE TO OWNER. OBSERVE ALL APPLICABLE WATERING RESTRICTIONS AS SET FORTH BY THE PROPERTY'S JURISDICTIONAL AUTHORITY.

O. EDGING

a. CONTRACTOR SHALL INSTALL 4"X¼" ROLLED TOP STEEL EDGING BETWEEN ALL SOD/SEED AREAS AND PLANTING BEDS.

P. CLEANUP

1. UPON COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM CONTRACTORS WORK. ALL PAVED AREAS SHALL BE CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S REPRESENTATIVE.

Q. PLANT MATERIAL MAINTENANCE

1. ALL PLANTS AND PLANTING INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, PRUNING, AND ALL OTHER OPERATIONS (SUCH AS RE-STAKING OR REPAIRING GUY SUPPORTS) NECESSARY TO INSURE A HEALTHY PLANT CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE.

R. FINAL INSPECTION AND ACCEPTANCE OF WORK

1. FINAL INSPECTION AT THE END OF THE WARRANTY PERIOD SHALL BE ON PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY REPLACEMENT AT THIS TIME SHALL BE SUBJECT TO THE SAME ONE (1) YEAR WARRANTY (OR AS SPECIFIED BY THE LANDSCAPE ARCHITECT OR OWNER IN WRITING) BEGINNING WITH THE TIME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTION AND ACCEPTANCE HEREIN DESCRIBED.

S. WARRANTY

1. THE LIFE AND SATISFACTORY CONDITION OF ALL PLANT MATERIAL INSTALLED (INCLUDING SOD) BY THE LANDSCAPE CONTRACTOR SHALL BE WARRANTED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE.

2. ANY PLANT NOT FOUND IN A HEALTHY GROWING CONDITION AT THE END OF THE WARRANTY PERIOD SHALL BE REMOVED FROM THE SITE AND REPLACED AS SOON AS WEATHER CONDITIONS PERMIT. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST. THEY SHALL BE FURNISHED PLANTED AND MULCHED AS SPECIFIED AT NO ADDITIONAL COST TO THE OWNER.

3. IN THE EVENT THE OWNER DOES NOT CONTRACT WITH THE CONTRACTOR FOR LANDSCAPE AND IRRIGATION MAINTENANCE, THE CONTRACTOR SHOULD VISIT THE PROJECT SITE PERIODICALLY DURING THE ONE (1) YEAR WARRANTY PERIOD TO EVALUATE MAINTENANCE PROCEDURES BEING PERFORMED BY THE OWNER. CONTRACTOR SHALL NOTIFY THE OWNER IN WRITING OF MAINTENANCE PROCEDURES OR CONDITIONS WHICH THREATEN VIGOROUS AND HEALTHY PLANT GROWTH.

NO.	REVISION	BY	DATE	APPR

Kimley»Horn
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GREENWOOD VILLAGE, COLORADO 80111 (303) 228-2300

DESIGNED BY: AMP
DRAWN BY: AMP
CHECKED BY: CPH
DATE: 02/06/2026

LEGAL DESCRIPTION:
LOTS 4A-1-A
AND 5A-1, BLOCK A
RIO RANCHO ESTATES PARK
RIO RANCHO, SANDOVAL
COUNTY, NEW MEXICO

RV STORAGE - RIO RANCHO
RIO RANCHO, NEW MEXICO
SITE PLAN SUBMITTAL
LANDCAPE NOTES

FOR REVIEW ONLY
NOT FOR
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PROJECT NO.
296392000

DRAWING NAME
0[redacted]3.dwg

SHEET
26

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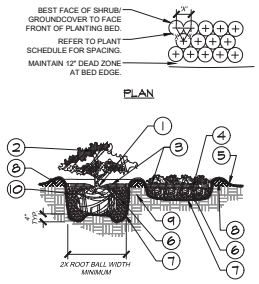


1. TOP OF ROOTBALLS TO BE PLANTED AT GRADE OR SLIGHTLY ABOVE SURROUNDING SOIL. 2" DIA. CLEAR OF MULCH AT TRUNK FLARE.
2. PRUNE ALL SHRUBS TO ACHIEVE A UNIFORM MASS/HEIGHT.
3. 4" MULCH LAYER AS SPECIFIED.
4. EXCAVATE ENTIRE BED SPECIFIED FOR GROUNDCOVER BED.
5. FOR CONDITIONS WITH FINISHED GRADE OF 4:1 MAX SLOPE ON ALL SIDES (SEE GRADING PLAN).
6. PREPARED PLANTING SOIL AS SPECIFIED. (SEE LANDSCAPE NOTES) NOTE: WHEN GROUND-COVERS AND SHRUBS USED IN MASSES, ENTIRE BED TO BE AMENDED WITH PLANTING SOIL MIX AS SPECIFIED.
7. SCARIFY PLANT OPENING SIDES AND BOTTOM.
8. 4" HIGH BERM FIRMLY COMPACTED.
9. UNDISTURBED NATIVE SOIL.
10. FERTILIZER TABLETS (MAX 3" DEEP)

NOTES:

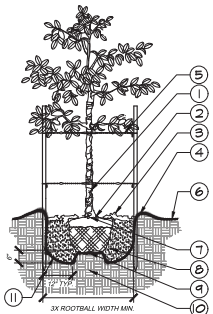
A. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING AREAS PRIOR TO INSTALLATION.

B. WHEN SHRUBS ARE PRUNED IN MASSES, PRUNE ALL SHRUBS TO ACHIEVE UNIFORM MASS / HEIGHT.

C. ALL SHRUBS AND GROUNDCOVERS SHALL BE PLUMB VERTICALLY. UNLESS OTHERWISE DIRECTED BY PROJECT LANDSCAPE ARCHITECT.

D. PRE-EMERGENT HERBICIDE TO BE APPLIED PRIOR TO PLANT INSTALLATION.

1 / 26 — SHRUB/GROUNDCOVER PLANTING — SECTION / PLAN — NTS



1. TRUNK/ROOT BALL TO BE CENTERED AND PLUMB/LEVEL IN PLANTING PIT.
2. 8" DIA. CLEAR OF MULCH AT TRUNK FLARE.
3. 4" MINIMUM MULCH AS SPECIFIED. WHERE TREES ARE PLACED IN SOD, MULCH RING FOR TREES SHALL BE 6' DIAMETER (MIN.) OR AS DIRECTED BY OWNER'S REPRESENTATIVE.
4. 4" HIGH BERM, FIRMLY COMPACTED.
5. 8' x 2" TREATED LODGE POLE PINE TREE STAKES, TWO (2) PER TREE, AVOID PENETRATING ROOT BALL. 14 GAUGE, ANNEALED STEEL GUY WIRE. STAPLE ENDS TO INSIDE OF TREE STAKE. ADJUST TENSION BY TURNING WIRE PAIRS FROM THE MIDDLE
6. FINISHED GRADE. (SEE GRADING PLAN)
7. TOP OF ROOTBALL MIN. 1" ABOVE FINISHED GRADE.
8. PREPARED PLANTING SOIL AS SPECIFIED.
9. TOP OF ROOTBALL SHALL BE 1" ABOVE FINISHED GRADE. ROOTBALLS GREATER THAN 24" DIAMETER SHALL BE PLACED ON MOUND OF UNDISTURBED SOIL TO PREVENT SETTLING. ROOTBALLS SMALLER THAN 24" IN DIAMETER MAY SIT ON COMPACTED EARTH.
10. UNDISTURBED NATIVE SOIL.
11. SCARIFY BOTTOM AND SIDES OF PLANTING PIT.

NOTES:

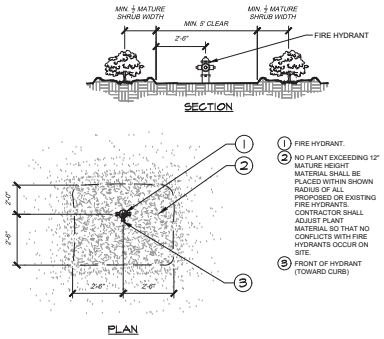
A. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.

B. REMOVE BURLAP, WIRE AND STRAPS (ANYTHING THAT COULD GIRDLE TREE OR RESTRICT ROOT GROWTH) ON UPPER 1/3 OF ROOTBALL.

C. PRUNE ALL TREES IN ACCORDANCE WITH ANSI A-300.

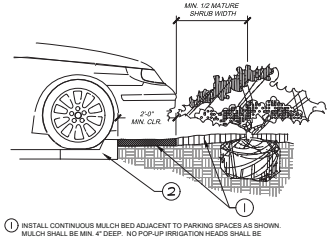
D. INSTALL PRE-EMERGENT HERBICIDE PRIOR TO PLANT INSTALLATION.

2 / 26 — TREE PLANTING - STAKING — SECTION / PLAN — NTS



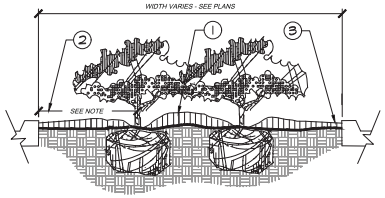
1. FIRE HYDRANT.
2. NO PLANT EXCEEDING 12" MATURE HEIGHT MATERIAL SHALL BE PLACED WITHIN SHOWN RADIUS OF ALL PROPOSED OR EXISTING FIRE HYDRANTS. CONTRACTOR SHALL ADJUST PLANT MATERIAL SO THAT NO CONFLICTS WITH FIRE HYDRANTS OCCUR ON SITE.
3. FRONT OF HYDRANT (TOWARD CURB)

3 / 26 — SHRUB PLANTING AT FIRE HYDRANT — SECTION / PLAN — NTS



1. INSTALL CONTINUOUS MULCH BED ADJACENT TO PARKING SPACES AS SHOWN. MULCH SHALL BE MIN. 4" DEEP. NO POP-UP IRRIGATION HEADS SHALL BE LOCATED WITHIN 24" OF A PARKING SPACE ON ANY SIDE.
2. CURB / PARKING LOT EDGE.

4 / 26 — PARKING SPACE/CURB PLANTING — SECTION — NTS



1. CROWN ISLANDS @ 5:1 SLOPES (OR AS SPECIFIED ON THE LANDSCAPE PLANS).
2. CLEAR ZONE: 36" MIN. FROM BACK OF CURB TO CENTER OF NEAREST SHRUB. CLEAR ZONE SHALL CONTAIN 4" CONTINUOUS MULCH OR TURF. SEE PLANS.
3. 2" MIN VERTICAL CLEARANCE, TOP OF CURB TO TOP OF MULCH.

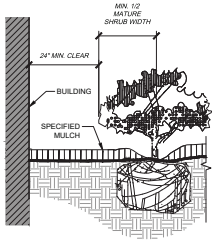
NOTES:

A. EXCAVATE A CONTINUOUS 24" DEEP PIT (FROM TOP OF CURB) FOR ENTIRE LENGTH AND WIDTH OF ISLAND & BACKFILL WITH APPROVED PLANTING MIX.

B. PROTECT AND RETAIN ALL CURBS AND BASE. COMPACTED SUBGRADE TO REMAIN FOR STRUCTURAL SUPPORT OF CURB SYSTEM (TYP).

C. ALL ISLANDS SHALL UTILIZE POOR DRAINAGE DETAIL WHEN PERCOLATION RATES ARE 2" PER HOUR OR LESS.

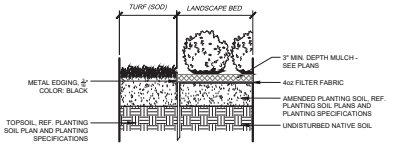
5 / 26 — PLANTED PARKING LOT ISLANDS/MEDIANS — SECTION — NTS



NOTES:

1. CLEAR ZONE: 36" MIN. FROM BUILDING TO CENTER OF NEAREST SHRUB.
2. INSTALL SPECIFIED MULCH: 24" MIN. FROM BUILDING. SPECIFIED MULCH TO BE INSTALLED AT A DEPTH OF 4" (MIN.)

6 / 26 — PLANTINGS ADJACENT TO BUILDINGS — SECTION — NTS



7 / 27 — METAL EDGER AT PLANTING BED — 1" = 1" — C16-BOT-DOT-21

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DESIGNED BY: AMP
DRAWN BY: AMP
CHECKED BY: CPH
DATE: 02/06/2026

LEGAL DESCRIPTION:
LOTS 4A-1-A AND 5A-1, BLOCK A, RIO WEST BUSINESS PARK RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO

RV STORAGE - RIO RANCHO
RIO RANCHO, NEW MEXICO
SITE PLAN SUBMITTAL
LANDSCAPE DETAILS

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Kimley-Horn and Associates, Inc.

PROJECT NO. 296392000

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SHEET 27

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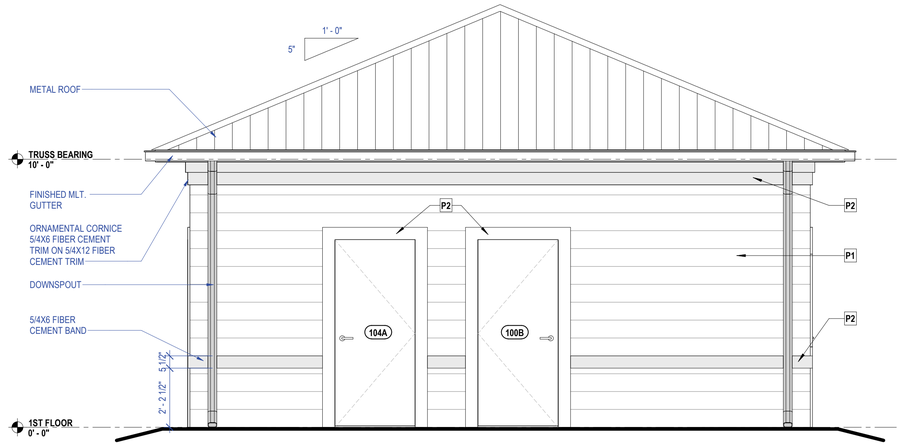
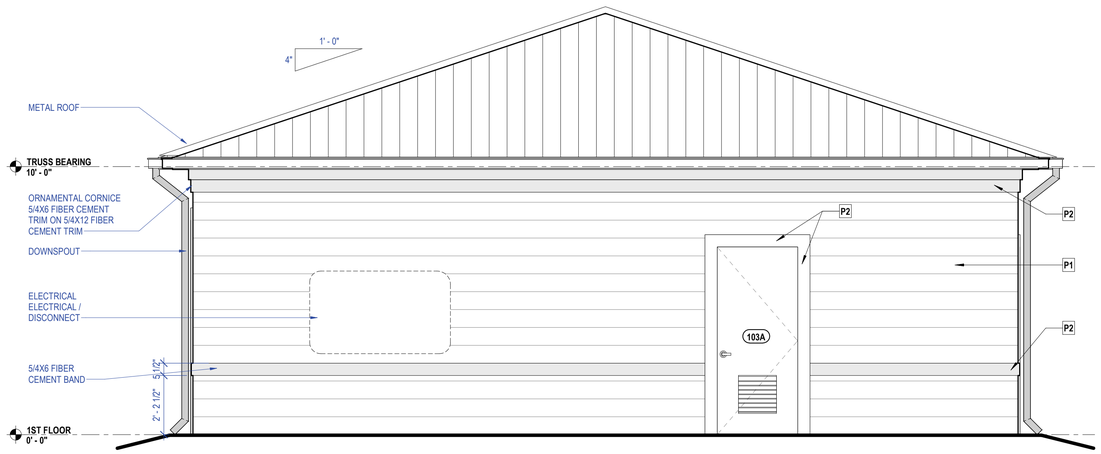
LEGEND	
TAG	DESCRIPTION OF WORK
P1	PAINTED FIBER CEMENT SIDING: COLORS TO BE CHOSEN BY OWNER
P2	PAINTED FIBER CEMENT TRIM: COLORS TO BE CHOSEN BY OWNER



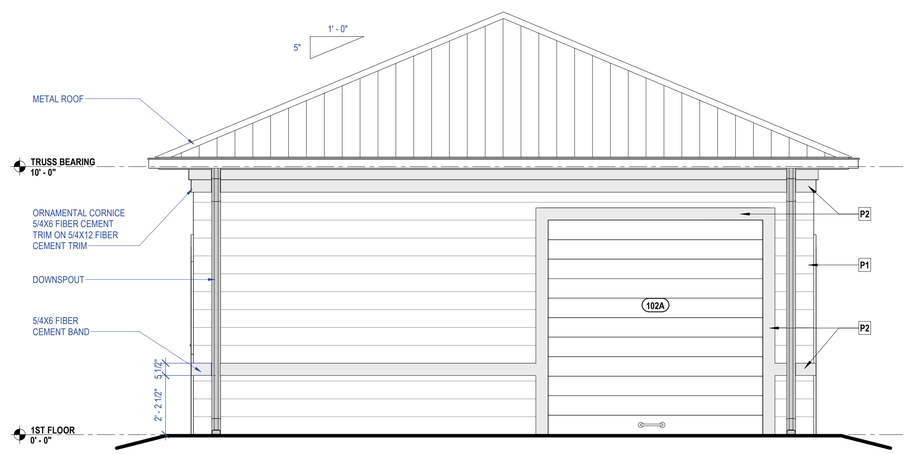
1 SOUTH ELEVATION
SCALE: 3/8" = 1'-0"



2 WEST ELEVATION
SCALE: 3/8" = 1'-0"



3 NORTH ELEVATION
SCALE: 3/8" = 1'-0"



4 EAST ELEVATION
SCALE: 3/8" = 1'-0"

RQAW

DCCM

ISSUED FOR CONSTRUCTION

F4 NEW BRAUNFELS LLC

HONEY BEE RV STORAGE

4108 ALTGELT LANE, COMAL COUNTY
NEW BRAUNFELS, TEXAS 78130

#	Revision	Date
A1	CITY REVIEW COMMENTS	8/15/2025

Project #: 24-700-128-1

Designed By: Designer

Drawn By: Author

Checked By: Checker

Date: 05/30/2025

REGISTERED ARCHITECT
MICHAEL FRANCIS GARRINGER
31679
STATE OF TEXAS

ELEVATIONS

A200

Preliminary Drainage Report

RV Storage
City of Rio Rancho, New Mexico

Prepared for:
Luke Evans
F4 Rio Rancho LLC
142 Hawley St, Suite 5
Grayslake, IL 60030

Prepared by:
Kimley-Horn and Associates, Inc.
6200 S Syracuse Way, Suite 300
Greenwood Village, CO 80111
(303) 228-2300
Contact: Stephen Litsas

Project #: 296392000

Prepared: February 9, 2021

Kimley»Horn

CERTIFICATION

DESIGN ENGINEER'S STATEMENT

The attached drainage plan and report were prepared under my direction and supervision and are correct to the best of my knowledge and belief. Said drainage report has been prepared according to the criteria established by the County for drainage reports and said report is in conformity with the master plan of the drainage basin. I accept responsibility for any liability caused by any negligent acts, errors or omissions on my part in preparation of this report.

SIGNATURE (Affix Seal): _____

State of New Mexico P.E. No. 21773 Date

OWNER/DEVELOPER'S STATEMENT

I, the developer, have read and will comply with all of the requirements specified in this Drainage Report and Plan.

_____

Name of Developer

_____

Authorized Signature Date

_____

Printed Name

_____

Title

_____

Address:

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OWNER/DEVELOPER'S STATEMENT 1
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EXECUTIVE SUMMARY

The project is located on the northwestern side of New Mexico Route 528 (NM 528) and is a portion of land between Rockaway Blvd NE and an existing office park, within the City of Rio Rancho. The RV Storage facility will consist of at grade RV stalls with canopy structures, wash station, dup station, and associated site paving. Stormwater runoff from the project will be detained on-site for water quality and to reduce the allowable site runoff. The site has no major offsite flows being conveyed to the project site per the Final Drainage Report for NM 528 Highway Improvements, dated July 2020 (FDR 528). Onsite flow will be directed to the proposed onsite private detention pond. The pond has been designed to infiltrate 0.48 acre-feet of onsite runoff per section 3.9.C of the Rio Rancho Development Process Manual – Chapter 3: Drainage, Flood Control and Erosion. The 1' stage of the pond storage is sized to infiltrate the (SWQV) 0.48 acre-feet within 96 hours in accordance with the Southern Sandoval County Arroyo Flood Control Authority (SSCAFCA) Hydrology Manual (April 2020). The remaining pond volume, approximately 2.54 acre-feet, will be used to store the additional 1.9 acre-feet of runoff while maintaining 1 foot of freeboard per (DPM3). Emergency overflow is provided only for volumes exceeding the 100-year, 24-hour storm event. The site will outfall into a proposed curb inlet along NM 528. The proposed curb inlet where this tie-in is to take place is located at Station 111+86 in the NMDOT NM528 Rio Rancho Boulevard Phase II Plans (See **Appendix F**). This inlet is proposed to receive 12 cfs in the 100-year storm from the roadway. No upsizing of the curb inlet pipe is required as the proposed 24" pipe can accommodate all flows from this site. See **Appendix C** for Flowmaster output confirming such.

INTRODUCTION

PURPOSE AND SCOPE OF STUDY

The purpose of this Preliminary Drainage Report (PDR) is to provide the hydrologic and hydraulic calculations and to document and finalize the drainage design methodology in support of the proposed RV Storage ("the Site"); for Rockaway RV LP, Inc. The Site is located within the jurisdictional limits of City of Rio Rancho ("the City"). Thus, the guidelines for the hydrologic and hydraulic design components were based on the criteria for the City of Rio Rancho, described below.

PROJECT REQUIREMENTS

Offsite roadway improvements on the frontage road of the property are not required and will not be included as part of this development.

PROJECT DESCRIPTION

LOCATION

The Site is located within Section 20, Township 12 North, Range 3 East of the New Mexico Principal Meridian, City of Rio Rancho, Sandoval County, State of New Mexico. More specifically, this site is Lot 5A-1-A, Block A, of the Rio West Business Park subdivision, located northwest of NM 528.

LEGAL DESCRIPTION

A tract of land lying and situate within the town of Alameda Grant, projected Section 20, Township 12 North, Range 3 East, N.M.P.M. City of Rio Rancho, Sandoval County, New Mexico, comprising of Tract 5A-1-A, Block A, Rio West Business Park, as the same is shown and designated on the summary plat thereof filed in the office of the County Clerk of Sandoval County, New Mexico on June 25, 2008 in Book 411, Page 20478, together with Tract 5A-1, Block A Rio West Business Park, as the same is shown and designated on the plat thereof filed in the office of the County Clerk of Sandoval County, New Mexico on December 14, 2016, in Volume 3, Folio 4034, less than and excepting therefrom that portion conveyed to NMDOT as designated in warranty deed filed in the office of the County Clerk of Sandoval County, New Mexico on September 02, 2021 as Document Number 2021030940. Now comprising of Tract 5A-1-A, Rio West Business Park.

BACKGROUND DOCUMENTS

PLANNING HISTORY

The Site is vacant and undeveloped and is zoned as SU, with no overlay zones. The Site is identified within the FDR528 with a future land use of commercial. This aligns with what is being proposed for the Site. Please refer to **Appendix D** for excerpts from the FDR528.

DRAINAGE HISTORY AND RELATED DOCUMENTS

The FDR528 Report was used to determine the allowable developed discharge for the Site. Per the FDR528 the Site is located within basin LMA-B152A and LMA-B152B. Per the FDR528 report the proposed developed flows determined for basins LMA-B152A and LMA-B152B are 14.20 cfs and 27.20 cfs respectively for the 100-yr, 6-hr storm. The area for basins LMA-B152A and LMA-B152B are 6.53 acres and 6.55 acres respectively. Combing the two basins results in runoff of 3.16 cfs/acre. There are no known recommendations or requirements mentioned for the Site beyond the proposed peak flow determined for basins LMA-B152A and LMA-B152B. Refer to **Appendix D** for the excerpts from the FDR528 Final Report.

EXISTING CONDITIONS

SITE INVESTIGATION

The site is vacant and undeveloped. The existing Site drains from the northwest to the southeast and ultimately outfalls towards the Right of Way (ROW) for New Mexico Route 528 (NM 528). The site is bound by a drainage ditch to the north, Rockaway Boulevard and a retail complex to the east, NM 528 to the south and an office park to the west.

Form of Analysis

The existing and proposed drainage conditions at the Site were analyzed by calculating onsite runoff using the Runoff Volume calculator per DPM3. These calculations are provided in **Appendix B.**

Downstream Capacity

The site outfalls into the ROW of NM 528 where flows will be conveyed alongside the existing roadway as they have done historically.

DEVELOPED CONDITIONS

ON-SITE

The proposed development will include overhead protective canopy's, a paved drive aisles and passenger vehicle parking required to operate the storage facility. The proposed site will maintain the historic drainage pattern as much as practical. The proposed grading will continue to drain the site from the northwest to the southeast to a proposed retention pond. Runoff will sheet flow to the proposed pond. The proposed improvements will produce a peak 100-hr, 24-hr flow of 38.30 cfs. This will be infiltrated/detained in the pond in order to release off site at the pre-developed rate of 12 cfs.

The previous Final Drainage Report (FDR528) utilizes the Development Manual Volume II – Design Criteria, dated December 2009. Drainage Report (FDR528) was developed under DMV2, which utilized a design standard of a 100-year, 6-hour peak flow. The proportional 100-year, 6-hour peak flow for the site is 33.53 cfs. This was determined by taking the ratio of the areas, dividing the site area (10.40 acres) by the combined LMA-B152A and LMA-B152B basin areas (13.08 acres). This ratio was calculated to be 0.81. This value was then multiplied by the LMA-B152A and LMA-B152B basin peak flow of 41.4 cfs, resulting in an allowable peak discharge of 33.53 cfs. The site produces less post-developed runoff than what was reported in the previous drainage study.

The proposed detention pond is designed to drain the required storm water quality volume (SWQV) (0.48 ac-ft) under the required 96-hours via infiltration. Refer to **Appendix B** for the site peak flows and **Appendix C** for SWQV, spillway sizing, and pond drain time calculations. The proposed pond will be a private pond that will be privately operated and maintained. Measures will be taken during construction to reduce the potential of stormwater pollution.

The pond is designed to convey the storm events exceeding the 100-yr, 24-hr peak flow discharging through the pond spillway. The spillway will be lined with riprap to reduce the potential of erosion to the spillway and the landscape downstream of the spillway. It is not anticipated that downstream properties will be negatively impacted as the peak site discharge is discharging into the existing ditch flow line of NM 528 as the site has historically done. The required pond volume for the site is the SWQV (0.48 ac-ft) plus the volume required to reduce peak flows to be at or below the pre-developed site flow of 12.53 cfs refer to **Appendix B**. which totals a required pond volume of 2.40 ac-ft. The proposed pond is designed to provide 2.84 ac-ft of storage.

METHODS AND PROCEDURES

The peak flow for existing and proposed conditions was determined using the rational method outlined in the Rio Rancho Development Process Manual – Chapter 3: Drainage, Flood Control and Erosion. The pond was sized for the required SWQV, based on a land treatment combination of C and D utilizing the Runoff Hydrograph method outlined in DPM3, and utilizing the runoff coefficients per land treatment types in DPM3. The pond was then sized to detain additional water quality volume per in Section 3.6H Pond/Dam Design of the DPM3. Refer to

Appendix B for peak flows, **Appendix C** for pond calculations and **Appendix D** for the excerpts from the FDR528.

CONCLUSION

The proposed development will maintain the historic drainage patterns onsite. The site will include proposed landscaping, paved drive isles, curb and gutter, RV stalls with canopy structures, and the proposed detention pond. The pond will account for the required SWQV and additional storage to ensure the site peak discharge for the 100-yr, 24-hr storm is equal or less than the allowable discharge determined from the FDR528 Report. The site will not have any significant offsite flows being conveyed onto the site. The pond spillway will be lined with riprap to reduce the potential of erosion. The proposed pond will be privately owned, operated and maintained.

REFERENCES

1. Rio Rancho “Development Process Manual – Chapter 3: Drainage, Flood Control and Erosion” (DPM3), dated 2025

2. Final Drainage Report for NM 528 Highway Improvements (FDR528), dated July 2020

3. Flood Insurance Rate Map, Sandoval County, New Mexico and Incorporated Areas, Map Number 35043C1894D, Effective Date March 18, 2008, prepared by the Federal Emergency Management Agency (FEMA).

APPENDIX

APPENDIX A: FIGURES

National Flood Hazard Layer FIRMette

FEMA

106°38'42"W 35°15'52"N



106°38'4"W 35°15'23"N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 / 17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 2/6/2026 at 8:29 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

APPENDIX B: HYDROLOGY

2/9/2026

Pre-Developed Runoff Calculation

Calculated by: MAR
Checked by: SL

Kimley»Horn

City of Rio Rancho

	duration		Depth	100-yr intensity (in/hr)
Existing Conditions	**15**	min	1.08	4.4
Treatment = A	**60**	min	1.79	
	6	hr	2.32	
	24	hr	2.71	

Excess Precipitation & Volumetric Runoff

Proposed Conditions
Drive Aisles are paved

	Land Treatment (Table D-2)			
Site Area	A	B	C	D
	0.27	0.43	0.61	0.93
A_A =	10.4			
A_B =	0			
A_C =	0			
A_D =	0			

Total: 10.40 acres

Weighted Excess Precipitation, C

$$C = \frac{A_A C_A + A_B C_B + A_C C_C + A_D C_D}{A_A + A_B + A_C + A_D}$$

C= 0.27
*100-yr, 24-hr Volume = 0.63 acre-ft
27,623 cu. ft

*Runoff volume calculation

$$V = C\frac{P}{12}A \qquad \text{(D-3)}$$

where:
V = runoff volume, in acre-feet
C = weighted runoff coefficient derived from Table D-2
P = rainfall depth, in inches from Table D-6
A = drainage area, in acres

Q_{peak} = CiA
Q_{peak} = 12.36 cfs

Post-Developed Runoff Calculation

Calculated by: MAR
Checked by: SL

Kimley»Horn

City of Rio Rancho

	duration		Depth	100-yr intensity (in/hr)
Proposed Conditions	**15**	min	1.08	4.4
Treatment = C, D	**60**	min	1.79	
Light Industrial (70% Imp)	**6**	hr	2.32	
	24	hr	2.71	

Excess Precipitation & Volumetric Runoff

Proposed Conditions
Drive Isles are paved

	Land Treatment (Table D-2)			
Site Area	A	B	C	D
	0.27	0.43	0.61	0.93
A_A =	0			
A_B =	0			
A_C =			3.02	
A_D =				7.38

Total: 10.40 acres

Weighted Excess Precipitation, C

$$C = \frac{A_A C_A + A_B C_B + A_C C_C + A_D C_D}{A_A + A_B + A_C + A_D}$$

C= 0.84

*100-yr, 24-hr Volume = 1.97 acre-ft
85,640 cu. ft

*Runoff volume calculation

$$V = C\frac{P}{12}A \qquad \text{(D-3)}$$

where:
V = runoff volume, in acre-feet
C = weighted runoff coefficient derived from Table D-2
P = rainfall depth, in inches from Table D-6
A = drainage area, in acres

Q_{peak} = CiA

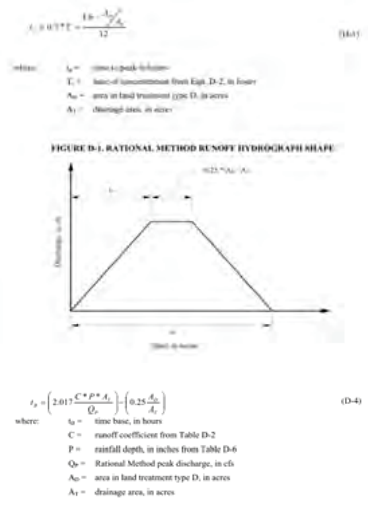
Q_{peak} = 38.30 cfs

Kimley»Horn

Project Name: Rio Rancho RV Storage
Project Number: 296392000

Hydrograph for Small Watersheds

Hydrograph for Small Watershed
Per : Development Proccess Manual - Chapter 3: Drainage, Flood Control and Erosion



	C =	0.85	inches
	A_T =	10.40	acres
	A_D =	0.00	acres
	Q_p	38.30	cfs
	P=	2.71	in
Eq D-4:	t_b=	1.25	hrs
	t_c =	15	minutes
Eq D-5:	t_p=	0.31	hrs
	0.25 x A_D/A_T =	0.00	hrs
	(t_p + (0.25 x A_D/A_T) =	0.31	hrs
	t_b - (t_p + (0.25 x A_D/A_T) =	0.95	hrs
Area 1:	1.5*T_p*Q_p =	63,777	cu. ft.
Area 2:	(0.25*A_D/A_T)*Q_p =	0	cu. ft.
Area 3:	1.5*(t_b - (t_p + (0.25 x A_D/A_T))*Q_p =	195,731	cu. ft.
	Site Total Volume =	5.96	ac-ft

Determine Required Pond Volume:

Allowable Site Discharge (Q_A) =	12.36	cfs
Pond Design Discharge (Q_D) =	12	cfs
Required Pond Volume:	2.73	ac-ft
Pond Volume for Designed Discharge	2.81	ac-ft

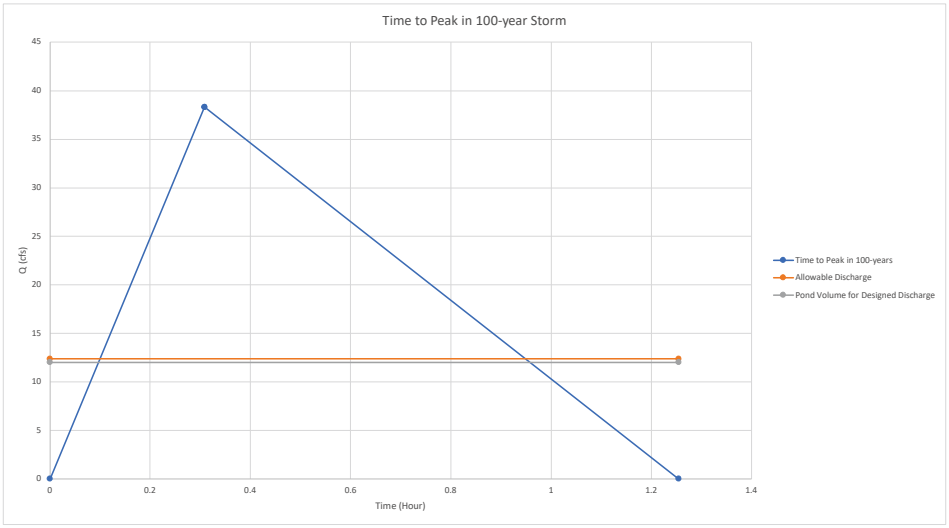
Solve for: Required Pond Volume

Q_p - Q_A =	25.95	cfs
Require Pond Volume A_{A1} =	29270	cu. ft.
Require Pond Volume A_{A2} =	0	cu. ft.
Require Pond Volume A_{A3} =	89828	cu. ft.
Leading Leg:		
Slope of line =	124.23	
Intersection point of lines =	0.10	
Falling Leg:		
Slope of line	-40.48	
Intersection point of lines =	0.95	
Total Required Pond Volume =	2.73	ac-ft

Solve for: Pond Volume for Designed Discharge

Q_p - Q_D =	26.30	cfs
Pond Volume for Design Discharge A_{A1} =	30077	cu. ft.
Pond Volume for Design Discharge A_{A2} =	0	cu. ft.
Pond Volume for Design Discharge A_{A3} =	92304	cu. ft.
Leading Leg:		
Slope of line =	124.23	
Intersection point of lines =	0.10	
Falling Leg:		
Slope of line	-40.48	
Intersection point of lines =	0.96	
Total Provided Pond Volume =	2.81	ac-ft

122380.8



APPENDIX C: HYDRAULICS

2/6/2026

Storm Water Quality Volume (SWQC)

Calculated by: MAR
Checked by: SL

Kimley»Horn

Project Name: Rio Rancho RV Storage
Project Number: 296392000

Per Rio Rancho Development Process Manual Chapter 3 - Drainage, Flood Control, and Erosion

New Development Sites		Redevelopment Sites	
90th Percentile Storm Rainfall Depth (inches)	90th Percentile Storm Runoff Depth (inches)	80th Percentile Storm Rainfall Depth (inches)	80th Percentile Storm Runoff Depth (inches)
0.615	0.424	0.48	0.30

Equation: **Stormwater Quality Volume** = (R/12) x A

Where:
SWQV = Stormwater Quality volume to be treated, ac-ft
R = 90th or 80th percentile event direct runoff depth, inches
A = Impervious area of new development or redevelopment, acres

Total Area =	10.4	acres
Impervious Area =	7.38	acres
Landscaped Area =	3.02	acres
% Impervious=	71%	
SWQV =	0.48	ac-ft

2/6/2026

SWQV Drain Time

Calculated by: MAR
Checked by: SL

Project Name: Rio Rancho Self Storage
Project Number: 296392000

Retention Pond Drain Time				
Pond	Volume	Percolation Rate*	Pond Bottom	Drain Time
	cf	inches/hr	Sq. Ft.	hr
A	20,909	0.83	12,090	26

Pond WQ Volume 0.48 ac-ft

* Infiltration rate per Existing Basin Data Table in the Industrial Park Facility Plan, prepared by Huitt-Zollars, December 2011

6200 S Syracuse Way, Suite 300
Greenwood Village, CO 80111

Project:	Rio Rancho RV Storage	Prepared By:	MAR
Project Number:	296392000	Checked By:	SL
Date:	6-Feb-26		

100-Year Weir Calculation

Top of Weir Elevation	=	5172.43
Top of Pond Elevation	=	5173.43

Using the weir flow equation:
$Q = C*L*H^{(3/2)}$

Q = 100 year developed flow into outlet structure (cfs)	38.30
C = Weir coefficient	3.00
L = Width of weir (feet)	30.0
H = Depth of flow (feet)	0.57

Max. WSE_{100} in Pond	=	5173.00

Worksheet for Outflow Pipe 24" RCP

Project Description	
Friction Method	Manning Formula
Solve For	Normal Depth

Input Data	
Roughness Coefficient	0.013
Channel Slope	0.005 ft/ft
Diameter	24.0 in
Discharge	12.00 cfs

Results	
Normal Depth	15.5 in
Flow Area	2.1 ft²
Wetted Perimeter	3.7 ft
Hydraulic Radius	6.9 in
Top Width	1.91 ft
Critical Depth	14.9 in
Percent Full	64.6 %
Critical Slope	0.006 ft/ft
Velocity	5.59 ft/s
Velocity Head	0.49 ft
Specific Energy	1.78 ft
Froude Number	0.930
Maximum Discharge	17.21 cfs
Discharge Full	16.00 cfs
Slope Full	0.003 ft/ft
Flow Type	Subcritical

GVF Input Data	
Downstream Depth	0.0 in
Length	0.0 ft
Number Of Steps	0

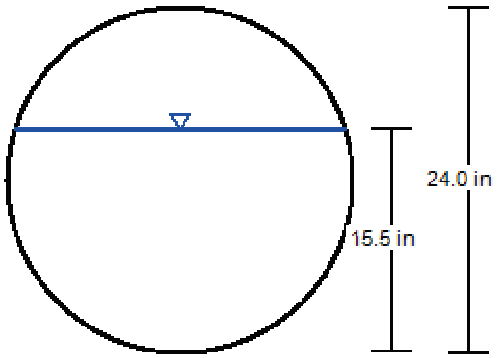
GVF Output Data	
Upstream Depth	0.0 in
Profile Description	N/A
Profile Headloss	0.00 ft
Average End Depth Over Rise	0.0 %
Normal Depth Over Rise	0.0 %
Downstream Velocity	0.00 ft/s
Upstream Velocity	0.00 ft/s
Normal Depth	15.5 in
Critical Depth	14.9 in
Channel Slope	0.005 ft/ft
Critical Slope	0.006 ft/ft

Cross Section for Outflow Pipe 24" RCP

Project Description	
Friction Method	Manning Formula
Solve For	Normal Depth

Input Data	
Roughness Coefficient	0.013
Channel Slope	0.005 ft/ft
Normal Depth	15.5 in
Diameter	24.0 in
Discharge	12.00 cfs

as builts call this out as 1%



V: 1
H: 1

Worksheet for NM528 Pipe Sta 111+86

Project Description	
Friction Method	Manning Formula
Solve For	Normal Depth

Input Data	
Roughness Coefficient	0.013
Channel Slope	1.000 %
Diameter	24.0 in
Discharge	14.33 cfs

Results	
Normal Depth	13.9 in
Flow Area	1.9 ft²
Wetted Perimeter	3.5 ft
Hydraulic Radius	6.5 in
Top Width	1.98 ft
Critical Depth	16.4 in
Percent Full	57.8 %
Critical Slope	0.614 %
Velocity	7.62 ft/s
Velocity Head	0.90 ft
Specific Energy	2.06 ft
Froude Number	1.377
Maximum Discharge	24.33 cfs
Discharge Full	22.62 cfs
Slope Full	0.401 %
Flow Type	Supercritical

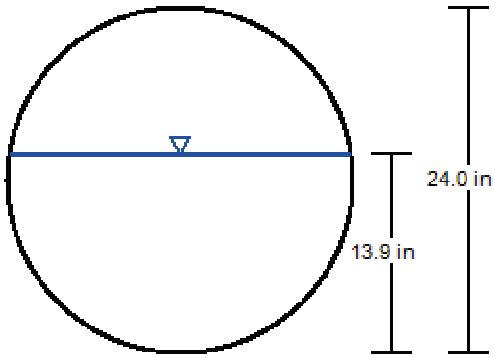
GVF Input Data	
Downstream Depth	0.0 in
Length	0.0 ft
Number Of Steps	0

GVF Output Data	
Upstream Depth	0.0 in
Profile Description	N/A
Profile Headloss	0.00 ft
Average End Depth Over Rise	0.0 %
Normal Depth Over Rise	57.8 %
Downstream Velocity	Infinity ft/s
Upstream Velocity	Infinity ft/s
Normal Depth	13.9 in
Critical Depth	16.4 in
Channel Slope	1.000 %
Critical Slope	0.614 %

Cross Section for NM528 Pipe Sta 111+86

Project Description	
Friction Method	Manning Formula
Solve For	Normal Depth

Input Data	
Roughness Coefficient	0.013
Channel Slope	1.000 %
Normal Depth	13.9 in
Diameter	24.0 in
Discharge	14.33 cfs



V: 1
H: 1

NOAA Atlas 14, Volume 1, Version 5
Location name: Rio Rancho, New Mexico, USA*
Latitude: 35.2601°, Longitude: -106.6398°
Elevation: 5177 ft**
* source: ESRI Maps
** source: USGS

POINT PRECIPITATION FREQUENCY ESTIMATES

Sanja Perica, Sarah Dietz, Sarah Heim, Lillian Hiner, Kazungu Maitaria, Deborah Martin, Sandra Pavlovic, Ishani Roy, Carl Trypaluk, Dale Unruh, Fenglin Yan, Michael Yekta, Tan Zhao, Geoffrey Bonnin, Daniel Brewer, Li-Chuan Chen, Tye Parzybok, John Yarchoan

NOAA, National Weather Service, Silver Spring, Maryland

PF_tabular | PF_graphical | Maps_&_aerials

PF tabular

PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches)[1]

Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	**0.172** (0.148-0.201)	**0.222** (0.190-0.260)	**0.299** (0.255-0.350)	**0.357** (0.304-0.418)	**0.439** (0.371-0.513)	**0.503** (0.423-0.587)	**0.570** (0.476-0.665)	**0.641** (0.532-0.747)	**0.737** (0.606-0.861)	**0.814** (0.664-0.950)
10-min	**0.261** (0.224-0.306)	**0.338** (0.289-0.395)	**0.454** (0.387-0.532)	**0.544** (0.462-0.635)	**0.668** (0.565-0.780)	**0.765** (0.644-0.894)	**0.868** (0.725-1.01)	**0.975** (0.810-1.14)	**1.12** (0.923-1.31)	**1.24** (1.01-1.44)
15-min	**0.324** (0.278-0.379)	**0.420** (0.358-0.490)	**0.563** (0.480-0.660)	**0.675** (0.573-0.787)	**0.828** (0.700-0.967)	**0.948** (0.798-1.11)	**1.08** (0.898-1.26)	**1.21** (1.00-1.41)	**1.39** (1.14-1.62)	**1.54** (1.25-1.79)
30-min	**0.436** (0.374-0.510)	**0.564** (0.482-0.660)	**0.758** (0.647-0.888)	**0.908** (0.772-1.06)	**1.12** (0.943-1.30)	**1.28** (1.08-1.49)	**1.45** (1.21-1.69)	**1.63** (1.35-1.90)	**1.87** (1.54-2.19)	**2.07** (1.69-2.41)
60-min	**0.540** (0.463-0.631)	**0.699** (0.597-0.816)	**0.938** (0.800-1.10)	**1.12** (0.955-1.31)	**1.38** (1.17-1.61)	**1.58** (1.33-1.85)	**1.79** (1.50-2.09)	**2.02** (1.67-2.35)	**2.32** (1.91-2.71)	**2.56** (2.09-2.99)
2-hr	**0.634** (0.536-0.762)	**0.812** (0.685-0.979)	**1.08** (0.904-1.29)	**1.29** (1.08-1.54)	**1.58** (1.31-1.88)	**1.82** (1.50-2.16)	**2.07** (1.70-2.46)	**2.33** (1.90-2.77)	**2.70** (2.18-3.20)	**3.00** (2.39-3.56)
3-hr	**0.680** (0.580-0.814)	**0.864** (0.736-1.03)	**1.13** (0.965-1.35)	**1.35** (1.14-1.60)	**1.64** (1.38-1.95)	**1.88** (1.58-2.23)	**2.14** (1.78-2.53)	**2.41** (1.98-2.85)	**2.79** (2.27-3.29)	**3.10** (2.50-3.66)
6-hr	**0.787** (0.678-0.933)	**0.993** (0.857-1.18)	**1.28** (1.10-1.52)	**1.51** (1.30-1.78)	**1.82** (1.55-2.14)	**2.06** (1.75-2.42)	**2.32** (1.96-2.73)	**2.59** (2.17-3.04)	**2.96** (2.45-3.47)	**3.26** (2.68-3.83)
12-hr	**0.876** (0.766-1.01)	**1.10** (0.965-1.27)	**1.40** (1.22-1.61)	**1.63** (1.42-1.88)	**1.95** (1.69-2.23)	**2.19** (1.89-2.51)	**2.44** (2.10-2.80)	**2.70** (2.30-3.10)	**3.06** (2.58-3.51)	**3.35** (2.80-3.85)
24-hr	**1.00** (0.889-1.15)	**1.26** (1.11-1.44)	**1.58** (1.40-1.80)	**1.83** (1.62-2.08)	**2.17** (1.91-2.47)	**2.44** (2.14-2.77)	**2.71** (2.37-3.08)	**2.99** (2.60-3.39)	**3.36** (2.90-3.82)	**3.66** (3.14-4.15)
2-day	**1.05** (0.934-1.18)	**1.32** (1.17-1.49)	**1.65** (1.46-1.86)	**1.91** (1.69-2.15)	**2.26** (2.00-2.54)	**2.53** (2.23-2.84)	**2.80** (2.46-3.15)	**3.09** (2.70-3.47)	**3.46** (3.01-3.90)	**3.75** (3.24-4.23)
3-day	**1.17** (1.06-1.29)	**1.46** (1.32-1.61)	**1.80** (1.63-1.99)	**2.07** (1.88-2.28)	**2.43** (2.20-2.68)	**2.71** (2.44-2.98)	**2.99** (2.69-3.29)	**3.27** (2.93-3.60)	**3.64** (3.25-4.02)	**3.93** (3.48-4.34)
4-day	**1.29** (1.18-1.40)	**1.60** (1.47-1.73)	**1.95** (1.80-2.12)	**2.23** (2.06-2.42)	**2.61** (2.40-2.82)	**2.89** (2.66-3.12)	**3.18** (2.91-3.43)	**3.46** (3.16-3.73)	**3.83** (3.49-4.14)	**4.11** (3.72-4.44)
7-day	**1.47** (1.36-1.59)	**1.82** (1.69-1.97)	**2.21** (2.05-2.39)	**2.52** (2.33-2.71)	**2.91** (2.70-3.12)	**3.20** (2.97-3.44)	**3.49** (3.23-3.75)	**3.77** (3.48-4.04)	**4.12** (3.80-4.42)	**4.37** (4.03-4.70)
10-day	**1.62** (1.50-1.74)	**2.00** (1.86-2.16)	**2.44** (2.27-2.63)	**2.79** (2.59-3.00)	**3.24** (3.00-3.47)	**3.58** (3.31-3.83)	**3.92** (3.62-4.19)	**4.24** (3.91-4.54)	**4.66** (4.28-5.00)	**4.97** (4.56-5.33)
20-day	**2.02** (1.87-2.18)	**2.50** (2.32-2.70)	**3.03** (2.82-3.26)	**3.43** (3.18-3.68)	**3.93** (3.65-4.22)	**4.29** (3.98-4.60)	**4.64** (4.29-4.96)	**4.96** (4.58-5.31)	**5.36** (4.94-5.74)	**5.63** (5.19-6.04)
30-day	**2.42** (2.24-2.59)	**2.99** (2.77-3.21)	**3.59** (3.33-3.85)	**4.02** (3.73-4.31)	**4.56** (4.24-4.88)	**4.95** (4.59-5.28)	**5.30** (4.92-5.65)	**5.64** (5.22-6.00)	**6.02** (5.58-6.41)	**6.28** (5.81-6.69)
45-day	**2.94** (2.73-3.15)	**3.63** (3.38-3.89)	**4.31** (4.01-4.61)	**4.79** (4.46-5.11)	**5.36** (5.00-5.72)	**5.74** (5.36-6.11)	**6.07** (5.68-6.46)	**6.36** (5.96-6.75)	**6.66** (6.26-7.06)	**6.82** (6.44-7.21)
60-day	**3.37** (3.14-3.62)	**4.16** (3.88-4.47)	**4.94** (4.61-5.29)	**5.49** (5.13-5.88)	**6.16** (5.75-6.58)	**6.60** (6.17-7.04)	**7.00** (6.55-7.46)	**7.34** (6.88-7.83)	**7.71** (7.25-8.21)	**7.92** (7.47-8.43)

[1] Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS).

Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values.

Please refer to NOAA Atlas 14 document for more information.

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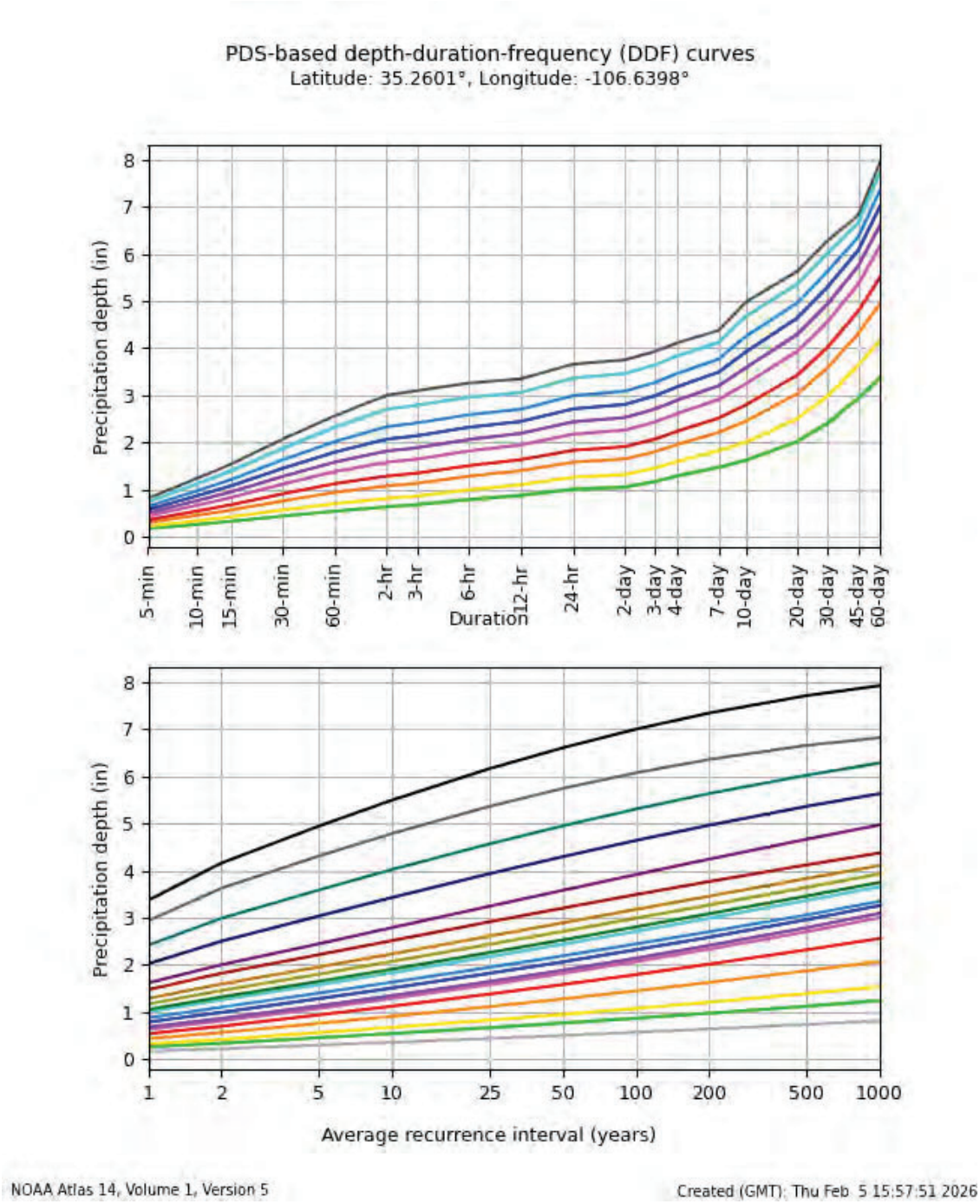
PF graphical



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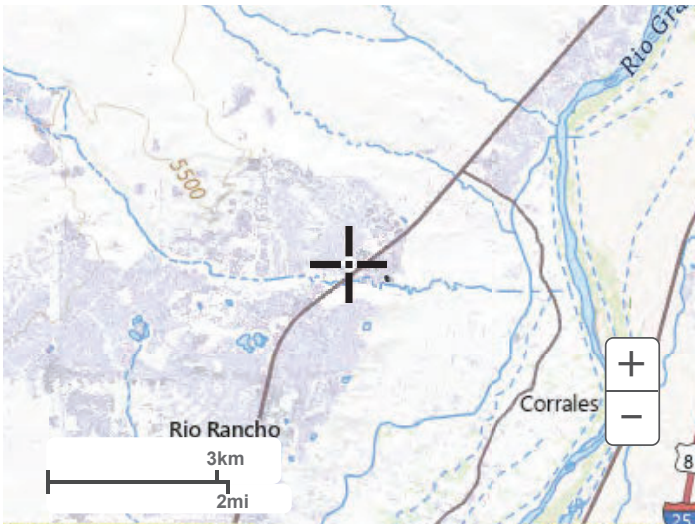
Maps & aerials

Small scale terrain



Large scale terrain



Large scale map



Large scale aerial



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US Department of Commerce
National Oceanic and Atmospheric Administration
National Weather Service
National Water Center
1325 East West Highway
Silver Spring, MD 20910
Questions?: HDSC.Questions@noaa.gov

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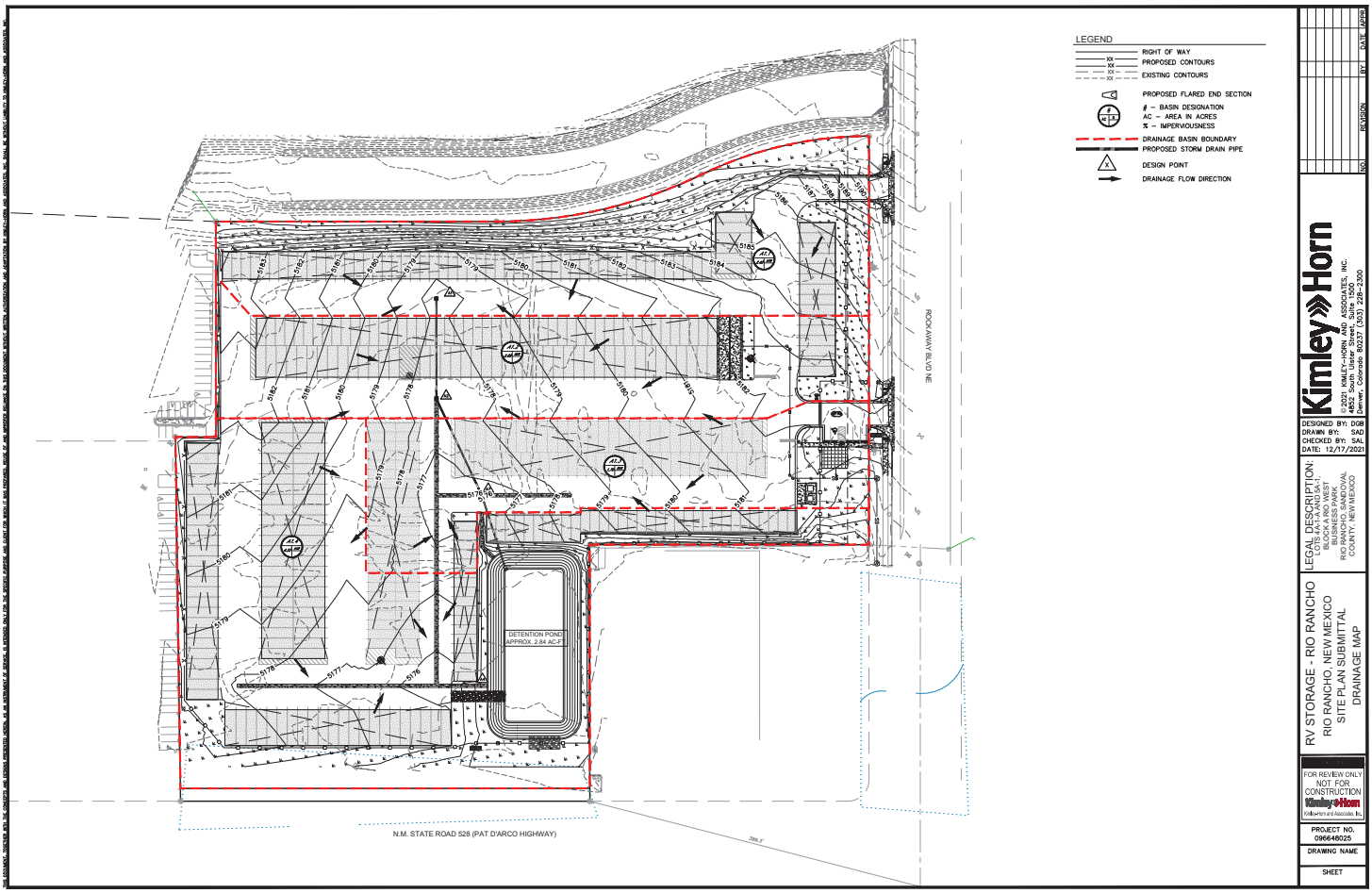
APPENDIX D: DRAINAGE MAPS



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Kimley»Horn

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6200 S. Quebec Street, Suite 300,
Denver, Colorado, 80237 (303) 228-2300

DESIGNED BY: DGB
DRAWN BY: SAD
CHECKED BY: SAL
DATE: 12/17/2021

LEGAL DESCRIPTION:
LOTS 4A-1-A AND 5A-1,
BLOCK 4, UNIT WEST
BUSINESS PARK
RIO RANCHO, SANDOVAL
COUNTY, NEW MEXICO

RV STORAGE - RIO RANCHO
RIO RANCHO, NEW MEXICO
SITE PLAN SUBMITTAL
DRAINAGE MAP

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NOT FOR CONSTRUCTION
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Kimley-Horn and Associates, Inc.

PROJECT NO.
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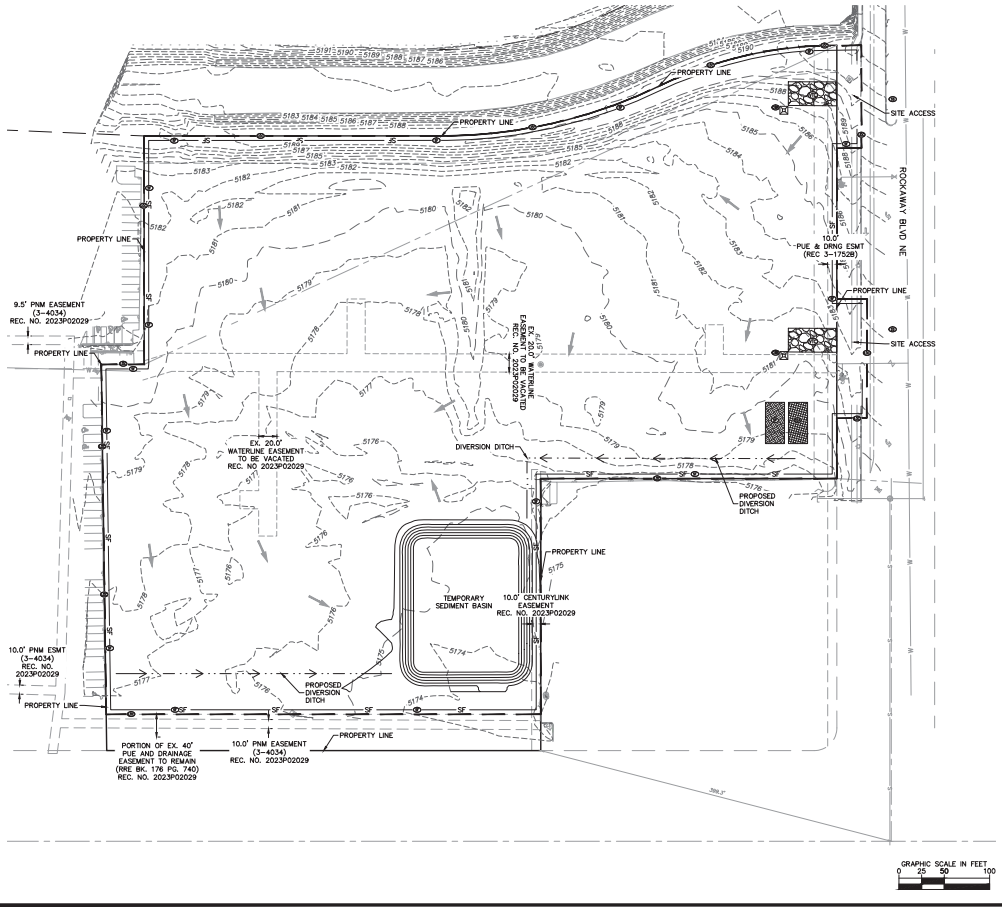
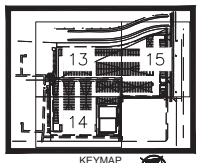
SHEET

APPENDIX E: EROSION AND SEDIMENT CONTROL PLANS





KEYMAP
N.T.S

LEGEND

- PROPERTY LINE
- XXXX PROPOSED MAJOR CONTOURS
- XXXX PROPOSED MINOR CONTOURS
- XXXX EXISTING MAJOR CONTOURS
- XXXX EXISTING MINOR CONTOURS
- PROPOSED DIVERSION DITCH
- DRAINAGE FLOW DIRECTION
- LOC LIMITS OF CONSTRUCTION
- SF SILT FENCE
- SP STOCKPILE
- WB CONCRETE WASHOUT
- VTC VEHICLE TRACKING CONTROL/STABILIZED CONSTRUCTION ENTRANCE/EXIT
- SS STREET SWEEPING
- SSA STABILIZED STAGING AREA

GENERAL NOTES:

1. TOTAL AREA OF DISTURBANCE = 10.29 AC
2. THESE PLANS ARE NOT FOR CONSTRUCTION. REFER TO THE FINAL APPROVED CONSTRUCTION PLANS.
3. THE PROPERTY OWNER/DEVELOPER SHALL MAINTAIN THE DUST FREE SURFACE AS PROVIDED WITHIN THE SITE PLAN/CONTEXTUAL SITE PLAN. OTHERWISE IF THE PROPERTY OWNER/DEVELOPER FAILS TO MAINTAIN THE DUST FREE SURFACE AS IDENTIFIED WITHIN THE SITE PLAN/CONTEXTUAL SITE PLAN AND FAILS TO CORRECT THE CONDITION AFTER NOTIFICATION OF THE CONDITION, THE PROPERTY OWNER/DEVELOPER AGREES TO REMOVE IT AND REPLACE IT WITH AN IMPROVED SURFACE SUCH AS CONCRETE OR ASPHALT WITHIN THE SPECIFIED TIME OF THE NOTIFICATION.
4. PUBLIC IMPROVEMENTS MUST BE COMPLETED AND ACCEPTED PRIOR TO THE COMMENCEMENT OF BUSINESS OPERATIONS.

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6200 SOUTH STRACUSE WAY, SUITE 300
GREENWOOD VILLAGE, COLORADO 80111 (303) 228-2300

DESIGNED BY: MAR
DRAWN BY: CTC
CHECKED BY: SAL
DATE: 02/06/2026

LEGAL DESCRIPTION:
LOTS 4A-1-A AND 5A-1, BLOCK A
RIO WEST BUSINESS PARK
RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO

RV STORAGE - RIO RANCHO
RIO RANCHO, NEW MEXICO
SITE PLAN SUBMITTAL
OVERALL EROSION CONTROL PLAN

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PROJECT NO.
296392000

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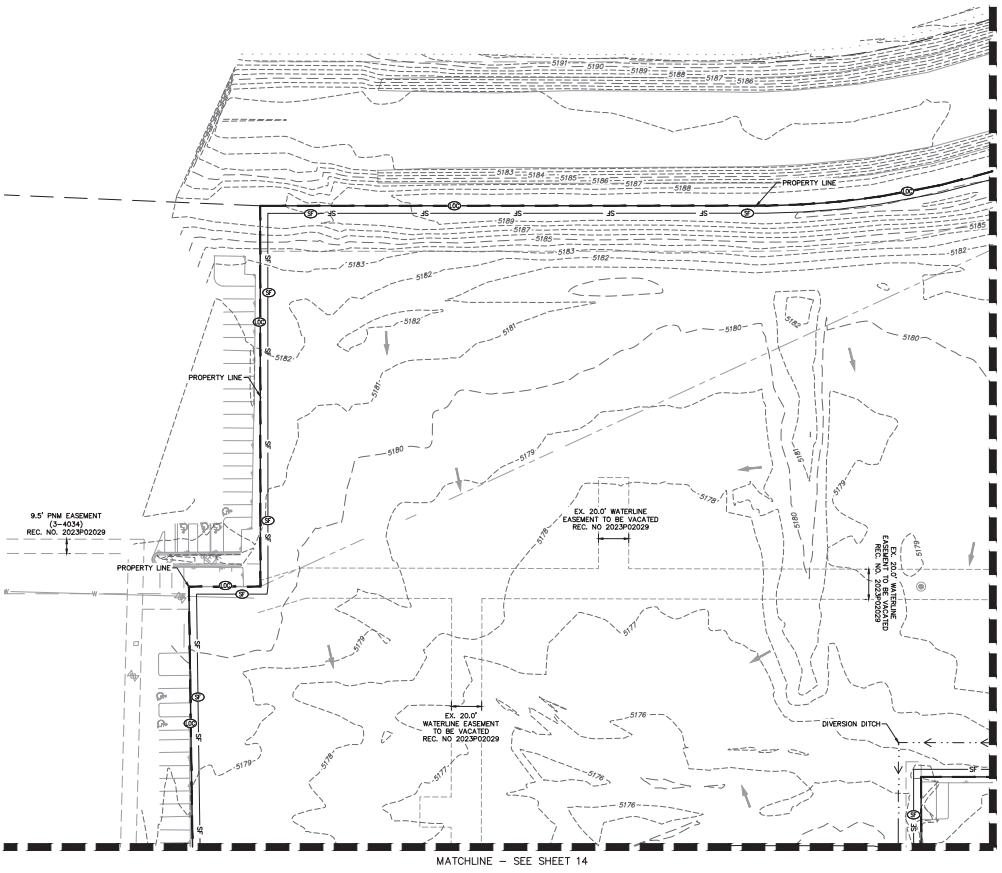

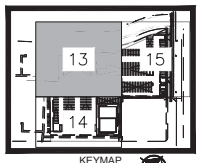

KEYMAP
N.T.S

LEGEND

- PROPERTY LINE
- XXXX PROPOSED MAJOR CONTOURS
- XXXX PROPOSED MINOR CONTOURS
- XXXX EXISTING MAJOR CONTOURS
- XXXX EXISTING MINOR CONTOURS
- PROPOSED DIVERSION DITCH
- DRAINAGE FLOW DIRECTION
- LOC LIMITS OF CONSTRUCTION
- SF SILT FENCE
- SP STOCKPILE
- WA CONCRETE WASHOUT
- VTC VEHICLE TRACKING CONTROL/STABILIZED CONSTRUCTION ENTRANCE/EXIT
- SS STREET SWEEPING
- SSA STABILIZED STAGING AREA

GENERAL NOTES:

1. TOTAL AREA OF DISTURBANCE = 10.29 AC
2. THESE PLANS ARE NOT FOR CONSTRUCTION. REFER TO THE FINAL APPROVED CONSTRUCTION PLANS.
3. THE PROPERTY OWNER/DEVELOPER SHALL MAINTAIN THE DUST FREE SURFACE AS PROVIDED WITHIN THE SITE PLAN/CONTEXTUAL SITE PLAN. OTHERWISE IF THE PROPERTY OWNER/DEVELOPER FAILS TO MAINTAIN THE DUST FREE SURFACE AS IDENTIFIED WITHIN THE SITE PLAN/CONTEXTUAL SITE PLAN AND FAILS TO CORRECT THE CONDITION AFTER NOTIFICATION OF THE CONDITION, THE PROPERTY OWNER/DEVELOPER AGREES TO REMOVE IT AND REPLACE IT WITH AN IMPROVED SURFACE SUCH AS CONCRETE OR ASPHALT WITHIN THE SPECIFIED TIME OF THE NOTIFICATION.
4. PUBLIC IMPROVEMENTS MUST BE COMPLETED AND ACCEPTED PRIOR TO THE COMMENCEMENT OF BUSINESS OPERATIONS.

GRAPHIC SCALE IN FEET
0 15 30 60

NORTH

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GREENWOOD VILLAGE, COLORADO 80111 (303) 228-2300

DESIGNED BY: MAR
DRAWN BY: CTC
CHECKED BY: SAL
DATE: 02/06/2026

LEGAL DESCRIPTION:
LOTS 4A-1-A
AND 5A-1, BLOCK A
RIO WEST BUSINESS PARK
RIO RANCHO, SANDOVAL
COUNTY, NEW MEXICO

RV STORAGE - RIO RANCHO
RIO RANCHO, NEW MEXICO
SITE PLAN SUBMITTAL
INITIAL EROSION & SEDIMENT
CONTROL PLAN (1 OF 3)

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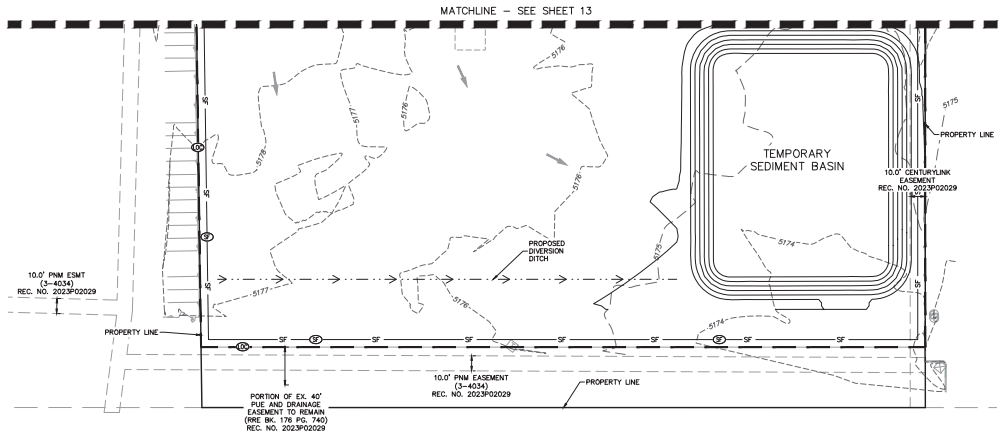

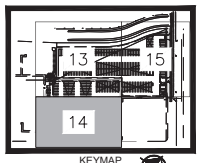

KEYMAP
N.T.S

LEGEND

- PROPERTY LINE
- XXXX PROPOSED MAJOR CONTOURS
- XXXX PROPOSED MINOR CONTOURS
- XXXX EXISTING MAJOR CONTOURS
- XXXX EXISTING MINOR CONTOURS
- PROPOSED DIVERSION DITCH
- DRAINAGE FLOW DIRECTION
- LOC LIMITS OF CONSTRUCTION
- SF SILT FENCE
- SP STOCKPILE
- CWO CONCRETE WASHOUT
- VTC VEHICLE TRACKING CONTROL/STABILIZED CONSTRUCTION ENTRANCE/EXIT
- SS STREET SWEEPING
- SSA STABILIZED STAGING AREA

GENERAL NOTES:

1. TOTAL AREA OF DISTURBANCE = 10.29 AC
2. THESE PLANS ARE NOT FOR CONSTRUCTION. REFER TO THE FINAL APPROVED CONSTRUCTION PLANS.
3. THE PROPERTY OWNER/DEVELOPER SHALL MAINTAIN THE DUST FREE SURFACE AS PROVIDED WITHIN THE SITE PLAN/CONTEXTUAL SITE PLAN. OTHERWISE IF THE PROPERTY OWNER/DEVELOPER FAILS TO MAINTAIN THE DUST FREE SURFACE AS IDENTIFIED WITHIN THE SITE PLAN/CONTEXTUAL SITE PLAN AND FAILS TO CORRECT THE CONDITION AFTER NOTIFICATION OF THE CONDITION, THE PROPERTY OWNER/DEVELOPER AGREES TO REMOVE IT AND REPLACE IT WITH AN IMPROVED SURFACE SUCH AS CONCRETE OR ASPHALT WITHIN THE SPECIFIED TIME OF THE NOTIFICATION.
4. PUBLIC IMPROVEMENTS MUST BE COMPLETED AND ACCEPTED PRIOR TO THE COMMENCEMENT OF BUSINESS OPERATIONS.

GRAPHIC SCALE IN FEET
0 15 30 60

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GREENWOOD VILLAGE, COLORADO 80111 (303) 228-2300

DESIGNED BY: MAR
DRAWN BY: CTC
CHECKED BY: SAL
DATE: 02/06/2026

LEGAL DESCRIPTION:
LOTS 4A-1-A AND 5A-1, BLOCK A RIO RANCHO INDUSTRIAL PARK RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO

RV STORAGE - RIO RANCHO
RIO RANCHO, NEW MEXICO
SITE PLAN SUBMITTAL
WITHIN AREA OF REVIEW
CONTROL PLAN (2 OF 3)

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PROJECT NO.
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SHEET
14

KEYMAP
N.T.S

LEGEND

- PROPERTY LINE
- XXXX PROPOSED MAJOR CONTOURS
- XXXX PROPOSED MINOR CONTOURS
- XXXX EXISTING MAJOR CONTOURS
- XXXX EXISTING MINOR CONTOURS
- PROPOSED DIVERSION DITCH
- DRAINAGE FLOW DIRECTION
- LOC LIMITS OF CONSTRUCTION
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GENERAL NOTES:

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4. PUBLIC IMPROVEMENTS MUST BE COMPLETED AND ACCEPTED PRIOR TO THE COMMENCEMENT OF BUSINESS OPERATIONS.

GRAPHIC SCALE IN FEET
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DRAWN BY: CTC
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DATE: 02/06/2026

LEGAL DESCRIPTION:
LOTS 4A-1-A AND 5A-1, BLOCK A RIO RANCHO INDUSTRIAL PARK RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO

RV STORAGE - RIO RANCHO
RIO RANCHO, NEW MEXICO
SITE PLAN SUBMITTAL
WATER RESOURCES REPORT
CONTROL PLAN (3 OF 3)

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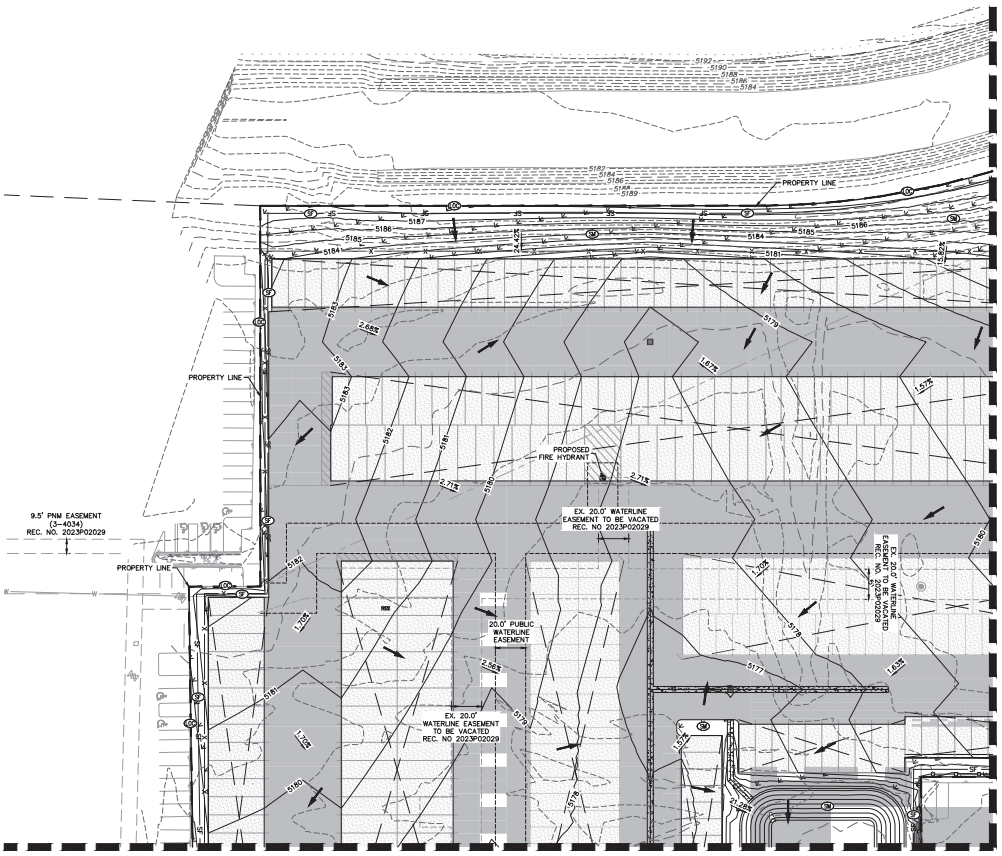

GRAPHIC SCALE IN FEET
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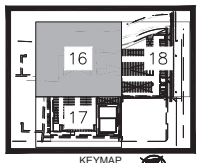
NORTH



KEYMAP
N.T.S

LEGEND

- PROPERTY LINE
- PROPOSED MAJOR CONTOURS
- PROPOSED MINOR CONTOURS
- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS
- PROPOSED RISER PIPE
- PROPOSED DIVERSION DITCH
- PROPOSED TRIBUTARY AREA
- PROPOSED STORM RIPRAP
- X.XX% DRAINAGE SLOPE DIRECTION
- DRAINAGE FLOW DIRECTION
- LOC LIMITS OF CONSTRUCTION
- SF SILT FENCE
- SS STREET SWEEPING
- SM SEEDING & MULCHING
- RECYCLED ASPHALT
- SITE ASPHALT
- ALTERNATE CANOPY ASPHALT PAVEMENT

GENERAL NOTES:

1. TOTAL AREA OF DISTURBANCE = 9.99 AC
2. THESE PLANS ARE NOT FOR CONSTRUCTION. REFER TO THE FINAL APPROVED CONSTRUCTION PLANS.
3. THE PROPERTY OWNER/DEVELOPER SHALL MAINTAIN THE DUST FREE SURFACE AS PROVIDED WITHIN THE SITE PLAN/CONTEXTUAL SITE PLAN. OTHERWISE IF THE PROPERTY OWNER/DEVELOPER FAILS TO MAINTAIN THE DUST FREE SURFACE AS IDENTIFIED WITHIN THE SITE PLAN/CONTEXTUAL SITE PLAN AND FAILS TO CORRECT THE CONDITION AFTER NOTIFICATION OF THE CONDITION, THE PROPERTY OWNER/DEVELOPER AGREES TO REMOVE IT AND REPLACE IT WITH AN IMPROVED SURFACE SUCH AS CONCRETE OR ASPHALT WITHIN THE SPECIFIED TIME OF THE NOTIFICATION.
4. PUBLIC IMPROVEMENTS MUST BE COMPLETED AND ACCEPTED PRIOR TO THE COMMENCEMENT OF BUSINESS OPERATIONS.

NO.	REVISION	BY	DATE	APPR.

Kimley»Horn
©2026 KIMLEY-HORN AND ASSOCIATES, INC.
6200 SOUTH STRACUSE WAY, SUITE 300
GREENWOOD VILLAGE, COLORADO 80111 (303) 228-2300

DESIGNED BY: MAR
DRAWN BY: CTC
CHECKED BY: SAL
DATE: 02/06/2026

LEGAL DESCRIPTION:
LOTS 4A-1-A
AND 5A-1, BLOCK A
RIO WEST BUSINESS PARK
RIO RANCHO, SANDOVAL
COUNTY, NEW MEXICO

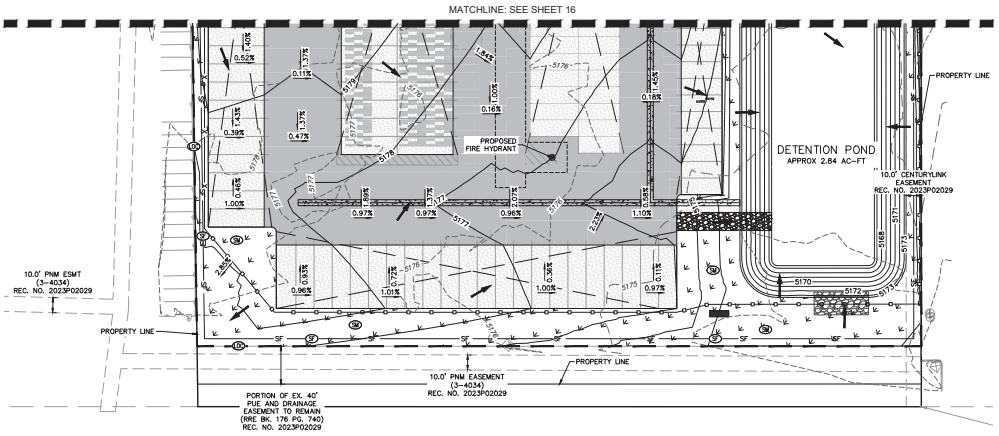
RV STORAGE - RIO RANCHO
RIO RANCHO, NEW MEXICO
SITE PLAN SUBMITTAL
FINAL EROSION & SEDIMENT
CONTROL PLAN (1 OF 3)

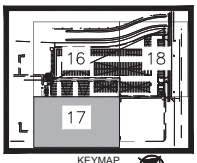
FOR REVIEW ONLY
NOT FOR
CONSTRUCTION
Kimley»Horn
Kimley-Horn and Associates, Inc.

PROJECT NO.
296392000

DRAWING NAME
296648025_ESC_FINL.dwg

SHEET
16





KEYMAP
N.T.S.

LEGEND

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- PROPOSED MINOR CONTOURS
- EXISTING MAJOR CONTOURS
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GRAPHIC SCALE IN FEET
0 15 30 60

NORTH

NO.	REVISION	BY	DATE	APPR.

Kimley»Horn

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6200 SOUTH STRACUSE WAY, SUITE 300
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LEGAL DESCRIPTION:
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RIO WEST BUSINESS PARK
RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO

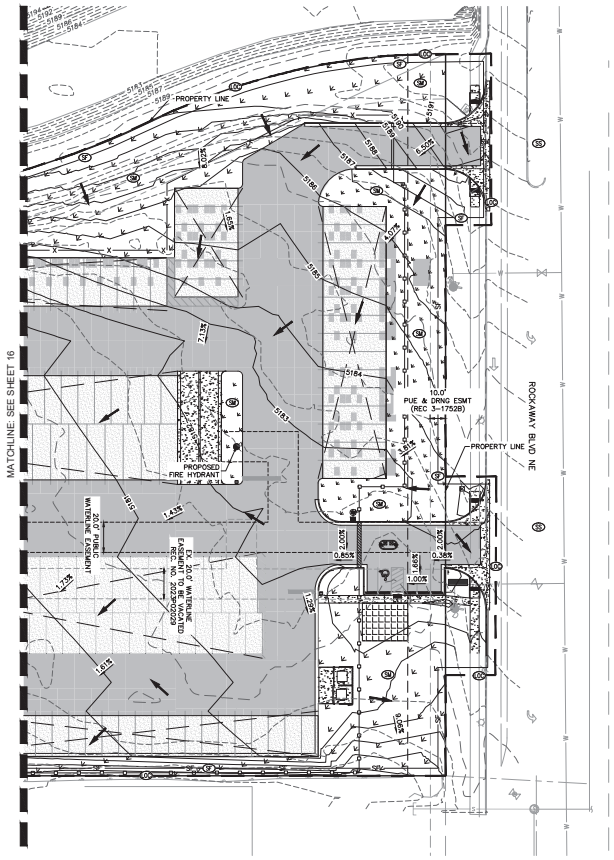
RV STORAGE - RIO RANCHO
RIO RANCHO, NEW MEXICO
SITE PLAN SUBMITTAL
FINAL EROSION & SEDIMENT CONTROL PLAN (2 OF 3)

FOR REVIEW ONLY
NOT FOR CONSTRUCTION
Kimley»Horn
Kimley-Horn and Associates, Inc.

PROJECT NO.
296392000

DRAWING NAME
296648025_ESC_FNL.dwg

SHEET
17


PROPERTY LINE
MATCHLINE: SEE SHEET 16
PROPOSED FIRE HYDRANT
WATERLINE EASEMENT 20' PUBLIC
EASEMENT TO BE VACATED BY DOC. NO. 2022R020029
10.0' PUE & DRNG ESMT (REC 3-1752B)
ROCKAWAY BLVD NE
PROPERTY LINE
2.00%
0.85%
0.38%
1.00%
1.66%
1.43%
1.73%
1.61%
7.13%
4.50%
5.00%
5.00%
5.00

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Diversion Channel Dike and Swale (continued)

MAINTENANCE REQUIREMENTS

Earth Dike (Berm)

Dikes must be inspected on a weekly basis and after each significant (>0.5 inch) rainfall to determine if silt is building up behind the dike, or if erosion is occurring on the face of the dike. Silt shall be removed in a timely manner. If erosion is occurring on the face of the dike, the slopes of the face shall either be stabilized through mulch or seeding, or the slopes of the face shall be reduced.

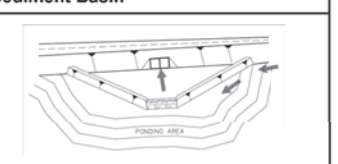
Diversion Channel (Swale)

Inspection must be made weekly and ater each significant (>0.5 inch) rainfall to locate and repair any damage to the channel or to clear debris or other obstructions so as not to diminish flow capacity. Damage from storms or normal construction activities, such as tire ruts or disturbance of swale stabilization, shall be repaired as soon as practical.

NOTES

- Berms shall have a minimum height of 18 inches, side slopes of 2:1 or flatter, and a minimum base width of 2 feet.
- The minimum freeboard shall be 6 inches.
- Berms and diversions should be constructed of compacted soil or coarse aggregate.
- All berms shall have an uninterrupted positive grade to a stabilized outlet.
- Diversion channels shall be excavated or shaped to line, grade, and cross section as indicated in the plans and as required to meet the criteria specified.
- Berms and diversion channels should be stabilized within 14 days of their construction.
- Periodically, and after each rain event, berms and dikes should be inspected, and accumulated sediments against berms should be removed.

Sediment Basin



Applications

Perimeter Control
Slope Protection
✓ Sediment Trapping
Channel Protection
Temporary Stabilization
Permanent Stabilization
Waste Management
Housekeeping Practices

Targeted Constituents

✓ Sediment
Nutrients
Toxic Materials
Oil and Grease
✓ Floatable Materials
Construction Wastes

Impact

✓ Significant
✓ Medium
Low
Unknown or Questionable



DESCRIPTION

A sediment basin is a pond area with a controlled outlet in which suspended sediment is allowed to settle. Provides treatment plus controlled outflow, minimizing flood problems down gradient.

PRIMARY USE

Sediment basins should be used where there is adequate open space to direct most of the site drainage into the basin. For sites with disturbed areas of more than 10 acres that are part or the same drainage area, sediment basins are required as either temporary or permanent controls, if there are no site limitations.

APPLICATIONS

A sediment basin is a treatment device highly effective for removing sediment and other pollutants for the design storm event. Sediment basins shall be designed for wo-year storm runoff. Maximum embankment height shall be 9 feet with a minimum top width of 8 feet. The side slopes shall be 2:1 or flatter.

LIMITATIONS

Sediment basins can be rather large, depending on site conditions, requiring the use of expensive development area and comprehensive planning for construction phasing prior to implementation.

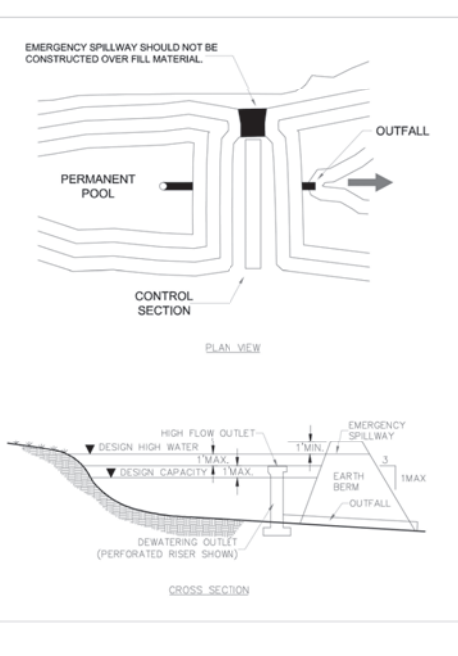
Storm events that exceed the design storm event can cause damage to the spillway structure of the basin and may impact downstream concerns.

MAINTENANCE REQUIREMENTS

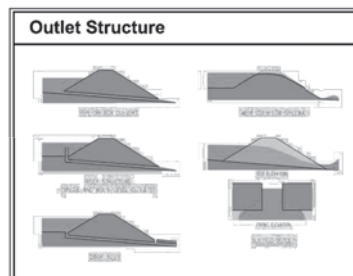
Sediment shall be removed and the basin shall be re-graded to its original dimensions when the capacity of the impoundment has been reduced to 20% of its original storage capacity. The removed sediment shall be stockpiled or redistributed in areas that are protected from erosion.

The basin outlet structure and emergency spillway (if present) should be checked frequently and after each major rain event to inspect for damage and to insure that obstructions are not diminishing the effectiveness of the structures.

Sediment Basin (continued)



Outlet Structure



Applications

Perimeter Control
Slope Protection
✓ Sediment Trapping
✓ Channel Protection
✓ Temporary Stabilization
✓ Permanent Stabilization
Waste Management
Housekeeping Practices

Targeted Constituents

✓ Sediment
✓ Nutrients
Toxic Materials
Oil and Grease
✓ Floatable Materials
Construction Wastes

Impact

✓ Significant
✓ Medium
Low Unknown or Questionable

OS

DESCRIPTION

A flow restrictive device placed at the discharge point of a storm water detention basin or check structue. Outlet structures can provide mitigation for flowrates, velocites, floatables, and can provide sedimentation. Outlet Structues include a wide range of designs, including orifice plates, baffle boxes, mechanical screens, ported risers, trash racks, and weir configurations.

PRIMARY USE

Primarily utilized to be utilized in conjunction with detention basins. May be utilized as temporary BMP for construction phase activities. Out Structures provide mechanism for metering flowrates and reducing velocities to allow particles and associated pollutants to settle.

APPLICATIONS

If constructed with initial grading operations, an outlet structure can provide a site-wide BMP for sediment control. In post-construction applications, Outlet Structures can provide mitigation of a wide range of pollutants. Outlet Structures are also utilized for site storm water flowrate mitigation, and are typically designed to provide both storm water quality as well as flowrate mitigation.

LIMITATIONS

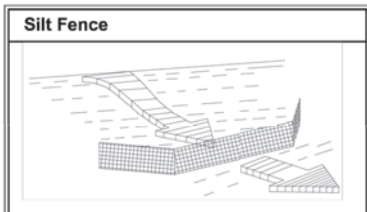
Construction phase Outlet Structure may require regular maintenance to remove accumulated sediment.

Outlet Structure requires an impoundment mechanism to convey flows into structure.

MAINTENANCE REQUIREMENTS

Inspections should be made on a monthly basis, especially after large storm events. If the Outlet Structure becomes inundated, debris and sediment removal are immediately required.

Silt Fence



Applications

✓ Perimeter Control
✓ Slope Protection
✓ Sediment Trapping
Channel Protection
Temporary Stabilization
Permanent Stabilization
Waste Management
Housekeeping Practices

Targeted Constituents

✓ Sediment
Nutrients
Toxic Materials
Oil and Grease
✓ Floatable Materials
Construction Wastes

Impact

✓ Significant
✓ Medium
Low
Unknown or Questionable



DESCRIPTION

A silt fence consists of geotextile fabric supported by backing stretched between posts, with the lower edge securely embedded in soil downstream of disturbed areas. Intercepts runoff in the form of sheet flow and provides filtration, sedimentation, and velocity reduction.

PRIMARY USE

Silt fences are used as perimeter control downstream of disturbed areas, and for non-concentrated sheet-flow conditions.

APPLICATIONS

Silt fences provide an economical way to mitigate overflow, non-concentrated flows, and as a perimeter control device. Best with coarse to silty soil types and to control wind erosion on sandy soils.

LIMITATIONS

Minor ponding will likely occur at the upstream side of the silt fence, resulting in minor localized flooding.

Fences that are constructed in swales or low areas subject to concentrated flow may be overtopped, resuting in failure of the filter fence. Silt fences subject to areas of concentrated flow (waterways with flows >1 cfs) are not acceptable.

Silt fence can interfere with construction operations; therefore, planning of access routes onto the site is critical.

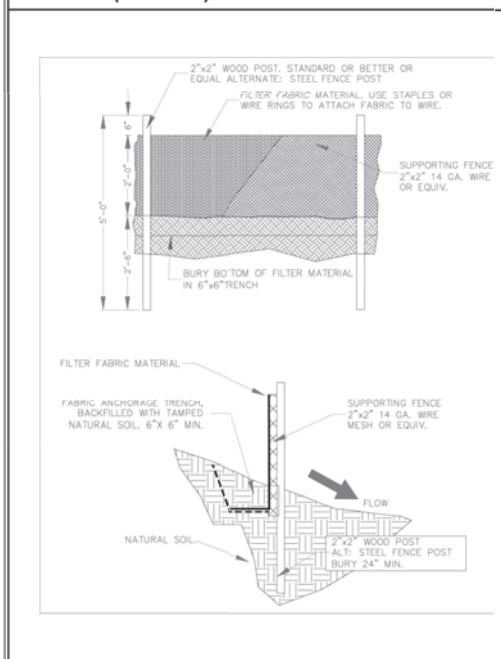
Silt fence can fail structurally under heavy sorm flows, creating maintenance problems and reducing the effectiveness of the system.

MAINTENANCE REQUIREMENTS

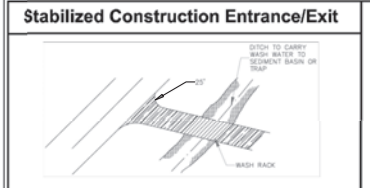
Inspections should be made on a weekly basis, especially after large storm events. If the fabric becomes clogged, it should be cleaned or, if necessary, replaced.

Sediment should be removed when it reaches approximately one-half the height of the fence.

Silt Fence (continued)



Stabilized Construction Entrance/Exit



Applications

Perimeter Control
Slope Protection
Sediment Trapping
Channel Protection
✓ Temporary Stabilization
Permanent Stabilization
Waste Management
Housekeeping Practices

Targeted Constituents

✓ Sediment
Nutrients
Toxic Materials
Oil and Grease
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Construction Wastes

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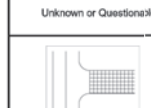


DESCRIPTION

A stabilized construction entrance consists of a pad of crushed stone, recycled concrete, or other rock-like material on top of a geotextile filter cloth, which is used to facilitate the washdown and removal of sediment and other debris from construction equipment prior to exiting the site. During the construction phase of a project, regular street sweeping should be performed to remove debris carried from the site.

PRIMARY USE

Stabilized construction entrances are used to reduce offsite sediment tracking from trucks and construction equipment, and for sites where considerable truck traffic occurs each day. They also reduce the need to clean adjacent pavement as often, and help route site traffic through a single point.

APPLICATIONS

As a part to the erosion-control plan required for sites larger than five acres, and recommended for all construction sites.

LIMITATIONS

Selection of the construction entrance location is critical. To be effective, it must be used exclusively.

Stabilized entrances are rather expensive, considering that they must be installed in combination with one or more other sediment control techniques. It may be more cost effective, however, than labor-intensive street cleaning.

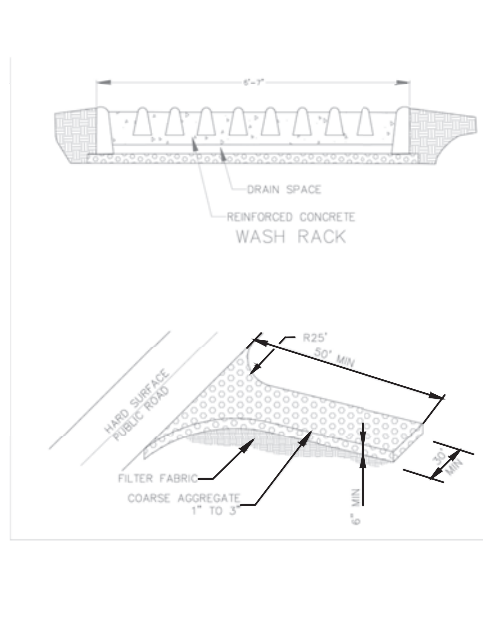
MAINTENANCE REQUIREMENTS

Inspections should be made on a regular basis and after large storm events in order to ascertain whether or not sediment and pollution are being effectively detained on site.

When sediment has substantially clogged the void area between the rocks, the aggregate mat must be washed down or replaced.

Periodic re-grading and top dressing with additional stone must be done to keep the efficiency of the entrance from diminishing.

Stabilized Construction Entrance/Exit (continued)



NO.	REVISION	BY	DATE	APPR.

Kimley»Horn

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DESIGNED BY: MAR
DRAWN BY: CTC
CHECKED BY: SAL
DATE: 02/06/2026

LEGAL DESCRIPTION:
LOTS 4A-1-A
AND 5A-1, BLOCK A
RIO WEST BUSINESS PARK
RIO RANCHO, SANDOVAL
COUNTY, NEW MEXICO

RV STORAGE - RIO RANCHO
RIO RANCHO, NEW MEXICO
SITE PLAN SUBMITTAL
EROSION & SEDIMENT CONTROL DETAILS

PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION
Kimley»Horn
Kimley-Horn and Associates, Inc.

PROJECT NO.
296392000

DRAWING NAME
096648025_EC_DTLS.dwg

SHEET
19

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Seeding – Temporary/Vegetation

DESCRIPTION

As a BMP, temporary seeding/vegetation is used to establish a temporary vegetative cover on disturbed areas by seeding with appropriate rapidly growing annual vegetation, annual grasses, small grains, or legumes. This short-term vegetative area will reduce erosion and sedimentation on disturbed areas that will not be permanently stabilized within an acceptable period of time. Temporary seeding will also reduce problems associated with mud and dust from construction activities on bare, unprotected soil surfaces.

PRIMARY USE

Temporary seeding should be considered for disturbed areas that will not be permanently stabilized or have work performed thereon for a period of 21 days or more Such areas include denuded areas, soil stockpiles, dikes, berms, temporary embankments, excavation slopes, etc. As a temporary control, vegetation is used to stabilize stockpiles and barren areas that are inactive for long periods of time. As a permanent control, grasses and other vegetation provide good protecion for the soil, along with some filtering for overland runoff. Subjected to acceptable runoff velocities, vegetation can provide a good method of permanent storm water management, as well as a visual amenity to the site.

Other BMPs may be required to assist in the establishment of vegetation. These other techniques include erosion control matting; swales and dikes to direct flow around newly seeded areas; and proper grading to limit runoff velocities during construction.

APPLICATIONS

Planting should take place when conditions are most favorable for growth (as long as the plantingdoes not interfere with the schedule of other activities and/or regulatory requirements). Before seeding, other erosion control practices such as dikes, basins, and surface runoff-control measures (e.g., interceptor dikes and swales, etc.) should be installed. Temporary bale barriers and silt fences may have to be placed/replaced after seeding operations, since they may get in the way of the machinery. However, use common sense to coordinate operations to maximize the effectiveness of the erosion control measures. Temporary seeding may not be an effective practice in arid and semi-arid regions where the climate prevents fast plant establishment. In those areas, or when seasonal planting restrictions prohibit, temporary mulching may be better for the short term.

For further information, refer toSection 632 of *Standard Specifications for Highway andBridge Construction* (New Mexico State Highway and Transportation Department [NMSHTD] 2000).

Applications

- Perimeter Control
- ✓ Slope Protection
- ✓ Sediment Trapping
- ✓ Channel Protection
- ✓ Temporary Stabilization
- ✓ Permanent Stabilization
- Waste Management
- Housekeeping Practices

Targeted Constituents

- ✓ Sediment
- Nutrients
- Toxic Materials
- Oil and Grease
- Floatable Materials
- Construction Wastes

Impact

- ✓ Significant
- Medium
- Low
- Unknown or Questionable

SEED

Seeding – Temporary/Vegetation (continued)

All seeded areas should be covered with mulch to provide protecion from the weather. Frequent inspections are necessary to check that conditions for growth aregood. If the plants do not grow quickly or thick enough to prevent erosion, the area should be reseeded as soon as possible.

Temporary seed selection should take into account the season and location. Specific seed mixes can usually be found in the construction plans. The plans and specifications should reflect temporary seeding locations, quantities, and pay items. For suggested seed types, see Appendix D, Guidance on Seed Selection and Seeding of Temporary Vegetation on Disturbed Areas.

Native grasses should not be used for temporary seeding. Irrigation or a temporary watering facility should be provided. Seed should be selected in accordance with local Natural Resources Conservation Service (NRCS) rules.

Vegetative techniques can and should apply to every construction project, with few exceptions. Vegetation effectively reduces erosion in swales, stockpiles, berms, mild to medium slopes, and along roadways. Vegetative strips can provide some protection when used as a perimeter control for utility and site development construction.

Surface Preparation

- Interim or final grading must be completed prior to seeding, minimizing all steep slopes.
- Install all necessary erosion structures such as dikes, swales, diversions, etc., prior to seeding.
- Groove or furrow slopes steeper than 3:1 on the contour line before seeding.
- Provide 4-6 inches of topsoil over rock, gravel, or otherwise unsuitable soils.
- Seedbed should be well pulverized, loose, and uniform.

Plant Selection, Fertilization and Seeding

- Use only high quality, U.S. Department of Agriculture (USDA)-certified seed.
- Use an appropriate species or species mixture adapted to local climate, soil conditions, and season. Consult with the local NRCS officeor local County Extension Service as necessary for selection of proper species and application techniques in the area. Seeding rate should be in accordance with recommendations by the NRCS or Engineering Extension Service.
- Fertilizer shall be applied according to the manufacturer's recommendation with proper spreader equipment. Typical application rate for 10-10-10 grade fertilizer is 700-1000 lb/acre. DO NOT OVER APPLY FERTILIZER.
- If hydro-seeding is used, do not mix seed and fertilizer more than 30 minutes before application.
- Evenly apply seed using cyclone seeder, seed drill, cultipacker, or hydroseeder.
- Provide adequate water to aid in establishment of vegetation.
- Use appropriate mulching techniques where necessary.

Mulching

DESCRIPTION

Mulching is used to provide a stabilized surface for seeding or to prevent erosion using chemical soil stabilizers and a variety of organic or inorganic materials, netting, or mats.

PRIMARY USE

Mulching is used to prevent erosion by creating a permanent material to slow surface velocity, trap sediment, and protect surface areas around structures.

APPLICATIONS

Mulching is used in areas where permanent velocity control and sediment trapping will be required. Follow Section 632, pp. 684-685 of *Standard Specifications for Highway and Bridge Construction* (NMSHTD 2000).

NOTES

- Hay should consist of native grasses free of noxious weed seeds (certified weed-free hay or straw may be required in designated areas of the state).
- Straw should consist of clean cereal shafts.
- Hay and straw mulch should be spread at a rate of 1.5 to 2 tons per acre.
- At a minimum, 65% of the mulch, by weight, should be 10 inches or more in length.
- Applied mulch depth should not be less than 1 inch and not more than 2 inches. The mulch should be uniformly applied so that no more than 10% of the soil surface is exposed.
- Hay and straw mulch should be anchored to the soil surface using tackifiers, blankets, or nets, or with a mulch-crimping machine. Mechanical anchoring, or crimping, is preferred and recommended for slopes flatter than 2:1. Blankets or nets on slopes steeper than 2:1 should be anchored to the soil.
- Tackifiers (for anchoring) should consist of a free-flowing non-corrosive powder. This material shall not contain any mineral filler, recycled cellulose fiber, clays, or other substances that may inhibit germination or growth of plants.
- Tackifiers (for anchoring) shall be applied in a slurry with water and wood fiber (100 lbs of powder and 150 lbs of fiber per 700 gallons of water). Application rate of powder should be between 80 and 200 lbs per acre.

Applications

- Perimeter Control
- ✓ Slope Protection
- ✓ Sediment Trapping
- Channel Protection
- ✓ Temporary Stabilization
- Permanent Stabilization
- Waste Management
- Housekeeping Practices

Targeted Constituents

- ✓ Sediment
- ✓ Nutrients
- Toxic Materials
- Oil and Grease
- Floatable Materials
- Construction Wastes

Impact

- ✓ Significant
- ✓ Medium
- Low
- Unknown or Questionable

MU

Concrete Waste Management

DESCRIPTION

Concrete waste management prevents or reduces the discharge of pollutants to storm water by conducting washout offsite, performing onsite washout in a designated area, and training employees and subcontractors.

APPLICATIONS

The following low-cost measures will help reduce storm water pollution from concrete wastes:

- Store dry and wet materials under cover, away from drainage areas.
- Avoid mixing excess amounts of fresh concrete or cement onsite.
- Perform washout of concrete trucks offsite or in designated areas only.
- Do not wash out concrete trucks into storm drains, open ditches, streets, or streams.
- Do not allow excess concrete to be dumped onsite except in designated areas.
- For onsite washout:
  - Locate washout area at least 50 feet from storm drains, open ditches, or water bodies. Prevent runoff from this area by constructing a temporary pit or bermed area large enough for liquid and solid waste.
  - Wash out wastes into the temporary pit where the concrete can set, be broken up, and then disposed of properly.
- When washing concrete to remove fine particles and expose the aggregate, avoid creating runoff by draining the water to a bermed or level area.
- Do not wash sweepings from exposed aggregate concrete into the street or storm drain. Collect and return sweepings to aggregate base stock pile, or dispose in the trash.
- Train employees and subcontractors in proper concrete waste management.

LIMITATIONS

Offsite washout of concrete wastes may not always be possible.

MAINTENANCE REQUIREMENTS

Inspect subcontractors to ensure that concrete wastes are being properly managed.

If using a temporary pit, dispose of hardened concrete on a regular basis.

Applications

- Perimeter Control
- Slope Protection
- Sediment Trapping
- Channel Protection
- Temporary Stabilization
- Permanent Stabilization
- ✓ Waste Management
- ✓ Housekeeping Practices

Targeted Constituents

- Sediment
- Nutrients
- Toxic Materials
- Oil and Grease
- Floatable Materials
- ✓ Construction Wastes

Impact

- Significant
- ✓ Medium
- Low
- Unknown or Questionable

NO.	REVISION	BY	DATE	APPR.

Kimley»Horn

© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
6200 SOUTH SYRACUSE WAY, SUITE 300
GREENWOOD VILLAGE, COLORADO 80111 (303) 228-2300

DESIGNED BY: MAR
DRAWN BY: CTC
CHECKED BY: SAL
DATE: 02/06/2026

LEGAL DESCRIPTION:
LOTS 4A-1-A
AND 5A-1, BLOCK A
RIO WEST BUSINESS PARK
RIO RANCHO, SANDOVAL
COUNTY, NEW MEXICO

RV STORAGE - RIO RANCHO
RIO RANCHO, NEW MEXICO
SITE PLAN SUBMITTAL
EROSION & SEDIMENT CONTROL DETAILS

PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION
Kimley»Horn
Kimley-Horn and Associates, Inc.

PROJECT NO.
296392000

DRAWING NAME
096648025_EC_DTLS.dwg

SHEET
20

APPENDIX F: EXCERPTS FROM FINAL DRAINAGE REPORT FOR NM 528 (FDR528) REPORT AND EXCERPTS FROM NMDOT NM 528 RIO RANCHO BLVD PHASE 11/04 PLANS

Final Drainage Report

NM 528 Pat D'Arco Highway Improvements Phase II, Ridgecrest Dr. to Northern Blvd.

CN A300381, PN A300381

Prepared for:

New Mexico DEPARTMENT OF TRANSPORTATION

Prepared by:

WSP

July 2020

Exhibit 3: Drainage Basin Map

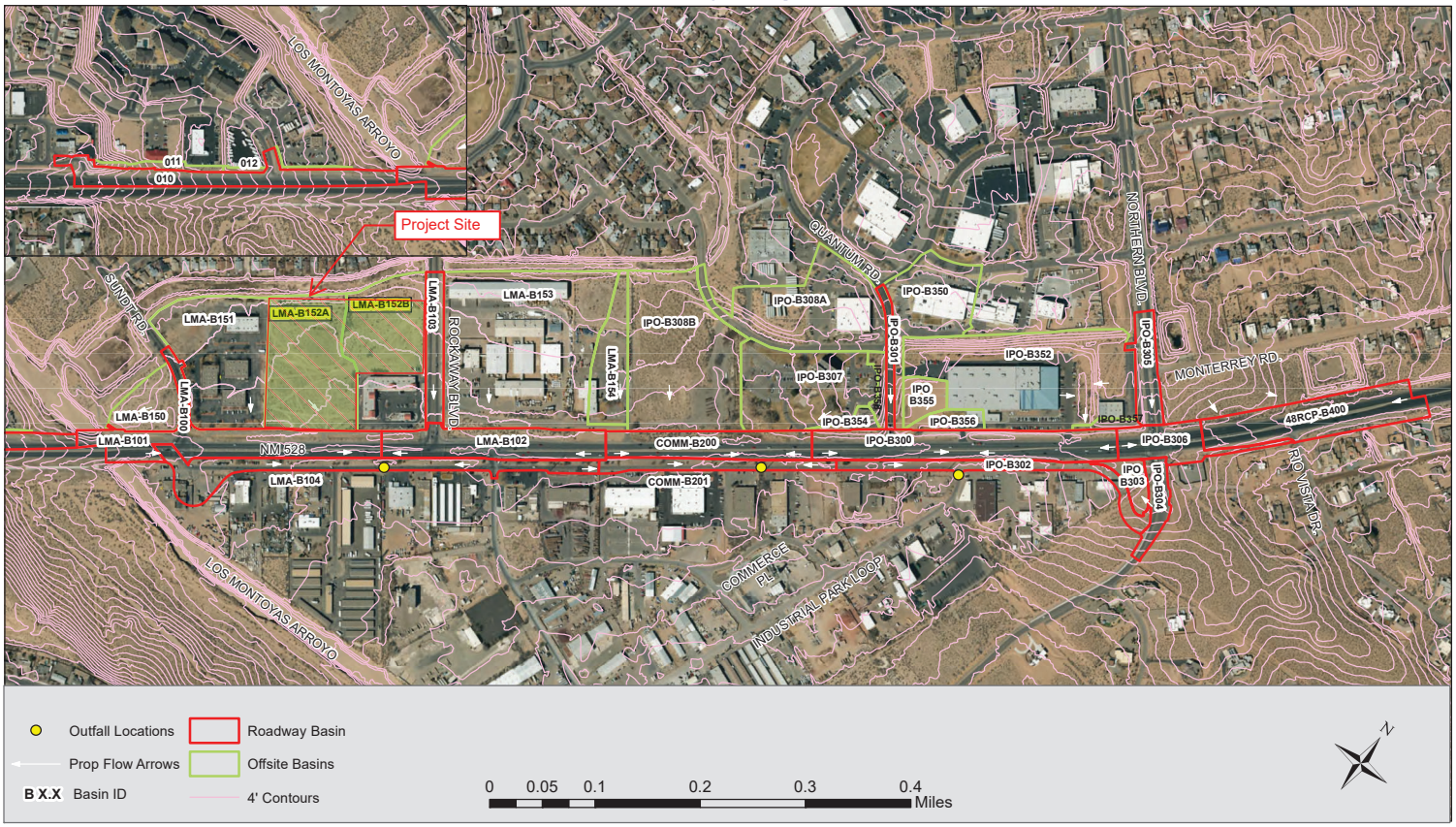
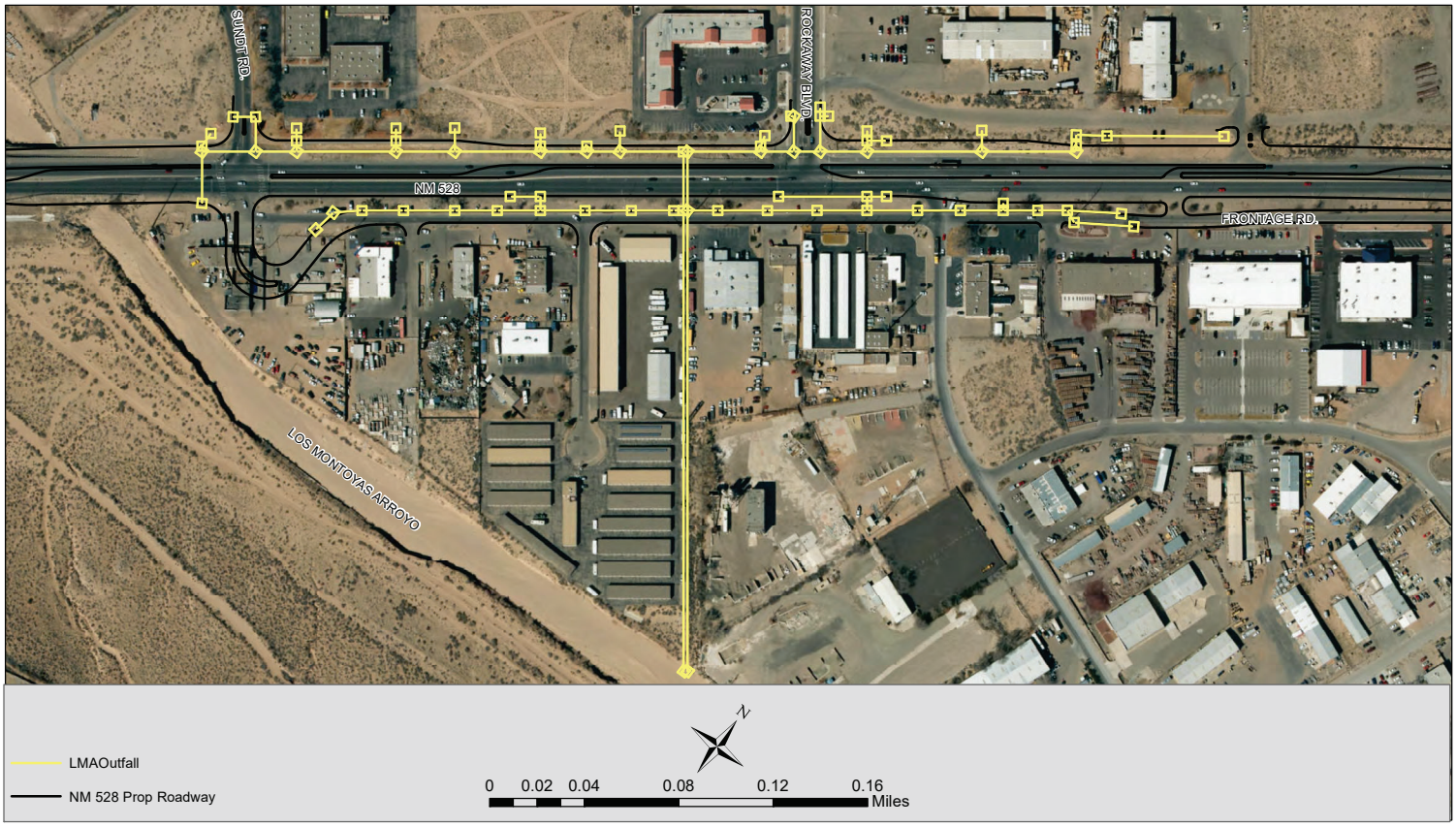


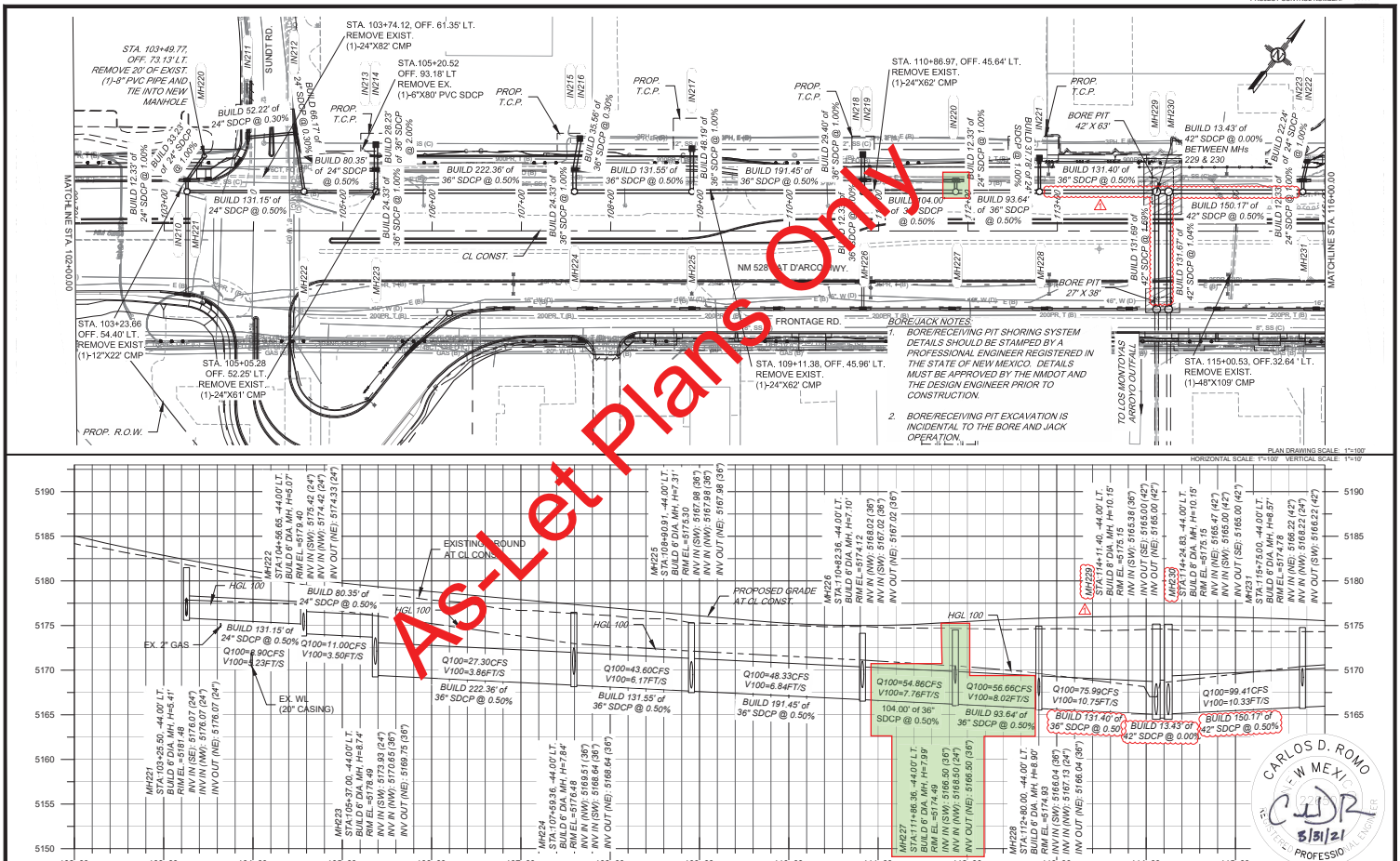
Exhibit 5: Los Montoyas Arroyo Outfall



HEC-HMS PROPOSED BASIN DATA

OUTFALL	WSP Basin ID	Zoning	Land Treatments %				Initial Abstractions	Infiltration	Time of Concentration	Storage Coefficient	Area	Area	Sediment Bulking	Q 50-YR	Q 100-YR
			A	B	C	D	inches	in/hr	hr	hr	acres	sq mi	%	CFS	CFS
LMA CBC OUTFALL (SOUTHBOUND)	NM528/SIDE STREETS														
	010	Road	0	0	10	90	0.350	0.830	0.133	0.108	3.05	0.00477	6	10.70	12.10
	OFFSITE														
	011		0	0	90	10	0.350	0.830	0.133	0.128	0.49	0.00077	18	1.30	1.50
	012		0	0	90	10	0.350	0.830	0.133	0.128	0.12	0.00019	18	0.30	0.40
	013		0	0	90	10	0.350	0.830	0.133	0.128	0.13	0.00020	18	0.30	0.40
	LMA CBC OUTFALL													**12.60**	**14.40**
LOS MONTOYAS ARROYO OUTFALL	NM528/SIDE STREETS														
	LMA-B100	Road	0	0	10	90	0.350	0.830	0.133	0.108	0.49	0.00077	6	1.80	2.10
	LMA-B101	Road	0	0	10	90	0.350	0.830	0.133	0.108	4.72	0.00738	6	17.50	19.90
	LMA-B102	Road	0	0	10	90	0.350	0.830	0.133	0.108	3.88	0.00606	6	14.40	16.40
	LMA-B103	Road	0	0	10	90	0.350	0.830	0.133	0.108	1.57	0.00245	6	5.80	6.60
	LMA-B104	Road	0	0	10	90	0.350	0.830	0.133	0.108	4.09	0.00639	6	15.20	17.20
	OFFSITE														
	B150	Undeveloped	79	8	8	5	0.612	1.564	0.133	0.166	1.90	0.00297	18	3.20	4.10
	B151	Commercial	0	0	15	85	0.350	0.830	0.133	0.109	6.96	0.01088	6	25.40	29.00
	B152A	Undeveloped	79	8	8	5	0.612	1.564	0.133	0.166	6.53	0.01020	18	11.10	14.20
	B152B	Commercial	0	0	15	85	0.350	0.830	0.133	0.109	6.55	0.01023	6	23.90	27.20
	B153	Commercial	0	0	15	85	0.350	0.830	0.133	0.109	14.37	0.02246	6	52.50	59.80
	B154	Commercial	0	0	15	85	0.350	0.830	0.133	0.109	2.53	0.00395	6	9.20	10.50
	POND B154													9.20	10.50
	LMA OUTFALL													**179.80**	**206.70**
COMMERCE OUTFALL	**NM528/SIDE STREETS**														
	COMM-B200 NORTHBOUND	Road	0	0	10	90	0.350	0.830	0.133	0.108	1.59	0.00248	6	5.90	6.70
	COMM-B201	Road	0	0	10	90	0.350	0.830	0.133	0.108	1.60	0.00250	6	5.90	6.70
	COMMERCE OUTFALL													**11.80**	**13.40**

PROJECT CONTROL NUMBER: A300381



As-Let Plans Only

NO.	DESCRIPTION	DATE	BY
1	ADDENDUM #1 - ROW AND DRAINAGE REVISIONS	3/31/2021	CR

NM 528 SB DRAINAGE PLAN & PROFILE
LOS MONTOYAS ARROYO OUTFALL

CARLOS D. ROMO
NEW MEXICO
PROFESSIONAL ENGINEER
5/31/21

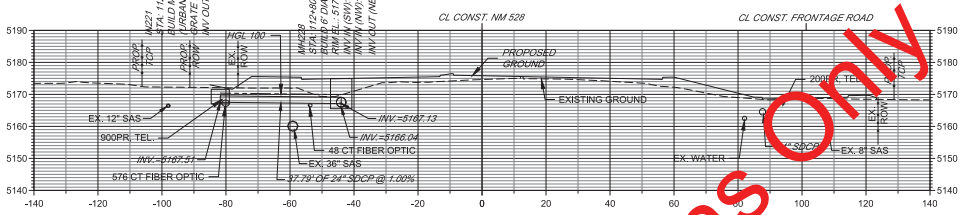
ROMO, CARLOS D.
31-Mar-21

Drawing File: J:\33721 NMDOT NM528 RIO RANCHO BLVD PHASE II\04 ENGINEERING - A300381\PLANS\3_SHEETS\A300381SDSB01.DWG
6:49 PM

NEW MEXICO PROJECT NO. A300381

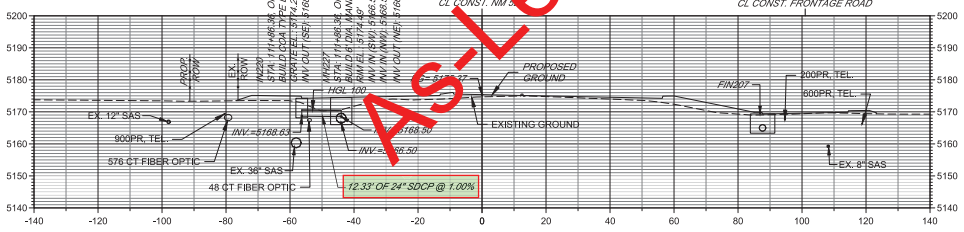
SHEET NO. 3 - 23

PROJECT CONTROL NUMBER: A300381



CL CONST. NM 528, STA. 112+80.00

BUILD MEDIAN DROP INLET 5'X5' (URBAN) (IN221) , H=4.07', 623-06
CONNECT TO MH228 W/ 37.78' OF 1-24" SDCP @ 1.00%
BUILD 6' DIA. MANHOLE (MH228) TYPE E, H=8.90'
CONNECT TO PROPOSED 1-36" SDCP (NORTH/SOUTH)



CL CONST. NM 528, STA. 111+86.36

BUILD COA TYPE DBL. C INLET (IN220) , H=5.62'
CONNECT TO MH227 W/ 12.33' OF 1-24" SDCP @ 1.00%
BUILD 6' DIA. MANHOLE (MH227) TYPE E, H=7.99'
CONNECT TO PROPOSED 1-36" SDCP (NORTH/SOUTH)

As-Let Plans Only

NOTES:

1. FOR MANHOLE DETAILS, REFER TO NMDOT STD. DWGS. 662-01-1/3 TO 3/3.
2. FOR SDCP DETAILS, REFER TO NMDOT STD. DWGS. 206-01-1/1, 206-02-1/1, 206-03-1/1, 206-04-1/3, 206-05-1/1, 206-06-1/1, 206-07-1/1, AND 206-10-1/1.
3. REFER TO PLAN SHEET 2 - 54A FOR CURB AND GUTTER TRANSITION DETAILS.
4. STRUCTURE SECTION ALIGNMENTS FOLLOW CENTERLINE OF PIPES, INLETS, AND MANHOLES.
5. REFER TO THE ESTIMATED STRUCTURE QUANTITIES SCHEDULES ON SHEETS 2 - 20 THRU 2 - 28 .
6. REFER TO DRAINAGE PLAN AND PROFILE SHEETS, 3 - 18 TO 3 - 35 FOR ADDITIONAL INFORMATION.
7. ALL MANHOLES ON THIS PROJECT ARE EITHER TYPE C OR TYPE E. USE TYPE C MANHOLES FOR HEIGHTS LESS THAN 6'. USE TYPE E MANHOLES FOR HEIGHTS GREATER THAN 6'.
8. CURB INLET STATIONS, OFFSETS, AND ELEVATIONS ARE GIVEN AT THE NORMAL CURB FLOW LINE. TYPE "D", MODIFIED MEDIAN DROP INLET TYPE I (VALLEY/URBAN), AND 5'X5' INLET STATIONS, OFFSETS, AND ELEVATIONS ARE GIVEN AT CENTER OF GRATE
9. FOR INLET GRATE HORIZONTAL AND VERTICAL TRANSITION DETAILS, REFER TO SHEET 2-54A.



NO.	DESCRIPTION	DATE	BY
4			
3			
2			
1			

REVISIONS (OR CHANGE NOTICES)

NEW MEXICO DEPARTMENT OF TRANSPORTATION

NM 528 RIDGECREST DR. TO NORTHERN BLVD.

NM 528
STRUCTURE PLACEMENT SECTIONS

City of Rio Rancho
Development Services
3200 Civic Center Circle NE - Ste 130
Rio Rancho, NM 87144
(505) 891-5005 Fax: (505) 896-8994

February 25, 2026

TO: Kimley-Horn
6200 S Syracuse Wy, Ste 300
Greenwood Village, CO 80111

RE: Site Plan (26-160-00002)

The following are the comments and feedback received in regard to the Site Plan application.

Planning and Zoning

1. Fences built within the side yard setback, behind the front setback to the rear setback, can be a maximum of six feet. Fences built outside the setback area within the buildable area of a lot, parcel, or tract may reach a maximum height of eight feet. 8-foot fence must be at least 10 ft. behind the front property line.
2. Provide elevation details for the proposed office building.
3. At least 25% of the required landscaping (11,325 sf) shall be along Rockaway.
4. The zoning ordinance for the property (89-007) requires a minimum landscaped strip of 10 feet maintained between parking areas and the street right-of-way line.

Fire and Rescue:

1. IFC 2021 shall be followed.
2. A full Fire 1 and Fire 2 plan set shall be submitted to the Fire Marshal's Office for review.
3. Hydrant Spacing shall be 500 feet for residential/ non-commercial areas. Hydrants shall be no more than 300' driving feet in commercial areas.

Parks and Recreation:

1. The project property is nonresidential, so it will follow commercial/ nonresidential landscaping requirements. Nonresidential zoning requires: No less than 10% of the lot landscaped; No less than ¼ of the 10% shall be located in the front/frontages.
2. Ensure the construction plan sets have a plant legend with plant names, quantities, size; that each individual planter area is indicated on the plan and area (SF) included on a table that summarizes total amount of landscape required, total amount provided (sum of the parts).
3. Irrigation backflow preventer will need to be registered and tested per ordinance 54.0. Indicate where the irrigation meter, its size; the backflow preventer, its type; and the controller/master valve locations are.
4. If the one handicap parking space and aisle are determined to be adequate, verify that they are designed and constructed as ADA compliant – with no slope (run, cross slope, etc.) within the handicap parking space and aisle – greater than 2.083% in any given direction. For the accessible aisle, follow the NM Statute which requires that the striped area meet the requirements set out in NMSA 66-1- 4.1.B] and that 1' high letters that are at least 2" wide stating NO PARKING are stenciled in the aisle. Please reference the Parking Lot Checklist provided by the NM Governor's Commission on Disability for parking space and sign requirements found at: https://www.gcd.nm.gov/technical-assistance/parking/then select "2021 NM Accessible Parking Checklist – Updated 2024". The checklist also clearly shows the type and color/s of handicap parking signs (New Mexico specific) to be installed, as well as the language required per State Statute.

If you have any additional questions or concerns, please feel free to contact me.

Respectfully,



Michelle Costilla
Municipal Planner III
Development Services Department
City of Rio Rancho
(505) 896-8362 mcostilla@rrnm.gov

The City of Rio Rancho

Development Services
Planning Division
3200 Civic Center Circle NE
Rio Rancho, NM 87144
Phone (505) 891-5005 ● Fax (505) 896-8994

RE: Site Plan, Case No. 26-160-00002
Rio West Business Park, Block A, Lot 5A1A

Dear Property Owner:

You are receiving this certified notice because your property abuts a site where a land development decision is required by the Governing Body.

The applicant, F4 Rio Rancho LLC, through their agent, Kimley-Horn, is requesting a Site Plan approval for an RV storage development at the property legally described as Rio West Business Park, Block A, Lot 5A1A. The property is zoned SU: Special Use and is approximately 10.40 acres.

The **Governing Body** will consider the request and have the final approval on **Thursday, March 12, 2026** at 6:00 pm in the **Council Chambers.**

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

If you would like to comment on this application, you are encouraged to submit written comments ten (10) days prior to the hearing date to clerk@rrnm.gov. Those wishing to provide comment during the hearing must register in person or by Zoom with applicable City staff person no later than fifteen (15) minutes prior to the scheduled start time of the hearing. This hearing will be hybrid, information is available on the City's website under Agendas and Minutes. The City highly encourages citizens to watch the meeting live on the City's website www.rrnm.gov or on Sparklight cable channel 56.

Please contact me via e-mail me at mcostilla@rrnm.gov or call me at 505-896-8362, if you have any questions concerning this matter.

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

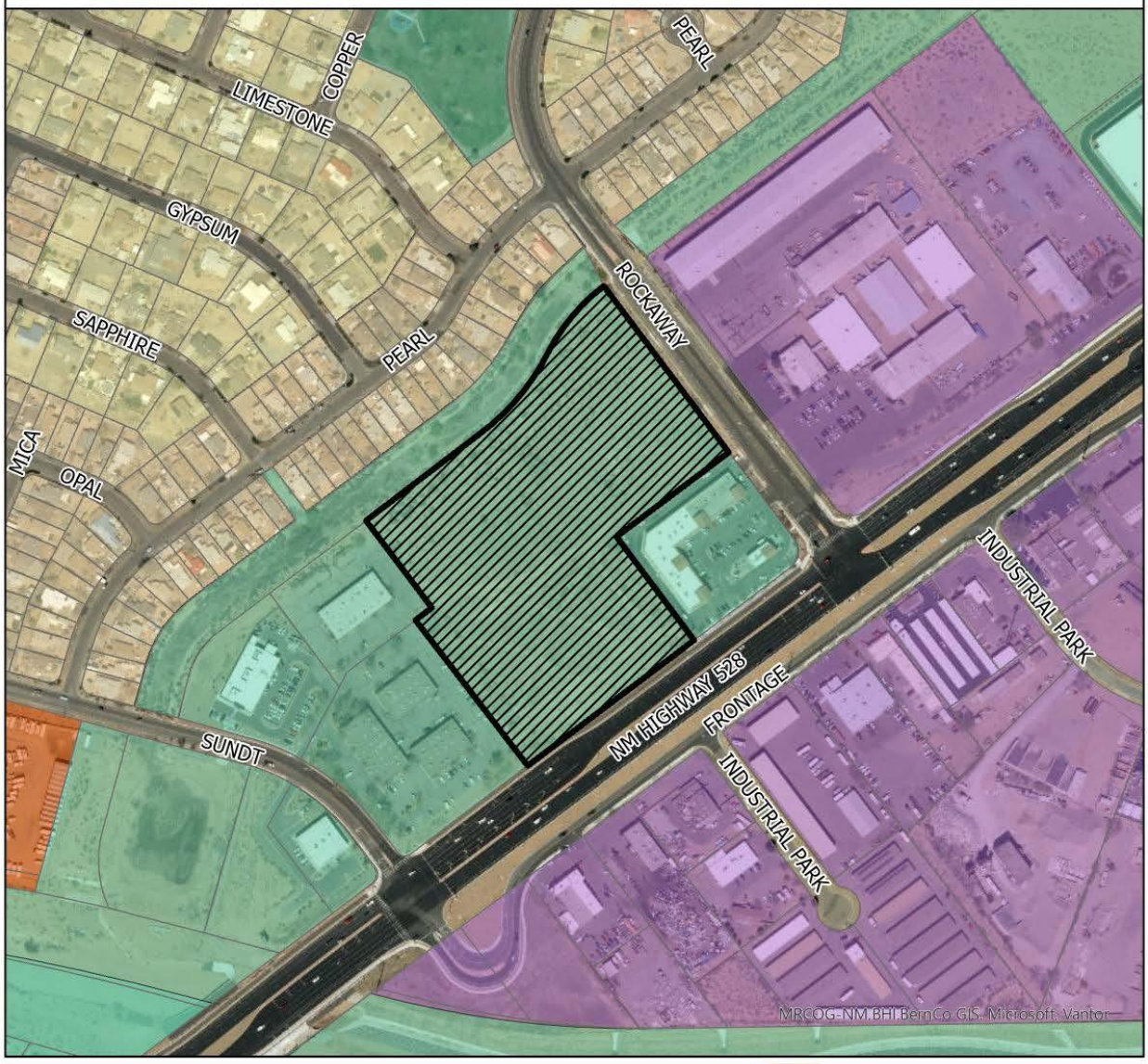
Respectfully,

Michelle Costilla
Municipal Planner III
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

RIO WEST BUSINESS PARK, BLOCK A, LOT 5A1A



Subject Property

Zoning
- C-1
- M-1
- R-1
- R-3
- SU

N

0 112.5225 450 675 900 Feet

GIS Moving Spatial Data Forward

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

Map courtesy of Michelle Costilla 2/18/2026

CITY OF RIO RANCHO
PUBLIC HEARING NOTICE

The Governing Body of the City of Rio Rancho will consider the following matter at its regularly scheduled meeting at 6:00 p.m. on Thursday, March 12, 2026.

Site Plan
Case #26-160-00002

The applicant, F4 Rio Rancho LLC, through their agent, Kimley-Horn, is requesting a Site Plan approval for an RV storage development at the property legally described as Rio West Business Park, Block A, Lot 5A1A. The property is zoned SU: Special Use and is approximately 10.40 acres.

Master Plan
Case #25-100-00005

The Applicant, AMREP Southwest, Inc., through their agent, Consensus Planning, Inc., requests approval of the Vista Alegria Master Plan, comprised of approx. 78.21 acres. The Master Plan boundary includes the subject properties of Rio Rancho Estates Unit 8, Block 57, Lots 1-7, & 18-24; Block 58, Lots 1-7; Rio Rancho Estates Unit 8, Block 58, Lots 9-11, 14-20, & 22-24; Block 61, Lots 1-2, 4-7, 10-11, 14-19, & 21-24; Block 62, Lots 1-2, 4A, 5-6, & 20-22; Block 66, Lots 1-4; and Rio Rancho Estates Unit 8, Block 62, Lots 8-10, & 15-17; Block 66, Lots 8-10, & 13-16.

Zone Map Amendment
Case #25-100-00016

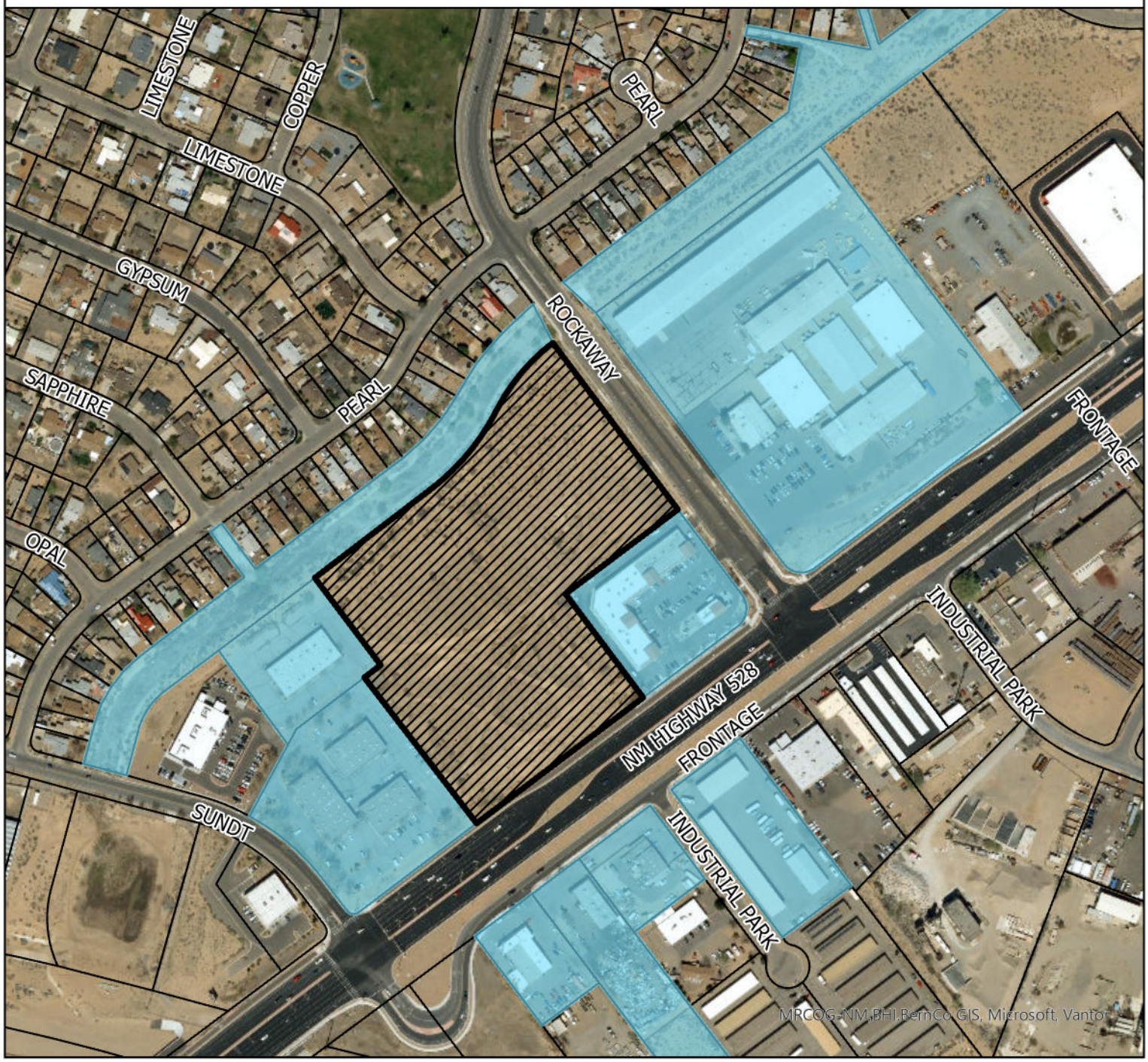
The Applicant, AMREP Southwest, Inc., through their agent, Consensus Planning, Inc., requests approval of a Zone Map Amendment for the subject properties of Rio Rancho Estates Unit 8, Block 57, Lots 1-7, & 18-24; Block 58, Lots 1-7 from M-1: Industrial & Business Park District to R-6: Multi-Family Residential District (Approx. 21.0257 acres); Rio Rancho Estates Unit 8, Block 58, Lots 9-11, 14-20, & 22-24; Block 61, Lots 1-2, 4-7, 10-11, 14-19, & 21-24; Block 62, Lots 1-2, 4A, 5-6, & 20-22; Block 66, Lots 1-4 from M-1: Industrial & Business Park District & R-1: Single-Family Residential District to R-4: Single-Family Residential District (Approx. 44.1824 acres); and Rio Rancho Estates Unit 8, Block 62, Lots 8-10, & 15-17; Block 66, Lots 8-10, & 13-16 from R-1: Single-Family Residential District to R-3: Mixed Residential District (Approx. 13.0039 acres).

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

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

Journal: February 25, 2026

RIO WEST BUSINESS PARK, BLOCK A, LOT 5A1A



Subject Property

Adjacent Properties

N

GIS
Moving Spatial Data Forward

Rio Rancho
City of Vision

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

0 120 240 480 720 960
Feet

Map courtesy of Michelle Costilla 2/18/2026

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: R18

AGENDA DATE:
March 12, 2026

DEPARTMENT:
Development Services

SUBJECT:
R18, Resolution Adopting the Vista Alegria Master Plan

BACKGROUND AND ANALYSIS:

The Applicant, AMREP Southwest, Inc., through their agent, Consensus Planning, Inc., requests approval of the Vista Alegria Master Plan, comprised of approximately 78.21 acres.

The subject Master Plan is within the Northern & Rainbow Specific Area Plan (NRSAP), originally adopted by the Governing Body January 14, 2009 via Resolution No. 3, Enactment No. 09-004, and most recently amended November 13, 2025 via Resolution No. 133, Enactment No. 25-132 by the Governing Body.

The Master Plan Area is located on the west side of Rainbow Blvd. NE (a proposed major arterial road), bounded by 6th Avenue NW, a residential road, to the north; 3rd Street NW, a residential road, to the west; and 1st Avenue NW, a residential road, to the south. It is located about half a mile south of Northern Blvd. NE.

The subject Master Plan request is being heard concurrently with Zone Map Amendment Case #25-100-00016.

The Planning and Zoning Board heard the subject Master Plan request concurrent with Zone Map Amendment Case #25-110-00016 at their regular meeting held on February 10, 2026. The Board voted unanimously to recommend approval of both the Vista Alegria Master Plan and the Zone Map Amendment to the Governing Body.

REVIEW CRITERIA:

The Rio Rancho Comprehensive Plan defines a Master Plan as a detailed development plan often created by a developer, which may fit within a Specific Area Plan boundary or may provide sufficient planning detail that may be developed in unplanned areas and stand in place of a Specific Area Plan.

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

The Vista Alegria Master Plan details existing conditions, goals and policies of the Comprehensive Plan, proposed land use, zoning & density, proposed design standards, community facilities & services, transportation, conceptual drainage and utilities, and implementation & phasing.

SITE ANALYSIS:
The subject properties proposed to comprise the entirety of the Vista Alegria Master Plan Area are below, with their current zoning:

- Rio Rancho Estates Unit 8, Block 57, Lots 1-7, & 18-24; Block 58, Lots 1-7, 9-11, 14-20, & 22-24 (M-1: Industrial & Business Park District) Ordinance No. 8, Enactment No. 09-06, adopted January 14, 2009 by the Governing body.
- Rio Rancho Estates Unit 8, Block 61, Lots 1-2, 4-7, 10-11, 14-19, & 21-24; Block 62, Lots 1-2, 4A, 5-6, 8-10, & 15-17, & 20-22; Block 66, Lots 1-4, 8-10, & 13-16 (R-1: Single-Family Residential District) Ordinance No. 62, Enactment No. 94-060, adopted December 14, 1994 by the Governing Body.

The proposed Vista Alegria Master Plan is bounded by 6th Avenue NW, a residential road, to the north; Rainbow Boulevard NE, a current minor arterial road, to the east; 3rd Street NW, a residential road, to the west; and 1st Avenue NW, a residential road, to the south.

The Master Plan Area is primarily undeveloped. There is an existing constructed single-family residence to the south of 6th Avenue that is outside the Vista Alegria Master Plan and outside the Northern and Rainbow Specific Area Plan boundaries. The lands between 3rd Street and Rainbow Boulevard until the south boundary of Sandia Boulevard are vacant.

The subject properties are abutted by the following zoning districts:
- North: M-1: Industrial & Business Park District
- South, East, & West: R-1: Single-Family Residential District

LAND USE:
The Generalized Land Use Map (GLUM) illustrates Industrial, Business Park, Warehousing, High Density Residential, Low/Medium Density Residential, Park, Open Space, and Drainage in the Vista Alegria planning area. The GLUM will be updated by City of Rio Rancho to reflect Vista Alegria's Proposed Land Uses to Low/Medium Density, High Density Residential, and Parks (See Figure 2.7: Generalized Land Use Map). This reflects the most recent amendment to the Northern & Rainbow Specific Area Plan, adopted November 13, 2025 via Resolution No. 133, Enactment No. 25-132 by the Governing Body.

The subject Master Plan request is concurrent with Case #25-100-00016, requesting approval of a Zone Map Amendment for the subject properties notated above. All properties contained in the subject Zone Map Amendment comprise the entirety of the Vista Alegria Master Plan boundary. All lots are under the Applicant's ownership.

The subject properties are proposed to be amended to the following zoning, as notated below:

- Rio Rancho Estates Unit 8, Block 57, Lots 1-7, & 18-24; and Block 58, Lots 1-7 from M-1: Industrial & Business Park District to R-6: Multi-Family Residential District (Approx. 21.0257 acres)
- Rio Rancho Estates Unit 8, Block 58, Lots 9-11, 14-20, & 22-24 (M-1); Block 61, Lots 1-2, 4-7, 10-11, 14-19, & 21-24; Block 62, Lots 1-2, 4A, 5-6, & 20-22; and Block 66, Lots 1-4 (R-1) from M-1: Industrial & Business Park District & R-1: Single-Family Residential District to R-4: Single-Family Residential District (Approx. 44.1824 acres)
- Rio Rancho Estates Unit 8, Block 62, Lots 8-10, & 15-17; and Block 66, Lots 8-10, & 13-16

from R-1: Single-Family Residential District to R-3: Mixed Residential District (Approx. 13.0039 acres).

In total, the subject properties comprise approximately 78.212 acres.

Anticipated dwelling unit counts:

Moderate Density Residential (R-4): Approx. 310 dwelling units (approx. 44 acres).
Medium/High Density Residential (R-3): Approx. 90 dwelling units (approx. 13 acres).
High Density Residential (R-6): Approx. 1,030 dwelling units (approx. 21 acres).

COMMUNITY FACILITIES & SERVICES:
The Vista Alegria Master Plan identifies 3.74 acres of HOA owned and maintained parks, with a proposed additional 5.4 acres of parkland in the final phase of the Master Plan.

Two pocket parks are proposed within Phases 1-5 of the Master Plan. Park A is located on the northern portion of planning area that can be accessed from 3rd and 4th Avenue. The park features multiple amenities for residents, as well as natural landscaping, shade structures, corn hole, trails, and more. Park B can be accessed from 1st or 2nd Avenue and includes paved meandering trails around the perimeter of the park, ideal for bicycling. Park B will additionally include a ninja training course, playground, shade structure, and picnic area.

Park layouts, designs, and amenities shown are subject to change as the final construction documents are prepared.

Staff had concerns regarding potential trespassing into the proposed parks, as they both directly abut vacant out parcels. The Applicant provided further language in this section to address park access mitigation, including: making entrances more visible, including 'no trespassing' signage & fencing/barricades where needed, and local involvement from the HOA and local law enforcement.

GRADING & DRAINAGE:
The intent of the conceptual drainage plan for Vista Alegria Master Plan area is to provide the initial structure for a drainage solution within the watershed. The plan will consider existing conditions within the watershed and adhere to the land treatments laid out in the “Calabacillas Watershed Park Management Plan,” from August 2024. The basin that encompasses the Vista Alegria Master Plan area includes areas to the north of Northern Boulevard as well as some areas east of Rainbow. Per the report the flow rate at the crossing at Northern Boulevard is 6,735 CFS. The Vista Alegria Master Plan will fall within the jurisdiction of the City of Rio Rancho and the Southern Sandoval County Arroyo Flood Control Authority (SSCAFCA).

CIRCULATION:
Access to Vista Alegria is available via Rainbow Boulevard, a current minor arterial, via four entrances into the planning area via 2nd, 3rd, 4th, and 5th Avenue NW, all residential roads. Roadway design will comply with the current DPM standards and any specific improvements will be identified by a traffic study prepared during the preliminary plat process.

All new typical roadway sections will comply with City design and all City Fire & Rescue standards. Proposed stub streets and hammerheads will additionally comply with International Fire Code 2024; any Variances required will be submitted during the Preliminary Plat approval phase.

UTILITIES:
There are existing water mains in Northern Boulevard that extend the length of the Master Plan Area from Rainbow Boulevard on the east, past 3rd Street on the west. There is also an existing water main in Rainbow Boulevard that extends south from Northern Boulevard to approximately 8th

Avenue. The intent is for connections to be made to these existing mains and then routed through the master plan area by 8” lines.

An existing 10” sanitary sewer main, to service the Specific Area Plan area, extends out from the existing Camino Crossing subdivision on the north side of Northern Boulevard, west to 3rd Street. The main turns and goes south in 3rd Street to the extent of the Specific Area Plan area. The intent is for the Specific Area Plan area to discharge to the existing main in 3rd Street where it will be conveyed downstream to an existing lift station located at the intersection of 3rd Street and Inca Road. From here, it will be conveyed to an existing wastewater treatment plant.

Wastewater generated from the proposed subdivided lots will be collected by 4" PVC service lines that connect to a gravity sewer collection network. This network will include a series of 8" PVC sewer mains and strategically placed manholes (MH) to convey the flow to the City's existing 10” sewer main in 3rd Street. Figure 8.3 (Pg. 42 of Master Plan PDF) illustrates the conceptual utilities layout.

A Water & Wastewater Availability letter is required prior to any submittal for Preliminary Plat or construction permits.

DESIGN STANDARDS:
The Vista Alegria Master Plan outlines design guidelines for home development & aesthetics, as well as landscape and streetscape standards. These proposed design standards follow the design requirements as laid out in the Northern & Rainbow Specific Area Plan.

IMPLEMENTATION & PHASING:
Prior to development occurring, rezoning (concurrent with this Master Plan request) and re-platting will be required. The Vista Alegria Master Plan is proposed to be developed in six (6) distinct phases. The exact timing will be determined by market conditions.

Phase one (1) will use 2nd Avenue for access into Vista Alegria via Rainbow Boulevard. Phases two (2) and three (3) will extend 3rd Avenue, completing the southern portion of the planning area. Phase four (4) will construct 4th Avenue and a segment of 5th Avenue.

Upon completion of Phases 1-5, which will focus on single-family housing, the final Phase six (6) will introduce either a multifamily apartment development or a Build-to-rent complex. The final layout, access, and circulation for Phase six (6) will be determined at a later date.

CONFORMANCE WITH COMPREHENSIVE PLAN:
Under Section 4 of the proposed Master Plan, the Applicant identifies how Vista Alegria will align with the policies, goals, and actions of the City Comprehensive Plan. These goals and policies include:

<u>Antiquated Platting:</u>
- GOAL A-1: Eliminate antiquated platting within the City of Rio Rancho where desirable.
- POLICY A-2: Require appropriate development standards for infrastructure and environmental improvements for both newly platted lots and antiquated lots.
- POLICY A-3: Ensure that the City’s land use and development regulations provide the specific and detailed provisions necessary to eliminate prematurely platted land when feasible.
- Action A-4: Process street name change applications to address numbered streets that conflict with the street naming policy.

<u>Conservation & Natural Environment:</u>
- GOAL CON-1: Preserve water resources.

- GOAL CON-2: Preserve vegetation and natural resources.

Land Use:
- GOAL L-2: Encourage consolidation of lots to promote a variety of land uses in a planned manner.
- POLICY L-1: Encourage the master planning of developments that establish a community character that considers circulation, landscaping, open space, storm drainage, utilities, and building location and design in the master plan.

Population and Housing:
- GOAL PH-3: Promote a variety of housing types to meet the needs of all members of the community.
- GOAL PH-4: To ensure that single-family and multifamily residential neighborhoods provide an attractive living environment.
- POLICY PH-5: Encourage mixed-use and mixed-income housing opportunities in designated growth nodes throughout the city.
- POLICY PH-7: Support residential developments with appropriate amenities for families with children.

Transportation:
- GOAL TR-2: Transportation facilities designed and constructed in a manner to facilitate Rio Rancho's economic goals, enhance livability and meet Federal, State, regional and local requirements.
- POLICY TR-11: Ensure all rights-of-way and transportation facilities are ADA-compliant.
- POLICY TR-10: Support the design of streets and highways to respect surrounding land uses, natural features and community amenities.

Public Facilities:
- GOAL PF-3: Provide public facilities that meet or exceed constituents expectations.
- GOAL PF-4: Current demand on public facilities should not overburden City public facilities beyond what the City can reasonably provide for future demand.
- GOAL PF-5: Construct new public facilities to meet demands at least 10 years into the future.
- POLICY PF-3: Make land use recommendations based on the availability of adequate public facilities necessary to support a proposed land use.

Parks and Recreation:
- GOAL PR-1: Establish new and maintain existing recreation, senior centers, parks, trails and open space that foster a quality community, support a strong economy, and meet the needs of current and future residents.
- GOAL PR-4: Modify existing parks and recreation facilities as needed to ensure safety, accessibility, and optimum use.
- POLICY PR-1: Develop pedestrian and bicycle linkages between neighborhoods and major natural areas, recreation facilities, and education, employment and retail centers.
- POLICY PR-7: Develop a culture of sustainability by designing and constructing facilities that maximize long term conservation and stewardship of the city's human, financial and natural resources.

Urban Design:
- GOAL UD-1: Create focused growth areas where existing public infrastructure can support higher density development.
- GOAL UD 2: Create traditional neighborhood patterns that support a sense of place.
- GOAL UD 3: Create street patterns with development that fosters human interaction.
- GOAL UD-7: Create subdivision linkages to open space recreational facilities.
- POLICY UD-1: Identify specific areas within the city where growth should be focused.

- POLICY UD 2: Provide development incentives for developments that create a sense of place, foster human interaction, and discourage crime.

Economic Development:

- GOAL EDP-3: Enhance the tax base.
- Policy EDP-6: Continue to support Southern Sandoval County Arroyo and Flood Control Authority (SSCAFCA) and ensure the City and SSCAFCA have a collaborative relationship to ensure both entities' needs are met.
- POLICY EDP-8: Work with Sandoval County to enhance its website with land ownership data consistent with Bernalillo County's system.

The Planning and Zoning Board recommends the Governing Body find that the Applicant has been able to assemble a Master Plan boundary which is 100% owned by the Applicant. While the boundary is not as contiguous as the Planning and Zoning Board would prefer, the Planning and Zoning Board understands the challenges of assembling contiguous ownership. The proposed residential areas will be an action in resolving some of antiquated platting issues in the subject area.

The Planning and Zoning Board recommends the Governing Body find that the proposed Vista Alegria Master Plan has integrated circulation, parks and recreational amenities, and design standards in a way which is both compatible with the Northern & Rainbow Specific Area Plan, but also attempts to integrate these elements as best as possible, given the unique boundary of the proposed Master Plan. The Planning and Zoning Board additionally recommends the Governing Body find that continuity of the Master Plan boundary has the opportunity to improve as the Applicant is able to assemble further property ownership.

The Planning and Zoning Board recommends the Governing Body find that the proposed Master Plan provides for HOA pocket parks which may provide enhanced amenities to better serve these families, which can in turn provide a sense of place and community. As presented, the Master Plan's proposed park and recreational amenities exceed the minimum City Parks & Recreation standards.

NOTIFICATIONS: Notice of pending development application was sent via first class mail to adjacent property owners. A legal ad was placed in the February 25, 2026 edition of the Albuquerque Journal. All legal notification requirements for this project have been met.

INTERDEPARTMENTAL/INTERAGENCY REVIEW:

Reviewing Agency	Received Application for Review	Comments
DSD Planning and Zoning	X	Comments herein.
DSD Engineering	X	No adverse comments.
Rio Rancho Public Schools	X	No comments provided.
Fire and Rescue	X	No adverse comments.
Police Department	X	No comments provided.
SSCAFCA	X	No adverse comments.
MRCOG	X	No comments provided.
Parks, Recreation and Community Services	X	No adverse comments.

IMPACT:

The Planning and Zoning Board recommends the Governing Body approve the Vista Alegria Master Plan Case No. 25-400-00005, subject to the following findings of fact and conditions:

General Findings of Fact:

1. The Governing Body has jurisdiction to make a decision 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.

Specific Findings of Fact and Conditions of Approval:

1. The Vista Alegria Master Plan complies with the requirements of the Comprehensive Plan.
2. The Applicant has submitted an application and narrative that meets the basic requirements of establishing a community character that considers circulation, landscaping, open space, storm drainage, utilities, and building location and design.
3. The Vista Alegria Master Plan complies with the requirements of the Northern & Rainbow Specific Area Plan.
4. The Applicant shall correct all text and figure references as needed, including: Provide missing graphic for Figure 8.1 (Pg. 35 of MP).
5. The Applicant shall provide staff with a clean Master Plan document incorporating the most recent redline changes made.
6. All future streets to comprise the Master Plan will need to adhere to all City DPM and SAMM spacing requirements in order to be developed. Additionally, all City Fire & Rescue requirements, including secondary access provisions, shall be adhered to.

However, if the Governing Body finds that the Vista Alegria Master Plan does not meet the requirements for recommendation of approval, the Planning and Zoning Board recommends the following findings of fact for denial:

Specific Findings of Fact for Denial:

1. The Vista Alegria Master Plan does not comply with the requirements of the Comprehensive Plan.
2. The Applicant has submitted an application and narrative that does not meet the basic requirements of establishing a community character that considers circulation, landscaping, open space, storm drainage, utilities, and building location and design.

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 Master Plan, with findings and conditions.

ATTACHMENT: Resolution

ATTACHMENT: Application & Justification
ATTACHMENT: Authorizations
ATTACHMENT: Vista Alegria Master Plan
ATTACHMENT: Zoning & Location Map
ATTACHMENT: Notices

CITY OF RIO RANCHO
RESOLUTION

RESOLUTION NO. **ENACTMENT NO.**

RESOLUTION ADOPTING THE VISTA ALEGRIA MASTER PLAN

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

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

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

WHEREAS: the Governing Body of the City of Rio Rancho adopted the Northern/Rainbow Specific Area Plan on January 14, 2009, under Resolution No. 04, Enactment No. 09-004, and amended on November 13, 2025, under Resolution No. 133, Enactment No. 25-132; and

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

WHEREAS: the Governing Body of the City of Rio Rancho has reviewed the proposed Vista Alegria Master Plan at their duly noticed meeting on March 12, 2026, and following public hearing and receipt of the Planning and Zoning Board's report and recommendation, has determined that the plan is in conformance with the City of Rio Rancho Comprehensive Plan.

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

Section 1. The Governing Body hereby approves and adopts the proposed Vista Alegria Master Plan, attached hereto.

Section 2. Designs, layouts, and engineering requirements or details are subject to compliance with the City's Development Process Manual and City engineering and/or subdivision requirements prior to development.

Section 3. **Effective Date.** 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

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

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

APPLICANT/AGENT INFORMATION

Applicant Name: AMREP Southwest		Phone:
Address: 409 NM Hwy 528		E-Mail:
City: Rio Rancho	State: NM	Zip: 87124
Proprietary Interest: Owner	List Owners:	
Deed or Ownership Verification Provided: (Initials)		Letter of Authorization Provided: (Initials) B.A.
Agent Name: Consensus Planning, Inc.		Phone:
Address: 302 Eighth Street, NW		E-Mail:
City: Albuquerque	State: NM	ZIP Code: 87102

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

Vista Alegria Master Plan and ZMA

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit: Unit 8	Block(s): 57-58, 61-62, 66	Lot(s): See attached
Existing Zoning: M-1 and R-1	Proposed Zoning: R-3, R-4, R-6	
No. of existing lots: 78	No. of proposed lots:	Total area of site (acres) 78.21

ACKNOWLEDGEMENT

I hereby acknowledge that I have read this entire application and affirm that all information provided is correct. I agree to comply with the requirements of the City of Rio Rancho as outlined in all applicable laws, ordinances and regulations.

Print Name: James K. Strozier	Applicant: AMREP	Agent: Consensus Planning, Inc.
Signature:		Date: 10/30/2025

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

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

Form revised January 26, 2017

CONSENSUS PLANNING

Landscape Architecture
Urban Design
Planning Services

302 Eighth St. NW
Albuquerque, NM 87102

November 7, 2025

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

RE: AMREP Southwest – Request for Vista Alegria Master Plan and Zone Map Amendment

Dear Mr. Chairman:

The purpose of this letter is to request approval of a Master Plan and Zone Map Amendment on behalf of AMREP Southwest, Inc. ("The Applicant").

Summary of Request: This two-part request includes:

1. Approval of a Master Plan to guide traffic and circulation, landscape, drainage, and utilities, and to provide design guidelines for future development. The Vista Alegria Master Plan boundary totals 78.21 acres with 78 parcels.
    - Rio Rancho Estates, Unit 8, Block 57, Lots 1-7, 18-24; Block 58, Lots 1-7, 9-11, 14-20, 22-24; Block 61, Lots 1-2, 4-7, 10-11, 14-19, 21-24; Block 62, Lots 1-2, 4A, 5-6, 8-10, 15-17, 20-22, Block 66, Lots 1-4, 8-10, 13-16 (see Figure 3 on page 5).

    There are six out parcels not included in the Master Plan.
    - Out parcels: Rio Rancho Estates, Unit 8, Block 58, Lot 8, 21; Block 61, Lot 3, 8-9, 20.

2. Approval of a Zone Map Amendment to rezone the properties that are owned by AMREP Southwest. These parcels are currently zoned and legally described:
    - M-1: Industrial Rio Rancho Estates, Unit 8, Block 57, Lots 1-7, 18-24
    - R-1: Single-family Residential, Block 58, Lots 1-7, 9-11, 14-20, 22-24; Block 61, Lots 1-2, 4-7, 10-11, 14-19, 21-24; Block 62, Lots 1-2, 4A, 5-6, 8-10, 15-17, 20-22, Block 66, Lots 1-4, 8-10, 13-16.

The Applicant held a pre-application meeting with Development Services staff on September 8, 2025, to discuss the proposed Northern and Rainbow Specific Area Plan Amendment, Master Plan, and Zone Map Amendment requests. In addition, a Planning Zoning Board (PZB) hearing was held on October 28, 2025, concerning the land use update within the Northern and Rainbow Specific Area Plan, with staff recommending approval, and the PZB unanimously recommended approval to the Governing Body.

PRINCIPALS

James K. Strozier, FAICP

ASSOCIATES

Ken Romig, PLA, ASLA
Erin Callahan, AICP

PROJECT DESCRIPTION

The subject properties are bounded by 6th Avenue (N), 1st Avenue (S), Rainbow Boulevard (E), 3rd Street (W). AMREPS Southwest is requesting the approval of a Master Plan and a zone change from R-1 and M-1 to R-3, R-4, and R-6 within its ownership to allow for the development of medium/higher density homes.

The recent approval of the Northern and Rainbow Specific Area Plan boundaries and modification of its Land Use Map provide guidelines for future development within the Northern/Rainbow SAP. The proposed Master Plan ensures well-planned neighborhoods, and the zone map amendment implements the goals of both the Specific Area Plan and the Master Plan.

The applicants own 100% of the Master Plan area. There are six out parcels that are not included in the Master Plan boundary or total acreage *(see Figure 1-3)*. The out parcels are currently vacant.

CASE HISTORY

The existing Northern and Rainbow Specific Area Plan was adopted by the City of Rio Rancho on January 14, 2009. At that time, the major emphasis was that the area was to be anchored by the Rainbow Business Park, which was to serve as an Employment Center for western Rio Rancho. The plan also proposed future zoning and a land use map for the entire plan area. The proposed zoning and land uses were to be implemented through separate master plans and zone map amendments by the private landowners. Only the M-1 zone for the proposed Business Park was requested and adopted at the time. The current R-1: Single-family Residential zoning was adopted by the Governing Body in 1994 as Ordinance No. 62, Enactment No. 94-060; the current M-1: Light Manufacturing District zoning found on the property was adopted by the Governing Body in 2009 as Ordinance No. 8, Enactment No. 09-06. Since then, no other zone map amendments have been requested, and the majority of the site has remained vacant.

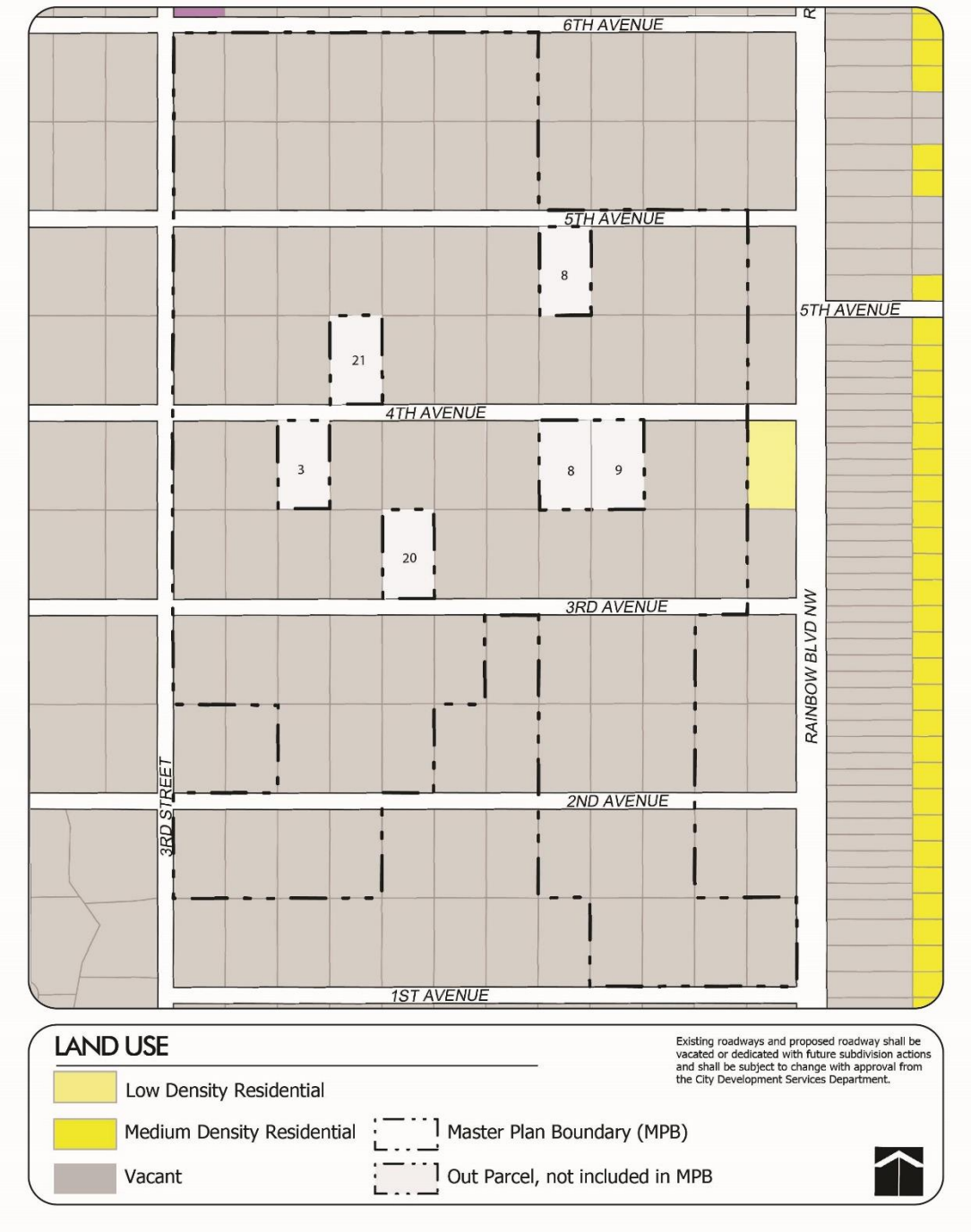
The Northern and Rainbow Specific Area Plan (NRSAP) Amendment in 2025 updated the original proposed land uses to include more residential components with various housing densities and reduced the Industrial component that never came to fruition, with only one business. The Rainbow Business Park will remain; however, the heavy industrial areas are limited and replaced with new neighborhood commercial and light manufacturing districts. A Planning Zoning Board (PZB) hearing was held on October 28, 2025, concerning the land use update within the Northern and Rainbow Specific Area Plan, with staff recommending approval, and the PZB unanimously recommended approval to the Governing Body.

ADJACENT LAND USE AND ZONING

Most of the SAP area has been vacant since it was designated as such. There is only one industrial business and three existing homes currently (see Figure 1). Adjacent property to the north is zoned R-2 with a built-out single-family neighborhood and park, while properties to the east, west, and north are zoned R-1 with limited single-family houses. There is an Overlay Zone (OZ) along segments of Rainbow Boulevard.

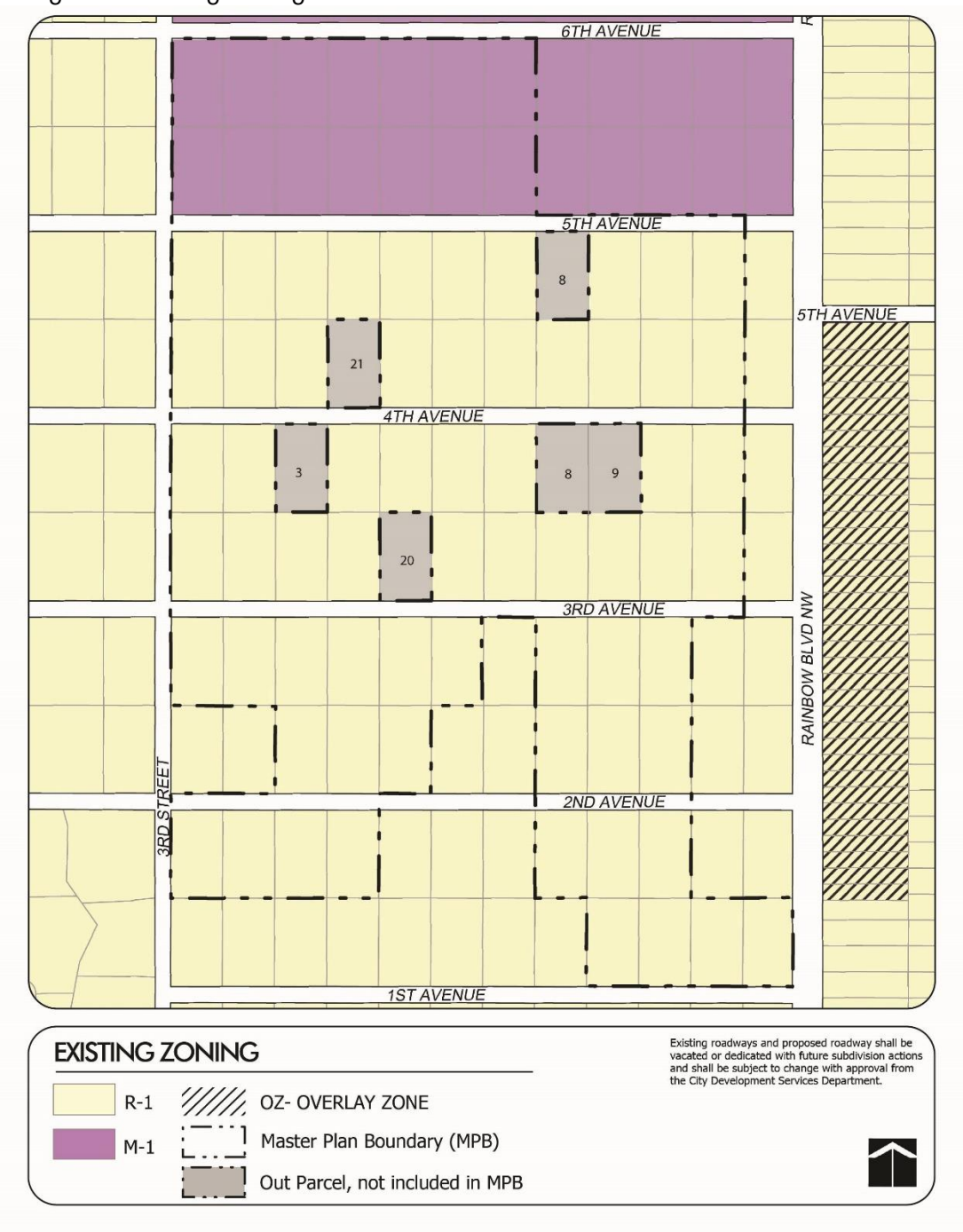
The Zoning Overlay enactment 98-023 aims to promote replatting in areas where the subdivision layout is substandard or ill-conceived, or where it hinders the continuity of the street network. The subject property is within the Northern and Rainbow Specific Area Plan boundary and is currently zoned R-1 and M-1(see Figure 2).

Figure 1. Existing Land Use



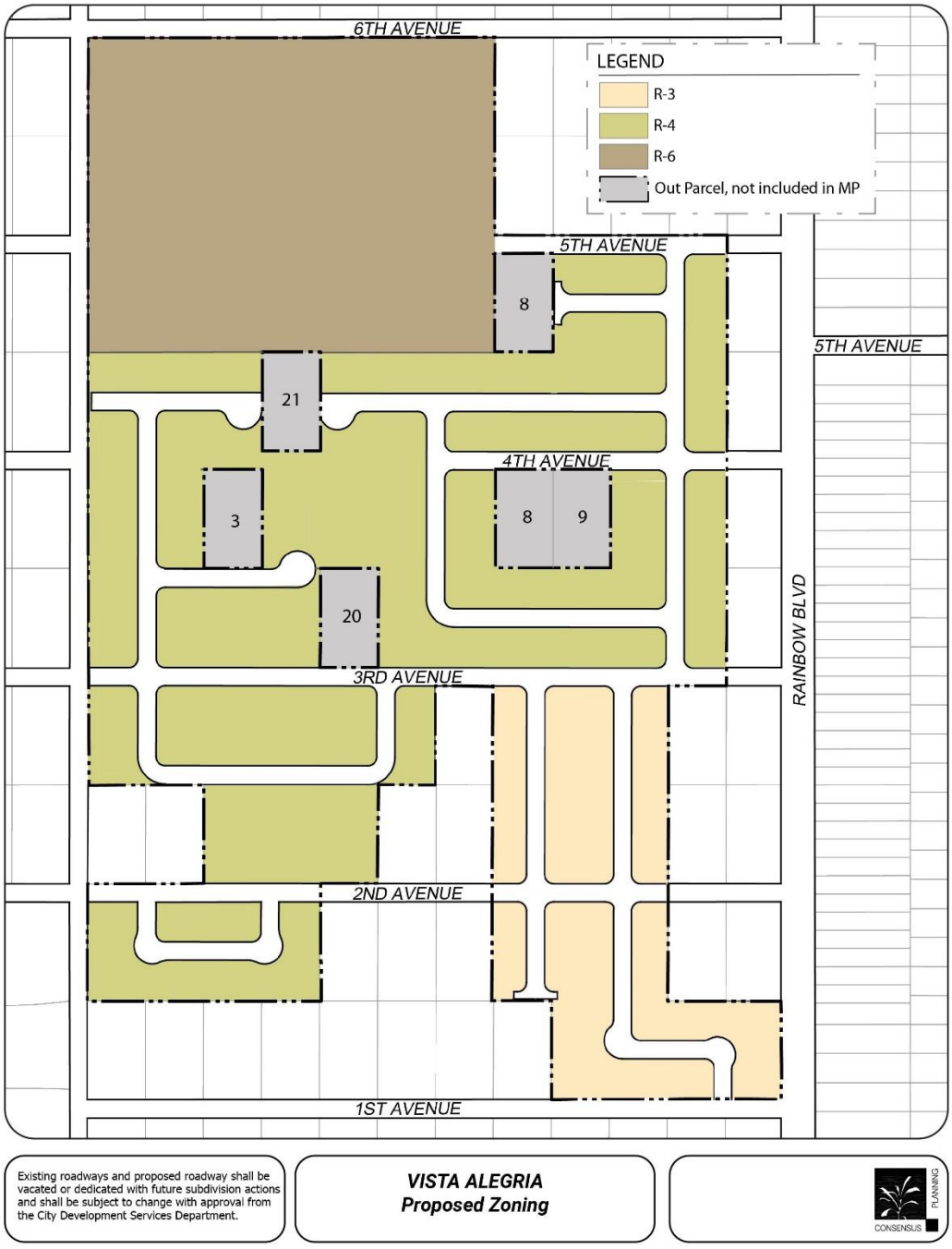
Note: Master Plan Area in Dashed black Line

Figure 2. Existing Zoning



Note: Master Plan Area in Dashed black Line

Figure 3. Proposed Zoning



Note: Planning Area in Dashed black Line

RIO RANCHO COMPREHENSIVE PLAN JUSTIFICATION CRITERIA

The following responses justify how the requests for both the Master Plan and the Zone Map Amendment for the properties align with the goals and policies of the City of Rio Rancho Comprehensive Plan.

GOAL A-1: Eliminate antiquated platting within the City of Rio Rancho where desirable.
POLICY A-2: Require appropriate development standards for infrastructure and environmental improvements for both newly platted lots and antiquated lots.

POLICY A-3: Ensure that the City's land use and development regulations provide the specific and detailed provisions necessary to eliminate prematurely platted land when feasible.
Action A-4: Process street name change applications to address numbered streets that conflict with the street naming policy.

> **Applicant Response:** *The adopted Vista Alegria Master plan provides a framework to consolidate, and re-plat prematurely developed lots in the planning area. The Zone Map Amendment will allow the Applicant to address issues of antiquated platting by* removing the R-1 zone and replacing it with R-3, R-4, and R-6.

GOAL CON-5: Meet federal, state, regional and local water quality standards through coordinated, long-term strategies that address the many contributors to water pollution.

> **Applicant Response:** *These requests will meet federal, state, regional, and local water quality standards through coordinated, long-term strategies through the implementation of an approved master drainage plan as part of the Vista Alegria Master Plan. The master drainage plan will ensure that all future development meets water requirements and water quality standards.*

GOAL L-2: Encourage consolidation of lots to promote a variety of land uses in a planned manner.
POLICY L-1: Encourage the master planning of developments that establish a community character that considers circulation, landscaping, open space, storm drainage, utilities, and building location and design in the master plan.

> **Applicant Response:** *These requests encourage the master planning of developments that establish a community character because the Master Plan will enhance the design standards of the community, lay out proposed zoning to support residential, commercial, and educational development, and adopt a drainage master plan for the area. The master plan will ensure that all future development meets all water quality requirements and develops storm water infrastructure for the existing arroyos. The amendment will also update theming for the master plan development, transportation plans, and trail system.*

GOAL PH-3: Promote a variety of housing types to meet the needs of all members of the community.
GOAL PH-4: To ensure that single-family and multifamily residential neighborhoods provide an attractive living environment.
POLICY PH-5: Encourage mixed-use and mixed-income housing opportunities in designated growth nodes throughout the city.
POLICY PH-7: Support residential developments with appropriate amenities for families with children.

> **Applicant Response:** *These requests support residential development with appropriate amenities for families with children because the Zone Map Amendment will implement single-family* and multifamily residential neighborhoods *that will be an attractive living environment. The Master Plan will include a proposed land use map to show where future locations of residential and recreational areas will be and how the added recreational feature add value and are appropriate amenities for families with children.*

GOAL TR-2: Transportation facilities designed and constructed in a manner to facilitate Rio Rancho's economic goals, enhance livability and meet Federal, State, regional and local requirements.
POLICY TR-11: Ensure all rights-of-way and transportation facilities are ADA-compliant
POLICY TR-10: Support the design of streets and highways to respect surrounding land uses, natural features and community amenities.

> **Applicant Response:** *The Master Plan supports a balanced transportation system by including a variety of transportation options to meet future development needs. The master plan includes developing residential roads throughout the proposed neighborhoods, extending the existing sidewalks, and creating a network of paths to support all modes of transportation.*

GOAL PF-3: Provide public facilities that meet or exceed constituents expectations.
GOAL PF-4: Current demand on public facilities should not overburden City public facilities beyond what the City can reasonably provide for future demand.
GOAL PF-5: Construct new public facilities to meet demands at least 10 years into the future.
POLICYPF-3: Make land use recommendations based on the availability of adequate public facilities necessary to support a proposed land use.

> **Applicant Response:** *These requests will provide a broad range of services and public facilities that meet the needs of current and future City residents by incorporating a Vista Alegria Master Plan. The master plan will incorporate drainage and sewer infrastructure that is suitable for all development within the planned area. There will also be streets, sidewalks, and a multi-use path within the planned area.*

GOAL UD-1: Create focused growth areas where existing public infrastructure can support higher density development.
GOAL UD 2: Create traditional neighborhood patterns that support a sense of place.
GOAL UD 3: Create street patterns with development that fosters human interaction.
GOAL UD-7: Create subdivision linkages to open space recreational facilities.
POLICY UD-1: Identify specific areas within the city where growth should be focused.
POLICY UD 2: Provide development incentives for developments that create a sense of place, foster human interaction, and discourage crime.

> **Applicant Response:** *The Vista Alegria Master Plan was created to support a growth area and provide a framework for future public infrastructure in one of the rapidly growing areas of the City of Rio Rancho. The Zone Map Amendment and Master Plan will create the opportunity to meet housing needs in the city, create employment opportunities for the growing population, and expand public infrastructure to support new development. These requests is also an opportunity for the Vista Alegria Master Plan to meet the current zoning standards set by the City of Rio Rancho. The current R-1 zone is not a zone that supports affordable housing development therefore, the proposed zoning will allow for development to occur with correct density and access to transportation.*

GOAL EDP-3: Enhance the tax base.
Policy EDP-6: Continue to support Southern Sandoval County Arroyo and Flood Control Authority (SSCAFCA) and ensure the City and SSCAFCA have a collaborative relationship to ensure both entities' needs are met.

POLICY EDP-8: Work with Sandoval County to enhance its website with land ownership data consistent with Bernalillo County's system

> **Applicant Response:** *These requests will enhance the tax base because the Zone Map Amendment for the R-3, R-4, and R-6 zone will bring residential development, however this residential development is adjacent to Northern Boulevard and Rainbow Boulevard which provides access and links to surrounding communities were economic development, jobs and needed services can be obtained. The Master Plan also provides needed growth to an area with existing underutilized infrastructure and facilities*.

RIO RANCHO DEVELOPMENT PROCESS MANUAL (DPM) MASTER PLAN JUSTIFICATION CRITERIA

This request for a Master Plan complies with the criteria outlined in CHAPTER 2: PROCEDURES, 2.4B LAND USE PLANS of the Rio Rancho Development Process Manual as follows:

Master Plans: Master Plans are prepared by either the City or private sector and submitted to the City for review and approval. Master Plans address the Principles and Policies of the Comprehensive Plan, but specific to a defined area within the City; at least 10 acres. For subdivisions that are 20 acres or less, master plans may be less detailed, and certain sections may be omitted per staff discretion and approval. At a minimum Master Plans shall require conceptual Grading & Drainage, Circulation and Utilities layouts and an updated land use map maybe required, if changes are proposed. Ownership of at least 75% of the subject area acreage shall be required for the preparation and submission of a Master Plan.

> **Applicant Response:** *The proposed Vista Alegria Master Plan was prepared by the private sector and is being submitted to the City for review and approval. The Master Plan addresses the Principles and Policies of the Comprehensive Plan, as detailed in the Rio Rancho Comprehensive Plan Justification Criteria starting on page 5, and follows the Goals and Policies of the Northern and Rainbow Specific Area Plan. This 78 acres Master Plan is greater than 20 acres and contains conceptual Grading & Drainage, Circulation and Utilities layouts, and an updated land use map. The Master Plan ownership is 100% and any out parcels within Master Plan boundary are not included in the Master Plan and total acreage, but are ensured legal access.*

RIO RANCHO MUNICIPAL CODE ZMA JUSTIFICATION CRITERIA

This request for a zone map amendment complies with the criteria outlined in Section 150.07 AMENDMENTS of the Rio Rancho Municipal Code as follows:

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

> Applicant Response: *The proposed Zone Map Amendment for the Vista Alegria residential community is consistent with the health, safety, morals, and general welfare of the city. The proposed ZMA offers an opportunity to enhance the health and welfare of the City by establishing the development conditions necessary for constructing high-quality mixed residential projects that will meet the needs of the Northern / Rainbow area and future Vista Alegria residents. The amendment will complement the existing and surrounding developed residential areas by allowing a variety of housing options in what the Rio*

Rancho Comprehensive Plan defines as a development node, corridor, and gateway (Page V-11). As described in Section 1.3 Development Nodes, 'The creation of development nodes where higher concentration of land uses exist in the form of commercial, multi-family and mixed-use developments helps to develop a sense of place.', the proposed ZMA will further the general welfare of the City by providing this variety of zones thus creating the sense of place for current and future residents within a developing neighborhood within Rio Rancho.

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

Applicant's Response: *The request to rezone the site to R-3, R-4, and R-6 is consistent with the Northern and Rainbow Specific Area Plan. AMREP Southwest has been assembling and will continue to assemble the land to address the antiquated platting and checkerboard ownership, which have hitherto presented a significant challenge for development. In addition, the subject properties have remained vacant for over 15 years under the existing R-1 zoning. However, within the last few years, there has been a growing demand for additional mixed-density, mixed-income housing in Rio Rancho. Further, there has been less interest from homebuilders in large "estate" lots at lower densities, especially in areas that require substantial transportation and drainage improvements due to access and topography challenges. As a result, the subject parcels, with their larger lot and infrastructure requirements under the existing R-1 "Estate Residential" zoning, are likely to continue to remain undeveloped as large estate lots. The proposed R-3, R-4, and R-6 zoning is better suited and provides a logical transition from R-1 with a medium lot size option for more productive use of currently vacant land. This transition ensures stability for non-contiguous lots that would remain R-1 as it provides a complementary transition in densities. Adequate consideration for buffering and traffic circulation has been given to the out parcel lots not owned by the applicant (see Master Plan). The zone change will create the opportunity for diverse housing product options tailored to current and future housing needs in the area.*

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

Applicant's Response: *The proposed ZMA is consistent with and furthers several goals and policies of the City's Comprehensive Plan as identified in the Rio Rancho Comprehensive Plan Justification Criteria on page 5.*

The proposed ZMA is consistent with and furthers the Northern and Rainbow Specific Area Plan (NRSAP), a privately developed area plan, which has been adopted by the City. The Vista Alegria Master Plan is within the NRSAP and identifies the NRSAP's proposed land uses, aligns development with the proposed land uses, and implements them through zone map amendments.

150.07(D)(4) The applicant must demonstrate that the existing zoning is inappropriate because:

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

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

(c) A different use category is more advantageous to the community, as articulated in the Comprehensive Plan or other City master plan, even though (D)(1) or (2) does not apply. Applicant's reliance on this provision requires proof that (i) there is a public need for a change of the kind in question, and (ii) that need will be best served by changing the classification of the particular piece of property in question as compared with other available property.

> **Applicant's Response:** *Considering the current and future conditions of the site and community, a different zoning category is more advantageous (Criterion C). The subject properties have not developed under the existing R-1 zoning. They have remained vacant for over 15 years since the original Northern and Rainbow Specific Area Plan was adopted in 2009. The requested R-3, R-4, and R-6 zoning is more advantageous to the community, as it responds to the City of Rio Rancho's goal to support the construction of a "variety of housing types that meet the needs of all members of the community" and policy to "encourage mixed-income housing opportunities in designated growth nodes throughout the city", of which Northern and Rainbow is a designated node. It is unlikely that the R-1 lots envisioned in the original Northern and Rainbow Specific Area Plan will develop in the near future due to current housing market trends towards smaller homes on smaller lots.*
>
> *According to the 2023 NM Affordable Housing Needs Assessment, adding to the supply of townhomes and smaller detached units in rapidly growing cities like Rio Rancho can create affordable options for first-time or lower-income home buyers. The development of market-rate multi-family properties will also reduce rental market pressure for households at all income levels. The increasing demand for single-family homes, townhomes, smaller detached units, and multi-family units in Rio Rancho and the Greater Albuquerque Metro Region, coupled with a shortage of development-ready sites necessitates a need for the zone change. The subject site is well suited to support housing development at medium densities. The requested R-3, R-4, and R-6 zoning for this property will better serve the needs of the community than the existing R-1 zoning.*

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

> **Applicant's Response:** *The cost of land or other economic considerations are not the determining factors for the applicant's request for a zone change. The request for a zone change aligns with implementation strategies for the Vista Alegria Master Plan and is consistent with the goals of the City's*

Comprehensive Plan and Affordable Housing Plan to provide mixed-income, mixed-density homes across the city.

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

Applicant's Response: *The zone change is not being requested due to its location along a major street. The zone change is sought to implement the proposed land use of the Northern and Rainbow Specific Area Plan and the Vista Alegria Master Plan. The requested zone map amendment is not for apartment, office, or commercial zoning.*

150.07(G) A zone change request which would give a zone different from surrounding zoning to one small area, especially when only one premises is involved, is generally called a "spot zone." Such a change of zone may be approved only when:
(1) The change will clearly facilitate realization of the Comprehensive Plan and any applicable adopted sector development plan or area development plan; or

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

Applicant's Response: *A spot zone is not created on the subject properties since it applies to a large, contiguous area within the Northern and Rainbow Specific Area that prescribes such land uses and zoning. The area is master-planned and will facilitate the realization of several goals and policies of the Comprehensive Plan.*

CONCLUSION

On behalf of AMREP Southwest, Inc., we respectfully request that the Planning and Zoning Board approve the Vista Alegria Master Plan and Zone Map Amendment for the subject properties. Thank you for your consideration.

Sincerely,

James K. Strozier, FAICP
Principal

May 20, 2024

City of Rio Rancho

3200 Civic Circle NE

Rio Rancho, NM 87144

Letter of Authorization

To Whom It May Concern,

This letter authorizes Consensus Planning, Inc. to represent AMREP Southwest for all projects occurring within the City of Rio Rancho. The agent shall have full authority to meet with City Staff, hold meetings, and submit any documents related to the ongoing projects. Thank you for your help and cooperation.

Sincerely,

AMREP Southwest

By: _____

Printed Name: Bryan Aragon

Title: Land Development Coordinator

Resurrection Land Company, LLC
409 NM HWY 528, NE
Rio Rancho, New Mexico, 87124

August 14, 2025

Brian Babyak, AICP
Planning and Zoning Division Manager
City of Rio Rancho
Development Services/Planning & Zoning Division
O: 505-896-8756

RE: Letter of Authorization

Mr. Babyak,

This letter authorizes Consensus Planning, Inc. to represent Resurrection Land Company, LLC for the Vista Alegria Master Plan within the City of Rio Rancho. The agent shall have full authority to meet with City Staff, hold meetings, and submit any documents related to the ongoing projects. Thank you for your help and cooperation.

Sincerely,
Resurrection Land Company, LLC

By: _____
Printed Name: Bryan Aragon
Title: Land Development Coordinator

November 18, 2025

Brian Babyak, AICP
Planning and Zoning Division Manager
City of Rio Rancho
Development Services/Planning & Zoning Division
Rio Rancho, NM 87144

RE: Letter of Authorization

Mr. Babyak,

This letter authorizes Consensus Planning Inc. to represent Outer Rim Investments, Inc. for the Vista Alegria Master Plan within the City of Rio Rancho. The agent shall have full authority to meet with City Staff, hold meetings, and submit any documents related to the ongoing project. Thank you for your help and cooperation.

Sincerely,

Bryan Aragon, PE
Land Development Coordinator
Outer Rim Investments, Inc.

DRAFT



CITY OF RIO RANCHO

VISTA ALEGRIA

Master Plan

Prepared for: **AMREP SOUTHWEST**

Prepared by: **CONSENSUS PLANNING, INC.**

CONSENSUS PLANNING

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01. INTRODUCTION

This document serves as a Master Plan for the Northern and Rainbow Specific Area Plan (NRSAP),located in Rio Rancho, New Mexico. The NRSAP was adopted in 2009 and amended in November 2025. The amendment expanded the plan boundary and refined land uses, zoning, and implementation steps. The planning area encompasses 78 acres designated for the development of the Vista Alegria Master Plan. The Vista Alegria Master Plan outlines current conditions, goals and objectives, proposed land uses, zoning, and implementation strategies.

Planning Process

This Master Plan was accomplished in collaboration with the City of Rio Rancho Development Services Department, and Consensus Planning, Inc. The purpose of this Master Plan is to guide traffic access and circulation; landscape, parks, trails, and open space; drainage facilities and utilities; and to provide design guidelines. It is designed with several parks for the community. The Vista Alegria Master Plan was developed in coordination with the City of Rio Rancho's Development Services Department, Public Works Department, and Southern Sandoval County Flood Control Authority (SSCAFCA).

Plan Boundary

The Vista Alegria Master Plan is within the Northern and Rainbow Specific Area Plan (NRSAP) that is defined by Northern Boulevard to the north, Rainbow Boulevard to the east, Sandia Avenue to the south, and 3rd Street to the West. Vista Alegria is at the southern portion of the NRSAP with 6th Street as the northern boundary limit, Rainbow Boulevard to the east, Sandia Avenue to the south, and 3rd Street to west.

Plan Objectives

The following are the objectives of the Master Plan:

- To create a framework for zoning that allows single family residential neighborhoods in close proximity to planned schools, commercial services, and a business park area that will attract future employers to the City of Rio Rancho.
- To connect with and extend existing transportation corridors identified in the Mid-Region Council of Government and the City's Transportation Plan.
- To comply with and implement the Rio Rancho Comprehensive Plan and the Northern and Rainbow Specific Area Plan.
- To tailor the Master Plan to the area's unique physical characteristics to facilitate development of an attractive community for future residents.

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Figure 2.1: Vicinity Map



02. EXISTING CONDITIONS

The Master Plan Area is primarily undeveloped. To the south of 6th Avenue there is an existing single-family residence constructed that is outside of Vista Alegria Master Plan and outside the Northern and Rainbow Specific Area Plan boundaries. The lands between 3rd Street and Rainbow Boulevard until the south boundary, Sandia Boulevard, are vacant. The estimated population at full build out will be approximately 2,915 people. Despite its distance from the center of Rio Rancho, this area is strategically positioned to accommodate new housing development, given its proximity to Rainbow Boulevard and Northern Boulevard.

Location

As shown on the Vicinity Map (see Figure 2.1), Vista Alegria is located within the Northern/ Rainbow Specific Area Plan (NRSAP), within the Rio Rancho Estates Unit 8 Subdivision, and is in close proximity to Camino Crossing to the north and Rainbow Canyon Subdivision south of Sandia Boulevard and adjacent to the Calabacillas Arroyo (see Figure 2.2).

Figure 2.2: Calabacillas Arroyo



Demographics

In 2023, Rio Rancho population was 106,553. Rio Rancho is the fastest growing and third largest municipality in New Mexico with the statewide population of 2,114,768. It is expected that the City will continue to increase population over the next 20 years, with the projected population for 2040 being 118,233 people. Given this population projection from Mid-Region Council of Government (MRCOG) the percent growth from 2016 to 2040 is expected to be 24.1%.

The 2023 Census Bureau American Community Survey (ACS) 5-year estimates the median age for residents in Rio Rancho was 39.0 years of which 23.2% of the residents are under 18 years of age and 17.2% are 65 and over. Comparatively statewide median age was 39.2, with 22.1% under 18 and 18.8% 65 and over, respectively.

The average household size in Rio Rancho has 2.7 persons, similar but slightly higher than the statewide estimate of 2.51 persons. Rio Rancho had a total of 39,192 households in 2023. Of these, 54.3% were married family households, and 39.5% of those families had children under 18 years of age living in the house. Furthermore, 26.6% of the households were occupied by non-family members, of which 79.2% were living alone, and 37.8% were living alone and over 65 years old. In comparison, statewide, 41.4% of households are family households, of which 33.6% have children under 18 years. Non-family residents occupied 38.6% of the households; of that, 83.2% were living alone, and 35.7% were over 65 and living alone.

Rio Rancho is not as ethnically diverse as the rest of the state, with 61.7% of the population identifying as White, 20.7% as multiracial, 4.2% as Native American, 2.9% as Black, and 2.0% as Asian; of these, 42.1% identify as Hispanic. Statewide, New Mexico's population is 53.6% White, 20.9% multiracial, 9.5% Native American, 2.1% Black, and 1.7% Asian — with 48.2% of the total population identifying as Hispanic.

Rio Rancho residents are better educated than the state as a whole. 94.4% of the Rio Rancho population is a high school graduate or higher. Of these, 25.3% have some college education, 12.3% have an associate degree, 20.7% have a bachelor's degree, and 12.9% have a graduate degree. In comparison, New Mexico statewide had 87.7% high school graduates or higher, 22.6% some college, 9.2% associate, 16.6% bachelor's, and 13.6% graduate in 2023.

The Rio Rancho labor force was comprised of 52,665 (62.0%) workers in 2023. The unemployment rate for the city was 4.8%. In 2023, jobs, such as in the educational services, health care, and social assistance sector, made up almost one-quarter of the employment in Rio Rancho. Retail jobs made up 11.3% and professional, scientific, management, administrative, and waste management service jobs made up 13.1% of employment in the city ranking second and third, respectively.

Over half of Rio Rancho's households earned between $50,000 and $149,999 in 2023. The community is predominately middle class, unlike most of the state. The median household income for the City is $85,755 compared to New Mexico statewide of $62,125.

The average listing price of an existing home in Rio Rancho was $420,000 in 2025. The median sold price was $328,500 estimated by Realtor.com comparatively to Zillow.com that estimates

the average home value at $344,701. According to the 2023 Affordable Housing Plan, the majority of Rio Rancho's existing housing inventory consists of single-family detached homes. The nature of Rio Rancho's early (pre-incorportion) development is negatively impacting its potential to develop new housing units in a cost-effective manner. Rio Rancho's original inventory of housing stock is beginning to show its age. Over half of the city's housing inventory was constructed before the year 2000. Many of these original "starter homes" are now in need of a significant repair.

Natural Features

The natural plant habitat of the planning area is marked many indigenous types of brush and grasses. Common plants include chamisa, sand sagebrush, winterfat, mormon tea, broom snakewood, cholla cacti, prickly pear cacti, four-wing saltbrush, yucca, buckwheat, tansy mustard, tumbleweed, fiddleneck, western ragweed, verbena, fleabane, desert senna, kochia, piñon, and oneseed juniper.

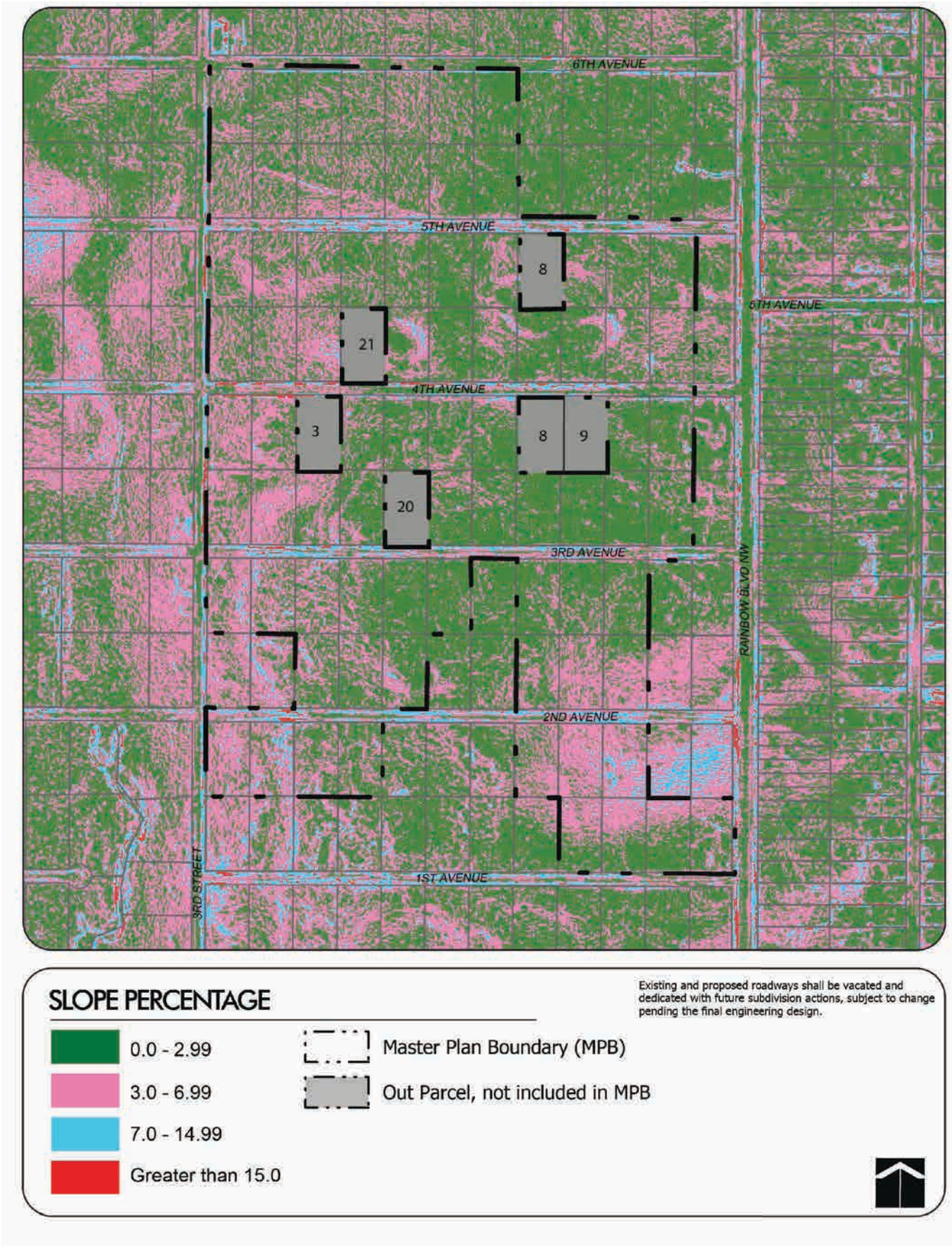


Currently, the planning area wildlife includes mammals, reptiles, and birds, such as coyotes, badgers, kit foxes, prairie dogs, jackrabbits, prairie rattlesnakes, round-tailed horned lizards, lesser earless lizards, and New Mexico whiptails.

Site Topography

The terrain in the contributing basins is generally characterized by various slopes, typically ranging from 0.1% to 7%, interspersed with brief, steep ridges where slopes can reach up to 15% (see Figure 2.3). Topographically, the landscape slopes east to west, decreasing from an elevation of approximately 5,830 feet at the east boundary to about 5,646 feet at the western edge.

Figure 2.3: Existing Slopes



Soils Analysis

According to the United States Department of Agriculture survey, the primary soil type in the planning area is Grieta-Sheppard. These soils generally support development, with few limitations for the construction of buildings or roadways (due to slope, drainage properties, or soil stability). However, these soils are rated as "somewhat limited" for paths and trails, due to the sandy composition of the soil, which necessitates additional trail stabilization (see Figure 2.4).

Drainage

As detailed in Chapter 8: Conceptual Drainage Plan. The Vista Alegria Master Plan aims to utilize an adjacent water detention pond to manage stormwater flows through the site and merge at the southwest corner of the master plan area. The stormwater will continue downstream into the water detention pond location at the southeast corner of the Northern and Rainbow Specific Area Plan boundary, enhancing both sustainability and aesthetic proposed. A drainage management plan will be prepared.

Access and Circulation

The existing road network of 50-foot wide rights-of-way dirt roads was established at the time of the development of the antiquated subdivision. Over time, many of these roads have become eroded or overgrown with vegetation. In certain instances, the original roadway alignments no longer provide optimal access or connectivity, particularly considering the arroyos mentioned earlier. Site grading will be necessary to facilitate future development.

The street system to serve the planning area is summarized by functional classification as described in the sections below. A local street is intended primarily for access to abutting properties and carries low-volume traffic. Accessibility to homes and business is more important than mobility. Speed limits are set low, below what the roadway geometry allows, usually 25 MPH, with traffic volumes typically less than 1,000 vehicles per day (VPD). Minimum right-of-way is 50 feet.

Outside of the Master Plan and east of Rainbow Boulevard, 5th Street is a collector street carries traffic from local streets to arterial streets. Accessibility and mobility are balanced relative to land use with speed limits generally between 25 and 35 MPH. Residential collectors with driveways are generally 25 MPH, while those with more limited access have a higher posted speed limit. Volumes can vary from 1,000 to 15,000 VPD. Collector streets are required to provide a minimum right-ofway width of 68 feet. Northern Boulevard and Rainbow Boulevard are both Arterials and primarily roadways into the planning area.

An arterial street is designed and used primarily for serving large volumes of traffic and to provide cross-city travel. Mobility takes precedence over accessibility. Speed limits are generally 35 to 45 MPH with volumes of approximately 7,000 VPD per lane. Four-lane arterials with a median are common with a capacity of 28,000 VPD. Access is controlled via signalized intersections and raised medians. Principal arterials are required to provide a minimum right-of-way width of 156 feet and minor arterials, 106 feet. As discussed above, existing roadways in the Planning Area are unpaved, although most have been graded to allow access to existing lots. Because of erosion, these roadways will most likely need to be regraded during any future lot consolidation or subdivision process. Additional information on future transportation improvements can be found in Chapter 7: Transportation.

Figure 2.4: Existing Soils



SOIL ANALYSIS

Existing and proposed roadways shall be vacated and dedicated with future subdivision actions, subject to change pending the final engineering design.

- Grieta-Sheppard
- Sheppard
- Master Plan Boundary (MPB)
- Out Parcel, not included in MPB

Antiquated Platting

Antiquated platting is one of the primary issues across the undeveloped portions of northwestern Rio Rancho. Beginning in the 1960s, land was platted into multiple half-acre lots, with an underlying roadway network of 50-feet rights-of-way. These areas were platted before Rio Rancho's subdivision controls mandated improvements such as parks, open spaces, and roadway access. Consequently, some areas face developmental challenges due to the poorly connected roadway network, inefficient lot layouts, limited site access, a lack of infrastructure, and an absence of a cohesive land use plan. To alleviate the antiquated platting in this area, this Plan supports and facilitates the reconfiguration of the existing lots into a more standard-sized layout for development and the installation of needed infrastructure.

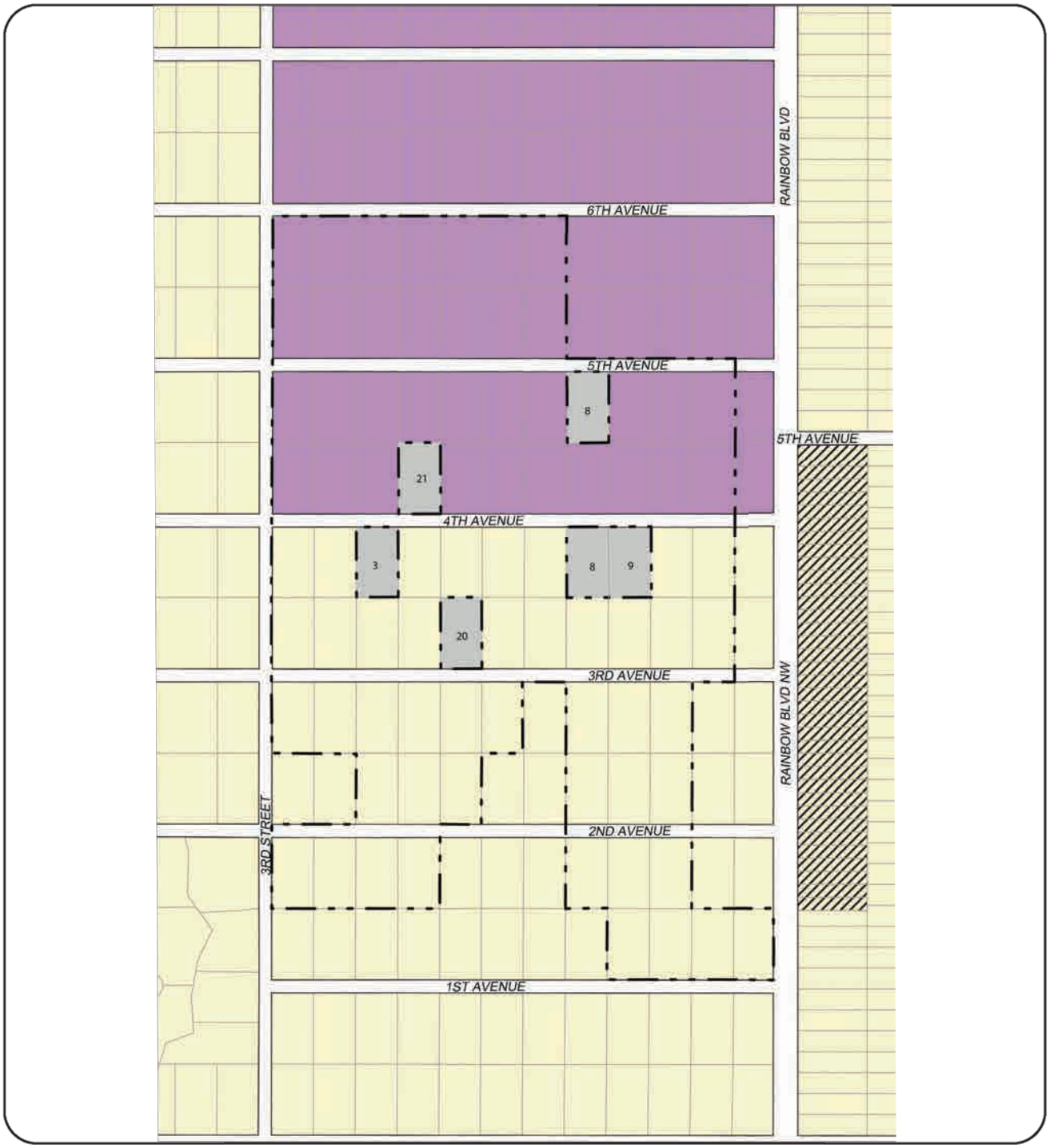
Adjacent Land Uses and Existing Zoning

As mentioned in previous chapters, NRSAP boundary has two proposed moderate density residential development separated by the Rainbow Business Park. Vista Alegria is the southern residential development with Rainbow Business Park representing the northern boundary. The Rainbow Business Park is zoned M-1. All adjacent zoning to the south, east, and west of planning area is R-1. The planning area is mostly vacant with one single-family residential home. Just outside the boundary, in the Rainbow Business Park there is one outdoor storage business (see Figures: 2.5 and 2.6).

The Rio Rancho Generalized Land Use Map (GLUM) depicts existing and planned land uses throughout the city. The GLUM illustrates Industrial, Business Park, Warehousing, High Density Residential, Low/Medium Density Residential, Park, Open Space, and Drainage in the Vista Alegria planning area. The GLUM will be updated by City of Rio Rancho to reflect Vista Alegria's Proposed Land Uses to Low/Medium Density, High Density Residential, and Parks (see



Figure 2.5: Existing Zoning



EXISTING ZONING

R-1

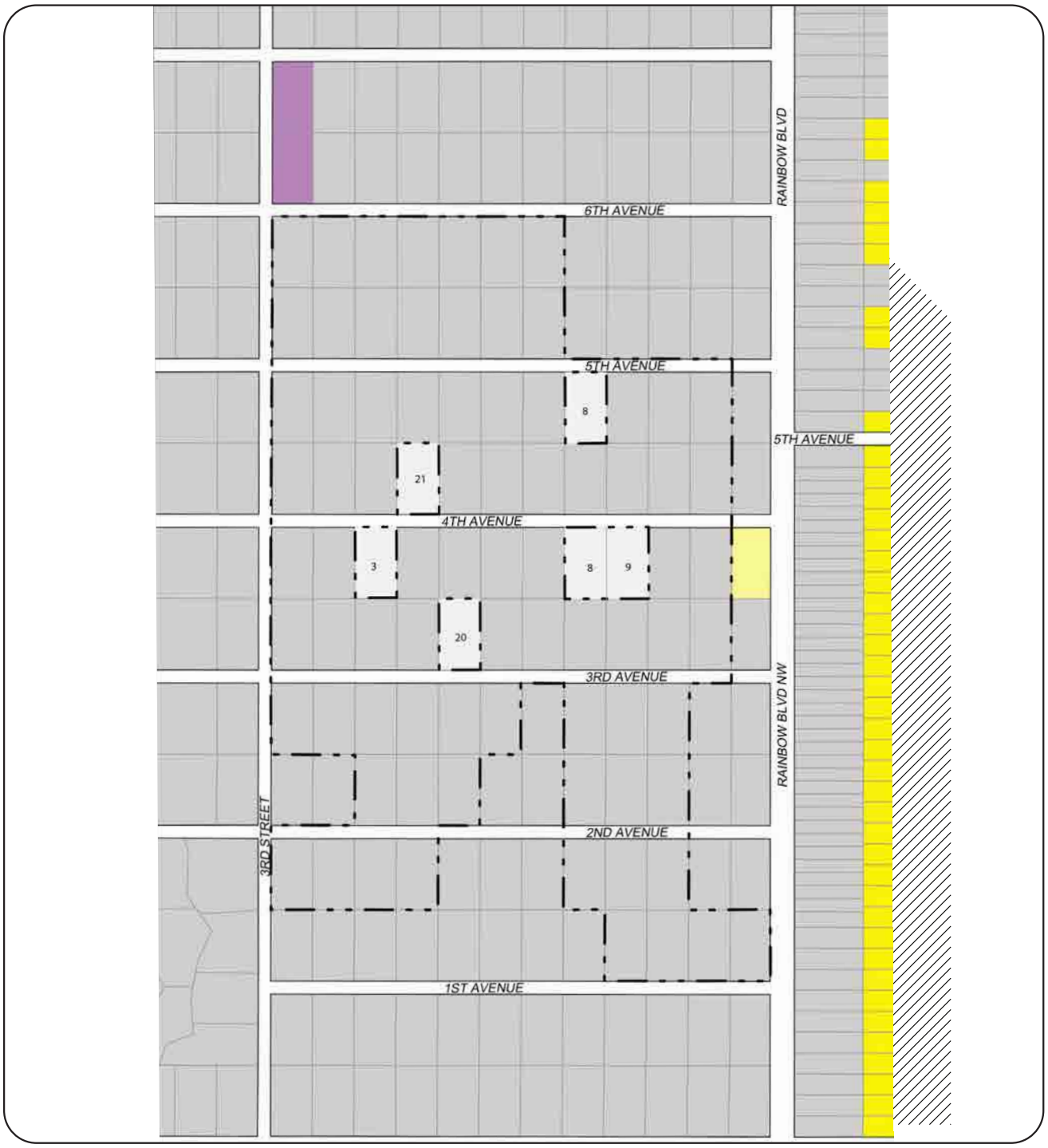
M-1

OZ- OVERLAY ZONE Master Plan Boundary

(MPB) Out Parcel, not included in MPB (All Zoned R-1)

Existing and proposed roadways shall be vacated and dedicated with future subdivision actions, subject to change pending the final engineering design.

Figure 2.6: Existent Land Use



LAND USE

Low Density Residential

Medium Density Residential

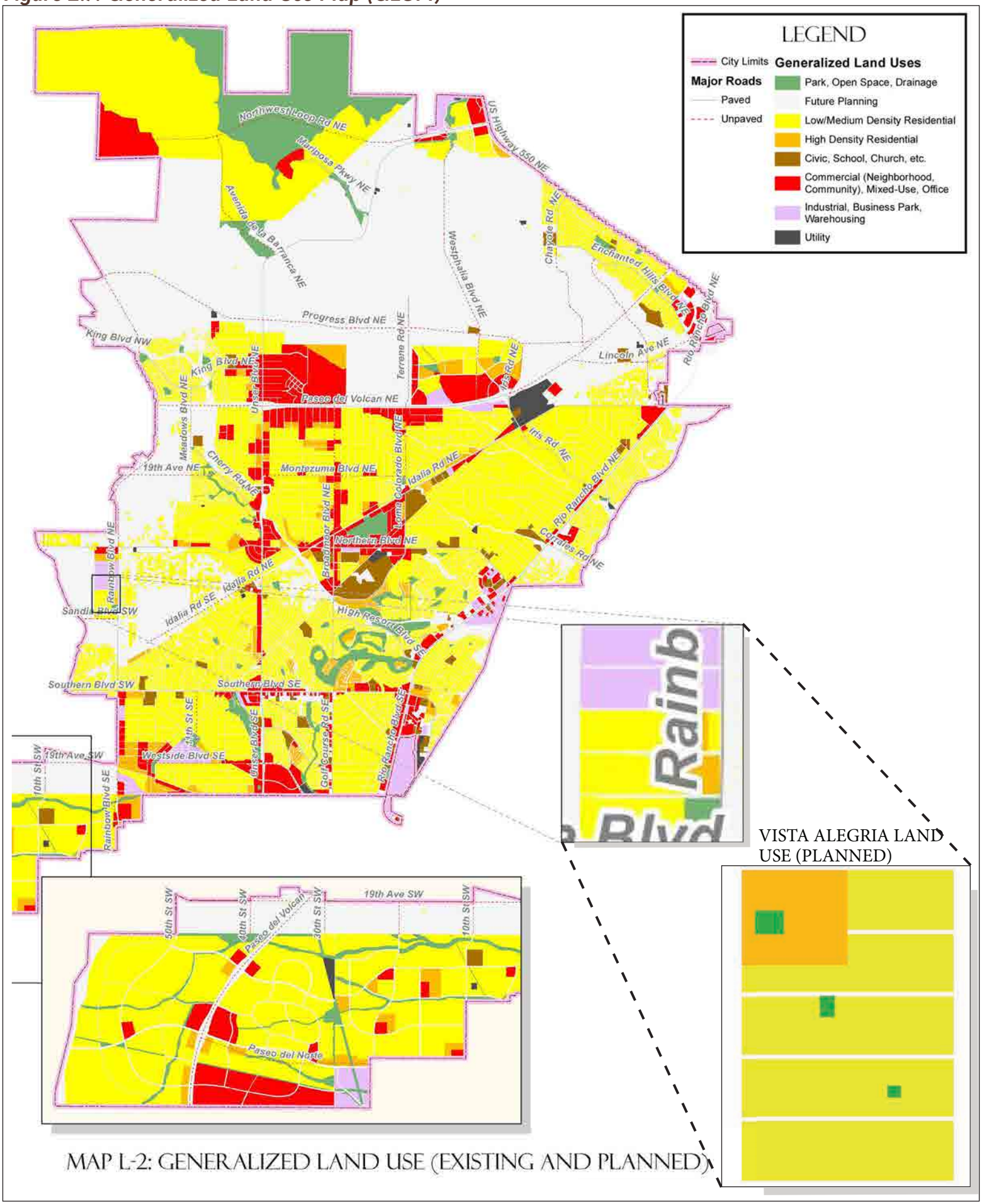
Vacant

Master Plan Boundary (MPB)

Out Parcel, not included in MPB

Existing and proposed roadways shall be vacated and dedicated with future subdivision actions, subject to change pending the final engineering design.

Figure 2.7: Generalized Land Use Map (GLUM)



MAP L-2: GENERALIZED LAND USE (EXISTING AND PLANNED)

03. GOALS AND POLICIES OF THE COMPREHENSIVE PLAN

The City of Rio Rancho's Comprehensive Plan is the principal planning tool that guides future development within the city. It set forth specific principles and policies that are relevant to development of Northern and Rainbow community. These include policies addressing land use, urban design, transportation, infrastructure development, parks and recreation, and community facilities. The Comprehensive Plan recognizes the need to increase development density, which will increase the efficiency of service delivery, make transit opportunities more feasible, and increase the supply of affordable housing to the city's new families and community residents. This Master Plan furthers several goals and policies of the Comprehensive Plan as described below.

Antiquated Platting

Given the large amount of antiquated platting in Rio Rancho, the Comprehensive Plan has several adopted goals, policies, and actions to address this issue and facilitate development of obsolete subdivisions. Specific provisions that this Master Plan furthers include:

- GOAL A-1: Eliminate antiquated platting within the City of Rio Rancho where desirable.
- POLICY A-2: Require appropriate development standards for infrastructure and environmental improvements for both newly platted lots and antiquated lots.
- POLICY A-3: Ensure that the City's land use and development regulations provide the specific and detailed provisions necessary to eliminate prematurely platted land when feasible.
- ACTION A-4: Process street name change applications to address numbered streets that conflict with the street naming policy.

The Master Plan facilitates the replatting process by planning the infrastructure necessary to develop the additional lots available under the proposed zoning. Doing so will help eliminate antiquated platting issues in this part of the City by making the parcels more developable and sized appropriately to the proposed medium density residential land uses.

Conservation & Natural Environment

The Master Plan aims to preserve and enhance natural features wherever possible, with a special focus on open spaces, naturalized drainage systems, and water reuse. Just outside of the southwest corner of the Master Plan area, a 5-acre water retention pond will be designed to retain drainage off site from the north. This effort supports the following goals and policies of the Comprehensive Plan:

- GOAL CON-1: Preserve water resources.
- GOAL CON-2: Preserve vegetation and natural resources.

Land Use

As described in Chapter 3: Land Use, the planning area primarily supports medium-density single-family residential development. These proposed land uses align with the following goals and policies of the Comprehensive Plan:

- GOAL L-2: Encourage consolidation of lots to promote a variety of land uses in a planned manner.
- POLICY L-1: Encourage the master planning of developments that establish a community character that considers circulation, landscaping, open space, storm drainage, utilities, and building location and design in the master plan.

As stated above, the amended Master Plan promotes consolidation of existing lots and the development of new single-family homes at a density that works with the natural environment. Several other sections of the Plan address specific land use related elements, including circulation, building locations, and lot layouts.

Population and Housing

Rio Rancho has recovered from the Great Recession in 2008 and the subsequent downturn in the housing market. The 2023 5-year (ACS) estimates the City of Rio Rancho with 106,533 residents and which has doubled the number since 2000. The city is once again poised to grow, which will require the development of a variety of additional housing units for new families. This Plan supports several housing goals of the Comprehensive Plan including:

- GOAL PH-3: Promote a variety of housing types to meet the needs of all members of the community.
- GOAL PH-4: To ensure that single-family and multifamily residential neighborhoods provide an attractive living environment.
- POLICY PH-5: Encourage mixed-use and mixed-income housing opportunities in designated growth nodes throughout the city.
- POLICY PH-7: Support residential developments with appropriate amenities for families with children.

The Master Plan proposes to add approximately 2,915 housing units at full build out. The development of these homes will provide new housing option for families in Rio Rancho and take advantage of existing and planned community amenities that will be developed for the planning area.

Transportation

The transportation element of the Rio Rancho Comprehensive Plan seeks to develop a multi-modal transportation system that enables safe travel for all users, while also mitigating congestion and supporting mass transit. There are two main roadways that access Vista Alegria: Northern Boulevard and Rainbow Boulevard. The Master Plan incorporates a network of sidewalks leading to proposed bike lanes along Rainbow Boulevard and Northern Boulevard. The proposed transportation plan described in **Chapter 7: Transportation** supports many of the Comprehensive Plan's goals and policies including:

- GOAL TR-2: Transportation facilities designed and constructed in a manner to facilitate Rio Rancho's economic goals, enhance livability and meet Federal, State, regional and local requirements.
- POLICY TR-11: Ensure all rights-of-way and transportation facilities are ADA-compliant

- POLICY TR-10: Support the design of streets and highways to respect surrounding land uses, natural features and community amenities.

Roadways in the Planning Area will be constructed to respect surrounding land uses, natural features, and meet local and state requirements. A trip generation study will be performed to ensure that trips from the residential development do not negatively impact level of service on adjacent roadways development and the installation of needed infrastructure.

Public Facilities

Along with addressing antiquated platting during the development process, the Comprehensive Plan seeks to ensure that new development occurs in areas with existing public facilities and proximity to existing infrastructure (to minimize costs associated with infrastructure expansion). The Master Plan supports the following Comprehensive Plan goals and policies:

- GOAL PF-3: Provide public facilities that meet or exceed constituents expectations.
- GOAL PF-4: Current demand on public facilities should not overburden City public facilities beyond what the City can reasonably provide for future demand.
- GOAL PF-5: Construct new public facilities to meet demands at least 10 years into the future.
- POLICY PF-3: Make land use recommendations based on the availability of adequate public facilities necessary to support a proposed land use.

All new proposed infrastructure within Vista Alegria will be improved to City of Rio Rancho Standards. See **Chapter 8: Conceptual Drainage and Utilities,** which outlines a clear plan for future infrastructure development and financing to ensure that costs to the City of Rio Rancho are minimized.

Parks and Recreation

The Comprehensive Plan identified improving the City's parks and recreation facilities as a clear need, especially in new master planned communities. This plan supports several Comprehensive Plan goals and policies to improve parks, create trail and recreation facilities including:

- GOAL PR-1: Establish new and maintain existing recreation, senior centers, parks, trails and open space that foster a quality community, support a strong economy, and meet the needs of current and future residents.
- GOAL PR-4: Modify existing parks and recreation facilities as needed to ensure safety, accessibility, and optimum use.
- POLICY PR-1: Develop pedestrian and bicycle linkages between neighborhoods and major natural areas, recreation facilities, and education, employment and retail centers.
- POLICY PR-7: Develop a culture of sustainability by designing and constructing facilities that maximize long term conservation and stewardship of the city's human, financial and natural resources.

The City of Rio Rancho Development Department and the Planning and Zoning Board require that the land dedication for park acreage in the Master Plan Area be based on three acres per 1,000 persons and 2.83 persons per dwelling within the Master Plan. Within the boundary, are

two pocket parks totaling approximately 3.74 acres in size that is maintained by the HOA see Chapter 6: Community Facilities and Services. Vista Alegria will include park areas that exceed the City's Parks and Recreation standards of 3.4 acres based on approximately 400 homes or 1,132 people for phases one through five. The proposed R-6 area will have separate and additional parkland/amenities for those residents living in the future subdivision. The additional population is estimated at 1,783 and an approximate 5.4 acres of possible parkland to be provided during the final phase.

Urban Design

The urban design element of the Comprehensive Plan seeks to ensure that development follows basic design standards that support community identity and create a sense of place. The Master Plan furthers the following urban design goals of the Comprehensive Plan:

- GOAL UD-1: Create focused growth areas where existing public infrastructure can support higher density development.
- GOAL UD 2: Create traditional neighborhood patterns that support a sense of place.
- GOAL UD 3: Create street patterns with development that fosters human interaction.
- GOAL UD-7: Create subdivision linkages to open space recreational facilities.
- POLICY UD-1: Identify specific areas within the city where growth should be focused.
- POLICY UD 2: Provide development incentives for developments that create a sense of place, foster human interaction, and discourage crime.

Design features in future residential subdivisions will establish a community identity to foster human interaction that effectively integrates the larger regional landscape. There are three subdivisions that offer a wide range of housing types for a diverse number of families.

Economic Development

The City of Rio Rancho has sought to diversify its economy and attract business activities and working opportunities by increasing the number of households. In addition, the City has sought to increase the amount of local retail and educational opportunities within Rio Rancho, as well as increase the local population to expand the overall tax base.

- GOAL EDP-3: Enhance the tax base.
- Policy EDP-6: Continue to support Southern Sandoval County Arroyo and Flood Control Authority (SSCAFCA) and ensure the City and SSCAFCA have a collaborative relationship to ensure both entities' needs are met.
- POLICY EDP-8: Work with Sandoval County to enhance its website with land ownership data consistent with Bernalillo County's system.

Development of the Master Plan Area will expand the City's tax base through both increased property taxes, and by supporting population growth with higher density housing options.

04. PROPOSED LAND USE, ZONING & DENSITY

Moderate Density Residential

Description: Medium density residential uses and associated community uses, e.g. schools, parks, and churches.

R-4: Single Family Residential District

Min. Lot Size: 4,000 SF

Density: 6 DU/A

Medium/High Density Residential

Description: Medium density residential uses and associated community uses, e.g. schools, parks, and churches.

R-3: Single Family Residential District

Min. Lot Size: 3,000 SF

Density: 7 DU/A

R-3: Townhouses, Multi-Family Residential District

Min. Lot Size: 1,200 SF (Townhouses) to 10,000 SF (Apartments)

Density: 12 DU/A

High Density Residential

Description: High density residential uses in which the principal use is multi-family units.

R-6: Multi-Family Residential District

Min. Lot Size: 10,000 SF

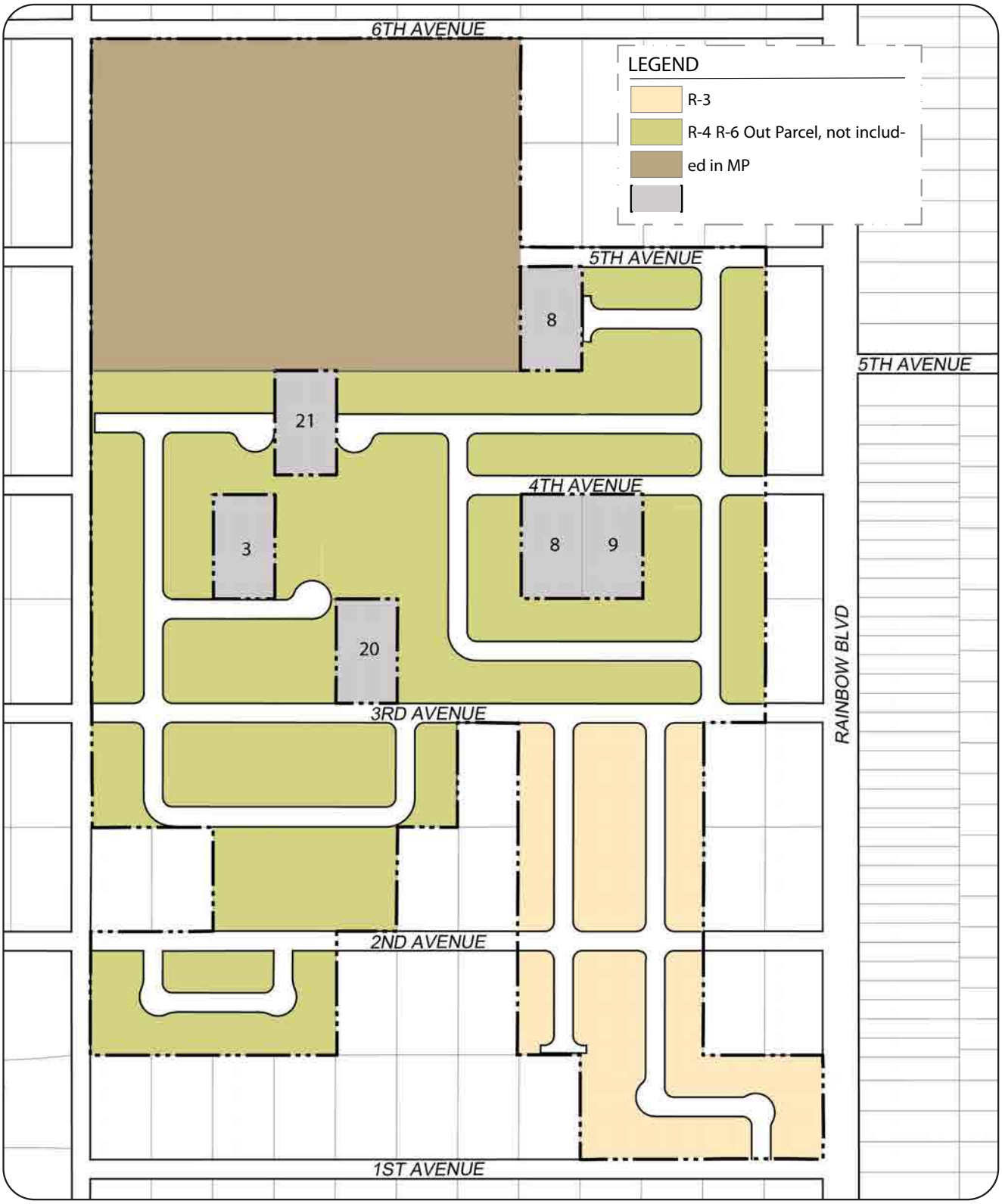
Density: 30 DU/A

Park

Description: All uses allowed in the Parks and Recreation District.

PR: Parks and Recreation District

Figure 4.1: Proposed Zoning



Existing and proposed roadways shall be vacated and dedicated with future subdivision actions, subject to change pending the final engineering design.

VISTA ALEGRIA
Proposed Zoning

CONSENSUS PLANNING

Vista Alegria neighborhoods will be built out in phases to include Medium/High Density Residential housing in the beginning phase. During phases two through five, additional housing with Moderate Density will be added, with the full build out to be an estimated 400 homes, slightly less than the calculated dwellings per acre. Given the average household size of 2.83 residents per dwelling, it is projected the R-3 and R-4 areas will have approximately 1,132 residents. There will be a 2.74 acre park in the R-4 District and a 1.04 acre park in the R-3 District (see Table 4.1 and Figure 4.1).

In the final phase, the R-6 District could have up to 1,783 residents, given the average household size of 2.83 residents and a density of 30 Dwelling Units per Acre (DU/A). The R-6 planning area could have up to 5.4 acres of parkland and separate amenities following City standard requirements of 3 acres of parkland per 1,000 population for either a future multi-family apartment or Built-to-Rent complex (see Table 4.1).

Table 4.1 Development Phases 1-6

Land Use Category	Area (ac.)	DU/A (max.)	Zoning	Dwelling Units	Population
Moderate Density Residential	44.0	6	R-4	310	877
*Park	2.7				
Medium/High Density Residential	13.0	12	R-3	90	255
*Park	1.04				
High Density Residential	21.0	30	R-6	630	1,783
*Park	5.4				
Total	78.0			1,030	2,915

*Will keep underlying zoning and will not be included in total acreage

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05. PROPOSED DESIGN STANDARDS

These design standards provide a framework to assist the architects, landscape architects, civil engineers, designers and home builders in understanding the vision and development goals for the Plan Area. Minor amendments to these standards may be approved administratively by the Development Services Department Director and major amendments shall be approved by the City of Rio Rancho Governing Body.

The Vista Alegria Master Plan recognizes the importance of promoting a sense of cohesiveness within the entire community. The purpose of these design standards is to provide a flexible framework for community design that encourages innovative and creative solutions, rather than setting a rigid set of requirements. The standards will help implement the Urban Design provisions of the City of Rio Rancho's Integrated Comprehensive Plan, Vision 2020. These standards are a generalized guide for end users that will develop within the Vista Alegria Master Plan area.

Residential Design

The architectural and site design standards are intended to demonstrate a high quality aesthetic character and functionality throughout the property for residential, commercial, and employment center development. While all buildings will reflect these standards, it is not the intent of these designs to prohibit a certain amount of individual expression and creativity.



1. Stucco shall be the primary building material and shall be limited to shades of brown, tan, white, gray, and sand. Bright colors as the dominant exterior color are prohibited.
2. Building heights shall not exceed 32-feet.
3. Exterior siding materials on homes shall be either stucco, brick or stone and shall be limited to earth-toned shades of brown, black, and gray.
4. Roofs may be flat, pitched, or a combination of both, and they shall be made of non-reflective materials.
5. Window frames can be wood, metal, or solid vinyl. All exterior doors shall be stained or painted to match the architectural theme of the main building.
6. Safe, convenient, and pleasant pedestrian circulation may be accomplished with sidewalks, bike paths, special pavings, and shade.
7. All perimeter block walls facing public rights-of-way shall be designed to complement entry monument signs and include a continuous 4 inch cap. Barbed wire, chain-link, concertina wire, and similar materials are prohibited. All wall surfaces shall be finished with stucco, colored split face block, or colored burnished block.
8. Sidewalks with a minimum width of 5 feet must be provided on both sides of every street. Separate pedestrian connections shall be provided to the perimeter streets where convenient street access is not available. All pedestrian paths within the ROW shall be ADA complaint. The front yard setback shall be a minimum of 15 feet, except for 20 feet for the garage. Minimum rear year setback is 15 feet. Minimum side yard setback is 5 feet on both sides of the principal building, for a total separation of 10 feet between buildings. 10 feet on the side of corner lots.
9. Proposed driveway locations shall be consistent with curb cut requirements identified in City standards.
10. Lots that face the streets at the front and rear shall be limited to one driveway at the front facing street. A solid wall shall be provided at the rear yard of the property to ensure limited access.

Landscape/Streetscape

Landscape Design

The landscape at Vista Alegria shall provide for the preservation and integration of native vegetation and materials creating a sense of place for a community located in the high desert environment of central New Mexico. This objective provides habitat enhancement and strives to reduce the irrigation water requirements for plant material in parks, streetscape and open space areas. All design guidelines are subject to City of Rio Rancho Codes, ordinances and policies. The following are general guidelines for development of Vista Alegria.

General guidelines for landscape design include:

1. All disturbed areas will require native re-vegetation with native plant seeding procedures.
2. Exotic ornamental plants shall be prohibited, except in predetermined areas such as backyards, courtyards, and similar locations.
3. Xeriscape landscapes shall be utilized for public rights-of-way and conservation areas;

and Water harvesting principles (GSI) may be employed in public ROW and development-wide to augment irrigation water requirements.

4. To the furthest extent possible, commercial and residential land uses shall be buffered by a landscape buffer from one another to minimize noise, views and traffic.
5. The required maintenance responsibility for the Landscape areas shall follow the Rio Rancho DPM.

Grading and Drainage Design

1. Green stormwater infrastructure (GSI) techniques shall be integrated into grading and drainage plans to maximize water harvesting techniques from paved surfaces and roof-tops to lessen downstream water detention facility requirements, and augment irrigation water requirements.
2. Guidelines such as the NMDOT NPDES manual (2020) are useful guides to the development of GSI features and maintenance.
3. Plant material for GSI features may follow the Bernalillo County GSI plant list to maximize the benefits of GSI construction and water harvesting/treatment capabilities.
4. All steep slopes (over 3:1) shall be stabilized with aggregate and/or native grass seeding.

Plant Material

1. Cool season turf grass shall not be used within the street R.O.W. or within the landscape area between the curb and sidewalk. There shall not be any non-recreational use turf areas greater than 100 square feet.
2. Street trees shall follow the Rio Rancho DPM requirements for Shade related to local streets of one canopy tree and three shrubs and groundcover, every 33 feet located within 10 feet behind the sidewalk.
3. All planting areas shall have decorative rock or organic mulch of aggregate, shredded bark, gravel mulch, or similar material which extends completely under the plant material.
4. Minimum plant sizes at time of installation shall be as follows:
    a. Trees 2.5" inch caliper, or 8-10 feet in height. The lowest branch of any tree along trails, sidewalks, and rights-of-way must have a clearance of 7 ft.
    b. Shrubs & Ground covers 1 gallon.
5. Clear sight triangles and plant material heights shall be maintained at all intersections.
6. A 15'-0' minimum landscape buffer shall separate adjacent commercial or industrial and residential land uses.

Irrigation Systems

1. A fully automated irrigation system, shall be provided for all landscaped areas. The system shall be designed to avoid over spraying walks, buildings, fences, etc.
2. Irrigation systems shall be designed with dedicated irrigation meters and comply with backflow prevention ordinances.
3. The Irrigation systems within common areas shall be maintained by the HOA and private areas shall be maintained by the property owner.









Community Amenities

As described in more detail in **Chapter 6: Community Facilities and Services** the development of future homes will also provide development of two pocket parks that are owned and maintained by the Home Owners's Association (HOA) The residents will have easy access to these amenities via a network of sidewalks constructed throughout the residential neighborhoods To the maximum extent feasible, private parks, public parks, and open space areas shall be designed to create an integrated system connected through trails and sidewalks, also serving as recreational amenities for the residents.

Off-street Parking

The minimum number of off-street parking spaces shall be provided according to the design standard in the DPM and requirements per the Zoning Code. Off-street parking is prohibited in the front setback/landscape area. Off-street parking is permitted on the driveway within the front setback in front of the garage.

Lighting

1. Lighting shall be installed according to the City of Rio Rancho's DPM.
2. All lighting shall be fully shielded and oriented so as to eliminate glare or light trespass onto adjacent roadways and properties. All lighting shall be in compliance with the State of New Mexico Night Sky Protection Act.
3. Lighting layout shall be coordinated with proposed landscaping and trees to maximize light distribution and avoid conflicts.

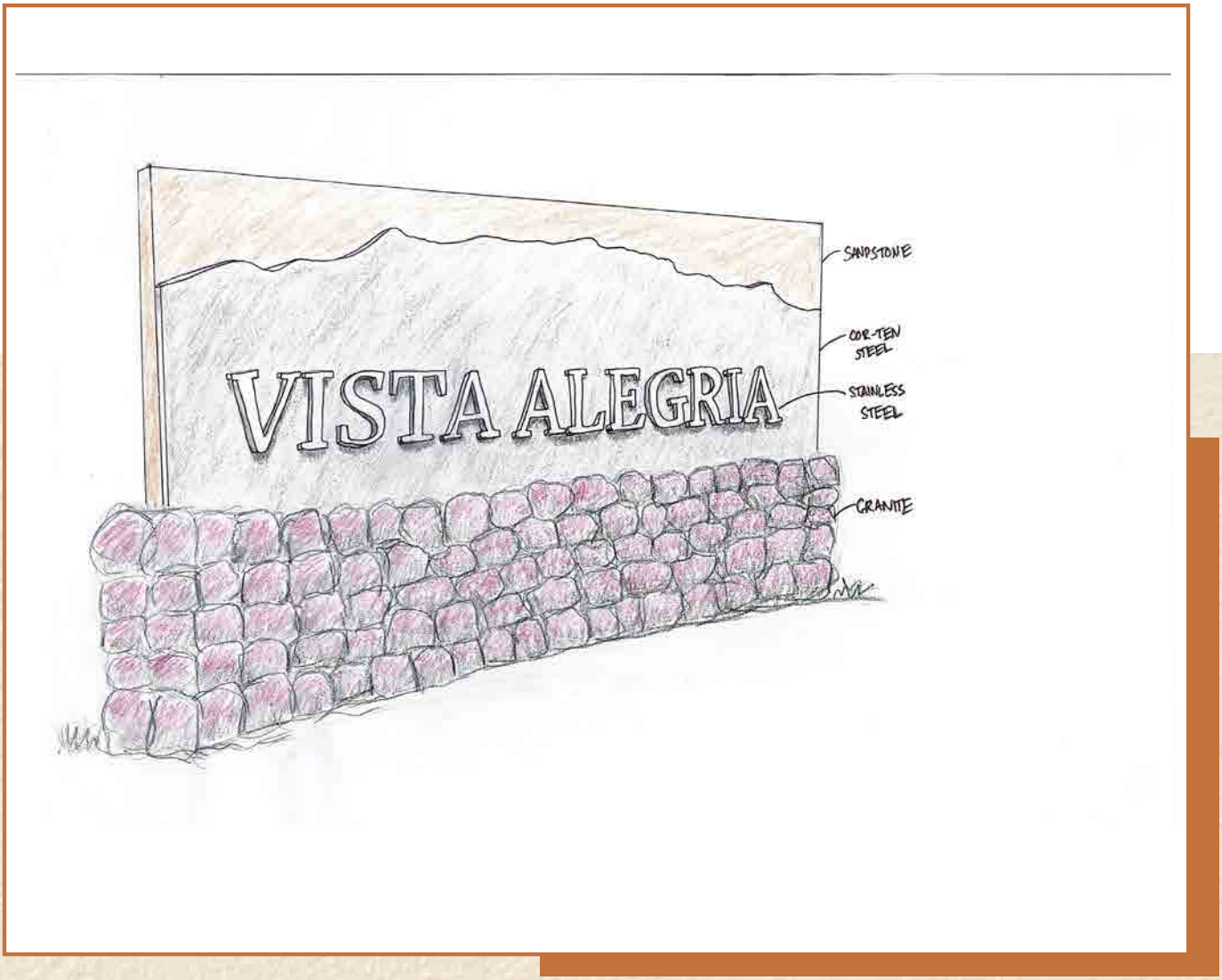
Utilities

1. All permanent utilities shall be located underground.
2. Transformers, utility pads, and telephone boxes shall be appropriately screened with vegetation when viewed from the public right-of-way.



Entry Monuments

Freestanding neighborhood entry signage shall be monument style. If placed within a landscape setback at the neighborhood entry, the maximum height shall not exceed 5 feet. Neighborhood entry signage will be place along Rainbow Boulevard at 5th, 6th, 7th, and 8th intersections. All neighborhood entries shall include the Vista Alegria name.



06. COMMUNITY FACILITIES & SERVICES

Parks and Open Space

The Master Plan identifies 3.74 acres of HOA owned and maintained parks and proposes an additional 5.4 acres of parkland in the final phase of the planning area.

Trails

Future trails and bikeways will provide access to other recreational facilities in accordance with the City Comprehensive Plan and the City's Bicycle and Pedestrian Transportation Master Plan. A Bike Lane is proposed on Rainbow Boulevard and Sandia Avenue according to the Mid-Region Council of Governments Long Range Bikeway System (LRBS).

Educational Facilities

Northern and Rainbow will be served by schools closest to the plan area. Existing schools include Colinas del Norte Elementary School and Puesta del Sol Elementary School, Eagle Ridge Middle School and Lincoln Middle School, and Rio Rancho High School.

Community Centers

There are no existing or planned community centers in Northern and Rainbow or the immediate area. The nearest city facility is the Rainbow Park and Pool. The City's Parks and Recreation Master Plan identifies a future senior center location at Rainbow Blvd.

Public Safety

Station 2 (North Hills Station) on Cherry Road is the closest fire station to the plan area. There are no existing or planned police substations in Northern and Rainbow. However the City's Comprehensive Plan discussed adding two police substations to the northern and southern portions of the city over time. Fire and Life Safety Code, shall following the the IFC 2021 and Fire Apparatus Access Roads shall adher to Appendix D. Two separate access roads for Rio Rancho Fire and Rescue Department shall be required after the development of 30th home. Fire Hydrants shall be placed no more than 500 ft driving distance apart for one another.

Other Public Facilities & Services

The following list of public facilities is intended to provide guidance for future projects within the area if deemed appropriate by the City. This list does not require the developer to provide these services.

- Libraries - Should be located near regional activity centers within Northern and Rainbow.
- Cemeteries - None are planned or designated.
- Solid Waste - Waste Management, Inc. is the primary refuse collector for the entire city. This along with waste handling systems for internal collection such as refuse, recycling, composting, external collection equipment, transportation and disposal will handle Northern and Rainbows' solid waste.
- Recycling - Utilization of existing and private recycling programs within the City of Rio Rancho will allow for a variety of programs to be implemented within Northern and Rainbow.

Park A - 2.7 acres



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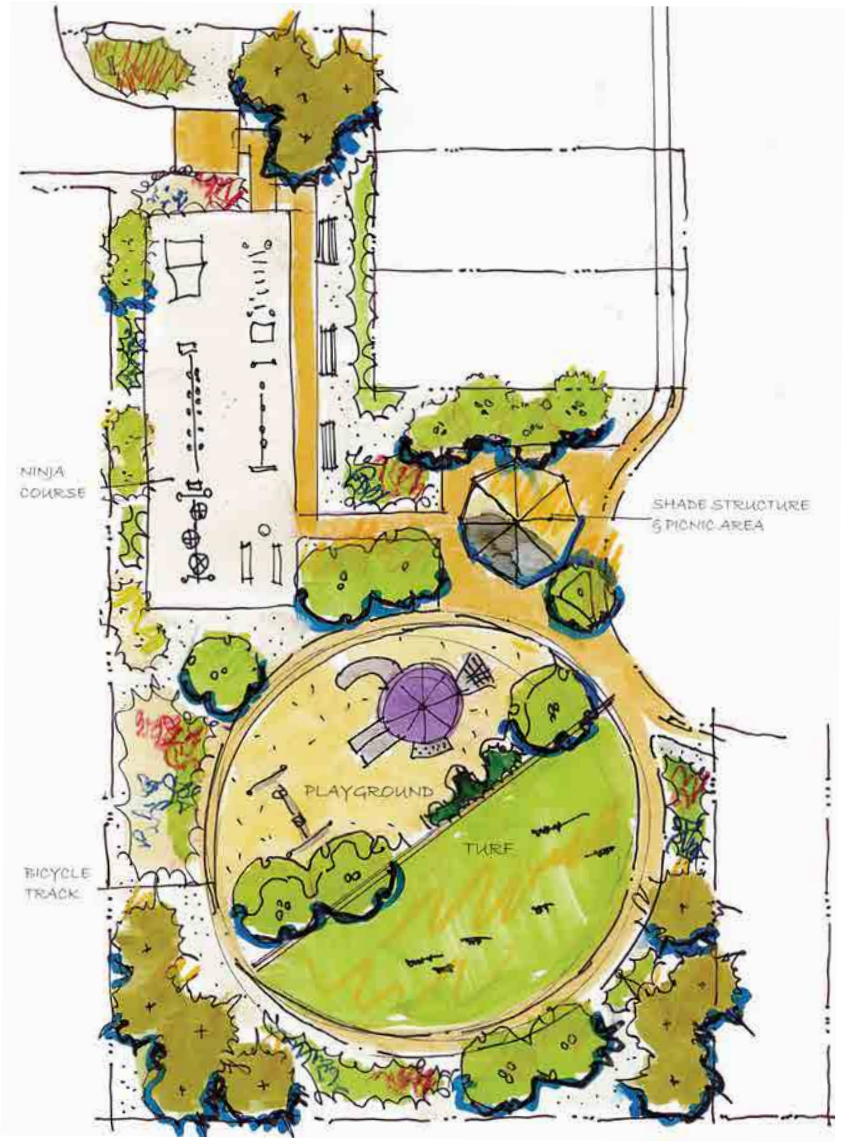


Park B - 1.04 acres

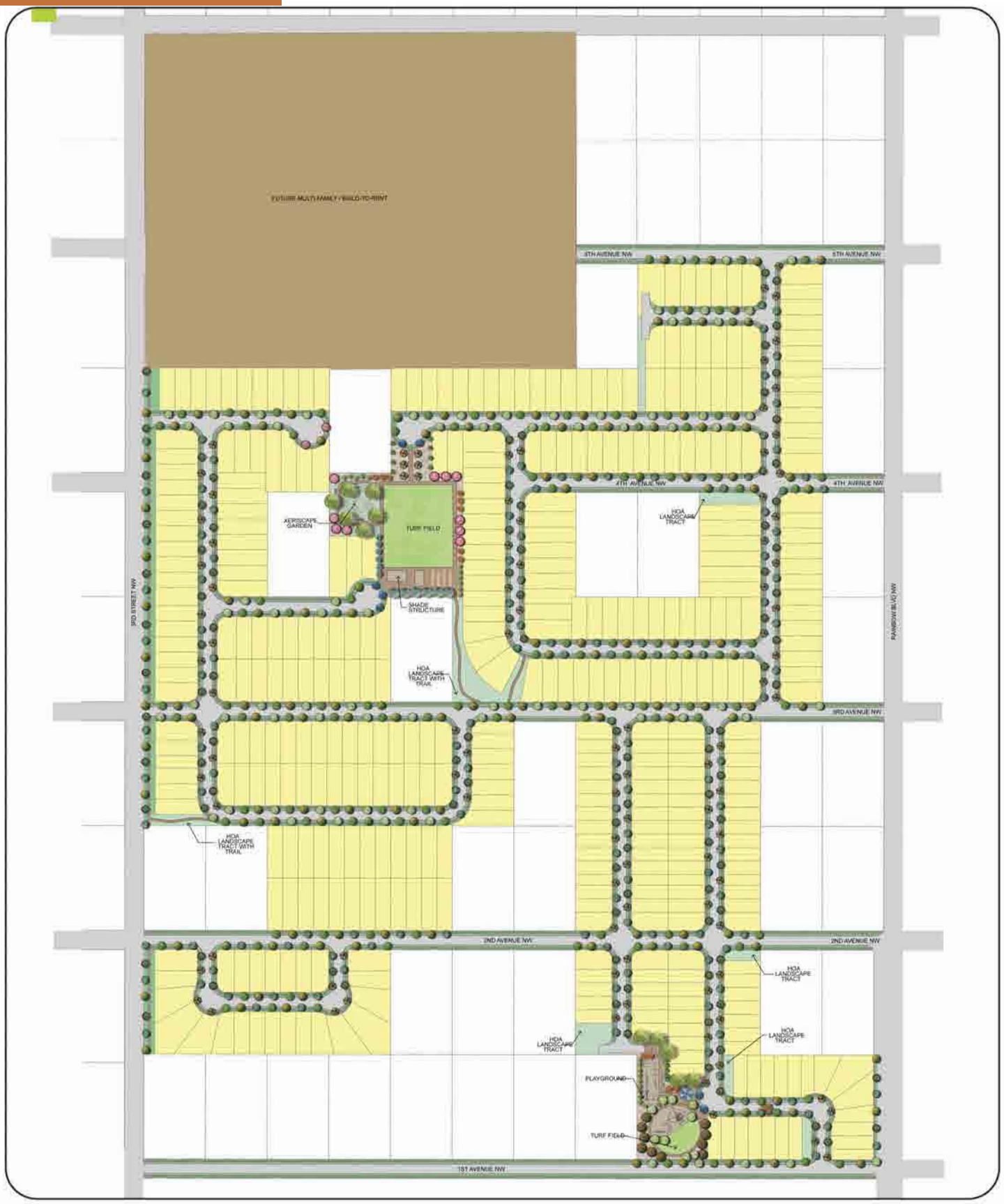
Figure 6.1: Master Plan Parks and Open Space

The Vista Alegria Master Plan has two pocket parks that will be managed and maintained by a Residential Homeowner's Association (HOA). Each park will have amenities that will enhance the environment and sense of place. The first park, Park A is located on the northern portion of planning area that can be accessed from 3rd and 4th Avenue. The park features ample seating, colorful plantings, and amenities like shade structure, picnic area, and cornhole match areas. Additionally, the park includes a special enter/exit via soft surface pathway through natural open space.

The southern park can be accessed from 1st or 2nd Avenue that includes paved meandering trails around the perimeter of the park for childrens to learn how to ride a bicycle. Park B will include a ninja training course, playground, shade structure, and picnic area. The park layout, design and amenities shown are subject to change as the final construction documents are prepared.

To mitigate trespassing on an interim vacant subdivision lot, a combination of clear boundaries, visibility, and deterrents will be implemented. Measures could include installing "No Trespassing" signage and establishing clearly defined access points using temporary fencing, gates, rocks, or natural barriers to restrict vehicle entry. In addition, coordination with neighboring property owners, the HOA, and local law enforcement will discourage and reduce repeat trespassing incidents.

Figure 6.1: Illustrative Master Plan



Existing and proposed roadways shall be vacated and dedicated with future subdivision actions, subject to change pending the final engineering design.

VISTA ALEGRIA
Illustrative Plan

The park layout, design and amenities shown are subject to change as the final construction documents are prepared.

CONSENSUS PLANNING

07. TRANSPORTATION

Major Roadways

Circulation within the Master Plan area carefully considers the entire Northern and Rainbow Specific Area Plan (SAP) and future proposed uses. The northern boundary of the SAP is Northern Boulevard, an existing Community Principal Arterial that runs east and west. To the east lies Rainbow Boulevard, which runs north and south and is proposed to be a Regional Principal Arterial as outlined by the Mid Regional Council of Government (MRCOG) Metropolitan Transportation Plan (MTP) (See Figure 7.1). Access to the Vista Alegria is available via Rainbow Boulevard. There are four entrances into the planning area to separate congestion and traffic build up. 2nd, 3rd, 4th, and 5th Avenue are utilized and transitions internally into a more neighborhood friendly layout. Roadway design will comply with the current DPM standards and any specific improvements will be identified by a traffic study prepared during the preliminary plat process. A bike lane is planned, for the future, along Northern Boulevard from Unser Boulevard to Hondo Road, and along Rainbow Boulevard in its entirety. Rainbow Boulevard and Northern Boulevard are both identified as bicycle routes on the City's and MRCOG's bike and trails map.

Street Design Guidelines

All City of Rio Rancho street design and right-of-way standards will be met. Access along Rainbow Boulevard will require a different level of service through a wider Right-of-Way (ROW). Rainbow Boulevard is an existing 100 foot right-of-way, and according to MTP will increase to 156 foot ROW. All other roadways in and around Vista Alegria are 50 foot rights-of-way. Streets within Vista Alegria will be constructed by the developer and dedicated to the City of Rio Rancho for maintenance upon completion and acceptance. On street parking shall follow the City of Rio Rancho Zoning Ordinance.

Street System

The planning area street system includes local streets:

Local Streets (50 feet wide, 2 lanes)

A street which is primarily for access to abutting properties and carries low volume traffic. Accessibility to homes and business is more important than mobility. Speed limits are set low, below what the roadway geometry allows, usually 25 MPH, with traffic volumes less than 1,000 VPD. (See Figure 7.2)

The linking street system includes arterial streets:

Arterial Streets (Principal arterials - 156 feet wide, 4 lanes)

A street designed and used primarily for serving large volumes of traffic and to provide crosscity travel. Mobility takes precedence over accessibility. Speed limits should be 35 to 45 miles per hour (MPH) with volumes of approximately 7,000 vehicles per day (VPD) per lane. Four lane arterials with a median are common with a capacity of 28,000 vehicles per day. Access is controlled via signalized intersections and raised medians. Rainbow Boulevard requires a 28 foot dedication to Rainbow Boulevard from the eastern planning aea. Rainbow Boulevard will ultimately expand to a total 156 foot Right-of-Way (ROW).

- Running east and west - Northern Boulevard a Principal Arterial
- Running north and south - Rainbow Boulevard a proposed Principal Arterial

Figure 7.1: Metropolitan Transportation Plan

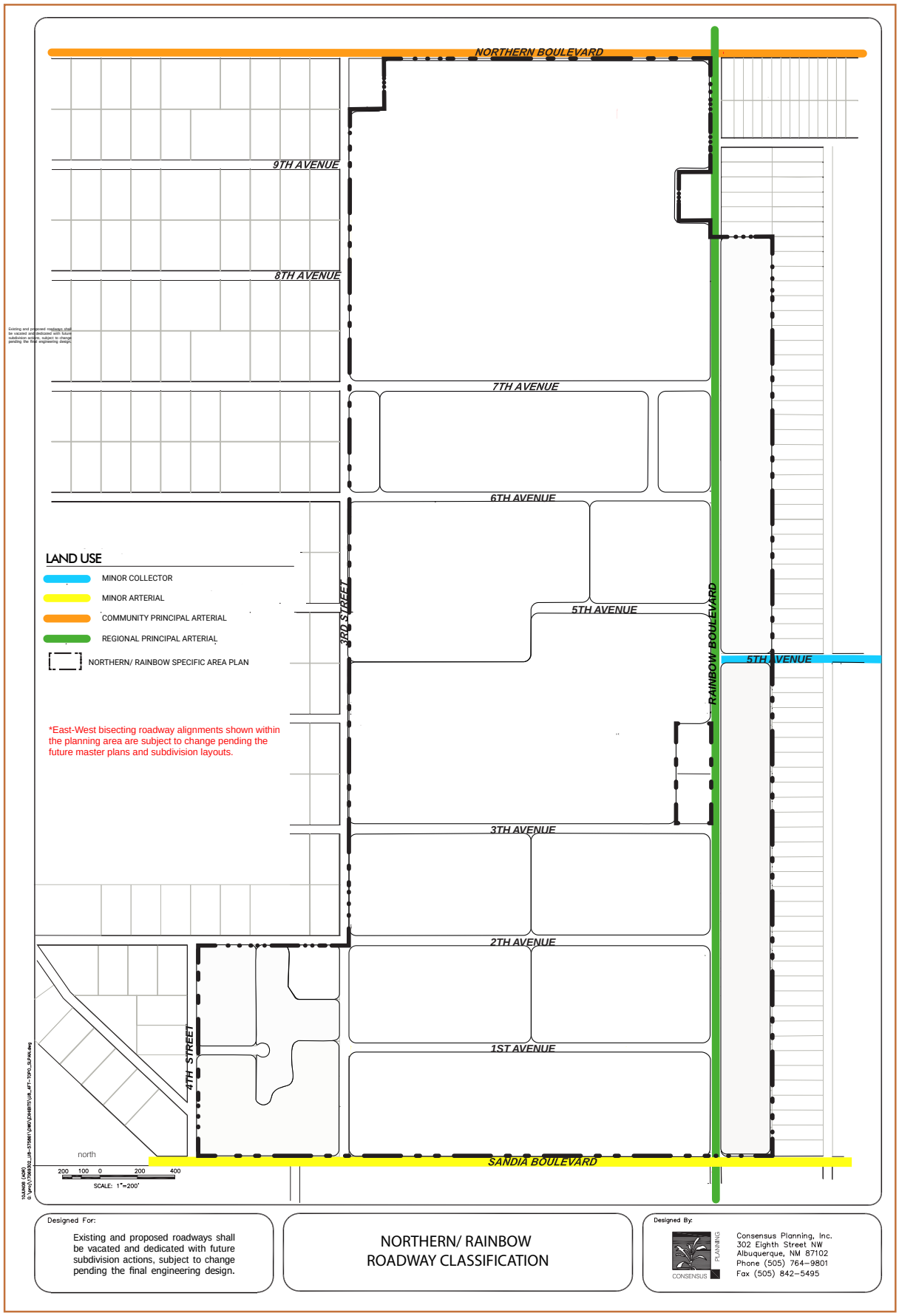
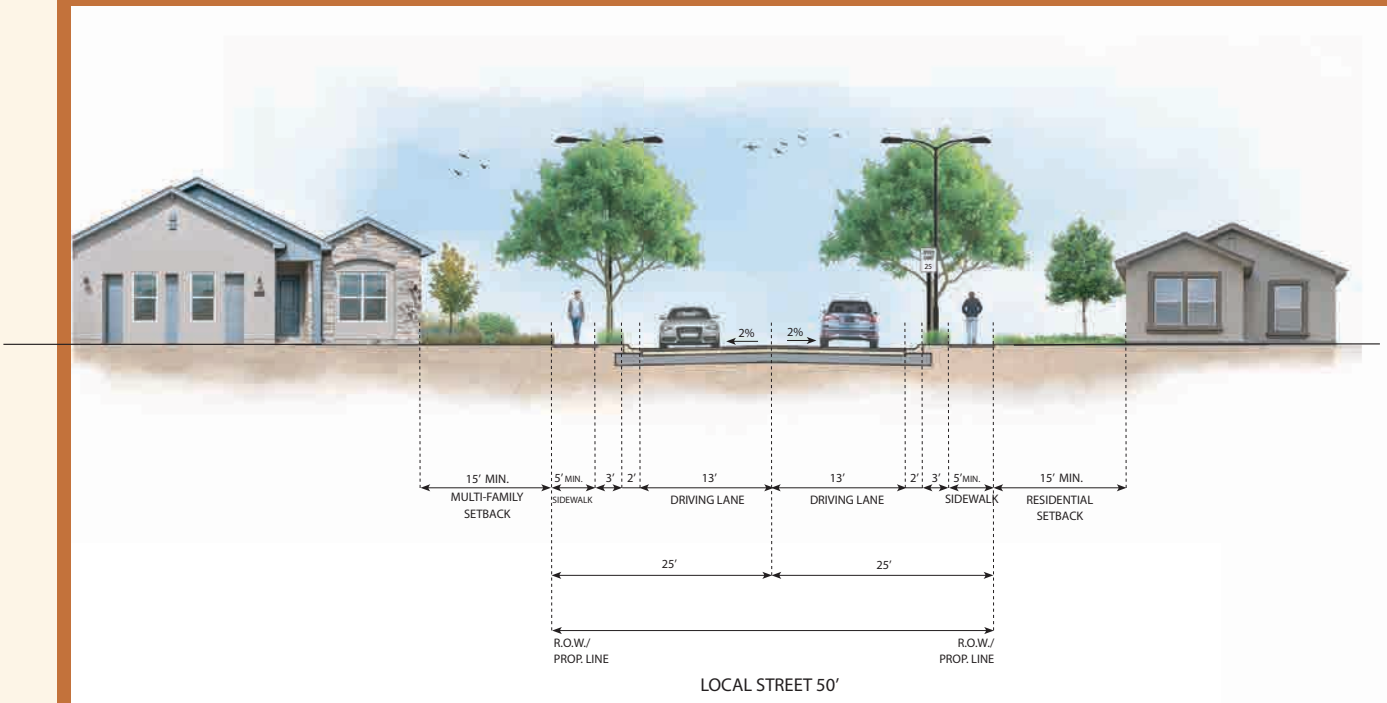


Figure 7.1: Local Streets



LOCAL STREET 50'

Figure 7.2: Buffer Separating Multi-family Parking Lot

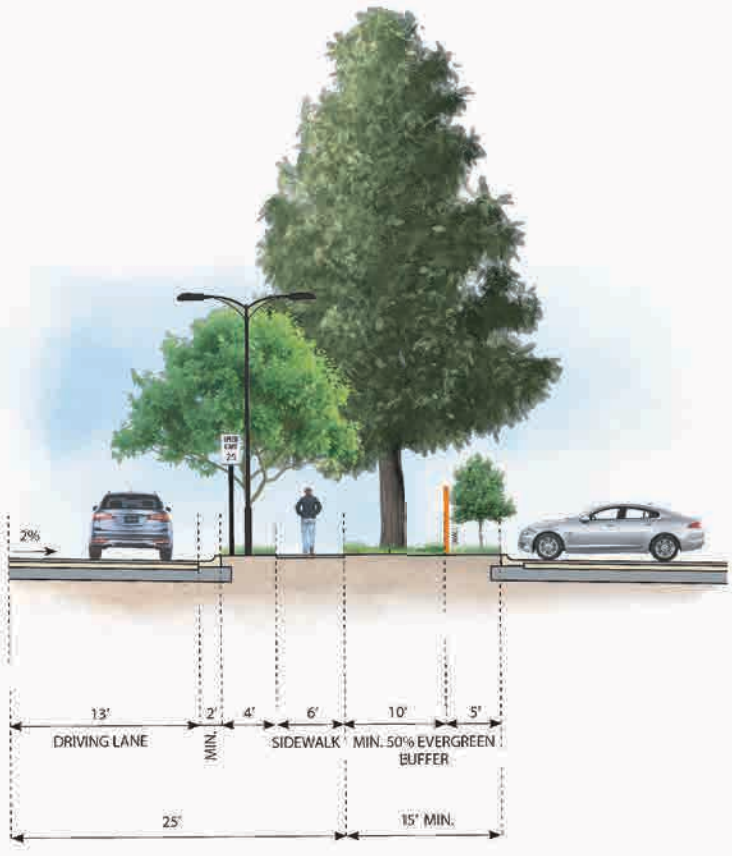
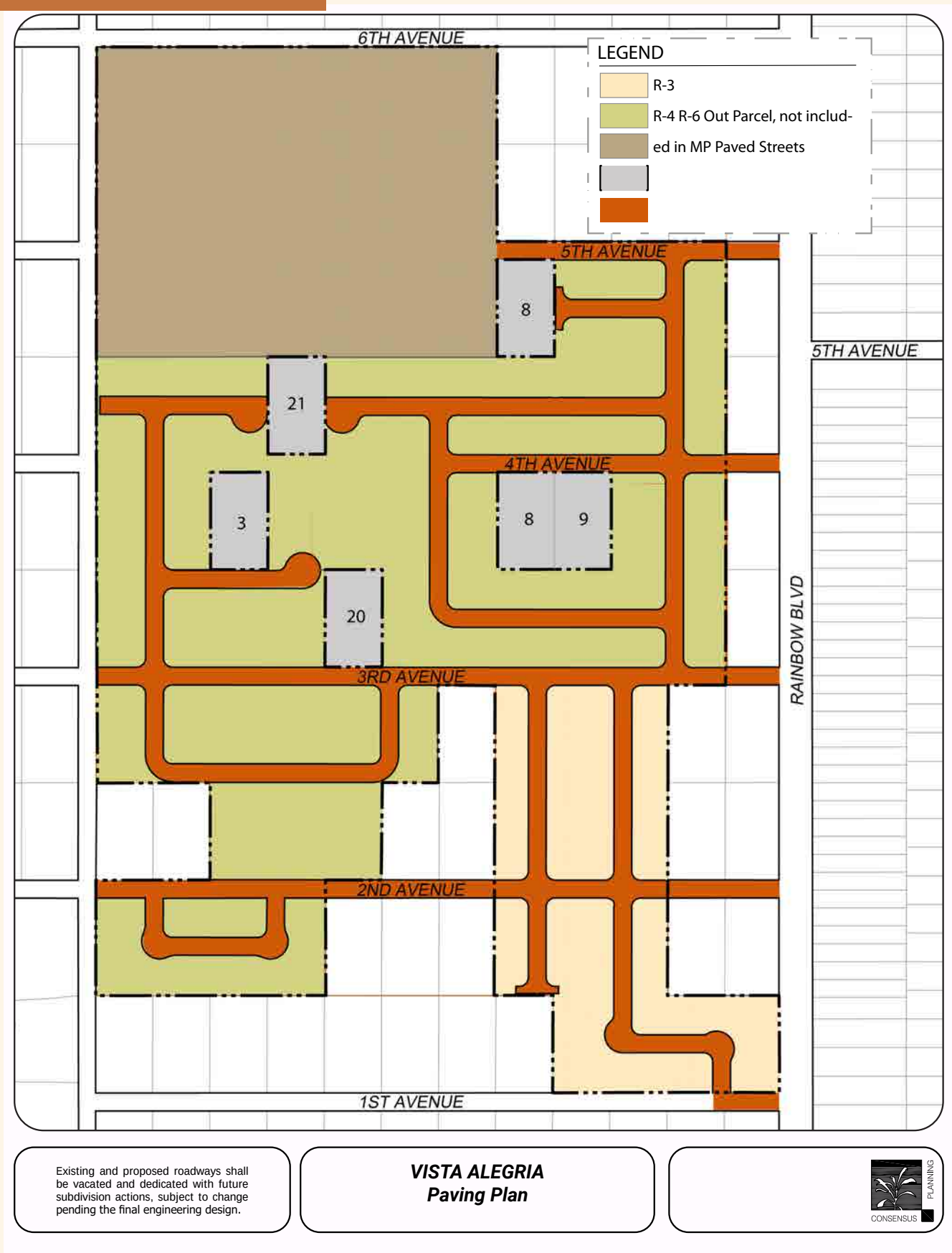


Figure 7.3: Proposed Pavement Plan



Existing and proposed roadways shall be vacated and dedicated with future subdivision actions, subject to change pending the final engineering design.

VISTA ALEGRIA
Paving Plan

CONSENSUS PLANNING

08. CONCEPTUAL DRAINAGE AND UTILITIES

Drainage Management

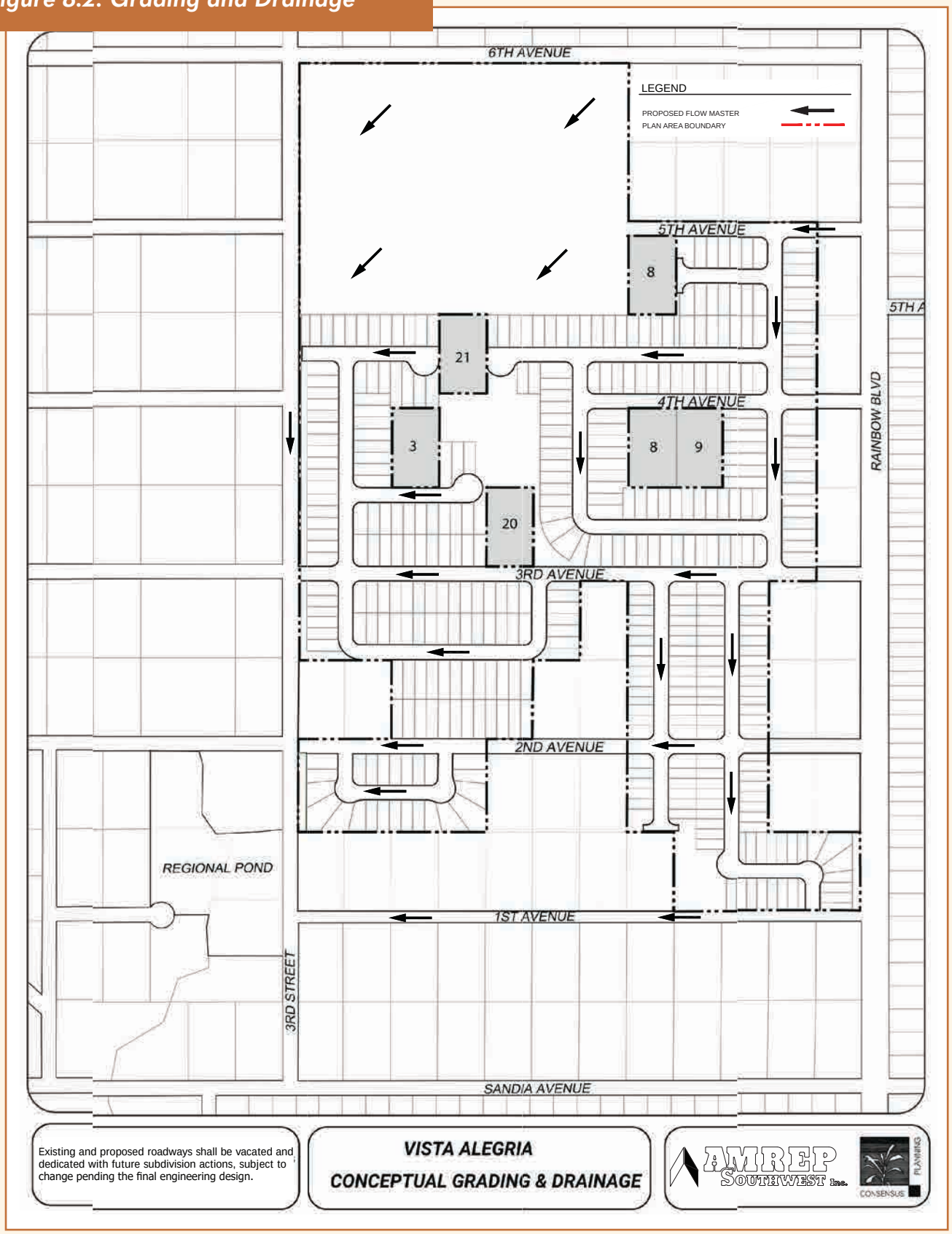
The intent of the conceptual drainage plan for Vista Alegria Master Plan area is to provide the initial structure for a drainage solution within the watershed. The plan will consider existing conditions within the watershed and adhere to the land treatments laid out in the "Calabacillas Watershed Park Management Plan," from August 2024. The basin that encompasses the Vista Alegria Master Plan area includes areas to the north of Northern Boulevard as well as some areas east of Rainbow. Per the report the flow rate at the crossing at Northern Boulevard is 6,735 cfs. The Vista Alegria Master Plan will fall within the jurisdiction of the City of Rio Rancho and the Southern Sandoval County Arroyo Flood Control Authority (SSCAFCA).

Flood Zone

Although the existing Calabacillas Arroyo (see Figure 2.2) runs adjacent the site, Vista Alegria is not encumbered by any existing floodplains as designated by FEMA (See Figure 8.1). The Conceptual Drainage Plan proposes the existing flows of the Calabacillas arroyo that is adjacent to the planning area be directed into into a newly created regional drainage pond. Per FEMA FIRM Panel 35043C1888D, dated March 18, 2008, the Vista Alegria Master Plan area does not fall within a designated flood plain. There is a Zone A flood zone directly to the west of 3rd Street with a 1% annual chance of flooding, also know as a "100-year flood".

Figure 8.1: Existing Floodplains

Figure 8.2: Grading and Drainage



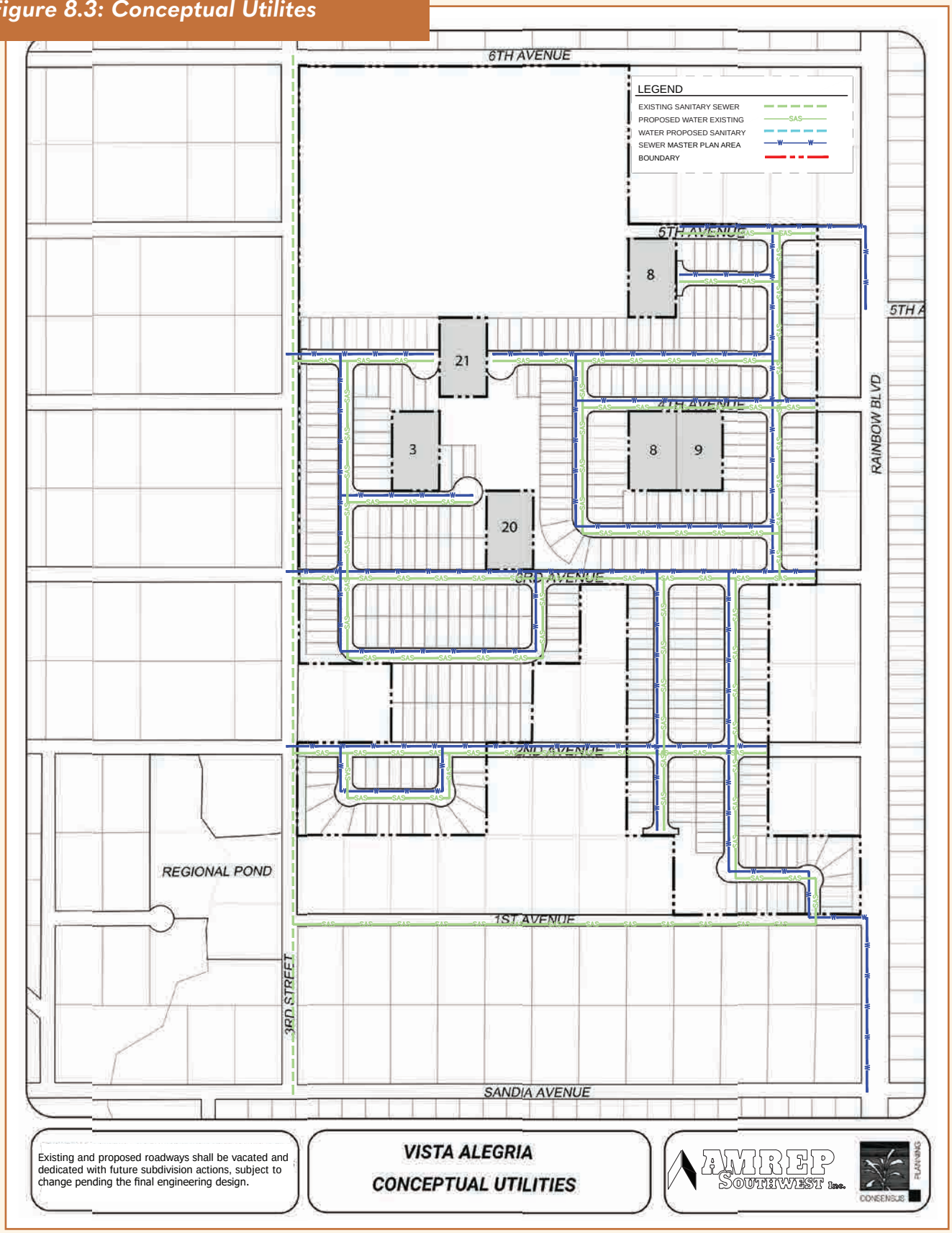


Conceptual Grading and Drainage

The Vista Alegria Master Plan area drains from the northeast to the southwest. The terrain is in its natural condition with graded roadways within the existing platted rights-of-way. All storm water collects within a tributary to the Calabacillas Arroyo just west of 3rd Street. Storm water will enter the Calabacillas Arroyo at Sandia Boulevard. The storm water calculations will be used to establish release rates for any future detention ponds within the area. All individual zones within the specific area plan will become individual tracts with the future bulk land plat. The tracts will be required to pond storm water and release at historic rates until a regional facility plan is created and implemented.

The stormwater flows associated with the proposed development were assumed for undeveloped conditions in the Vista Alegria Master Plan. As the land use is now proposing the development of single-family residential lots, the hydrology will need to be reassessed for this development to account for the additional stormwater discharge. The storm water drainage and water quality discharge generated will need to adhere to the requirements laid out in the City of Rio Rancho's Design Process Manual (DPM) Volume II Chapter II.2 and City Ordinance Chapter 153. The potential stormwater infrastructure needed to fulfill the requirements of the development are summarized.

Figure 8.3: Conceptual Utilites



The developed site will incorporate strategically placed storm drain inlets to collect the anticipated surface runoff from various subbasins within the area. Storm drain piping will convey the collected runoff from the inlets to storm drain manholes deliberately placed throughout the development to assist in flow routing. The stormwater will be conveyed downstream to a water quality and detention pond near the southwestern boundary of the site to collect and retain the "first-flush" volume as dictated by the DPM. The Northern and Rainbow Specific Area Plan identified the water quality and detention pond to serve as a Regional Pond location at 3rd Street and 1st Avenue. A turnkey agreement with the Southern Sandoval County Arroyo Flood Control Authority (SSCAFCA), will be required for connection to the existing arroyo (See Figure 8.2).

Utilities

The following discussion details the water and sewer utility infrastructure improvements required to sustain the proposed master plan area. These improvements will tie-in to infrastructure that exists within the City of Rio Rancho's (CORR) utility network. (See Figure 8.3) Conceptual Utilities, depicts the potential tie-in locations for both the water and sewer systems accordingly. Compliance with the DPM is required and a Water/ Wastewater availability letter(s) are required for future development.

Domestic Water

There are existing water mains in Northern Boulevard that extend the length of the Master Plan Area Plan from Rainbow Boulevard on the east well past 3rd Street on the west. There is also an existing water main in Rainbow Boulevard that extends south from Northern Boulevard to approximately 8th Avenue. The intent is for connections to be made to these existing mains and then routed through the master plan area by 8" lines. All new homes will have service connections per the City of Rio Rancho standards.

Sanitary Sewer

There is an existing 10" sanitary sewer main to service the Specific Area Plan area. The main extends out of the existing Camino Crossing subdivision on the north side of Northern Boulevard west to 3rd Street. The main turns and goes south in 3rd Street the extent of the Specific Area Plan area. The intent is for the Specific Area Plan area to discharge to the existing main in 3rd Street where it will be conveyed downstream to an existing lift station located at the intersection of 3rd Street and Inca Road where it will be conveyed to an existing wastewater treatment plant.

Wastewater generated from the proposed subdivided lots will be collected by 4-inch PVC service lines that connect to a gravity sewer collection network. This network will include a series of 8-inch PVC sewer mains and strategically placed manholes (MH) to convey the flow to the CORR's existing 10" sewer main in 3rd Street. Sewer availability will need to be verified with the city's utility department to ensure capacity at the receiving treatment plant.

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09. IMPLEMENTATION & PHASING

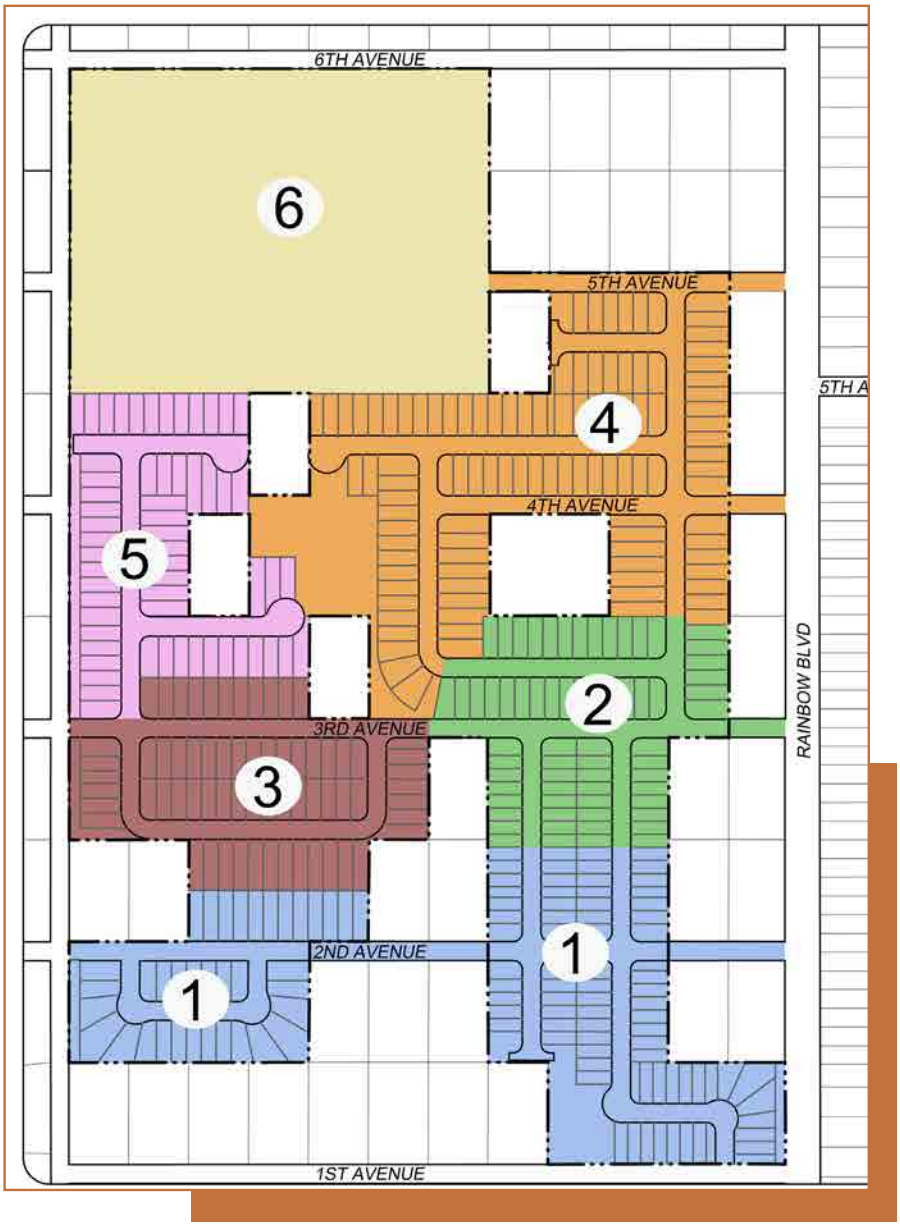
Implementation

Future implementation of the Vista Alegria Master Plan shall occur through zone map amendments to rezone portions of the plan area to support the proposed land uses, through replatting of parcels within the plan boundaries, and through the future construction of agreed upon public improvements, including roadways, drainage facilities, community amenities, and trails. Parcels east of Rainbow Boulevard adjacent the Vista Alegria Master Plan will not require a Master Plan for implementation. Development will require rezoning and replat action.

Phasing

Vista Alegria will be developed in six distinct phases, with the timing of each phase determined by the prevailing market conditions. The initial phase will use 2nd Avenue for access into Vista Alegria via Rainbow Boulevard. Phases two and three will extend 3rd Avenue, completing the southern portion of the planning area. The fourth phase will construct 4th Avenue and a segment of 5th Avenue.

Upon completion of phases one through five, which will focus on single-family housing, the final phase will introduce either a multifamily apartment development or a Build-to-rent complex. The final layout, access, and circulation for phase six will be determined at a later date.



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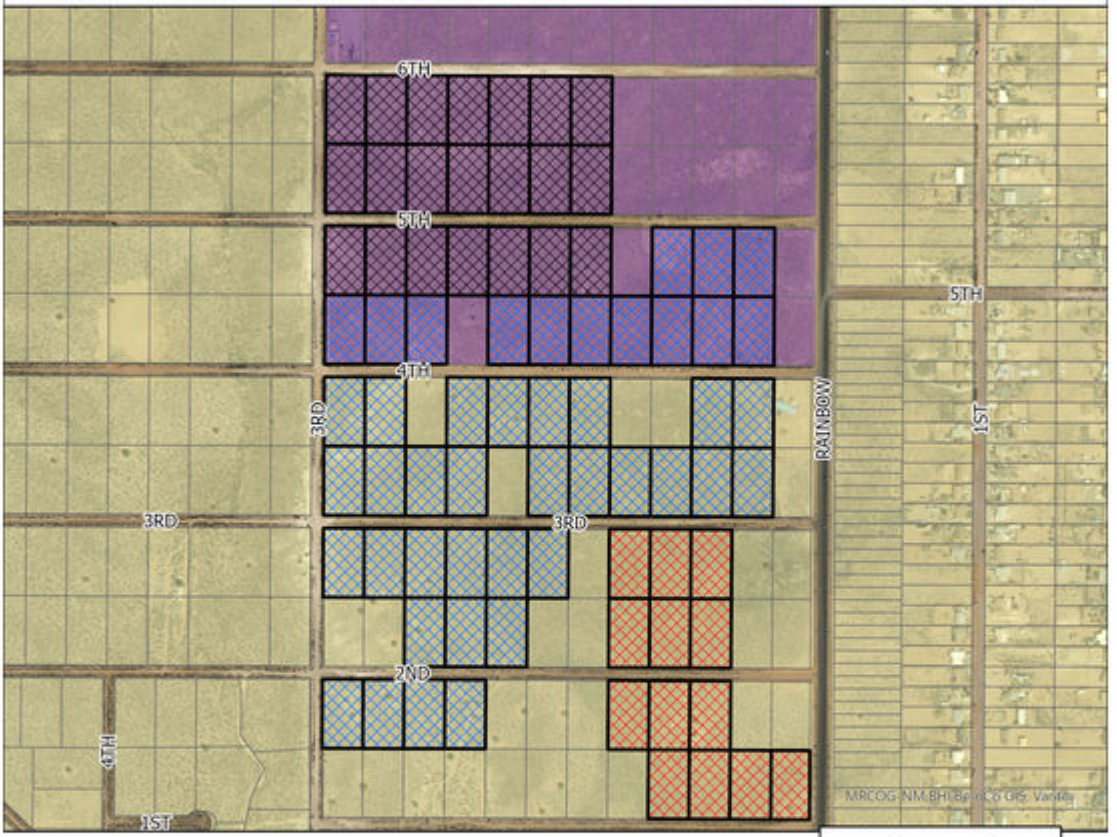
The End

VISTA ALEGRIA MASTER PLAN
& ZONE MAP AMENDMENT

UNIT 8, BLOCK 57, LOTS 1-7, & 18-24; BLOCK 58, LOTS 1-7 (M-1 TO R-6)
UNIT 8, BLOCK 58, LOTS 9-11, 14-20, & 22-24; BLOCK 61, LOTS 1-2, 4-7, 10-11, 14-19, & 21-24;
BLOCK 62, LOTS 1-2, 4A, 5-6, & 20-22; BLOCK 66, LOTS 1-4 (M-1 & R-1 TO R-4)
UNIT 8, BLOCK 62, LOTS 8-10, & 15-17; BLOCK 66, LOTS 8-10, & 13-16 (R-1 TO R-3)



Rio Rancho
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
- M-1
- R-1
- Master Plan Boundary
- R-1 to R-3
- M-1 to R-6
- (M-1 & R-1 to R-4)

0 0.02 0.04 0.09 0.14 0.18 0.22
Miles

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 20, 2026

RE: Case #25-400-00005 – Vista Alegria Master Plan
Case #25-100-00016 – Zone Map Amendment

Dear Property Owner:

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

The Applicant, AMREP Southwest, Inc., through their agent, Consensus Planning, Inc., requests approval of the Vista Alegria Master Plan, comprised of approximately 78.21 acres.

The corresponding Zone Map Amendment request includes all subject properties within the proposed Master Plan boundary, including:

- Rio Rancho Estates Unit 8, Block 57, Lots 1-7, & 18-24; Block 58, Lots 1-7 from M-1: Industrial & Business Park District to R-6: Multi-Family Residential District (Approx. 21.0257 acres)
- Rio Rancho Estates Unit 8, Block 58, Lots 9-11, 14-20, & 22-24; Block 61, Lots 1-2, 4-7, 10-11, 14-19, & 21-24; Block 62, Lots 1-2, 4A, 5-6, & 20-22; Block 66, Lots 1-4 from M-1: Industrial & Business Park District & R-1: Single-Family Residential District to R-4: Single-Family Residential District (Approx. 44.1824 acres)
- Rio Rancho Estates Unit 8, Block 62, Lots 8-10, & 15-17; Block 66, Lots 8-10, & 13-16 from R-1: Single-Family Residential District to R-3: Mixed Residential District (Approx. 13.0039 acres).

The **Governing Body** will consider the request and make their decision on **Thursday, March 12, 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

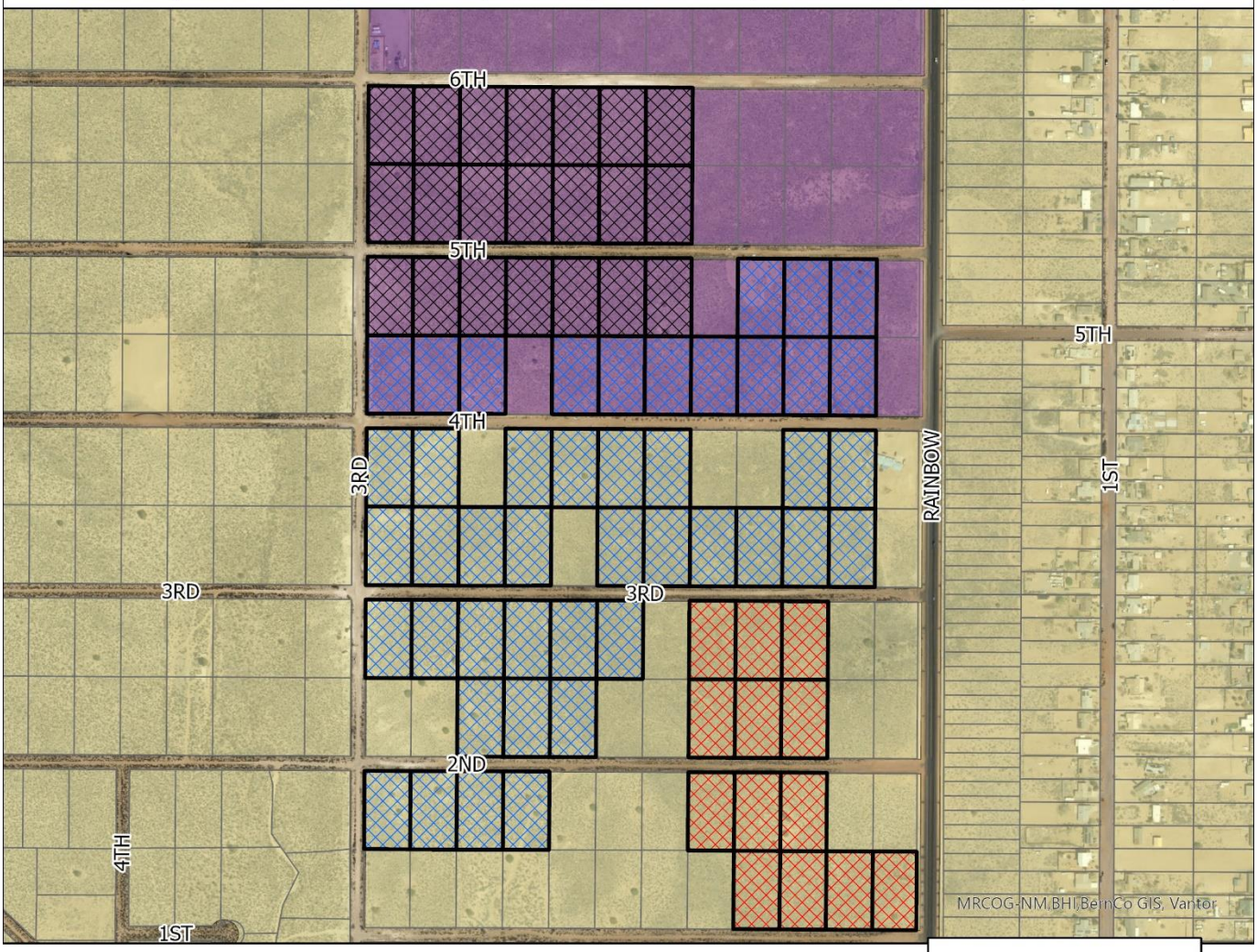
Tim Dvorak
Municipal Planner II
Development Services Department
City of Rio Rancho

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

VISTA ALEGRIA MASTER PLAN & ZONE MAP AMENDMENT

UNIT 8, BLOCK 57, LOTS 1-7, & 18-24; BLOCK 58, LOTS 1-7 (M-1 TO R-6)
UNIT 8, BLOCK 58, LOTS 9-11, 14-20, & 22-24; BLOCK 61, LOTS 1-2, 4-7, 10-11, 14-19, & 21-24; BLOCK 62, LOTS 1-2, 4A, 5-6, & 20-22; BLOCK 66, LOTS 1-4 (M-1 & R-1 TO R-4)
UNIT 8, BLOCK 62, LOTS 8-10, & 15-17; BLOCK 66, LOTS 8-10, & 13-16 (R-1 TO R-3)



Legend

Zoning
- M-1
- R-1
- Master Plan Boundary
- R-1 to R-3
- M-1 to R-6
- (M-1 & R-1 to R-4)

N
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Miles

GIS Moving Spatial Data Forward

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Map courtesy of Tim Dvorak, 1/20/2026

VISTA ALEGRIA MASTER PLAN
& ZONE MAP AMENDMENT
UNIT 8, BLOCK 57, LOTS 1-7, & 18-24; BLOCK 58, LOTS 1-7 (M-1 TO R-6)
UNIT 8, BLOCK 58, LOTS 9-11, 14-20, & 22-24; BLOCK 61, LOTS 1-2, 4-7, 10-11, 14-19, & 21-24; BLOCK 62, LOTS 1-2, 4A, 5-6, & 20-22; BLOCK 66, LOTS 1-4 (M-1 & R-1 TO R-4)
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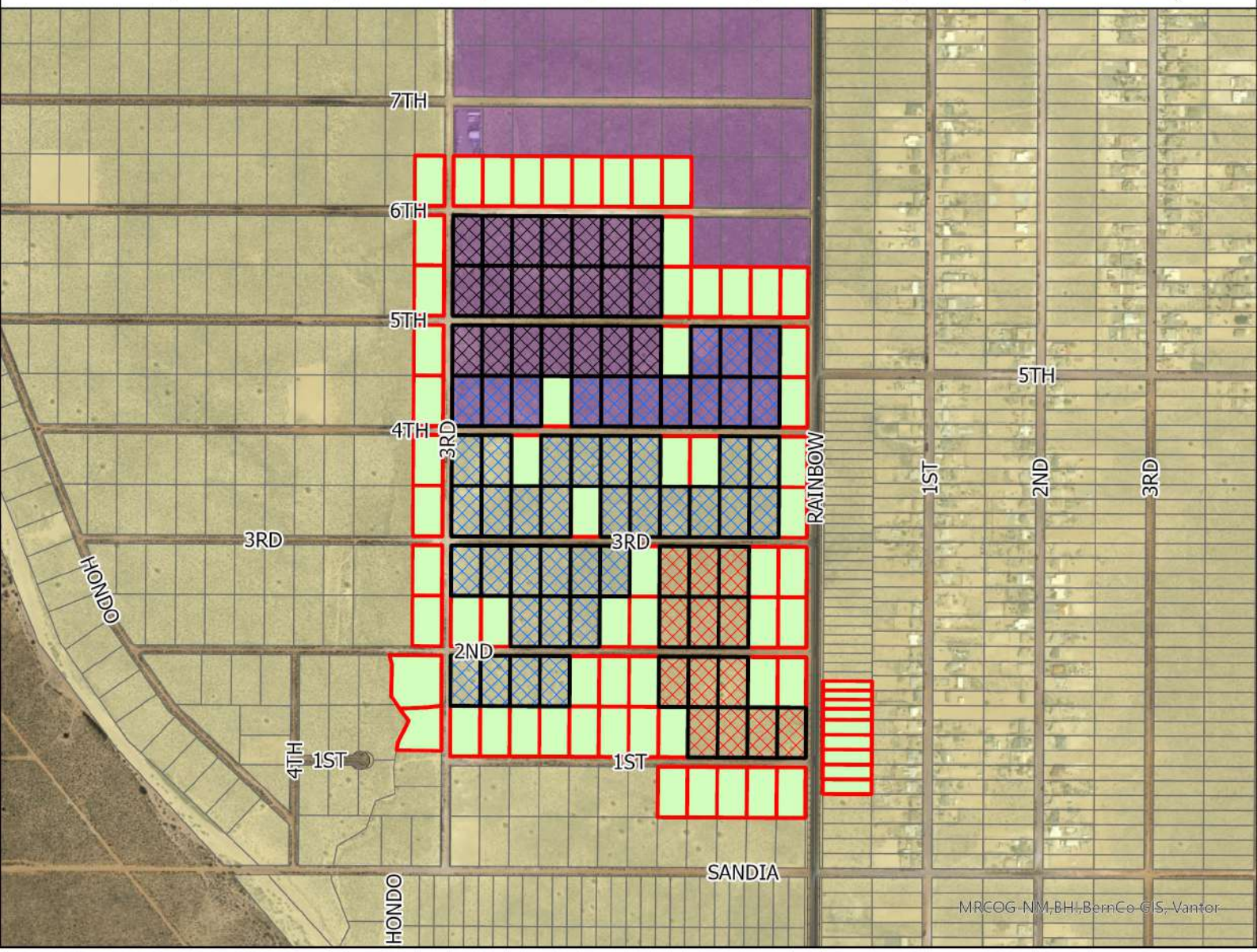

RioRancho City of Vision

GIS Moving Spatial Data Forward

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Map courtesy of Tim Dvorak, 1/20/2026



Legend

Zoning
- M-1
- R-1
- Master Plan Boundary
- R-1 to R-3
- M-1 to R-6
- (M-1 & R-1 to R-4)
- Noticed Properties

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CITY OF RIO RANCHO
PUBLIC HEARING NOTICE

The Governing Body of the City of Rio Rancho will consider the following matter at its regularly scheduled meeting at 6:00 p.m. on Thursday, March 12, 2026:

Site Plan
Case #26-160-00002

The applicant, F4 Rio Rancho LLC, through their agent, Kimley-Horn, is requesting a Site Plan approval for an RV storage development at the property legally described as Rio West Business Park, Block A, Lot 5A1A. The property is zoned SU: Special Use and is approximately 10.40 acres.

Master Plan
Case #25-400-00005

The Applicant, AMREP Southwest, Inc., through their agent, Consensus Planning, Inc., requests approval of the Vista Alegria Master Plan, comprised of approx. 78.21 acres. The Master Plan boundary includes the subject properties of Rio Rancho Estates Unit 8, Block 57, Lots 1-7, & 18-24; Block 58, Lots 1-7; Rio Rancho Estates Unit 8, Block 58, Lots 9-11, 14-20, & 22-24; Block 61, Lots 1-2, 4-7, 10-11, 14-19, & 21-24; Block 62, Lots 1-2, 4A, 5-6, & 20-22; Block 66, Lots 1-4; and Rio Rancho Estates Unit 8, Block 62, Lots 8-10, & 15-17; Block 66, Lots 8-10, & 13-16.

Zone Map Amendment
Case #25-100-00016

The Applicant, AMREP Southwest, Inc., through their agent, Consensus Planning, Inc., requests approval of a Zone Map Amendment for the subject properties of Rio Rancho Estates Unit 8, Block 57, Lots 1-7, & 18-24; Block 58, Lots 1-7 from M-1: Industrial & Business Park District to R-6: Multi-Family Residential District (Approx. 21.0257 acres); Rio Rancho Estates Unit 8, Block 58, Lots 9-11, 14-20, & 22-24; Block 61, Lots 1-2, 4-7, 10-11, 14-19, & 21-24; Block 62, Lots 1-2, 4A, 5-6, & 20-22; Block 66, Lots 1-4 from M-1: Industrial & Business Park District & R-1: Single-Family Residential District to R-4: Single-Family Residential District (Approx. 44.1824 acres); and Rio Rancho Estates Unit 8, Block 62, Lots 8-10, & 15-17; Block 66, Lots 8-10, & 13-16 from R-1: Single-Family Residential District to R-3: Mixed Residential District (Approx. 13.0039 acres).

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

Services Department at City Hall.

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

(Date of Publication: Wednesday, February 25, 2026)
PO #260023 – Client #1010956

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: O4

AGENDA DATE:
March 12, 2026

DEPARTMENT:
Development Services

SUBJECT:
O4, Ordinance of the City of Rio Rancho, New Mexico Amending the Zoning Classification and Official Zoning Map for the Properties Legally Described as Rio Rancho Estates Unit 8, Block 57, Lots 1-7, & 18-24; and Block 58, Lots 1-7 from M-1: Industrial & Business Park District to R-6: Multi-Family Residential District; Rio Rancho Estates Unit 8, Block 58, Lots 9-11, 14-20, & 22-24; Block 61, Lots 1-2, 4-7, 10-11, 14-19, & 21-24; Block 62, Lots 1-2, 4a, 5-6, & 20-22; and Block 66, Lots 1-4 from M-1: Industrial & Business Park District & R-1: Single-Family Residential District to R-4: Single-Family Residential District; and Rio Rancho Estates Unit 8, Block 62, Lots 8-10, & 15-17; and Block 66, Lots 8-10, & 13-16 from R-1: Single-Family Residential District to R-3: Mixed Residential District, Identifying Conditions of Development; Providing for Severability and an Effective Date

BACKGROUND AND ANALYSIS:
The Applicant, AMREP Southwest, Inc., through their agent, Consensus Planning, Inc., requests approval of a Zone Map Amendment for the subject properties of Rio Rancho Estates Unit 8, Block 57, Lots 1-7, & 18-24; and Block 58, Lots 1-7 from M-1: Industrial & Business Park District to R-6: Multi-Family Residential District; Rio Rancho Estates Unit 8, Block 58, Lots 9-11, 14-20, & 22-24; Block 61, Lots 1-2, 4-7, 10-11, 14-19, & 21-24; Block 62, Lots 1-2, 4A, 5-6, & 20-22; and Block 66, Lots 1-4 from M-1: Industrial & Business Park District & R-1: Single-Family Residential District to R-4: Single-Family Residential District; and Rio Rancho Estates Unit 8, Block 62, Lots 8-10, & 15-17; and Block 66, Lots 8-10, & 13-16 from R-1: Single-Family Residential District to R-3: Mixed Residential District. The subject properties comprise a total of approximately 78.21 acres.

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

- Rio Rancho Estates Unit 8, Block 57, Lots 1-7, & 18-24; Block 58, Lots 1-7, 9-11, 14-20, & 22-24: M-1: Industrial & Business Park District per Ordinance No. 8, Enactment No. 09-06, adopted January 14, 2009 by the Governing Body.
- Rio Rancho Estates Unit 8, Block 61, Lots 1-2, 4-7, 10-11, 14-19, & 21-24; Block 62, Lots 1-2, 4A, 5-6, 8-10, & 15-17, & 20-22; Block 66, Lots 1-4, 8-10, & 13-16: R-1: Single-Family Residential District, per Ordinance No. 62, Enactment No. 94-060, adopted December 14, 1994 by the Governing Body.

The subject properties are within the Northern & Rainbow Specific Area Plan (NRSAP), originally adopted by the Governing Body January 14, 2009 via Resolution No. 3, Enactment No. 09-004, and most recently amended November 13, 2025 via Resolution No. 133, Enactment No. 25-132 by the Governing Body.

The subject Zone Map Amendment request is concurrent with Case #25-400-00005, requesting approval of the Vista Alegria Master Plan. All properties contained in the subject Zone Map Amendment comprise the entirety of the Vista Alegria Master Plan boundary. All lots are under the Applicant's ownership.

The Planning and Zoning Board heard the subject Zone Map Amendment request concurrent with the Vista Alegria Master Plan request (Case #25-400-00005) at their regular meeting held on February 10, 2026. The Board voted unanimously to recommend approval of both the Zone Map Amendment and the Vista Alegria Master Plan to the Governing Body.

The subject properties are proposed to be amended to the following zoning, as notated below:

- Rio Rancho Estates Unit 8, Block 57, Lots 1-7, & 18-24; and Block 58, Lots 1-7 from M-1: Industrial & Business Park District to R-6: Multi-Family Residential District (Approx. 21.0257 acres).
- Rio Rancho Estates Unit 8, Block 58, Lots 9-11, 14-20, & 22-24 (M-1); Block 61, Lots 1-2, 4-7, 10-11, 14-19, & 21-24; Block 62, Lots 1-2, 4A, 5-6, & 20-22; and Block 66, Lots 1-4 (R-1) from M-1: Industrial & Business Park District & R-1: Single-Family Residential District to R-4: Single-Family Residential District (Approx. 44.1824 acres).
- Rio Rancho Estates Unit 8, Block 62, Lots 8-10, & 15-17; and Block 66, Lots 8-10, & 13-16 from R-1: Single-Family Residential District to R-3: Mixed Residential District (Approx. 13.0039 acres).

In total, the subject properties comprise approximately 78.212 acres.

The subject properties are abutted by the following zoning districts:
- North: M-1: Industrial & Business Park District
- South, East, & West: R-1: Single-Family Residential District

CONFORMANCE WITH THE CITY ZONING ORDINANCE:

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

The Planning and Zoning Board recommends the Governing Body find that the application, presented as an attachment, meets the submittal requirements for the proposed zoning request. Criteria is satisfied.

Pursuant to criteria provided by R.O. 2003 § 150.07 (D) (1) through (4) and (E) through (G), a request for a change in zoning designation must address the following policies and criterion for a zone map change:

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

The Applicant states in their justification, "The proposed Zone Map Amendment for the Vista Alegria residential community is consistent with the health, safety, morals, and general welfare of the City. The proposed ZMA offers an opportunity to enhance the health and welfare of the City by establishing the development conditions necessary to construct high quality mixed residential projects that will meet the needs of the Northern/Rainbow area and future Vista Alegria residents. This amendment will complement the existing and surrounding developed residential areas by allowing a variety of housing options in what the Rio Rancho Comprehensive Plan defines as a development node, corridor, and gateway (Page V-11)."

The Applicant continues, "The proposed Zone Map Amendment will further the general welfare of the City by providing this variety of zones thus creating the sense of place for current and future residents within a developing neighborhood within Rio Rancho."

The Planning and Zoning Board recommends the Governing Body find that the proposed Zone Map Amendment would be in alignment with the health, safety, morals, and general welfare of the City. Upon original adoption, The NRSAP established a 'Rainbow Business Park' area, envisioned to be between 4th Ave. NW and 8th Ave. NW; however, since the Area Plan's adoption in 2009. When the NRSAP was amended in 2025, the 'Rainbow Business Park' area was condensed to the land between 5th Ave. NW and 7th Ave. NW. This SAP update additionally provided High Density Residential Land Use between 4th Ave. NW and 6th Ave. NW, which provides a better transition to be integrated with the condensed commercial land uses.

The Planning and Zoning Board recommends the Governing Body find that the proposed zone change with the accompanying Master Plan will allow for the consolidation of antiquated platted lots to enable a variety of housing densities under different residential zoning intensities. The proposed zoning may complement the surrounding zoning and land uses and further enable development of this corridor and nearby development node. Criteria is satisfied.

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

The Applicant states, "The request to rezone the site to R-3, R-4, & R-6 is consistent with the NRSAP. AMREP Southwest has been assembling and will continue to assemble the land to address the antiquated platting and checkerboard ownership, which have hitherto presented a significant challenge for development. In addition, the subject properties have remained vacant for over 15 years under the existent R-1 [and M-1] zoning. However, within the last few years, there has been a growing demand for additional mixed-density, mixed-income housing in Rio Rancho.

The Applicant continues, "The proposed R-3, R-4, and R-6 zoning is better suited and provides a logical transition from R-1 with a medium lot size option for more productive use of currently vacant land. This transition ensures stability for non-contiguous lots that would remain R-1 as it provides a complementary transition in densities."

The Planning and Zoning Board recommends the Governing Body find that while the configuration of the subject lots for Zone Map Amendment presents a unique boundary, the proposed R-3, R-4, and R-6 provide natural transitions from lower density residential to higher density residential land use within the updated NRSAP, as well as the general surrounding area. The surrounding area to the subject properties primarily consists of vacant R-1 zoning. As such, the Planning and Zoning Board finds the proposed Zone Map Amendment will not create incompatible zoning transitions which could impact the community.

The Planning and Zoning Board recommends the Governing Body find that the proposed mix of zoning intensities and densities, with development guidance by the concurrent Master Plan, will promote a stability of zoning. Criteria is satisfied.

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

The Applicant states, "The proposed ZMA is consistent with and furthers several goals and policies of the City's Comprehensive Plan as identified in the Rio Rancho Comprehensive Plan Justification

Criteria on page 5 [of the Applicant's request]."

The Applicant continues, "The proposed ZMA is consistent with and furthers the Northern and Rainbow Specific Area Plan (NRSAP), a privately developed area plan, which has been adopted by the City. The Vista Alegria Master Plan is within the NRSAP and identifies the NRSAP's proposed land uses, aligns development with the proposed land uses, and implements them through zone map amendments."

The Applicant speaks to multiple policies and goals contained within the City's Comprehensive Plan, as outlined below. Further explanation and justification for each is provided in their justification letter.

- GOAL A-1: Eliminate antiquated platting within the City of Rio Rancho where desirable.
- POLICY A-2: Require appropriate development standards for infrastructure and environmental improvements for both newly platted lots and antiquated lots.
- POLICY A-3: Ensure that the City’s land use and development regulations provide the specific and detailed provisions necessary to eliminate prematurely platted land when feasible.

- GOAL L-2: Encourage consolidation of lots to promote a variety of land uses in a planned manner.
- POLICY L-1: Encourage the master planning of developments that establish a community character that considers circulation, landscaping, open space, storm drainage, utilities, and building location and design in the master plan.

- GOAL PH-3: Promote a variety of housing types to meet the needs of all members of the community.
- GOAL PH-4: To ensure that single-family and multifamily residential neighborhoods provide an attractive living environment.
- POLICY PH-5: Encourage mixed-use and mixed-income housing opportunities in designated growth nodes throughout the city.
- POLICY PH-7: Support residential developments with appropriate amenities for families with children.

The Planning and Zoning Board recommends the Governing Body find that the proposed Zone Map Amendment furthers the goals, policies, and actions of the City's Comprehensive Plan outlined above. As the subject properties proposed to be rezoned comprise the entirety of the Vista Alegria Master Plan, the Applicant has considered how to align the proposed R-3, R-4, and R-6 zoning with both the existent R-1, as well as the reduced 'Rainbow Business Park' area to the north contained within the updated NRSAP.

The Planning and Zoning Board additionally recommends the Governing Body find the proposed Zone Map Amendment furthers consolidation of antiquated lots, as well as provides the framework to allow for multiple types of housing, which may be able to serve a larger variety of income levels within the community. Given that the updated NRSAP provides robust guidelines for development, including design standards, circulation, and amenities, staff finds this framework to provide for more stable and harmonious development in the future. Criteria is satisfied.

(4) The applicant must demonstrate that the existing zoning is inappropriate because:
(a) There was an error, mistake or is necessary to correct an injustice that occurred when the existing zone map pattern was created, including the placement of an R-1 or transitional zone on an antiquated plat filed before the city’s incorporation and adoption of its own zoning code or on land annexed by the City; or
(b) Changed neighborhood or community conditions justify the change; or

(c) A different use category is more advantageous to the community, as articulated in the comprehensive plan or other city master plan, even though (D)(1) or (2) does not apply. Applicant's reliance on this provision requires proof that (i) there is a public need for a change of the kind in question, and (ii) that need will be best served by changing the classification of the particular piece of property in question as compared with other available property.

The Applicant states, "Considering the current and future conditions of the site and community, a different zoning category is more advantageous (Criterion C). The subject properties have not developed under R-1 zoning. They have remained vacant for over 15 years since the original Northern and Rainbow Specific Area Plan was adopted in 2009. The requested R-3, R-4, and R-6 zoning is more advantageous to the community, as it responds to the City of Rio Rancho's goal to support the construction of a "variety of housing types that meet the needs of all members of the community" and policy to "encourage mixed-income housing opportunities in designated growth nodes throughout the city," of which Northern and Rainbow is a designated node. It is unlikely that the R-1 lots envisioned in the original Northern and Rainbow Specific Area Plan will develop in the near future due to current housing market trends towards smaller homes on smaller lots."

It is important to note that the City of Rio Rancho is over 100 square miles in size and expectations that any one area will buildout in a 15-20 year timeline is not reasonable and not a strong justification in itself for a change in the zoning designation. But, staff does find that the current R-1 zoning was not what was the intended density with the original Land Use Map in the NRSAP, nor was it the intended density with the recently amended Land Use Map. Both these maps displayed higher densities with corresponding zoning designations such as R-2, R-3, R-4 and R-6. The Planning and Zoning Board recommends the Governing Body find that the proposed zoning districts align with the amended NRSAP land densities.

The Planning and Zoning Board recommends the Governing Body find that the Applicant has also demonstrated how the request will further Comprehensive Plan goals and policies, and the vision and goals in the NRSAP. Criteria is satisfied.

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

The Applicant states, "The cost of land or other economic considerations are not the determining factors for the Applicant's request for a zone change. The request for a zone change aligns with implementation strategies for the Vista Alegria Master Plan and is consistent with the goals of the City's Comprehensive Plan and Affordable Housing Plan to provide mixed-income, mixed-density homes across the city."

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

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

The Applicant states, "The zone change is not being requested due to its location along a major street. The zone change is sought to implement the proposed land use of the Northern and Rainbow Specific Area Plan and the Vista Alegria Master Plan. The requested Zone Map Amendment is not for apartment, office, or commercial zoning."

The Planning and Zoning Board recommends the Governing Body find that the location along Rainbow Boulevard NE is not the sole justification for the Zone Map Amendment request. The subject properties are located within the NRSAP, which has already allocated this subject area for future development. Criteria is satisfied.

(G) A zone change request which would give a zone different from surrounding zoning to one small area, especially when only one premises is involved, is generally called a "spot zone." Such a change of zone may only be approved when:
(1) The change will clearly facilitate realization of the Comprehensive Plan and any applicable adopted sector development plan or area development plan; or
(2) The area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones; because the site is not suitable for the uses allowed in any adjacent zone due to topography, traffic, or special adverse land uses nearby; or because the nature of structures already on the premises makes the site unsuitable for the uses allowed in any adjacent zone.

The Applicant states, "A spot zone is not created on the subject properties since it applies to a large, contiguous area within the Northern and Rainbow Specific Area that prescribes such land uses and zoning. The area is master-planned and will facilitate the realization of several goals and policies of the Comprehensive Plan."

The Planning and Zoning Board recommends the Governing Body find that the proposal would not create a spot zone, as the proposed Zone Map Amendment aligns with the land uses and provisions laid out in both the updated NRSAP, as well as the Vista Alegria Master Plan. Criteria is satisfied.

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 and Rescue	No adverse comments.
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.
MRMPO	No comments received.

NOTIFICATIONS: In accordance with State Statute NMSA 3-21-6, which stipulates notification procedures for this type of zoning action, all property owners within 100 feet of the subject properties were sent a first class letter containing a notice of action and impending Planning and Zoning Board hearing. A legal notice was published in the February 25, 2026 edition of the Albuquerque Journal. All legal notice requirements have been met.

IMPACT:

The Planning and Zoning Board recommends the Governing Body approve Zone Map Amendment Case No. 25-100-00016, 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 Zone Map Amendment.

Specific Findings of Fact for Approval:
The Applicant has submitted an application and narrative which demonstrates that the change in zoning designation meets the requirements of the Rio Rancho Code of Ordinances (R.O. 2003) §

150.07(D) Amendments, including:

1. The proposed zone change would be consistent with the health, safety, morals, and general welfare of the City by bringing the subject property into conformance with City land use regulations and is compatible with surrounding zoning.
2. The Applicant has provided sound justification for the proposed zone change and the Zone Map Amendment would provide for stability of zoning.
3. The proposed Zone Map Amendment would be consistent with the intent of the adopted elements of the Comprehensive Plan.
4. The proposed Zone Map Amendment is consistent with the updated Northern & Rainbow Specific Area Plan and the Vista Alegria Master Plan, pending approval of the Vista Alegria Master Plan.
5. The cost of the land or other economic considerations does not appear to be a justification for the proposed Zone Map Amendment.
6. The Applicant has provided sufficient justification that the Zone Map Amendment request is not based on the properties' location.
7. The requested Zone Map Amendment would not create a "spot zone" in that it maintains continuity with the land uses allocated by the Northern & Rainbow Specific Area Plan.

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

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 & Zoning Board recommends the Governing Body adopt the Ordinance.

ATTACHMENT: Application & Justification
ATTACHMENT: Ordinance
ATTACHMENT: Authorizations
ATTACHMENT: Zoning & Location Map
ATTACHMENT: Land Use Map Northern-Rainbow SAP Amendment ADOPTED 11.13.25 (1) 35.pdf
ATTACHMENT: Notices
ATTACHMENT: Public Comment

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

PLANNING & ZONING LAND USE APPLICATION

Please check appropriate box

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

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

APPLICANT/AGENT INFORMATION

Applicant Name: AMREP Southwest		Phone:
Address: 409 NM Hwy 528		E-Mail:
City: Rio Rancho	State: NM	Zip: 87124
Proprietary Interest: Owner	List Owners:	
Deed or Ownership Verification Provided: (Initials)		Letter of Authorization Provided: (Initials) B.A.
Agent Name: Consensus Planning, Inc.		Phone:
Address: 302 Eighth Street, NW		E-Mail:
City: Albuquerque	State: NM	ZIP Code: 87102

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

Vista Alegria Master Plan and ZMA

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit: Unit 8	Block(s): 57-58, 61-62, 66	Lot(s): See attached
Existing Zoning: M-1 and R-1	Proposed Zoning: R-3, R-4, R-6	
No. of existing lots: 78	No. of proposed lots:	Total area of site (acres) 78.21

ACKNOWLEDGEMENT

I hereby acknowledge that I have read this entire application and affirm that all information provided is correct. I agree to comply with the requirements of the City of Rio Rancho as outlined in all applicable laws, ordinances and regulations.

Print Name: James K. Strozier	Applicant: AMREP	Agent: Consensus Planning, Inc.
Signature:		Date: 10/30/2025

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

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

Form revised January 26, 2017

CONSENSUS PLANNING

Landscape Architecture
Urban Design
Planning Services

302 Eighth St. NW
Albuquerque, NM 87102

November 7, 2025

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

RE: AMREP Southwest – Request for Vista Alegria Master Plan and Zone Map Amendment

Dear Mr. Chairman:

The purpose of this letter is to request approval of a Master Plan and Zone Map Amendment on behalf of AMREP Southwest, Inc. ("The Applicant").

Summary of Request: This two-part request includes:

1. Approval of a Master Plan to guide traffic and circulation, landscape, drainage, and utilities, and to provide design guidelines for future development. The Vista Alegria Master Plan boundary totals 78.21 acres with 78 parcels.
    - Rio Rancho Estates, Unit 8, Block 57, Lots 1-7, 18-24; Block 58, Lots 1-7, 9-11, 14-20, 22-24; Block 61, Lots 1-2, 4-7, 10-11, 14-19, 21-24; Block 62, Lots 1-2, 4A, 5-6, 8-10, 15-17, 20-22, Block 66, Lots 1-4, 8-10, 13-16 (see Figure 3 on page 5).

    There are six out parcels not included in the Master Plan.
    - Out parcels: Rio Rancho Estates, Unit 8, Block 58, Lot 8, 21; Block 61, Lot 3, 8-9, 20.

2. Approval of a Zone Map Amendment to rezone the properties that are owned by AMREP Southwest. These parcels are currently zoned and legally described:
    - M-1: Industrial Rio Rancho Estates, Unit 8, Block 57, Lots 1-7, 18-24
    - R-1: Single-family Residential, Block 58, Lots 1-7, 9-11, 14-20, 22-24; Block 61, Lots 1-2, 4-7, 10-11, 14-19, 21-24; Block 62, Lots 1-2, 4A, 5-6, 8-10, 15-17, 20-22, Block 66, Lots 1-4, 8-10, 13-16.

The Applicant held a pre-application meeting with Development Services staff on September 8, 2025, to discuss the proposed Northern and Rainbow Specific Area Plan Amendment, Master Plan, and Zone Map Amendment requests. In addition, a Planning Zoning Board (PZB) hearing was held on October 28, 2025, concerning the land use update within the Northern and Rainbow Specific Area Plan, with staff recommending approval, and the PZB unanimously recommended approval to the Governing Body.

PRINCIPALS

James K. Strozier, FAICP

ASSOCIATES

Ken Romig, PLA, ASLA
Erin Callahan, AICP

PROJECT DESCRIPTION

The subject properties are bounded by 6th Avenue (N), 1st Avenue (S), Rainbow Boulevard (E), 3rd Street (W). AMREPS Southwest is requesting the approval of a Master Plan and a zone change from R-1 and M-1 to R-3, R-4, and R-6 within its ownership to allow for the development of medium/higher density homes.

The recent approval of the Northern and Rainbow Specific Area Plan boundaries and modification of its Land Use Map provide guidelines for future development within the Northern/Rainbow SAP. The proposed Master Plan ensures well-planned neighborhoods, and the zone map amendment implements the goals of both the Specific Area Plan and the Master Plan.

The applicants own 100% of the Master Plan area. There are six out parcels that are not included in the Master Plan boundary or total acreage *(see Figure 1-3)*. The out parcels are currently vacant.

CASE HISTORY

The existing Northern and Rainbow Specific Area Plan was adopted by the City of Rio Rancho on January 14, 2009. At that time, the major emphasis was that the area was to be anchored by the Rainbow Business Park, which was to serve as an Employment Center for western Rio Rancho. The plan also proposed future zoning and a land use map for the entire plan area. The proposed zoning and land uses were to be implemented through separate master plans and zone map amendments by the private landowners. Only the M-1 zone for the proposed Business Park was requested and adopted at the time. The current R-1: Single-family Residential zoning was adopted by the Governing Body in 1994 as Ordinance No. 62, Enactment No. 94-060; the current M-1: Light Manufacturing District zoning found on the property was adopted by the Governing Body in 2009 as Ordinance No. 8, Enactment No. 09-06. Since then, no other zone map amendments have been requested, and the majority of the site has remained vacant.

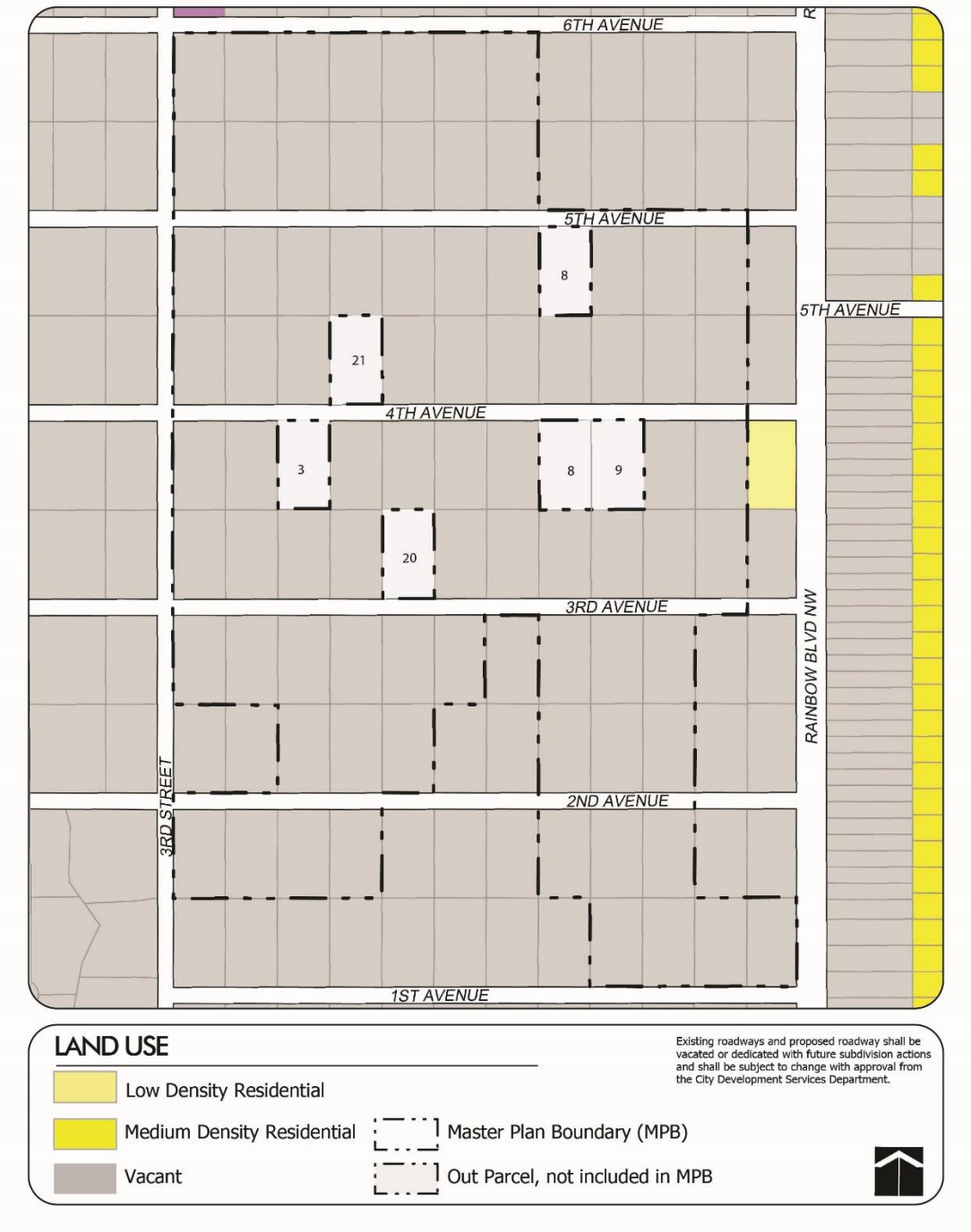
The Northern and Rainbow Specific Area Plan (NRSAP) Amendment in 2025 updated the original proposed land uses to include more residential components with various housing densities and reduced the Industrial component that never came to fruition, with only one business. The Rainbow Business Park will remain; however, the heavy industrial areas are limited and replaced with new neighborhood commercial and light manufacturing districts. A Planning Zoning Board (PZB) hearing was held on October 28, 2025, concerning the land use update within the Northern and Rainbow Specific Area Plan, with staff recommending approval, and the PZB unanimously recommended approval to the Governing Body.

ADJACENT LAND USE AND ZONING

Most of the SAP area has been vacant since it was designated as such. There is only one industrial business and three existing homes currently (see Figure 1). Adjacent property to the north is zoned R-2 with a built-out single-family neighborhood and park, while properties to the east, west, and north are zoned R-1 with limited single-family houses. There is an Overlay Zone (OZ) along segments of Rainbow Boulevard.

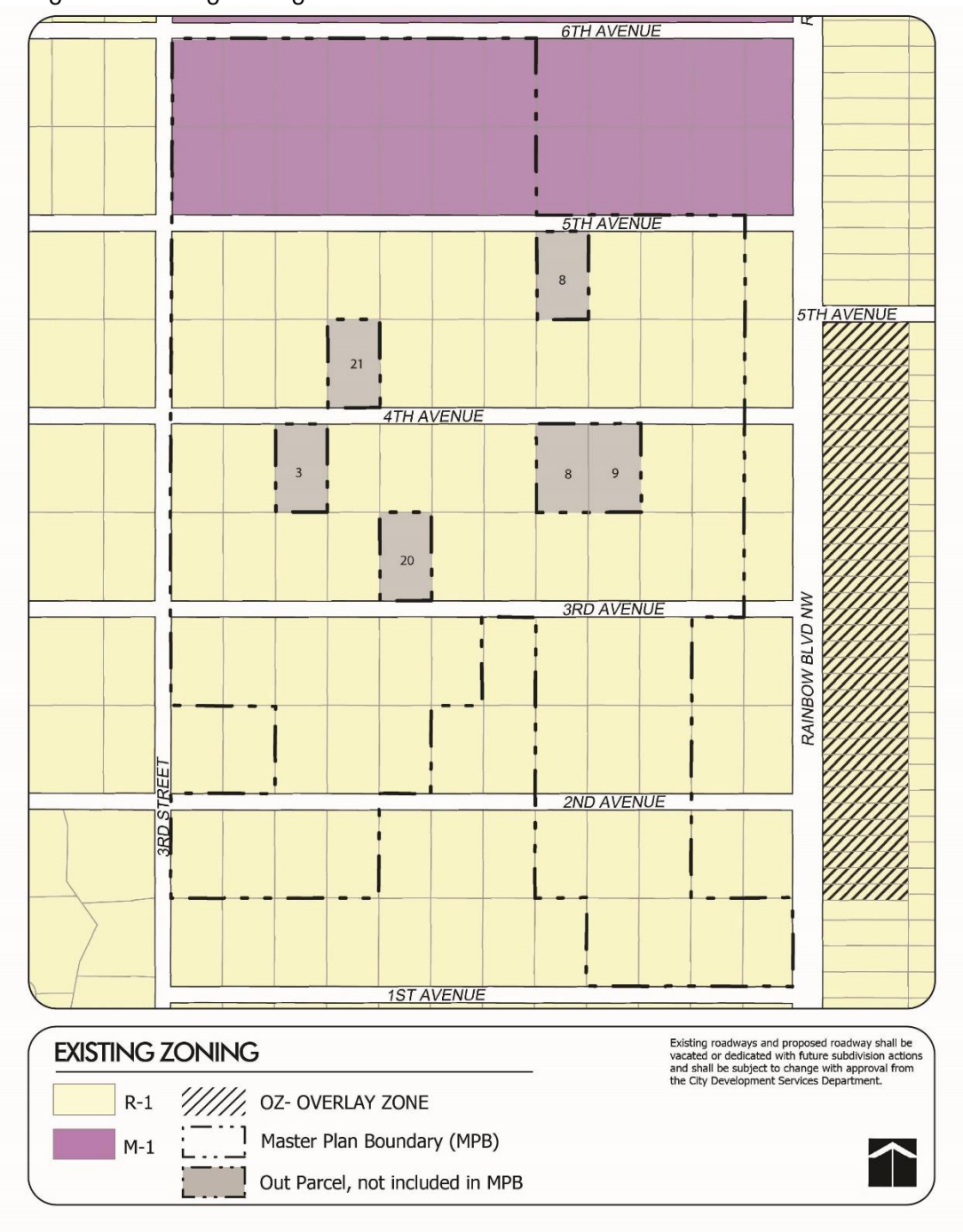
The Zoning Overlay enactment 98-023 aims to promote replatting in areas where the subdivision layout is substandard or ill-conceived, or where it hinders the continuity of the street network. The subject property is within the Northern and Rainbow Specific Area Plan boundary and is currently zoned R-1 and M-1(see Figure 2).

Figure 1. Existing Land Use



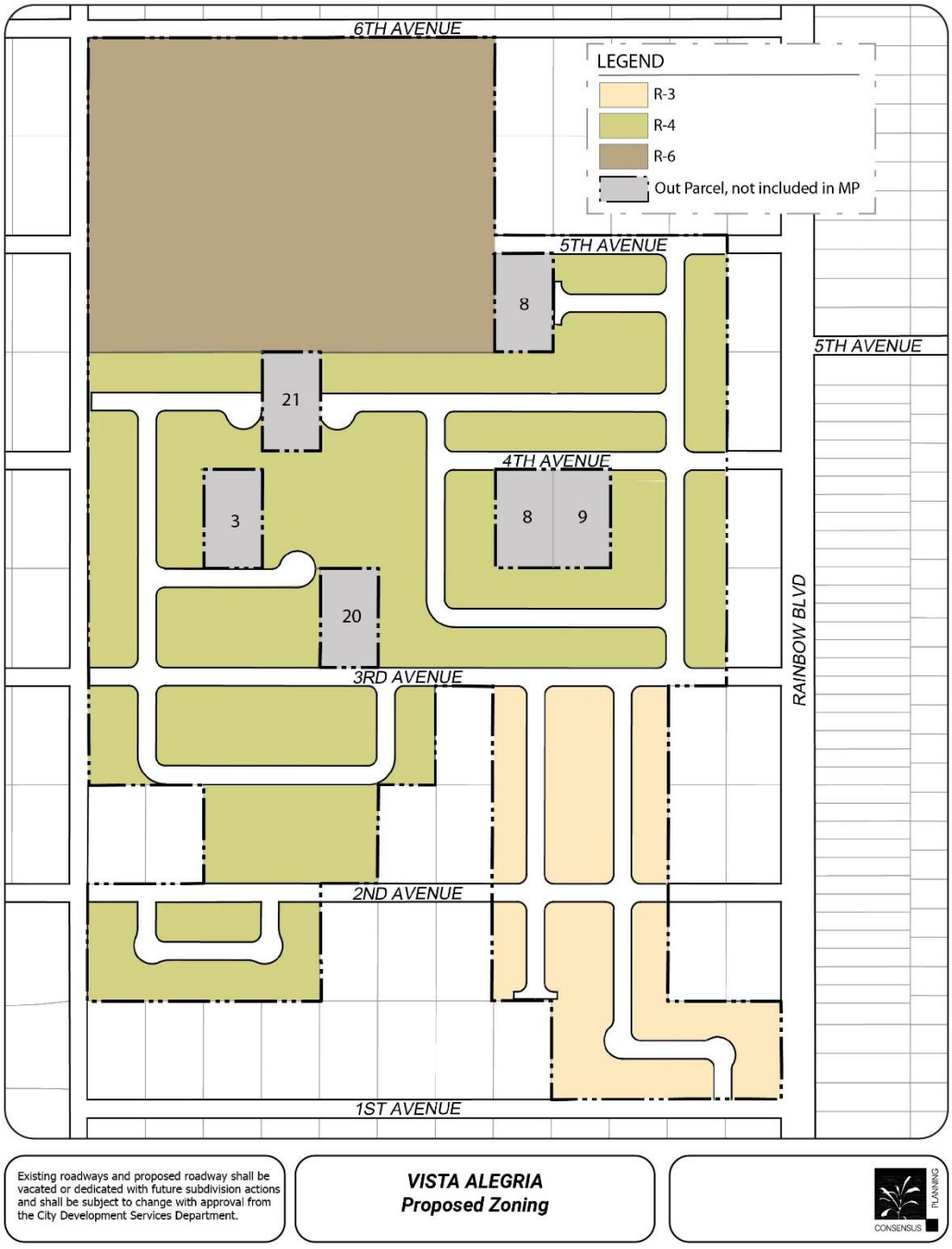
Note: Master Plan Area in Dashed black Line

Figure 2. Existing Zoning



Note: Master Plan Area in Dashed black Line

Figure 3. Proposed Zoning



Note: Planning Area in Dashed black Line

RIO RANCHO COMPREHENSIVE PLAN JUSTIFICATION CRITERIA

The following responses justify how the requests for both the Master Plan and the Zone Map Amendment for the properties align with the goals and policies of the City of Rio Rancho Comprehensive Plan.

GOAL A-1: Eliminate antiquated platting within the City of Rio Rancho where desirable.
POLICY A-2: Require appropriate development standards for infrastructure and environmental improvements for both newly platted lots and antiquated lots.

POLICY A-3: Ensure that the City's land use and development regulations provide the specific and detailed provisions necessary to eliminate prematurely platted land when feasible.
Action A-4: Process street name change applications to address numbered streets that conflict with the street naming policy.

> **Applicant Response:** *The adopted Vista Alegria Master plan provides a framework to consolidate, and re-plat prematurely developed lots in the planning area. The Zone Map Amendment will allow the Applicant to address issues of antiquated platting by* removing the R-1 zone and replacing it with R-3, R-4, and R-6.

GOAL CON-5: Meet federal, state, regional and local water quality standards through coordinated, long-term strategies that address the many contributors to water pollution.

> **Applicant Response:** *These requests will meet federal, state, regional, and local water quality standards through coordinated, long-term strategies through the implementation of an approved master drainage plan as part of the Vista Alegria Master Plan. The master drainage plan will ensure that all future development meets water requirements and water quality standards.*

GOAL L-2: Encourage consolidation of lots to promote a variety of land uses in a planned manner.
POLICY L-1: Encourage the master planning of developments that establish a community character that considers circulation, landscaping, open space, storm drainage, utilities, and building location and design in the master plan.

> **Applicant Response:** *These requests encourage the master planning of developments that establish a community character because the Master Plan will enhance the design standards of the community, lay out proposed zoning to support residential, commercial, and educational development, and adopt a drainage master plan for the area. The master plan will ensure that all future development meets all water quality requirements and develops storm water infrastructure for the existing arroyos. The amendment will also update theming for the master plan development, transportation plans, and trail system.*

GOAL PH-3: Promote a variety of housing types to meet the needs of all members of the community.
GOAL PH-4: To ensure that single-family and multifamily residential neighborhoods provide an attractive living environment.
POLICY PH-5: Encourage mixed-use and mixed-income housing opportunities in designated growth nodes throughout the city.
POLICY PH-7: Support residential developments with appropriate amenities for families with children.

> **Applicant Response:** *These requests support residential development with appropriate amenities for families with children because the Zone Map Amendment will implement single-family* and multifamily residential neighborhoods *that will be an attractive living environment. The Master Plan will include a proposed land use map to show where future locations of residential and recreational areas will be and how the added recreational feature add value and are appropriate amenities for families with children.*

GOAL TR-2: Transportation facilities designed and constructed in a manner to facilitate Rio Rancho's economic goals, enhance livability and meet Federal, State, regional and local requirements.
POLICY TR-11: Ensure all rights-of-way and transportation facilities are ADA-compliant
POLICY TR-10: Support the design of streets and highways to respect surrounding land uses, natural features and community amenities.

> **Applicant Response:** *The Master Plan supports a balanced transportation system by including a variety of transportation options to meet future development needs. The master plan includes developing residential roads throughout the proposed neighborhoods, extending the existing sidewalks, and creating a network of paths to support all modes of transportation.*

GOAL PF-3: Provide public facilities that meet or exceed constituents expectations.
GOAL PF-4: Current demand on public facilities should not overburden City public facilities beyond what the City can reasonably provide for future demand.
GOAL PF-5: Construct new public facilities to meet demands at least 10 years into the future.
POLICYPF-3: Make land use recommendations based on the availability of adequate public facilities necessary to support a proposed land use.

> **Applicant Response:** *These requests will provide a broad range of services and public facilities that meet the needs of current and future City residents by incorporating a Vista Alegria Master Plan. The master plan will incorporate drainage and sewer infrastructure that is suitable for all development within the planned area. There will also be streets, sidewalks, and a multi-use path within the planned area.*

GOAL UD-1: Create focused growth areas where existing public infrastructure can support higher density development.
GOAL UD 2: Create traditional neighborhood patterns that support a sense of place.
GOAL UD 3: Create street patterns with development that fosters human interaction.
GOAL UD-7: Create subdivision linkages to open space recreational facilities.
POLICY UD-1: Identify specific areas within the city where growth should be focused.
POLICY UD 2: Provide development incentives for developments that create a sense of place, foster human interaction, and discourage crime.

> **Applicant Response:** *The Vista Alegria Master Plan was created to support a growth area and provide a framework for future public infrastructure in one of the rapidly growing areas of the City of Rio Rancho. The Zone Map Amendment and Master Plan will create the opportunity to meet housing needs in the city, create employment opportunities for the growing population, and expand public infrastructure to support new development. These requests is also an opportunity for the Vista Alegria Master Plan to meet the current zoning standards set by the City of Rio Rancho. The current R-1 zone is not a zone that supports affordable housing development therefore, the proposed zoning will allow for development to occur with correct density and access to transportation.*

GOAL EDP-3: Enhance the tax base.
Policy EDP-6: Continue to support Southern Sandoval County Arroyo and Flood Control Authority (SSCAFCA) and ensure the City and SSCAFCA have a collaborative relationship to ensure both entities' needs are met.

POLICY EDP-8: Work with Sandoval County to enhance its website with land ownership data consistent with Bernalillo County's system

> **Applicant Response:** *These requests will enhance the tax base because the Zone Map Amendment for the R-3, R-4, and R-6 zone will bring residential development, however this residential development is adjacent to Northern Boulevard and Rainbow Boulevard which provides access and links to surrounding communities were economic development, jobs and needed services can be obtained. The Master Plan also provides needed growth to an area with existing underutilized infrastructure and facilities*.

RIO RANCHO DEVELOPMENT PROCESS MANUAL (DPM) MASTER PLAN JUSTIFICATION CRITERIA

This request for a Master Plan complies with the criteria outlined in CHAPTER 2: PROCEDURES, 2.4B LAND USE PLANS of the Rio Rancho Development Process Manual as follows:

Master Plans: Master Plans are prepared by either the City or private sector and submitted to the City for review and approval. Master Plans address the Principles and Policies of the Comprehensive Plan, but specific to a defined area within the City; at least 10 acres. For subdivisions that are 20 acres or less, master plans may be less detailed, and certain sections may be omitted per staff discretion and approval. At a minimum Master Plans shall require conceptual Grading & Drainage, Circulation and Utilities layouts and an updated land use map maybe required, if changes are proposed. Ownership of at least 75% of the subject area acreage shall be required for the preparation and submission of a Master Plan.

> **Applicant Response:** *The proposed Vista Alegria Master Plan was prepared by the private sector and is being submitted to the City for review and approval. The Master Plan addresses the Principles and Policies of the Comprehensive Plan, as detailed in the Rio Rancho Comprehensive Plan Justification Criteria starting on page 5, and follows the Goals and Policies of the Northern and Rainbow Specific Area Plan. This 78 acres Master Plan is greater than 20 acres and contains conceptual Grading & Drainage, Circulation and Utilities layouts, and an updated land use map. The Master Plan ownership is 100% and any out parcels within Master Plan boundary are not included in the Master Plan and total acreage, but are ensured legal access.*

RIO RANCHO MUNICIPAL CODE ZMA JUSTIFICATION CRITERIA

This request for a zone map amendment complies with the criteria outlined in Section 150.07 AMENDMENTS of the Rio Rancho Municipal Code as follows:

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

> Applicant Response: *The proposed Zone Map Amendment for the Vista Alegria residential community is consistent with the health, safety, morals, and general welfare of the city. The proposed ZMA offers an opportunity to enhance the health and welfare of the City by establishing the development conditions necessary for constructing high-quality mixed residential projects that will meet the needs of the Northern / Rainbow area and future Vista Alegria residents. The amendment will complement the existing and surrounding developed residential areas by allowing a variety of housing options in what the Rio*

Rancho Comprehensive Plan defines as a development node, corridor, and gateway (Page V-11). As described in Section 1.3 Development Nodes, 'The creation of development nodes where higher concentration of land uses exist in the form of commercial, multi-family and mixed-use developments helps to develop a sense of place.', the proposed ZMA will further the general welfare of the City by providing this variety of zones thus creating the sense of place for current and future residents within a developing neighborhood within Rio Rancho.

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

Applicant's Response: *The request to rezone the site to R-3, R-4, and R-6 is consistent with the Northern and Rainbow Specific Area Plan. AMREP Southwest has been assembling and will continue to assemble the land to address the antiquated platting and checkerboard ownership, which have hitherto presented a significant challenge for development. In addition, the subject properties have remained vacant for over 15 years under the existing R-1 zoning. However, within the last few years, there has been a growing demand for additional mixed-density, mixed-income housing in Rio Rancho. Further, there has been less interest from homebuilders in large "estate" lots at lower densities, especially in areas that require substantial transportation and drainage improvements due to access and topography challenges. As a result, the subject parcels, with their larger lot and infrastructure requirements under the existing R-1 "Estate Residential" zoning, are likely to continue to remain undeveloped as large estate lots. The proposed R-3, R-4, and R-6 zoning is better suited and provides a logical transition from R-1 with a medium lot size option for more productive use of currently vacant land. This transition ensures stability for non-contiguous lots that would remain R-1 as it provides a complementary transition in densities. Adequate consideration for buffering and traffic circulation has been given to the out parcel lots not owned by the applicant (see Master Plan). The zone change will create the opportunity for diverse housing product options tailored to current and future housing needs in the area.*

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

Applicant's Response: *The proposed ZMA is consistent with and furthers several goals and policies of the City's Comprehensive Plan as identified in the Rio Rancho Comprehensive Plan Justification Criteria on page 5.*

The proposed ZMA is consistent with and furthers the Northern and Rainbow Specific Area Plan (NRSAP), a privately developed area plan, which has been adopted by the City. The Vista Alegria Master Plan is within the NRSAP and identifies the NRSAP's proposed land uses, aligns development with the proposed land uses, and implements them through zone map amendments.

150.07(D)(4) The applicant must demonstrate that the existing zoning is inappropriate because:

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

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

(c) A different use category is more advantageous to the community, as articulated in the Comprehensive Plan or other City master plan, even though (D)(1) or (2) does not apply. Applicant's reliance on this provision requires proof that (i) there is a public need for a change of the kind in question, and (ii) that need will be best served by changing the classification of the particular piece of property in question as compared with other available property.

> **Applicant's Response:** *Considering the current and future conditions of the site and community, a different zoning category is more advantageous (Criterion C). The subject properties have not developed under the existing R-1 zoning. They have remained vacant for over 15 years since the original Northern and Rainbow Specific Area Plan was adopted in 2009. The requested R-3, R-4, and R-6 zoning is more advantageous to the community, as it responds to the City of Rio Rancho's goal to support the construction of a "variety of housing types that meet the needs of all members of the community" and policy to "encourage mixed-income housing opportunities in designated growth nodes throughout the city", of which Northern and Rainbow is a designated node. It is unlikely that the R-1 lots envisioned in the original Northern and Rainbow Specific Area Plan will develop in the near future due to current housing market trends towards smaller homes on smaller lots.*
>
> *According to the 2023 NM Affordable Housing Needs Assessment, adding to the supply of townhomes and smaller detached units in rapidly growing cities like Rio Rancho can create affordable options for first-time or lower-income home buyers. The development of market-rate multi-family properties will also reduce rental market pressure for households at all income levels. The increasing demand for single-family homes, townhomes, smaller detached units, and multi-family units in Rio Rancho and the Greater Albuquerque Metro Region, coupled with a shortage of development-ready sites necessitates a need for the zone change. The subject site is well suited to support housing development at medium densities. The requested R-3, R-4, and R-6 zoning for this property will better serve the needs of the community than the existing R-1 zoning.*

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

> **Applicant's Response:** *The cost of land or other economic considerations are not the determining factors for the applicant's request for a zone change. The request for a zone change aligns with implementation strategies for the Vista Alegria Master Plan and is consistent with the goals of the City's*

Comprehensive Plan and Affordable Housing Plan to provide mixed-income, mixed-density homes across the city.

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

Applicant's Response: *The zone change is not being requested due to its location along a major street. The zone change is sought to implement the proposed land use of the Northern and Rainbow Specific Area Plan and the Vista Alegria Master Plan. The requested zone map amendment is not for apartment, office, or commercial zoning.*

150.07(G) A zone change request which would give a zone different from surrounding zoning to one small area, especially when only one premises is involved, is generally called a "spot zone." Such a change of zone may be approved only when:
(1) The change will clearly facilitate realization of the Comprehensive Plan and any applicable adopted sector development plan or area development plan; or

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

Applicant's Response: *A spot zone is not created on the subject properties since it applies to a large, contiguous area within the Northern and Rainbow Specific Area that prescribes such land uses and zoning. The area is master-planned and will facilitate the realization of several goals and policies of the Comprehensive Plan.*

CONCLUSION

On behalf of AMREP Southwest, Inc., we respectfully request that the Planning and Zoning Board approve the Vista Alegria Master Plan and Zone Map Amendment for the subject properties. Thank you for your consideration.

Sincerely,

James K. Strozier, FAICP
Principal

CITY OF RIO RANCHO
ORDINANCE

ORDINANCE NO. **ENACTMENT NO.**

ORDINANCE OF THE CITY OF RIO RANCHO, NEW MEXICO AMENDING THE ZONING CLASSIFICATION AND OFFICIAL ZONING MAP FOR THE PROPERTIES LEGALLY DESCRIBED AS RIO RANCHO ESTATES UNIT 8, BLOCK 57, LOTS 1-7, & 18-24; AND BLOCK 58, LOTS 1-7 FROM M-1: INDUSTRIAL & BUSINESS PARK DISTRICT TO R-6: MULTI-FAMILY RESIDENTIAL DISTRICT; RIO RANCHO ESTATES UNIT 8, BLOCK 58, LOTS 9-11, 14-20, & 22-24; BLOCK 61, LOTS 1-2, 4-7, 10-11, 14-19, & 21-24; BLOCK 62, LOTS 1-2, 4A, 5-6, & 20-22; AND BLOCK 66, LOTS 1-4 FROM M-1: INDUSTRIAL & BUSINESS PARK DISTRICT & R-1: SINGLE-FAMILY RESIDENTIAL DISTRICT TO R-4: SINGLE-FAMILY RESIDENTIAL DISTRICT; AND RIO RANCHO ESTATES UNIT 8, BLOCK 62, LOTS 8-10, & 15-17; AND BLOCK 66, LOTS 8-10, & 13-16 FROM R-1: SINGLE-FAMILY RESIDENTIAL DISTRICT TO R-3: MIXED RESIDENTIAL DISTRICT, IDENTIFYING CONDITIONS OF DEVELOPMENT; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE

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

WHEREAS: in accordance with Rio Rancho Code of Ordinances (R.O. 2003) Section 150.07, an application to amend the zoning ordinance on the subject properties has been submitted by the City of Rio Rancho, and assigned City Case No. 25-100-00016; and

WHEREAS: the City of Rio Rancho adopted the Northern Rainbow Specific Area Plan on January 14, 2009, under Resolution No. 04, Enactment No. 09-004, and amended on November 13, 2025, under Resolution No. 133, Enactment No. 25-132; and

WHEREAS: the City of Rio Rancho adopted the Vista Alegria Master Plan on March 12, 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 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 an agenda briefing 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 Rio Rancho on March 12, 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 amendment promotes the health, safety, morals, and general welfare of the City;

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

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

A. The Official Zone Map is hereby amended by assigning a zoning designation on approximately 21.0257 acres from M-1: Industrial & Business Park District to R-6: Multi-Family Residential District on the lands legally described as:

Lots 1-7 & 18-24, Block 57, Rio Rancho Estates Unit 8; and Lots 1-7, Block 58, Rio Rancho Estates Unit 8, filed in the office of the County Clerk of Sandoval County New Mexico, NE Portion of Unit 8, Rio Rancho Estates, Town of Alameda Land Grant, Sandoval County, New Mexico, December 1962.

B. The Official Zone Map is hereby amended by assigning a zoning designation on approximately 44.1824 acres from M-1: Industrial & Business Park District and R-1: Single-Family Residential District to R-4: Single-Family Residential District on the lands legally described as:

Lots 9-11, 14-20, & 22-24, Block 58, Rio Rancho Estates Unit 8, filed in the office of the County Clerk of Sandoval County New Mexico, NE Portion of Unit 8, Rio Rancho Estates, Town of Alameda Land Grant, Sandoval County, New Mexico, December 1962.

Lots 1-2, 4-7, 10-11, 14-19, & 21-24, Block 61, Rio Rancho Estates Unit 8; Lots 1-2, 4A, 5-6, & 20-22, Block 62, Rio Rancho Estates Unit 8; and Lots 1-4, Block 66, Rio Rancho Estates Unit 8, filed in the office of the County Clerk of Sandoval County New Mexico, NE Portion of Unit 8, Rio Rancho Estates, Town of Alameda Land Grant, Sandoval County, New Mexico, December 1962.

C. The Official Zone Map is hereby amended by assigning a zoning designation on approximately 13.0039 acres from R-1: Single-Family Residential District to R-3:

Mixed Residential District on the lands legally described as:

Lots 8-10 & 15-17, Block 62, Rio Rancho Estates Unit 8; and Lots 8-10 & 13-16, Block 66, Rio Rancho Estates Unit 8, filed in the office of the County Clerk of Sandoval County New Mexico, NE Portion of Unit 8, Rio Rancho Estates, Town of Alameda Land Grant, Sandoval County, New Mexico, December 1962.

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

A. The properties identified in Section 1 (A), above, are subject to all requirements of the R-6: Multi-Family Residential District set forth in R.O. 2003 Section 154.13 (as of the effective date of this ordinance or as subsequently amended).

B. The properties identified in Section 1 (B), above, are subject to all requirements of the R-4: Single-Family Residential District set forth in R.O. 2003 Section 154.11 (as of the effective date of this ordinance or as subsequently amended).

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

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

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

ADOPTED THIS _____DAY OF _____, 2026.

_____
Greggory D. Hull, Mayor

ATTEST:

_____
Noel C. Davis, City Clerk
(SEAL)

May 20, 2024

City of Rio Rancho

3200 Civic Circle NE

Rio Rancho, NM 87144

Letter of Authorization

To Whom It May Concern,

This letter authorizes Consensus Planning, Inc. to represent AMREP Southwest for all projects occurring within the City of Rio Rancho. The agent shall have full authority to meet with City Staff, hold meetings, and submit any documents related to the ongoing projects. Thank you for your help and cooperation.

Sincerely,

AMREP Southwest

By: _____

Printed Name: Bryan Aragon

Title: Land Development Coordinator

Resurrection Land Company, LLC
409 NM HWY 528, NE
Rio Rancho, New Mexico, 87124

August 14, 2025

Brian Babyak, AICP
Planning and Zoning Division Manager
City of Rio Rancho
Development Services/Planning & Zoning Division
O: 505-896-8756

RE: Letter of Authorization

Mr. Babyak,

This letter authorizes Consensus Planning, Inc. to represent Resurrection Land Company, LLC for the Vista Alegria Master Plan within the City of Rio Rancho. The agent shall have full authority to meet with City Staff, hold meetings, and submit any documents related to the ongoing projects. Thank you for your help and cooperation.

Sincerely,
Resurrection Land Company, LLC

By: _____
Printed Name: Bryan Aragon
Title: Land Development Coordinator

November 18, 2025

Brian Babyak, AICP
Planning and Zoning Division Manager
City of Rio Rancho
Development Services/Planning & Zoning Division
Rio Rancho, NM 87144

RE: Letter of Authorization

Mr. Babyak,

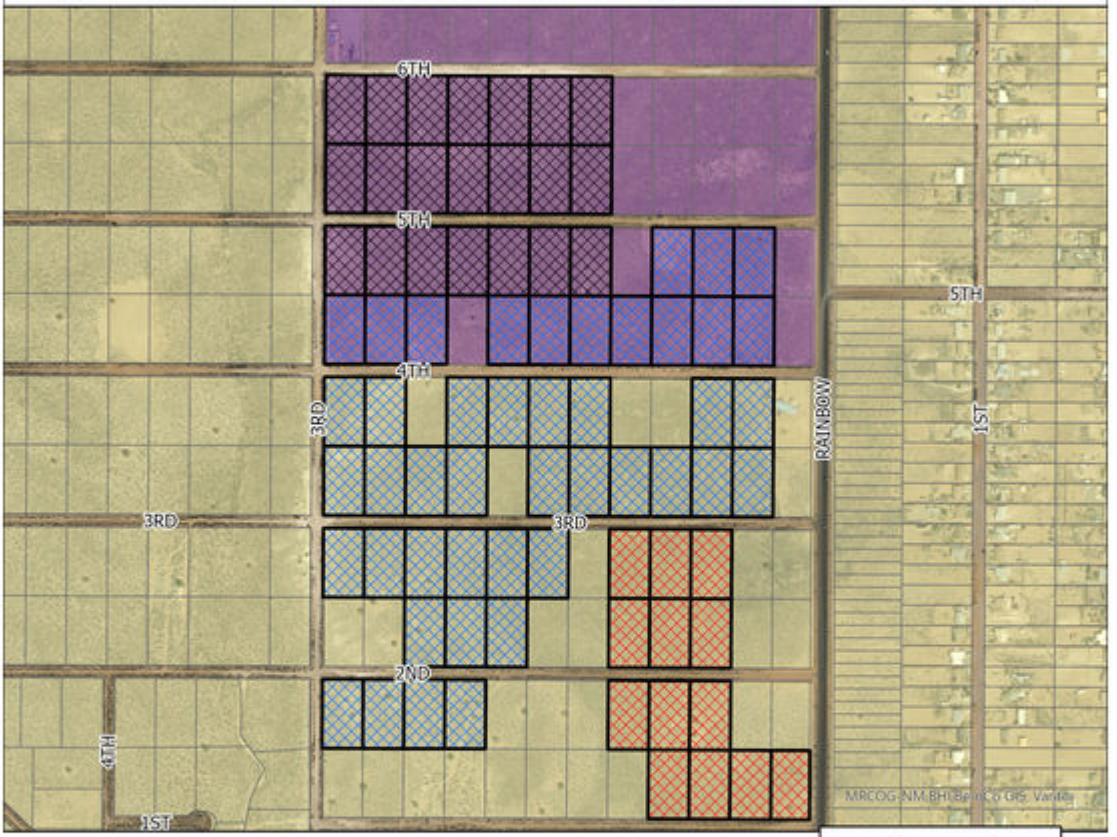
This letter authorizes Consensus Planning Inc. to represent Outer Rim Investments, Inc. for the Vista Alegria Master Plan within the City of Rio Rancho. The agent shall have full authority to meet with City Staff, hold meetings, and submit any documents related to the ongoing project. Thank you for your help and cooperation.

Sincerely,

Bryan Aragon, PE
Land Development Coordinator
Outer Rim Investments, Inc.

VISTA ALEGRIA MASTER PLAN
& ZONE MAP AMENDMENT

UNIT 8, BLOCK 57, LOTS 1-7, & 18-24; BLOCK 58, LOTS 1-7 (M-1 TO R-6)
UNIT 8, BLOCK 58, LOTS 9-11, 14-20, & 22-24; BLOCK 61, LOTS 1-2, 4-7, 10-11, 14-19, & 21-24;
BLOCK 62, LOTS 1-2, 4A, 5-6, & 20-22; BLOCK 66, LOTS 1-4 (M-1 & R-1 TO R-4)
UNIT 8, BLOCK 62, LOTS 8-10, & 15-17; BLOCK 66, LOTS 8-10, & 13-16 (R-1 TO R-3)



Rio Rancho
City of Vision

GIS
Moving Spatial Data Forward

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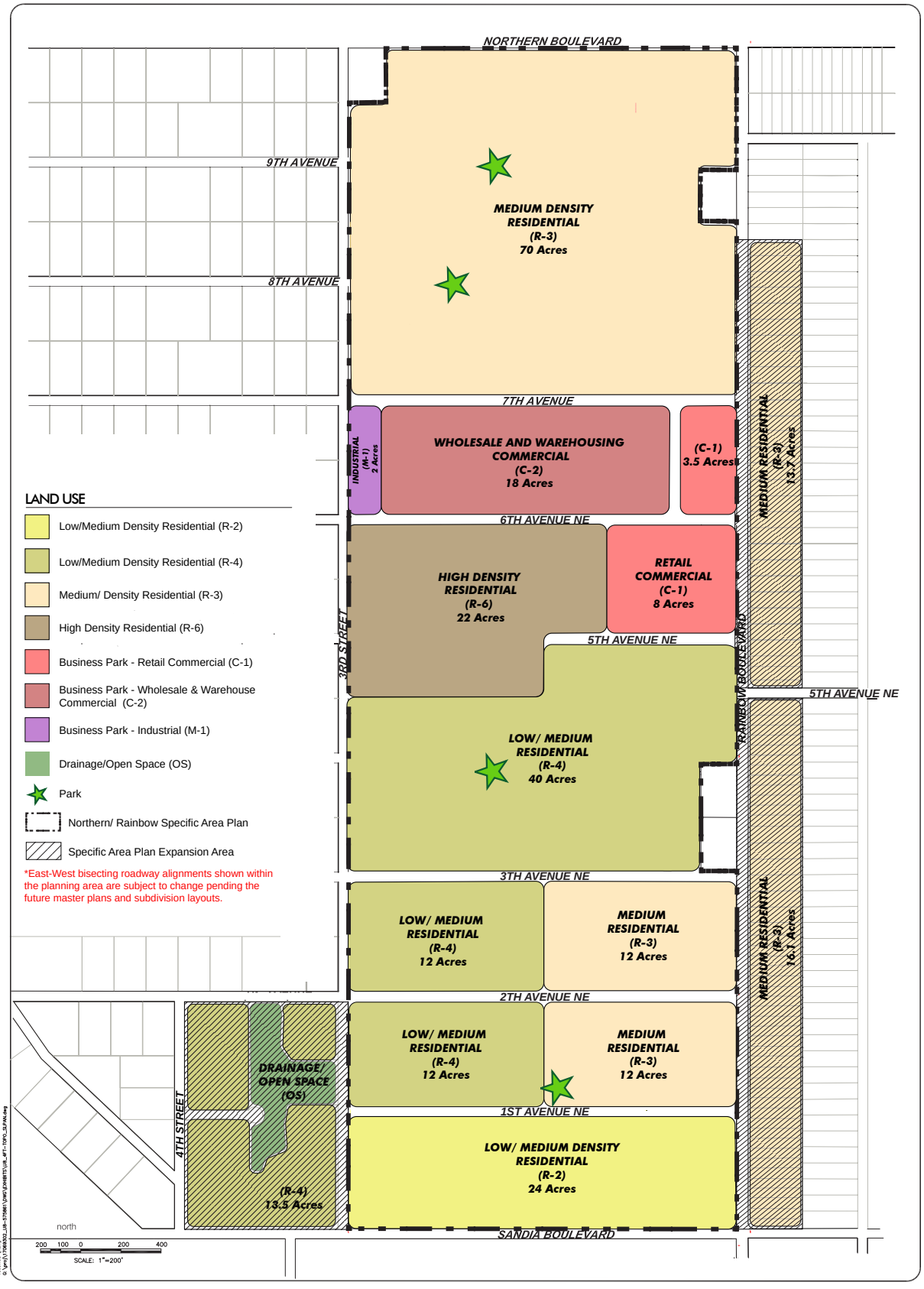
Map courtesy of Tim Dvorak, 1/20/2026

N
W E
S

Legend

Zoning
- M-1
- R-1
- Master Plan Boundary
- R-1 to R-3
- M-1 to R-6
- (M-1 & R-1 to R-4)

0 0.02 0.04 0.09 0.14 0.18 0.22
Miles



Designed For:

NORTHERN/RAINBOW PROPOSED LAND USE

EXHIBIT 7

Designed By:

Consensus Planning, Inc.
302 Eighth Street NW
Albuquerque, NM 87102
Phone (505) 764-9801
Fax (505) 842-5495

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 20, 2026

RE: Case #25-400-00005 – Vista Alegria Master Plan
Case #25-100-00016 – Zone Map Amendment

Dear Property Owner:

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

The Applicant, AMREP Southwest, Inc., through their agent, Consensus Planning, Inc., requests approval of the Vista Alegria Master Plan, comprised of approximately 78.21 acres.

The corresponding Zone Map Amendment request includes all subject properties within the proposed Master Plan boundary, including:

- Rio Rancho Estates Unit 8, Block 57, Lots 1-7, & 18-24; Block 58, Lots 1-7 from M-1: Industrial & Business Park District to R-6: Multi-Family Residential District (Approx. 21.0257 acres)
- Rio Rancho Estates Unit 8, Block 58, Lots 9-11, 14-20, & 22-24; Block 61, Lots 1-2, 4-7, 10-11, 14-19, & 21-24; Block 62, Lots 1-2, 4A, 5-6, & 20-22; Block 66, Lots 1-4 from M-1: Industrial & Business Park District & R-1: Single-Family Residential District to R-4: Single-Family Residential District (Approx. 44.1824 acres)
- Rio Rancho Estates Unit 8, Block 62, Lots 8-10, & 15-17; Block 66, Lots 8-10, & 13-16 from R-1: Single-Family Residential District to R-3: Mixed Residential District (Approx. 13.0039 acres).

The **Governing Body** will consider the request and make their decision on **Thursday, March 12, 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

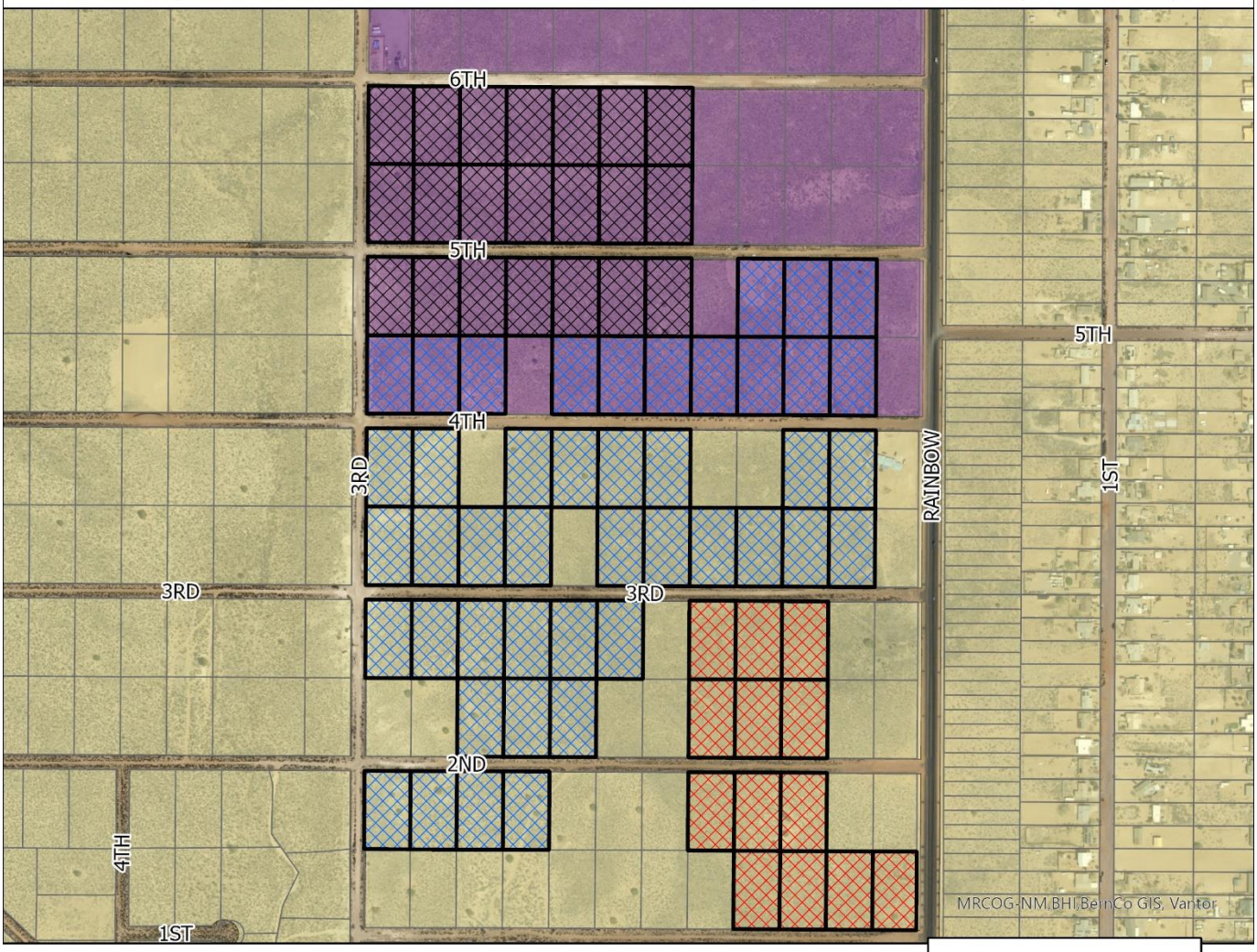
Tim Dvorak
Municipal Planner II
Development Services Department
City of Rio Rancho

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

VISTA ALEGRIA MASTER PLAN & ZONE MAP AMENDMENT

UNIT 8, BLOCK 57, LOTS 1-7, & 18-24; BLOCK 58, LOTS 1-7 (M-1 TO R-6)
UNIT 8, BLOCK 58, LOTS 9-11, 14-20, & 22-24; BLOCK 61, LOTS 1-2, 4-7, 10-11, 14-19, & 21-24; BLOCK 62, LOTS 1-2, 4A, 5-6, & 20-22; BLOCK 66, LOTS 1-4 (M-1 & R-1 TO R-4)
UNIT 8, BLOCK 62, LOTS 8-10, & 15-17; BLOCK 66, LOTS 8-10, & 13-16 (R-1 TO R-3)



Legend

Zoning
- M-1
- R-1
- Master Plan Boundary
- R-1 to R-3
- M-1 to R-6
- (M-1 & R-1 to R-4)

N
W E
S

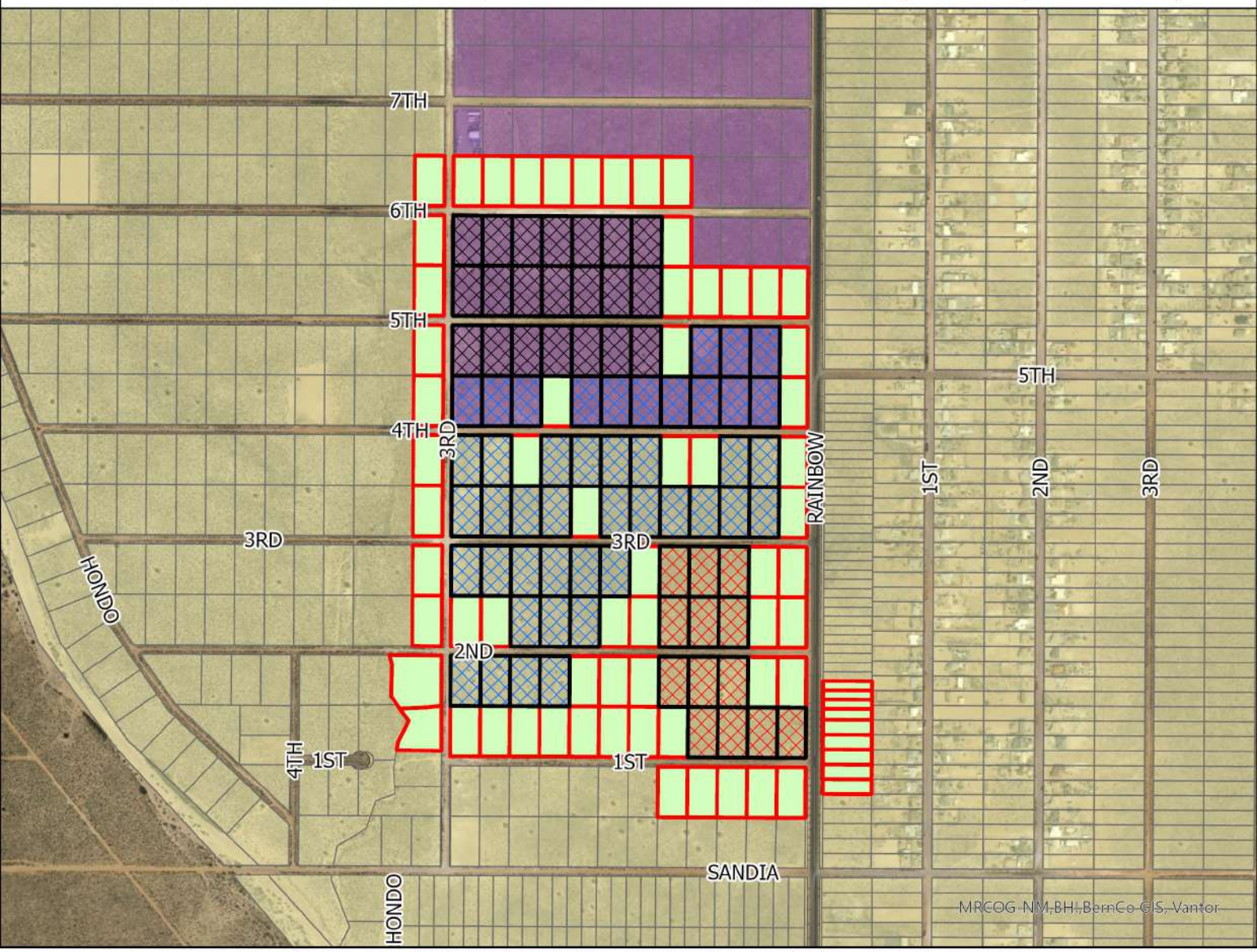
0 0.02 0.04 0.09 0.14 0.18 0.22
Miles

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

VISTA ALEGRIA MASTER PLAN
& ZONE MAP AMENDMENT
UNIT 8, BLOCK 57, LOTS 1-7, & 18-24; BLOCK 58, LOTS 1-7 (M-1 TO R-6)
UNIT 8, BLOCK 58, LOTS 9-11, 14-20, & 22-24; BLOCK 61, LOTS 1-2, 4-7, 10-11, 14-19, & 21-24; BLOCK 62, LOTS 1-2, 4A, 5-6, & 20-22; BLOCK 66, LOTS 1-4 (M-1 & R-1 TO R-4)
UNIT 8, BLOCK 62, LOTS 8-10, & 15-17; BLOCK 66, LOTS 8-10, & 13-16 (R-1 TO R-3)



RioRancho City of Vision

GIS Moving Spatial Data Forward

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Map courtesy of Tim Dvorak, 1/20/2026



Legend

Zoning
- M-1
- R-1
- Master Plan Boundary
- R-1 to R-3
- M-1 to R-6
- (M-1 & R-1 to R-4)
- Noticed Properties

0 0.04 0.07 0.15 0.22 0.3 0.38 Miles

CITY OF RIO RANCHO
PUBLIC HEARING NOTICE

The Governing Body of the City of Rio Rancho will consider the following matter at its regularly scheduled meeting at 6:00 p.m. on Thursday, March 12, 2026:

Site Plan
Case #26-160-00002

The applicant, F4 Rio Rancho LLC, through their agent, Kimley-Horn, is requesting a Site Plan approval for an RV storage development at the property legally described as Rio West Business Park, Block A, Lot 5A1A. The property is zoned SU: Special Use and is approximately 10.40 acres.

Master Plan
Case #25-400-00005

The Applicant, AMREP Southwest, Inc., through their agent, Consensus Planning, Inc., requests approval of the Vista Alegria Master Plan, comprised of approx. 78.21 acres. The Master Plan boundary includes the subject properties of Rio Rancho Estates Unit 8, Block 57, Lots 1-7, & 18-24; Block 58, Lots 1-7; Rio Rancho Estates Unit 8, Block 58, Lots 9-11, 14-20, & 22-24; Block 61, Lots 1-2, 4-7, 10-11, 14-19, & 21-24; Block 62, Lots 1-2, 4A, 5-6, & 20-22; Block 66, Lots 1-4; and Rio Rancho Estates Unit 8, Block 62, Lots 8-10, & 15-17; Block 66, Lots 8-10, & 13-16.

Zone Map Amendment
Case #25-100-00016

The Applicant, AMREP Southwest, Inc., through their agent, Consensus Planning, Inc., requests approval of a Zone Map Amendment for the subject properties of Rio Rancho Estates Unit 8, Block 57, Lots 1-7, & 18-24; Block 58, Lots 1-7 from M-1: Industrial & Business Park District to R-6: Multi-Family Residential District (Approx. 21.0257 acres); Rio Rancho Estates Unit 8, Block 58, Lots 9-11, 14-20, & 22-24; Block 61, Lots 1-2, 4-7, 10-11, 14-19, & 21-24; Block 62, Lots 1-2, 4A, 5-6, & 20-22; Block 66, Lots 1-4 from M-1: Industrial & Business Park District & R-1: Single-Family Residential District to R-4: Single-Family Residential District (Approx. 44.1824 acres); and Rio Rancho Estates Unit 8, Block 62, Lots 8-10, & 15-17; Block 66, Lots 8-10, & 13-16 from R-1: Single-Family Residential District to R-3: Mixed Residential District (Approx. 13.0039 acres).

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

Services Department at City Hall.

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

(Date of Publication: Wednesday, February 25, 2026)
PO #260023 – Client #1010956

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

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: O1

AGENDA DATE:
March 12, 2026

DEPARTMENT:
Financial Services

SUBJECT:
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.

BACKGROUND AND ANALYSIS:
This is the second reading of this Ordinance. The first reading occurred February, 12, 2026 and was unanimously approved.

This Ordinance is to amend Ordinance No. 26, Enactment No. 25-21, which was approved by the Governing Body on October 9, 2025.

The amendment will extend the timing for the anticipated issuance of $25 million of Utility Revenue Bonds in Fiscal Year 2026. It also approves the refunding of targeted maturities of the 2015 Series Utility Revenue Refunding Bonds, and the 2016A1, 2016A2, and 2016 Subordinate NMFA loans, to provide debt service savings to the City (refinance). Total amount of issuance shall not exceed $63,420,000 ($25 million of 'new' money, and up to $38,420,000 of refunding bonds).

The City of Rio Rancho's Water and Wastewater Utilities Department has a capital plan (ICIP),

adopted by the Governing Body, totaling approximately $233 million from FY 2026 - FY 2030, attached as Exhibit A. The ICIP attempts to identify and prioritize projects in relation to exiting facilities/operations (non-growth) and growth-related requirements. As part of the capital planning process, the City planned for adding a revenue bonding cycle for the Utility as part of its longer-term strategy for meeting the Utility's capital needs. Such a strategy will provide the City with a flow of funding for projects while maintaining debt service amounts that are predictable and stable similar to what is currently done with General Obligation Bonds.

To implement a bond cycling, the program the City planned for requires two Utility Revenue Bond issuances over the next five years of $25 million each. This ordinance establishes the parameters for the first of these bond issuances.

The bonds may be issued through a competitive sale or negotiated sale depending upon what is in the best interest of the City. The new bonds will be issued in an aggregate principal amount not to exceed $25 million with an all-in interest cost estimated around 3.6 percent (12 percent is the statutory maximum), and with a final maturity no later than May 15, 2057. The underwriter's discount will not exceed 1 percent of the aggregate principal amount in a negotiated sale. Pledged revenue for the bonds is net revenues of the utility system.

The refunding bonds will be issued for the targeted maturities, only if the market conditions are suitable to provide a positive present value savings of at least 3 percent. The potential net savings is estimated at $1.95 million, net of issuance costs, based on information available on January 22, 2026.

The proposed ordinance also delegates authority to approve final terms and to execute and deliver the bond pricing certificates, the bond purchase agreements, if applicable and all agreements and instruments required to obtain delivery of the bond insurance policies and/or the reserve account insurance policies, if any, to the Mayor, City Manager and Director of Financial Services.

If approved, the bonds will be sold and closed within 120 days. The Preliminary Official Statement (POS) for the bonds is attached.

IMPACT:

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 (ICIP) 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.

ALTERNATIVES:

Approve the Ordinance.

Do not approve the Ordinance.

DEPARTMENT RECOMMENDATION:

Staff recommends approval of the Ordinance.

ATTACHMENT: Ordinance
ATTACHMENT: ICIP 2026 to 2030
ATTACHMENT: Official Statement
ATTACHMENT: Utility Financing Update

CITY OF RIO RANCHO
ORDINANCE

ORDINANCE NO. _____ **ENACTMENT NO. _____**

AN 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 CONTINUNING 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.

WHEREAS, Unless otherwise defined in Article I or elsewhere in this ordinance (the "Bond Ordinance") or unless the context requires otherwise, capitalized terms in the following preambles have the same meanings assigned to

such terms in Article I of Ordinance No. 59, Enactment No. 94-059 adopted by the City Council on December 14, 1994, as amended by Ordinance No. 13, Enactment No. 95-013 adopted by the City Council on May 17, 1995 and by Substitute Ordinance No. 25, Enactment No. 98-028 adopted by the City Council on November 18, 1998, and as further amended by Ordinance No. 16, Enactment No. 17-18 adopted by the Council on August 9, 2017 (collectively, the "Master Ordinance"); and

WHEREAS, The Master Ordinance provides for the adoption of subsequent ordinances to authorize the issuance and sale of one or more series of System Bonds as well as the approval of specific terms and documents relating to the issuance and sale of System Bonds; and

WHEREAS, This Bond Ordinance is adopted pursuant to the Master Ordinance in order to authorize the issuance and the sale of the City of Rio Rancho, New Mexico Water and Wastewater System Improvement Revenue Bonds, Series 2026 for the purpose the financing improvements to the System, as more fully described below; and

WHEREAS, Proceeds of the Series 2026 Bonds shall be used to (1) finance improvements to the System, (2) refund 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), and (C) New Mexico Finance Authority Loan No. 3541-PP; (3) fund a debt service reserve account and/or purchase a Reserve Account Insurance Policy; and (4) pay Costs of Issuance; and

WHEREAS, It is in the best interests of the City to authorize and issue the Series 2026 Bonds in one or more series, in a maximum aggregate principal amount not to exceed $63,420,000, as provided in this Bond Ordinance, the sale of the Series 2026 Bonds by either competitive or negotiated sale, with the maximum principal amounts, interest rates, maturity dates, prices, redemption features, and other final details (collectively, the "Final Terms of the Bonds") as determined and specified in the Pricing Certificate; and

WHEREAS, As authorized by Section 6-14-10.2 NMSA 1978, the Governing Body intends to delegate authority to any of the Mayor, the City Manager and the City Financial Services Director to determine the Final Terms of the Bonds all within the parameters set forth in this Ordinance, and to execute and deliver the Pricing Certificate and Bond Purchase Agreement, if applicable, following the sale of the Bonds; and

WHEREAS, All required authorizations, consents and approvals of each government body, agency or authority in connection with the authorization, execution and delivery of the Series 2026 Bonds which are to have been obtained prior to the date on which this Bond Ordinance is adopted or which will be required to be obtained prior to the date of issuance of the Series 2026 Bonds, have been or will be obtained by such dates.

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

ARTICLE I
DEFINITIONS

As used in this Bond Ordinance, the following terms have the meanings specified, unless otherwise defined in the preambles hereof, or the context clearly requires otherwise. Other capitalized terms used in this Bond Ordinance which are not defined in this Article or in this Bond Ordinance have the same meanings assigned to such terms in the Master Ordinance, unless the context clearly requires otherwise.

"Bond Counsel" means Modrall, Sperling, Roehl, Harris & Sisk, P.A. or another attorney or firm of attorneys nationally recognized for expertise in the area of municipal bonds and the exemption of interest on municipal bonds from federal income taxation.

"Bond Legislation" means the Master Ordinance, this Bond Ordinance and the Pricing Certificate.

"Closing Date" means the date on which the City receives the purchase price for the Series 2026 Bonds from the Underwriter against delivery of the Series 2026 Bonds.

"Continuing Disclosure Undertaking" means the Continuing Disclosure Undertaking with respect to the Series 2026 Bonds to be delivered on the day of issuance and delivery of the Series 2026 Bonds to the Underwriter.

"Costs of Issuance" means all costs relating to issuance of the Series 2026 Bonds, including, without limitation, costs of advertising and publication, costs of preparing the Bonds, fees, expenses and applicable gross receipts taxes of bond counsel, and the municipal advisor, costs of printing the Preliminary Official Statement and the Official Statement, rating fees, fees of the escrow agent and verification agent, and other reasonable and necessary fees and costs related to the issuance of the Series 2026 Bonds.

"DTC" means The Depository Trust Company, New York, New York, its successors and assigns.

"DTC Participants" means brokers and dealers, banks, trust companies, clearing corporations and certain other organizations on whose behalf DTC was created to hold securities and to facilitate the clearance and settlement of securities among DTC Participants.

"EMMA" means the Electronic Municipal Market Access website administered by the Municipal Securities Rulemaking Board.

"Escrow Agent" means BOKF, NA, Albuquerque, New Mexico.

"Escrow Agreement" means the escrow agreement to be entered into by and between the City and the Escrow Agent for the purpose of establishing, funding and administering the 2026 Refunding Escrow Account authorized in Section 5.02 herein.

"Improvement Project" means the financing of improvements to the System, including funding a debt service reserve account and/or purchase of a Reserve Account Insurance Policy, and payment of the Costs of Issuance allocated to the series or portion of the Series 2026 Bonds designated in the Pricing Certificate as Improvement Bonds.

"Interest Payment Date" means each May 15 and November 15, starting with November 15, 2026, except as such initial payment date is otherwise specified by the City in the Pricing Certificate.

"Maturity Date" means with respect to any Series 2026 Bond, the date on which the principal amount is due in accordance with its terms.

"Municipal Advisor" means RBC Capital Markets LLC or another advisory firm engaged by the City to provide financial advisory services to the City in connection with the structuring, rating, marketing and sale of the Bonds by competitive or negotiated sale.

"Net Effective Interest Rate" means the interest rate based on the actual price paid to the City for the Series 2026 Bonds, calculated to maturity according to standard tables of bond values, as provided by Section 6-14-2(A) NMSA 1978.

"Notice of Sale" means a notice of competitive sale of the Bonds.

"Official Statement" means the final disclosure document relating to the issuance and sale of the Series 2026 Bonds.

"Payment Date" means any date, including a date of prior redemption, if applicable, on which Series 2026 Bonds are due and payable.

"Paying Agent" means BOKF, NA, Albuquerque, New Mexico.

"Person" means any natural person, corporation, partnership, joint stock company, joint venture, association, company, trust, bank, trust company, land trust, business trust or any other organization or entity, whether or not legal entities, and governments and agencies and political subdivisions thereof.

"Preliminary Official Statement" means the initial disclosure document relating to the issuance and sale of the Series 2026 Bonds.

"Pricing Certificate" means one or more certificates executed by any of the Mayor, or in the Mayor's absence, the City Manager or City Financial Services Director, dated on or before the date of delivery of the Bonds, setting forth the following final terms of the Bonds: (i) the interest and principal payment dates; (ii) the principal amounts, denominations and maturity amortization; (iii) the sale prices; (iv) the interest

rate or rates; (v) the interest payment periods; (vi) the redemption and tender provisions; (vii) the creation of any capitalized interest fund, including the size and funding of such fund(s); (viii) the amount of underwriting discount, if any; (ix) the amount of the Reserve Requirement, if any, and whether such Reserve Account shall be funded with proceeds of the Bonds or through the deposit of a Reserve Account Insurance Policy; (x) the final terms of agreements, if any, with agents or service providers required for the purchase, sale, issuance and delivery of the Bonds, all subject to the parameters and conditions contained in this Ordinance.

"Record Date" means the first day of the calendar month in which an Interest Payment Date occurs.

"Refunded Bonds" means the Refunded Series 2015 Bonds, the Refunded Senior 2016 NMFA Loan and the Refunded Subordinate 2016 NMFA Loan, or such portions of the Refunded Series 2015 Bonds, the Refunded Senior 2016 NMFA Loan and the Refunded Subordinate 2016 NMFA Loan as the City shall specify to be refunded in the Pricing Certificate.

"Refunded Series 2015 Bonds" means the Series 2015 Bond maturing on and after May 15, 2029, in an aggregate principal amount of $11,055,000; provided that, if the City determines pursuant to the Pricing Certificate that it would be advantageous to refund additional or different maturities of the Series 2015 Bonds, "Refunded Series 2015 Bonds" shall mean the maturities and aggregate principal amount of the Series 2015 Bonds to be refunded as specified in the Pricing Certificate.

"Refunded Senior 2016 NMFA Loan" means the principal amounts of the Senior 2016 NMFA Loan maturing on and after May 15, 2030; provided that, if the City determines pursuant to the Pricing Certificate that it would be advantageous to refund additional or different maturities of the Senior 2016 NMFA Loan, "Refunded Senior 2016 NMFA Loan" shall mean the maturities and aggregate principal amount of the Senior 2016 NMFA Loan to be refunded as specified in the Pricing Certificate.

"Refunded Subordinate 2016 NMFA Loan" means the principal amounts of the of the Subordinate 2016 NMFA Loan maturing on and after May 15, 2026; provided that, if the City determines pursuant to the Pricing Certificate that it would be advantageous to refund additional or different maturities of the Subordinate 2016 NMFA Loan, "Refunded Subordinate 2016 NMFA Loan" shall mean the maturities and aggregate principal amount of the Subordinate 2016 NMFA Loan to be refunded as specified in the Pricing Certificate.

"Refunding Project" means the refinancing, defeasing, paying and redemption of the financing of the Refunded Bonds, including funding a debt service reserve account and/or purchase of a Reserve Account Insurance Policy, and payment of the Costs of Issuance allocated to the series or portion of the Series 2026 Bonds designated in the Pricing Certificate as Refunding Bonds.

"Registrar" means BOKF, NA, Albuquerque, New Mexico.

"Reserve Account Insurance Policy" means any policy of insurance, surety bond, letter of credit or other financial instrument issued to the City, the proceeds of which shall be used to prevent deficiencies in the payment of the principal of or interest on the Bonds resulting from insufficient amounts being on deposit in the Series 2026 Reserve Account to make the payment of principal of and interest on the Bonds as the same become due. Each policy shall be written by a bank, insurance company or any financial institution experienced in insuring or guaranteeing municipal bonds whose policies of insurance, surety bond, letter of credit or other financial instrument would not adversely affect the rating of the Bonds by Moody's and/or S&P to the extent that the Bonds are or are to be so rated.

"Senior 2016 NMFA Loan" means the $22,900,000 Series 3518-PP(A) loan and $9,080,000 Series 3518-PP(B) loan, each evidenced by the New Mexico Finance Authority Loan Agreement (Series 3518-PP(A) and Series 3518-PP(B)) with the City, dated July 13, 2016.

"Series 2015 Bonds" means the City of Rio Rancho, New Mexico Water and Wastewater System Refunding Revenue Bonds, Series 2015, issued in an original aggregate principal amount of $27,365,000.

"Series 2026 Bonds" or "*Bonds"* means the "City of Rio Rancho, New Mexico Water and Wastewater System Improvement Revenue Bonds, Series 2026".

"Series 2026A Debt Service Account" means the Debt Service Account for the Series 2026 Bonds created and maintained under Section 5.02 herein.

"Series 2026B Debt Service Account" means the Debt Service Account for the Series 2026 Bonds created and maintained under Section 5.02 herein.

"Series 2026 Paying Agent" means BOKF, NA, Albuquerque, New Mexico or its successor, as a Paying Agent and, as applicable, as "Registrar," with respect to the Series 2026 Bonds.

"Series 2026 Reserve Account" means the Reserve Account or accounts for the Series 2026 Bonds created and maintained under Section 5.02 herein.

"Series 2026 Reserve Requirement" means the reserve requirement for the Series 2026 Bonds, the amount of which shall be specified in the Pricing Certificate.

"Subordinate 2016 NMFA Loan" means Loan No. 3541-PP, evidenced by the $21,825,000 New Mexico Finance Authority Loan Agreement with the City, dated July 13, 2016.

"*System Bonds Funds and Accounts"* means all funds and accounts created by the Master Ordinance and ordinances authorizing the issuance of System Bonds.

"Underwriter" means the underwriter or underwriting group to which the Series 2026 Bonds are sold if pursuant to a negotiated sale, or the best bidder for the Bonds if

sold pursuant to a competitive sale of the Bonds, in either case as identified in the Pricing Certificate.

ARTICLE II
RATIFICATION

All actions heretofore taken, not inconsistent with the provisions of this Bond Ordinance, by the Governing Body and the officers of the City directed toward issuance of the Series 2026 Bonds for the purpose of financing the Improvement Project and the Refunding Project be, and the same hereby are, ratified, approved and confirmed, including without limiting the generality of the foregoing, the adoption of the Master Ordinance.

ARTICLE III
FINDINGS

The Governing Body declares that it has considered all relevant information and data and makes the following findings:

(a) The issuance of the Series 2026 Bonds under the home rule powers of the City granted by the City Charter, the Master Ordinance, this Bond Ordinance, and Sections 3-31-1 through 3-31-12 NMSA 1978, for the purpose of providing funds to finance the costs of the Improvement Project and the Refunding Project, is necessary and in the interest of the public health, safety, morals and welfare of the residents of the City.

(b) The Series 2026 Bonds shall be authorized by an affirmative vote of a three-quarters majority of all the members of the Governing Body.

(c) The Series 2026 Bonds are not general obligations of the City, but are special limited obligations payable only from the sources provided in the Master Ordinance and this Bond Ordinance, and the Owners may not look to any other municipal fund for payment of the Series 2026 Bonds.

(d) The City will finance the costs of the Improvement Project, in whole or in part, with the proceeds of the Series 2026 Bonds.

(e) The City will finance the costs of the Refunding Project, in whole or in part, with the proceeds of the Series 2026 Bonds.

(f) The Refunding Project will reduce interest costs and effect other economies, and therefore is necessary and in the best interest of the City and its residents.

ARTICLE IV
AUTHORIZATION OF THE IMPROVEMENT PROJECT, THE REFUNDING PROJECT, AND SERIES 2026 BONDS; PARAMETERS OF SERIES 2026 BONDS; DELEGATION OF AUTHORITY

Section 4.01

(a) *Authorization of the Improvement Project*. The Improvement Project is hereby authorized and approved at a total cost not to exceed $25,000,000, excluding any such cost defrayed or to be defrayed by any source other than the Series 2026 Bonds. The Improvement Project is hereby declared to be necessary for the health, safety and welfare of the residents of the City. The Improvement Project will be financed, in whole or in part, out of proceeds derived from the sale of the Series 2026 Bonds.

(b) *Authorization of the Refunding Project*. The Improvement Project is hereby authorized and approved at a total cost not to exceed $32,205,000, excluding any such cost defrayed or to be defrayed by any source other than the Series 2026 Bonds. The Refunding Project is hereby declared to be necessary for the health, safety and welfare of the residents of the City. The Refunding Project will be financed, in whole or in part, out of proceeds derived from the sale of the Series 2026 Bonds.

Section 4.02 *Authorization of Bonds.* For the purpose of protecting the public health, conserving the property and advancing the general welfare of the citizens of the City, and for the purpose of defraying the cost of the Improvement Project, it is hereby declared that the interest or necessity of the City and the inhabitants thereof demand the issuance by the City of its fully registered (*i.e.*, registered as to payment of both principal and interest) revenue bonds without coupons to be designated "City of Rio Rancho Water and Wastewater System Improvement and Refunding Revenue Bonds, Series 2026" in the aggregate principal not to exceed $63,420,000; provided that the City may designate separate series of the Bonds to finance the Improvement Project and the Refunding Project as provided in the Pricing Certificate. The Bonds shall be payable and collectible, both as to principal and interest, solely from the Net Revenues of the System, and shall constitute special, limited obligations of the City.

Section 4.03 *Bond Parameters.* The Bonds shall be sold pursuant to a either a competitive or negotiated sale to the Underwriter at a sale price and upon the terms set forth in the Pricing Certificate and, if applicable, the Bond Purchase Agreement, and shall be within the parameters set forth below:

(a) The Net Effective Interest Rate on the Series 2026 Bonds shall not exceed the statutory maximum of 12%.

(b) The final maturity of the Series 2026 Bonds shall not be later than May 15, 2057.

(c) The Series 2026 Reserve Account shall be funded by deposit of a reserve account insurance policy or as otherwise provided in the Pricing Certificate.

(d) The maximum sale price of the Series 2026 Bonds shall be not more than $63,420,000, including premium payable in connection with the issuance of the Series 2026 Bonds.

(e) The Underwriter's discount shall not exceed 1% of the aggregate principal amount of the Series 2026 Bonds.

(f) The Series 2026 Bonds shall be in substantially the form set forth in this Ordinance.

Section 4.04 *Pledge of Net Revenues*. In accordance with Section 22.01 of the Master Ordinance, the City hereby designates and confirms that the Net Revenues are pledged for the payment of the Series 2026 Bonds and such other obligations of the City as may be expressly provided herein and in the Master Ordinance, with a lien on the Net Revenues on parity with the lien thereon of Parity Bonds and other obligations of the City related to Parity Bonds; provided, that the City may determine that certain Bonds allocated to costs of the Refunding Project shall be issued with a lien on the Net Revenues subordinate to the lien thereon of Parity Bonds, as provided in the Pricing Certificate.

Section 4.05 *Delegation of Authority.* Any of the Mayor, the City Manager or the City Financial Services Director, is hereby authorized pursuant to this Ordinance to approve the final terms of the Bonds as permitted by Section 6-14-10.2 NMSA 1978, and to execute and deliver the Pricing Certificate, the Bond Purchase Agreement, if applicable, and all agreements and instruments required to obtain delivery of the Reserve Account Insurance Policy, if any.

ARTICLE V
DETAILS OF SERIES 2026 BONDS; CREATION OF ACCOUNTS

Section 5.01 *Details of Series 2026 Bonds*. The Series 2026 Bonds shall be issued in an aggregate principal amount not to exceed $63,420,000. The Series 2026 shall be dated the Closing Date, shall be issued as Current Interest Bonds and shall bear interest from their date until maturity at the rates designated in the Pricing Certificate and Bond Purchase Agreement, shall be payable on November 15, 2026 and semiannually thereafter on May 15 and November 15 in each year, and shall mature on May 15 in each of the years as provided in the maturity schedule set forth in the Pricing Certificate and the Bond Purchase Agreement; provided, however, that the individual Series 2026 Bonds shall bear interest from the most recent interest payment date to which interest has been fully paid or duly provided for in full or, if no interest has been paid, from their date.

Section 5.02 *Creation of Accounts*. The following accounts are hereby established:

(a) The Series 2026 Acquisition Account is hereby established, and shall be funded on the Closing Date as provided in the Pricing Certificate.

(b) The Series 2026 Refunding Escrow Account is hereby authorized and shall be established, funded and administered as provided in the Escrow Agreement.

(c) The Series 2026 Debt Service Account is hereby established as an account within the Debt Service Fund, which may include a Series 2026A Debt Service sub-account, a Series 2026B Debt Service subaccount, and/or such other subaccounts for payment of Bonds financing the Improvement Project and Bonds financing the Refunding Project, as specified in the Pricing Certificate.

(d) The Series 2026 Reserve Account is hereby established, which may include a Series 2026A Reserve sub-account, a Series 2026B Reserve subaccount, and/or such other subaccounts for Bonds financing the Improvement Project and Bonds financing the Refunding Project, as specified in the Pricing Certificate. The Series 2025 Reserve Account or accounts shall be funded on the Closing Date as provided in the Pricing Certificate.

(e) The Series 2026 Costs of Issuance Account is hereby established, and shall be funded on the Closing Date as provided in the Pricing Certificate.

Section 5.03 *Book Entry*.

(a) The Series 2026 Bonds shall be initially issued in book-entry form as one separate bond certificate for each Maturity Date, in each instance equal to the aggregate principal amount of the Series 2026 Bonds due on the applicable Maturity Date. On the Closing Date, each such bond certificate shall be registered in the name of Cede & Co., as nominee of DTC ("Cede").

(b) Without limiting the provisions of (c) below, for such time as any Series 2026 Bond is registered in the name of Cede, the City and the Series 2026 Paying Agent shall treat, and be entitled to treat, Cede as the sole and exclusive Owner of the Series 2026 Bonds for all purposes.

(c) With respect to Series 2026 Bonds in the name of Cede, neither the City nor the Series 2026 Paying Agent shall have any responsibility or obligation to any DTC Participant or any Person on behalf of whom such a DTC Participant holds an interest in the Series 2026 Bonds. In particular and without limitation of the immediately preceding sentence, neither the City nor the Series 2026 Paying Agent shall have any responsibility or obligation with respect to (i) the accuracy of the records of DTC, Cede or any DTC Participant with respect to the ownership of Series 2026 Bonds; (ii) the delivery to any DTC Participant or any other Person, other than an Owner, of any notice with respect to the Series 2026 Bonds, including without limitation any notice of redemption; or (iii) the payment to any DTC Participant or any other Person, other than any Owner, of any amount with respect to the Series 2026 Bonds.

(d) DTC shall be entitled to request the substitution of a different nominee for Cede, and any substitution shall be accomplished by a transfer complying with the provisions of Section 6.06 of the Master Ordinance. In such event, all references herein to Cede shall mean and include such new nominees.

(e) In the event that (i) the City determines that DTC is incapable of satisfactorily discharging the responsibilities of a securities depository with respect to the Series 2026 Bonds; (ii) the City otherwise determines that it is in the best interest of the beneficial owners of the Series 2026 Bonds that the Series 2026 Bonds should no longer be maintained under the book entry system of DTC; or (iii) DTC ceases to perform the services of a securities depository with respect to the Series 2026 Bonds, then the City shall either (A) with notice thereof to DTC, appoint a successor securities depository qualified to act as such under Section 17(a) of the Securities and Exchange Act of 1934, as amended, and direct DTC to submit any Series 2026 Bonds registered in the name of Cede to the Series 2026 Paying Agent for transfer to or at the direction of the successor securities depository, or (B) notify DTC that it will cause definitive bond certificates for the Series 2026 Bonds to be available through DTC, registered in the names and manner as specified by DTC and applicable DTC Participants.

ARTICLE VI
REDEMPTION OF BONDS

The features for redemption at the option of the City and for mandatory sinking fund redemption of the Series 2026 Bonds shall be as provided in the Pricing Certificate.

ARTICLE VII
FORM OF THE BONDS

The Series 2026 Bonds, Registrar's Certificate of Authentication, and the Form of Assignment shall be in substantially the following forms, with such changes therein as are not inconsistent with this Bond Ordinance and as may be modified in the Pricing Certificate.

(Form of Series 2026 Bond)

UNITED STATES OF AMERICA
STATE OF NEW MEXICO
COUNTY OF SANDOVAL

No. _____ $_____

CITY OF RIO RANCHO
WATER AND WASTEWATER SYSTEM
IMPROVEMENT AND REFUNDING REVENUE BOND, SERIES 2026

INTEREST RATE	MATURITY DATE	SERIES DATE	CUSIP
% per annum	_____, ____	_____, 2026	

REGISTERED OWNER:

PRINCIPAL AMOUNT:

The City of Rio Rancho (herein "City"), in the County of Sandoval and State of New Mexico, for value received, hereby promises to pay upon presentation and surrender of this bond, solely from the special funds provided therefor as hereinafter set forth, to the registered owner named above, or registered assigns, on the Maturity Date specified above (unless this bond, if subject to prior redemption, shall have been called for prior redemption in which case on such redemption date), upon the presentation and surrender hereof at the Albuquerque Office of BOKF, NA, or its successor (herein the "Paying Agent"), the Principal Amount stated above, in lawful money of the United States of America, and to pay to the registered owner hereof as of the Regular Record Date (being the first business day of the calendar month preceding each regularly scheduled interest payment date as defined in Ordinance No. __, Enactment No. ___, adopted _____, 2026, which authorizes this bond (and which, together with Ordinance No. 59, Enactment No. 94-059 adopted by the City Council on December 14, 1994, as amended by Ordinance No. 13, Enactment No. 95-013 adopted by the City Council on May 17, 1995 and by Substitute Ordinance No. 25, Enactment No. 98-028 adopted by the City Council on November 18, 1998, and as further amended by Ordinance No. 16, Enactment No. 17-18 adopted by the Council on August 9, 2017, is referred to herein as the "Bond Legislation"), by check or draft mailed to such registered owner, on or before each interest payment date as hereinafter provided (or, if such interest payment date is not a business day, on or before the next succeeding business day), at the address as it last appears on the Regular Record Date on the registration books kept for that purpose by the office of BOKF, NA, Albuquerque, New Mexico, as registrar (i.e., transfer agent) for the bonds, or its successor (herein the "Registrar") or by such other arrangement as may be agreed to by the Paying Agent and the registered owner hereof, and interest on the Principal Amount in lawful money of the United States of America from the Series Date specified above or the most recent interest payment date to which interest has been fully paid or duly provided for in full (as more fully provided in the Bond Legislation) until maturity at the per annum Interest Rate specified above, payable on November 15, 2026 and semiannually thereafter on May 15 and November 15 in each year. Any such interest not so timely paid or duly provided for shall cease to be payable to the registered owner as of the Regular Record Date and shall be payable to the registered owner as of a special record date, as further provided in the Bond Legislation. If, upon presentation and surrender to the Paying Agent at or after maturity or on a designated prior redemption date on which the City may have exercised its right to prior redeem this bond pursuant to the Bond Legislation, payment of this bond is not made as herein provided, interest hereon shall continue at the rate herein designated until the principal hereof is paid in full. If the Bonds are issued in book-entry only form, an authorized officer of the City and the applicable securities depository ("Depository") may make other arrangements for the payments on the Bonds.

The bonds of the series of which this bond is a part maturing on and after May 15, 20___ are subject to prior redemption at the City's option in one or more units of principal of $5,000 on and after May 15, 20___ in whole or in part at any time, in such order of maturities as the City may determine (and by lot if less than all of the Bonds of

such maturity is called, such selection by lot to be made by the Registrar in such manner considered appropriate and fair), for the principal amount of each $5,000 unit of principal so redeemed plus accrued interest to the redemption date. Redemption shall be made upon notice by electronic means or by first-class, postage prepaid mail to each registered owner of each bond selected for redemption as shown on the registration books kept by the Registrar in the manner and upon the conditions provided in the Bond Legislation.

The bonds of the series of which this bond is one are fully registered (i.e., registered as to payment of both principal and interest), and are issuable in the denomination of $5,000 or any denomination which is an integral multiple of $5,000 (provided that no bond may be in a denomination which exceeds the principal coming due on any maturity date and no individual bond will be issued for more than one maturity). Upon surrender of any of such bonds at the Registrar with a written instrument satisfactory to the Registrar duly executed by the registered owner or his duly authorized attorney, such bond may, at the option of the registered owner or his duly authorized attorney, be exchanged for an equal aggregate principal amount of such bonds of the same maturity of other authorized denominations, subject to such terms and conditions as set forth in the Bond Legislation.

This bond is fully transferable by the registered owner hereof in person or by his duly authorized attorney on the registration books kept by the Registrar upon surrender of this bond together with a duly executed written instrument of transfer satisfactory to the Registrar. Upon such transfer a new fully registered bond of authorized denomination or denominations of the same aggregate principal amount and maturity will be issued to the transferee in exchange for this bond, subject to such terms and conditions as set forth in the Bond Ordinance. The City and the Registrar and Paying Agent may deem and treat the person in whose name this bond is registered as the absolute owner hereof for the purpose of making payment and for all other purposes.

This bond is one of a series of bonds designated “City of Rio Rancho Water and Wastewater System Improvement and Refunding Revenue Bonds, Series 2026” of like tenor and date, except as to interest rate, number and maturity, authorized for the purpose of financing costs of improvements to the Water and Wastewater Utility System owned and operated by the City, refinancing, paying and discharging certain maturities of the City of Rio Rancho, New Mexico Water and Wastewater Utility Refunding Revenue Bonds, Series 2015, New Mexico Finance Authority Loan No.s 3518-PP(A) and 3518-PP(B), and New Mexico Finance Authority Loan No. 3541-PP; funding a debt service reserve account and/or purchasing a reserve account insurance policy, and paying costs of issuance of the Series 2026 Bonds.

This bond is issued pursuant to and in strict compliance with the Constitution and laws of the State of New Mexico.

This bond does not constitute an indebtedness of the City within the meaning of any constitutional or statutory provision or limitation, shall not be considered or be held to be a general obligation of the City, and is payable and collectible solely out of the Water and Wastewater System Net Revenues (as defined in the Bond Legislation) pursuant to the pledge made by and as defined in the Bond Legislation, which revenues

are so pledged; and the holder of this bond may not look to any general or other fund for the payment of the principal and interest on this obligation, except the special funds pledged therefor. For a description of the funds, the nature and extent of the security afforded thereby for the payment of the principal of and interest on the bonds, and other details concerning the bonds, reference is made to the Bond Legislation. The bonds of the series of which this bond is one are equally and ratably secured by a lien on the Water and Wastewater System Net Revenues; the bonds of the series of which this bond is one constitute an irrevocable and first lien, but not necessarily an exclusive [first lien, upon the Water and Wastewater System Net Revenues. Bonds and other obligations, in addition to the series of which this bond is one, may be issued and made payable from the Water and Wastewater System Net Revenues having a lien thereon inferior and junior to the lien or, subject to designated conditions, or having a lien thereon on parity with the lien of the bonds of the series of which this bond is one, in accordance with the provisions of the Bond Legislation.

The City covenants and agrees with the registered owner of this bond and with each and every person who may become the registered owner hereof that it will keep and perform all of the covenants of the Bond Legislation.

This bond is subject to the conditions, and every registered owner hereof by accepting the same agrees with the obligor and every subsequent registered owner hereof that the principal of and the interest on this bond shall be paid, and this bond is transferable, free from, and without regard to, any equities between the obligor and the original or any intermediate registered owner hereof for any setoffs or cross-claims.

It is further certified, recited and warranted that all the requirements of law have been fully complied with by the Governing Body and officers of the City in the issuance of this bond; and that it is issued pursuant to and in strict conformity with the Constitution and laws of the State of New Mexico, and particularly the terms and provisions of Sections 3-31-1 through 3-31-12 NMSA 1978, as amended, and all laws thereunto enabling and supplemental thereto.

This bond shall not be valid or obligatory for any purpose until the Registrar shall have manually signed the certificate of authentication herein.

IN WITNESS WHEREOF, the City of Rio Rancho has caused this bond to be signed, subscribed, and executed and attested with the facsimile signatures of its Mayor and its City Clerk, respectively; has caused the facsimile of its corporate seal to be affixed on this bond, all as of the Series Date.

(Facsimile Signature)
MAYOR

(FACSIMILE SEAL)

Attest: (Facsimile Signature)
CITY CLERK

(Form of Registrar's Certificate of Authentication)

REGISTRAR'S CERTIFICATE OF AUTHENTICATION

Date of Authentication: _____

This is one of the bonds described in the within-mentioned Bond Legislation, and this bond has been duly registered on the registration books kept by the undersigned as Registrar for such Bonds.

BOKF, NA
as Registrar

By: _____
Authorized Officer

(End of Form of Registrar's Certificate of Authentication)

(Form of Assignment)

ASSIGNMENT

For value received, _____ hereby sells, assigns and transfers unto _____ the within bond and hereby irrevocably constitutes and appoints _____ attorney, to transfer the same on the books of the Registrar, with full power of substitution in the premises.

Signature Guaranteed:

_____

_____

Dated:_____

_____
Name and Address of Transferee

_____
_____

Social Security Number or other
Tax Identification Number

_____
_____

(End of Form of Assignment)

(End of Form of Series 2026 Bond)

ARTICLE VIII
PAYING AGENT, REGISTRAR AND ESCROW AGENT

BOKF, NA, Albuquerque, New Mexico is appointed as Paying Agent and Registrar for the Series 2026 Bonds, and as escrow agent for the Refunding Project.

ARTICLE IX
SALE OF THE BONDS

The Series 2026 Bonds shall be sold to the Underwriter by either competitive or negotiated sale, with prices, maturity dates, principal amounts, interest rates,

redemption features and other terms and conditions as determined and specified in the Pricing Certificate. If it is determined that the Series 2026 Bonds will be sold in a competitive sale, the form of the Notice of Sale shall be approved by either the City Manager or City Financial Services Director, in consultation with the Municipal Advisor and Bond Counsel.

ARTICLE X
MASTER ORDINANCE

Section 10.01 *Parameters*. It is found and determined that the terms established for the Series 2026 Bonds in this Bond Ordinance are within the parameters and guidelines of the Master Ordinance, as supplemented and amended.

Section 10.02 *Governing Instruments*. The Series 2026 Bonds are governed by the Master Ordinance as supplemented and amended by this Bond Ordinance which is adopted as an ordinance of the City, and as supplemented by the Pricing Certificate.

ARTICLE XI
SEVERABILITY

Section 11.01 *Severability*. If any Section, paragraph, clause or provision of this Bond Ordinance shall for any reason be held invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Bond Ordinance.

Section 11.02 *Headings*. The headings used in this Bond Ordinance are for convenience only, and shall not be construed as modifying the text.

ARTICLE XII
ORDINANCE IRREPEALABLE

After the Bonds are issued, this Bond Ordinance shall be and remain irrepealable until the principal of and interest on the Series 2026 Bonds are fully paid and the Bonds are canceled or there has been defeasance of the Series 2026 Bonds as provided in the Bond Legislation.

ARTICLE XIII
REPEALER CLAUSE

All bylaws, orders, resolutions and ordinances, or parts thereof, inconsistent with the Master Ordinance as supplemented and amended by this Bond Ordinance are repealed to the extent of such inconsistency. This Ordinance supersedes and repeals Ordinance No. 26, Enactment No. 25-21. This repealer shall not be construed to revive any bylaw, order or resolution, or part thereof, previously repealed.

ARTICLE XIV
ADDITIONAL DELEGATED POWERS

The officers of the City are authorized and directed to take all action necessary or appropriate to effectuate the provisions of this Bond Ordinance including, without limiting the generality of the foregoing, the execution of the Escrow Agreement, the Continuing Disclosure Undertaking, the printing of the Series 2026 Bonds, the preparation, execution and delivery to the Underwriter of the Series 2026 Bonds of a Preliminary Official Statement and Official Statement, the execution of such other certificates and other documents as may be reasonably required by the Underwriter or Bond Counsel including, but not necessarily limited to, the absence and existence of factors affecting the exemption of interest on the Series 2026 Bonds from federal income taxation, as applicable. The form of the Preliminary Official Statement presented in connection with this Ordinance is hereby approved, and its use and distribution of the Preliminary Official Statement in connection with the sale of the Bonds to the public is hereby authorized.

ARTICLE XV
CONTINUING DISCLOSURE OBLIGATION OF CITY

Any Authorized Officer of the City is authorized to sign such documents with respect to the City's continuing disclosure obligations as are necessary or desirable to comply with the Continuing Disclosure Undertaking and requirements of Rule 15c2-12 promulgated by the Securities and Exchange Commission under the Securities Exchange Act of 1934, as amended.

ARTICLE XVI
EFFECTIVE DATE AND
GENERAL SUMMARY FOR PUBLICATION

Upon due adoption of this Bond Ordinance, it shall be recorded and preserved by the City Clerk, authenticated by the signature of the Mayor and City Clerk, and the seal of the City impressed hereon, and the title and a general summary of the subject matter contained in this Bond Ordinance (set out below) shall be published in a newspaper which is of general circulation in the City. This Bond Ordinance shall be in full force and effect 10 days after adoption.

Pursuant to Section 3-17-5 NMSA 1978, as amended, the title and a general summary of the subject matter contained in this Bond Ordinance shall be published in substantially the following form:

(Form of Summary of Ordinance for Publication)

City of Rio Rancho, New Mexico

Notice of Adoption of Ordinance No. _____, Enactment No. _____

Notice is hereby given of the title and of a general summary of the subject matter contained in Ordinance No. ____, Enactment No. _____, duly adopted and

approved by the Governing Body of the City of Rio Rancho, New Mexico on _____2026 (the "Ordinance"). Complete copies of the Ordinance are available for public inspection during the normal and regular business hours of the City Clerk, City of Rio Rancho, 3200 Civic Center Circle NE, Rio Rancho, New Mexico 87144.

The title of this Ordinance is:

AN 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 CONTINUNING 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.

A general summary of the subject matter of the Ordinance is contained in the title.

A COMPLETE COPY OF THE ORDINANCE IS ON FILE IN THE OFFICE OF THE CITY CLERK OF THE CITY OF RIO RANCHO, 3200 CIVIC CENTER CIRCLE NE, RIO RANCHO, NEW MEXICO, AND IS AVAILABLE FOR INSPECTION AND/OR

PURCHASE DURING REGULAR OFFICE HOURS. THE NOTICE ALSO CONSTITUTES COMPLIANCE WITH SECTIONS 6-14-4 THROUGH 6-14-7 NMSA 1978.

WITNESS my hand and the Seal of the City of Rio Rancho, New Mexico as of _____, 2026.

_____
City Clerk

(S E A L)

(End of Summary of Ordinance for Publication)

PASSED, APPROVED AND ADOPTED THIS ____DAY OF _____, 2026.

GOVERNING BODY OF THE
CITY OF RIO RANCHO, NEW MEXICO

[SEAL]

By _____
Mayor

ATTEST:

By _____
City Clerk

EXHIBIT A

Affidavit of Publication of Notice of Proposed Ordinance

C.I.F. Water Production Requests

Booster Station and Transmission Line Well 17 **$6,971,408**

Design and construct a booster station at Well 17 located off Wellspring Boulevard just west of Unser Boulevard. The booster station will allow water to be pumped to Tank 6 which serves a much larger portion of the city. Tank 6 can move...

Drill S25 (Locuma Road/Chayote Road property owned by Utilities) or Well 15 Mariposa **$4,650,000**

Drill S25 (Locuma Road/Chayote Road city owned property) or Equip Well 23. Additional water capacity is needed due to population growth.FY2029: HydrogeologyFY2030: Phase 1 DrillingFY2031: Phase 2 Design and build-out of equipment and treatment...

Equipment for Water Production, Treatment, and Distribution **$221,392**

Major equipment for water production, water treatment, and water distribution systems.

Install/Replace Water Lines **$41,432,998**

Design and construct new and replacement waterlines based on infrastructure assessments, growth needs and concurrent with scheduled road construction.

Northern Boulevard and North Hills Waterline **$5,853,035**

Design and construct a 24-inch waterline replacement in Northern Boulevard and Unser Boulevard. The existing 24 inch ductile iron waterline is corroding due to soil conditions and needs to be replaced to mitigate the risk of a waterline break and...

Pressure Reducing Valves (PRVs) **$305,000**

New and replacement Pressure Reducing Valves (PRVs). A Pressure Reducing Valve (PRV) is an automatic control valve designed to reduce a higher, unregulated inlet pressure to a constant, reduced downstream (outlet) pressure regardless of variations...

Redrill Well 4 **$14,586,144**

Plan, design, construct and equip Well 4 located on the southeast corner of Broadmoor Boulevard and Superstition Drive. The project consists of re-drilling Well 4 and equipping the well site to replace 600 gallons per minute (gpm) capacity with a...

Redrill Well 9 and Equip for Arsenic Removal **$14,214,675**

Plan, design and construct a new Well 9 (OSE Pumping Permit RG-26259). Well 9 is currently permitted to produce up to 2,419 acre-feet per annum. The project consists of drilling a new replacement Well 9, installing a new pump and variable...

Renovate/Paint Water Storage Tanks **$4,520,000**

Renovate, rehabilitate and/or paint water storage tanks. Water Tanks 3, 12W, and Tank 9 have been renovated or replaced as part of the renovation program thus far. Water storage tanks should undergo light rehabilitation every 20 years and...

Sodium Hypochlorite Systems at Well Sites **$2,908,377**

Replace sodium hypochlorite systems at well sites, more specifically electro-chemical generation for water disinfection. Utilities staff has developed a tentative schedule of well sites. Locations are subject to change based on need....

Unser Boulevard Water Line City Center Tank to Tank 15 **$4,955,544**

The Unser Boulevard water transmission line from the City Center Tank (4 Milllion Gallon Water Tank) along Unser Boulevard to Tank 15 (3 Million Gallon Water Tanks) near Unser Boulevard and NM 550 is necessary to transfer water to the Mariposa,...

Water Level Monitoring Wells **$100,000**

Installation of water level monitoring wells. The City is required to monitor groundwater levels as part of the OSE permit. Tentative site order:Well 12Well 6

Water Rights	**$17,342,002**
Ongoing water rights acquisition to meet Office of the State Engineer (OSE) permit requirements.	
Water Utility Vehicles and Heavy Equipment	**$2,853,342**
Vehicles and heavy equipment used for repair and maintenance of water infrastructure. Annual budgets may include vehicles for Utility Administration, Engineering, and Customer Service operations as well as heavy equipment such as hydroexcavator...	
Well 8 Property Acquisition	**$300,000**
Acquire land for pond and future replacement well facility.	
Well Site Security and SCADA	**$968,035**
Well site security and SCADA improvements. Well site security ranges from hardening areas with fencing and concrete masonry unity walls to integration and control improvements for cybersecurity resilience.	

Total: $122,181,952

C.I.F. Wastewater Requests

Equipment for Wastewater Operations	**$330,404**

Major equipment for wastewater collection, treatment, and outfall operations.

Install/Replace Sanitary Sewer Lines and Force Mains	**$12,437,715**

Design and construct new and replacement sanitary sewer lines and force mains based on infrastructure assessments, growth needs and concurrent with scheduled road construction.

Laboratory	**$1,000,000**

A new laboratory facility will be needed for wastewater sampling in order to meet Environmental Protection Agency (EPA) and New Mexico Environment Department (NMED) requirements. The water system's sampling has increased as the city's population...

Lift Station 2 Replacement	**$4,000,000**

Lift Station 2, located on Southern Boulevard and Nicklaus Drive, is in conflict with the Southern Boulevard reconstruction project from Golf Course Road to Southern Boulevard. The relocation design was started under the roadway project but has...

Lift Station 21 Improvements	**$1,115,235**

Lift Station 21 near Riverside Drive and NM 528 needs improvements to keep up with the population growth in the area and to prevent spills near the Rio Grande River by Rivers Edge 2. The lift station was constructed between 2001 and 2003 and...

Lift Station 22 Improvements and Force Mains	**$15,178,901**

Design and construct a new Lift Station 22 as an upgrade to the existing Lift Station 22 located near Corrales Road and NM 528. The new Lift Station 22 located adjacent to the existing lift station will allow sewage to be pumped directly to WWTP 2...

Security and SCADA Improvements at WWTPs and Lift Stations	**$622,278**

Security improvements at Wastewater Treatment Plants (WWTPs) and lift stations, including servers, electronics, and hardening/SCADA.

Wastewater Treatment Plant (WWTP) 2 Biological Nutrient Removal or Membrane Bioreactor (MBR) Expansion	**$25,625,000**

Biological Nutrient Removal or Membrane Bioreactor (MBR) Expansion at Wastewater Treatment Plant (WWTP) 2. The Stantec (MWH) masterplan report recommended rehabilitation of the WWTP 2 Bioreactors, New Headwork Facilities, and Odor Control due to...

Wastewater Treatment Plant (WWTP) 2 Headworks	**$31,501,579**

Wastewater Treatment Plant (WWTP) 2 Headworks is reaching the end of its design life after 20+ years of service and must be upgraded to properly remove and screen out grit and waste upfront of the plants aeration systems to maintain the...

Wastewater Treatment Plant (WWTP) 5 Headworks, Membranes and Equipment Expansion	**$2,234,743**

Plan, design and construct improvements to Wastewater Treatment Plant (WWTP) 5 including headwords screening improvements, additional membranes and associated equipment, aeration basin improvements, infiltration gallery improvements and SCADA and...

Wastewater Treatment Plant (WWTP) 5 Membrane Bioreactor (MBR) Expansion or Lift Station	**$7,000,000**

New membrane bioreactor (MBR) trains, process basins, operation buildings (permeate pumps, electrical, blower, laboratory, 2 offices), equipment, solids handling building, reuse tank, reuse water pump station, and additional facilities are needed...

Wastewater Vehicles and Heavy Equipment	**$4,773,559**

Vehicles and heavy equipment used for repair and maintenance of wastewater and recycled water infrastructure. Annual budgets may include vehicles and heavy equipment such as wastewater hydroexcavator trucks, tanker trucks, and dump trucks for...

Total: $105,819,414

Recycle Water Requests

Injection Wells and Advanced Water Treatment Facility	**$5,093,769**

Injection Wells and Advanced Water Treatment Facility. Location to be determined.

Total: $5,093,769

Information Technologies Requests

Enterprise Resource Planning (ERP) Software	**$5,525,714**

Update/upgrade the City's Enterprise Resource Planning (ERP) Software used to manage core business systems and processes.

Security Cameras and Badge Access	**$232,278**

Security camera equipment and installation in progress at Esther Bone Library and Veteran's Memorial Park.Badge access system in progress at Fire Station 6 and PD Headquarters. Future SitesSecurity Cameras:Haynes Parks. Estimated cost:...

Total: $5,757,992

PRELIMINARY OFFICIAL STATEMENT DATED _____, 2026

This Preliminary Official Statement and the information contained herein are subject to completion and amendment. Under no circumstances shall the Preliminary Official Statement constitute an offer to sell or the solicitation of an offer to buy nor shall there be any sale of these securities in any jurisdiction in which such offer, solicitation or sale would be unlawful prior to registration or qualification under the securities laws of such jurisdiction.

NEW ISSUE **RATING: S&P – "___-"**
Book-Entry Only

In the opinion of Modrall, Sperling, Roehl, Harris & Sisk, P.A., Bond Counsel, under existing laws, regulations, rulings and judicial decisions, and assuming compliance with certain covenants described in "TAX EXEMPTION" herein, interest on the Bonds (including original issue discount treated as interest) (a) is excludable from the gross income of the recipients thereof for federal income tax purposes, under Section 103 of the Internal Revenue Code of 1986, as amended, and (b) is not a specific item of tax preference for purposes of the federal alternative minimum tax under the Code; however, interest on the Bonds is included in the "adjusted financial statement income" of certain corporations that are subject to the alternative minimum tax under Section 55 of the Code. Bond Counsel is also of the opinion based on existing laws of the State of New Mexico as enacted and construed that interest on the Bonds is exempt from all taxation by the State of New Mexico or any political subdivision thereof. For a more complete description of such opinion of Bond Counsel and a description of certain provisions of the Internal Revenue Code of 1986, as amended, which may affect the federal tax treatment of interest on the Bonds for certain owners of such Bonds, see "TAX EXEMPTION" herein.

$63,400,000*
CITY OF RIO RANCHO, NEW MEXICO
Water and Wastewater System Improvement and Refunding Revenue Bonds, Series 2026

Dated: Date of Delivery **Due: May 15, as shown on inside cover**

The City of Rio Rancho, New Mexico Water and Wastewater System Improvement and Refunding Revenue Bonds, Series 2026 (the "Series 2026 Bonds" or the "Bonds") are being issued as fully registered bonds to be sold in denominations of $5,000 or any integral multiple thereof. The Depository Trust Company, New York, New York ("DTC") will act as securities depository for the Series 2026 Bonds through its nominee, Cede & Co. One fully registered bond equal to the principal amount of each maturity of the Series 2026 Bonds will be registered in the name of Cede & Co. Individual purchases of Series 2026 Bonds will be made in book-entry form only and beneficial owners of the Series 2026 Bonds will not receive physical delivery of bond certificates, except as described herein. Upon receipt of payments of principal and interest, DTC will remit such payments to its participants for subsequent disbursement to the beneficial owners of the Series 2026 Bonds.

The Series 2026 Bonds are being issued pursuant to the general laws of the State of New Mexico, including Sections 3-31-1 to 3-31-12 New Mexico Statutes Annotated 1978, as amended (the "Act"), and enactments of the Governing Body of the City (the "Governing Body") relating to the issuance of the Series 2016 Bonds, including the Master Ordinance and the Bond Ordinance (both as defined herein). Principal of and interest on the Series 2026 Bonds will be payable to DTC, or its nominee, as owner of the Series 2026 Bonds, by BOKF, NA, Albuquerque, New Mexico, as Paying Agent and Registrar. Interest on the Series 2026 Bonds is payable on May 15 and November 15 of each year in which the Series 2026 Bonds are outstanding, commencing November 15, 2026.

See Inside Cover Page for Maturities, Principal Amounts, Interest Rates, Prices, Yields and CUSIP Numbers

The Series 2026 Bonds maturing on and after May 15, 20__ are subject to redemption prior to maturity at the option of the City, in whole or in part, at any time on or after May 15, 20__ at the redemption price of 100% of the principal amount of the Bonds, plus accrued interest, if any, to the date fixed for redemption.

The Series 2026 Bonds are being issued for the purpose of financing (i) costs of improving the Water and Wastewater Utility System owned and operated by the City, (ii) the refinancing, defeasing, paying and redeeming certain maturities 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), and (C) New Mexico Finance Authority Loan No. 3541-PP; (3) the funding of a debt service reserve account and/or a Reserve Account Insurance Policy; and (4) costs pertaining to issuance of the Series 2026 Bonds.

The Series 2026 Bonds, together with the interest accruing thereon, will be payable and collectible solely out of Net Revenues. Net Revenues consist of all income and revenue directly or indirectly derived from the operation and use of the System, less Operation and Maintenance Expenses, all as herein defined. Upon issuance, the owners of the Series 2026 Bonds may not look to any general or other funds of the City for the payment of the principal of or interest and premium, if any, on such obligations, except for the Net Revenues. The Series 2026 Bonds do not constitute an indebtedness of the City within the meaning of any charter or statutory provision or limitation, nor will they be considered or held to be general obligations of the City. Neither the full faith and credit of the City nor the general taxing power or general resources of the City, the State of New Mexico or any political subdivision or public agency thereof is pledged to the payment of the Series 2026 Bonds.

In connection with the issuance of the Series 2026 Bonds, the City will commit to provide certain annual information and notice of certain events as described herein under the caption "CONTINUING DISCLOSURE UNDERTAKING."

Certain legal matters will be passed on by Modrall, Sperling, Roehl, Harris & Sisk, P.A., Albuquerque, New Mexico, as Bond Counsel. Certain legal matters will also be passed on for the City by the office of the City Attorney. Modrall, Sperling, Roehl, Harris & Sisk, P.A., has also acted as special counsel to the City in connection with the preparation of this Official Statement. Certain legal matters will be passed on by

_____, as counsel to the Underwriter. RBC Capital Markets, LLC serves as Financial Advisor to the City. It is expected that the Series 2026 Bonds will be delivered to DTC in New York, New York on or about _____, 2026.

Dated: _____, 2026

_____

*Preliminary; subject to change.

MATURITY SCHEDULE

$63,400,000*
CITY OF RIO RANCHO, NEW MEXICO
Water and Wastewater System Improvement and Refunding Revenue Bonds,
Series 2026

Maturity Date (May 15)	Principal Amount*	Interest Rate	Yield	Price	CUSIP No.**
2027					
2028					
2029					
2030					
2031					
2032					
2033					
2024					
2035					
2036					
2037					
2038					
2039					
2040					
2041					
2042					
2043					
2044					
2045					
2046					

* Preliminary, subject to change.

** CUSIP® is a registered trademark of the American Bankers Association. CUSIP Global Services ("CGS") is managed on behalf of the American Bankers Association by FactSet Research Systems Inc. Copyright(c) 2025 CGS. All rights reserved. CUSIP® data herein is provided by CGS. This data is not intended to create a database and does not serve in any way as a substitute for the CGS database. CUSIP® numbers are provided for convenience of reference only. None of the District, the Underwriters or their agents or counsel assume responsibility for the accuracy of such numbers.

CITY OF RIO RANCHO, NEW MEXICO

Mayor

Greggory D. Hull

Governing Body

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

ADMINISTRATION

City Manager	Mathew Geisel
City Clerk	Noel Davis
Director of Financial Services	Stephanie Yara
City Attorney	Joshua Rubin
Utilities Director	Steve Gallegos

MUNICIPAL ADVISOR

RBC Capital Markets, LLC
6301 Uptown Boulevard, N.E., Suite 110
Albuquerque, New Mexico 87110
(505) 872-5999

BOND COUNSEL & DISCLOSURE COUNSEL

Modrall, Sperling, Roehl, Harris & Sisk, P.A.
500 Fourth Street N.W., Suite 1000
P.O. Box 2168 (87103-2168)
Albuquerque, New Mexico 87110
(505) 848-1800

PAYING AGENT/REGISTRAR AND REFUNDING ESCROW AGENT

BOKF, NA
100 Sun Ave. NE, Suite 500
Albuquerque, New Mexico 87109

VERIFICATION AGENT

Causey, Demgen and Moore, P.C.

For purposes of compliance with Rule 15c2-12 ("Rule 15c2-12") of the United States Securities and Exchange Commission (the "SEC"), this document constitutes an Official Statement of the City with respect to the Bonds that has been "deemed final" by the City as of its date, except for the omission of no more than the information permitted by Rule 15c2-12.

No dealer, broker, salesperson or other person has been authorized by the City of Rio Rancho, New Mexico (the "City") to give any information or to make any statements or representations, other than those contained in this Official Statement, and, if given or made, such other information, statements or representations must not be relied upon as having been authorized. This Official Statement, which includes the cover page and appendices thereto, does not constitute an offer to sell or solicitation of an offer to buy any of the Bonds in any jurisdiction in which such offer or solicitation is not authorized, or in which any person making such offer or solicitation is not qualified to do so, or to any person to whom it is unlawful to make such offer or solicitation in such jurisdiction. This Official Statement contains, in part, estimates and matters of opinion that are not intended as statements of fact, and no representation or warranty is made as to the correctness of such estimates and opinions or that they will be realized.

The information contained in this Official Statement has been obtained from the City and other sources which are deemed to be reliable. The Municipal Advisor and the Underwriter have reviewed the information in this Official Statement in accordance with, and as part of, their respective responsibilities to investors under the federal securities laws as applied to the facts and circumstances of this transaction, but the Municipal Advisor and the Underwriter do not guarantee the accuracy or completeness of such information. The information in this Official Statement is subject to change without notice, and neither the delivery of this Official Statement nor any sale hereunder shall, under any circumstances, create any implication that there has been no change in the affairs of the City or others since the date hereof.

This Official Statement contains statements relating to future results that are "forward-looking statements" as defined in the Private Securities Litigation Reform Act of 1995, as amended. When used in this Official Statement, the words "estimate," "intend," "expect" and similar expressions identify forward-looking statements. Any forward-looking statement is subject to uncertainty and risks that could cause actual results to differ, possibly materially, from those contemplated in such forward-looking statements. Inevitably, some assumptions used to develop forward-looking statements will not be realized or unanticipated events and circumstances may occur. Therefore, investors should be aware that there are likely to be differences between forward-looking statements and actual results; those differences could be material.

The Bonds have not been registered under the Securities Act of 1933, as amended, in reliance upon exemptions contained in such Act, nor have the Bonds been registered or qualified in any state. Neither the SEC nor any other federal, state, municipal or other governmental entity, nor any agency or department thereof, has passed upon the merits of the Bonds or the accuracy or completeness of this Official Statement. Any representation to the contrary may be a criminal offense.

IN CONNECTION WITH THIS OFFERING, THE UNDERWRITER MAY OVER-ALLOT OR EFFECT TRANSACTIONS WHICH STABILIZE THE MARKET PRICE OF THE BONDS AT A LEVEL ABOVE THAT WHICH MIGHT OTHERWISE PREVAIL IN THE OPEN MARKET. SUCH STABILIZING, IF COMMENCED, MAY BE DISCONTINUED AT ANY TIME.

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OFFICIAL STATEMENT

$63,400,000*
CITY OF RIO RANCHO, NEW MEXICO
Water and Wastewater System Improvement and Refunding Revenue Bonds,
Series 2026

INTRODUCTION

Generally

This Official Statement, which includes the cover page and appendices hereto, provides certain information in connection with the offer and sale by the City of Rio Rancho, New Mexico (the "City") of its Water and Wastewater System Improvement and Refunding Revenue Bonds, Series 2026 (the "Series 2026 Bonds" or the "Bonds") in the original principal amount of $63,400,000.* Capitalized terms used herein and not defined have the meanings specified in City Ordinance No. ___Enactment No. 26-___ adopted by the City on March 12, 2026 (the "Bond Parameters Ordinance"), Ordinance No. 59, Enactment No. 94-059 adopted by the Council on December 14, 1994, as supplemented and amended by Ordinance No. 13, Enactment No. 95-013 adopted by the Council on May 17, 1995, Substitute Ordinance No. 25, Enactment No. 98-028 adopted by the Council on November 18, 1998, and by Ordinance No. 16, Enactment No. 17-18 adopted on August 9, 2017 (collectively, the "Master Ordinance" and, together with the Bond Parameters Ordinance, the "Bond Ordinance"). See "THE SERIES 2026 BONDS" and "SECURITY AND SOURCES OF PAYMENT."

This introduction is not a summary of this Official Statement. It is only a brief description of and guide to, and is qualified by, more complete and detailed information contained in the entire Official Statement, including the cover page and appendices hereto, and the documents summarized or described herein. A full review should be made of the entire Official Statement. The offering of Series 2026 Bonds to potential investors is made only by means of the entire Official Statement.

The City of Rio Rancho

The City is a political subdivision of the State of New Mexico (the "State"), organized and existing under the Constitution, and general laws of the State. The City was incorporated in 1981, operates under a Council-Manager form of government with the Mayor elected at large, and is located in central New Mexico, adjacent to the City of Albuquerque, which is New Mexico's largest city. The City has a land area of approximately 105 square miles. Rio Rancho is the third largest city in New Mexico and over the last 3 decades has been one of the fastest growing cities in the nation, with a current population of 112,358. The City's Fiscal Year ends June 30 and is referred to in this Official Statement as the "Fiscal Year."

*Preliminary; subject to change.

Purposes of the Series 2026 Bonds

The Series 2026 Bonds are being issued for the purpose of financing (i) costs of improving the Water and Wastewater Utility System owned and operated by the City, (ii) the refinancing, defeasing, paying and redeeming certain maturities 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), and (C) New Mexico Finance Authority Loan No. 3541-PP; (3) the funding of a debt service reserve account and/or a Reserve Account Insurance Policy; and (4) costs pertaining to issuance of the Series 2026 Bonds.

Authority for Issuance

The Series 2026 Bonds are being issued under the authority of and pursuant to the Constitution and laws of the State of New Mexico, including Sections 3-31-1 to 3-31-12 NMSA 1978, as amended, the powers of the City as a home rule city under authority given by the Constitution of the State and the City Charter and all enactments of the Governing Body relating to the issuance of the Series 2026 Bonds, including the Bond Ordinance.

Sources of Payment for the Series 2026 Bonds

Special Limited Obligations

The Series 2026 Bonds will be special, limited obligations of the City, payable solely from Net Revenues (defined below), proceeds of the Series 2026 Bonds, amounts on deposit in certain funds and accounts established and held under the Bond Ordinance, including the Series 2026 Reserve Account, and the earnings thereon. See "SECURITY AND SOURCES OF PAYMENT."

All of the Series 2026 Bonds, together with the interest accruing thereon, shall be payable and collectible solely out of the Net Revenues, which are irrevocably so pledged by the Bond Ordinance. **The registered owner or owners of the Series 2026 Bonds may not look to any general or other fund for the payment of the principal of or interest on such obligations, except the designated special funds pledged therefor.** The Series 2026 Bonds shall not constitute an indebtedness or a debt within the meaning of any constitutional or statutory provision or limitation; nor shall they be considered or held to be general obligations of the City; and each of the Series 2026 Bonds shall recite that it is payable and collectible solely from the Net Revenues, the income from which is so pledged, and that the registered owner thereof may not look to any general or other fund for the payment of principal and interest on the Series 2026 Bonds.

Net Revenues

The Series 2026 Bonds are special, limited obligations of the City and are payable as to principal, interest and premium, if any, exclusively from the Net Revenues. The Series 2026 Bonds constitute a first lien (but not an exclusive first lien) on the Net Revenues, with priority over the lien of any subordinate bonds to be issued separately under the Master Ordinance. Net Revenues are defined in the Master Ordinance to mean the Gross Revenues of the System after deducting Operation and Maintenance Expenses. Gross Revenues include all income and revenues directly or indirectly derived by the City from the operation and use of the System. Operation and Maintenance Expenses include all reasonable and necessary current expenses of the System, paid or accrued, related to operating, maintaining and repairing the System.

Pursuant to the Master Ordinance, the City has covenanted to fix rates and collection charges in connection with the use of the System and to increase such rates and other charges from time to time if and when necessary to produce (a) Gross Revenues of the System sufficient to maintain the funds and accounts established in the Master Ordinance and to pay annual Operation and Maintenance Expenses, and (b) in each Fiscal Year, Net Revenues at least equal to the greater of (i) the Debt Service Requirements on all Outstanding System Bonds payable in whole or in part from Net Revenues in such Fiscal Year and the deposits required by the Master Ordinance to be made into the various funds of the Master Ordinance in such year or (ii) 115% of the Debt Service Requirements on all Outstanding System Bonds payable in whole or in part from Net Revenues in such Fiscal Year.

Series 2026 Reserve Account

Upon issuance of the Series 2026 Bonds, the City will deposit Bond proceeds or a reserve fund insurance policy in the amount of $_____ (representing the maximum annual debt service on the Series 2026 Bonds), equal to the Series 2026 Reserve Requirement, into the Series 2026 Reserve Account. The funds in the Series 2026 Reserve Account shall be maintained by the City and used for debt service for the Series 2026 Bonds upon a deficiency in Net Revenues.

Terms of the Series 2026 Bonds

Payments

The Series 2026 Bonds will be dated their date of initial delivery. Interest on the Series 2026 Bonds is payable on May 15 and November 15 of each year in which the Series 2026 Bonds are outstanding, commencing November 15, 2026. The Series 2026 Bonds will be issued in the aggregate principal amounts and will mature on the dates and in the amounts shown on the inside of the cover page of this Official Statement. Payments on the Series 2026 Bonds will be made by BOKF, NA, Albuquerque, New Mexico, the initial Paying Agent and Registrar for the Series 2026 Bonds.

Denominations

The Series 2026 Bonds are issuable in denominations of $5,000 or integral multiples thereof.

Book-Entry System

Individual purchases will be made in book-entry only form and purchasers of the Series 2026 Bonds will not receive physical delivery of bond certificates except as more fully described herein. Payments of principal of and interest on the Series 2026 Bonds will be made directly to The Depository Trust Company ("DTC") or its nominee, Cede & Co., by the Paying Agent, so long as DTC or Cede & Co. is the sole registered owner. Upon receipt of such payments, DTC is to remit such payments to DTC participants for subsequent disbursement to the beneficial owners of the Series 2026 Bonds, all as more fully described in Appendix D - "Book-Entry Only System."

In reading this Official Statement, it should be understood that while the Series 2026 Bonds are in book-entry only form, references in other sections of this Official Statement to owners of the Series 2026 Bonds should be read to include the person for whom the Participant (as hereinafter defined) and indirect participants acquire an interest in the Series 2026 Bonds, but (i) all rights of ownership must be exercised through DTC and the book-entry only system as described more fully herein, and (ii) notices that are to be given to owners by the City or the Paying Agent will be given only to DTC.

Optional Redemption

The Bonds will be subject to optional redemption prior to maturity as provided herein.

For a more complete description of the Series 2026 Bonds and the Bond Ordinance, see "THE SERIES 2026 BONDS" and "SECURITY AND SOURCES OF PAYMENTS."

Tax Considerations

In the opinion of Modrall, Sperling, Roehl, Harris & Sisk, P.A. ("Bond Counsel"), (a) the interest on the Bonds will be excludable from gross income for federal income tax purposes under existing law, and (b) is not a specific preference item for purposes of the federal alternative minimum tax on individuals, subject to the matters described under the caption "TAX EXEMPTION" herein. Bond Counsel is also of the opinion, based on existing laws of the State of New Mexico as enacted and construed, that the Bonds and income from the Bonds are exempt from all taxation by the State of New Mexico or any political subdivision thereof.

The form of the bond counsel opinion is attached as Appendix C hereto. For a discussion of such opinion and certain other tax consequences incident to the ownership of the Bonds, see "TAX MATTERS" herein.

Outstanding Parity Obligations Payable from Pledged Revenues

As of June 30, 2026, the City will have no outstanding obligations with a parity lien on the Net Revenues in addition to the Series 2026 Bonds.

Pursuant to the Bond Legislation, the City is not permitted to incur other obligations payable from Net Revenues which are senior to the Series 2026 Bonds. However, the City will be permitted to incur parity obligations in accordance with certain tests and upon satisfaction of certain tests as described in "SECURITY AND SOURCES OF PAYMENT — Parity Bonds," and to incur obligations payable from Net Revenues which are junior to the Series 2026 Bonds.

Outstanding Subordinate Obligations Payable from Pledged Revenues

After issuance of the Series 2026 Bonds, the City will have the 2016 New Mexico Finance Authority Water Trust Board Loan Agreement with an outstanding principal amount of $180,480. See "City of Rio Rancho Outstanding Subordinate Water and Wastewater System Obligations As of June 30, 2025" herein.

Commitment to Provide Continuing Information

The City will agree for the benefit of the owners of the Series 2026 Bonds that, so long as the Bonds remain outstanding, the City will provide annually its audited financial statements and certain other financial information and operating data with the Municipal Securities Rulemaking Board using its Electronic Municipal Market Access System ("EMMA") in conformity with Rule 15c2-12, and will file notice of certain specific events with the Municipal Securities Rulemaking Board, as described in "CONTINUING DISCLOSURE UNDERTAKING" and Appendix C herein.

Professionals Involved in the Offering

At the time of the issuance and sale of the Series 2026 Bonds, Modrall, Sperling, Roehl, Harris & Sisk, P.A., as Bond Counsel, will deliver the bond counsel opinion attached as Appendix B hereto. Certain legal matters relating to the Series 2026 Bonds will be passed upon for the City by the office of the City Attorney. Modrall, Sperling, Roehl, Harris & Sisk, P.A., has also acted as special counsel to the City in

connection with the preparation of this Official Statement. Certain legal matters will be passed upon for the Underwriter by its counsel, _____. See "LEGAL MATTERS."

RBC Capital Markets, LLC ("RBC") is employed as Municipal Advisor to the City in connection with the issuance of the Series 2026 Bonds. The Municipal Advisor's fee for services rendered with respect to the sale of the Series 2026 Bonds is contingent upon the issuance and delivery of the Series 2026 Bonds. The Municipal Advisor may also receive a fee for conducting a competitive bid process regarding the investment of certain proceeds of the Series 2026 Bonds. The Municipal Advisor is not obligated to undertake, and has not undertaken to make, an independent verification of, or assume responsibility for, the accuracy, completeness, or fairness of the information in this Official Statement.

Offering and Delivery of the Series 2026 Bonds

The Series 2026 Bonds are offered when, as and if issued, subject to approval as to their legality by Bond Counsel and the satisfaction of certain other conditions. It is anticipated that a single certificate for each maturity of the Series 2026 Bonds will be delivered to DTC in New York, New York on or about _____, 2026.

Other Information

This Official Statement speaks only as of its date, and the information contained herein is subject to change.

The quotations from, and summaries and explanations of, the statutes, regulations and documents contained herein do not purport to be complete and reference is made to said laws, regulations and documents for full and complete statements of their provisions. Copies, in reasonable quantity, of such laws, regulations and documents may be obtained during the offering period, upon request to the City and upon payment to the City of a charge for copying, mailing and handling, at 3200 Civic Center Circle, NE, Rio Rancho, New Mexico 87144-4503, Attention: Financial Services Director.

Any statements in this Official Statement involving matters of opinion, whether or not expressly so stated, are intended as such and not as representations of fact. This Official Statement is not to be construed as a contract or agreement between the City and the purchasers or owners of any of the Series 2026 Bonds.

The purchase of the Series 2026 Bonds involves special risks and the Series 2026 Bonds may not be appropriate investments for all types of investors. Each prospective investor is encouraged to read this Official Statement in its entirety and to give particular attention to the factors described under "CERTAIN INVESTMENT CONSIDERATIONS," which, among other factors discussed herein, could affect the payment of debt service on the Series 2026 Bonds and could affect the market price or marketability of the Series 2026 Bonds to an extent that cannot be determined at this time.

CERTAIN INVESTMENT CONSIDERATIONS

The City expects that the Net Revenues will at all times be sufficient to make all required payments of principal and interest on the Series 2026 Bonds. A number of factors, however, could adversely affect the City's ability to make timely payments on the Series 2026 Bonds from the Net Revenues.

There follows a discussion of some, but not necessarily all, of the possible risk factors which should be carefully evaluated by prospective purchasers of the Series 2026 Bonds prior to purchasing any Series 2026 Bonds. The Series 2026 Bonds may not be suitable investments for all persons, and prospective

purchasers should evaluate the risks and merits of an investment in the Series 2026 Bonds, and should confer with their own legal and financial advisors before deciding to purchase the Series 2026 Bonds.

Net Revenues are Subject to Fluctuation

The ability of the City to pay debt service requirements on the Series 2026 Bonds depends primarily upon the receipt of Net Revenues. No assurance can be made that the Net Revenues of the System, estimated or otherwise, will be realized by the City in amounts sufficient to pay debt service requirements for the Series 2026 Bonds and other System Bonds. Among other matters, which may include, without limitation, drought, general national and local economic conditions and changes in law and government regulations (including initiatives on water conservation, moratoriums and growth) could adversely affect the amount of Net Revenues realized by the City. In addition, the realization of future Net Revenues is subject to, among other things, the capabilities of the management of the City, the availability of water rights to meet System needs, the ability of the City to provide services to its customers and the ability of the City to establish, maintain and collect rates and charges sufficient to pay for Operation and Maintenance Expenses and Debt Service Requirements on all Outstanding System Bonds.

The City has implemented long term plans to provide a framework for meeting the future demands on the System. Increases in expenses may require a significant increase in rates and charges to facilitate the completion of such maintenance and improvements. Such rate increases could increase the likelihood of nonpayment by customers of the System or decrease demand for such services, both of which would adversely affect the collection of Net Revenues. Although the City has covenanted to maintain rates and charges at the level necessary to pay debt service requirements for the Series 2026 Bonds and other System Bonds, there can be no assurance that such amounts will be collected in the amount and at the time necessary to pay the debt service requirements for the Series 2026 Bonds and other System Bonds.

Limitations on Remedies Available to Owners of Bonds

There is no provision for acceleration of maturity of the principal of the Bonds in the event of a default in the payment of principal of or interest on the Bonds. Consequently, remedies available to the owners of the Bonds may have to be enforced from year to year.

The enforceability of the rights and remedies of the owners of the Bonds, and the obligations incurred by the City in issuing the Bonds, are subject to the following: the Federal Bankruptcy Code and applicable bankruptcy, insolvency, reorganization, moratorium, or similar laws relating to or affecting the enforcement of creditor's rights generally, now or hereafter in effect; usual equity principles, which may limit the specific enforcement under State law of certain remedies; the exercise by the United States of America of the powers delegated to it by the federal Constitution; and the reasonable and necessary exercise, in certain exceptional situations, of the police power inherent in the sovereignty of the State and its governmental bodies in the interest of serving a significant and legitimate public purpose. Bankruptcy proceedings, or the exercise of powers by the federal or State government, if initiated, could subject the owners of the Bonds to judicial discretion and interpretation of their rights in bankruptcy or otherwise, and consequently may entail risks of delay, limitation, or modification of their rights.

Cybersecurity Risks

The City operates a large and complex information technology infrastructure to support internal and external operations. As is the case with any such environment, the threat of cybersecurity incidents is a constant one. These incidents may arise from multiple sources, including unintentional events or actions, intentional insider threat, and deliberate malicious attacks or actions from outside entities. The effect of these threats may include unauthorized access to City systems, data or resources, inappropriate exposure or

use of City information, disruption of City services, and damage to City systems. The City carries insurance against losses relating to cybersecurity incidents with coverage at a level it believes to be comparable to coverage carried by other local governments of similar size.

Climate Change and Natural Disasters

The State could experience, and is susceptible to additional, weather events and natural disasters that could be deemed extreme including, without limitation, periods of heat, droughts, floods, mud slides, tornadoes and other wind conditions and wildfires, which could result in negative economic impacts on the State and the City. Such effects may be exacerbated by a longer term shift in the climate over several decades, commonly referred to as climate change. Numerous scientific studies on climate change show that, among other effects on the global ecosystem, extreme temperatures may become more common, and extreme weather events may become more frequent as a result of increasing global temperatures attributable to atmospheric pollution. As a result, the City could lose tax revenues and many residents, businesses, and governmental operations could be displaced. Additionally, climate change concerns have led, and may continue to lead, to new laws and regulations at the federal and state levels (including but not limited to air, water, hazardous substances and waste regulations) that could have a material adverse effect on the operations and/or financial condition of the City. The City cannot predict the occurrence or extent of any future extreme weather events or natural disasters or the economic impacts that the occurrence of any such events may have on the State or the City.

Public Health Emergencies

Regional, national or global public health emergencies could have materially adverse regional, national or global economic and social impacts causing, among other things, the promulgation of local or state orders limiting certain activities, extreme fluctuations in financial markets and contraction in available liquidity, prohibitions of gatherings and public meetings in such places as entertainment venues, extensive job losses and declines in business activity across important sectors of the economy, impacts on supply chain and availability of resources, declines in business and consumer confidence that negatively impact economic conditions or cause an economic recession. The City cannot predict the extent to which its operations or financial condition may decline nor the amount of increased costs, if any, that may be incurred by the City associated with operating during any public health emergencies, including, but not limited to, the amount of (1) costs to clean, sanitize and maintain its facilities, (2) costs to hire substitute employees, (3) costs to acquire supporting goods and services, or (4) costs to operate remotely and support the employees of the City. Accordingly, the City cannot predict the effect any public health emergencies will have on the finances or operations of the City or whether any such effects will have a material adverse effect on its ability to pay debt service on the Bonds.

Additional Bonds

The City may issue additional System Bonds without Bondholder consent, upon meeting coverage or other financial tests. See "SECURITY AND SOURCES OF PAYMENT -- Parity Bonds." The issuance of such additional obligations may have an adverse effect on the ability of the City to pay debt service on the Series 2026 Bonds. If Net Revenues are insufficient to pay debt service on the Series 2026 Bonds and the Outstanding System Bonds in any year, debt service will be paid on a proportionate basis.

Secondary Market

No guarantee can be made that a secondary market for the Series 2026 Bonds will be established and maintained. Owners of Series 2026 Bonds should be prepared to hold their Series 2026 Bonds to maturity.

Bond Rating

There is no assurance that the rating assigned to the Series 2026 Bonds will not be lowered or withdrawn at any time, the effect of which could adversely affect the market price or the marketability of the Series 2026 Bonds. See the information herein under the caption "RATING."

Forward-Looking Statements

This Official Statement contains statements relating to future results that are "forward-looking statements" as defined in the Private Securities Litigation Reform Act of 1995. When used in this Official Statement, the words "estimate," "forecast," "intend," "expect," "project," "budget," "plan," and similar expressions identify forward-looking statements. Any forward-looking statement is subject to uncertainty. Accordingly, such statements are subject to risks that could cause actual results to differ, possibly materially, from those contemplated in such forward-looking statements. Inevitably, some assumptions used to develop forward-looking statements will not be realized or unanticipated events and circumstances may occur. Therefore, investors should be aware that there are likely to be differences between forward looking statements and actual results. Those differences could be material and could impact the availability of Net Revenues to pay debt service on the Series 2026 Bonds.

PLAN OF FINANCING

Sources and Uses of Bond Proceeds

Series 2026 Bonds

The sources and uses of Series 2026 Bond proceeds are set forth below.

SOURCES OF BOND PROCEEDS:	
Principal amount of the Series 2026 Bonds	$
Net Premium	
TOTAL SOURCES OF BOND PROCEEDS	$
USES OF BOND PROCEEDS:	
Deposit to Acquisition Account	$
Deposit to Refunding Escrow Account	
Underwriter's Discount	
Costs of Issuance*	
TOTAL USES OF SERIES 2026A BOND PROCEEDS	$

*Includes municipal advisor fees, legal fees, fees of the paying agent/registrar, escrow agent and verification agent, cost of purchasing Reserve Fund Insurance Policy, and other miscellaneous costs and expenses related to the issuance of the Series 2026 Bonds.

The Improvement Project

The Improvement Project consists of financing (i) improvements to the Water and Wastewater Utility System owned and operated by the City, (ii) the funding of a debt service reserve account and/or a

Reserve Account Insurance Policy; and (iii) expenses pertaining to issuance of the Series 2026 Bonds allocable to the Bonds financing the Improvement Project.

The Refunding Project

The Refunding Project consists of financing the costs of (i) refinancing, defeasing, paying and redeeming certain maturities 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), and (C) New Mexico Finance Authority Loan No. 3541-PP; (ii) funding a debt service reserve account and/or a Reserve Account Insurance Policy; and (iv) expenses pertaining to issuance of the Series 2026 Bonds allocable to the Bonds financing the Refunding Project.

Annual Debt Service Requirements

The following schedule shows, for each Fiscal Year of the City, the annual debt service requirements to be payable for the Series 2026 Bonds.

Maturity Date (May 15)	Principal Amount*	Interest Rate
2027		
2028		
2029		
2030		
2031		
2032		
2033		
2024		
2035		
2036		
2037		
2038		
2039		
2040		
2041		
2042		
2043		
2044		
2045		
2046		

(1)Assumes an average annual interest rate of 5.000%.

THE SERIES 2026 BONDS

Generally

The Series 2026 Bonds will bear interest at the rates and mature on the dates set forth on the inside cover page of this Official Statement. Interest will be calculated on the basis of a 360-day year consisting of twelve 30-day months. The Series 2026 Bonds will be dated their date of initial delivery, and will bear interest from that date payable semi-annually on May 15 and November 15 of each year, commencing November 15, 2026 (each an "Interest Payment Date"). The Series 2026 Bonds will bear interest from the most recent date to which interest has been paid or provided, or if no interest has been paid or provided for, from their date until maturity.

The Series 2026 Bonds will be issued in denominations of $5,000 or integral multiples thereof, will be issued in fully registered form and, when issued, will be registered in the name of Cede & Co., as registered owner and nominee of DTC. DTC will act as securities depository for the Series 2026 Bonds. Individual purchases may be made in book-entry form only. Purchasers will not receive certificates representing their interest in the Series 2026 Bonds purchased. So long as Cede & Co., as nominee of DTC, is the registered owner of the Series 2026 Bonds, references herein to the Bondholders, owners or registered owners shall mean Cede & Co. and shall not mean the beneficial owners of the Series 2026 Bonds.

So long as Cede & Co. is the registered owner of the Series 2026 Bonds, principal of and interest on the Series 2026 Bonds are payable by wire transfer by the Paying Agent to Cede & Co., as nominee for DTC, which is required, in turn, to remit such amounts to the DTC Participants. See Appendix D - "Book-Entry Only System."

Book-Entry Only System

Individual purchases of the Series 2026 Bonds will be made in book-entry only form and purchasers of the Series 2026 Bonds will not receive physical delivery of bond certificates, except as more fully described herein. Payments of principal of and interest and redemption premium, if any, on the Series 2026 Bonds will be made directly to The Depository Trust Company, New York, New York ("DTC") or its nominee, Cede & Co., by the BOKF, NA, Albuquerque, New Mexico, as Paying Agent and Registrar (the "Fiscal Agent"), so long as DTC or Cede & Co. is the sole registered owner. Upon receipt of such payments, DTC is to remit such payments to the DTC participants (the "Participants") for subsequent disbursement to the beneficial owners of the Series 2026 Bonds. In reading this Official Statement, it should be understood that while the Series 2026 Bonds are in book-entry only form, references in other sections of this Official Statement to owners of Series 2026 Bonds ("Owners") should be read to include the person for whom the Participants and indirect participants acquire an interest in the Series 2026 Bonds, but (i) all rights of ownership must be exercised through DTC and the book-entry only system and (ii) notices that are to be given to Owners by the City or the Fiscal Agent will be given only to DTC. See Appendix D – "Book-Entry Only System."

Redemption Prior to Maturity

Optional Redemption

The Bonds maturing on and after June 1, 20__ are subject to redemption prior to maturity at the option of the City, in whole or in part, at any time on or after June 1, 20__ at the redemption price of 100% of the principal amount of the Bonds, plus accrued interest, if any, to the date fixed for redemption.

Partial Redemption

If less than all of the Outstanding Bonds are to be redeemed, the Maturity Dates of the Bonds to be redeemed shall be selected by the City. If less than all Bonds of a given Maturity Date are redeemed, the Bonds of that Maturity Date to be redeemed shall be selected by lot in such manner as determined by the Paying Agent. However, the portion of any Bonds to be redeemed and the portion of any Bond not redeemed shall both be in Authorized Denominations. If, as indicated in a certificate of an Authorized Officer delivered to the Paying Agent, the City has offered to purchase all Bonds then Outstanding and less than all of the Bonds have been tendered to the City for purchase, the Paying Agent, at the direction of an Authorized Officer, shall select for redemption all, or any part designated by the City, of the Bonds which have not been tendered.

In selecting Bonds for redemption, the Paying Agent shall treat each Bond as representing that number of Bonds which is obtained by dividing the principal amount of any Bond by the minimum Authorized Denomination. If it is determined that one or more, but not all, of the units of principal amount represented by any Bond is to be called for redemption, then, upon notice of intention to redeem such unit or units, the Owner of such Bond (except with respect to Bonds registered to a Depository or its nominee, in which case a notation as to the amount redeemed may be made on such Bonds) shall promptly surrender such Bond to the Paying Agent for (i) payment to such Owner of the redemption price of the unit or units of principal amount called for redemption, and (ii) delivery to such Owner of a new Bond of the same Maturity Date and series in the aggregate principal amount of the unredeemed balance, without charge therefor.

If the Owner of any such Bond fails to present that Bond to the Paying Agent for payment, that Bond nevertheless shall become due and payable on the date fixed for redemption to the extent of the unit or units of principal amount called for redemption and interest shall cease to accrue on that principal amount.

Notice

Notice of redemption of Bonds shall be given by the Paying Agent by sending a copy of such notice by registered or certified first class, postage prepaid mail not less than 30 days prior to the redemption date to all Depositories, to the Municipal Securities Rulemaking Board's EMMA System and to the Owner of each Bond, or portion thereof, to be redeemed at the address shown as of the close of business on the fifth day prior to the mailing of notice on the Bond Register. The City shall give the Paying Agent notice of the redemption date and the Maturity Date and the principal amounts of each maturity of Bonds to be called for redemption pursuant to the Bond Ordinance at least fifteen Business Days prior to the date that the Paying Agent is required to give Owners notice of redemption. Bonds to be called for mandatory sinking fund redemption shall be called for redemption by the Paying Agent without the necessity of any notice to the Paying Agent from the City. Neither the City's failure to give such notice, the Paying Agent's failure to give such notice to any Depository (other than as the Owner of Bonds being redeemed), or the registered Owner of any Bonds to be redeemed, or any defect therein, nor the failure of the Depository to notify a Participant or any Participant or Indirect Participant to notify a Beneficial Owner of any such redemption, shall affect the validity of the proceedings for the redemption of any Bonds for which proper notice was given.

The official notice of redemption to Owners shall state:

(1) the CUSIP numbers of the Bonds to be redeemed,
(2) the redemption date,
(3) the redemption price,
(4) the Bonds to be redeemed,
(5) if less than all Outstanding Bonds are to be redeemed, the bond numbers and Maturity Dates of the Bonds to be redeemed and, in the case of a partial redemption of a Bond, the principal amount to be redeemed,
(6) that, subject to the provisions for optional redemption under the Bond Ordinance, if applicable, on the redemption date, the redemption price will become due and payable on each Bond or portion thereof called for redemption, and that interest thereon shall cease to accrue from and after that date,
(7) the place where such Bonds are to be surrendered for payment of the redemption price, the name of a contact person (if the book-entry system is in effect), and the phone number at the office of the Paying Agent, and
(8) if the redemption is an optional redemption pursuant to the Bond Ordinance, that the redemption is conditional, if applicable, stating the conditions set forth in the Bond Ordinance for optional redemption.

The Paying Agent shall comply with any other terms regarding redemption and notice of redemption, as are required by any agreement with a Depository.

Except as provided in the Bond Ordinance, notice having been given in the manner provided above, the Bonds or part thereof called for redemption shall become due and payable on the redemption date designated and the Bonds, or part thereof to be redeemed, for which the redemption price is on deposit with the Paying Agent, shall not be deemed to be Outstanding and shall cease to bear or accrue interest from and after such redemption date. Subject to the Bond Ordinance, upon presentation of a Bond to be redeemed at the office of the Paying Agent on or after the redemption date, or, so long as the book-entry system is used for determining beneficial ownership of the Bond being redeemed, upon satisfaction of the terms of any other arrangement between the Paying Agent and the Depository, the Paying Agent will pay such Bonds or portion thereof called for redemption.

SECURITY AND SOURCES OF PAYMENT

Special, Limited Obligations

The Series 2026 Bonds shall not constitute indebtedness or a debt of the City within the meaning of any constitutional, charter or statutory provision or limitation, nor shall they be considered or held to be general obligations of the City. Neither the credit nor the taxing power of the City is pledged for the payment of the principal of or the interest and premium, if any, on the Series 2026 Bonds and no owner has the right to compel the exercise of the taxing power of the City or the forfeiture of any of its property in connection with any default under the Bond Ordinance.

The Series 2026 Bonds are special, limited obligations of the City and are payable as to principal, interest and premium, if any, exclusively from the Net Revenues. The Series 2026 Bonds constitute a first lien (but not an exclusive first lien) on the Net Revenues, with priority over the lien of any subordinate bonds to be issued separately under the Master Ordinance. The Net Revenues consist of Gross Revenues less Operation and Maintenance Expenses, each as described below.

Net Revenues

The Net Revenues will be received and held by the City for the benefit of the Owners of the Series 2026 Bonds, and will be disbursed, allocated and applied solely for the uses and purposes described in the Bond Ordinance. Amounts on deposit in each of the funds and accounts established pursuant to the Master Ordinance will be invested in Permitted Investments. Investment income on amounts in any fund or account will be credited to such fund or account, and any loss will be charged to such fund or account.

Gross Revenues

Gross Revenues consist of all income and revenues directly or indirectly derived by the City from the System, or any part of the System, and include, without limitation, all revenues received by the City, or any municipal corporation or agency succeeding to the rights of the City, from the availability or operation and use of the System and from the sale and use of water, water and wastewater services or facilities, or any other service, commodity or facility or any combination thereof furnished to the City and public and private customers of the System, including but not limited to connection or impact fees. Gross Revenues also include:

(a) all income derived from the investment of any money in the Acquisition Fund, Water and Wastewater Fund, Debt Service Fund and Rate Stabilization Fund and from surplus Net Revenues, all as defined in the Master Ordinance;

(b) money released from the Rebate Fund to the City;

(c) money released from the Rate Stabilization Fund to the extent that the amount released is used to pay Operation and Maintenance Expenses or Debt Service Requirements on System Bonds in the year released; and

(d) property insurance proceeds which are not necessary to restore or replace the property lost or damaged and the proceeds of the sale or other disposition of any part of the System.

Gross Revenues do not include:

(a) any money received as (i) a water quality testing fee, (ii) grants or gifts from the United States of America, the State or other sources or (iii) the proceeds of any charge or tax intended as a replacement therefor or other capital contributions from any source which are restricted as to use, including, without limitation revenues derived from the Water Rights Acquisition Surcharge imposed and collected by the City;

(b) taxes and/or fees collected by the City and remitted to other governmental agencies;

(c) condemnation proceeds or the proceeds of any insurance policy, except any insurance proceeds derived in respect of loss of use or business interruption;

(d) the proceeds of System Bonds or any other bonds or refunding bonds; and

(e) Water Rights Acquisition Fee Revenue.

Operation and Maintenance Expenses consist of all reasonable and necessary current expenses of the System, in any particular Fiscal Year or period to which such term is applicable, paid or accrued, related

to operating, maintaining and repairing the System, including, without limiting the generality of the foregoing:

(a) legal and overhead expenses of the various City departments directly related and reasonably allocable to the administration of the System;

(b) insurance premiums for the System, including, without limitation, premiums for property insurance, public liability insurance and workmen's compensation insurance, whether or not self-funded;

(c) premiums, expenses and other costs (other than required reimbursements of insurance proceeds and other amounts advanced to pay Debt Service Requirements on System Bonds) for Credit Facilities;

(d) expenses other than Expenses paid from the proceeds of System Bonds;

(e) the costs of audits of the books and accounts of the System;

(f) amounts required to be deposited in the Rebate Fund;

(g) salaries, administrative expenses, labor costs, surety bonds and the cost of materials and supplies used for or in connection with the current operation of the System; and

(h) any fees required to be paid under any operation, maintenance and/or management agreement with respect to the System.

Operation and Maintenance Expenses do not include any allowance for depreciation, payments in lieu of taxes, liabilities incurred by the City as a result of its negligence or other misconduct in the operation of the System, any charges for the accumulation of reserves for capital replacements or any Operation and Maintenance Expenses payable from moneys other than Gross Revenues.

Application of Gross Revenues

As long as any System Bonds are outstanding, all Gross Revenues shall be deposited in the Water and Wastewater Fund and transferred from that Fund to the following funds and accounts or for payment of the following amounts in the order listed:

(a) *Operation and Maintenance Expenses*. A sufficient amount of Gross Revenues shall be set aside each month to be used to pay the current Operation and Maintenance Expenses as they become due.

(b) *Debt Service Accounts for Parity Bonds*. Net Revenues shall be transferred to the Debt Service Accounts established for each series of Outstanding Parity Bonds payable in whole or in part from Net Revenues to pay Debt Service Requirements on Parity Bonds as they become due.

(c) *Reserve Account*. Net Revenues shall be transferred to each Reserve Account for each series of Parity Bonds payable in whole or in part from Net Revenues with a Reserve Requirement to the extent that deposits are required to be made as a result of any draws on a Reserve Account Insurance Policy or deficiency in the Reserve Requirement for an applicable series of Parity Bonds.

(d) *Subordinated Bonds*. Net Revenues shall be used to pay Debt Service Requirements on Subordinated Bonds payable in whole or in part from Net Revenues and to fund any Reserve Requirement for applicable Subordinated Bonds.

(e) *Replacement Fund*. At the option of the City, Net Revenues may be transferred to the Replacement Fund to be used for the purposes stated in the Master Ordinance.

(f) *Rate Stabilization Fund*. At the option of the City, Net Revenues may be transferred to the Rate Stabilization Fund to be used for the purposes stated in the Master Ordinance.

(g) *Surplus Net Revenues*. Net Revenues shall be retained in the Water and Wastewater Fund or used for any other lawful System purpose, including, but not limited to, redeeming or purchasing System Bonds or paying costs and expenses of the City relating to the administration of System Bonds, but shall not be transferred to the general fund of the City except for Operation and Maintenance Expenses owed by the System to the City and taxes, payments in lieu of taxes, assessments and other municipal or governmental charges of the City lawfully levied or assessed upon the System.

(h) *Accumulation of Revenues*. Gross Revenues need not be retained for any use or in any fund or account created under the Master Ordinance in excess of the Gross Revenues required for any current use or deposit. For the purposes of this subparagraph, the term current shall mean the month during which the Net Revenues are being distributed and the immediately following month.

Rate Covenant

Unless otherwise provided in a Resolution of Sale applicable to a series of System Bonds, the City has covenanted that it will at all times fix rates and collect charges for each class of service rendered by the System, and will, from time to time, amend or adjust such rates so that Gross Revenues of the System shall always be sufficient to provide for the payment of the Debt Service Requirements on all Outstanding System Bonds payable in whole or in part from Net Revenues as and when the same become due and payable, to maintain the funds and accounts established in the Master Ordinance or applicable Resolutions of Sale, to provide for the payment of expenses of administration, Operation and Maintenance Expenses of the System which may be necessary to preserve the same in good repair and working order, including the necessary reserves therefor and all other payments necessary to meet ongoing legal obligations to be paid at that time; and

Unless otherwise provided in a Resolution of Sale applicable to a series of System Bonds, the City further covenants that it will at all times fix, charge and collect such rates and charges as shall be required in order that in each Fiscal Year the Net Revenues shall at least equal the *greater* of (a) the Debt Service Requirements on all Outstanding System Bonds payable in whole or in part from Net Revenues in such Fiscal Year and the deposits required by the Master Ordinance to be made into the various funds of the Master Ordinance in such year, or (b) 115% of the Debt Service Requirements on all Outstanding System Bonds payable in whole or in part from Net Revenues in such Fiscal Year. For purposes of determining compliance with this paragraph, Net Revenues shall include funds withdrawn from the Rate Stabilization Fund, but only if the Net Revenues for such Fiscal Year (without considering withdrawals from the Rate Stabilization Fund) were at least equal to 100% of the Debt Service Requirements on all Outstanding System Bonds payable in whole or in part from Net Revenues in such Fiscal Year.

Failure by the City to comply with the Rate Covenant in any Fiscal Year will not constitute an event of default under the Master Ordinance so long as the City, within 180 days, adopts the schedule of rates and charges recommended or approved by a Consulting Engineer which would bring the City into compliance with the Rate Covenant. The City is also required under the Master Ordinance in each Fiscal Year to

complete a review of its financial condition for the purpose of estimating whether the Net Revenues for such Fiscal Year and for the next succeeding Fiscal Year will be sufficient to comply with the Rate Covenant set forth above. If the City determines that the Net Revenues may not be so sufficient, it will forthwith cause the Consulting Engineer to make a study for the purpose of recommending a schedule of fees, rates and charges for the System which, in the opinion of the Consulting Engineer, will cause sufficient Gross Revenues to be collected in such Fiscal Year to comply with the Rate Covenant and will cause additional Gross Revenues to be collected in such Fiscal Year sufficient to eliminate the amount of any deficiency at the earliest practicable time within such Fiscal Year. The City will as promptly as practicable adopt and place in effect the schedule of fees, rates and charges recommended or approved by the Consulting Engineer pursuant to the Master Ordinance. As an alternative to establishing fees, rates and charges necessary to meet the Rate Covenant, the City may establish a reduction in Operation and Maintenance Expenses for the System.

Reserve Account

Pursuant to the Master Ordinance, separate Reserve Accounts to be maintained and controlled by the City or its designee shall be established as part of the Debt Service Fund for each series of System Bonds for which there is a Reserve Requirement[*]. Each Reserve Account may be funded with the proceeds of the applicable series of System Bonds, a Reserve Account Insurance Policy (which is anticipated in connection with the Series 2026 Bonds), Net Revenues or any combination thereof. A Reserve Account Insurance Policy may be substituted for an equivalent amount of cash in a Reserve Account. A sum equal to the amount in a Reserve Account and the proceeds of a Reserve Account Insurance Policy used to pay Debt Service Requirements on a series of System Bonds plus interest, if any, owed on amounts advanced pursuant to a Reserve Account Insurance Policy will be deposited in the Reserve Account for that series of System Bonds from the first Net Revenues received by the City which are not required by the Master Ordinance to be used for another purpose. If the amount of Net Revenues available for deposit in the Debt Service Fund is not sufficient to pay the entire amount required to be deposited in the Debt Service Accounts and/or Reserve Accounts, the Net Revenues available shall be deposited in the Debt Service Accounts and Reserve Accounts pro rata based upon the amount required to be deposited in each Account to the total Net Revenues available for deposit, in accordance with priorities established in the Master Ordinance.

The Bond Ordinance requires that a Reserve Account be created for the Series 2026 Bonds and funded in an amount equal to the Series 2026 Reserve Requirement. Amounts on deposit in the Reserve Account for the Series 2026 Bonds (the "Series 2026 Reserve Account") shall only be used to make payments of principal and interest on the Series 2026 Bonds. Initially, on the date of issuance of the Series 2026 Bonds, the Reserve Requirement for the Series 2026 Bonds (the "Series 2026 Reserve Requirement") will be funded from proceeds of the Series 2026 Bonds or with a Reserve Account Insurance Policy.

No payments need be made into the Series 2026 Reserve Account as long as the sum of the money in the Series 2026 Reserve Account is equal to or greater than the Series 2026 Reserve Requirement or the City has purchased a Reserve Account Insurance Policy sufficient to satisfy the Series 2026 Reserve Requirement. Money in the Series 2026 Reserve Account will be accumulated and maintained as a

[*] "Reserve Requirement" means an amount not to exceed an amount equal to the lesser of ten percent (10%) of the principal amount for a series of System Bonds, the maximum annual Debt Service Requirement on that series of System Bonds or 125% of average annual Debt Service Requirements on that series of System Bonds, calculated on the date of initial issuance of the series and recalculated on the date of any optional redemption or purchase by the City for cancellation of System Bonds of that series from the date of original issuance of that series as if the System Bonds redeemed or purchased were never issued.

continuing reserve to be used, except as provided in the Master Ordinance, only to prevent deficiencies in the payment of the principal of or interest on the Series 2026 Bonds.

If the amount on deposit in the Debt Service Account for the Series 2026 Bonds (the "Series 2026 Debt Service Account") on a payment date and available Net Revenues are not sufficient to pay the amount becoming due on the Series 2026 Bonds on that date, an amount equal to the deficiency will be transferred from the Series 2026 Reserve Account to the Series 2026 Debt Service Account.

Any amount on deposit in the Series 2026 Reserve Account in excess of the Series 2026 Reserve Requirement may be withdrawn at any time from the Series 2026 Reserve Account and deposited in the Replacement Fund. However, any excess which represents original proceeds of the Series 2026 Bonds or interest thereon will first be used to pay Debt Service Requirements on the Series 2026 Bonds or costs of issuance for the Series 2026 Bonds.

Rate Stabilization Fund

Under certain circumstances, the City may use amounts on deposit in the Rate Stabilization Fund to satisfy its Rate Covenant obligation or to meet the prerequisites for the issuance of additional Parity Bonds. See "Parity Bonds" and "Rate Covenant" herein. Presently, there are no amounts on deposit in the Rate Stabilization Fund and the City does not have current plans to deposit excess System revenues into the Rate Stabilization Fund.

Parity Bonds

Parity Bonds payable in whole or in part from Net Revenues may be issued for System purposes, including without limitation (a) financing the costs of Projects; or (b) providing additional funds for deposit into a Reserve Account for the particular series of Parity Bonds, the Expense Account or the Replacement Account, and paying the costs incident to the issuance of such Parity Bonds or any combination of the foregoing.

Parity Bonds Test. Parity Bonds may be issued for System purposes including, but not limited to, (a) financing the costs of Projects; or (b) providing funds for deposit into a Reserve Account, the Expense Account or the Replacement Account and paying the costs incident to the issuance of such Parity Bonds or any combination of the foregoing.

The tests described below shall be performed without adjustment for interest accrued (other than amounts representing capitalized interest) in the Acquisition Fund. Except as permitted by the Master Ordinance, prior to the issuance of additional Parity Bonds, the City shall be current in making all deposits required by the Master Ordinance and either of the following tests shall be satisfied:

(a) a certificate prepared by an Authorized Officer of the City showing that the Net Revenues for the Historical Test Period (i.e. any 12 consecutive months out of the 18 months next preceding the delivery of the proposed Parity Bonds) were at least equal to 115% of the maximum combined annual Debt Service Requirements for all Parity Bonds which will be Outstanding immediately after the issuance of the proposed Parity Bonds; or

(b) a certificate prepared by a Consulting Engineer showing that:

(i) for each Fiscal Year during the period from the date of delivery of such certificate until the latest Estimated Completion Date, the Consulting Engineer estimates that the City will be in compliance with the Rate Covenant; and

(ii) the estimated Net Revenues for each of the two Fiscal Years immediately following the latest Estimated Completion Date for the specified project to be financed with proceeds of such Parity Bonds will be at least equal to 120% of the maximum combined annual Debt Service Requirements for all Parity Bonds which will be Outstanding immediately after the issuance of the proposed Parity Bonds.

For purposes of subsection (b) above, in estimating Net Revenues, the Consulting Engineer may take into account (i) reasonable Gross Revenues from specified System projects expected to become available, (ii) any increase in fees, rates, charges, rentals or other sources of Gross Revenues which has been approved by the City and will be in effect during the period for which the estimates are provided, and (iii) any other increases in Gross Revenues which the Consulting Engineer believes to be a reasonable assumption for such period.

For purposes of subsection (b) above, in estimating Net Revenues, the Consulting Engineer may take into account funds reasonably expected to be available for withdrawal from the Rate Stabilization Fund, but only if the estimated Net Revenues for each of such Fiscal Years (without considering withdrawals from the Rate Stabilization Fund), as certified to the Consulting Engineer by an Authorized Officer of the City, will be at least equal to 100% of the maximum combined annual Debt Service Requirements for all Parity Bonds which will be Outstanding immediately after the issuance of the proposed Parity Bonds.

With respect to Operation and Maintenance Expenses, the Consulting Engineer shall use such assumptions as the Consulting Engineer believes to be reasonable, taking into account, (a) historical Operation and Maintenance Expenses, (b) Operation and Maintenance Expenses associated with the specified System projects, and (c) such other factors, including inflation and changing operations or policies of the City, as the Consulting Engineer believes to be appropriate. The Consulting Engineer shall include in the certificate or in a separate accompanying report a description of the assumptions used and the calculations made in determining the estimated Net Revenues and shall also set forth the calculations of the maximum combined annual Debt Service Requirements, which calculations may be based upon information provided by another Consulting Engineer.

For purposes of preparing the certificate or certificates described above, the Consulting Engineer or Consulting Engineers may rely upon financial statements prepared by the City which have not been subject to audit by an independent certified public accountant if audited financial statements for the Fiscal Year or period are not available; provided, however, that an Authorized Officer of the City shall certify as to their accuracy and that such financial statements were prepared substantially in accordance with generally accepted accounting principles, subject to year-end adjustments.

Superior Obligations. As long as Parity Bonds are Outstanding, the City will not issue additional System Bonds having a lien on the Net Revenues prior and superior to the lien of Parity Bonds on Net Revenues.

Subordinate Obligations. Nothing contained in the Master Ordinance prevents the City from issuing bonds or other obligations with no lien on Net Revenues or a lien on Net Revenues subordinate to the lien of the Parity Bonds on Net Revenues.

Refunding Bonds. The Master Ordinance provides for the issuance of refunding bonds subject to certain conditions. If at any time the City shall find it desirable to refund any System Bonds payable from Net Revenues, the System Bonds may be refunded, regardless of whether the priority of the lien for the payment of the refunding System Bonds payable in whole or in part from Net Revenues is changed, except

that no obligation may be created having a lien on Net Revenues superior to the lien of Parity Bonds on Net Revenues.

Limitation upon Issuance of Refunding Parity Bonds. No refunding bonds or other refunding obligations shall be issued as Parity Bonds unless (i) there is delivered a certificate of the Authorized Officer of the City showing that the combined Debt Service Requirements on all Outstanding Parity Bonds payable in whole or in part from Net Revenues after the issuance of refunding Parity Bonds will not exceed by more than 10% the combined Debt Service Requirements on all Outstanding Parity Bonds payable in whole or in part from Net Revenues authorized prior to the issuance of such refunding Parity Bonds, and the City is in current compliance with the Rate Covenant, or (ii) the refunding Parity Bonds are issued in compliance with the Parity Bonds test. See "SECURITY AND OTHER SOURCES OF PAYMENT FOR THE BONDS-Parity Bonds."

OUTSTANDING WATER AND WASTEWATER SYSTEM OBLIGATIONS

System Obligations

Following the refunding of the Refunded Series 2015 Bonds (as defined in the Bond Ordinance) the Senior 2016 NMFA Loan Agreement and the Subordinate Lien NMFA Loan Agreement, there will be no outstanding obligations of the City payable from Net Revenues with a lien on Net Revenues on parity with the Series 2026 Bonds. The City has a subordinate lien Water Trust Board Loan payable from Net Revenues with an outstanding principal amount of $180,480 as of June 30, 2025, which is not included in the Refunding Project.

Total Combined Debt Service

The Series 2026 Bonds constitute System Obligations. The table on the following page sets forth the combined debt service for the outstanding System Obligations upon issuance of the Series 2026 Bonds.

ANNUAL DEBT SERVICE SUMMARY

The following table sets forth the amounts required in each such fiscal year to pay scheduled annual debt service on the Series 2026 Bonds, outstanding Parity Bonds, and outstanding subordinate obligations, as well as the debt service coverage ratio, based on Fiscal Year 2025 Net Revenues of $_____.

City of Rio Rancho
Debt Service/Coverage[1][2]

Period ending May 15	Series 2026 Bonds*	Subordinate Water Trust Board Loan	Combined Parity Debt Service*	Parity Debt Service Coverage	Subordinate Debt Service	Combined Total Debt Service*	Total Debt Service Coverage[3]
2026	$ 669,715						
2027	10,148,944						
2028	8,802,500						
2029	7,526,000						
2030	7,477,400						
2031	7,428,000						
2032	7,382,000						
2033	4,423,750						
2034	4,373,250						
2035	3,606,750						
2036	1,469,750						
2037	1,422,250						
2038	1,374,750						
2039	1,327,250						
2040	1,279,750						
2041	1,232,250						
2042	1,184,750						
2043	1,137,250						
2044	1,089,750						
2045	1,042,250						
2046	939,750						
Total:	75,338,159						

(1) Amounts are rounded to the nearest dollar.

(2) Based on Net Revenues for Fiscal Year ended on June 30, 2025, which were $_____. There is no assurance that Net Revenues received in the future will equal the Net Revenues used in coverage computations. A _____% annual rate increase for water service in Fiscal Years 2026-2030 will be considered for adoption by the City.

* Preliminary, subject to change.

Customer Characteristics

The Water System was initially constructed in the early 1960s to accommodate subdivision development by AMREP Southwest, Inc. ("AMREP"), Rio Rancho's primary real estate developer, which purchased 92,000 acres for development. Initially, the Water System was owned by AUC, a wholly owned subsidiary of AMREP. In 1990, the Water System was sold to RRUC, a wholly owned subsidiary of United Water. In 1995, the City acquired the Water System from United Water through a condemnation action. Today, the Water System supplies potable water to approximately 40,337 residential, commercial, and industrial users. All the water services are metered. The following table presents a breakout of the types of customers connected to the Water System and their volume of water usage for the five-year period beginning in Calendar Years 2020 through 2024.

HISTORICAL OPERATING STATISTICS - WATER ENTERPRISE

	Calendar Year 2020	Calendar Year 2021	Calendar Year 2022	Calendar Year 2023	Calendar Year 2024
CUSTOMER CONNECTIONS:					
Residential	34,924	35,871	36,728	37,505	38,517
Commercial	1,533	1,592	1,634	1,698	1,769
Industrial	11	11	11	11	11
City[(1)]	38	36	38	40	40
Total	36,506	37,510	38,411	39,254	40,337
METER WATER SALES:					
(thousands of gallons):					
Residential	2,384,301	2,334,527	2,289,416	2,392,223	2,434,451
Commercial	960,248	1,037,967	1,122,162	1,044,953	1,083,543
Industrial	32,760	66,738	63,488	45,157	48,298
City	10,704	12,090	14,347	15,541	17,496
Total	3,387,932	3,451,322	3,489,413	3,497,874	3,583,799

(1) The number of connections reported for the City does not include City irrigation accounts, which are instead included in commercial connections.

Source: City of Rio Rancho.

Source of Supply

The water supply is derived entirely from groundwater pumping from the Middle Rio Grande Basin aquifer. The City currently has 14 active wells, varying in age from new to just over 40 years old. Well 9 has been re-drilled and is anticipated to be in operation by 2027 or 2028 depending the availability of the electrical equipment required. An additional 13 well sites are permitted but undrilled. Many of these wells are very deep, with about one half exceeding 1,000 feet. Production capacities vary from less than 100 gallons per minute ("gpm") to 1,800 gpm. If all well facilities are in operation, the total well field capacity is about 21,500 gpm. Each well site contains chlorination facilities to provide disinfection. These well sites have adequate security and are located on land totaling approximately 26 acres.

Pumping Facilities

The Water System consists of a variety of pumping facilities that are used to distribute water to customers. The wells are equipped with either line shaft turbine pumps or submersible pumps ranging in pumping capacity from 500 gpm to 3,000 gpm. Booster stations are located near several of the well sites. These booster pumps include both horizontal centrifugal and vertical turbine pumps with capacities ranging from 500 to 3,000 gpm. The largest booster station can deliver 8,400 gpm with multiple pumps running concurrently. Booster pump-associated motor horsepower ranges from 20 to 200. Station piping electrical controls and associated well and pump housing are included with each well pumping facility.

Storage Tanks

Eighteen storage tanks providing a total storage capacity of 44 million gallons are located at various sites throughout the City. In 2026 a new 3 million gallon water tank (Tank 9) will be placed in service, increasing System storage capacity to 47 million gallons. All storage tanks have cathodic protection.

Transmission and Distribution Mains

Water is delivered to customers through a large number of transmission and distribution lines. Approximately one half of the transmission lines and a large majority of the distribution lines are polyvinyl chloride ("PVC") pipe. Ductile iron and concrete cylinder pipe also provide a portion of the total transmission and distribution systems. The oldest lines in the City were installed in 1962 but most were installed between 1970 and the present. The total length of transmission and distribution lines is approximately 618 miles as of October 2025.

The City ranges in elevation from just over 5,000 feet to over 6,200 feet above sea level. The distribution system is divided into nine pressure zones, with each pressure zone being designed to provide water pressure between 30 and 125 pounds per square inch by water tanks or pressure reducing valves. The pressure zones help to ensure that sufficient pressure is provided at higher elevations without causing excessive pressures at lower elevations. As required by applicable plumbing code requirements, homes with pressure in excess of 80 psi are required to have individual pressure reducing valves located on the customer side of the meter. Water flows between pressure zones through pressure reducing valves.

Current System Production and Adequacy

Fourteen wells diverted 11,843.9 acre-feet of groundwater production in calendar year 2024, 11,710.9 acre-feet in calendar year 2023, and approximately 11,752.5 acre-feet in calendar year 2022. The summer average water demand for calendar year 2024 was approximately 14.1 million gallons per day ("mgd") and the winter average water demand was approximately 7.4 mgd. The peak day demand for calendar year 2024 occurred in August, when production requirements reached 20.6 mgd. The peak demand for calendar year 2023 occurred in July, when production requirements reached 20.6 mgd. The summer average water demand on production facilities for calendar year 2023 was approximately 14.9 mgd and the winter average water demand was approximately 7.0 mgd. The Water System's total effective storage capacity (total storage capacity less operational and fire flow reserves) is estimated at approximately 44 million gallons. Industry practice is to have effective storage capacity equivalent to the maximum day demand. Based on this standard, the Water System presently has sufficient storage capacity.

Water System pressures fall within the range required for adequate fire protection within the System's service area. The Insurance Services Office ("ISO") evaluates Water System adequacy for fire protection on behalf of fire insurance companies throughout the country. In 2020, the ISO evaluated the Water System in order to rate the public protection class for fire risk within the City. The City's ISO score

was 2 out of 10 with 1 being the highest rating and 10 being the lowest. The previous rating was 2 out of 10. Rio Rancho's 2020 ISO score places it in the Class 2 "very high" fire protection category.

The ISO plans to complete an evaluation of the Water System every three to five years. The next ISO evaluation is expected to be completed in 2027.

Quality of Groundwater Supplies

Based on water quality data submitted to the New Mexico Environment Department ("NMED"), the quality of the drinking water supplies meets applicable state and federal standards. As allowed by the NMED, several of the samples reported to the NMED represent a composite or blend of more than one water supply source.

The NMED's review of the contaminants of concern, including trace organic and inorganic compounds and radiological constituents, indicated no test result in excess of drinking water standards. Prior to the City's acquisition of the Water System in 1995, the United States Environmental Protection Agency ("EPA") had noted infrequent violations of microbiological standards. Those violations occurred in 1991 and 1992 and are believed to be the result of sampling error, low chlorine dosages at the wells, or disinfection problems at the hose bibs where the samples were collected. The most recent sanitary survey of the Water System was conducted October 24 through October 26, 2017 by the NMED. In the sanitary survey, NMED noted that (4) four significant deficiencies were identified and corrected by October 26, 2017. No further action is required on behalf of the Rio Rancho Water & Wastewater Service water system. The next survey will be conducted in 2020.

Municipal water providers are required under the Safe Drinking Water Act ("SDWA") to annually report through a Consumer Confidence Report ("CCR") any contaminants found in drinking water supplies. The 2024 CCR indicates there were no violations of the SDWA out of the 150 contaminants tested; none of the tested contaminate levels were above the Safe Drinking Water Act Regulations. The NMED inspects the City's water production portion of the System every three years, and any issues identified by the inspection are corrected immediately.

The City is located in a geologic area in which arsenic is naturally present in the aquifer in organic and inorganic forms, and is closely associated with past or present volcanic activity. The City is 100% reliant on groundwater from its aquifers. The arsenic levels in the City's municipal wells range from 5 ppb to 57 ppb. All potable water is treated to less than 10 ppb. The City has met and has continuously complied with the federal drinking water standards since 2009.

The City utilizes two different arsenic treatment processes, absorption and coagulation and filtration utilizing iron media. Absorption is a removal process which uses granular iron media to absorb arsenic from the untreated water. The media containing the arsenic is disposed of when it becomes saturated, approximately every 6 months. Coagulation filtration utilizes the injection of liquid ferric chloride into untreated water, which attracts the arsenic, is then filtered out and is disposed of continuously. The waste for each of these processes is considered non-hazardous and is taken to the Waste Management landfill for disposal. Arsenic absorption is used for wells with arsenic levels below 20 ppb. Coagulation filtration is used for wells with arsenic levels over 20 ppb.

In October 2024, the U.S. Environmental Protection Agency ("EPA") issued its final rules requiring that drinking water systems identify and replace lead service lines within 10 years. The City conducted extensive review of the City's water service infrastructure and found that it contained no lead service lines. The City created an interactive map on the City's website as required by the EPA. The website provides the Utilities' customers the ability to view the water service lines. The map shows that the City's water

distribution service lines contain no lead. The City's Utilities is in compliance with the EPA's Lead and Copper Rule.

Water Rights

The City currently has the right to divert groundwater from the Rio Grande Underground Basin up to 26,439.77 acre-feet per annum. This right is subject to conditions contained in two primary permits, each for the right to divert 12,000 acre-feet per annum (collectively denoted RG-6745 through RG-6745-S-34), as well as the terms and conditions of Office of the State Engineer ("OSE") Permit No. 02997 into RG-6745 et al.(20.16 acre-feet), and Permit No. RG-26259 (Well 9) (2,419 acre-feet).

In 1979, the City was granted the right to divert 12,000 acre-feet per annum from 22 wells (RG-6745 through RG-6745-S-22). As a condition of this permit, the City is required to offset surface water impacts but only at the time the depletive effects from the City's groundwater pumping actually affect the surface water of the Rio Grande. Surface water effects can be offset through discharge of effluent to the Rio Grande, the acquisition and transfer of water rights in the middle Rio Grande, or a combination thereof. Prior to 2003, the City had acquired 1,829.27440 acre-feet of consumptive use rights for offset under this permit. These previously acquired rights and continued discharge of effluent currently satisfy any applicable offset requirements and will for many years.

In 1997, the City was granted the right to divert an additional 20.16 acre-feet based on the transfer of surface water rights. This additional 20.16 acre-feet has no offset requirement or other relevant conditions. The City has one pre-basin well pursuant to Declaration No. RG-26259, now Permit no. 26259, from which it is authorized to divert up to 2,419.51 acre-feet per annum but only from City Well 9. As this is a pre-basin well, there is no requirement to offset any stream impacts.

In 2003, the City was granted the right to divert 12,000 acre-feet per annum from 12 additional wells (RG-6745 through RG-6745-S-34). The right to divert the 12,000 acre-feet per annum is conditioned on the requirement to acquire offsetting water rights over a 55 year accounting period, commencing in the year the City commenced pumping in excess of 12,000 acre-feet, which occurred in 2008. The permit requires the acquisition of 728 acre-feet every five years over the 55 year accounting period, or 8,000 acre-feet. The 2003 permit contains a penalty for failing to adhere to the acquisition rate of 728 acre-feet every five years. The penalty would require the City curtail its pumping by "3% on an annual basis" until it is in compliance with the acquisition schedule. At the end of the 55 year accounting period, the acquired water rights of the City in combination with discharge of effluent must offset the effects of the City's groundwater pumping under the 2003 permit.

The City has satisfied its permit obligations for the first four accounting periods, 2008-2012, 2013-2017, 2018-2022, 2023-2027, 2028-2032, and 2033-2037, and has recently acquired or has under contract 5,377.45820 acre-feet which meets approximately 52% of its obligations and approximately 66% of its obligations for the 2038-2042 accounting period. The City is diligently pursuing acquisition of water rights for purposes of complying with permit conditions requiring acquisition of offsetting water rights.

In June 2010, the City established a Water Rights Acquisition Fee to create a dedicated revenue stream to fund the purchase of the water rights.[(1)] The Water Rights Acquisition Fee is charged monthly to each water account. The initial Water Rights Acquisition Fee of $3.00 was increased to $5.00 in September 2011 and increased again in January 2013 to $6.00, and made changes to the method of calculating the fee to ensure that water rights acquisition costs are equitably distributed among the City's customers. In March 2025, effective July 1, the Governing Body approved an adjustment to the water rights acquisition fee (3 percent annually) FY 2026-2030. Customers are charged the greater of a $6.18 minimum fee or a volume fee of $0.52 per thousand gallons on each monthly bill.

[1] The Water Rights Acquisition Fee is excluded from the definition of Gross Revenues in the Master Ordinance.

Water Conservation Program

The City has had a proactive water conservation program since 1998. The program includes a water conservation ordinance, outreach and education of Rio Rancho adults and children, and a water use auditing process.

The Water Conservation Ordinance addresses water waste, fugitive water, and water by request (restaurants, hotels and motels). To reduce water waste the ordinance requires compliance with irrigation time-of-day restrictions from April 1 to October 31 annually. Fugitive water is reduced by restricting washing of impervious surfaces (driveways, etc.) and restricting irrigation water from draining onto streets. The ordinance prohibits food establishments from automatically serving water to customers and requires hotels and motels to give the option to change linens or not for a guest's stay. The City employs Water Conservation Specialists whose duties include patrolling the City for violations of the ordinance, counseling and citing violations.

Outreach and education of Rio Rancho children about conservation have been a focal point of the Water Conservation Program. The City is a chief sponsor and participator of the Rio Rancho Children's Water Festival, which includes hands-on activities specifically designed for fourth grade children. Water conservation instruction and activities are also conducted in the schools both in-class and in the after-school programs.

Rio Rancho adults receive water conservation outreach and education in various forms. The Water Conservation staff members write and produce three newsletters yearly that are mailed to all residences and businesses in the City. The City conservation staff also makes presentations to civic groups.

Water use audits are offered free of charge to residential, irrigation and commercial water users. The audits show the customer its current water use and suggest methods for reducing the usage amount through leak detection and repair, upgrade and maintenance of equipment, and replacement of showerheads and aerators. Audits are often requested by customers who experience an increase in water usage, usually due to a leak.

Water conservation reduces the City costs for infrastructure, drilling new wells, water treatment, chemicals, electricity and purchasing water rights. Conservation also reduces the costs for wastewater treatment, wastewater plants, electricity and chemicals by reducing the amount of water flowing to the treatment plants.

Most Significant Consumer of Water Served by the Water System

The City's largest water customer is the City. The City consumes water for irrigation of public parks and playing fields. In Calendar Year 2024, the city consumed approximately 48,298,000 gallons from the Utilities' system.

Intel Corporation, the City's largest industrial customer, used approximately 47,905,000 gallons in fiscal year 2025. Intel operates a semiconductor manufacturing business located adjacent to the City's corporate limits and produces computer chips. Intel has developed its own water wells and production facilities in addition to using City water. Intel's wastewater is discharged to the Albuquerque Bernalillo County Water Utility Authority. As a result, Intel's operations do not impact the City's Wastewater System.

Top Ten Water Users in the City of Rio Rancho

The following are the top ten water users in the City of Rio Rancho for Fiscal Year 2018:

Customer Name	Consumption in Thousands	Revenue	% of Revenue
City Irrigation	140,067	918,840	3.22%
RR Schools Irrigation	98,352	677,645	2.37%
Northern Meadows Association Irrigation	56,958	392,441	1.37%
Intel	47,905	284,077	0.99%
Presbyterian	30,445	190,586	0.67%
City Effluent-Irrigation	23,768	15,449	0.05%
RR Schools	19,694	123,284	0.43%
Loma Colorado Commun Assoc Irrigation	17,839	122,911	0.43%
City	16,249	91,807	0.32%
Entrada Point EP Country Club Dr LLC	14,632	91,596	0.32%

Source: City of Rio Rancho.

Water Rate Adjustments

The City of Rio Rancho is a home rule municipality. As such, it is authorized by State law to establish its own rate structure without approval from any State agency. In January 2016 recycled water rates were amended from 60% of the potable Commercial Irrigation rate to 20% of the potable Commercial Irrigation rate. The recycled water rate was amended again in August 2018 to $0.65 per thousand gallons.

In March 2025, effective July 1, the Governing Body approved an annual (FY 2026-2030) 3 percent adjustment to water and wastewater rates. Also approved was an adjustment to the water rights acquisition fee (3 percent annually) and bulk fill water station fee (5 percent annually).

Under the terms of the Master Ordinance, the City must at all times fix rates and collect charges sufficient to provide for the Debt Service Requirements on all Outstanding System Bonds. See "SECURITY AND OTHER SOURCES OF PAYMENT-Rate Covenant." The City's current water rate structure is presented below:

WATER RATE STRUCTURE

	Monthly Service Charge				
Meter Size (inch)	**2026 Rate**	**2027 Rate**	**2028 Rate**	**2029 Rate**	**2030 Rate**
5/8	$ 13.17	$ 13.57	$ 13.98	$ 14.40	$ 14.83
3/4	13.38	13.78	14.19	14.62	15.06
1	15.05	15.50	15.96	16.44	16.94
1 1/4	17.50	18.02	18.57	19.12	19.70
1 1/2	20.80	21.42	22.06	22.72	23.41
2	23.07	23.76	24.48	25.21	25.97
3	99.73	102.73	105.81	108.98	112.25
4	133.60	137.61	141.74	145.99	150.37
6	208.87	215.14	221.59	228.41	235.09
8	223.92	230.64	237.56	244.69	252.03
10	383.86	395.38	407.24	419.45	432.04

	Volume Charge per 1,000 gallons				
Customer Class	**2026 Rate**	**2027 Rate**	**2028 Rate**	**2029 Rate**	**2030 Rate**
Single-Family Residential[(1)]					
First 6,000 gallons	$ 6.08	$ 6.26	$ 6.45	$ 6.64	$ 6.84
7,000 to 10,000 gallons	6.58	6.78	6.98	7.19	7.41
Over 10,000 gallons	7.10	7.31	7.53	7.75	7.99
Multi-Family Residential[(1)]					
2 to 4 housing units	6.19	6.38	6.57	6.76	6.97
More than 4 housing units	6.45	6.64	6.84	7.05	7.26
Commercial	6.45	6.64	6.84	7.05	7.26
Industrial	6.11	6.29	6.48	6.67	6.87
City	5.82	5.99	6.17	6.36	6.55
Irrigation					
Commercial	7.10	7.31	7.53	7.75	7.99
City	6.76	6.96	7.17	7.38	7.60
Reclaimed Water	0.65	0.65	0.65	0.65	0.65
Bulk Water	10.50	11.03	11.58	12.16	12.76

[(1)]In order to promote water conservation the City instituted a multi-tiered residential rate structure.

Comparison of Water Rates

The following table presents a comparison of residential water rates for the City of Albuquerque, City of Las Cruces, City of Santa Fe (Sangre de Cristo), and City of Rio Rancho. This chart assumes water consumption at 10,000 gallons per month.

Water Rates Comparisons

Service Size	Fixed	Commodity Charge
City of Albuquerque (Albuquerque Bernalillo County Water Utility Authority)		
5/8”	$24.29	$3.08
3/4”	$24.29	$3.08
City of Las Cruces		
5/8”	$13.60	$2.85
3/4”	$13.60	$2.85
City of Santa Fe (Sangre de Cristo Water Division)		
5/8”	$18.42	$6.06
3/4”	$18.42	$6.06
City of Rio Rancho		
5/8”	$13.17	$6.58
3/4”	$13.17	$6.59

Source: City of Rio Rancho.

Water/Sewer Billing and Collections

The City imposes all rates and charges through a water and sewer rate ordinance. Charges are billed to the customer. In cases of leased property, the tenant will have payment responsibility, and service will be discontinued if payment is not made. In cases of owner-occupied property, if the property owner does not pay the utility bill, property liens may be filed and foreclosed as provided by state law.

The City performs all meter reading services in connection with the System. Meters are read and billed once per month. Customers are billed within the same approximate time frame each month, within approximately two days after their meters are read. The payment is delinquent if not made within 24 days following the billing date on a utility statement. The City may cause the water supply to be turned off and discontinue service to the property if any charge remains unpaid on the customer’s utility statement. A late payment penalty of 10% is imposed on delinquent amounts.

CERTAIN INFORMATION CONCERNING THE WASTEWATER SYSTEM

The Wastewater System was constructed over the same approximate time period as the Water System in order to provide wastewater service to residential, commercial, and industrial customers in Rio Rancho. However, since many of the homes initially constructed were supplied with septic tanks, the majority of Wastewater System facilities were not installed until after 1979. Currently, the City estimates that there are more than 5,000 residential customers who have individual septic tanks and are not served by the Wastewater System. Wastewater service connections totaled approximately 34,156 as of the end of calendar year 2024. The following table presents a breakout of the types of Wastewater System customers connected to the system and the total amount of wastewater treated (expressed in gallons) over the five-year period from 2020 through 2024.

HISTORICAL OPERATING STATISTICS - WASTEWATER SYSTEM

	Calendar Year 2020	Calendar Year 2021	Calendar Year 2022	Calendar Year 2023	Calendar Year 2024
CUSTOMER CONNECTIONS:					
Residential	30,986	31,903	32,665	34,308	34,156
Commercial	818	825	831	846	863
Industrial	0	0	0	0	0
Public Authority	29	31	32	32	32
Total	31,833	32,759	33,528	35,186	35,051
TOTAL WASTEWATER TREATED (1000s of Gallons):	1,853,314	2,003,722	1,982,341	1,822,617	1,956,431

Source: *City of Rio Rancho.*

The Wastewater System includes approximately 400.41 miles of collector lines, interceptor lines, and force mains ranging in diameter from 2 to 30 inches, 27 active lift stations, and three treatment plants.

Effluent is primarily discharged to the Rio Grande under two EPA discharge permits, and sludge produced from wastewater treatment is disposed of at the Sandoval County landfill. In 2024, the Wastewater System treated approximately 1,956,431 gallons of wastewater. The Wastewater System encompasses about 50 acres for treatment plant and lift station sites. As with the Water System, a supervisory control and data acquisition ("SCADA") system was installed to constantly monitor facility operations to detect power outages, relay intruder alarms, and provide for production records.

Collection System

The wastewater collection system is constructed with PVC or vitrified clay pipe. Most of the collection system is designed to carry wastewater flows by gravity except for areas where the topography requires the pumping by wastewater lift stations and associated lines known as force mains. There are approximately 127,881 feet of force mains in the Wastewater System. Most of the collection mains are no less than 60 years old. The industry estimates PVC wastewater mains will last at approximately 100 years.

In addition to collection mains, almost all wastewater customers have individual service connections to the collection system. Almost all of these are 4 inches in diameter, and they average 45 feet in length. The collection system includes 8,342 manholes.

Lift Stations

The Wastewater System has 27 active lift stations. All but two are duplex stations, i.e. they contain two pumps. The remaining two lift stations have been designed with three pumps. Capacities of the lift stations vary from about 36 gpm up to 3,600 gpm per station. Most lift stations are relatively new with many constructed over the last decade.

Treatment Plants

Three separate wastewater treatment plants (each a "WWTP") provide secondary biological treatment of the City's sewage, two of which (WWTP No. 5 and No. 6) are membrane biological reactors. All of the City's wastewater treatment facilities are operating within their capacity limitations and in accordance with federal and state requirements.

WWTP No. 1 has been decommissioned and is no longer in service. WWTP No. 2 was constructed in 1985 and designed to treat 0.5 mgd by the extended aeration activated sludge treatment process. The facility contains an effluent return pumping facility designed to pump treated effluent for landscape irrigation from this location. In 1988, the facility was expanded by adding a separate activated sludge

treatment process of 1.5 mgd. In 1999, an additional 3.5 mgd nitrification/denitrification facility was constructed along-side the current treatment facility. At that time the vitalization system and the floor in the belt press building was also renovated. A new Suez Aquaray UV Disinfection System and Belt Press improvements were constructed within the last five years. In 2025, the City began construction of a new Headworks.

WWTP No. 3 is not currently in operation, and the City does not plan to place this treatment plant back into service. WWTP No. 4 has been demolished and is no longer in service.

WWTP No. 5 is located in the Mariposa subdivision and has an ultimate design footprint capacity of 2.0 mgd. The first phase of WWTP No. 5 was completed in 2005 and has a treatment capacity of 0.25 mgd. In 2026 the capacity will be expanded by an additional 0.25 mgd by by adding Zenon membranes, blowers and associated equipment, bringing its total capacity to 0.5 mgd. This wastewater treatment plant will be expanded as needed. The treatment method is membrane bio-reactor ("MBR") which will produce an effluent that may be used for all purposes except drinking water. MBR treatment is in compliance with the City's goal for an aggressive water reuse program to preserve its water resources.

WWTP No. 6 is located in the Cabezon subdivision and can potentially be expanded significantly beyond its current capacity of 1.8 mgd. The first phase of WWTP No. 6 was completed in 2005. The treatment method is MBR. The City expanded the capacity of WWTP No. 6is nearing completion of the construction to expand capacity of WWTP No. 6 to 1.2 mgd in 2013. Construction of the recycled water tank, booster station and recycled water transmission lines have been completed. The effluent usage will allow the City to better manage its ground water resources and extends the City's pumping permit. In 2020, WWTP No. 6 was expanded from a 1.2 mgd to a 1.8 mgd. The plant expansion replaced WWTP NO. 1, which had treated approximately 0.5 mgd, WWTP No. 1 was constructed circa 1970, and was due for replacement due to its age and anticipated future water quality requirements for recycled water and discharge.

Historical flows at the WWTPs are operating at approximately 72% of design capacity.

Sludge Disposal and Effluent Discharge

Digested sludge produced from WWTP No. 5 is delivered to a 0.5 million gallon central sludge processing facility at WWTP No. 2. In 2023, a new sludge belt filter press was installed to de-water sludge and process dried sludge to be delivered for disposal at the landfill. In 2020, a new sludge belt filter was installed at WWTP No. 6 to process sludge for delivery and disposal at the landfill. The City is currently permitted to sell treated effluent from WWTP No. 2 and No. 6 to the City of Rio Rancho, Cabezon Public Improvement Districts, and Roadrunner Redi-mix, a concrete manufacturer.

Recycled Water Program

One of the City's approaches to serve its growing population is to expand the recycled water program to maximize the beneficial use of all available water sources. Recycled wastewater is a reliable, drought-proof water source that can be tailored to meet the needs of specific end uses ranging from irrigation to indirect potable reuse. When the demand for recycled water is low, the purified water source can be stored in surface reservoirs or subsurface aquifers. Aquifer recharge offers the advantage of nearly infinite storage capacity, preservation of the quality of the purified water, and elimination of water losses associated with evaporation from open surface reservoirs.

The City's recycled water program has two main objectives: (1) inject recycled water into the groundwater to recharge the aquifer and store water for future use, and (2) replace potable water use for irrigation of parks, medians and other uses. The City's aquifer recharge site consists of one injection well surrounded by an extensive groundwater monitoring network on approximately 2.5 acres of fenced land near Loma Colorado. The direct injection facility was brought on line in July 2017.

Permits from the Office of the State Engineer and the New Mexico Environment Department are required for aquifer recharge, which were obtained by the City in 2015. The City has completed the piping network needed to transport recycled water to be used for irrigation of parks medians, and manufacturing. A recycled water reservoir and booster station located near WWTP No. 6 was completed at an approximate cost of $6,000,000. Project expenditures for the Aquifer Storage Demonstration, Advance Water Treatment Facility and the Recycled Storage Tank projects total approximately $16.5 million.

Recycled water is further treated by an on-site advanced water treatment ("AWT") process prior to direct injection to ensure that the groundwater supply is not impaired by chemicals or pathogens. This process includes Advanced Oxidation (AOP) and Biologically Activated Carbon ("BAC") and disinfection prior to injection. Construction and testing of the facility were completed in July 2017.

Effluent Quality

The City is currently in compliance with the standards set forth in the NPDES permit issued in November, 2010.

Wastewater Rate Adjustments

As a home rule municipality, the City is authorized by State law to establish its own rate structure for the Wastewater System without approval from any State agency. In March 2025, effective July 1, the Governing Body approved an annual (FY 2026-2030) 3 percent adjustment to water and wastewater rates. Also approved was an adjustment to the water rights acquisition fee (3 percent annually) and bulk fill water station fee (5 percent annually).

The City's current wastewater rate structure is presented below:

WASTEWATER RATE STRUCTURE

	Monthly Service Charge ($ per bill)				
Meter Size (inch)	**2026 Rate**	**2027 Rate**	**2028 Rate**	**2029 Rate**	**2030 Rate**
All Sizes	$15.26	$15.72	$16.19	$16.68	$17.18
	Volume Charge ($per 1,000 gallons)				
Customer Class	**2026 Rate**	**2027 Rate**	**2028 Rate**	**2029 Rate**	**2030 Rate**
Residential, Multifamily, Commercial	$10.71	$11.03	$11.36	$11.71	$12.06
City	10.18	10.48	10.80	11.12	11.45

Comparison of Wastewater Rates

The following table presents a comparison of residential wastewater rates for the Cities of Albuquerque, Las Cruces, Santa Fe, and Rio Rancho. This chart assumes wastewater production at 10,000 gallons per month.

Wastewater Rates Comparisons

Service Size	Fixed	Commodity Charge
City of Albuquerque		
(Albuquerque Bernalillo County Water Utility Authority)		
5/8”	$17.11	$2.73
3/4”	$17.11	$2.73
City of Las Cruces		
5/8”	$ 7.13	$3.27
3/4”	$ 7.13	$3.27
City of Santa Fe		
(Sangre de Cristo Water Division)		
5/8”	$7.53	$4.64
3/4”	$7.53	$4.64
City of Rio Rancho		
5/8”	$15.26	$10.71
3/4”	$15.26	$10.71

Source: City of Rio Rancho, New Mexico.

Comparison of Wastewater Rates

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Wastewater Rates Comparisons

Service Size	Fixed	Commodity Charge
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5/8”	$17.11	$2.73
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City of Las Cruces		
5/8”	$7.13	$3.27
3/4”	$7.13	$3.27
City of Santa Fe		
(Sangre de Cristo Water Division)		
5/8”	$7.53	$4.64
3/4”	$7.53	$4.64
City of Rio Rancho		
5/8”	$15.26	$10.71
3/4”	$15.26	$10.71

Source: City of Rio Rancho, New Mexico.

Supervisory Control and Data Acquisition (SCADA) Systems for Water Production and Wastewater Treatment

The Water Production and Wastewater Handling and Treatment Facilities are managed and monitored by means of a SCADA System. The SCADA system enables authorized operators of each system to remotely monitor and to make operational changes to the water production and wastewater handling processes from a central location. The SCADA system also monitors each process and sends alarm notices to operators if any operating parameters exceed prescribed limits.

Data from each of the processes is transmitted to a central operations location. The data is used to optimize all processes by, for example, monitoring operational parameters. The data is used to: (1) prepare production and quality control reports for historical reference to plan system needs, (2) create reports for regulatory agencies of the State of New Mexico and U.S. Environmental Protection Agency (“EPA”) and (3) assist in creating trend analysis to determine operating chemical and equipment needs.

The Utilities Department is involved in an ongoing upgrade and expansion of the SCADA system as the Water and Wastewater System expands to help provide operational data for more efficient operations. The purpose of the upgrades is to improve the quality and dependability of the Water and Wastewater System, including the Arsenic Treatment Facilities.

System Financial Information

System Financial Information [1]

	2021	2022	2023	2024	2025
Operating Revenue:					
Water Operations Revenues	25,888,519	28,023,261	26,227,859	28,655,197	30,567,023
Other Water Revenues	1,150,471	1,204,273	1,218,276	1,308,843	1,477,079
Wastewater Operations Revenues	22,650,944	23,660,807	24,053,109	24,601,307	25,790,116
Other Wastewater Revenues	34,709	26,718	29,400	25,467	26,356
Total Operating Revenues	**49,724,643**	**52,915,059**	**51,528,644**	**54,590,814**	**57,860,573**
Operating Expenses:					
General and Administrative	3,879,743	3,525,704	4,186,372	3,941,128	5,859,315
Production Costs	20,706,727	18,817,136	22,343,206	21,034,306	30,761,404
Depreciation	8,649,196	8,901,687	9,034,337	8,929,056	9,654,345
Amortization of Right-of-Use Asset	-	60,651	24,917	19,387	4,081
Claims and Premiums	-	-	-	-	-
Total Operating Expenses	**33,235,666**	**31,305,178**	**35,588,832**	**33,923,877**	**46,279,145**
Operating Income (Loss)	**16,488,977**	**21,609,881**	**15,939,812**	**20,666,937**	**11,581,428**
Non-operating Revenue (Expenses):					
Impact Fees	3,068,472	2,020,666	1,313,671	3,242,828	4,170,210
Other Revenue	(2,130,071)	617,049	483,007	435,564	407,114
Interest Expense [2]	(3,483,641)	(3,019,013)	(2,772,973)	(2,485,937)	(2,214,807))
Amortization of Excess Consideration	(178,895)	(178,895)	(178,895)	(178,895)	(178,895)
Investment Income	(196,967)	(1,014,446)	1,245,987	4,733,170	5,586,893
Other Expense	-	-	-	-	-
Income (Loss) Before Capital Contributions and Transfers	**13,567,875**	**20,035,242**	**16,030,609**	**26,413,667**	**19,351,943**
Add Back:					
Depreciation and Amortization	8,828,091	9,080,582	9,213,232	9,107,951	9,833,240
Interest Expense	3,483,641	3,019,013	2,772,973	2,485,937	2,214,807
Payment-In-Lieu-Of Taxes	930,009	947,460	976,116	1,041,662	1,062,907
Allowance for Doubtful Accounts	49,055	(2,314,428)	(219,293)	(73,001)	114,215
Adjustments-Federal Grant Expenditures	114,929	-	-	-	-
Net Revenue Available for Debt Service	**26,973,600**	**30,767,869**	**28,773,637**	**38,976,216**	**32,577,113**
Senior Lien Debt Service	11,205,200	11,201,550	7,075,800	7,060,550	6,799,050
Coverage Ratio (Senior Lien)	**241%**	**275%**	**407%**	**552%**	**479%**
Senior and Subordinate Debt Service	12,927,105	12,919,705	8,792,955	8,294,205	8,035,705
Coverage Ratio (Senior and Subordinate Lien)	**209%**	**238%**	**327%**	**470%**	**405%**

[1] System financial information is derived from the City's financial statements; however this table is not an audited financial statement. The table has been restated beginning with FY 2018 to more closely follow the format of the City of Rio Rancho Annual Financial Report, and to improve readability and reconciliation of figures.

[2] Interest expense excludes amounts associated with Water Rights Acquisition loans.

Source: City of Rio Rancho.

System Financial Information

The historical financial results of the System, Utility Fund Assets, Liabilities and Fund Balance, and Revenues and Expenditures are summarized in the following tables for fiscal years 2021 through 2025.

	Fiscal Year Ending June 30				
ASSETS	**2021**	**2022**	**2023**	**2024**	**2025**
Current assets					
Cash and investments	43,095,311	44,790,619	45,568,009	29,624,023	26,831,826
Accounts receivable	6,338,895	9,228,377	7,050,982	7,406,573	7,969,207
Total current assets	49,434,206	54,018,996	52,618,991	37,030,596	35,043,077
Non-current assets					
Cash and investments	22,962,251	28,082,471	42,314,566	63,026,760	78,039,345
Inventory and prepaids	98,684	83,825	83,825	3,902,044	1,714,567
Total Non-current assets	23,060,935	28,166,296	42,398,391	66,928,804	79,753,912
Capital assets					
Net capital assets	327,670,837	325,866,020	331,713,032	331,470,661	353,980,389
Construction work in progress	4,543,770	8,359,626	5,482,981	22,168,685	31,864,188
Total capital assets	332,214,607	334,225,646	337,196,013	353,639,346	385,844,577
Deferred charges					
Excess Consideration for Acquisition	2,497,062	2,318,167	2,139,273	1,960,378	1,781,483
Deferred pension Plan items	885,083	355,325	521,088	772,208	977,921
Deferred OPEB Items	300,654	250,868	204,274	148,694	224,473
Deferred bond items	2,124,671	2,017,701	1,895,872	1,683,058	1,507,985
Total deferred charges	5,807,470	4,942,061	4,760,507	4,564,338	4,491,862
Total assets and deferred outflows	410,517,218	421,352,999	436,973,902	462,163,084	505,133,428

(1) Information appearing in the table is derived from the City's audited financial statements, but this table is not audited.

Source: City of Rio Rancho, New Mexico

Utility Fund-Liabilities and Fund Balance[1]

	Fiscal Year Ending June 30				
LIABILITIES	**2021**	**2022**	**2023**	**2024**	**2025**
Current liabilities					
Accounts payable	3,645,619	1,290,755	2,252,630	3,264,839	3,203,623
Accrued liabilities	486,346	530,780	497,047	460,645	432,325
Deposits	1,130,364	1,209,230	1,101,674	1,221,137	1,327,997
Compensated absences payable	117,312	99,219	102,983	113,036	141,495
Lease liability short-term[4]	-	18,719	37,331	14,499	16,478
Current portion of notes and bonds payable	10,882,782	7,372,355	7,185,705	7,234,392	6,483,210
Total current liabilities	16,262,423	10,521,058	11,177,370	12,308,548	11,605,128
Non-current liabilities					
Compensated absences payable	48,421	48,870	47,523	31,674	5,505
Lease liability long-term[4]	-	44,537	71,554	37,299	49,676
Revenue bonds payable	92,787,940	85,998,880	79,022,320	72,275,582	66,288,986
Notes payable	11,511,219	10,407,786	9,222,081	8,032,689	8,530,304
Net pension liability[2]	3,153,845	2,160,920	2,986,400	3,457,292	4,057,657
Net OPEB liability[3]	1,216,172	932,577	642,404	443,457	513,816
Total non-current liabilities	108,717,597	99,593,570	91,992,282	84,277,993	79,445,944
Deferred pension items[2]	85,782	603,931	53,108	66,300	445,249
Deferred OPEB items[3]	483,969	571,797	627,814	587,175	35,740
Total deferred inflows	569,751	1,175,728	680,922	653,475	480,989
Total liabilities and deferred inflows	125,549,771	111,290,356	103,850,574	97,240,016	91,532,061
Fund equity					
Invested in capital assets, net	217,032,666	232,403,432	243,571,843	267,727,943	305,983,908
Restricted for revenue bonds debt service	8,632,890	4,818,256	2,604,740	1,807,990	629
Unrestricted	59,301,891	72,840,955	86,946,745	95,387,135	107,616,830
Total net assets	284,967,447	310,062,643	336,123,328	364,923,068	413,601,367

(1) Information appearing in the table is derived from the City's audited financial statements, but this table is not audited.
(2) In FY2015, the City implemented GASB Statement No. 68 to reflect the City's proportionate share of its Net Pension Liability of the New Mexico Public Employees Retirement Association.
(3) In FY2018, the City implemented GASB Statement No. 75 to reflect the City's retroactive recognition of its proportionate share of Other Post-Employment Benefits liability of the New Mexico Retiree Health Care Authority.
(4) In FY2022, the City implemented GASB Statement No. 87 to reflect the City's right-to-use lease assets and the related lease liability.

Source: City of Rio Rancho, New Mexico.

MANAGEMENT OF THE WATER AND WASTEWATER SYSTEM OPERATIONS

The City has retained a professional management firm to operate and maintain the System on behalf of the City. The management firm is responsible for the day-to-day operation and maintenance of the System.

In 2002 the City issued a Request for Proposals ("RFP") to firms experienced in providing contract operation and maintenance services for water and wastewater utilities. Based on the results of interviews with certain firms, together with the formal proposals received from each, the City selected Operations Management International, Inc. ("OMI") to operate and maintain the System. The operation and maintenance contract was for a term of four years starting July 1, 2002, and included the right to extend the term up to an additional four-year term after the initial term had expired. The City negotiated an extension which was approved in 2006 for an additional four years. In 2010, the City again issued a RFP for contract operations and maintenance of the water and wastewater system because the original 2002 solicitation had expired. The City received one proposal, which was from OMI. The City negotiated new terms and entered into a four year operations and maintenance agreement. The new agreement added two significant deliverables, financial purchasing function and an Asset Management Program. Both deliverables have been completed and are ongoing functions of the Systems operations and maintenance.

In July, 2014 the City issued a RFP for a consultant to conduct a study consisting of an in-depth examination of the City's current management and operations contract. Based on the proposals submitted, The Eisenhardt Group, Inc. was selected as the successful candidate. Eisenhardt interviewed key City and OMI staff and reviewed relevant contract documents and background information. The Eisenhardt Group also conducted a comprehensive review of the existing contract. The review concluded that OMI has done a good job managing the City's assets but recommended that the City renegotiate certain features of the contract with OMI. The amended contract became effective July 1, 2015 for a period of five years. In November 2018, the contract was amended to include renewals after the initial term for a one (1) year term extension with a maximum of a ten (10) year term. In September 2024, the Governing Body approved a contract amendment extending the term to June 30, 2031 for a total of 10 years. OMI's previous services contract was the result of a request for proposal process in 2021, which has an initial 5-year term and a mutual option to extend for an additional 5 years. The contract amendment and additional funding will allow Jacobs to hire a total of seven new staff members, and acquire necessary vehicles and equipment, in order to increase annual water service line replacements and line spotting services and improve response times for water service line repairs.

OMI was founded in 1980 as a subsidiary of CH2M Hill Companies, LTD ("CH2M Hill"), which provides consulting, design, design-build, operations, and program management services for government, civil, industrial and energy clients in the areas of water transportation, environmental, energy, facilities and resources. In January 2017 Jacobs Engineering Group acquired the CH2M Hill companies. Jacobs is headquartered in Dallas, Texas and has over 77,000 employees in over 400 locations around the world. The company provides a full spectrum of services including scientific, technical, professional and construction management, program management, management for business industrial commercial government and infrastructure sectors. The City's contract with OMI remains unchanged.

The Utilities Department oversees OMI's contract performance in the area of water production, distribution, new construction of water mains, repair of existing water mains, wastewater collection, wastewater treatment and maintenance of the System. The Director of Utilities oversees the permit conditions issued by the EPA and State of New Mexico for system requirements and reporting for safe drinking water and clean water. The City's Utilities Accounting and Utility Services Divisions handle the budget preparation, accounting and billing for the System with overall budget and financial oversight by the City's Financial Services Department.

Utilities Director

The Utilities Director is responsible for planning, implementation and management of the City's water utilities system, pursuant to the policies, rules and regulations promulgated by the Governing Body. The Utilities Director is responsible for compliance with all federal, state and local regulations regarding water health, safety and environmental issues for the City. The Utilities Director is also responsible for the management of the contract firm OMI, which operates the utilities' water, wastewater and recycled water operations.

The current Utilities Director, Steve Gallegos, was appointed to the position in May 2025. At the time of his appointment, Mr. Gallegos had approximately 24 years of applicable experience with the City of Rio Rancho. His tenure with the City includes serving as Acting Director, Deputy Director, Utilities Engineer and Project Manager for the Utilities Department. Mr. Gallegos holds a bachelor's degree in civil engineering.

Capital Project Expenditures

The City approves an Infrastructure Capital Improvement Plan ("ICIP") on an annual basis, which includes Water and Wastewater System projects and other capital projects. The ICIP forecasts the City's capital needs for the next five years. Project priorities are adjusted annually to address specific needs and changing conditions.

Water System. Within the next five fiscal years, the City expects to make additional improvements to the Water System. The following table presents the higher priority improvements expected to be made to the Water System and associated cost estimates.

Project Title	Fiscal Years 2026-2030
Install/Replace Water Lines	$41,432,998
Water Rights Acquisition	17,342,002
Redrill Well 4	14,586,144
Re-drill Well 9 & Equip for Arsenic Removal	14,214,675
Re-drill Well 13	9,877,681
Booster Station and Transmission Line Well 17	6,971,408

The City expects to finance a portion of these Water System improvements with revenues from the System, developers' contributions, federal grants, state loans and through an issuance of Parity Bonds. The ICIP also includes several projects for which funding sources have not yet been identified. The ICIP identifies additional Water System improvement projects at an estimated cost of approximately $51,802,232.

Wastewater System. Over the next five fiscal years, the City expects to make additional improvements to the Wastewater System. The following table presents the higher priority improvements expected to be made to the Wastewater System and associated cost estimates.

The City expects to finance a portion of these Wastewater System improvements with revenues from the System, state grants, and issuance of Parity Bonds and state loans. The ICIP also includes several projects for which funding sources have not yet been identified. The ICIP identifies the following additional Wastewater System improvement projects

Project Title	Fiscal Years 2026 – 2030
Wastewater Treatment Plant (WWTP) 2 Headworks	$31,501,579
Wastewater Treatment Plant (WWTP) 2 Biological Nutrient Removal or Membrane Bioreactor (MBR) Expansion	25,625,000
Lift Station 22 Improvements and Force Mains	15,178,901
Install/Replace Sanitary Sewer Lines and Force Mains	12,437,715
Wastewater Treatment Plant (WWTP) 5 Membrane Bioreactor (MBR) Expansion or Lift Station	7,000,000

THE CITY

The City of Rio Rancho is currently the third largest city in New Mexico and has experienced rapid growth historically. Rio Rancho is located in central New Mexico at 5,679 feet above sea level, and is adjacent to the City of Albuquerque, New Mexico's largest city. In the early 1960s, the AMREP Corporation purchased 55,000 acres of land on the outskirts of Albuquerque, originally called Rio Rancho Estates. AMREP marketed the area to residents in the Midwest and eastern states. When home building began in 1962, many of the first residents were middle-income retirees. In 1966, the 100th family moved to Rio Rancho and by 1977 the population had grown to 5,000. In 1971, AMREP purchased and platted an additional 35,000 acres. Rio Rancho Estates at that time included 92,000 acres and was larger, geographically, than the City of Albuquerque.

By the late 1970's the area had grown to a community of about 11,000. In September of 1981 the City of Rio Rancho was formally incorporated as a New Mexico municipality. Rapid employment, population and housing growth characterized Rio Rancho in the 1980's and continued through the 1990's. Population and housing stock tripled between 1980 and 1990. The City's population grew by approximately 45 percent between the 2000 census and the 2010 census and has overtaken Santa Fe as the third largest City in the State behind Albuquerque and the City of Las Cruces, New Mexico. The City has a land area of approximately 105 square miles and a population of approximately 113,230.

Government

The City was incorporated in 1981 and operates under a home rule charter, adopted by voter approval in March, 1992, with a Council-Manager form of government. Nonpartisan elections are held for members of the Governing Body of the City (the "Governing Body") for the election of councilors from six single member districts and for a Mayor to be nominated and elected at large by the residents and qualified voters of the City. Under the City Charter, as amended, the Mayor is a voting member of the Governing Body in the event of a tie vote or if a councilor is absent.

Members of the Governing Body are elected for staggered four-year terms. The members and the date of expiration of their current terms are as follows:

Name	Office	Current Term Expires
Greggory D. Hull	Mayor	March, 2026
Deb Dapson	Councilor, District 1	March, 2028
Jeremy Lenentine	Councilor, District 2	March, 2026
Bob Tyler	Councilor, District 3	March, 2026
Paul Wymer	Councilor, District 4	March, 2028
Karissa D. Culbreath	Councilor, District 5	March, 2026
Nicole List	Councilor, District 6	March, 2028

Administrative Officers

Greggory D. Hull, Mayor. The Mayor is a member of the Governing Body of the City and the Chief Executive Officer of the City. The Mayor presides at meetings of the Governing Body and is a member of the Governing Body entitled to vote in the absence of a councilor or to break a tie. As Chief Executive Officer of the City, the Mayor exercises all administrative and executive powers, except to the extent that those powers are vested with the City Manager; represents the City in intergovernmental relationships; presents an annual State of the City report to the Governing Body; and performs other duties and exercise such other powers as specified in the City Charter, City ordinances and resolutions, or by the Governing Body. Mr. Hull was first elected as Mayor of Rio Rancho in April 2014 via a runoff election for a four-year term, and was re-elected in March 2022 for another four-year term.

Matt Geisel, City Manager. The City Manager is the Chief Administrative Officer of the City, in charge of the day-to-day administrative affairs of the City, and responsible to the Mayor and Governing Body, as appropriate, for the administration of all City affairs placed in the administrator's charge by or under the City Charter. The Governing Body appointed Mr. Geisel the City Manager on April 22, 2021. Mr. Geisel served as the Secretary of the Economic Development Department of the State of New Mexico from October, 2016 to December, 2018. In September 2019, Mr. Geisel returned to the City in the role of Economic Development and Business Relations Manager and Acting Development Services Director. Mr. Geisel previously worked for the City from January 2009 to September 2016 in various roles, including Economic Development and Business Relations Manager. Mr. Geisel has a Bachelor of Arts in Economics and Spanish from the University of California, Davis and a Master of Business Administration, from the University of California, Los Angeles.

Stephanie Yara, Director of Financial Services. The Chief Financial Officer of the City is the Director of Financial Services, who also serves as the City Treasurer. The Director of Financial Services is appointed by the City Manager and is confirmed by the Governing Body. The Director of Financial Services is responsible for the City's cash and investments, accounting, budgeting, contracts, and procurement. Ms. Yara was appointed by the Governing Body in May 2025, with approximately 23 years of applicable experience. Her background includes serving in Finance Director roles for the City of Albuquerque, New Mexico Mortgage Finance Authority, and the Pueblo of Sandia. In addition, Ms. Yara holds an MBA in Accounting from the University of New Mexico, and is a Certified Public Accountant.

Joshua Rubin, City Attorney. The City Attorney serves as chief legal advisor to the Council, City Manager, and all department heads, offices and agencies. The City Attorney represents the City in all legal proceedings and performs any other duties prescribed by law. The City Attorney is appointed by the City Manager and confirmed by the Governing Body. Mr. Rubin has served as City Attorney since March 13, 2023; however, Mr. Rubin has been employed by the City since August of 2018. Prior to serving as the City Attorney, Mr. Rubin served as Deputy City Attorney and Assistant City Attorney. Before joining the City, Mr. Rubin served as an Assistant District Attorney in Bernalillo County (March of 2016 through August of 2018) as a felony prosecutor and worked for Fidelity Investments LLC (August of 2015 through March of 2016) in Fidelity's retirement benefits contracting group. Mr. Rubin holds a Bachelor of Business Administration, majoring in finance with a minor in economics, from the University of New Mexico and a Juris Doctorate from the University of New Mexico School of Law.

Other Employees

As of January 1, 2025, the City had 793.86 authorized full-time positions. The City's police force consists of 153 uniformed officers. The City operates three libraries, an aquatic center, two senior citizens centers, six fire stations, a municipal water and sewer utility, and a solid waste collection and disposal system, contracted by the City. The City also operates outdoor swimming pools, sports fields and playgrounds with paid staff members during an active summer recreational program. The City has three employee unions, including Police/Dispatch, Fire, and the American Federation of State, County and Municipal Employees ("AFSCME"). The City considers its relations with its employees to be good.

Economy

The City's economy and surrounding area have been based primarily on the Intel manufacturing plant, government and related activities, retail trade, tourism, arts and entertainment, and recreation. In 2011 and 2012, Presbyterian Rust Medical Center ("Rust") and University of New Mexico Sandoval Regional Medical Center ("UNMSRMC") hospitals opened in the City.

Rust and UNMSRMC have attracted additional medical offices in the surrounding areas along the Unser corridor in the Petroglyphs Medical Plaza and Unser Pavilion sites. As part of this associated medical growth, the City has seen Acute Care and Assisted, Independent and Memory Care facilities invest in Rio Rancho. The Village, an approximately 64-acre mixed use development adjacent to Rust along the Unser Gateway, is positioning its development to attract medical and wellness providers, as well as retail uses including Albertson's Market Street and a variety of restaurants.

The City has attracted industry to provide employment for its residential growth. Intel Corporation, New Mexico's most prominent manufacturer, has upgraded or overhauled its Rio Rancho site seven times since the 1980s. Over the past few years, Intel has repositioned its Rio Rancho facility from traditional wafer chip manufacturing to new technologies. Intel has completed an investment of $3.5 billion in its Rio Rancho operations for the manufacture of advanced semiconductor technologies. Modernization of the plant accommodates Intel's advanced packaging technology and silicone photonics. The project has created 1,000 construction jobs. The expansion is expected to create at least 700 high-tech jobs, increasing its total employee count to over 2,500.

New Mexico start-up Nature's Toolbox relocated its operation to Rio Rancho in 2022. The company's mission is to advance the healthcare industry by commercializing its cell-free technology to expedite the development and manufacturing of vaccines and pharmaceuticals using mRNA and protein technology to accelerate preclinical drug discovery efforts. Nature's Toolbox anticipates creating over 70 high paying jobs in its Rio Rancho facility.

A number of long-standing, small to mid-sized manufacturers have located in Rio Rancho, including as Aero Parts, Aer Sale, DHF Technical, Insight Lighting, LectroSonics, and Stainless Motors in Sandoval County. Those manufacturers serve as a solid base of advanced and skilled manufacturing jobs in Rio Rancho.

The office and customer contact center industry has played a key role in Rio Rancho for more than two decades. HP, Inc. has operated a sales and premium support center since 2009, currently employing approximately 750 workers with a $60 million payroll.

"In fill" development on major corridors is bringing new quick service restaurants users to the community including Raising Canes, Dutch Bros., and others. Empty "big box" space is being redeveloped to new companies to the City including Sprouts grocery store and Defined Fitness gym.

Rio Rancho continues to be an attractive place to live for both growing families and retirees. Over the past decade, Rio Rancho's share of single-family residential starts has grown to 39.9 percent of the four-county metropolitan area. The City has issued more than 4,000 single family residential permits in the last

five years as well as 859 units of multi-family housing within the last three years. The housing market has seen a significant increase in the median home value over the past three years.

In calendar year 2025, Rio Rancho had 784 new single-family home starts, and there are a total of 1,347 vacant developed and soon to be developed lots that are part of approved preliminary plats throughout the City and 5,699 vacant undeveloped lots that are in approved master-planned communities. The 173-acre Los Diamantes Masterplan Community ("Los Diamantes") is the cornerstone of this anticipated residential growth, with 457 single family residential lots and approximately 63 acres designated for commercial/industrial use. Los Diamantes is in close proximity to Joe Harris Elementary School, which opened in August 2021, as well as the site for Rio Rancho's third high school (construction date to be determined).

Retirement Plan

The City participates in a pension plan organized on a statewide basis and operated by the State of New Mexico. The Public Employees' Retirement Association of New Mexico (the "Plan"), established by Chapter 167, Laws of 1947, New Mexico Statutes Annotated, 1978 Compilation, as amended, requires contributions, computed as a percentage of salary, from both employee and employer for all full-time employees. The majority of State and municipal employees in New Mexico participate in the Plan. The Plan requires contributions by the City and by employees at rates established by statute.

In addition to retirement benefits, the Plan provides disability benefits, surviving spouse and children's benefits, deferred benefits option and cost of living adjustments for all eligible participants. Employer contributions to the pension plan amounted to $6,295,471 for the fiscal year ended June 30, 2024. The City's liability under the Plan is limited to the periodic employer contributions, that it is required to make for its participating employees. Future deficits of the Plan are expected to be financed by the State. For additional information regarding the Plan, please refer to Note 10 to the City's audited financial statements.

On June 25, 2012, the Governmental Accounting Standards Board approved Statement No. 68 which requires governments providing defined benefit pensions to recognize their long-term obligation for pension benefits as a liability for the first time, and to more comprehensively and comparably measure the annual costs of pension benefits. Statement No. 68 requires cost-sharing employers, such as the City, to record a liability and expense equal to their proportionate share of the collective net pension liability and expense for the cost-sharing plan. Statement No. 68 was effective for fiscal years beginning after June 15, 2014.

The City offers other post-employment benefits through the Retiree Health Care Fund, a cost-sharing multiple employer defined benefit plan administered by the New Mexico Retiree Healthcare Authority. This plan is used to provide post-employment health insurance benefits for eligible employees and their dependents. The contribution requirements are established by and may be amended by the statute. The City's contribution to the fund for Fiscal Year 2024 was $881,687. For additional information regarding the post-employment benefit plan, please refer to Note 11 to the City's audited financial statements.

City Insurance Coverage

The City participates in the New Mexico Self-Insurers' Fund Risk Pool (the "Pool"), together with other New Mexico municipalities. The Pool is a public entity risk pool currently operating as a common risk management and insurance program for its members. The City paid an annual premium of $1,673,851 for general insurance coverage during Fiscal Year 2024. The City maintains commercial insurance for all other risks of loss, including accident insurance and cybersecurity. The City believes that it maintains coverage for its assets and operations at a level which is customary and adequate, in its opinion, for similar

entities insuring similar operations and assets. There can be no assurance, however, that the City will continue to maintain the present level of coverage or that the insurance maintained will be sufficient.

Financial Statement

The following General Fund Statement of Revenues, Expenditures and Changes in Fund Balances and Balance Sheet have been included herein for informational purposes only. Figures were taken from the audit reports prepared by the City. Audited figures are excerpts of the audit reports and do not purport to be complete. Reference is made to the complete audit reports which are available upon request.

CITY OF RIO RANCHO, NEW MEXICO
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES-GENERAL FUND[(1)]

Year Ending June 30	2021	2022	2023	2024	2025
Revenues					
Property Taxes	$17,401,465	$18,653,039	$20,603,894	$22,388,656	$23,966,724
Municipal Taxes	26,227,197	34,659,421	38,057,447	43,081,101	45,413,526
Franchise Taxes	4,935,662	5,187,677	5,358,634	5,326,085	5,818,593
License and Permits	330,157	393,214	329,274	523,445	603,926
Intergovernmental - Federal	13,164,926	239,780	267,147	251,637	221,928
Intergovernmental - State	17,216,025	22,303,294	27,409,750	31,109,651	32,378,104
Intergovernmental - Local	168,207	49,772	162,145	300,000	315,000
Charges for Services	6,439,369	7,168,792	7,263,071	8,512,583	9,597,907
Fines and Forfeitures	746,391	667,756	578,102	665,017	579,369
Investment Income (Expense)	186,111	(919,976)	186,867	2,429,180	3,374,886
Miscellaneous	2,601,970	3,437,640	3,165,623	3,967,147	2,462,357
Total Revenues	$89,417,480	$91,840,409	$103,381,954	118,554,502	124,732,320
Expenditures					
General Government	$10,935,830	$11,436,849	$13,479,586	$14,436,562	$15,512,525
Public Safety	29,646,668	32,178,790	34,311,229	39,599,393	46,537,576
Public Works	7,119,139	8,599,253	9,430,888	10,891,349	10,950,018
Parks, Recreation and Culture	7,890,035	8,502,380	10,133,510	11,644,539	13,687,523
Community and Economic Development	2,749,911	3,178,043	3,433,727	3,967,099	4,562,507
Capital Outlay	1,036,219	3,044,477	4,373,474	4,051,886	6,880,335
Total Expenditures	$59,377,802	$66,939,792	$75,162,414	84,590,828	98,130,484
Revenues Over (Under) Expenditures	$30,039,678	$24,900,617	$28,219,540	33,963,674	26,601,836
Other Financing Sources (Uses)					
Sale of Capital Assets	69,335	8,850	128,929	142,434	212,596
Lease Proceeds	--	--	--	397,895	-
Transfers In	163,875	628,955	50,077	51,511	3,294,918
Transfers Out	(3,419,056)	(23,683,967)	(21,125,431)	(24,709,301)	(25,925,932)
Total Other Financing Sources (Uses)	(3,185,846)	(23,046,162)	(20,946,425)	(24,117,461)	(22,418,418)
Net Change in Fund Balances	$26,853,832	$1,854,455	$7,273,115	$9,846,213	$4,183,418
Fund Balance, Beginning of Year	$29,062,875	$55,916,707	$57,771,162	$65,044,277	$74,890,490
Fund Balance, End of Year	$55,916,707	$57,771,162	$65,044,277	$74,890,490	$79,073,908

(1) Information appearing in the table is derived from the City's audited financial statements, but this table is not audited.

Source: Audited Financial Statements of the City of Rio Rancho.

CITY OF RIO RANCHO, NEW MEXICO
BALANCE SHEET – GENERAL FUND[(1)]

Year Ending June 30	2021	2022	2023	2024	2025
Assets					
Cash & Cash Equivalents	$36,502,216	$26,357,733	$23,612,651	$26,011,487	$20,355,262
Receivables:					
Accounts, Net	1,639,264	1,860,150	1,620,479	2,160,879	1,880,674
Interest	7,576	9,817	112,084	173,159	166,436
Property Taxes	1,017,924	954,857	955,540	1,011,549	990,166
Gross Receipt Taxes	4,558,317	6,001,285	6,540,125	7,533,099	13,736,397
Due from Federal Government		32,253	48,073	53,129	47,012
Due from State Government	2,992,691	4,462,256	4,830,771	5,480,532	-
Due from Local Governments	89,083	38,855	--	--	--
Lease Receivable	-	2,531,884	2,427,226	2,313,746	2,118,143
Investments	16,084,121	19,407,938	30,826,558	34,949,904	41,731,266
Due from Other Funds	2,878,254	2,002,334	2,644,790	2,342,816	6,795,435
Total Assets	$65,769,446	$63,659,362	$73,618,297	$82,029,300	$87,820,791
Liabilities					
Accounts Payable	$1,095,600	$962,819	$1,614,328	$1,495,842	$1,879,341
Accrued Liabilities	2,105,636	2,079,417	4,301,430	3,082,895	3,702,799
Unearned Revenues	5,765,727	--	--	--	--
Total Liabilities	$8,966,963	$3,042,236	$5,915,758	$4,578,737	$5,582,140
Deferred Inflows of Resources					
Unavailable Revenue - Property Taxes	$885,776	$874,139	$852,940	$921,254	$851,329
Deferred Lease Items	-	1,971,825	1,805,322	1,638,819	2,313,414
Total Deferred Inflows of Resources	$885,776	$2,845,964	$2,658,262	$2,560,073	$3,164,743
Fund Balances (Deficits)					
Restricted	$0	$0	$0	$0	$8,713,618
Committed	-	-	-	7,049,236	-
Unassigned	55,916,707	57,771,162	65,044,277	67,841,254	70,360,290
Total Fund Balances	$55,916,707	$57,771,162	$65,044,277	$74,890,490	$79,073,908
Total Liabilities, Deferred Inflows of Resources and Fund Balances	$65,769,446	$63,659,362	$73,618,297	$82,029,300	$87,820,791

[(1)] Information appearing in the table is derived from the City's audited financial statements, but this table is not audited.

Source: Audited Financial Statements of the City of Rio Rancho.

ECONOMIC AND DEMOGRAPHIC STATISTICS

This section contains general information concerning the economic and demographic conditions in and surrounding the City. The information presented was obtained from the sources indicated, and the City makes no representation as to the accuracy or completeness of the data presented. All data in this subsection is presented on a calendar year basis.

This section contains general information concerning the economic and demographic conditions in and surrounding the City. The information presented was obtained from the sources indicated, and the City makes no representation as to the accuracy or completeness of the data presented. All data in this subsection is presented on a calendar year basis.

Population

The Albuquerque Metropolitan Statistical Area ("MSA") includes Bernalillo, Sandoval, Torrance and Valencia Counties. The Census added Torrance County to the MSA in the 2000 Census.

Population

Census Year	City of Rio Rancho	Albuquerque MSA	State of New Mexico
1980	9,985	523,105	1,303,302
1990	32,551	599,416	1,515,069
2000	51,765	729,649	1,819,046
2010	87,521	887,077	2,059,179
2020	104,046	916,528	2,117,522
2024 [(1)]	112,524	929,919	2,130,256

[(1)] Annual Estimates of the Resident Population for Incorporated Places of 20,000 or More, Ranked by July 1, 2024 Population: April 1, 2020 to July 1, 2024 (SUB-IP-EST2024-ANNRNK)

Source: U.S. Census Bureau, Population Division;
Table prepared by City of Rio Rancho Financial Services Department.

Age Distribution

The following table sets forth the age distribution profile for the Albuquerque Metropolitan Statistical Area, the State and the United States.

Age Group	Albuquerque MSA	New Mexico	United States
0-19	23.6%	24.8%	24.8%
20-24	6.1%	6.6%	6.5%
25-34	13.9%	13.2%	13.7%
35-44	13.4%	12.7%	13.1%
45-54	11.8%	11.2%	12.3%
55 and Older	31.2%	31.6%	29.7%

Source: U.S. Census Bureau, 2023 American Community Survey, ACS 5-Year Estimates Data Profiles.

Income

The following table sets forth median household income levels in dollars for the Albuquerque MSA, the State and the United States.

Median Household Income

Calendar Year	Albuquerque MSA	New Mexico	United States
2019	54,072	49,754	62,843
2020	55,370	51,243	64,994
2021	58,335	54,020	69,021
2022	63,971	58,722	75,149
2023	67,995	62,125	78,538

Source: U.S. Census Bureau, 2019, 2020, 2021, 2022, 2023 American Community Survey, ACS 5-Year Estimates.

Employment

The following table provides a ten-year history of average employment in the Albuquerque MSA, the State and the United States.

EMPLOYMENT/UNEMPLOYMENT RATES

Year	Albuquerque MSA Labor Force	Albuquerque MSA % Unemployed	State Labor Force	State % Unemployed	U.S. % Unemployed
2015	423,352	6.2%	940,843	6.6%	5.3%
2016	434,732	6.1%	945,403	6.8%	4.9%
2017	437,014	5.6%	945,825	6.1%	4.4%
2018	437,459	4.6%	945,834	4.9%	3.9%
2019	442,240	4.6%	957,056	5.0%	3.7%
2020	432,484	7.6%	930,398	7.9%	8.1%
2021	441,922	6.5%	941,901	7.1%	5.4%
2022	448,002	3.7%	948,738	4.1%	3.7%
2023	457,168	3.4%	968,516	3.7%	3.6%
2024	463,937	3.9%	983,100	4.2%	4.0%

Source: Federal Reserve Economic Data, Federal Reserve Bank of St. Louis.

Major Employers

Some of the largest employers in the City are set forth below. No independent investigation into their affairs has been made and consequently there can be no representation as to the stability or financial condition of the companies listed hereafter, or the likelihood that such companies will maintain their status as major employers in the area.

MAJOR EMPLOYERS
By Number of Employees – 2025

ORGANIZATION	EMPLOYEES	DESCRIPTION
Intel Corporation	2,900	Semiconductor Manufacturer
Rio Rancho Public Schools	2,377	Public School District
Presbyterian Healthcare Services- Rust Medical Ctr.	1,200	Hospital/Medical Services
HP, Inc.	680	Computer & Computer Parts Manufacturer
Sandoval Regional Medical Center- UNMH	670	Medical Services
City of Rio Rancho	668	Municipal Government
Sandoval County	580	County Government
Santa Ana Pueblo	509	Tribal Government
Bank of America	330	Banking and Financial Services
Sandia Pueblo	300	Tribal Government

Source: Sandoval Economic Alliance and City of Rio Rancho Audited Financial Statements Fiscal Year 2025

Effective Buying Income

The following table reflects the Percent of Households by Effective Buying Income Groups ("EBI") for the Albuquerque Metropolitan Statistical Area ("MSA"), the State and the United States. EBI is defined as money income less personal tax and non-tax payments described below. Money income is the aggregate of wages and salaries, net farm and nonfarm self-employment income, interest, dividends, net rental and royalty income, Social Security and railroad retirement income, other retirement and disability income, public assistance income, unemployment compensation, Veterans Administration payments, alimony and child support, military family allotments, net winnings from gambling, and other periodic income. Deducted from this total money income are personal income taxes, personal contributions to social insurance (Social Security and federal retirement payroll deductions), and taxes on owner-occupied non-business real estate. Receipts from the following sources are not included as money income: money received from the sale of property; the value of "in kind" income such as food stamps, public housing subsidies, and employer contributions for persons; withdrawal of bank deposits; money borrowed; tax refunds; exchange of money between relatives living in the same household; gifts and lump-sum inheritances, insurance payments, and other types of lump-sum receipts.

Percent of Households by Effective Buying Income Groups

Effective Buying Income Group	Albuquerque MSA	New Mexico	United States
Under $25,000	18.1%	21.0%	16.4%
$25,000 - $34,999	8.1%	8.9%	7.7%
$35,000 - $49,999	11.5%	12.2%	11.4%
$50,000 - $74,999	17.3%	17.1%	16.2%
$75,000 & Over	45.0%	40.9%	48.4%
2020 Est. Median Household Income	54,440	49,385	65,228
2021 Est. Median Household Income	54,431	49,658	67,086
2022 Est. Median Household Income	62,500	55,028	72,191
2023 Est. Median Household Income	64,973	57,526	73,336
2024 Est. Median Household Income	67,131	60,813	75,781

Source: Spotlight, April 2024.

Gross Receipts

The following tables show the total reported gross receipts, total reported retail gross receipts, and taxable gross receipts generated in the City for the past five years. For the purposes of these tables, gross receipts means the total amount of money received from selling goods and services in the State of New Mexico, from leasing property employed in the State and from performing services in the State. Gross receipts include, among other things, food sales and services such as legal and medical services.

Historical Total Gross Receipts Reported for City

Fiscal Year	City of Rio Rancho	
	Retail Trade	Total
2025	$1,145,836,892	$4,720,413,592
2024	1,067,353,760	4,729,853,299
2023	1,029,721,224	4,220,964,305
2022	961,054,087	3,670,047,082
2021	704,811,426	2,977,536,683
2020	630,568,255	2,771,110,074

Source: New Mexico Taxation and Revenue Department RP-80 Reports.

Historical Taxable Gross Receipts Reported for City

Fiscal Year	Taxable Gross Receipts
2025	$2,469,820,904
2024	2,334,297,962
2023	2,135,139,948
2022	2,004,966,833
2021	1,722,172,351
2020	1,557,863,534

Source: New Mexico Taxation and Revenue Department RP-80 Reports.

FORWARD LOOKING STATEMENTS

This Official Statement contains statements relating to future results that are "forward-looking statements" as defined in the Private Securities Litigation Reform Act of 1995. When used in this Official Statement, the words "estimate," "forecast," "intend," "expect," "project," "budget," "plan" and similar expressions identify forward-looking statements.

THE ACHIEVEMENT OF CERTAIN RESULTS OR OTHER EXPECTATIONS CONTAINED IN SUCH FORWARD-LOOKING STATEMENTS INVOLVES KNOWN AND UNKNOWN RISKS, UNCERTAINTIES AND OTHER FACTORS WHICH MAY CAUSE ACTUAL RESULTS, PERFORMANCE OR ACHIEVEMENTS DESCRIBED TO BE MATERIALLY DIFFERENT FROM ANY FUTURE RESULTS, PERFORMANCE OR ACHIEVEMENTS EXPRESSED OR IMPLIED BY SUCH FORWARD-LOOKING STATEMENTS. THE CITY DOES NOT PLAN TO ISSUE ANY UPDATES OR REVISIONS TO THOSE FORWARD-LOOKING STATEMENTS IF OR WHEN ITS EXPECTATIONS, OR EVENTS, CONDITIONS OR CIRCUMSTANCES ON WHICH SUCH STATEMENTS ARE BASED OCCUR.

UNDERWRITING

[to be provided by the underwriter]

LITIGATION AND INSURANCE

Litigation

There is no action, suit, proceeding, inquiry, investigation or controversy of any nature pending, or to the City's knowledge threatened, involving the City (i) in any way questioning (A) the authority of any officer of the City to exercise the duties and responsibilities of his or her office or (B) the existence, powers or authority of the City material to the Series 2026 Bonds or the security for the Series 2026 Bonds; (ii) seeking to restrain or enjoin the issuance, sale, execution or delivery of, or the performance by the City of its obligations under, the Series 2026 Bonds; (iii) in any way contesting or affecting (A) the issuance, sale, execution or delivery of the Series 2026 Bonds or (B) the validity or enforceability of the Series 2026 Bonds, any of the documents relating to the Series 2026 Bonds or any action contemplated by or pursuant to any of the foregoing; (iv) which, except as and to the extent disclosed below may result, either individually or in the aggregate, in final judgments against the City materially adversely affecting its financial condition; or (v) asserting that the Preliminary Official Statement or the Official Statement contained or contains any untrue statement of a material fact or omitted or omits to state any material fact necessary to make the statements therein, in light of the circumstances under which they were made, not misleading. On the Closing Date, the City will deliver a no-litigation certificate as to the foregoing.

New Mexico Tort Claims Act Limitations

The New Mexico Tort Claims Act limits liability to (i) $100,000 for damage to or destruction of property arising out of a single occurrence, (ii) $300,000 for all past and future medical and medically-related expenses arising out of a single occurrence, (iii) $400,000 to any person for any number of claims arising out of a single occurrence for all damages other than property damage and medical and medically-related expenses, as permitted under the New Mexico Tort Claims Act, and (iv) $750,000 for all claims other than medical or medically-related expenses arising out of a single occurrence.

TAX EXEMPTION

General

In the opinion of Modrall, Sperling, Roehl, Harris & Sisk, P.A., Bond Counsel, to be delivered at the time of original issuance of the Bonds, under existing laws, regulations rulings and judicial decisions, and assuming compliance with covenants described herein, interest on Bonds is excludable from gross income for federal income tax purposes and is not an item of tax preference under Section 57 of the Code (as defined below) for purposes of the federal alternative minimum tax imposed on individuals. Bond Counsel is also of the opinion, based on existing laws of the State of New Mexico as enacted and construed, that interest on the Bonds is exempt from all taxation by the State of New Mexico or any political subdivision thereof.

The Internal Revenue Code of 1986, as amended (the "Code"), imposes various restrictions, conditions and requirements relating to the exclusion from gross income for federal tax purposes of interest on obligations such as the Bonds. The City has made various representations and warranties with respect to, and has covenanted in the Bond Ordinance and other documents, instruments and certificates to comply with the applicable provisions of the Code to assure that interest on the Bonds will not become includible in gross income. Failure to comply with these covenants or the inaccuracy of these representations and warranties may result in interest on the Bonds being included in gross income from the date of issue of the Bonds. The opinion of Bond Counsel assumes compliance with the covenants and the accuracy of such representations and warranties.

Although Bond Counsel has rendered an opinion that interest on the Bonds is excludable from gross income for federal income tax purposes, the accrual or receipt of interest on the Bonds may otherwise affect the federal income tax liability of the recipient. The extent of these other tax consequences will depend

upon the recipient's particular tax status or other items of income or deduction. Bond Counsel expresses no opinion regarding any such consequences. Before purchasing any of the Bonds, potential purchasers should consult their tax advisors as to the tax consequences of purchasing or owning the Bonds.

The opinions expressed by Bond Counsel are based upon existing law as of the date of issuance and delivery of the Bonds, and Bond Counsel expresses no opinion as of any date subsequent thereto or with respect to any pending legislation.

From time to time, there are legislative proposals in Congress that, if enacted, could alter or amend the federal tax matters referred to above or adversely affect the market value of the Bonds. It cannot be predicted whether or in what form any such proposal might be enacted or whether if enacted, it would apply to Bonds issued prior to enactment. Each purchaser of the Bonds should consult his or her own tax advisor regarding any pending or proposed federal tax legislation. Bond Counsel expresses no opinion regarding any pending or proposed federal tax legislation.

Internal Revenue Service Audit Program

The Internal Revenue Service (the "Service") has an ongoing program auditing tax-exempt obligations to determine whether, in the view of the Service, interest on such tax-exempt obligations is includable in the gross income of the owners thereof for federal income tax purposes. No assurances can be given as to whether the Service will commence an audit of the Bonds. If an audit is commenced, under current procedures the Service will treat the City as the taxpayer and the Bond owners may have no right to participate in such procedure. None of the Municipal Advisor, the Underwriter, or Bond Counsel is obligated to defend the tax-exempt status of the Bonds. The City has covenanted in the Bond Ordinance not to take any action that would cause the interest on the Bonds to become includable in gross income except to the extent described above for the owners thereof for federal income tax purposes. None of the City, the Municipal Advisor, the Underwriters or Bond Counsel is responsible to pay or reimburse the costs of any Bond owner with respect to any audit or litigation relating to the Bonds.

Original Issue Discount

The Bonds may be offered at a discount ("original issue discount") equal generally to the difference between public offering price and principal amount. For federal income tax purposes, original issue discount on a bond accrues periodically over the term of the bond as interest. The amount of original issue discount deemed received by the holder is excludable from gross income of the holder for federal income tax purposes and is not an item of tax preference for purposes of the federal alternative minimum tax imposed on individuals. The accrual of original issue discount increases the holder's tax basis in the bond for determining taxable gain or loss from sale or from redemption prior to maturity. Holders of Bonds offered at an original issue discount should consult their tax advisors for an explanation of the accrual rules.

Original Issue Premium

The Bonds may be offered at a premium ("original issue premium") over their principal amount. For federal income tax purposes, original issue premium is amortizable periodically over the term of a bond through reductions in the holders' tax basis in the bond for determining taxable gain or loss from sale or from redemption prior to maturity. Amortizable premium is accounted for as reducing the tax-exempt interest on the bond rather than creating a deductible expense or loss. Holders of Bonds offered at an original issue premium should consult their tax advisors for an explanation of the amortization rules.

CONTINUING DISCLOSURE UNDERTAKING

In connection with the issuance of the Bonds, the City will execute a Continuing Disclosure Undertaking, in the form attached hereto as Appendix C, under which it will agree for the benefit of the owners of the Bonds to provide audited annual financial statements of the City when available after the end of each Fiscal Year, and to provide certain annual financial information and operating data ("Annual Disclosure") relating to the City and timely notice of certain events.

The City has previously entered into continuing disclosure undertakings with respect to certain other obligations of the City in accordance with Rule 15c2-12. The City inadvertently did not timely provide projected operating results in its annual continuing disclosure filings related to certain of its outstanding water and wastewater system revenue bonds, but has since provided actual operating results for the periods in question. The City has put administrative procedures in place to ensure that such information is included in its annual disclosure obligations in the future and remedial filings have been completed. The City believes that it has not otherwise been in default under those continuing disclosure agreements in any material respect in connection with the filing of audited annual financial statements, annual financial information and notice of significant events in the past five years.

LEGAL MATTERS

Modrall, Sperling, Roehl, Harris & Sisk, P.A., Albuquerque, New Mexico, as Bond Counsel, will render an opinion with respect to the validity of the Bonds and will render the opinions described above under "TAX MATTERS." The proposed form of such opinion is attached hereto as Appendix C. Modrall, Sperling, Roehl, Harris & Sisk, P.A., has also acted as Special Counsel to the City in connection with the preparation of the Official Statement. Certain legal matters relating to the Bonds will be passed upon for the City by the office of the City Attorney. Certain legal matters will be passed upon for the Underwriter by its counsel, _____. The fees of Bond Counsel and Special Counsel are contingent upon the issuance and delivery of the Bonds. Bond Counsel, Special Counsel and Underwriter's Counsel have not participated in any independent verification of the information concerning the financial condition of the City contained in this Official Statement.

INDEPENDENT ACCOUNTANTS

_____ (the "Auditor") audited the financial statements of the City as of and for the year ended June 30, 2025 and delivered their report to the New Mexico State Auditor and the City. The complete Annual Comprehensive Financial Report of the City of Rio Rancho – Audited General Purpose Financial Statements – as of and for the Fiscal Year ended June 30, 2025, as well as for previous fiscal years, are public documents and are available from the New Mexico State Auditor. The 2025 Annual Comprehensive Financial Report is included in Appendix A to this Official Statement. The Auditor has not been engaged to review this Official Statement or any information contained herein.

RATING

The City has applied for a rating on the Bonds from Moody's Investors Service, Inc. ("Moody's"). The Bonds have been rated "___" by Moody's.

A rating reflects only the view of a rating agency, and the City makes no representation as to the appropriateness of any rating. An explanation of the significance of the ratings may only be obtained from the respective rating agencies. The City has furnished to the rating agency certain information and materials relating to the Bonds and the City, some of which may not have been included in this Official Statement. Generally, rating agencies base their ratings on such information and materials and on investigation, studies and assumptions by the rating agencies. Ratings are not a recommendation to buy, sell or hold the Bonds, and there can be no assurance that a rating when assigned will continue for any given period of time or that it will not be revised or withdrawn entirely by a rating agency if, in its judgment, circumstances so warrant. Any downward change in or withdrawal of a rating may have an adverse effect on the marketability and/or market price of the Bonds.

ADDITIONAL INFORMATION

All quotations from, and summaries and explanations of, the statutes, regulations and documents contained herein do not purport to be complete and reference is made to said laws, regulations and documents for full and complete statements of their provisions. Copies, in reasonable quantity, of such laws, regulations and documents may be obtained during the offering period upon request directly to the City at 3200 Civic Center Circle NE, Rio Rancho, New Mexico 87144-4503, Attention: Financial Services Director.

Any statements in this Official Statement involving matters of opinion, whether or not expressly so stated, are intended as such and not as representations of fact. This Official Statement is not to be construed as a contract or agreement between the City and the purchasers or owners of any of the Bonds.

APPROVAL BY THE CITY

This Official Statement has been duly authorized and approved by the City and has been executed and delivered by the Mayor on behalf of the City.

CITY OF RIO RANCHO, NEW MEXICO

By: /s/
Greggory D. Hull, Mayor

APPENDIX A

Annual Comprehensive Financial Report of the City of Rio Rancho - Audited General Purpose Financial Statements - as of and for the Fiscal Year Ended June 30, 2025

APPENDIX B

Form of Opinion of Bond Counsel

_____, 2026

City of Rio Rancho
Rio Rancho, New Mexico

$_____
CITY OF RIO RANCHO, NEW MEXICO
Water and Wastewater System Improvement and Refunding Revenue Bonds
Series 2026

Ladies and Gentlemen:

We have acted as bond counsel to the City of Rio Rancho, New Mexico (the "City") in connection with the issuance and sale of its $_____ Water and Wastewater System Improvement and Refunding Revenue Bonds, Series 2026 (the "Bonds"). The Bonds are issued pursuant to the Constitution and laws of the State of New Mexico (the "State"), City Ordinance No. ___, Enactment No. ____, adopted by the City on March ___, 2026 ("Ordinance No. ___"), Ordinance No. 59, Enactment No. 94-059 adopted by the Council on December 14, 1994, as amended by Ordinance No. 13, Enactment No. 95-013 adopted by the Council on May 17, 1995, by Substitute Ordinance No. 25, Enactment No. 98-028 adopted by the Council on November 18, 1998, and by Ordinance No. 16, Enactment No. 17-18 adopted on August 9, 2017 (collectively, the "Master Ordinance" and, together with the Ordinance No. 26, the "Bond Ordinance"). Except as expressly defined herein, capitalized terms used herein have the same meanings as such terms have in the Bond Ordinance.

We have examined the laws of the State and the United States of America relevant to the opinions herein, and other proceedings and documents relevant to the issuance by the City of the Bonds. As to the questions of fact material to our opinion, we have relied upon representations of the City contained in the certified proceedings and other certifications furnished to us, without undertaking to verify the same by independent investigation.

Based upon the foregoing, and subject to the assumptions and qualifications set forth below, we are of the opinion that, under existing law on the date of this opinion:

1. The Bonds are valid and binding special, limited obligations of the City under and in accordance with the Bond Ordinance.

2. The Bond Ordinance has been duly authorized, executed and delivered by the City and the provisions of the Bond Ordinance are valid and binding on the City.

3. The Bonds are payable as to principal and interest solely from, and are secured by a pledge (but not an exclusive pledge) of System Net Revenues of the City, as more fully described in the Bond Ordinance. The owners of the Bonds have no right to have taxes levied by the City for the payment of principal or interest on the Bonds, and the Bonds do not represent or constitute a debt or pledge of, or a charge against, the general credit of the City.

4. The Bond Ordinance creates the lien on the System Net Revenues that it purports to create.

5. Under existing laws, regulations, rulings and judicial decisions, interest on the Bonds is excludable from gross income for federal income tax purposes under Section 103 of the Internal Revenue Code of 1986 (the "Code"), as amended, and is not a specific item of tax preference for purposes of the federal alternative minimum tax under the Code; however, interest on the Bonds is included in the "adjusted financial statement income" of certain corporations that are subject to the alternative minimum tax under Section 55 of the Code. Although we are of the opinion that interest on the Bonds is excludable from gross income for federal income tax purposes, the accrual or receipt of interest on the Bonds may otherwise affect the federal income tax liability of the recipient. We call your attention to the fact that the interest on tax-exempt obligations, such as the Bonds, may be includable in a corporation's adjusted financial statement income for purposes of determining the alternative minimum tax imposed on certain corporations by section 55 of the Code. The extent of these other tax consequences will depend upon the recipient's particular tax status or other items of income or deduction. We express no opinion regarding any such consequences.

6. The Bonds and the income from the Bonds are exempt from all taxation by the State or any political subdivision of the State.

The opinions set forth above in paragraph 5 are subject to continuing compliance by the City with covenants regarding federal tax law contained in the proceedings and other documents relevant to the issuance by the City of the Bonds. Failure to comply with these covenants may result in interest on the Bonds being included in gross income retroactive to their date of issuance.

The opinions expressed herein are based upon existing legislation as of the date of issuance and delivery of the Bonds, and we express no opinion as of any date subsequent thereto or with respect to any pending legislation. We disclaim any obligation to update this opinion.

The obligations of the City related to the Bonds are subject to the reasonable exercise in the future by the State and its governmental bodies of the police power inherent in the sovereignty of the State and to the exercise by the United States of the powers (including bankruptcy powers) delegated to it by the United States Constitution. The obligations of the City and the security provided therefor, as contained in the Bond Ordinance, may be subject to general principles of equity which permit the exercise of judicial discretion and are subject to the provisions of applicable bankruptcy, insolvency, reorganization, moratorium or similar laws relating to or affecting the enforcement of creditors' rights generally, now or hereafter in effect.

The foregoing opinions represent our legal judgment based upon a review of existing legal authorities that we deem relevant to render such opinions and are not a guarantee of result.

We are passing upon only those matters set forth in this opinion and are not passing upon the accuracy or completeness of any statement made in connection with any sale of the Bonds or upon any tax consequences arising from the receipt or accrual or interest on, or the ownership of, the Bonds except those specifically addressed in paragraphs 5 and 6 above.

Respectfully submitted,

APPENDIX C

Form of Continuing Disclosure Undertaking

$_____
CITY OF RIO RANCHO, NEW MEXICO
Water and Wastewater System Improvement and Refunding Revenue Bonds, Series 2026

CONTINUING DISCLOSURE UNDERTAKING

This Continuing Disclosure Undertaking (the "Disclosure Undertaking") is executed and delivered by the CITY OF RIO RANCHO, NEW MEXICO (the "City") in connection with the issuance of the City's Water and Wastewater System Improvement and Refunding Revenue Bonds, Series 2026 (the "Series 2026 Bonds"). The Series 2026 Bonds are being issued pursuant to City Ordinance No. ___, Enactment No. _____ (the "Bond Legislation").

The City covenants and agrees as follows:

SECTION 1. Purpose of the Disclosure Undertaking. This Disclosure Undertaking is being executed and delivered by the City for the benefit of the Owners of the Series 2026 Bonds and in order to allow the Participating Underwriters (as defined by Rule 15c2-12) to comply with Rule l5c2-12.

SECTION 2. Definitions. In addition to the definitions set forth in the Bond Legislation, which apply to any capitalized term used in this Disclosure Undertaking unless otherwise defined in this Section, the following capitalized terms shall have the following meanings:

"Annual Financial Information" means the financial information or operating data with respect to the City, delivered at least annually pursuant to Sections 3(a) and 3(b), consisting of information of the type set forth in "ANNUAL DEBT SERVICE SUMMARY," "CERTAIN INFORMATION CONCERNING THE WATER SYSTEM," "HISTORICAL OPERATING STATISTICS - Water System," "CERTAIN INFORMATION CONCERNING THE WASTEWATER SYSTEM," and "HISTORICAL OPERATING STATISTICS – Wastewater System" in the Official Statement. Annual Financial Information will include Audited Financial Statements if available.

"Audited Financial Statements" means the annual financial statements for the City, prepared in accordance with generally accepted accounting principles consistently applied, as in effect from time to time, audited by a firm of certified public accountants.

"EMMA" means the Municipal Securities Rulemaking Board's Electronic Municipal Market Access System located on its website at emma.msrb.org.

"Events" means any of the events listed in Section 4(a) of this Disclosure Undertaking.

"Fiscal Year" means the Fiscal Year of the City, ending June 30.

"Financial Obligation" means a (a) debt obligation; (b) derivative instrument entered into in connection with, or pledged as security or a source of payment for, an existing or planned debt obligation; or (c) guarantee of a debt obligation or any such derivative instrument; provided however that a "financial obligation" shall not include municipal securities as to which a final official statement (as defined in Rule 15c2-12) has been provided to the MSRB consistent with Rule 15c2-12.

"Official Statement" means the final Official Statement delivered in connection with the original issue and sale of the Series 2026 Bonds.

"Owners" means the registered owners of the Series 2026 Bonds, and so long as the Series 2026 Bonds are subject to the book-entry system, any Beneficial Owner, as such term is defined in the Bond Legislation.

"Report Date" means March 31 of each year, beginning in 2027.

"Rule 15c2-12" shall mean Rule 15c2-12 adopted by the SEC under the Securities Exchange Act of 1934, as the same may be amended from time to time.

"SEC" means the United States Securities and Exchange Commission.

SECTION 3. Provision of Annual Information.

(a) Annually while the Series 2026 Bonds remain outstanding, the City shall provide or cause to be provided to EMMA Annual Financial Information and Audited Financial Statements.

(b) Annual Financial Information shall be provided by the City not later than 270 days after the end of each Fiscal Year. If not filed with the Annual Financial Information, the Audited Financial Statements will be provided when available.

(c) The City may provide Annual Financial Information and Audited Financial Statements with respect to the City by specific cross reference to other documents which have been submitted to EMMA or filed with the SEC. If the document so referenced is a final official statement within the meaning of Rule 15c2-12, such final official statement must also be available from the MSRB. The City shall clearly identify each other document incorporated by cross reference.

SECTION 4. Reporting of Events.

(a) This Section 4 shall govern the giving of notices of the occurrence of any of the following Events with respect to the Series 2026 Bonds:

1. principal and interest payment delinquencies;

2. non-payment related defaults, if material;

3. unscheduled draws on debt service reserves reflecting financial difficulties;

4. unscheduled draws on credit enhancements reflecting financial difficulties;

5. substitution of credit or liquidity providers, or their failure to perform;

6. adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB) or other material notices or determinations with respect to the tax status of the security, or other material events affecting the tax status of the Series 2026 Bonds;

7. modifications to the rights of the security holders, if material;

8. bond calls, if material, or tender offers;

9. defeasances;

10. release, substitution or sale of property securing repayment of the Series 2026 Bonds, if material;

11. rating changes;

12. bankruptcy, insolvency, receivership or a similar event with respect to the City or an obligated person;

13. the consummation of a merger, consolidation, or acquisition involving the City or the sale of all or substantially all of the assets of the City, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material;

14. appointment of a successor or additional trustee, or a change of name of a trustee, if material;

15. the incurrence of a Financial Obligation of the City, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a Financial Obligation of the City, any of which affect security holders, if material; and

16. a default, event of acceleration, termination event, modification of terms, or other similar events under the terms of a Financial Obligation of the City, any of which reflect financial difficulties.

(b) At any time the Series 2026 Bonds are outstanding and the City obtains knowledge of the occurrence of an Event, the City shall file, in a timely manner not in excess of ten (10) business days after the occurrence of the event, a notice of such occurrence with EMMA.

(c) At any time the Series 2026 Bonds are outstanding, the City shall provide to EMMA, notice in a timely manner not in excess of ten (10) business days after the occurrence of

any failure of the City to timely provide the Annual Financial Information and Audited Financial Statements as specified in Section 3 hereof.

SECTION 5. Term. This Disclosure Undertaking shall be in effect from and after the issuance and delivery of the Series 2026 Bonds and shall extend to the earliest of (a) the date all principal and interest on the Series 2026 Bonds are deemed paid or legally defeased pursuant to the terms of the Bond Legislation; (b) the date that the City is no longer an "obligated person" with respect to the Series 2026 Bonds within the meaning of Rule 15c2-12; and (c) the date on which those portions of Rule 15c2-12 which require this Disclosure Undertaking are determined to be invalid by a court of competent jurisdiction in a non-appealable action, have been repealed retroactively or otherwise do not apply to the Series 2026 Bonds, the determination of (a), (b) or (c) herein to be made in any manner deemed appropriate by the City, including by an opinion of Counsel experienced in federal securities laws selected by the City. The City shall file a notice of any such termination with EMMA.

SECTION 6. Amendment; Waiver. Notwithstanding any other provision of this Disclosure Undertaking, the City may amend this Disclosure Undertaking, and any provision of this Disclosure Undertaking may be waived, if (a) such amendment or waiver is consented to by the Owners of no less than a majority in aggregate principal amount of the Series 2026 Bonds obtained in the manner prescribed by the Bond Legislation or (b) if such amendment or waiver is otherwise consistent with Rule 15c2-12, as determined by an opinion of Counsel experienced in federal securities laws selected by the City. Written notice of any such amendment or waiver shall be provided by the City to EMMA, and the Annual Financial Information shall explain the reasons for the amendment and the impact of any change in the type of information being provided. If any amendment changes the accounting principles to be followed in preparing financial statements, the Annual Financial Information for the year in which the change is made will present a comparison between the financial statement or information prepared on the basis of the new accounting principles and those prepared on the basis of the former accounting principles. The City shall provide notice of any such amendment or waiver to EMMA.

SECTION 7. Additional Information. Nothing in this Disclosure Undertaking shall be deemed to prevent the City from disseminating any other information, using the means of dissemination set forth in this Disclosure Undertaking or any other means of communication, or including any other annual information or notice of occurrence of an event which is not an Event, in addition to that which is required by this Disclosure Undertaking; provided that the City shall not be required to do so. If the City chooses to include any annual information or notice of occurrence of an event in addition to that which is specifically required by this Disclosure Undertaking, the City shall have no obligation under this Disclosure Undertaking to update such information or include it in any future annual filing or notice of occurrence of an Event.

SECTION 8. Default and Enforcement. If the City fails to comply with any provision of this Disclosure Undertaking, any Owner of the Series 2026 Bonds may take action to seek specific performance by court order to compel the City to comply with its obligations under this Disclosure Undertaking; provided that any Owner of the Series 2026 Bonds seeking to require the City to so comply shall first provide at least 30 days' prior written notice to the City of the City's failure (giving reasonable details of such failure), following which notice the City shall have 30 days to comply and, provided further, that only the Owners of no less than a majority in aggregate principal

amount of the Series 2026 Bonds may take action to seek specific performance in connection with a challenge to the adequacy of the information provided by the City in accordance with this Disclosure Undertaking, after notice and opportunity to comply as provided herein, and such action shall be taken only in a court of competent jurisdiction in the State of New Mexico. A DEFAULT UNDER THIS DISCLOSURE UNDERTAKING SHALL NOT BE DEEMED AN EVENT OF DEFAULT UNDER THE BOND LEGISLATION OR THE SERIES 2026 BONDS, AND THE SOLE REMEDY UNDER THIS DISCLOSURE UNDERTAKING IN THE EVENT OF ANY FAILURE OF THE CITY TO COMPLY WITH THIS DISCLOSURE UNDERTAKING SHALL BE AN ACTION TO COMPEL PERFORMANCE.

SECTION 9. Beneficiaries. The Disclosure Undertaking shall inure solely to the benefit of the City, the Underwriter and Owners from time to time of the Series 2026 Bonds, and shall create no rights in any other person or entity.

Dated as of _____, 2026.

CITY OF RIO RANCHO, NEW MEXICO

By: _____

Title: _____

APPENDIX D

Book-Entry Only System

Introduction

Unless otherwise noted, the information contained under the caption "General" below has been provided by DTC. The City makes no representations as to the accuracy or the completeness of such information. The Beneficial Owners of the Series 2026 Bonds should confirm the following information with DTC, the Direct Participants or the Indirect Participants.

NEITHER THE CITY NOR THE FISCAL AGENT WILL HAVE ANY RESPONSIBILITY OR OBLIGATION TO DIRECT PARTICIPANTS, TO INDIRECT PARTICIPANTS, OR TO ANY BENEFICIAL OWNER WITH RESPECT TO (A) THE ACCURACY OF ANY RECORDS MAINTAINED BY DTC, ANY DIRECT PARTICIPANT, OR ANY INDIRECT PARTICIPANT; (B) ANY NOTICE THAT IS PERMITTED OR REQUIRED TO BE GIVEN TO THE OWNERS OF THE SERIES 2026 BONDS UNDER THE BOND ORDINANCE, (C) THE SELECTION BY DTC OR ANY DIRECT PARTICIPANT OR INDIRECT PARTICIPANT OF ANY PERSON TO RECEIVE PAYMENT IN THE EVENT OF A PARTIAL REDEMPTION OF THE SERIES 2026 BONDS; (D) THE PAYMENT BY DTC OR ANY DIRECT PARTICIPANT OR INDIRECT PARTICIPANT OF ANY AMOUNT WITH RESPECT TO THE PRINCIPAL OR INTEREST DUE WITH RESPECT TO THE OWNER OF THE SERIES 2026 BONDS; (E) ANY CONSENT GIVEN OR OTHER ACTION TAKEN BY DTC AS THE OWNERS OF SERIES 2026 BONDS; OR (F) ANY OTHER MATTER REGARDING DTC.

General

The Depository Trust Company ("DTC"), New York, NY, will act as securities depository for the Series 2026 Bonds. The Series 2026 Bonds will be issued as fully-registered securities registered in the name of Cede & Co. (DTC's partnership nominee) or such other name as may be requested by an authorized representative of DTC. One fully-registered Series 2019 Bond certificate will be issued for the Series 2026 Bonds, in the aggregate principal amount of such issue, and will be deposited with DTC.

DTC, the world's largest securities depository, is a limited-purpose trust company organized under the New York Banking Law, a "banking organization" within the meaning of the New York Banking Law, a member of the Federal Reserve System, a "clearing corporation" within the meaning of the New York Uniform Commercial Code, and a "clearing agency" registered pursuant to the provisions of Section 17A of the Securities Exchange Act of 1934. DTC holds and provides asset servicing for over 3.5 million issues of U.S. and non-U.S. equity issues, corporate and municipal debt issues, and money market instruments (from over 100 countries) that DTC's participants ("Direct Participants") deposit with DTC. DTC also facilitates the post-trade settlement among Direct Participants of sales and other securities transactions in deposited securities, through electronic computerized book-entry transfers and pledges between Direct Participants' accounts. This eliminates the need for physical movement of securities certificates.

Direct Participants include both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, clearing corporations, and certain other organizations. DTC is a wholly-owned subsidiary of The Depository Trust & Clearing Corporation ("DTCC"). DTCC is the holding company for DTC, National Securities Clearing Corporation and Fixed Income Clearing Corporation, all of which are registered clearing agencies. DTCC is owned by the users of its regulated subsidiaries. Access to the DTC system is also available to others such as both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, and clearing corporations that clear through or maintain a custodial relationship with a Direct Participant, either directly or indirectly ("Indirect Participants"). DTC has Standard & Poor's rating of AA+. The DTC Rules applicable to Direct Participants are on file with the Securities and Exchange Commission. More information about DTC can be found at www.dtcc.com and www.dtc.org. The City undertakes no responsibility for and makes no representations as to the accuracy or the completeness of the content of such material contained on that website as described in the preceding sentence including, but not limited to, updates of such information or links to other Internet sites accessed through the aforementioned website.

Purchases of the Series 2026 Bonds under the DTC system must be made by or through Direct or Indirect Participants, which will receive a credit for the Series 2026 Bonds on DTC's records. The ownership interest of each actual purchaser of each Series 2019 Bond ("Beneficial Owner") is in turn to be recorded on the Direct and Indirect Participants' records. Beneficial Owners will not receive written confirmation from DTC of their purchase. Beneficial Owners are, however, expected to receive written confirmations providing details of the transaction, as well as periodic statements of their holdings, from the Direct or Indirect Participant through which the Beneficial Owner entered into the transaction. Transfers of ownership interests in the Series 2026 Bonds are to be accomplished by entries made on the books of Direct and Indirect Participants acting on behalf of Beneficial Owners. Beneficial Owners will not receive certificates representing their ownership interests in the Series 2026 Bonds, except in the event that use of the book-entry system for the Series 2026 Bonds is discontinued.

To facilitate subsequent transfers, all Series 2026 Bonds deposited by Direct Participants with DTC are registered in the name of DTC's partnership nominee, Cede & Co. or such other name as may be requested by an authorized representative of DTC. The deposit of Series 2026 Bonds with DTC and their registration in the name of Cede & Co. or such other DTC nominee do not affect any change in beneficial ownership. DTC has no knowledge of the actual Beneficial Owners of the Series 2026 Bonds; DTC's records reflect only the identity of the Direct Participants to whose accounts such Series 2026 Bonds are credited, which may or may not be the Beneficial Owners. The Direct and Indirect Participants will remain responsible for keeping account of their holdings on behalf of their customers.

Conveyance of notices and other communications by DTC to Direct Participants, by Direct Participants to Indirect Participants, and by Direct Participants and Indirect Participants to Beneficial Owners will be governed by arrangements among them, subject to any statutory or regulatory requirements as may be in effect from time to time.

While the Series 2026 Bonds are in the book-entry only system, redemption notices will be sent to DTC. If less than all of the Series 2026 Bonds are being redeemed, DTC's practice is

to determine by lot the amount of the interest of each Direct Participant in such issue to be redeemed.

Neither DTC nor Cede & Co. (nor any other DTC nominee) will consent or vote with respect to the Series 2026 Bonds unless authorized by a Direct Participant in accordance with DTC's MMI Procedures. Under its usual procedures, DTC mails an Omnibus Proxy to the City as soon as possible after the record date. The Omnibus Proxy assigns Cede & Co.'s consenting or voting rights to those Direct Participants to whose accounts the Series 2026 Bonds are credited on the record date (identified in a listing attached to the Omnibus Proxy).

Redemption proceeds, distributions, and dividend payments on the Series 2026 Bonds will be made to Cede & Co., or such other nominee as may be requested by an authorized representative of DTC. DTC's practice is to credit Direct Participants' accounts, upon DTC's receipt of funds and corresponding detail information from the City or agent on payable date in accordance with their respective holdings shown on DTC's records. Payments by Participants to Beneficial Owners will be governed by standing instructions and customary practices, as is the case with securities held for the accounts of customers in bearer form or registered in "street name," and will be the responsibility of such Participant and not of DTC, agent, or the City, subject to any statutory or regulatory requirements as may be in effect from time to time. Payment of redemption proceeds, distributions, and dividend payments to Cede & Co. (or such other nominee as may be requested by an authorized representative of DTC) is the responsibility of the City or agent, disbursement of such payments to Direct Participants will be the responsibility of DTC, and disbursement of such payments to the Beneficial Owners will be the responsibility of Direct and Indirect Participants.

DTC may discontinue providing its services as depository with respect to the Series 2026 Bonds at any time by giving reasonable notice to the City. Under such circumstances, in the event that a successor depository is not obtained, certificates representing the Series 2026 Bonds are required to be printed and delivered.

The City may decide to discontinue use of the system of book-entry transfers through DTC (or a successor securities depository). In that event, certificates representing the Series 2026 Bonds will be printed and delivered to DTC.

The information in this Appendix concerning DTC and DTC's book-entry system has been obtained from sources that the City believes to be reliable, but neither the City nor the Underwriters take any responsibility for the accuracy thereof.

City of Rio Rancho

2026 Joint Utility Financing

February 11, 2026

RioRancho
City of Vision

RBC Capital Markets

2026 Financing Overview

RBC Capital Markets

Series 2015 and 2016 Bonds

- The City's Series 2015 Joint Utility Bonds, which were publicly marketed, are currently callable and can be refunded for economic savings
- The City's Series 2016A&B Bonds, which were placed through the New Mexico Finance Authority, carry a May 15, 2026 call date
  - Bonds can only be refunded with tax-exempt rates if they are currently callable
  - Bonds are considered currently callable 90 days prior to the optional redemption date
  - Therefore the 2016 Bonds will become currently callable February 15, 2026

- The callable portions of the 2015 and 2016A&B Bonds are outstanding as follows:

	Series 2015		Series 2016A1		Series 2016A2		Series 2016 Sub.		Total Callable
Maturity	Par Amount	Interest Rate	Par Amount	Interest Rate	Par Amount	Interest Rate	Par Amount	Interest Rate	Par Amount
05/15/2026	$2,315,000	4.000%							$2,315,000
05/15/2027	2,405,000	4.000%	$880,000	4.000%	$575,000	4.000%	$730,000	4.000%	4,590,000
05/15/2028	2,505,000	4.000%	915,000	2.000%	600,000	2.000%	760,000	2.000%	4,780,000
05/15/2029	2,605,000	4.000%	935,000	4.000%	610,000	4.000%	775,000	4.000%	4,925,000
05/15/2030	2,705,000	4.000%	970,000	4.000%	635,000	4.000%	805,000	4.000%	5,115,000
05/15/2031	2,815,000	4.000%	1,010,000	4.000%	660,000	4.000%	835,000	4.000%	5,320,000
05/15/2032	2,930,000	4.000%	1,050,000	4.000%	685,000	4.000%	870,000	4.000%	5,535,000
05/15/2033			1,090,000	4.000%	715,000	4.000%	905,000	4.000%	2,710,000
05/15/2034			1,135,000	4.000%	745,000	4.000%	940,000	4.000%	2,820,000
05/15/2035			1,180,000	4.000%			980,000	4.000%	2,160,000
05/15/2036			1,230,000	3.000%			1,020,000	3.000%	2,250,000
05/15/2037			1,265,000	3.000%			1,050,000	3.000%	2,315,000
05/15/2038			1,305,000	3.000%			1,080,000	3.000%	2,385,000
05/15/2039			1,340,000	3.000%			1,110,000	3.000%	2,450,000
05/15/2040			1,380,000	3.000%			1,145,000	3.000%	2,525,000
05/15/2041			1,425,000	3.000%			1,180,000	3.000%	2,605,000
Total	**$18,280,000**		**$17,110,000**		**$5,225,000**		**$14,185,000**		**$54,800,000**

Refunding Analysis - 2015 & 2016A&B Bonds

Summary of Bonds Refunded					Savings by Maturity	
Bond	Maturity Date	Interest Rate	Par Amount	Call Date	Adjusted Savings	Adjusted Savings (%)
Series 2015	05/15/2027	4.000%	$2,405,000	04/16/2026	$20,189	0.839%
Series 2015	05/15/2028	4.000%	2,505,000	04/16/2026	59,931	2.392%
Series 2015	05/15/2029	4.000%	2,605,000	04/16/2026	103,694	3.981%
Series 2015	05/15/2030	4.000%	2,705,000	04/16/2026	143,509	5.305%
Series 2016A1	05/15/2031	4.000%	2,815,000	04/16/2026	184,937	6.570%
Series 2016A1	05/15/2032	4.000%	2,930,000	04/16/2026	224,804	7.672%
Series 2016A1	05/15/2029	4.000%	935,000	05/15/2026	34,134	3.651%
Series 2016A1	05/15/2030	4.000%	970,000	05/15/2026	48,107	4.959%
Series 2016A1	05/15/2031	4.000%	1,010,000	05/15/2026	62,739	6.212%
Series 2016A1	05/15/2032	4.000%	1,050,000	05/15/2026	76,785	7.313%
Series 2016A1	05/15/2033	4.000%	1,090,000	05/15/2026	86,270	7.915%
Series 2016A1	05/15/2034	4.000%	1,135,000	05/15/2026	98,781	8.703%
Series 2016A1	05/15/2035	4.000%	1,180,000	05/15/2026	105,155	8.911%
Series 2016A2	05/15/2027	4.000%	575,000	05/15/2026	3,195	0.556%
Series 2016A2	05/15/2029	4.000%	610,000	05/15/2026	22,336	3.662%
Series 2016A2	05/15/2030	4.000%	635,000	05/15/2026	31,623	4.980%
Series 2016A2	05/15/2031	4.000%	660,000	05/15/2026	41,138	6.233%
Series 2016A2	05/15/2032	4.000%	685,000	05/15/2026	50,229	7.333%
Series 2016A2	05/15/2033	4.000%	715,000	05/15/2026	56,748	7.937%
Series 2016A2	05/15/2034	4.000%	745,000	05/15/2026	64,827	8.702%
Series 2016 Sub.	05/15/2027	4.000%	730,000	05/15/2026	4,084	0.559%
Series 2016 Sub.	05/15/2029	4.000%	775,000	05/15/2026	28,307	3.652%
Series 2016 Sub.	05/15/2030	4.000%	805,000	05/15/2026	40,062	4.977%
Series 2016 Sub.	05/15/2031	4.000%	835,000	05/15/2026	51,974	6.224%
Series 2016 Sub.	05/15/2032	4.000%	870,000	05/15/2026	63,820	7.336%
Series 2016 Sub.	05/15/2033	4.000%	905,000	05/15/2026	71,813	7.935%
Series 2016 Sub.	05/15/2034	4.000%	940,000	05/15/2026	81,898	8.713%
Series 2016 Sub.	05/15/2035	4.000%	980,000	05/15/2026	87,352	8.913%
			$34,800,000		**$1,948,441**	

Note: Assumes market rates as of January 26, 2026. Preliminary, subject to change.

Series 2026 New Money

Sources of Funds	
Par Amount	$25,000,000.00
Premium	2,626,334.05
Total Sources of Funds	**$27,626,334.05**

Uses of Funds	
Project Fund	$27,416,944.01
Cost of Issuance	109,390.04
Underwriter's Discount	100,000.00
Total Uses of Funds	**$27,626,334.05**

Bond Statistics	
Dated Date	04/16/2026
Delivery Date	04/16/2026
Last Maturity	05/15/2046
Arbitrage Yield	2.779%
True Interest Cost (TIC)	3.494%
Net Interest Cost (NIC)	3.794%
All-In TIC	**3.554%**
Average Coupon	5.000%
Average Life (years)	8.3826
Total Interest	$10,478,194
Total Debt Service	$35,478,194
Maximum Annual Debt Service	$5,260,694.44
Average Annual Debt Service	$1,766,793.47

Debt Service Schedule - Series 2026 New Money				
Maturity	**Principal**	**Coupon**	**Interest**	**Debt Service**
05/15/2027	$3,910,000	5.000%	$1,350,694	$5,260,694
05/15/2028	4,045,000	5.000%	1,054,500	5,099,500
05/15/2029	950,000	5.000%	852,250	1,802,250
05/15/2030	950,000	5.000%	804,750	1,754,750
05/15/2031	950,000	5.000%	757,250	1,707,250
05/15/2032	950,000	5.000%	709,750	1,659,750
05/15/2033	950,000	5.000%	662,250	1,612,250
05/15/2034	950,000	5.000%	614,750	1,564,750
05/15/2035	950,000	5.000%	567,250	1,517,250
05/15/2036	950,000	5.000%	519,750	1,469,750
05/15/2037	950,000	5.000%	472,250	1,422,250
05/15/2038	950,000	5.000%	424,750	1,374,750
05/15/2039	950,000	5.000%	377,250	1,327,250
05/15/2040	950,000	5.000%	329,750	1,279,750
05/15/2041	950,000	5.000%	282,250	1,232,250
05/15/2042	950,000	5.000%	234,750	1,184,750
05/15/2043	950,000	5.000%	187,250	1,137,250
05/15/2044	950,000	5.000%	139,750	1,089,750
05/15/2045	950,000	5.000%	92,250	1,042,250
05/15/2046	895,000	5.000%	44,750	939,750
Total	**$25,000,000**		**$10,478,194**	**$35,478,194**

Note: Assumes market rates as of January 26, 2026. Preliminary, subject to change.

Series 2026 Financing Summary

Sources of Funds	Series 2026 New Money	Refunding of Series 2015	Refunding of Series 2016A1	Refunding of Series 2016A2	Refunding of Series 2016B	Total
Par Amount	$25,000,000.00	$15,000,000.00	$6,650,000.00	$4,250,000.00	$6,235,000.00	$57,135,000.00
Premium	2,626,334.05	1,362,606.75	924,520.95	504,324.30	795,747.75	6,213,533.80
Total Sources of Funds	**$27,626,334.05**	**$16,362,606.75**	**$7,574,520.95**	**$4,754,324.30**	**$7,030,747.75**	**$63,348,533.80**
Uses of Funds						
Project Fund	$27,416,944.01	-	-	-	-	$27,416,944.01
Cash Deposit	-	16,232,857.22	-	-	-	16,232,857.22
SLGS Purchases	-	-	7,517,400.00	4,717,500.00	6,976,800.00	19,211,700.00
Cost of Issuance	109,390.04	65,634.02	29,097.75	18,596.31	27,281.88	250,000.00
Underwriter's Discount	100,000.00	60,000.00	26,600.00	17,000.00	24,940.00	228,540.00
Additional Proceeds	-	4,115.51	1,423.20	1,227.99	1,725.87	8,492.57
Total Uses of Funds	**$27,626,334.05**	**$16,362,606.75**	**$7,574,520.95**	**$4,754,324.30**	**$7,030,747.75**	**$63,348,533.80**
Bond Statistics						
Dated Date	04/16/2026	04/16/2026	04/16/2026	04/16/2026	04/16/2026	04/16/2026
Delivery Date	04/16/2026	04/16/2026	04/16/2026	04/16/2026	04/16/2026	04/16/2026
Last Maturity	05/15/2046	05/15/2032	05/15/2035	05/15/2034	05/15/2035	05/15/2046
Arbitrage Yield	2.779%	2.779%	2.779%	2.779%	2.779%	2.779%
True Interest Cost (TIC)	3.494%	2.481%	2.596%	2.550%	2.597%	3.074%
Net Interest Cost (NIC)	3.794%	2.629%	2.811%	2.743%	2.809%	3.348%
All-In TIC	**3.554%**	**2.601%**	**2.668%**	**2.637%**	**2.676%**	**3.149%**
Average Coupon	5.000%	5.000%	5.000%	5.000%	5.000%	5.000%
Total Debt Service	$35,478,194	$17,746,917	$8,700,785	$5,329,618	$7,994,113	$75,249,627
Par Amount of Refunded Bonds	-	$15,965,000	$7,370,000	$4,625,000	$6,840,000	$34,800,000
Average Coupon of Refunded Bonds	-	4.000%	4.000%	4.000%	4.000%	4.000%
PV of Prior Debt	-	$16,905,432.44	$8,001,220.59	$4,967,060.74	$7,385,017.99	$37,258,731.76
Net PV Savings	**-**	**$769,512.99**	**$528,570.67**	**$279,750.48**	**$443,723.13**	**$2,021,557.27**
Percentage savings of refunded bonds	**-**	**4.820%**	**7.172%**	**6.049%**	**6.487%**	**5.809%**

Note: Assumes market rates as of January 26, 2026, Cost of Issuance of $250,000, and Undewriter's Discount of $4 / $1,000. Preliminary, subject to change.

Market Update

RBC Capital Markets

Macroeconomic Commentary

The market continues to focus on Fed Policy regarding potential future interest rate cuts

Economic Commentary

- US stocks declined in the holiday-shortened week, as a sharp selloff in JGBs and rising geopolitical tensions stoked volatility
- The DJIA, S&P500, and Nasdaq closed out the week lower by 0.5%, 0.4%, and 0.1%, respectively
- All eyes are on the FOMC meeting this week
  - The market is not pricing in a cut, but the press conference will draw close attention
- Last week's 20-year UST auction was well-received
  - This week's auctions include $69bn 2s on Monday, $70bn 5s on Tuesday, and $44bn 7s on Thursday
- Economic highlights this week include durable goods, consumer confidence, jobless claims, and PPI
- This is the heaviest week of the corporate earnings season, with four of the "Magnificent Seven" tech companies scheduled to post results
- US IG issuance totaled $22.5bn last week, coming in short of expectations
  - Syndicate desks expect $35bn of supply this week

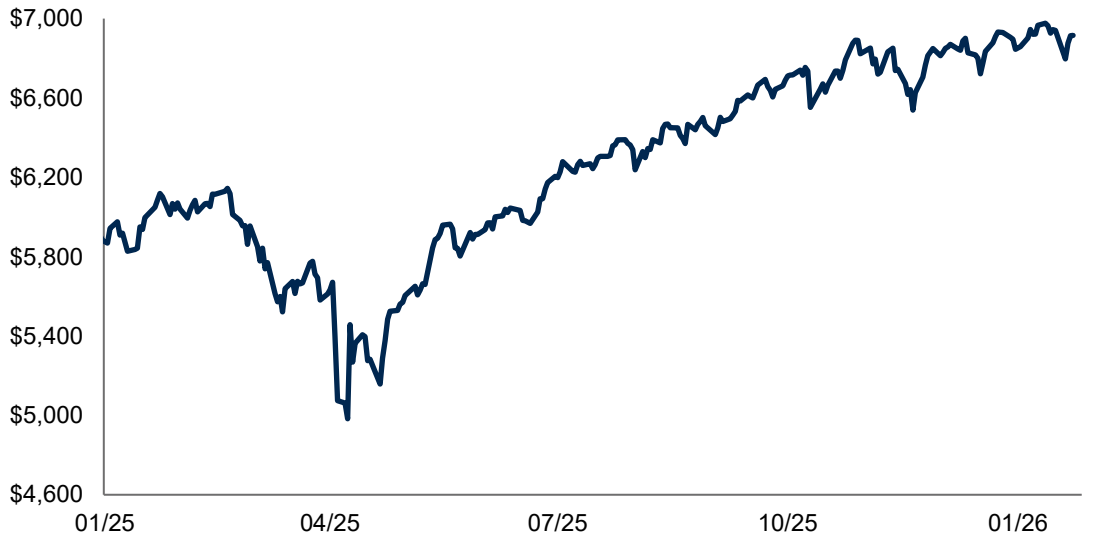
Bloomberg

Stocks Advance as Earnings Kick Into High Gear

(Bloomberg: January 26, 2026)

- Wall Street kicked off a busy week with gains in stocks on speculation that solid corporate earnings will keep powering market gains
- The dollar slid on speculation the US could coordinate intervention with Japan to support the yen
- Gold topped $5,000

Stock Market Performance (S&P 500)

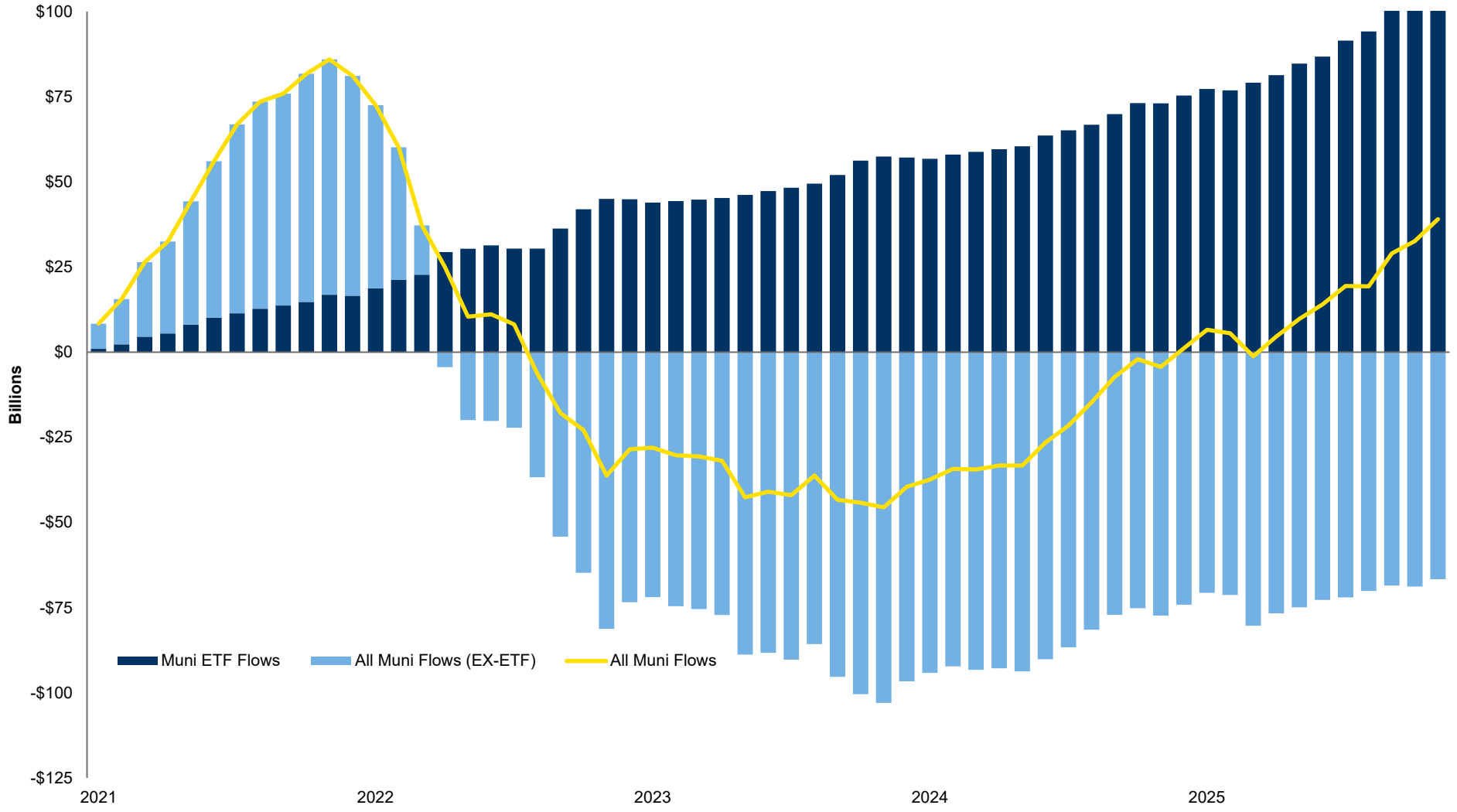


Sources: Bloomberg; Refinitiv; RBC Capital Markets as of January 26, 2026

Cumulative Monthly Municipal Bond Fund Flows Since February 2021

SMAs and ETFs have been asset accumulators at the expense of traditional open-end funds which have lost assets overall

Monthly Municipal Bond Fund Flows ($ billions)



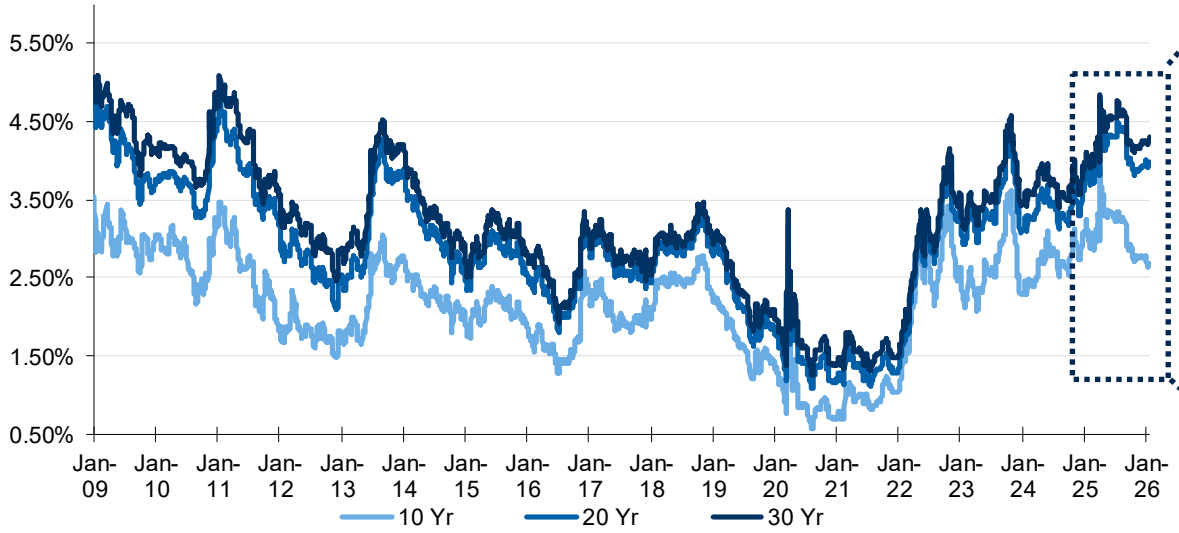
ETFs purchase maturities with par amounts at least $25 million in size

Sources: Bloomberg; Refinitiv; RBC Capital Markets as of January 26, 2025

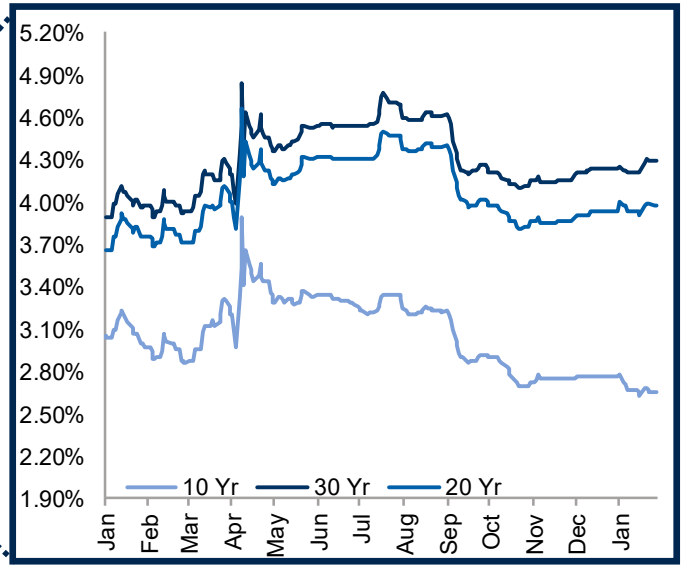
Current Municipal Market Conditions: “AAA” MMD

After closing at 4.29% the previous week, 30-year “AAA” MMD has remained unchanged.

“AAA” MMD January 1, 2009 to Present



Shift in “AAA” MMD Since January 2025



January 1, 2009 to Present

	10 Year	20 Year	30 Year
Maximum	3.89%	4.89%	5.08%
Minimum	0.58%	1.08%	1.27%
Current	2.65%	3.98%	4.29%

Shift in 30-year "AAA" MMD

2019	2020	2021	2022	2023	2024	2025
-0.90%	-0.68%	0.09%	2.08%	-0.15%	0.47%	0.35%

May 1, 2022 to Present

	10 Year	20 Year	30 Year
Maximum	3.89%	4.66%	4.84%
Minimum	2.08%	2.38%	2.51%
Average	2.80%	3.54%	3.78%

Source: Refinitiv
10, 20, and 30 year “AAA” MMD shown to represent different average lives of municipal transactions
Rates as of January 28, 2026.

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Sources include: https://www.rbccm.com/assets/rbccm/docs/uploads/2017/RBCCM_Muni_Markets_Weekly_Newsletter.pdf, http://www.rbc.com/economics/, RBC Capital Markets.

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