



Regular Governing Body Meeting
City of Rio Rancho
AGENDA
March 26, 2026
6:00 PM
Council Chambers

Governing Body Members

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

Meeting Information

This meeting will be conducted in-person and virtually, as well as, streamed live on the City of Rio Rancho website at <https://rrnm.gov/2303/Watch-and-Download-City-Meetings>

Join by Computer: <https://us06web.zoom.us/j/833338157719?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 March 12, 2026 Regular Meeting
Minutes of the March 12, 2026 Regular Meeting
- 2** R19, Resolution Authorizing the Disposal of Obsolete and Non-Working Minor Equipment and Office Furniture (City Attorney's Office)
Resolution
Exhibit A
- 3** R20, Resolution Authorizing the Disposal of Obsolete and Nonworking Equipment and Furniture (Public Works Department)
Resolution
Exhibit A
- 4** R21, Resolution Authorizing a Budget Adjustment to the Library Fund (220)
Resolution

Boards/Commissions/Committee Reports

Public Hearings

- 5** D5, Approval for Fuego Enterprises LLC, DBA Laguna Burger (the "Applicant"), located at 2401 NM HWY 528 SE, Suite 2A, Rio Rancho, NM 87124 for a Restaurant A (Beer & Wine) Liquor License with On-Premises Consumption
Application Fuego DBA Laguna Burger
- 6** D6, Site Plan Approval for the Encore Multi-Family Subdivision at the Property Legally Described as Unit 13, Block 46, Tract A
Application
Agent Letter
Site Plan
Location Map
Elevations, Renderings, and Floor Plans
Landscape Plan
Staff Comments- Initial Submittal
Notices
Comment 3/17/2026

Second Reading of Ordinances

First Reading of Ordinances

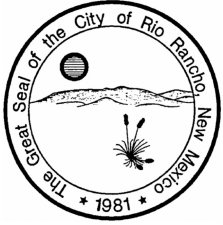
Discussion and Deliberation

- 7** D7, Advice and Consent of the Governing Body to Award a Contract to Young Guns Construction
Public Safety Complex Proposal 2026
- 8** D8, Advice and Consent of the Governing Body to Award a Contract to Albuquerque Asphalt, Inc.
Cost Proposal
Project Map

- 9** D9, Advice and Consent of the Governing Body to Award a Contract to Pump Tech, LLC DBA Alpha Southwest
Pump Tech, LLC DBA Alpha Southwest Estimate

City Manager

Adjournment



**CITY OF RIO RANCHO
COVER PAGE**

Legislation Item:

AGENDA DATE:
March 26, 2026

DEPARTMENT:
City Clerk

SUBJECT:
Minutes of the March 12, 2026 Regular Meeting

BACKGROUND AND ANALYSIS:

IMPACT:

ALTERNATIVES:

DEPARTMENT RECOMMENDATION:

ATTACHMENT: [Minutes of the March 12, 2026 Regular Meeting](#)



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

MEMBERS PRESENT:

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

STAFF PRESENT

Matt Geisel, City Manager
Peter Wells, Deputy City Manager
Josh Rubin, City Attorney
Stewart Steele, Police Chief
Melissa Spangler, Deputy Director of Financial Services
Noel Davis, City Clerk
Connie Peterson, Director Parks, Rec & Comm Services
James Wenzel, Fire Chief
Steward Steele, Police Chief
Amy Rincon Director of Development Services
Jason Shoup, Library Director
Ryan Armijo, Asst. to City Manager for Policy & Planning
Yolanda Lucero, Deputy City Clerk

Call to Order and Pledge of Allegiance

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

Proclamations and Awards of Merit

Public Forum

- Stephan vanHorn

Comments by Councilors

Mayor Hull stated there is an error on the agenda, for item 6, D3. The title is incorrect.

Consent Calendar

- 1) Minutes of the February 17, 2026, Work Session
- 2) Minutes of the February 26, 2026 Regular Meeting
- 3) R16, Resolution Authorizing a Budget Adjustment to the State Appropriations Capital Fund (315)
- 4) R17, Resolution Authorizing the Disposal of Property

Karissa Culbreath moved to approve consent calendar. Seconded by Nicole List

1 The motion carried by a vote of 6 FOR and 0 AGAINST.
2 YES: Deb Dapson, Jeremy Lenentine, Bob Tyler, Paul Wymer, Karissa
3 Culbreath, Nicole List
4 NO: None
5

6 **Boards/Commissions/Committee Reports**
7

8 **Public Hearings**
9

- 10 5) D2, Approval for Turtle Mountain Brewing Company LLC, (the "Applicant"), Located
11 at 905 36th Place SE, Rio Rancho, NM 87124 for a Small Brewer Off-Site
12 Application No. BLA-14590
13

14 Noel Davis, City Clerk presented this item. The Regulation and Licensing Department
15 has granted this application conditional preliminary approval and has forwarded it to the
16 Governing Body for approval; the application will be sent to the Regulation and
17 Licensing Department for final approval.
18

19 Paul Wymer moved to approve D2. Seconded by Deb Dapson
20

21 The motion carried by a vote of 6 FOR and 0 AGAINST.
22 YES: Deb Dapson, Jeremy Lenentine, Bob Tyler, Paul Wymer, Karissa
23 Culbreath, Nicole List
24 NO: None
25

- 26 6) D3, Approval for Turtle Mountain Brewing Company LLC, (the "Applicant"), Located
27 at 7835 Enchanted Hills Blvd. NE, Ste. N-105, Rio Rancho, NM 87144, for a Small
28 Brewer Off-Site Application No. BLA-14597
29

30 Mrs. Davis presented this item and stated she had an error on the agenda, and the item
31 should have reflected a Limited Beer Wholesaler Liquor License. The Regulation and
32 Licensing Department has granted this application conditional preliminary approval and
33 has forwarded it to the Governing Body for approval; the application will be sent to the
34 Regulation and Licensing Department for final approval.
35

36 Bob Tyler moved to approve D3. Seconded by Deb Dapson
37

38 The motion carried by a vote of 6 FOR and 0 AGAINST.
39 YES: Deb Dapson, Jeremy Lenentine, Bob Tyler, Paul Wymer, Karissa
40 Culbreath, Nicole List
41 NO: None
42

- 43 7) D4, Site Plan Approval for an RV Storage at the Property Legally Described as Rio
44 West Business Park, Block A, Lot 5A1A
45

1 Amy Rincon, Director of Development Services stated the subject property is legally
2 described as Rio West Business Park and consists of approximately 10.40 acres. The
3 property is zoned SU: Special Use all C-2 uses, except Lumber Yard (sawmill) are
4 permissive. Included in the C-2 permissible uses per the Municipal Ordinance Chapter
5 154.25 (B) is self-storage, which matches the proposed use. Staff recommends
6 approval with findings of fact and conditions of approval.

7
8 Paul Wymer moved to approve D4. Seconded by Nicole List

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

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

13 NO: None
14

15 8) R18, Resolution Adopting the Vista Alegria Master Plan

16
17 Ms. Rincon, presented R18 and O4 together. The Applicant, AMREP Southwest, Inc.
18 request approval of the Vista Alegria Master Plan. The Master Plan Area is located on
19 the west side of Rainbow Blvd. NE, bounded by 6th Avenue NW, a residential road, to
20 the north; 3rd Street NW, a residential road, to the west; and 1st Avenue NW, a
21 residential road, to the south. It is located about half a mile south of Northern Blvd. NE.
22 O4, the subject Zone Map Amendment request is concurrent with R18, requesting
23 approval of the Vista Alegria Master Plan. All properties contained in the subject Zone
24 Map Amendment comprise the entirety of the Vista Alegria Master Plan boundary. All
25 lots are under the applicant's ownership. The Planning and Zoning Board recommends
26 approval of both items.

27
28 Deb Dapson moved to approve R18. Seconded by Paul Wymer

29
30 Michael Wright, Agent and Bryan Aragon, Land Developer Coordinator were available
31 for questions.

32
33 Councilor Tyler called the question. There was no object to the call of the question.

34
35 The motion carried by a vote of 4 FOR and 2 AGAINST.

36 YES: Deb Dapson, Jeremy Lenentine, Paul Wymer, Nicole List

37 NO: Bob Tyler, Karissa Culbreath
38

39 9) O4, Ordinance of the City of Rio Rancho, New Mexico Amending the Zoning
40 Classification and Official Zoning Map for the Properties Legally Described as Rio
41 Rancho Estates Unit 8, Block 57, Lots 1-7, & 18-24; and Block 58, Lots 1-7 from M-
42 1: Industrial & Business Park District to R-6: Multi-Family Residential District; Rio
43 Rancho Estates Unit 8, Block 58, Lots 9-11, 14-20, & 22-24; Block 61, Lots 1-2, 4-7,
44 10-11, 14-19, & 21-24; Block 62, Lots 1-2, 4a, 5-6, & 20-22; and Block 66, Lots 1-4
45 from M-1: Industrial & Business Park District & R-1: Single-Family Residential
46 District to R-4: Single-Family Residential District; and Rio Rancho Estates Unit 8,

1 Block 62, Lots 8-10, & 15-17; and Block 66, Lots 8-10, & 13-16 from R-1: Single-
2 Family Residential District to R-3: Mixed Residential District, Identifying Conditions
3 of Development; Providing for Severability and an Effective Date
4

5 Jeremy Lenentine moved to approve O4. Seconded by Deb Dapson
6

7 The motion carried by a vote of 4 FOR and 2 AGAINST.

8 YES: Deb Dapson, Jeremy Lenentine, Paul Wymer, Nicole List

9 NO: Bob Tyler, Karissa Culbreath
10

11 **Second Reading of Ordinances**

12
13 10) O1, Ordinance Amending and Restating Ordinance No. 26, Enactment No. 25-21 for
14 the Purpose of Authorizing the Issuance Of City Of Rio Rancho, New Mexico Water
15 and Wastewater System Improvement And Refunding Revenue Bonds, Series 2026,
16 in One Or More Series, in An Original Aggregate Principal Amount Not to Exceed
17 \$63,420,000 (the "Series 2026 Bonds" or the "Bonds") For The Purpose of (1)
18 Financing Improvements to the Water And Wastewater Utility System Owned and
19 Operated by the City; (2) Refunding All Or Portions of (A) the City Of Rio Rancho,
20 New Mexico Water And Wastewater Utility System Refunding Revenue Bonds,
21 Series 2015, (B) New Mexico Finance Authority Loan No.s 3518-Pp(A) and 3518-
22 Pp(B), (C) New Mexico Finance Authority Loan No. 3541-Pp; (3) Funding a Debt
23 Service Reserve Account and/or Purchasing a Reserve Account Insurance Policy;
24 and (4) Paying Costs of Issuance of the Bonds; Providing that the Series 2026
25 Bonds Shall be Payable Solely Out of the Net Revenues Derived from the Operation
26 of the System; Establishing Parameters for the Bonds; Providing the Form, Terms
27 and Conditions of the Bonds, The Method of Paying the Principal of and Interest on
28 the Bonds and the Security for Such Payment; Prescribing Other Details Concerning
29 the System Revenues, the Bonds and the System, Including but not Limited To
30 Covenants and Agreements in Connection Therewith and with Future Financing Of
31 System Improvements; Approving Forms of a Preliminary Official Statement, an
32 Escrow Agreement, and a Continuing Disclosure Agreement in Connection with the
33 Bonds; Delegating Authority to the Mayor, City Manager, and Finance Director of the
34 City to Determine the Exact Principal Amounts, Maturity Dates, Interest Rates,
35 Prices, Redemption Features, Terms of a Reserve Account Insurance Policy, if any,
36 and Other Final Terms of the Bonds Pursuant to a Pricing Certificate; Approving the
37 Execution Of Certain Documents Relating to the Bonds; Ratifying Certain Actions
38 Previously Taken in Connection with the Bonds; and Repealing All Action
39 Inconsistent with this Ordinance
40

41 Melissa Spangler, Deputy Director, presented this item. This is the second reading that
42 will enable the City to issue needed utility bonds (\$25 million) as determined during the
43 recent rate study and capital improvement plan adoption process. Approval of the
44 Ordinance would also allow the City to refund specific maturities of 2015, up to \$38.4
45 million, dependent on market conditions, providing a potential savings of up to \$1.95
46 million.

1 Paul Wymer moved to approve O1. Seconded by Karissa Culbreath

2
3 The following individual spoke under this item:

- 4
5 • Stephan vanHorn

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

8 YES: Deb Dapson, Jeremy Lenentine, Bob Tyler, Paul Wymer, Karissa
9 Culbreath, Nicole List

10 NO: None

11
12 **First Reading of Ordinances**

13
14 **Discussion and Deliberation**

15
16 **City Manager**

17
18 Matt Geisel, City Manager stated on March 21, a spring arts and crafts event will be
19 held at the Sabana Grande Recreation Center. Also, the St. Baldricks event will be held
20 on March 22, and early voting begins on March 31, for the runoff election.

21
22 **Adjournment**

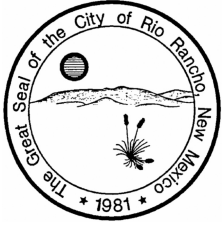
23
24 7:12 p.m.

25
26 APPROVED THIS MARCH 26, 2026

27
28
29 _____
Greggory D. Hull, Mayor

30 ATTEST:

31
32 _____
33 Noel C. Davis, City Clerk
34 (SEAL)



**CITY OF RIO RANCHO
COVER PAGE**

Legislation Item: R19

AGENDA DATE:
March 26, 2026

DEPARTMENT:
City Attorney

SUBJECT:
R19, Resolution Authorizing the Disposal of Obsolete and Non-Working Minor Equipment and Office Furniture (City Attorney's Office)

BACKGROUND AND ANALYSIS:

The City Attorney's Office has obsolete and damaged office furniture and minor equipment that have been replaced, and disposal is necessary.

The furniture, as depicted in Exhibit A, is in poor condition and safely disposing of the items is the best option available to the City.

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

IMPACT:
Approval of the Resolution will enable the City to dispose or obsolete, non-functional, and unused 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 OBSOLETE AND NON-
WORKING MINOR EQUIPMENT AND OFFICE FURNITURE**

WHEREAS: the City Attorney's Office has gathered and identified obsolete and non-working minor equipment and office furniture; and

WHEREAS: staff desires to properly dispose of the obsolete minor equipment and office furniture; and

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

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

That formal and required authorization is hereby given to properly dispose of office furniture and minor equipment, attached hereto in "Exhibit A."

ADOPTED THIS _____ DAY OF _____, 2026.

Greggory D. Hull, Mayor

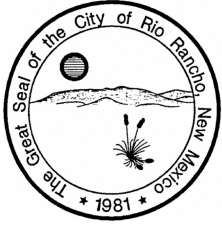
ATTEST:

Noel C. Davis, City Clerk
(SEAL)

**Exhibit A- Disposal of Property
City Attorney's Office
March 10, 2026**

	Item	Reason for Disposal	Photo	Qty.	Est. Cost	Total
1	Chair	Obsolete		1	\$10.00	\$10.00
2	Chair	Obsolete		1	\$10.00	\$10.00
3	Chair	Obsolete		1	\$10.00	\$10.00
4	Monitor Stand	Obsolete		1	\$5.00	\$5.00
5	Standing Mat	Obsolete		1	\$5.00	\$5.00

Total: \$40.00



**CITY OF RIO RANCHO
COVER PAGE**

Legislation Item: R20

AGENDA DATE:
March 26, 2026

DEPARTMENT:
Public Works

SUBJECT:
R20, Resolution Authorizing the Disposal of Obsolete and Nonworking Equipment and Furniture
(Public Works Department)

BACKGROUND AND ANALYSIS:

The Public Works Department's Streets and Rights of Way Division regularly disposes of damaged and/or obsolete items that are no longer useable for their intended purpose. These items are stored at City property until they can be disposed.

The City receives funds from the recycling and auction of items approved for disposal. Items that are not recycled, auctioned, or disposed of in a timely manner take up valuable space at City facilities.

Exhibit A lists the items (miscellaneous equipment, parts and other materials) the City desires to recycle, dispose, or sell at public auction.

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

IMPACT:

Approval of the Resolution will enable the City to dispose of the obsolete and nonworking equipment and items.

ALTERNATIVES:

Approved 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 OBSOLETE AND
NONWORKING EQUIPMENT**

WHEREAS: the Public Works Department's Streets and Rights of Way Division regularly disposes of obsolete and nonworking equipment; and

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

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

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

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

That formal authorization is hereby given to allow the obsolete and working equipment, as detailed in Exhibit A attached hereto, to be recycled, disposed, or publicly auctioned.

ADOPTED THIS _____ DAY OF _____, 2026.

Greggory D. Hull, Mayor

ATTEST:

Noel Davis, City Clerk
(SEAL)

Exhibit A

Items set for Recycling

<u>Item</u>	<u>Qty</u>	<u>Destruction Method</u>
Cutting Edges	40	Recycle
Shopping Carts	3	Recycle
Brake Drum	6	Recycle
Muffler	1	Recycle
Cutting edge jack	1	Recycle
Cutting edge line up jack	1	Recycle
Hot box stack	1	Recycle
Tail gates	2	Recycle
Metal pipes	10	Recycle
Metal box	2	Recycle
Small motor & pump	1	Recycle
55-gallon drum	1	Recycle
Leaf springs	2	Recycle
Grease pump	1	Recycle
Rotors	4	Recycle
Brake pads & shoes	12	Recycle
A/C compressor	1	Recycle
Water pipe w/valves	1	Recycle
Hydraulic cylinders	2	Recycle
Alternator	1	Recycle
Tracks	4	Recycle
Trailer tailgate	1	Recycle
Toolbox frame	2	Recycle
Mini Fridge	1	Recycle
Guardrails	4	Recycle

*Pictures attached.







**CITY OF RIO RANCHO
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Legislation Item: R21

AGENDA DATE:

March 26, 2026

DEPARTMENT:

Library and Information Services

SUBJECT:

R21, Resolution Authorizing a Budget Adjustment to the Library Fund (220)

BACKGROUND AND ANALYSIS:

The Library and Information Services Department has funding available from the 2025 Sandoval County Grant.

The City desires to use allocated voter-approved County library bond proceeds (\$68,000) to make capital purchases and improvements at the Loma Colorado Main Library. Funds would be used for a parking structure to secure City vehicles and provide covered work areas to load and unload vehicles.

The County funding will be paired with existing City funds (\$228,000) to complete the project.

Once funding is available, the parking structure project will take approximately 8 weeks to complete (summer 2026).

IMPACT:

Grant funds will be expended for an applicable purpose.

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 LIBRARY FUND (220)**

WHEREAS: the Library and Information Services Department has funding from voter-approved County bond proceeds to make capital purchases and improvements to the Library; and

WHEREAS: a budget adjustment is necessary to expend the funds as intended on a parking structure to secure vehicles.

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

That authorization is given for the following budget adjustment:

Library Fund (220)

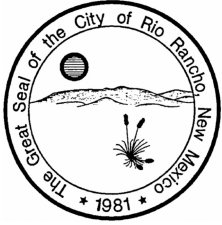
Account	Project No.	Revised Budget	Increase	Decrease	Adjusted Budget
220-0000-450.6073 County Bond Books	LB2609	\$1,556,983	\$0	\$68,000	\$1,488,983
220-0000-450.70-11 Building Improvements	LB2609	\$12,228	\$68,000	\$0	\$80,228
Total Uses		\$1,569,211	\$68,000	\$68,000	\$1,569,211

ADOPTED THIS _____ DAY OF _____, 2026.

Greggory D. Hull, Mayor

ATTEST:

Noel C. Davis, City Clerk
(SEAL)



**CITY OF RIO RANCHO
COVER PAGE**

Legislation Item: D5

AGENDA DATE:
March 26, 2026

DEPARTMENT:
City Clerk

SUBJECT:
D5, Approval for Fuego Enterprises LLC, DBA Laguna Burger (the "Applicant"), located at 2401 NM HWY 528 SE, Suite 2A, Rio Rancho, NM 87124 for a Restaurant A (Beer & Wine) Liquor License with On-Premises Consumption

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 Fuego Enterprises LLC, DBA Laguna Burger (the "Applicant"), located at 2401 NM HWY 528 SE, Suite 2A, Rio Rancho, NM 87124 for a Restaurant A (Beer & Wine) Liquor License with On-Premises Consumption.

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 Fuego DBA Laguna Burger](#)



February 6, 2026

Sent by Certified Mail No.: 9171 9690 0935 0299 2422 01

9171 9690 0935 0299 2422 01

City of Rio Rancho

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

Lic. No. /Appl. No.: BLA-13650
Name of Applicant: FUEGO ENTERPRISES LLC
Doing Business As: LAGUNA BURGER
Proposed Location: 2401 NM HWY 528 SE, SUITE A
RIO RANCHO, NM 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 RESTAURANT A (BEER & WINE) LIQUOR LICENSE WITH ON-PREMISES CONSUMPTION.

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

Admin Law Judge / Hearing Officer

NM Regulation & Licensing Department

Alcoholic Beverage Control Division

Phone: (505) 795-4165 | Email: Tammy.Sandoval@rld.nm.gov

Enclosures:

1. Original Application (*Original Application must be returned to ABC w/approval letter and notices of publication – Page 1 must be signed by appropriate City Official*)
2. Copy of the Zoning Statement





Alcoholic Beverage Control Division
Restaurant A Intake Application
Application Number: BLA-0000013650



Business Information

Business Information

Business Name: Fuego Enterprises LLC
Business Structure: Limited Liability Company
State Tax ID Number: XX-XXXXX5-00-0
Business Email: jbrasil@poldc.com
Type of Business: Alcohol
FEIN: XX-XXX5418
Business Phone: 5052809178

Contact Person Information

Contact Person Name: Ryan Westerman
Contact Person Email: rwesterman@fuegonm.com
Contact Person Phone: 5052645230

Business Mailing Address

Mailing Street: 7770 Jefferson St NE Suite 302
Mailing State: NM
Mailing Country: US
Mailing City: Albuquerque
Mailing Zip Code: 87109

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
Restaurant A Intake Application
Application Number: BLA-0000013650



Premises Information

Premises DBA

Premises Doing Business As (DBA):Laguna Burger

Proposed Premises Physical Address

Physical Street: 2401 NM HWY. 528 SE, SUITE A
Physical Zip Code: 87124
Physical County: Sandoval

Physical City: RIO RANCHO
Physical State: New Mexico

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: BF Holdings LLC

Specify Date and Terms of Lease/Operating Agreement: July 27th, 2023. 5 Year term

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, C-1

Distance from nearest School

Name of School: Springstone Monessori School
School City: Rio Rancho
School Zip Code: 87124

School Street: Grande Blvd
School State: New Mexico
School Country: United States

School Distance (in feet): More than 300 but less than 400

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.

If a proposed premises is within 400 feet but more than 300 feet of a church or school, the applicant has the option to provide either a certified report by a registered engineer or duly licensed surveyor establishing that the proposed premises is not within 300 feet of the church or school or obtain a waiver from the local option district governing body for the proposed premises location.



Alcoholic Beverage Control Division
Restaurant A Intake Application
Application Number: BLA-0000013650



Distance from nearest Church

Name of Church: First Baptist Church of Rio Rancho
Church City: Rio Rancho
Church Zip Code: 87124
Church Distance (in feet): More than 1000

Church Street: 19th Ave SE
Church State: New Mexico
Church Country: United States

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.

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.

Proposed location is attached to premises that is currently operating a retail license. Fuego Enterprises LLC is requesting restaurant A for service in Laguna Burger.

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: 4009

License Type: Retailer

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
Restaurant A Intake Application
Application Number: BLA-0000013650



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: Ryan Westerman

Date: 08/28/2025



Development Services Department

October 3, 2025

Fuego Enterprises, LLC, dba Laguna Burger
7770 Jefferson St. NE STE 302
Albuquerque, NM 87109

RE: Zoning Certification for 2401 NM Highway 528 SE, Rio Rancho, NM 87124
Zoning Certification Application No. 24-165-00022- Amended

This zoning verification has been prepared in response to your inquiry regarding the above referenced Property, and confirms:

1. The subject property known by legal description as Gateway South, Tract 17, is located at 2401 NM Highway 528, SE, Rio Rancho, NM, 87124. The property is currently zoned SU/Special Use for all permissive and conditional C-1/Retail Commercial and select C-2/Wholesale Commercial District uses pursuant to Rio Rancho City Ordinance No. 25, Enactment 93-022.
2. Pursuant to §154.24 C-1/Retail Commercial district (B) Permissive Use (8) Drive in or drive through window restaurants, and convenience stores, and (27) Restaurants, bars, lounges, coffee/tea rooms, delicatessens, patio/al fresco dining facilities; the sale of beer and wine for consumption off premise and on-premise is an allowed use.
3. There are no changes in the Designated Zoning Status currently contemplated. The property is following all applicable zoning and planning laws, including all applicable subdivision laws of the City of Rio Rancho. Our records do not indicate any current or pending zoning, building, or property maintenance violations.

If you have additional questions regarding the information provided, please do not hesitate to contact me at 505-891-5005 or via e-mail at aking@rrnm.gov

This information was researched and provided to you on October 3, 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.

Respectfully,

CITY OF RIO RANCHO, NEW MEXICO
A municipal corporation

Angela King
Angela King
Zoning Specialist

Attachment 1 RRO No. 25, Enactment 93-022
Attachment 11 Chapter 154.24 C1 Retail Commercial Zone District

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)



February 12, 2026

Certified Mail

Fuego Enterprises LLC
dba Laguna Burger
7770 Jefferson St NE, Suite 302
Albuquerque, NM 87109
Location: 2401 NM Hwy 528 SE, Suite A
Rio Rancho, NM 87124

Re: Restaurant A (Beer & Wine) Liquor License with on premises consumption

Notice is hereby given that the above-referenced application is scheduled for a public hearing before the Governing Body of Rio Rancho on March 26, 2026. The meeting begins at 6:00 p.m. The Governing Body meeting will be held in person and virtually. After the public hearing, the original liquor license paperwork will be forwarded to the Alcoholic Beverage Control Division for final action.

Meeting information can be found at the following link a week before the meeting:
<https://www.rnm.gov/2303/Watch-and-Download-City-Meetings>

Meanwhile, if you have any questions regarding the hearing, please contact me at clerk@rnm.gov or (505) 891-5004.

Thank you,

A handwritten signature in cursive script, appearing to read 'Yolanda Lucero'.

Yolanda Lucero
Deputy City Clerk
3200 Civic Center Cir. NE
Rio Rancho, NM 87144
ylucero@rnm.gov

cc: Tammy Sandoval – Hearing Officer
NM Regulations & Licensing Dept.
Alcohol Beverage Control Division
Tammy.Sandoval@rld.nm.gov



CITY OF RIO RANCHO COVER PAGE

Legislation Item: D6

AGENDA DATE:

March 26, 2026

DEPARTMENT:

Development Services

SUBJECT:

D6, Site Plan Approval for the Encore Multi-Family Subdivision at the Property Legally Described as Unit 13, Block 46, Tract A

BACKGROUND AND ANALYSIS:

The subject property is legally described as Unit 13, Block 46, Tract A, and consists of approximately 11.09 acres. The subject property is zoned SU: Special Use per Ordinance No. 56, Enactment No. 08-57. This Ordinance designates this area as SU/R-6 Multi-Family Residential District as described in the Tierra del Oro Master Plan and the Lomas Negras Specific Area Plan, which governs this area. Per the subject property Ordinance and Chapter 154, a Site Plan must be submitted to Governing Body for approval before a building permit may be issued for the SU: Special Use zoned property.

The property is also with a Corridor Overlay Zone per Ordinance No. 57, Enactment No. 08-58. The overlay is for access, floodplain, and design standards. The design standards required for commercial and multi-family development state that courtyards, plazas, and public spaces may count towards the landscaping requirement, and bike racks providing spaces for 10% of total parking requirement are required for all multi-family, office, and commercial development.

The Tierra Del Oro Master Plan designates the land uses and corresponding zoning categories, along with providing design guidelines. Among the permissive uses listed in this category are "Apartments not to exceed 48ft or 3 stories in height and a Continuing Care Retirement Community". The proposed use meets the permissive uses for the property as it is an apartment development which does not exceed 3 stories or 48 ft in height.

The proposed development is planned as a multi-family subdivision with 28 lots planned and a range of 2-7 units per lot for a total of 109 units. There are three single-family lots shown on the site plan proposed to be subdivided from an existing R-1 lot; however, those lots are not part of this SU: Special Use Site Plan review. Following Site Plan approval by the Governing Body, the applicant will be required to submit and receive approval for a Preliminary Plat to subdivide the property.

Previously, a Site Plan for a proposed multi-family development of the subject property was approved by the Governing Body on March 9, 2023. That Site Plan was for a four-plex development on the property, containing 14 subdivided lots for 56 total units. The acreage for that Site Plan was 6 acres of the 11.09 acre tract, leaving the remainder of the tract undeveloped and subject to future Site Plan. That Site Plan has since expired and the current Site Plan is for the entire site and contains more proposed lots and units, but at a similar density to the previously approved Site Plan.

CONFORMANCE WITH THE CITY ZONING ORDINANCE:

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

- a. Scale and north arrow; criteria is satisfied.
- b. Lot boundaries and easements; A 5 ft Public Utility Easement surrounds the entire property. A future Preliminary Plat will be submitted subdividing the subject property into 28 lots for multi-family townhome style developments on each lot. The lots will have 10 ft PUEs adjacent to right-of-way and the internal roadways will be private tracts maintained by the HOA.
- c. Existing and proposed utilities; criteria is satisfied.
- d. Existing and proposed rights-of-way; There is no public right-of-way which will be dedicated with this project. The future plat will include private internal roadways, owned and maintained by the HOA; criteria is satisfied.
- e. Proposed structure with uses, dimension, and setbacks; Buildings are shown as two-story units with 2-car garage and 3 bedrooms per unit. Each unit ranges from 1536 sq ft to 1650 sq ft. Each lot as shown on the submitted plans will contain 2-7 unit multi-family attached townhomes on 28 lots (to be platted in the future), see "Elevations, Renderings, and Floor Plans" attachment for further visual details. There will be 2 lots with two units, 5 lots with three units, 17 lots with four units, 3 lots with five units, and 1 lot with seven units.
The building height will be 25' 3" to 28' 5", with all buildings as two stories, in compliance with the Tierra del Oro Master Plan, which states buildings that are up to 48 feet in height or 3 stories above ground level are permissible. Building setbacks will comply with §154.50 Zoning Table; criteria is satisfied.
- f. Proposed ingress, egress, parking, and circulation; access point to the site will be provided off of Hedingham Ave. NE and Havencrest Ave. NE. Off-street parking shall be guided by the regulations set forth in §154.76 (A)(1), which states that multi-family dwellings shall require the following: 1.5 spaces per each studio or one-bedroom unit, 1.75 spaces per each two-bedroom unit, 2 spaces per each three-bedroom unit and 6 spaces for guest/staff parking. The Site Plan would require 230 parking spaces per the Ordinance. The proposed Site Plan shows 448 spaces, with units having four spaces typically - 2 covered/garage and 2 driveway spaces. A condition of approval is to provide an updated parking plan with the ADA Compliant spaces as these are not shown. Based on the excess of parking spaces, staff is not concerned about meeting the required 12 ADA spaces and will ensure during the building permit stage that the appropriate number of ADA spaces are provided; criteria is satisfied.
- g. Landscaping and landscape buffers; Per the attached landscape plan, each multi-family property will meet the required 2 trees and 3 shrubs per unit. Each lot is also meeting the usable recreation space required per multi-family unit with the landscaping areas, recreation space in the rear of units, and with private landscaping and recreation areas.
The 0.52 acres of total private recreation space also meets the required recreation space for subdivisions under Chapter 155 (0.26 acres of park space required) and Parks requirement of the DPM. Applicant has provided detailed landscape plan with species type and has shown usable recreation space which appears to meet the 100 sq ft required per 2-plus bedroom units but will need to submit specific calculations for building permit per each tract. The 0.52 in aggregate common park areas are shown with trails and landscaping; as these are private parks, there are no activity element requirements. Per the Tierra del Oro Master Plan, park land was also donated for the future regional park located 0.25 miles away at Edinburgh and Havencrest, and therefore no further park land dedications would be required; criteria is satisfied.
- h. Elevations; Per the Tierra del Oro Master Plan: Buildings within the SU zone shall have a maximum height of 48 feet (3-stories) and have a Mediterranean architectural style with roofs that are clay or concrete tile and a maximum 4:12 pitch. Elevations show the building materials as

stucco in the cream to beige color scheme, pitched roofs to be dark metal color scheme and all flat roofs to be white TPO (see Renderings and Elevations attachment). Buildings range from 25' 3" to 28' 5", with all buildings as two stories. One of the elevations provided does not show total building height, however it is nearly identical to another building elevation and is two stories, therefore staff can confirm conformance with the SU regulations identified in the Tierra del Oro Master Plan. Units contain a mix of flat and pitched roof, shown as alternating in the rendering submitted. Pitched roofs are shown at the maximum permissive of 4:12; criteria is satisfied.

i. Adjacent property characteristics; Properties to the north are zoned R-1 and R-2, west are zoned R-4, south are zoned R-4 and C-1 and east are zoned O-1, R-5 and C-1.

j. Preliminary drainage plan; applicant has provided preliminary grading plan and will need to submit detailed engineering drawings with Preliminary Plat submittal; criteria is satisfied.

NOTIFICATIONS:

Adjacent property owners were sent certified mail notice 15 days prior to the hearing date. A notice sign was posted on the property on March 17, 2026. A legal notice was published in the March 11, 2026 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

Reviewing Agency	Comments included in this narrative
DSD Planning and Zoning	Comments included in this narrative
DSD Engineering	No adverse comments
Rio Rancho Public Schools	No comments provided
Fire and Rescue	Comments attached
Police Department	No Comments provided
SSCAFCA	No adverse comments
MRCOG	No Comments provided
Parks, Recreation and Community Services	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. 56, Enactment No. 08-57. 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, the Tierra del Oro Master Plan, and any Building and Engineering Codes and specifications,

including EV ready and EV charging spots.

4. The review and subsequent building permit applications will ensure conformance to the approved Site Plan and City ordinances, standards, and specifications.
5. Landscaping and design shall comply with the Tierra del Oro Master Plan and Lomas Negras Specific Area Plan. Detailed landscape square footage for usable recreation space on each lot will be required at building permit.
6. Proposed entries are to have development specific name and "Tierra del Oro".
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:

The Governing Body may:

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

DEPARTMENT RECOMMENDATION:

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

ATTACHMENT: [Application](#)

ATTACHMENT: [Agent Letter](#)

ATTACHMENT: [Site Plan](#)

ATTACHMENT: [Location Map](#)

ATTACHMENT: [Elevations, Renderings, and Floor Plans](#)

ATTACHMENT: [Landscape Plan](#)

ATTACHMENT: [Staff Comments- Initial Submittal](#)

ATTACHMENT: [Notices](#)

ATTACHMENT: [Comment 3/17/2026](#)

PLANNING & ZONING LAND USE APPLICATION

Please check appropriate box

(Fees are listed on the back)

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

Please Print In Ink Only or Type

Application must be complete. Please attach the appropriate checklist for the action you are requesting, if applicable.

APPLICANT/AGENT INFORMATION

Applicant Name: RTR, LLC		Phone: 505-917-6157
Address: PO Box 27560		E-Mail: watermanrhett@comcast.net
City: Albuquerque	State: NM	Zip: 87125
Proprietary Interest:	List Owners: Rhett Waterman	
Deed or Ownership Verification Provided: (Initials)	Letter of Authorization Provided: (Initials) RW	
Agent Name: John Stapleton / Community Design Solutions, LLC		Phone: 505-545-9607
Address: 9384 Valley View Drive NW, Ste 100		E-Mail: john.stapleton@cdsn.com
City: Albuquerque	State: NM	ZIP Code: 87114

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

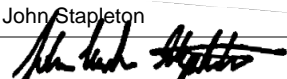
Site Plan review of on-site and off-site improvements for the proposed Encore subdivision.

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit : Encore Subdivision / Unit 13	Block(s): 46	Lot(s): 9-20 and 22
Existing Zoning: SU / R-6	Proposed Zoning: SU / R-6	
No. of existing lots: 13	No. of proposed lots: 29	Total area of site (acres) 12.08

ACKNOWLEDGEMENT

I hereby acknowledge that I have read this entire application and affirm that all information provided is correct. I agree to comply with the requirements of the City of Rio Rancho as outlined in all applicable laws, ordinances and regulations.

Print Name: John Stapleton	Applicant:	Agent: Community Design Solutions
Signature: 		Date: 12/15/2025

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

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

Community Design Solutions

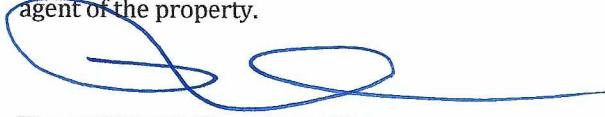
AGENT LETTER / LETTER OF AUTHORIZATION

OWNER: RTR, LLC
PO Box 27560
Albuquerque, NM 87125
Rhett Waterman - Managing Member
watermanrhett@comcast.net

AGENT: Community Design Solutions, LLC | CDS
John Stapleton, PE
9384 Valley View Drive NW
Suite 100
Albuquerque, NM 87114
John.stapleton@cdsn.com

Property Description: Encore Subdivision; Lots 9-20 and 22, Block Forty-Six (46) of Rio Rancho Estates, Unit numbered thirteen (13), As the same is shown and designated on the Plat entitled "S.W. Portion of Unit Thirteen, Rio Rancho Estates". Filed in the Office of the County Clerk of Sandoval County, New Mexico on April 22, 1963, in Plat Book Number 1, Page 49.

RTR, LLC, owner of the above referenced land, hereby authorizes Community Design Solutions, LLC (CDS) as agent of the property.



Signature

5/27/25
Date

Rhett Waterman
Printed Name

LOT #	BUILDING AREA							TOTAL	LOT AREA		DU	REQ REC SPACE	PROVIDED REC SPACE
	A	B	C	D	E	F	G		SF	AC			
LOT 1	1536	1536	1536	1536	-	-	-	6142	12182	0.28	4	400	2309
LOT 2	1536	1536	1536	1536	-	-	-	6142	12182	0.28	4	400	2309
LOT 3	1536	1536	1536	1536	1536	-	-	7678	15672	0.36	5	500	2886
LOT 4	1536	1536	1536	1536	-	-	-	6142	12182	0.28	4	400	2309
LOT 5	1536	1536	1536	1536	-	-	-	6142	12182	0.28	4	400	2309
LOT 6	1536	1536	1536	1536	-	-	-	6142	12182	0.28	4	400	2309
LOT 7	1536	1536	1536	1536	1536	-	-	7678	15672	0.36	5	500	2886
LOT 8	1536	1536	1536	1536	-	-	-	6142	12182	0.28	4	400	2309
LOT 9	1536	1536	1536	1536	-	-	-	6142	12182	0.28	4	400	2309
LOT 10	1536	1536	1536	1536	-	-	-	6142	12182	0.28	4	400	2309
LOT 11	1650	1650	1650	-	-	-	-	4950	11732	0.27	3	300	1980
LOT 12	1650	1650	1650	-	-	-	-	4950	11732	0.27	3	300	1980
LOT 13	1650	1650	-	-	-	-	-	3300	11344	0.26	2	200	1650
LOT 14	1650	1650	1650	1650	-	-	-	6600	14306	0.33	4	400	3300
LOT 15	1650	1650	-	-	-	-	-	3300	11985	0.28	2	200	1320
LOT 16	1650	1650	1650	1650	-	-	-	6600	12770	0.29	4	400	2350
LOT 17	1650	1650	1650	-	-	-	-	4950	10572	0.24	3	300	1584
LOT 18	1650	1650	1650	-	-	-	-	4950	11436	0.26	3	300	1510
LOT 19	1650	1650	1650	1650	1650	1650	1650	11550	23404	0.54	7	700	1802
LOT 20	1536	1536	1536	1536	-	-	-	6142	12475	0.29	4	400	2442
LOT 21	1536	1536	1536	1536	1536	-	-	7678	17398	0.40	5	500	3774
LOT 22	1536	1536	1536	1536	-	-	-	6142	13945	0.32	4	400	2960
LOT 23	1536	1536	1536	1536	-	-	-	6142	12580	0.29	4	400	2442
LOT 24	1536	1536	1536	-	-	-	-	4607	10786	0.25	3	300	1832
LOT 25	3410	-	-	-	-	-	-	3410	9827	0.23	1	100	2160
LOT 26	3410	-	-	-	-	-	-	3410	9394	0.22	1	100	1719
LOT 27	3456	-	-	-	-	-	-	3456	10364	0.24	1	100	1440
LOT 28	1536	1536	1536	1536	-	-	-	6142	12665	0.29	4	400	2309
LOT 29	1536	1536	1536	1536	-	-	-	6142	12819	0.29	4	400	2309
LOT 30	1536	1536	1536	1536	-	-	-	6142	12169	0.28	4	400	2309
LOT 31	1536	1536	1536	1536	-	-	-	6142	12182	0.28	4	400	2309

TRACT	USE	AREA (AC)
TRACT A	PRIVATE RD	1.3061
TRACT B	LANDSCAPE	0.0433
TRACT C	REC SPACE	0.0434
TRACT D	PRIVATE RD	0.5989
TRACT E	PRIVATE RD	0.3045
TRACT F	PRIVATE RD	0.1524
TRACT G	REC SPACE	0.1176
TRACT H	REC SPACE	0.0617
TRACT I	REC SPACE	0.1831
TRACT J	REC SPACE	0.0729

SITE DATA:

LEGAL DESCRIPTION:
S:12 T: 12N R: 2E Subd: RIO RANCHO ESTATES Unit: 13 Block: 46 Tract:
A (SEE VICINITY MAP)
AREA: 11.0906 ACRES

LEGAL DESCRIPTION:
S: 12 T: 12N R: 2E Subd: RIO RANCHO ESTATES Unit: 13 Block: 46 Lot:
24 (SEE VICINITY MAP)
AREA: 0.5000 ACRES
ZONE: R-1

NUMBER OF PROPOSED LOTS: 120 DU

GROSS DENSITY UNITS: 10.35 DU/AC

PROPOSED COMPOSITE LOT AREAS: 8.53 AC

PROPOSED COMPOSITE PRIVATE ROAD AREA: 2.36 AC

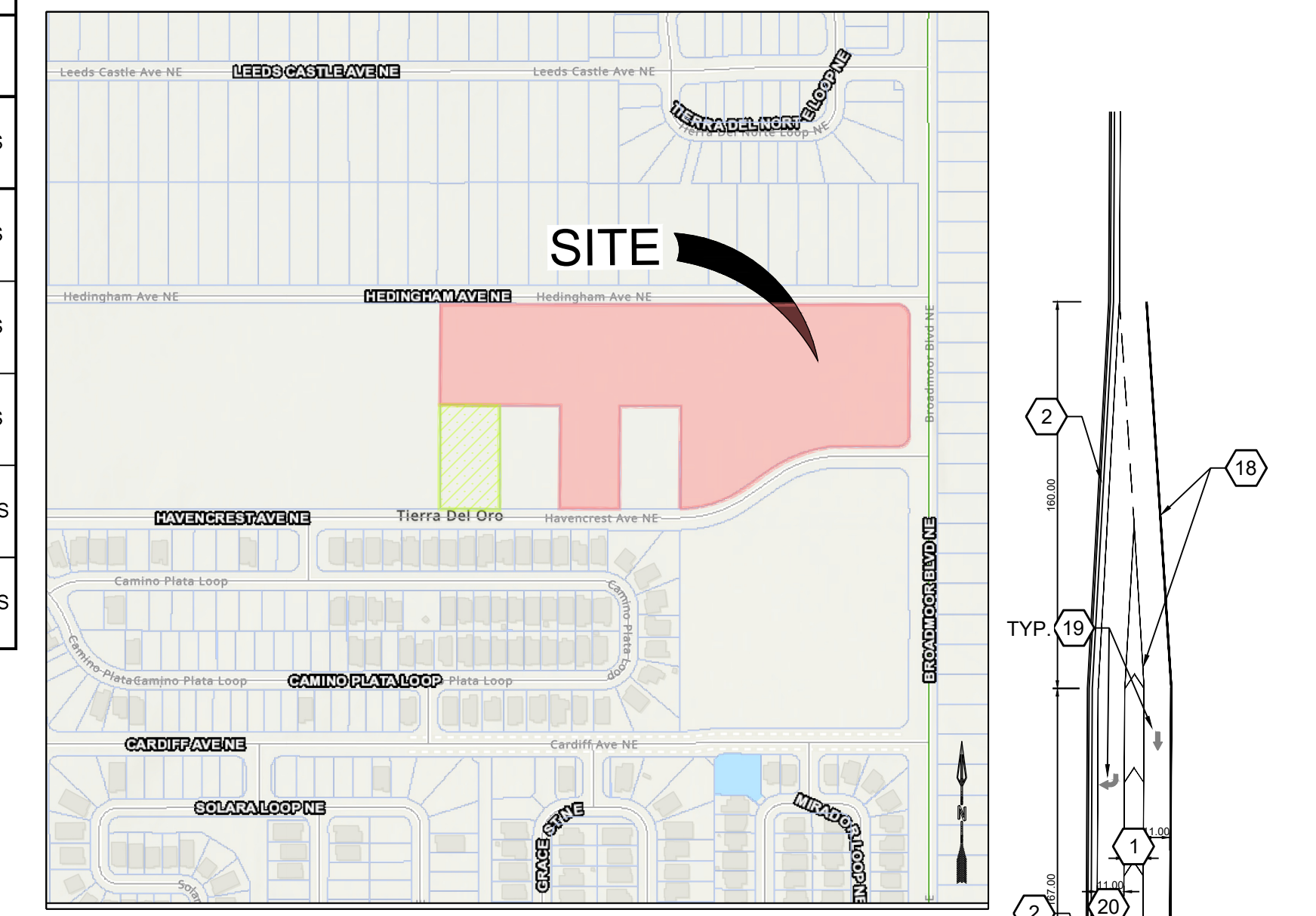
PROPOSED COMPOSITE COMMON AREA SPACE: 0.52 AC

CONSTRUCTION KEYED NOTES:

I.D.#	DESCRIPTION
1	PROPOSED ASPHALT PAVING
2	PROPOSED 6" CURB & GUTTER
3	PROPOSED ROLLED CURB & GUTTER
4	PROPOSED VALLEY GUTTER
5	PROPOSED 5' PUBLIC SIDEWALK
6	PROPOSED 5' PRIVATE SIDEWALK
7	PROPOSED DIAGONAL CURB RAMP
8	PROPOSED PRIVATE DRIVE PAD

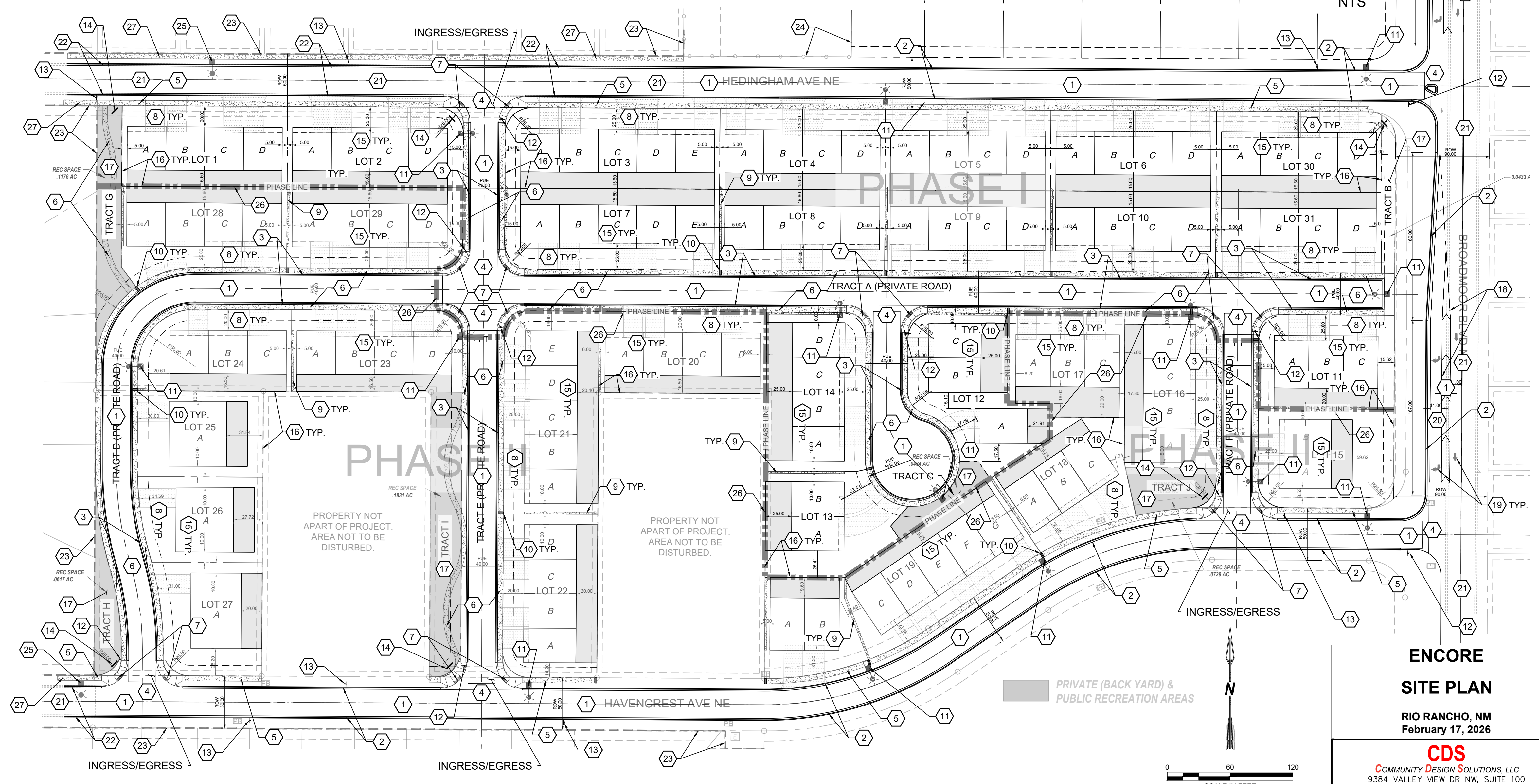
9	PROPOSED CONCRETE RUNDOWN
10	PROPOSED SIDEWALK CULVERT
11	PROPOSED STREET LIGHT
12	PROPOSED STOP SIGN
13	PROPOSED TRAFFIC SIGN
14	PROPOSED FREESTANDING MONUMENT SIGN
15	PROPOSED DWELLING UNIT
16	PROPOSED CMU WALL
17	PROPOSED OPEN SPACE
18	PROPOSED TRAFFIC STRIPE
19	PROPOSED TRAFFIC SYMBOL
20	PROPOSED RIGHT TURN LANE
21	EXISTING ASPHALT PAVEMENT
22	EXISTING CURB & GUTTER
23	EXISTING CMU WALL
24	EXISTING FENCE
25	EXISTING STREET LIGHT
26	PROPOSED PHASE LINE
27	EXISTING SIDEWALK

PARKING CALCULATIONS PER RIO RANCHO MUNICIPAL CODE 154.76 OFF-STREET PARKING REQUIREMENTS		
	REQUIRED	PROVIDED "EXCESS - GUEST PARKING"
LOT 25, 26, 27 OFF-STREET PARKING	SINGLE FAMILY - 3+ BR (4 SPACES/1 UNIT X 1 UNITS) = 4 SPACES	COVERED = 2 SPACES UNCOVERED = 2 SPACES TOTAL = 4 SPACES
LOT 13, 15 OFF-STREET PARKING	MULTI-FAMILY - 3 BR (2 SPACES/1 UNIT X 2 UNITS) = 4 SPACES	COVERED = 4 SPACES UNCOVERED = 4 SPACES TOTAL = 8 SPACES
LOT 11, 12, 17, 18, 24 OFF-STREET PARKING	MULTI-FAMILY - 3 BR (2 SPACES/1 UNIT X 3 UNITS) = 6 SPACES	COVERED = 6 SPACES UNCOVERED = 6 SPACES TOTAL = 12 SPACES
LOT 1, 2, 4, 5, 6, 8, 9, 10, 14, 16, 20, 22, 23, 28, 29, 30, 31 OFF-STREET PARKING	MULTI-FAMILY - 3 BR (2 SPACES/1 UNIT X 3 UNITS) = 6 SPACES	COVERED = 8 SPACES UNCOVERED = 8 SPACES TOTAL = 16 SPACES
LOT 3, 7, 21 OFF-STREET PARKING	MULTI-FAMILY - 3 BR (2 SPACES/1 UNIT X 5 UNITS) = 10 SPACES	COVERED = 10 SPACES UNCOVERED = 10 SPACES TOTAL = 20 SPACES
LOT 19 OFF-STREET PARKING	MULTI-FAMILY - 3 BR (2 SPACES/1 UNIT X 7 UNITS) = 14 SPACES	COVERED = 14 SPACES UNCOVERED = 14 SPACES TOTAL = 28 SPACES



NOTE:

- PROPOSED DWELLING STRUCTURES NOT TO EXCEED 48 FT OR 3 STORIES IN HEIGHT.
- PROPOSED ENCORE DEVELOPMENT IS TO BE IN COMPLIANCE WITH THE TIERRA DEL ORO MASTER PLAN & LOMAS NEGRAS SPECIFIC AREA PLAN.
- PRELIMINARY PLAT APPROVAL IS TO SUCCEED SITE PLAN APPROVAL & PRECEDE BUILDING PERMITS.
- CONSTRUCTION DOCUMENT APPROVAL IS TO SUCCEED SITE PLAN AND PRELIMINARY PLAT APPROVAL.
- SIGNAGE IS TO COMPLY WITH RIO RANCHO MUNICIPAL CODE 156: SIGN REGULATIONS
- PROPOSED ENTRIES ARE TO HAVE DEVELOPMENT SPECIFIC NAME & "TIERRA DEL ORO."
- PROPOSED BUILDINGS ARE TO HAVE MEDITERRANEAN ARCHITECTURAL STYLE, CLAY OR CONCRETE TILE ROOFS, AND A MAX 4:12 PITCH.
- PROPOSED DEVELOPMENT IS WITHIN THE TDO MASTER PLAN THAT SATISFIES THE PARK LAND ALLOTMENT REQUIREMENTS PREVIOUSLY ESTABLISHED.
- EACH DWELLING UNIT IS TO HAVE A BACKYARD IN ADDITION TO PRIVATE RECREATIONAL SPACE WITHIN OPEN SPACE TRACTS.
- ALL PROPOSED OPEN SPACE ON TRACTS ARE TO BE DEEDED TO & MAINTAINED BY THE HOA.
- PROPOSED PRIVATE ROAD AREAS ARE TO BE DEEDED TO & MAINTAINED BY THE HOA.
- PROPOSED PRIVATE ROAD AREAS ARE TO BE DEDICATED AS PUBLIC WATER & SANITARY SEWER EASEMENT, PUBLIC DRAINAGE EASEMENT, & VEHICULAR ACCESS EASEMENT.
- ALL PROPOSED DWELLINGS ARE TO BE IN COMPLIANCE WITH THE CITY OF RIO RANCHO MUNICIPAL CODE 154.60 RESIDENTIAL(E) LANDSCAPING(1) SINGLE FAMILY & (2) MULTI-FAMILY DWELLINGS.
- USABLE RECREATION SPACE ARE IN COMPLIANCE WITH THE CITY OF RIO RANCHO MUNICIPAL CODE 154.60 RESIDENTIAL(A) PRIMARY STRUCTURES(1) USABLE RECREATION SPACE REQUIREMENTS. (SEE TABLE ABOVE FOR QUANTITIES)

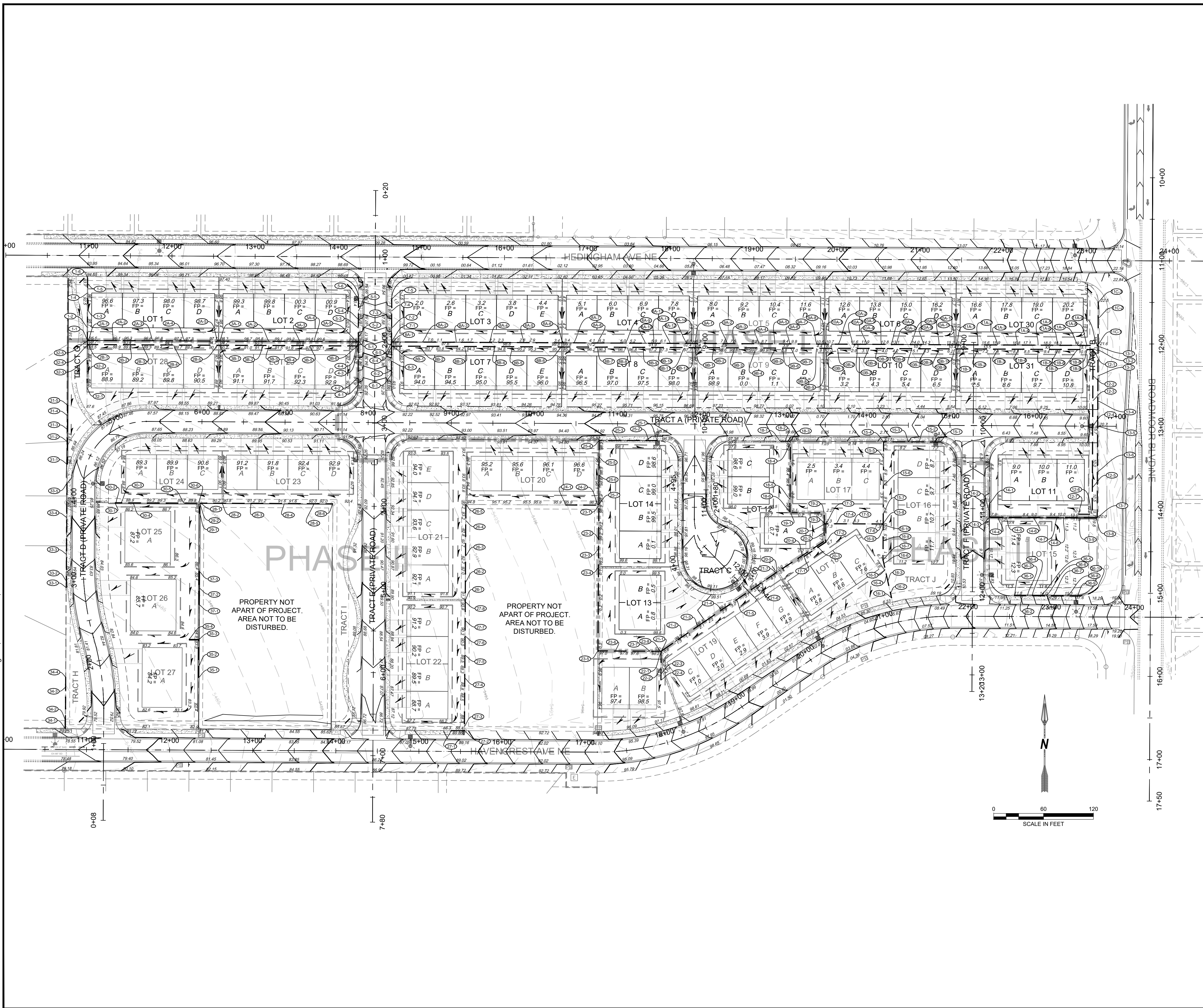


ENCORE SITE PLAN
RIO RANCHO, NM
February 17, 2026

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

NAME: P:\10565-2402-RTR-Encore Subdivision3_DWG3_Sheets\Site Plans\CORR SITE_Submittal.dwg PLOT DATE: Feb 17, 2026 9:42am

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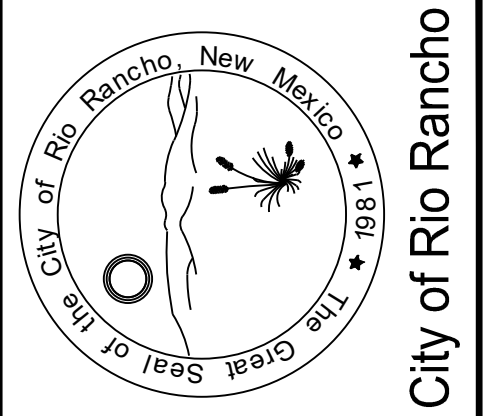
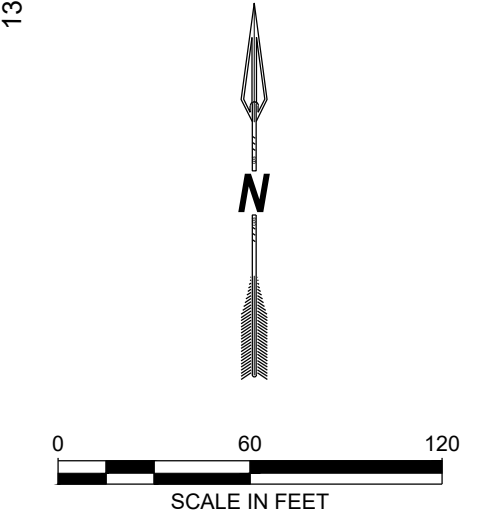
LEGEND

- BACKYARD SLOPE
- DIRECTION OF FLOW
- PROPOSED SPOT ELEVATION
- TOP OF CURB OR FINISHED GROUND ELEVATION
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- RIGHT OF WAY (ROW)
- PROPERTY LINE
- ROADWAY CENTERLINE
- DROP INLET TYPE A DOUBLE WING
- DROP INLET TYPE A SINGLE WING
- LIMITS OF GRADING
- ASPHALT PATH
- RETAINING WALL
- RETAINING WALL POINT
- LIMITS OF OVER EXCAVATION
- LIMITS OF DISTURBANCE

GRADING NOTES

- ALL SPOT ELEVATIONS SHOWN IN ROADWAY ON GRADING PLAN SHEETS ARE FOR INFORMATION ONLY. CONTRACTOR SHALL CONSTRUCT ROADWAYS PER PLAN AND PROFILE SHEETS.

NOTE:
ALL WORK WITHIN THE CITY OF RIO RANCHO RIGHT-OF-WAY BY SEPARATE PERMIT.



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

City of Rio Rancho

REVISIONS (OR CHANGE NOTICES)

CDS
COMMUNITY DESIGN SOLUTIONS, LLC
9384 VALLEY VIEW DR. NW, SUITE 100
ALBUQUERQUE, NM 87114
PHONE: (505)386-4187

ENCORE

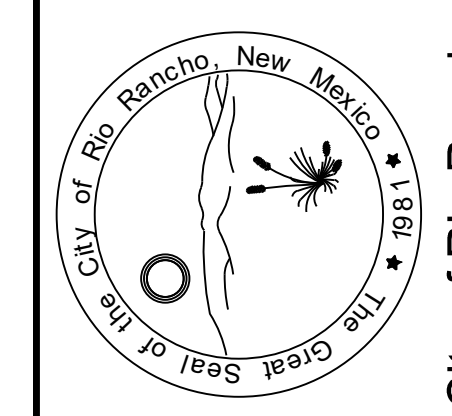
OVERALL GRADING PLAN

0% REVIEW

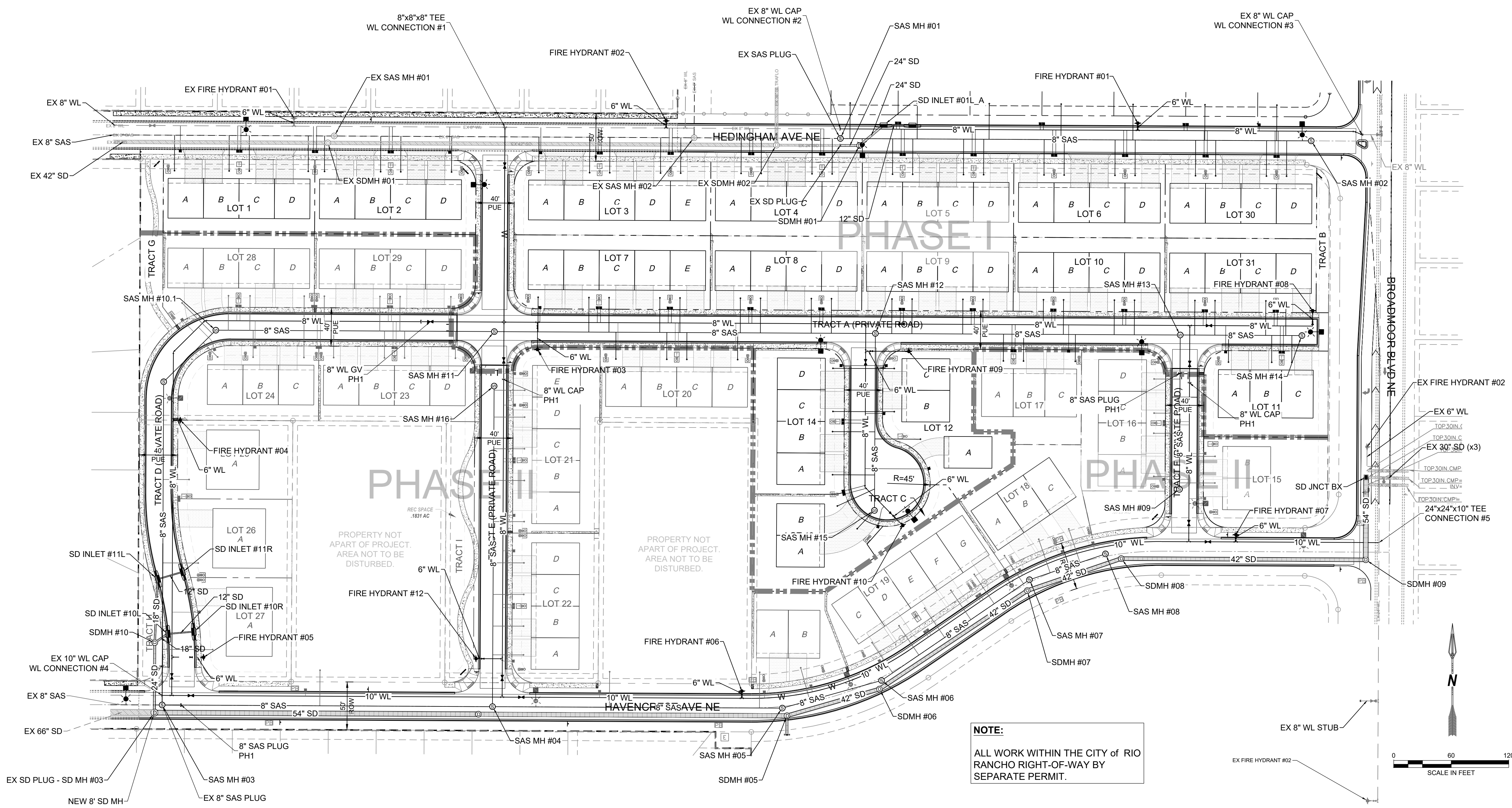
PRELIMINARY
NOT FOR CONSTRUCTION
2/2026

PROJECT NO.	W0585.24002
DESIGNED BY:	CLS
DRAWN BY:	CLS
CHECKED BY:	SEG
DATE:	February 17, 2026
DPI CHK:	

CG



City of Rio Rancho



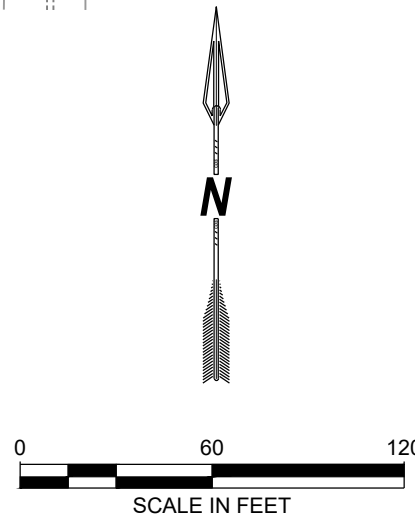
NOTE:
ALL WORK WITHIN THE CITY OF RIO RANCHO RIGHT-OF-WAY BY SEPARATE PERMIT.

GENERAL NOTES:

- ALL SANITARY SEWER MANHOLES SHALL BE 48" DIA., TYPE E UNLESS OTHERWISE APPROVED BY THE ENGINEER.
- ALL SANITARY SEWER SERVICES SHALL EXTEND UNDER THE FULL WIDTH OF THE PUBLIC UTILITY EASEMENTS.
- ALL HYDRANT LEGS SHALL BE VALVED AND HAVE RESTRAINED JOINTS BETWEEN THE MAIN AND THE VALVE.
- UTILITY CONDUIT LOCATIONS TO BE DETERMINED BY OTHERS.
- ALL SEWER AND WATER MAIN LINES SHALL BE 8" IN DIAMETER UNLESS OTHERWISE NOTED.
- ALL SANITARY SEWER MAIN LINES TO BE SDR-35 PVC
- ALL WATER LINE MAIN TO BE C-900 DR-18 PVC.
- SEE SHEET C-111 FOR RESTRAINT JOINT TABLE AND NOTES.

LEGEND

WATERLINE	— W —
SANITARY SEWER LINE	— S —
STORMDRAIN LINE	— SD —
WATER VALVE	⊗
REDUCER	▶
FIRE HYDRANT	⊕
3/4" SINGLE WATER SERVICE, U.N.O.	⊕
3/4" DOUBLE WATER SERVICE, U.N.O.	⊕
SAS MANHOLE	○
SANITARY SEWER SERVICE	○



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

REVISIONS (OR CHANGE NOTICES)

CDS
COMMUNITY DESIGN SOLUTIONS, LLC
9384 VALLEY VIEW DR NW, SUITE 100
ALBUQUERQUE, NM 87114
PHONE: (505)386-4181

ENCORE

#####

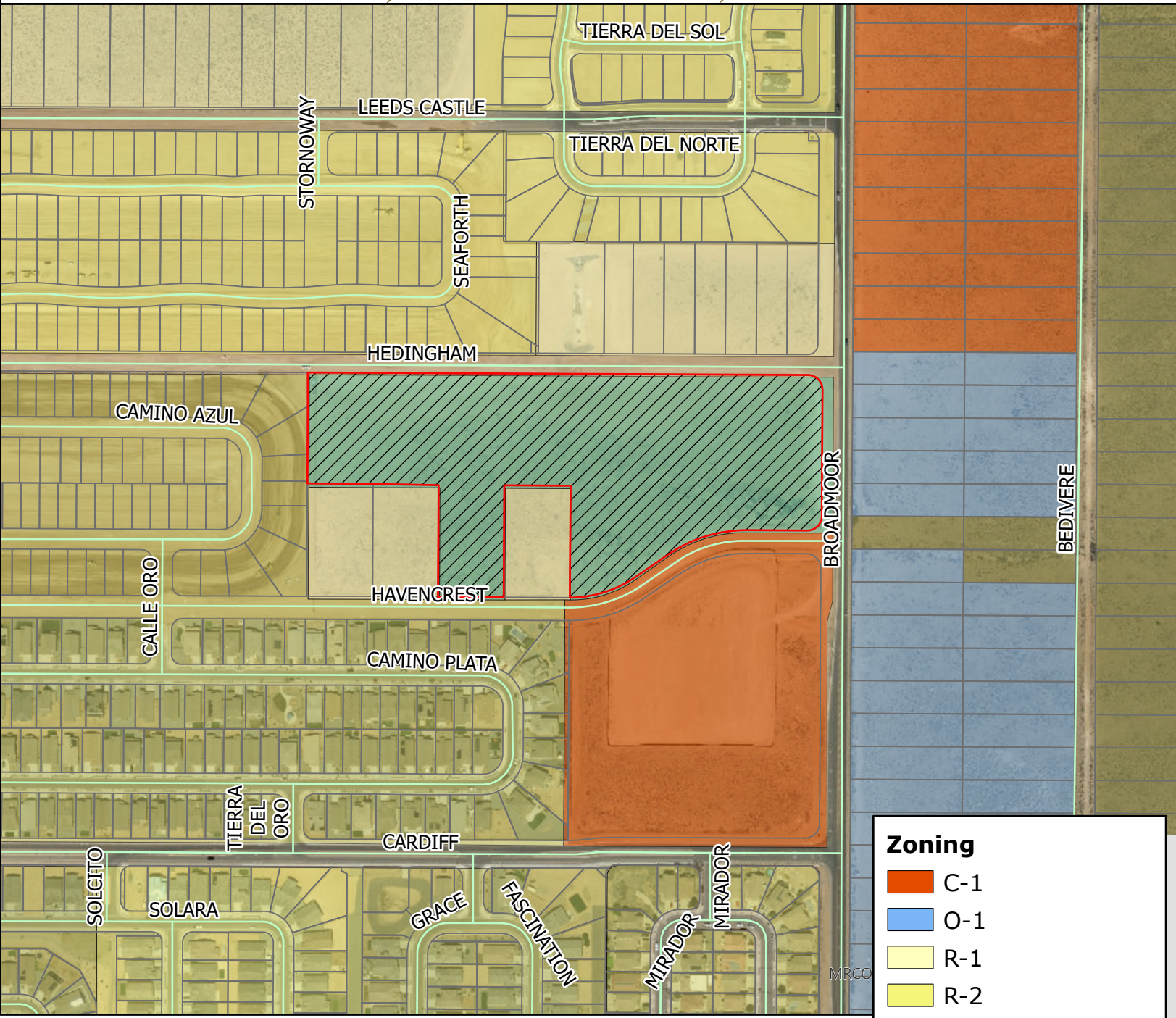
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PRELIMINARY
NOT FOR CONSTRUCTION
2/2026

PROJECT NO.	W0585.24002
DESIGNED BY:	CLS
DRAWN BY:	CLS
CHECKED BY:	SEG
DATE:	February 17, 2026
DPI CHK:	

CU

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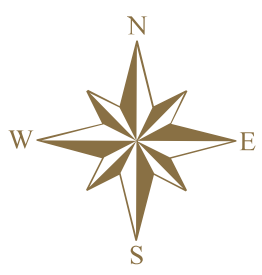
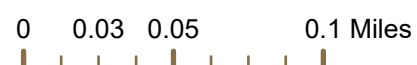
SITE PLAN APPROVAL ENCORE SUBDIVISION UNIT 13, BLOCK 46, TRACT A



Zoning

- C-1
- O-1
- R-1
- R-2
- R-4
- R-5
- SU
- Subject Property

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.







SUMMIT DESIGNS

2118 Coba Rd. S.E.
Rio Rancho, NM 87124
phone: 505-280-1876
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EMAIL:
justin@summitdesigns.net

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**1764 PLAN
ENCHORE TOWNHOMES**

FLAT ELEVATIONS

DESIGN DATA	856 SQ. FT.	1st FLOOR HEATED SF:	856 SQ. FT.
	908 SQ. FT.	2nd FLOOR HEATED SF:	908 SQ. FT.
	1764 SQ. FT.	TOTAL HEATED SF:	1764 SQ. FT.
	420 SQ. FT.	GARAGE SF:	420 SQ. FT.
	0 SQ. FT.	COVERED PATIO SF:	0 SQ. FT.
	144 SQ. FT.	1st FLOOR FOOTPRINT SF:	144 SQ. FT.
	1377 SQ. FT.	2nd FLOOR FOOTPRINT SF:	1377 SQ. FT.
	1023 SQ. FT.		

DRAWN BY:
JUSTIN EIDEM

DATE PRINTED:
Jan 21, 2026

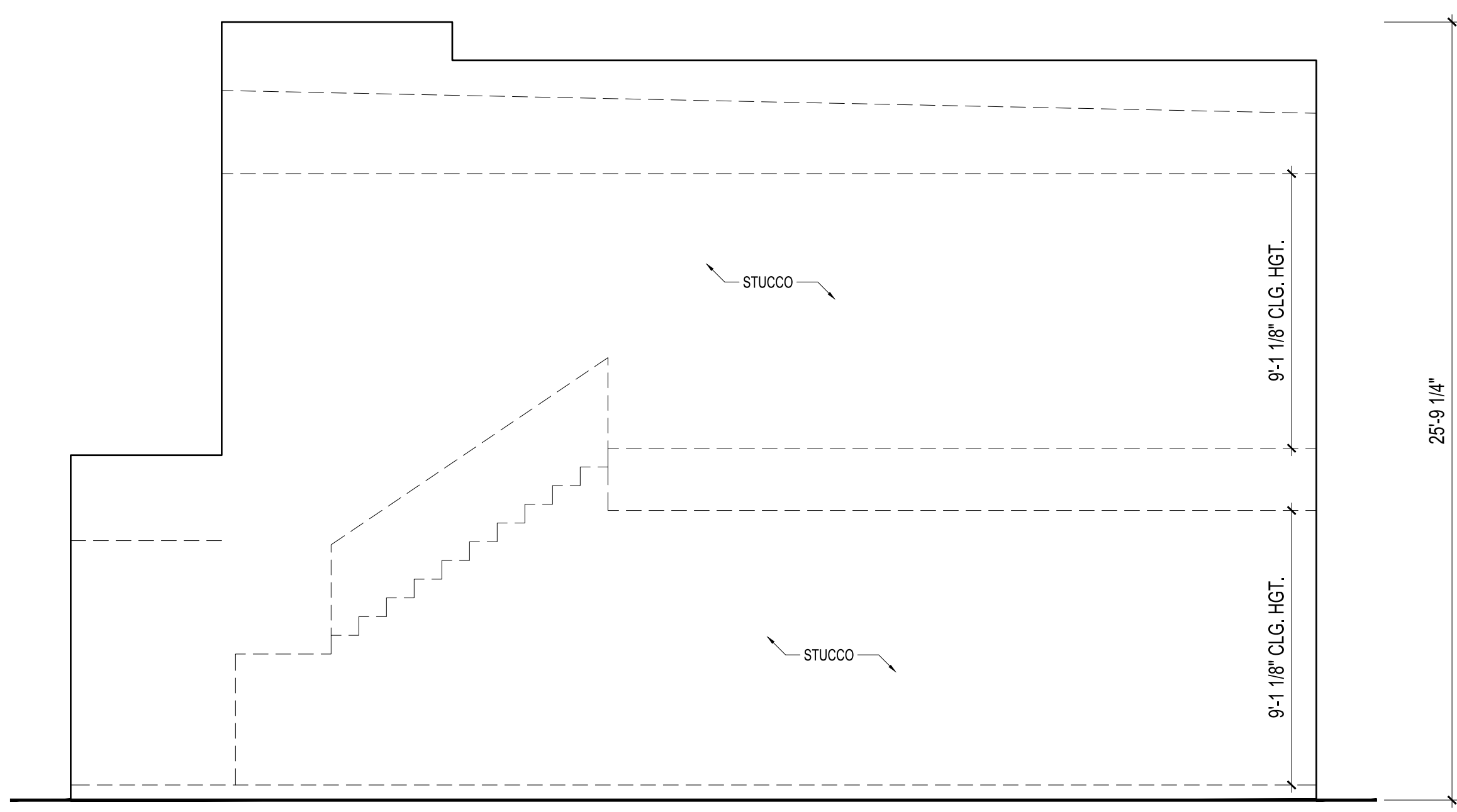
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DRAWING SCALE:
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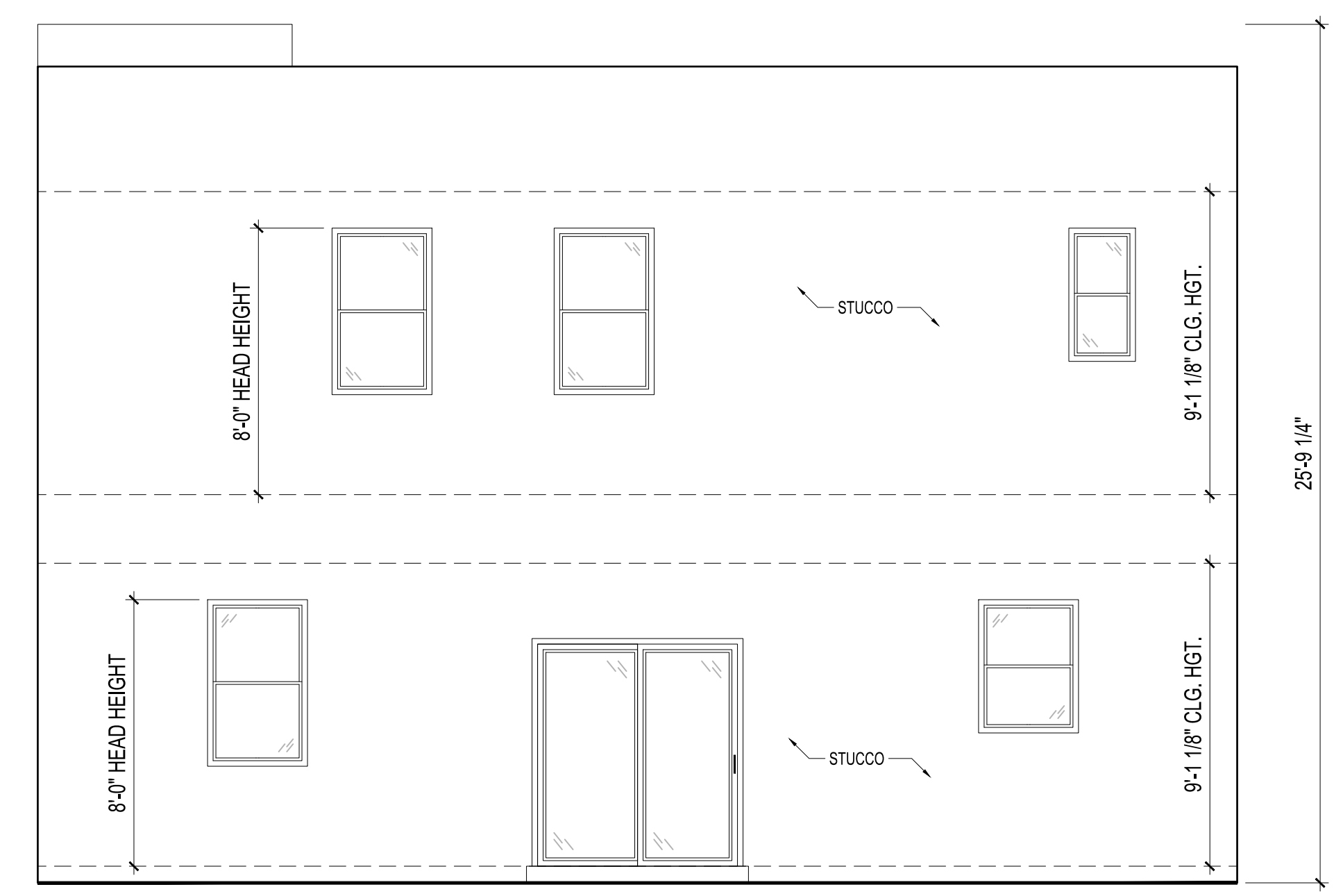
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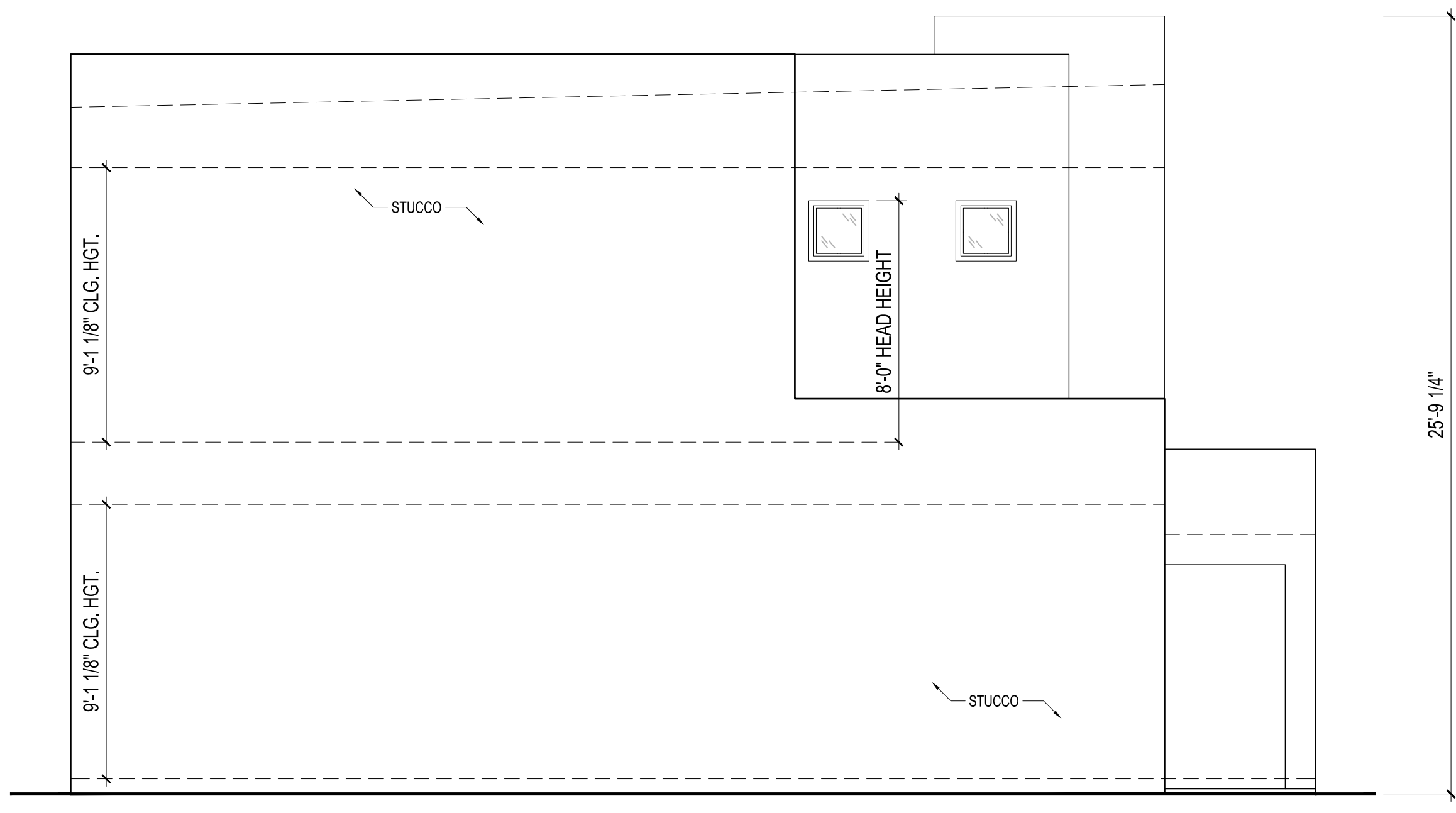


RIGHT ELEVATION

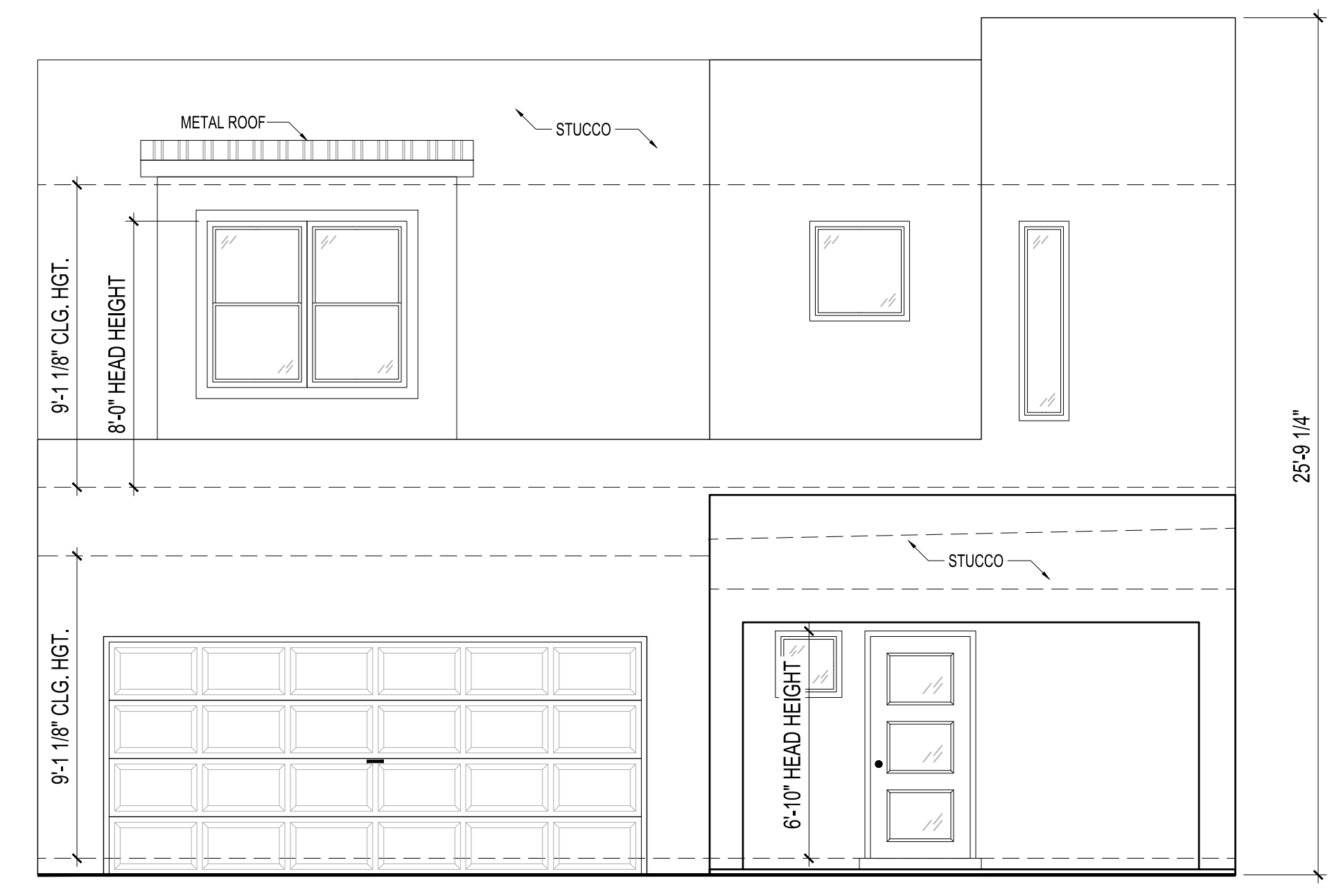


REAR ELEVATION

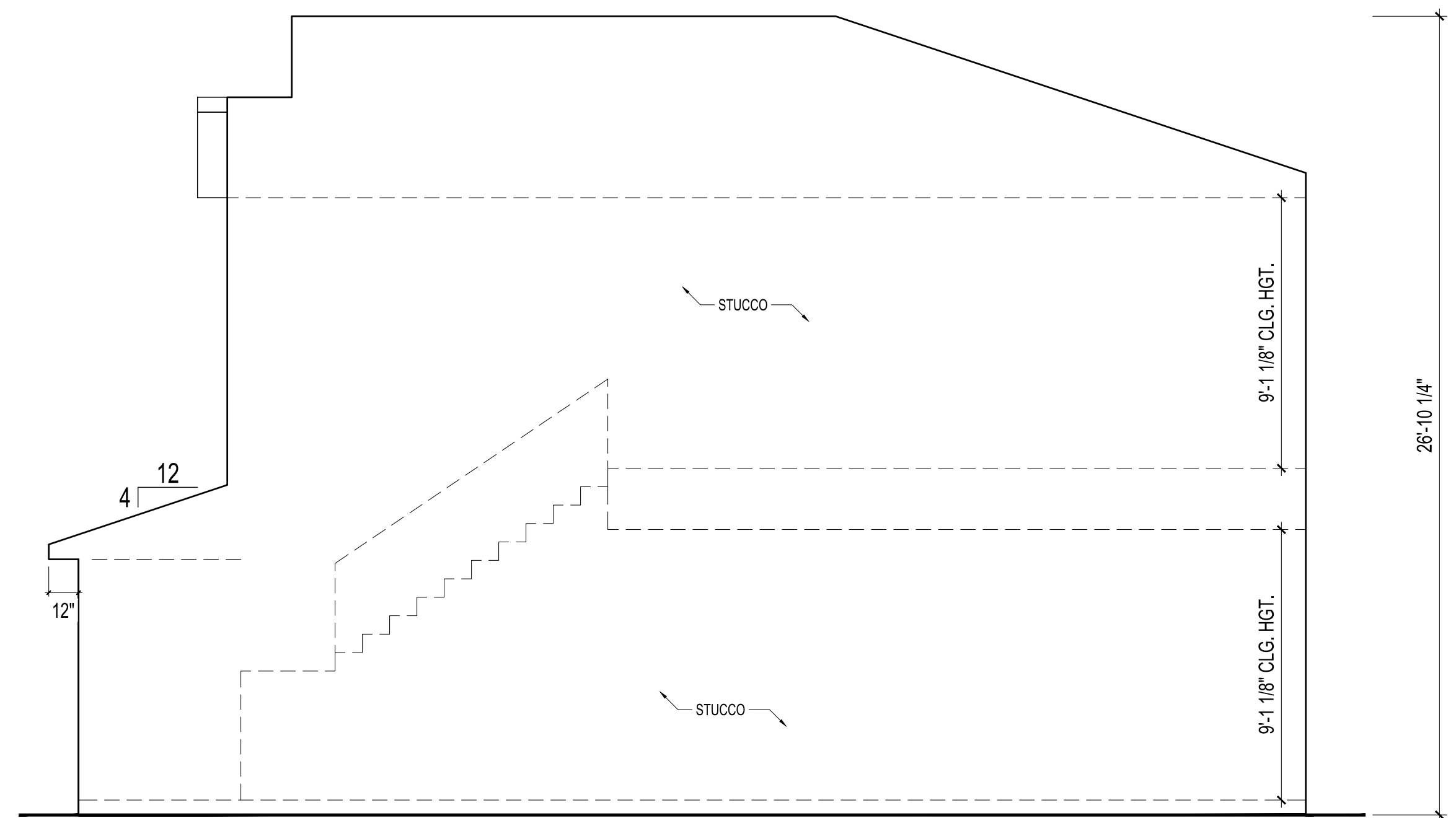
ELEVATION NOTES
ALL STUCCO TO BE IN THE CREAM TO BEIGE COLOR SCHEME.
ALL PITCHED ROOFS TO BE DARK METAL COLOR SCHEME.
ALL FLAT ROOFS TO BE WHITE TPO.



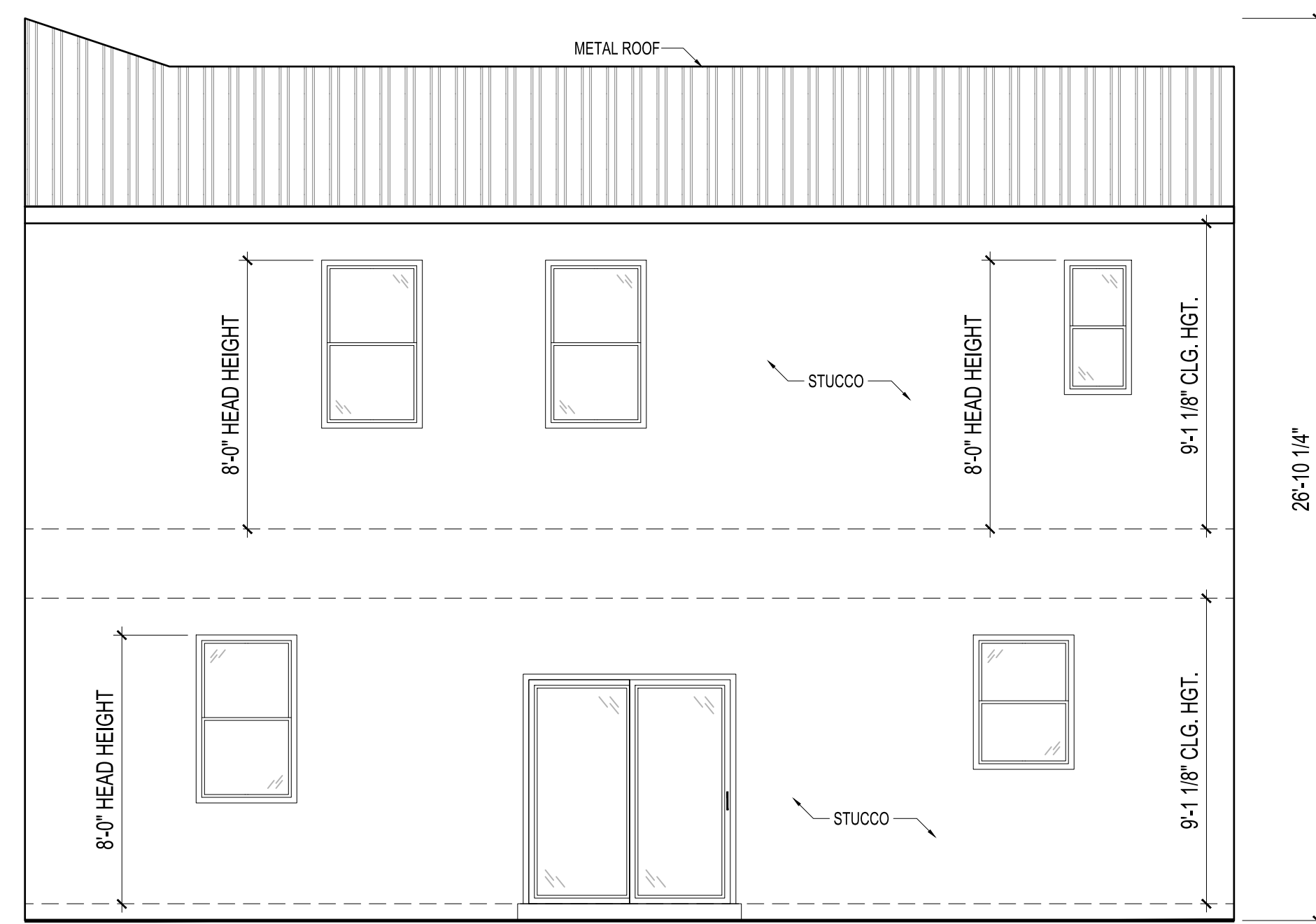
LEFT ELEVATION



FRONT ELEVATION

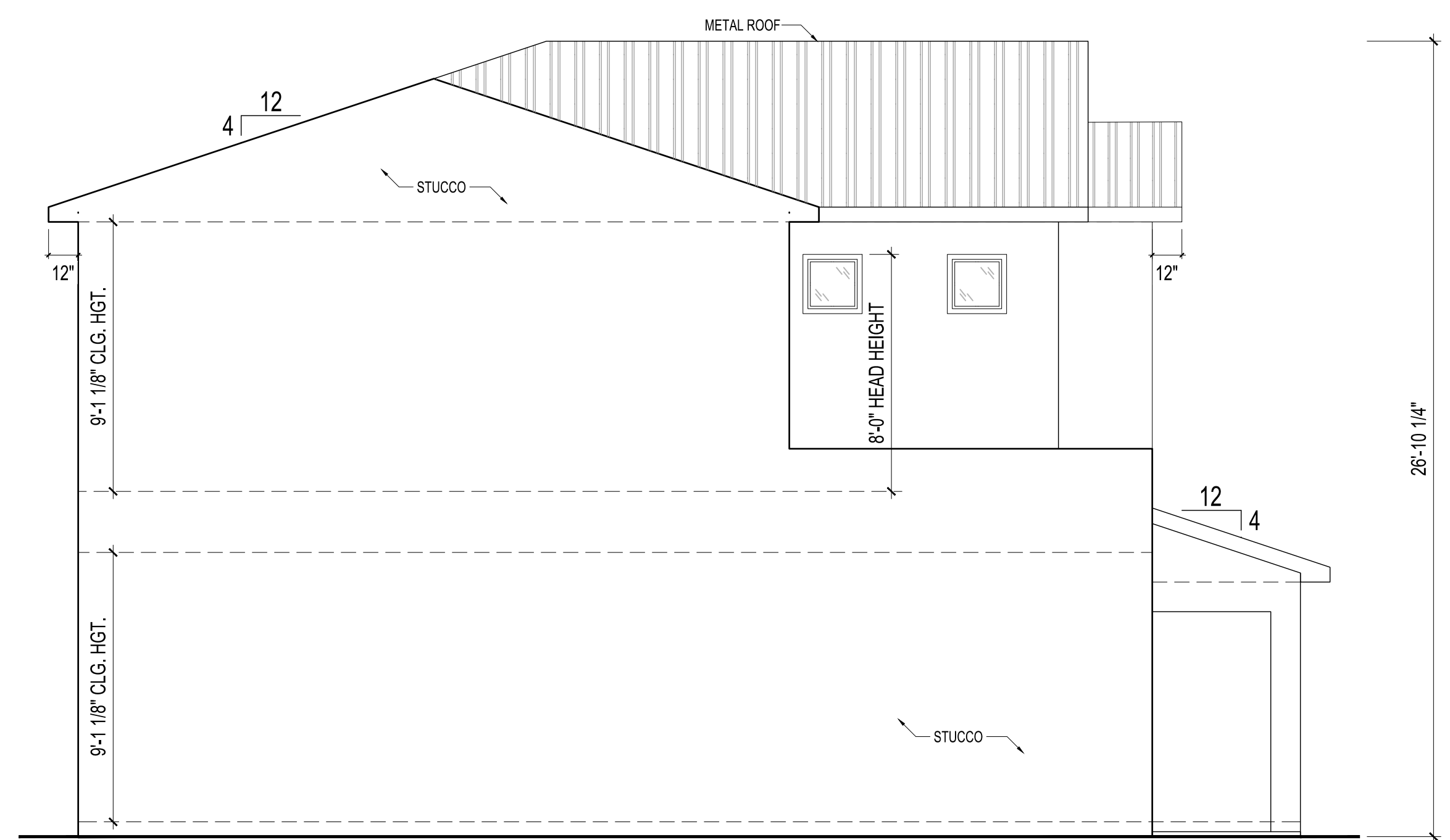


RIGHT ELEVATION

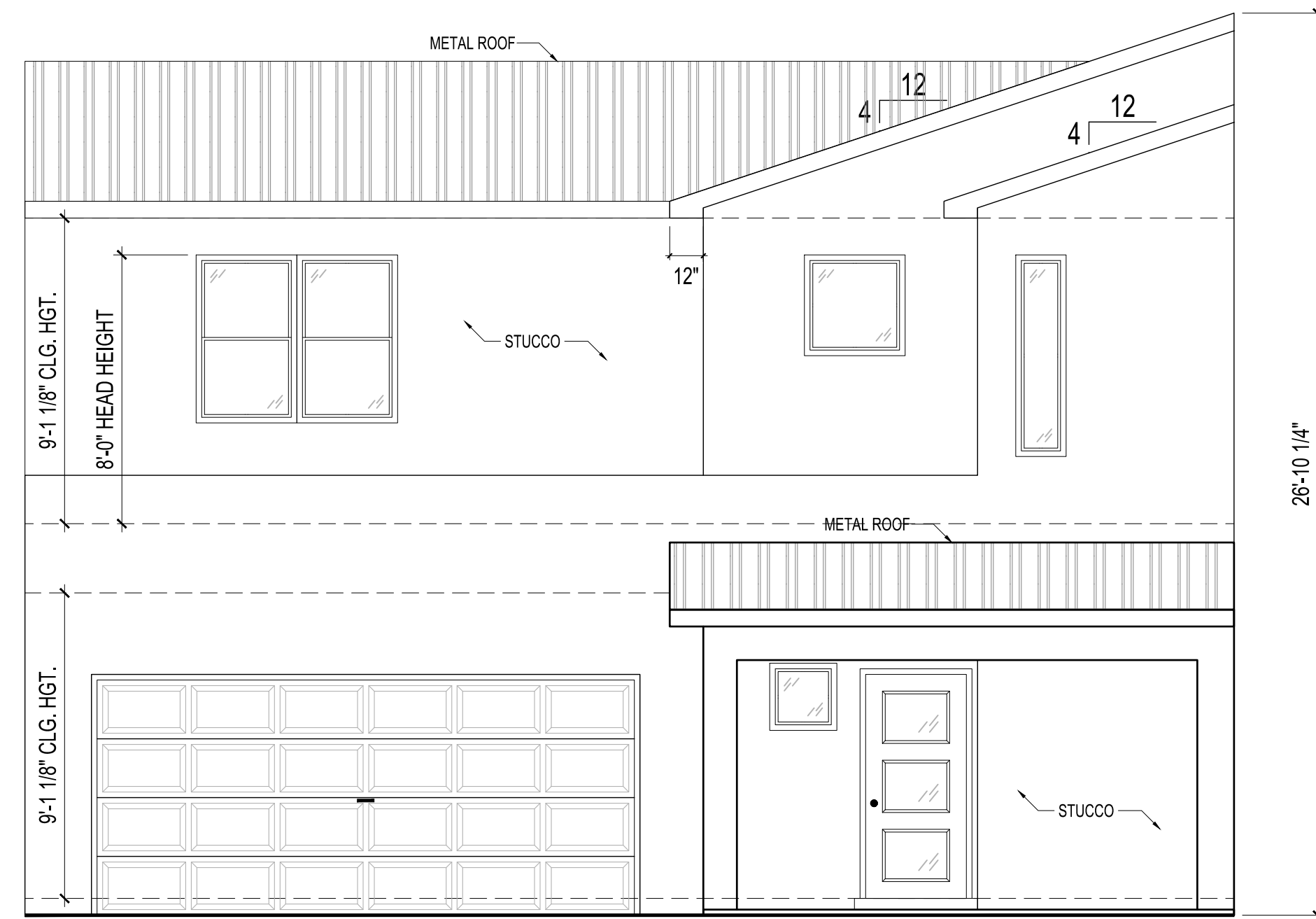


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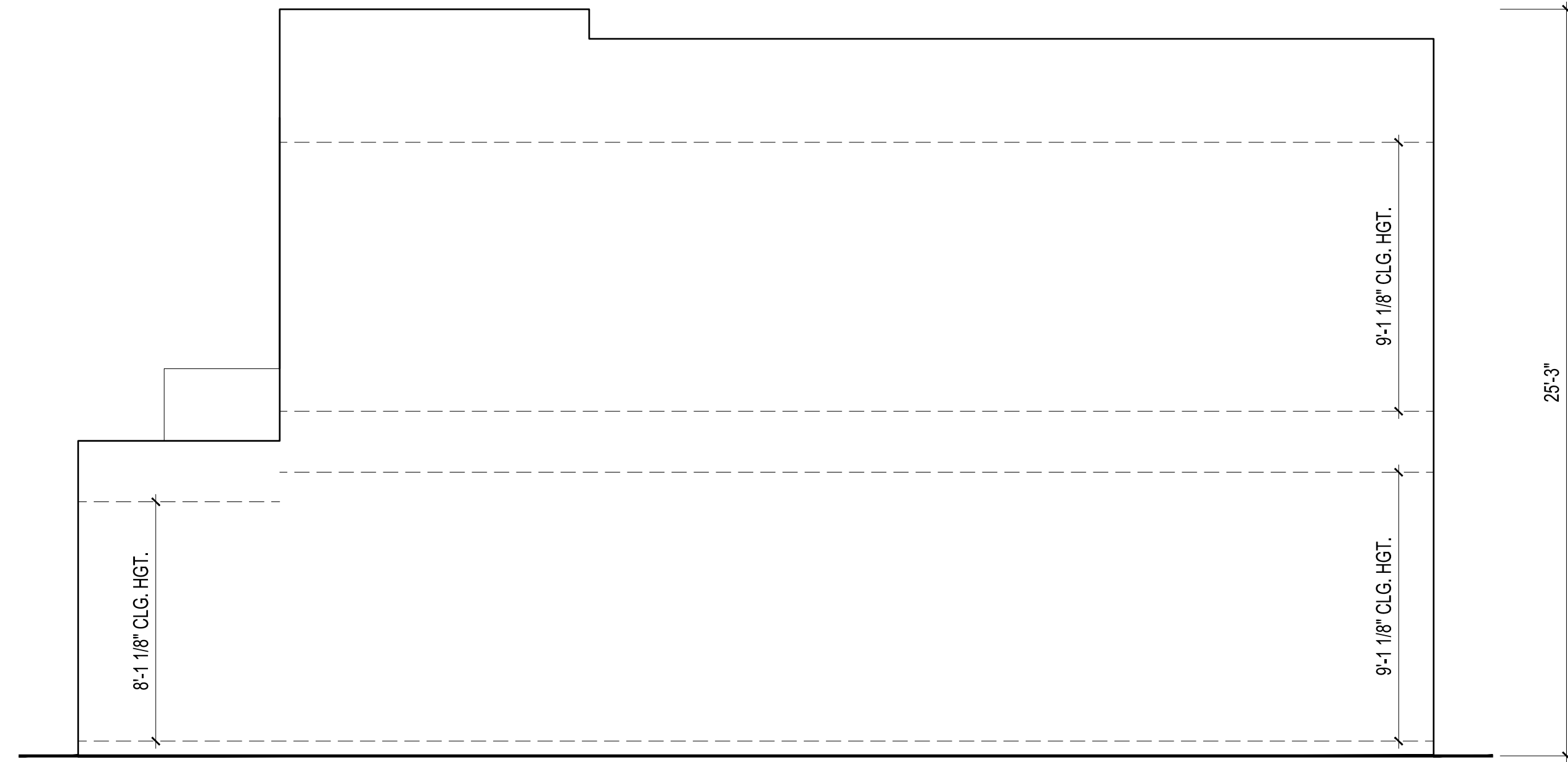
ELEVATION NOTES
ALL STUCCO TO BE IN THE CREAM TO BEIGE COLOR SCHEME.
ALL PITCHED ROOFS TO BE DARK METAL COLOR SCHEME.
ALL FLAT ROOFS TO BE WHITE TPO.



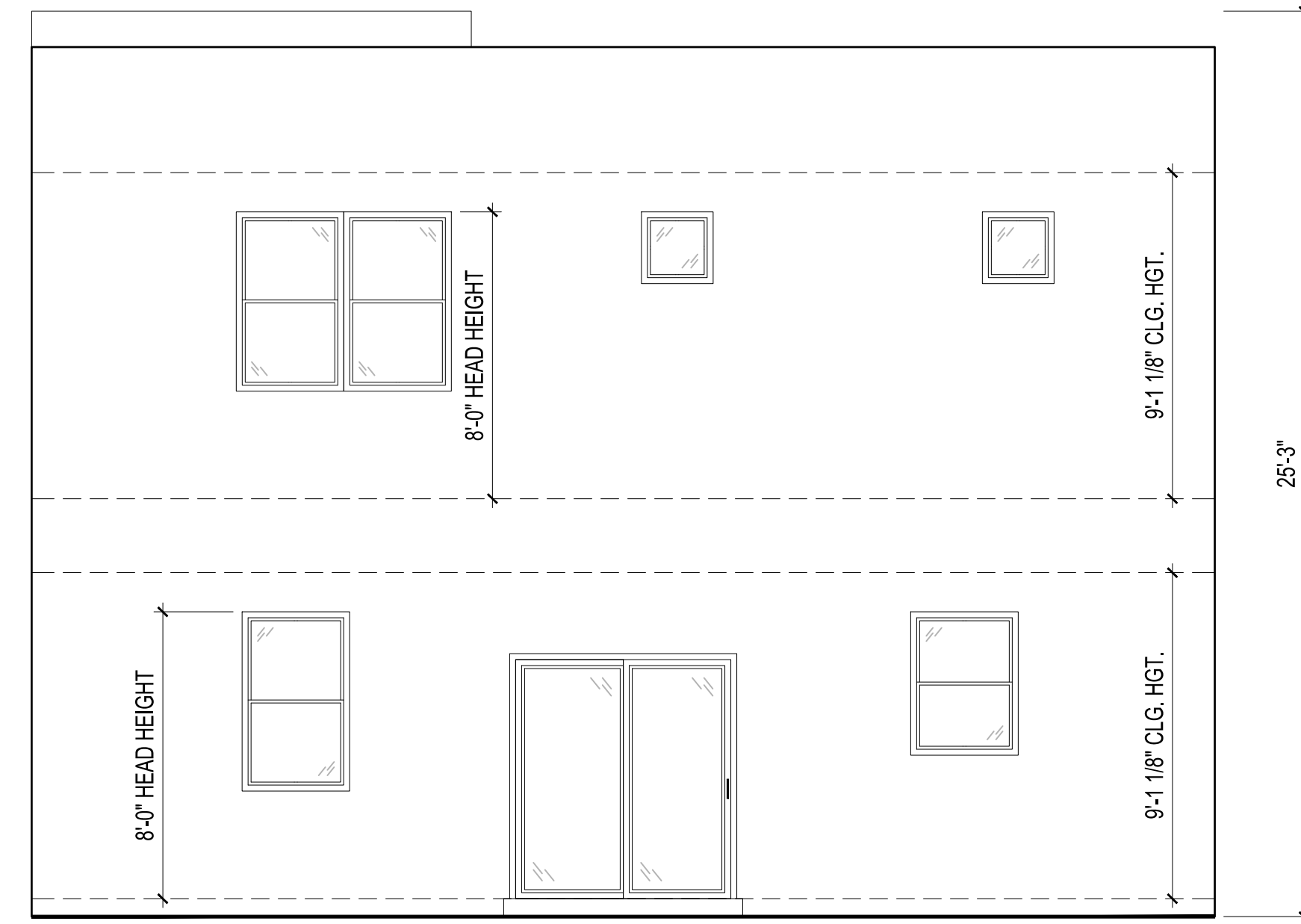
LEFT ELEVATION



FRONT ELEVATION

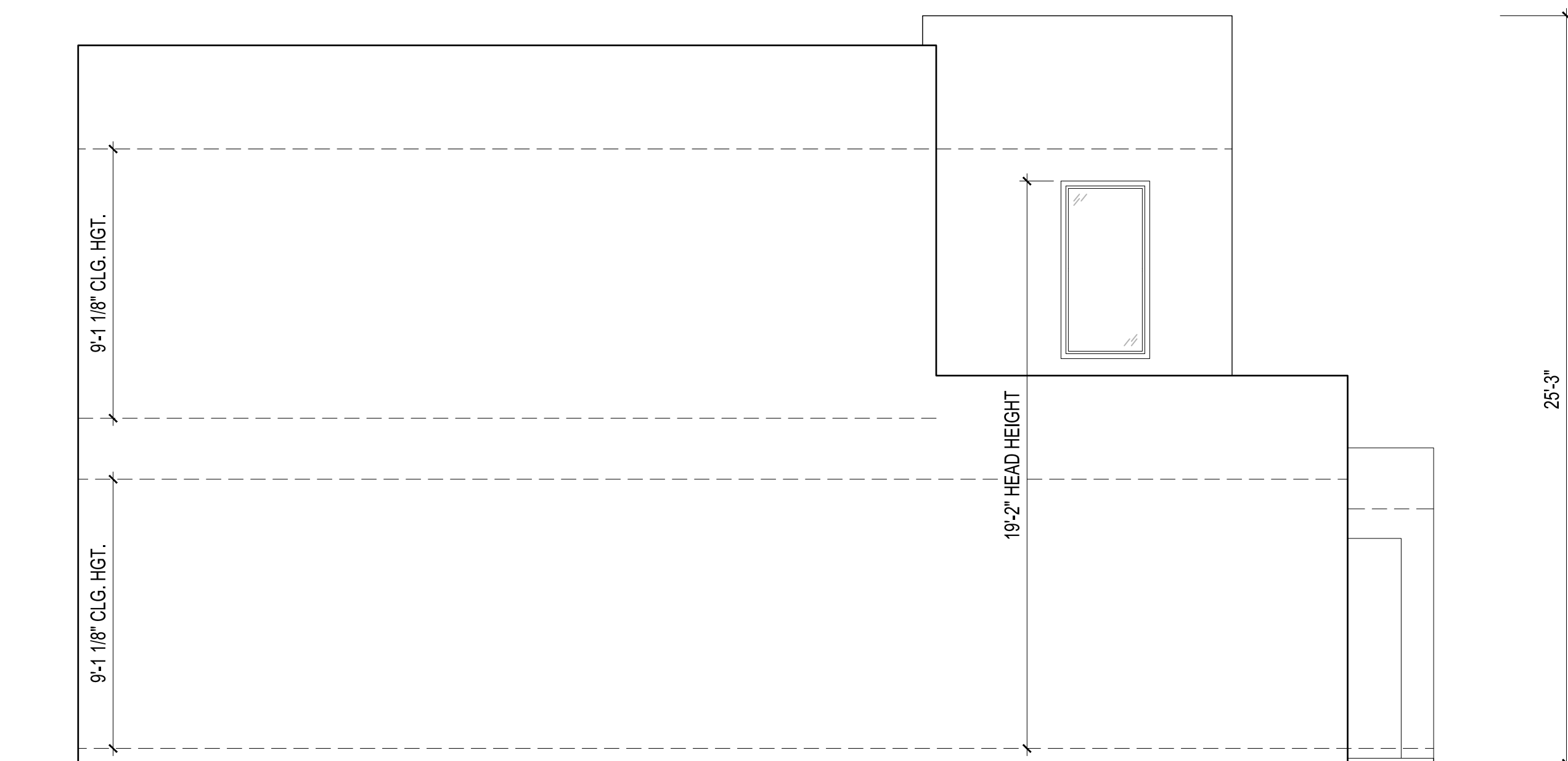


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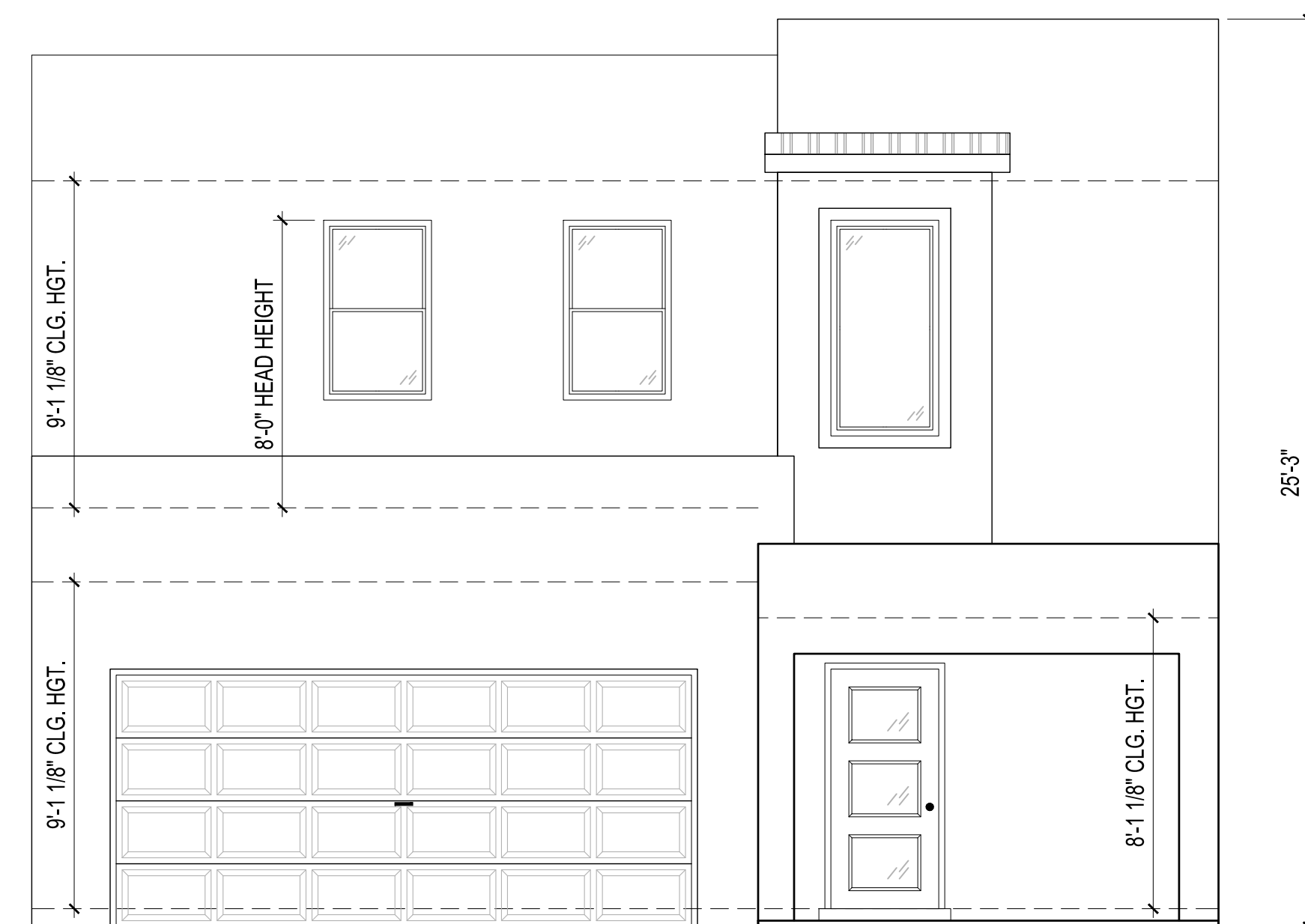


REAR ELEVATION

ELEVATION NOTES
 ALL STUCCO TO BE IN THE CREAM TO BEIGE COLOR SCHEME.
 ALL PITCHED ROOFS TO BE DARK METAL COLOR SCHEME.
 ALL FLAT ROOFS TO BE WHITE TPO.



LEFT ELEVATION



FRONT ELEVATION

DESIGN DATA	902 SQ. FT.
1st FLOOR HEATED SF:	896 SQ. FT.
2nd FLOOR HEATED SF:	1798 SQ. FT.
TOTAL HEATED SF:	465 SQ. FT.
GARAGE SF:	0 SQ. FT.
COVERED PATIO SF:	0 SQ. FT.
PERMITTED WORK:	1460 SQ. FT.
1st FLOOR FOOTPRINT SF:	1073 SQ. FT.
2nd FLOOR FOOTPRINT SF:	1073 SQ. FT.
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 JUSTIN EIDEM

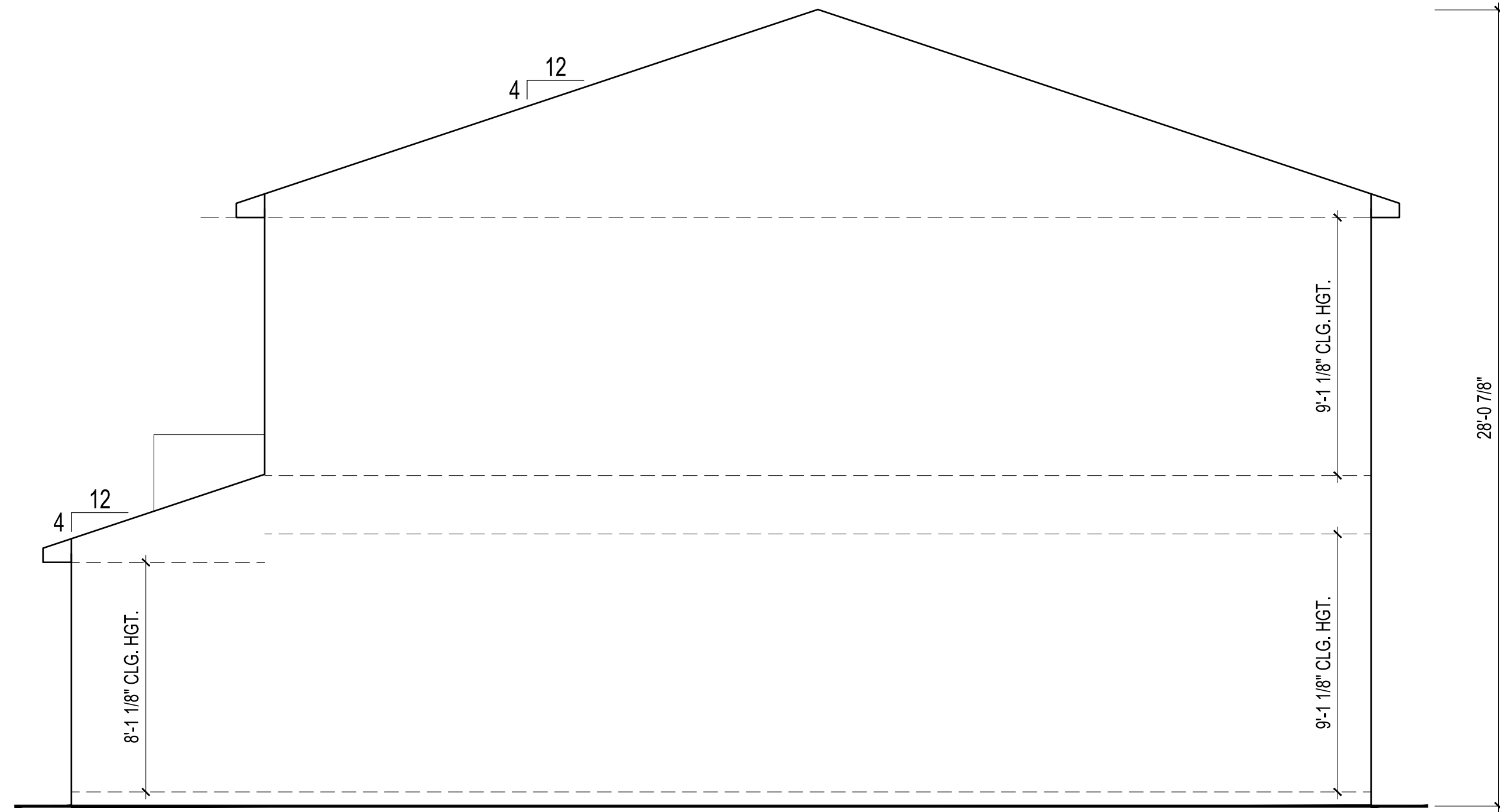
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MODIFICATION DATE:

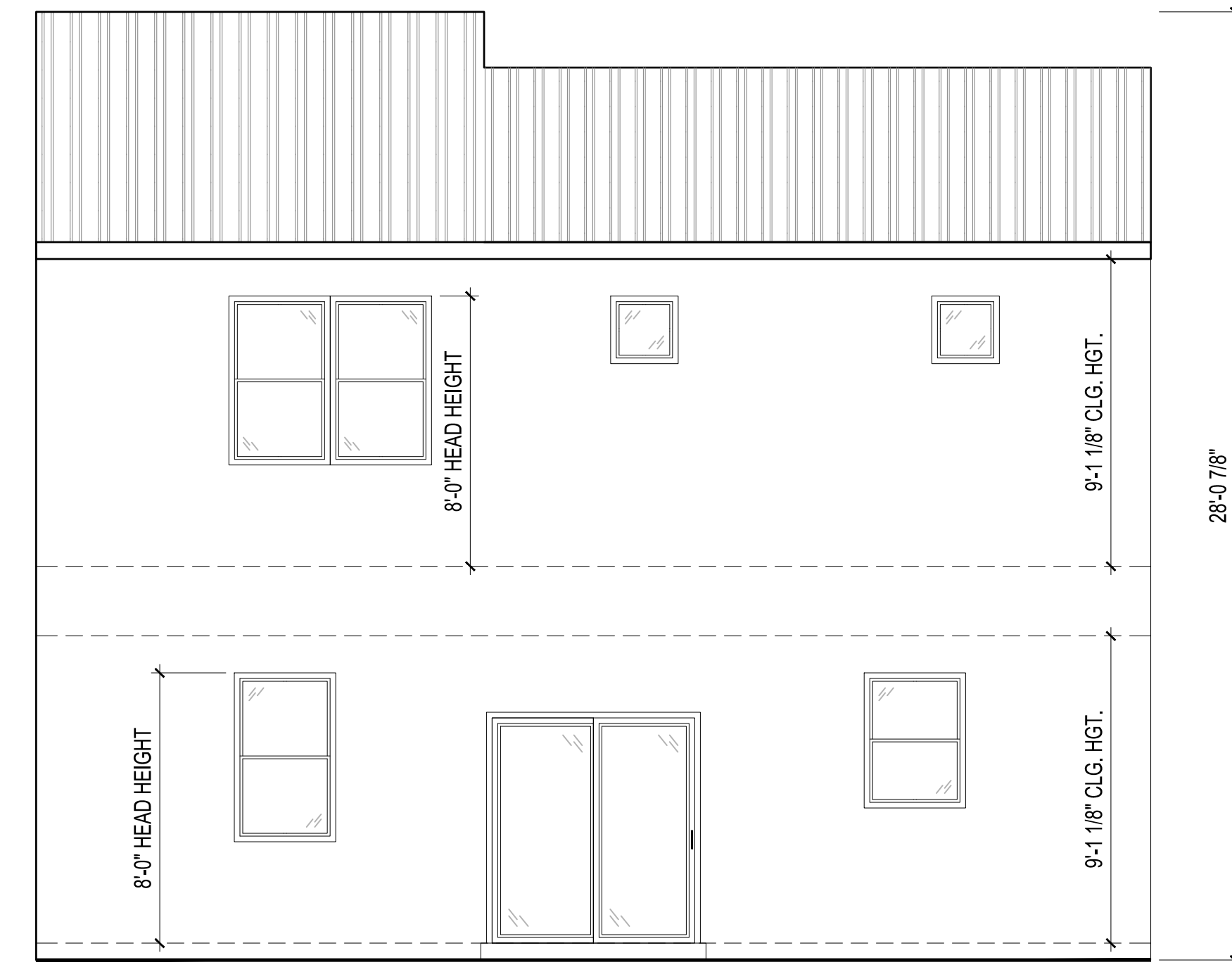
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SHEET NUMBER:

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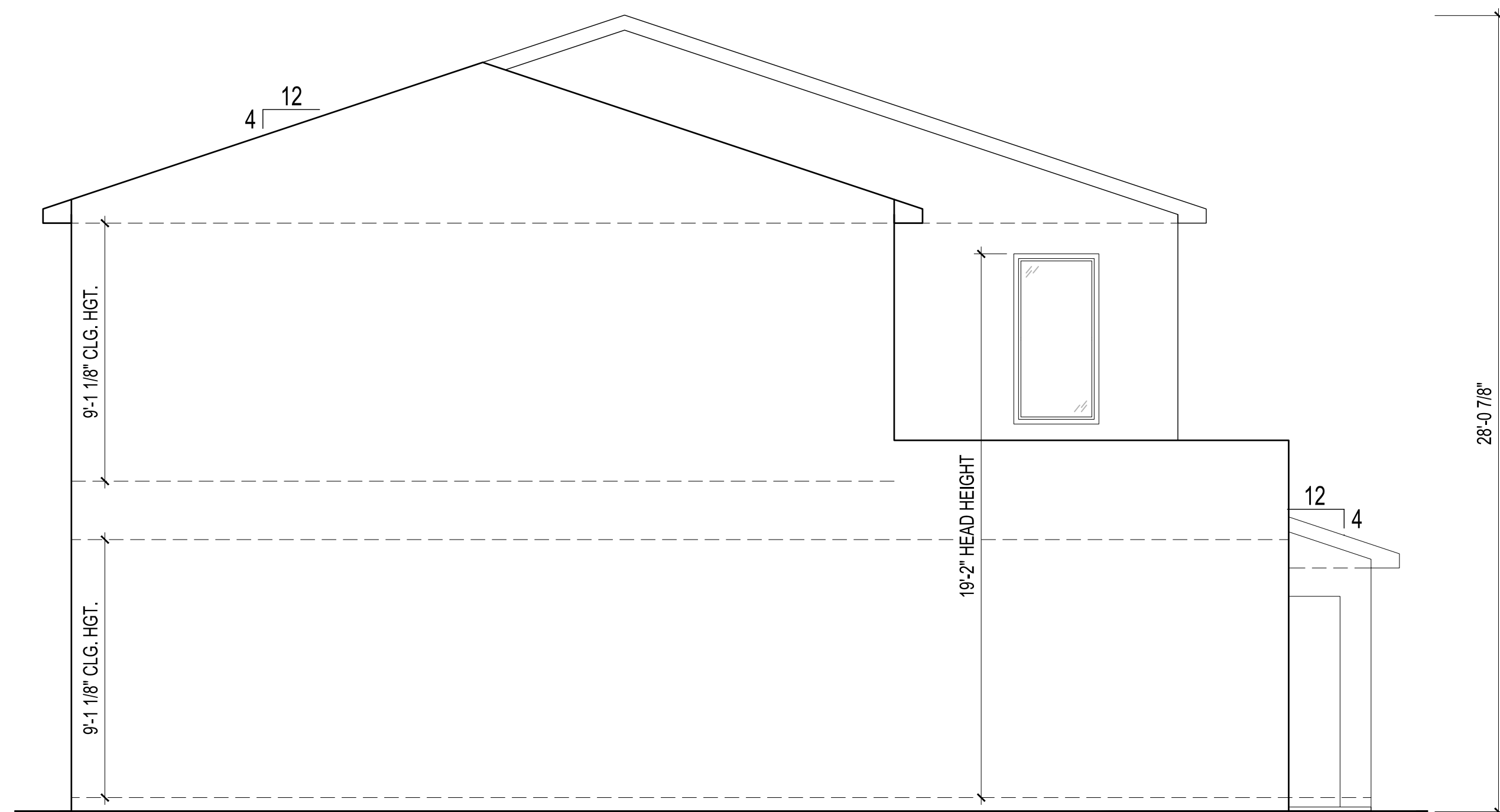


RIGHT ELEVATION

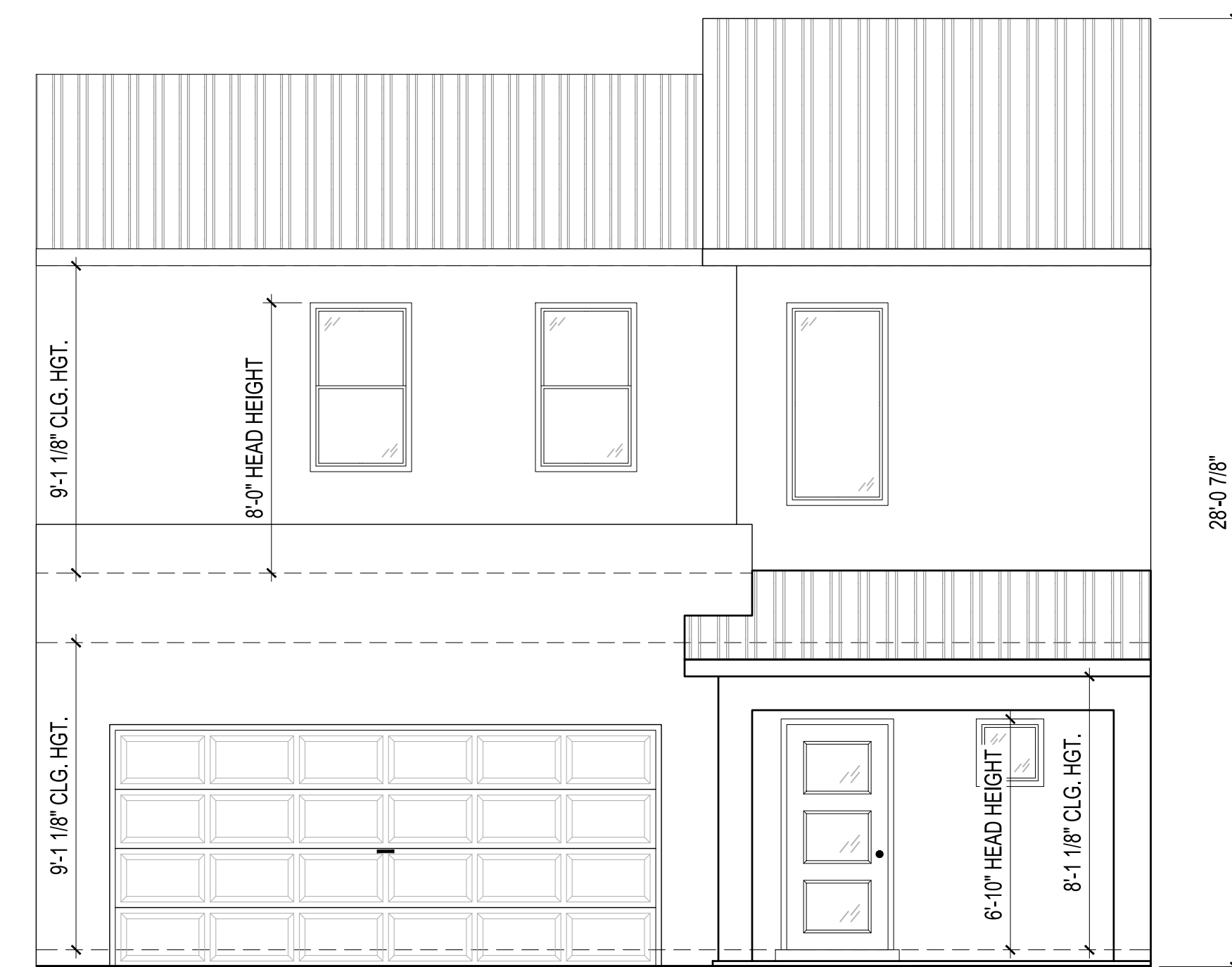


REAR ELEVATION

ELEVATION NOTES
 ALL STUCCO TO BE IN THE CREAM TO BEIGE COLOR SCHEME.
 ALL PITCHED ROOFS TO BE DARK METAL COLOR SCHEME.
 ALL FLAT ROOFS TO BE WHITE TPO.



LEFT ELEVATION



FRONT ELEVATION

DESIGN DATA	902 SQ. FT.
1st FLOOR HEATED SF:	896 SQ. FT.
2nd FLOOR HEATED SF:	1798 SQ. FT.
TOTAL HEATED SF:	465 SQ. FT.
GARAGE SF:	0 SQ. FT.
COVERED PATIO SF:	1450 SQ. FT.
1st FLOOR FOOTPRINT SF:	1450 SQ. FT.
2nd FLOOR FOOTPRINT SF:	1073 SQ. FT.
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 JUSTIN EIDEM

DATE PRINTED:
 Jan 21, 2026

MODIFICATION DATE:

DRAWING SCALE:
 1/4"=1' U.O.N.

SHEET NUMBER:

A4.1

SUMMIT DESIGNS

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Rio Rancho, NM 87124
phone: 505-280-1876
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justin@summitdesigns.net

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1811 PLAN
ENCHORE TOWNHOMES
FLAT ELEVATIONS

DESIGN DATA	866 SQ. FT.
1st FLOOR HEATED SF:	945 SQ. FT.
TOTAL HEATED SF:	1811 SQ. FT.
GARAGE SF:	470 SQ. FT.
COVERED PATIO SF:	88 SQ. FT.
WORK AREA:	1448 SQ. FT.
1st FLOOR FOOTPRINT SF:	1448 SQ. FT.
2nd FLOOR FOOTPRINT SF:	1084 SQ. FT.

DRAWN BY:
JUSTIN EIDEM

DATE PRINTED:
Jan 21, 2026

MODIFICATION DATE:

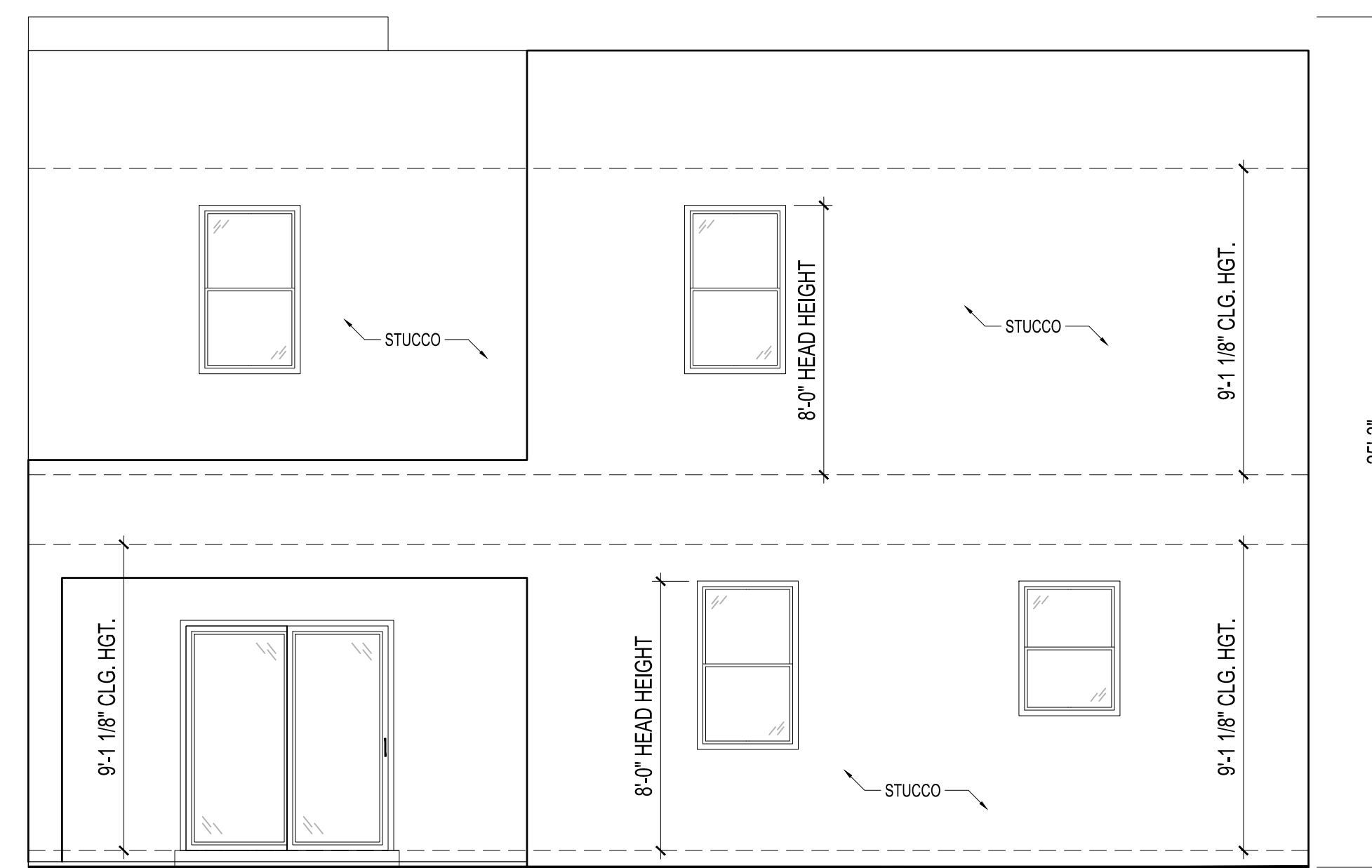
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SHEET NUMBER:

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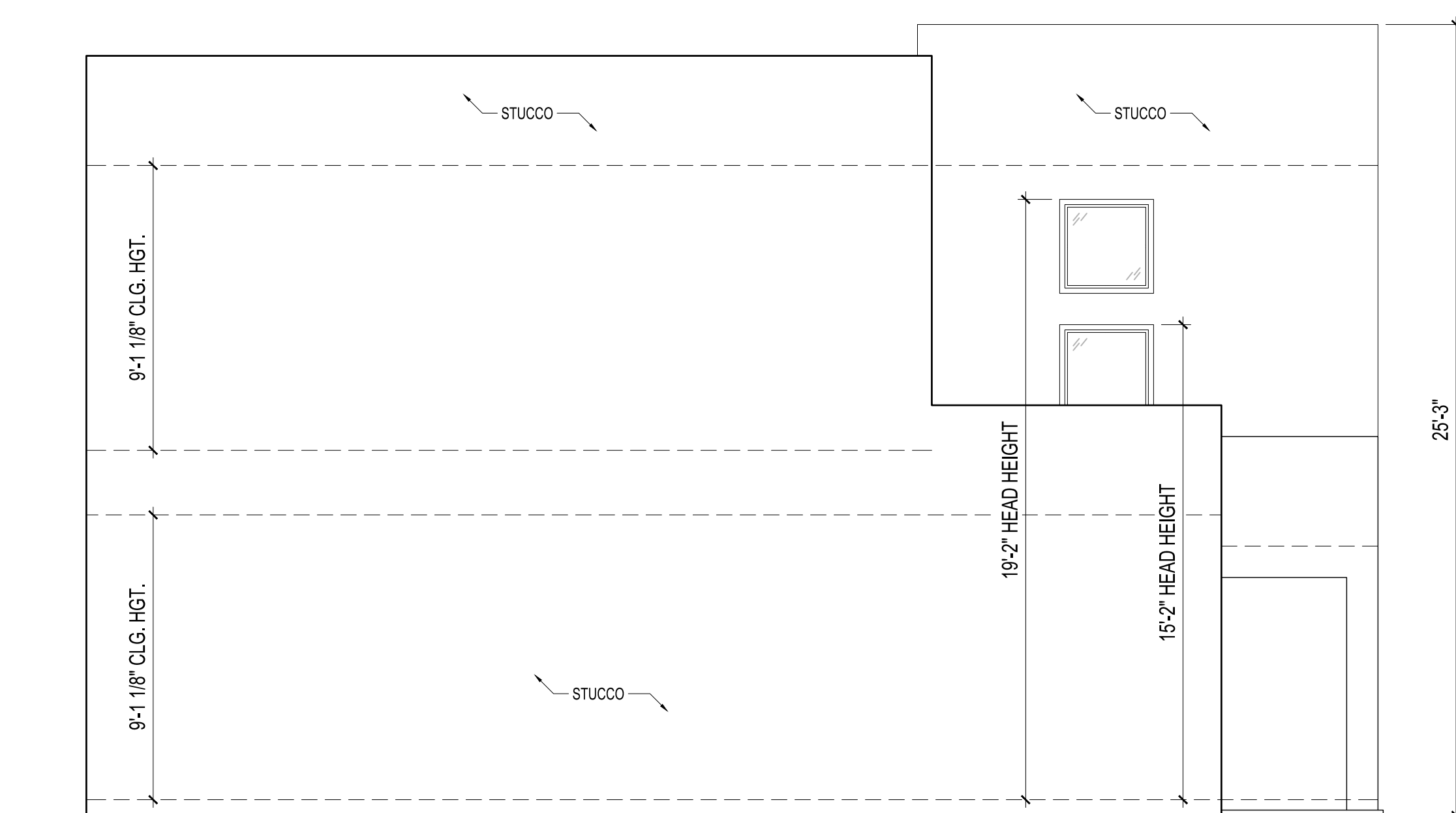
RIGHT ELEVATION



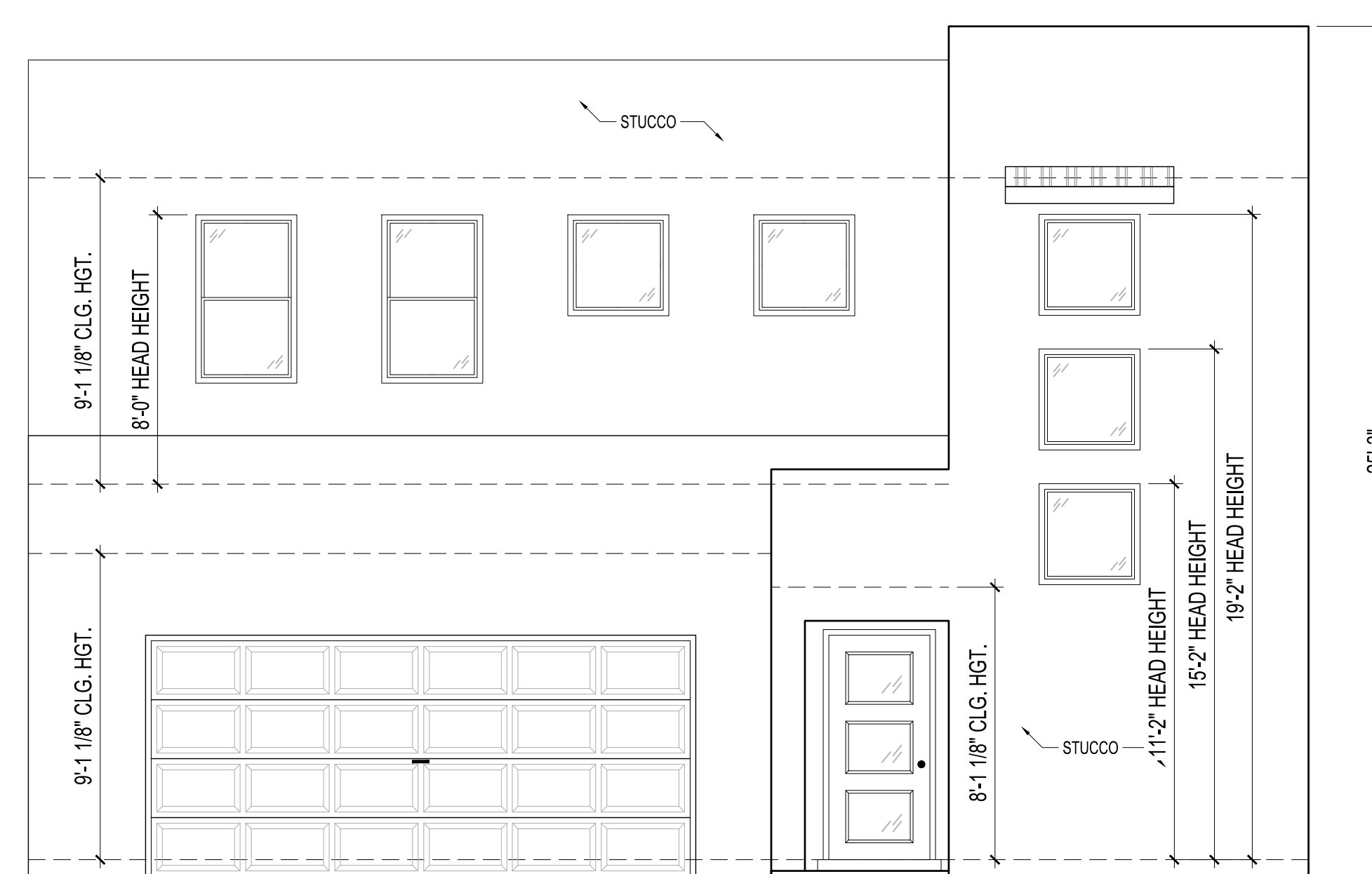
REAR ELEVATION

ELEVATION NOTES

ALL STUCCO TO BE IN THE CREAM TO BEIGE COLOR SCHEME.
ALL PITCHED ROOFS TO BE DARK METAL COLOR SCHEME.
ALL FLAT ROOFS TO BE WHITE TPO.



LEFT ELEVATION



FRONT ELEVATION

SUMMIT DESIGNS

2118 Coba Rd. S.E.
Rio Rancho, NM 87124
phone: 505-280-1876
fax: 1-866-810-8680
EMAIL:
justin@summitdesigns.net

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**1811 PLAN
ENCHORE TOWNHOMES**

PITCHED ELEVATIONS

DESIGN DATA	866 SQ. FT.
1st FLOOR HEATED SF:	945 SQ. FT.
2nd FLOOR HEATED SF:	1811 SQ. FT.
TOTAL HEATED SF:	470 SQ. FT.
GARAGE SF:	88 SQ. FT.
COVERED PATIO SF:	1448 SQ. FT.
1st FLOOR FOOTPRINT SF:	1448 SQ. FT.
2nd FLOOR FOOTPRINT SF:	1084 SQ. FT.

DRAWN BY:
JUSTIN EIDEM

DATE PRINTED:
Jan 21, 2026

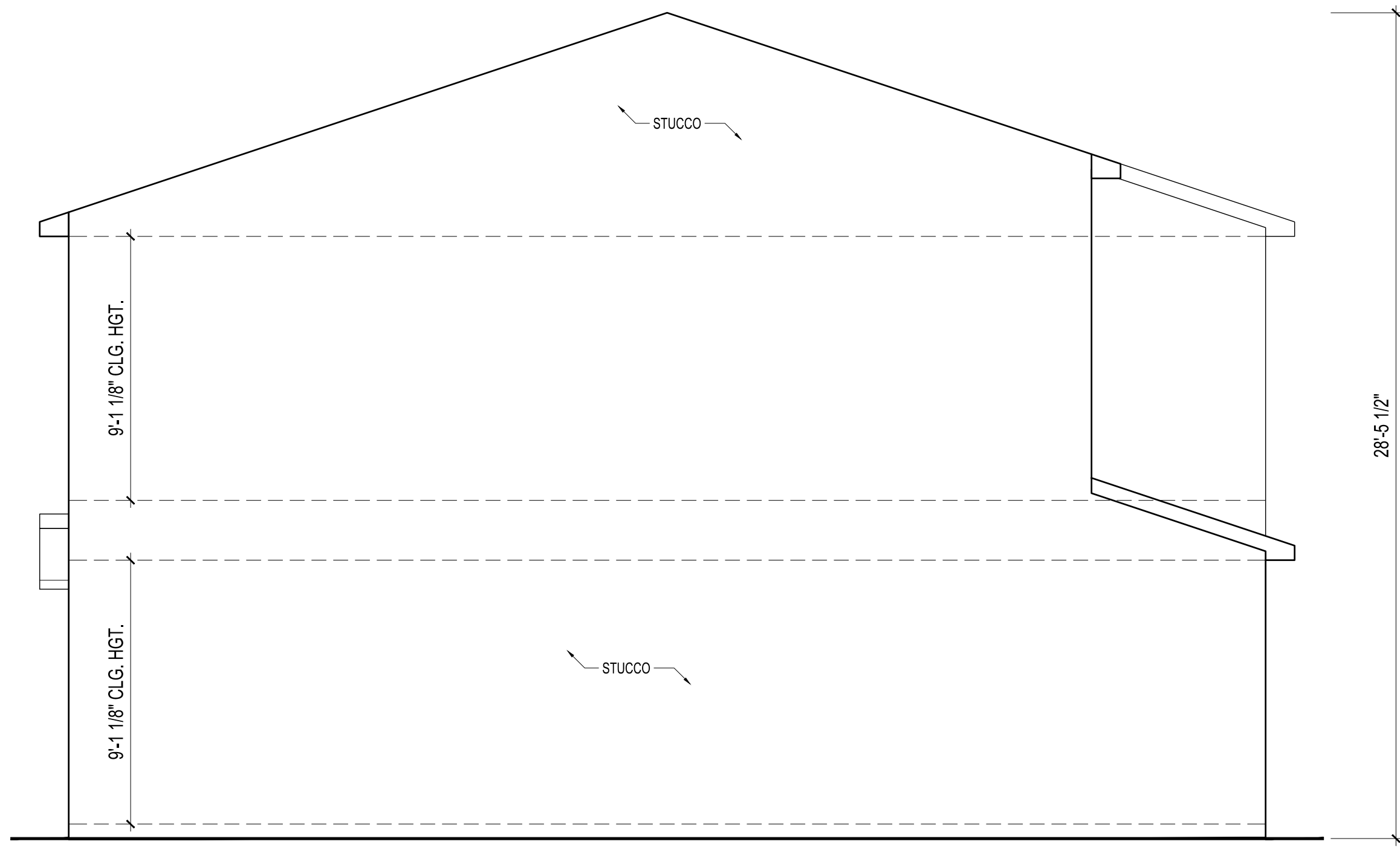
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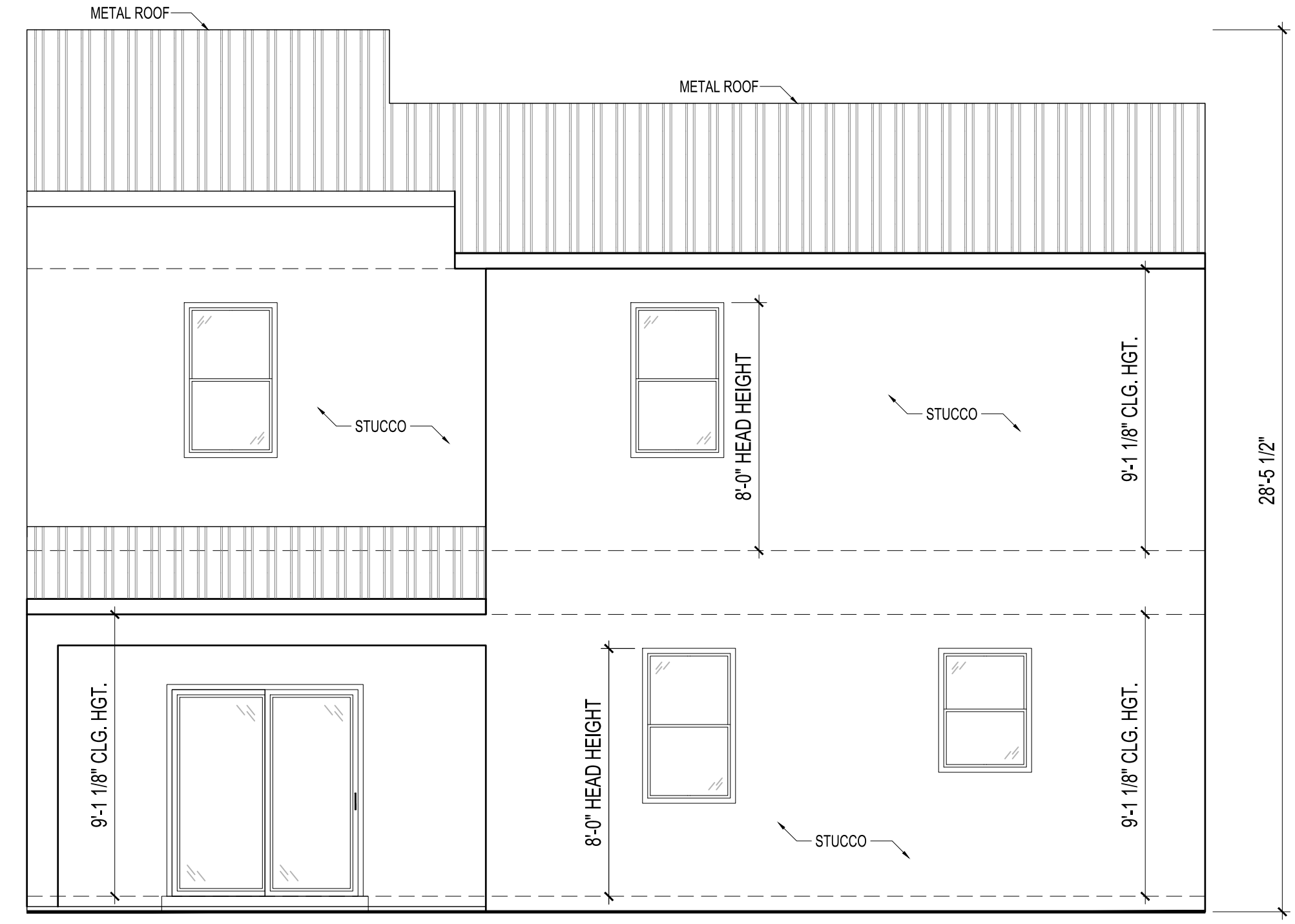
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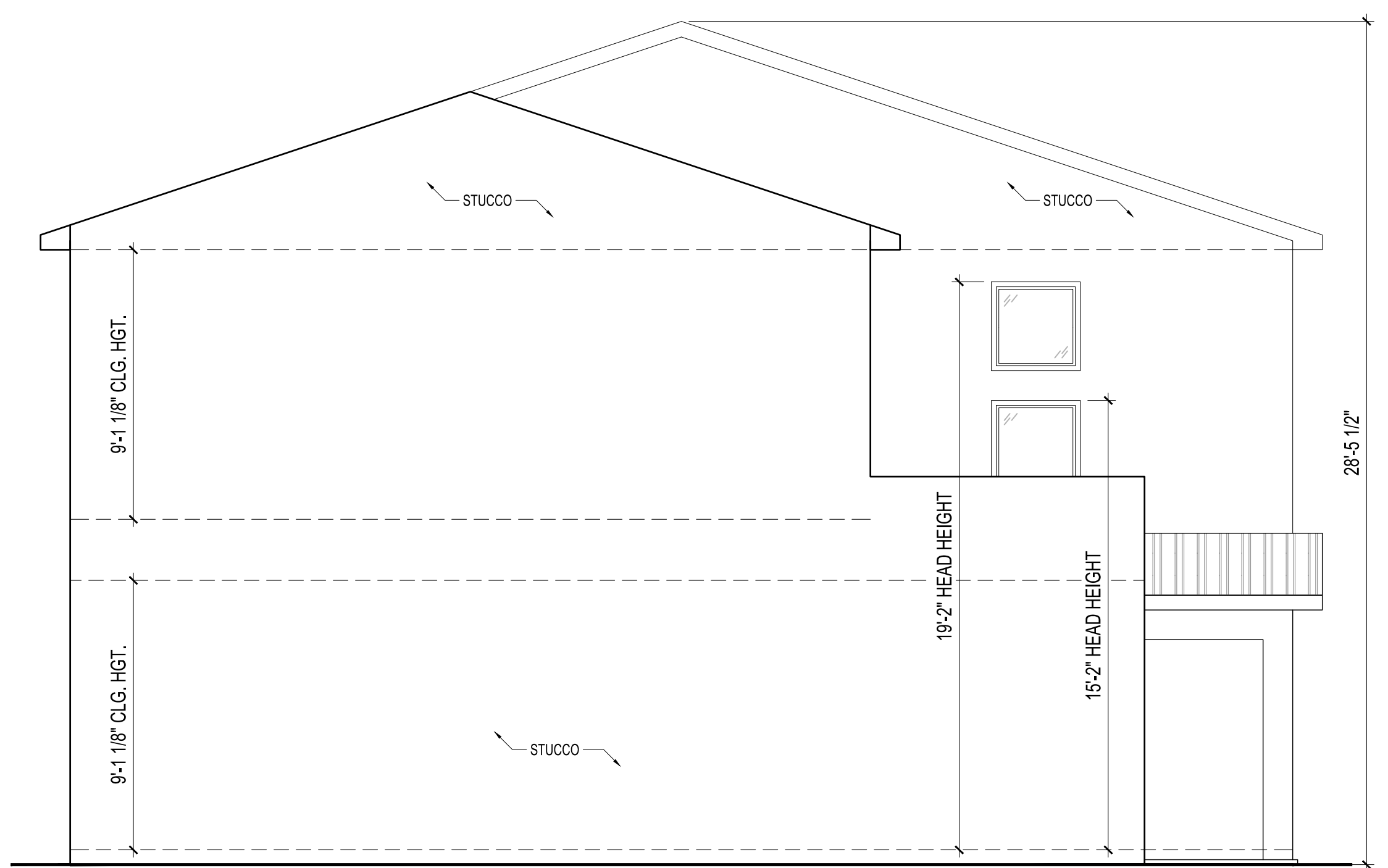
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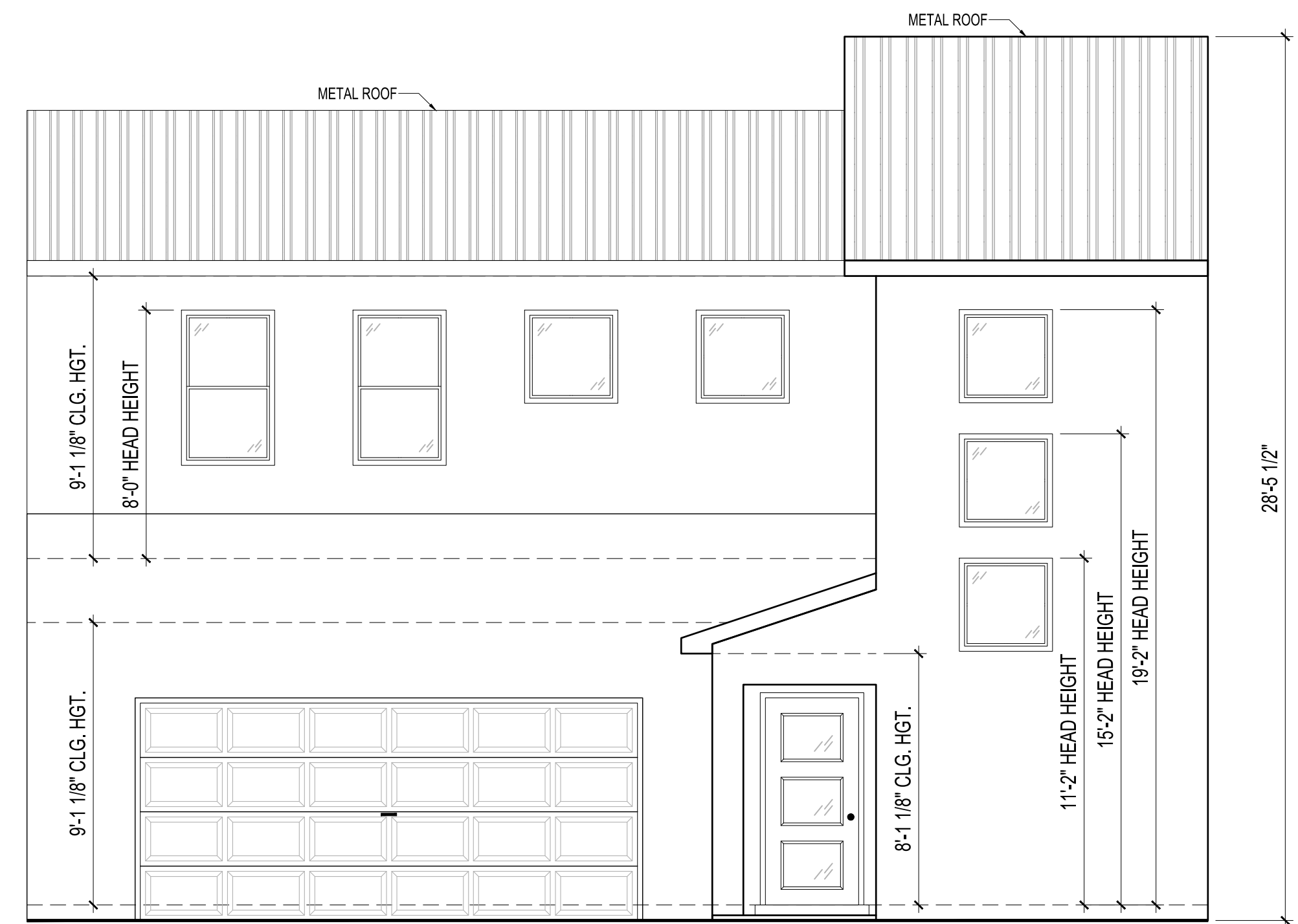
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ELEVATION NOTES

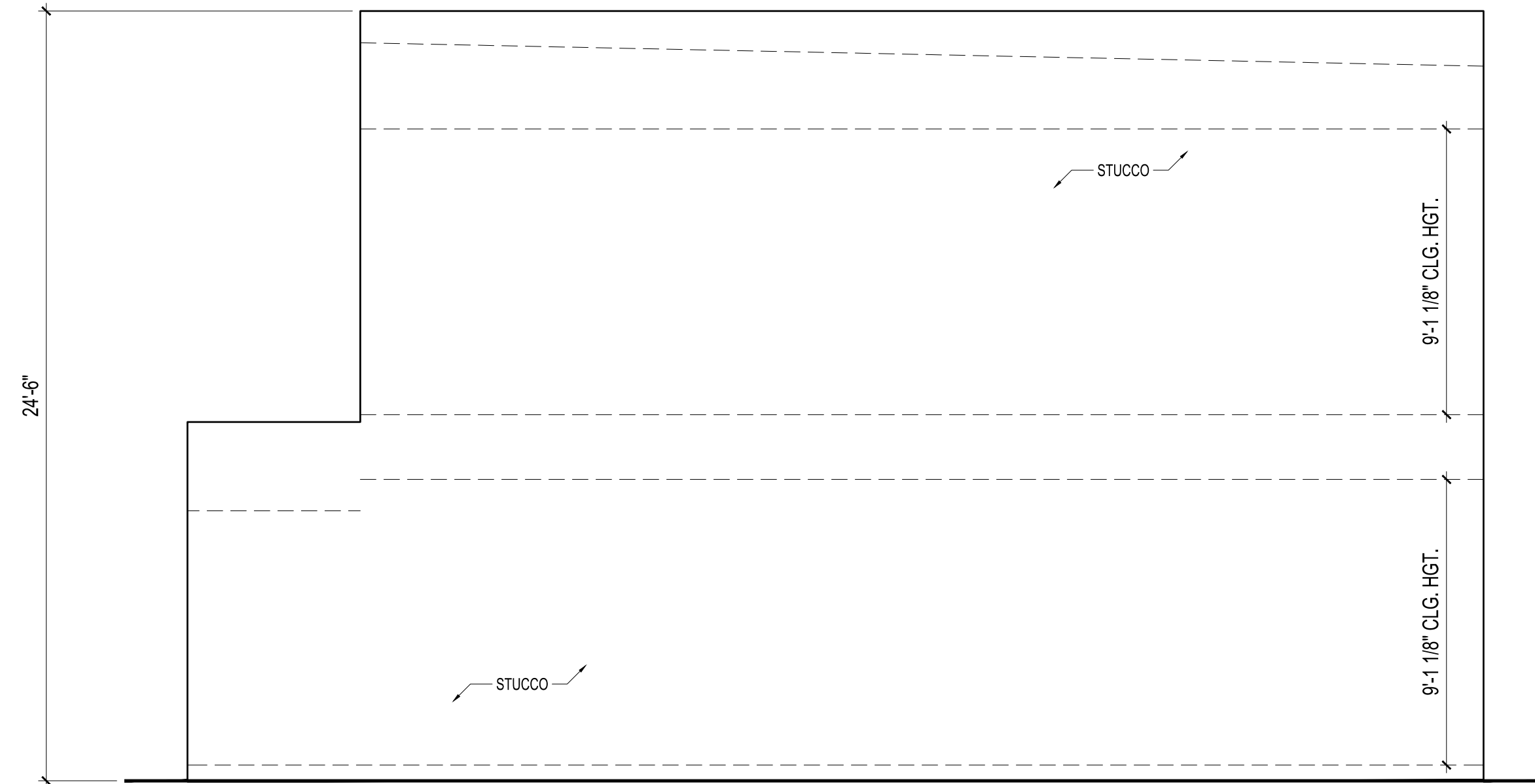
ALL STUCCO TO BE IN THE CREAM TO BEIGE COLOR SCHEME.
ALL PITCHED ROOFS TO BE DARK METAL COLOR SCHEME.
ALL FLAT ROOFS TO BE WHITE TPO.



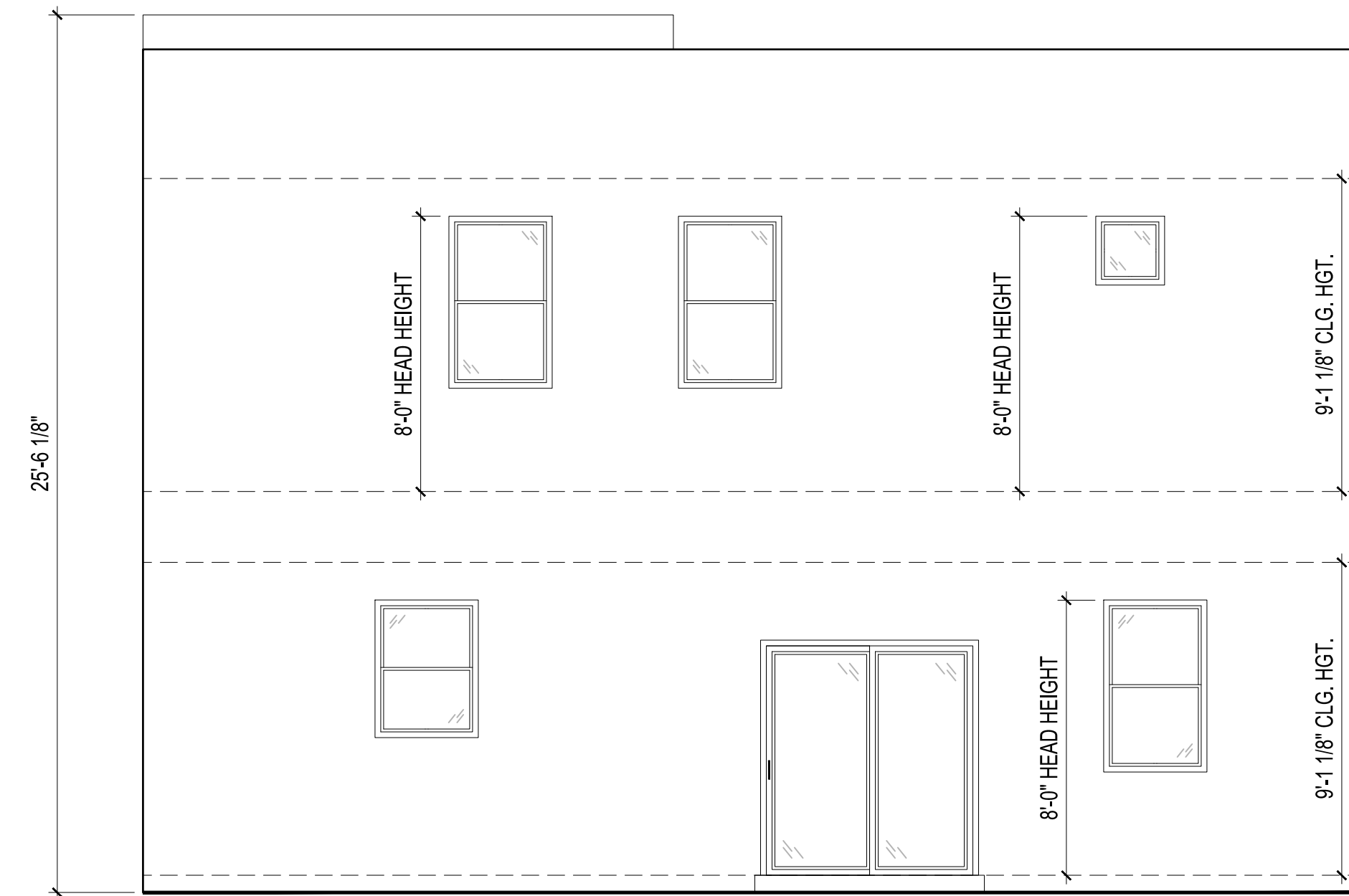
LEFT ELEVATION



FRONT ELEVATION

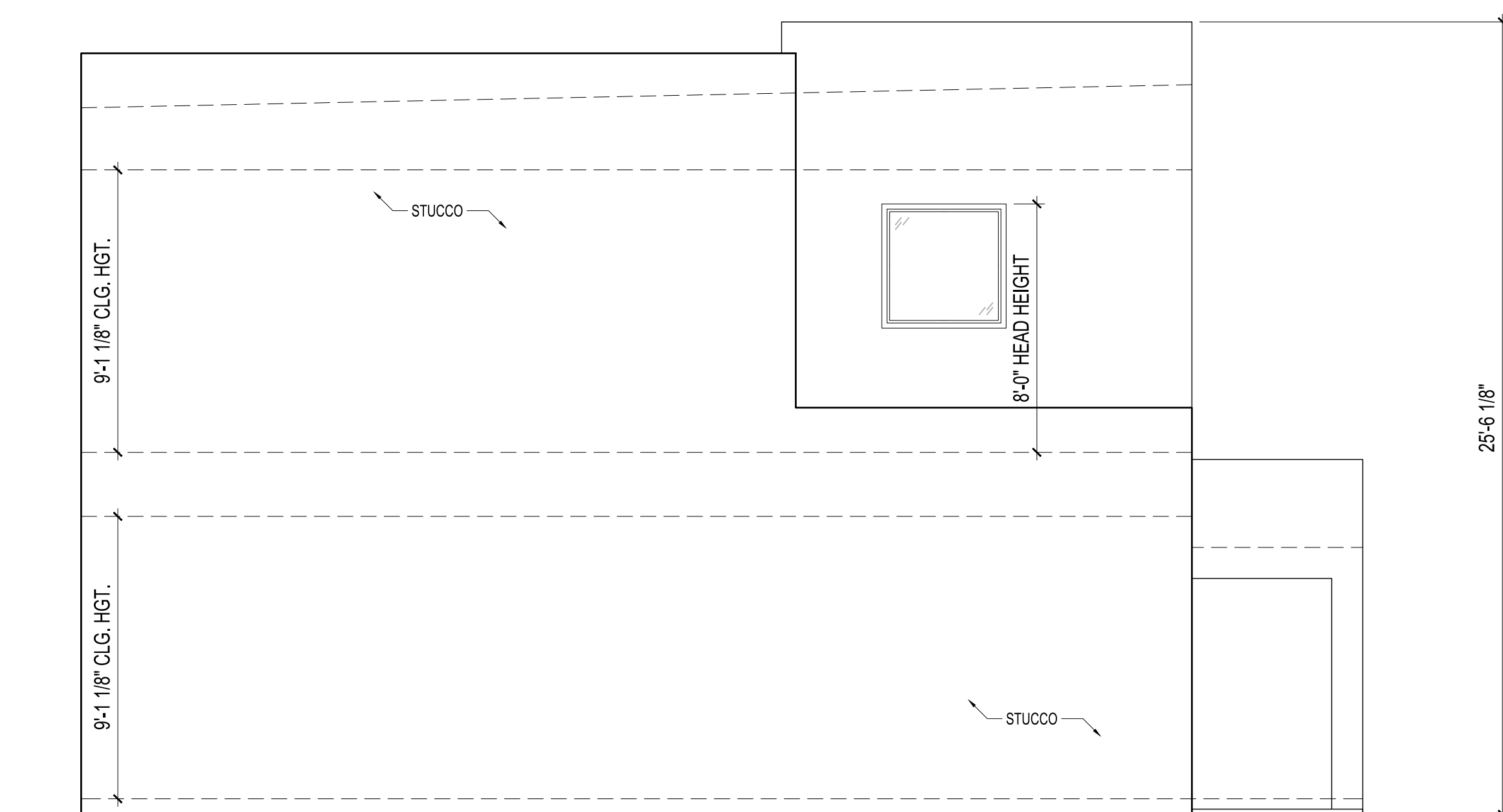


RIGHT ELEVATION

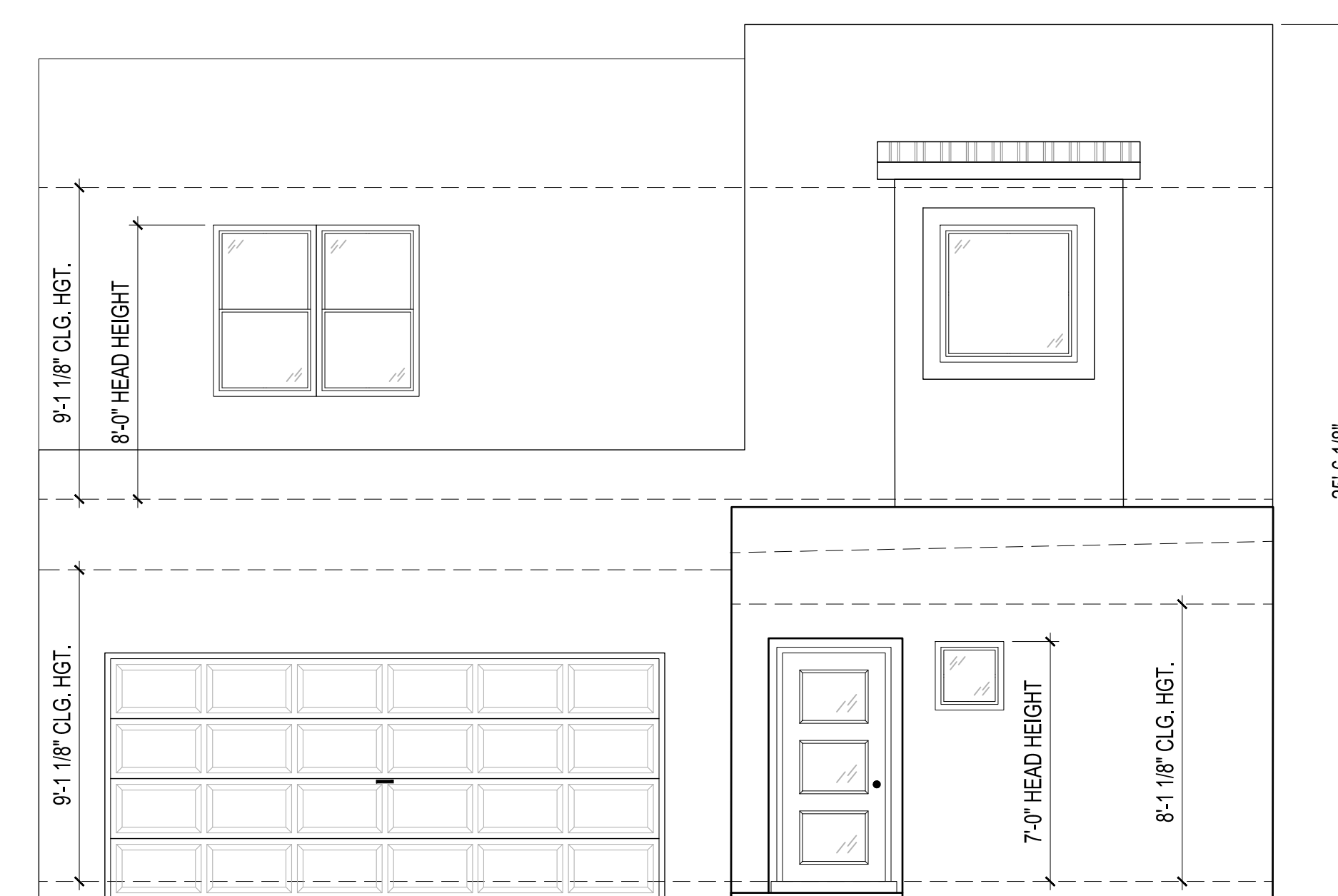


REAR ELEVATION

ELEVATION NOTES
 ALL STUCCO TO BE IN THE CREAM TO BEIGE COLOR SCHEME.
 ALL PITCHED ROOFS TO BE DARK METAL COLOR SCHEME.
 ALL FLAT ROOFS TO BE WHITE TPO.



LEFT ELEVATION



FRONT ELEVATION

DESIGN DATA	922 SQ. FT.	1st FLOOR HEATED SF:	893 SQ. FT.	TOTAL HEATED SF:	1815 SQ. FT.	GARAGE SF:	0 SQ. FT.	COVERED PATIO SF:	0 SQ. FT.	1st FLOOR FOOTPRINT SF:	1387 SQ. FT.	2nd FLOOR FOOTPRINT SF:	1019 SQ. FT.
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DRAWN BY:
 JUSTIN EIDEM

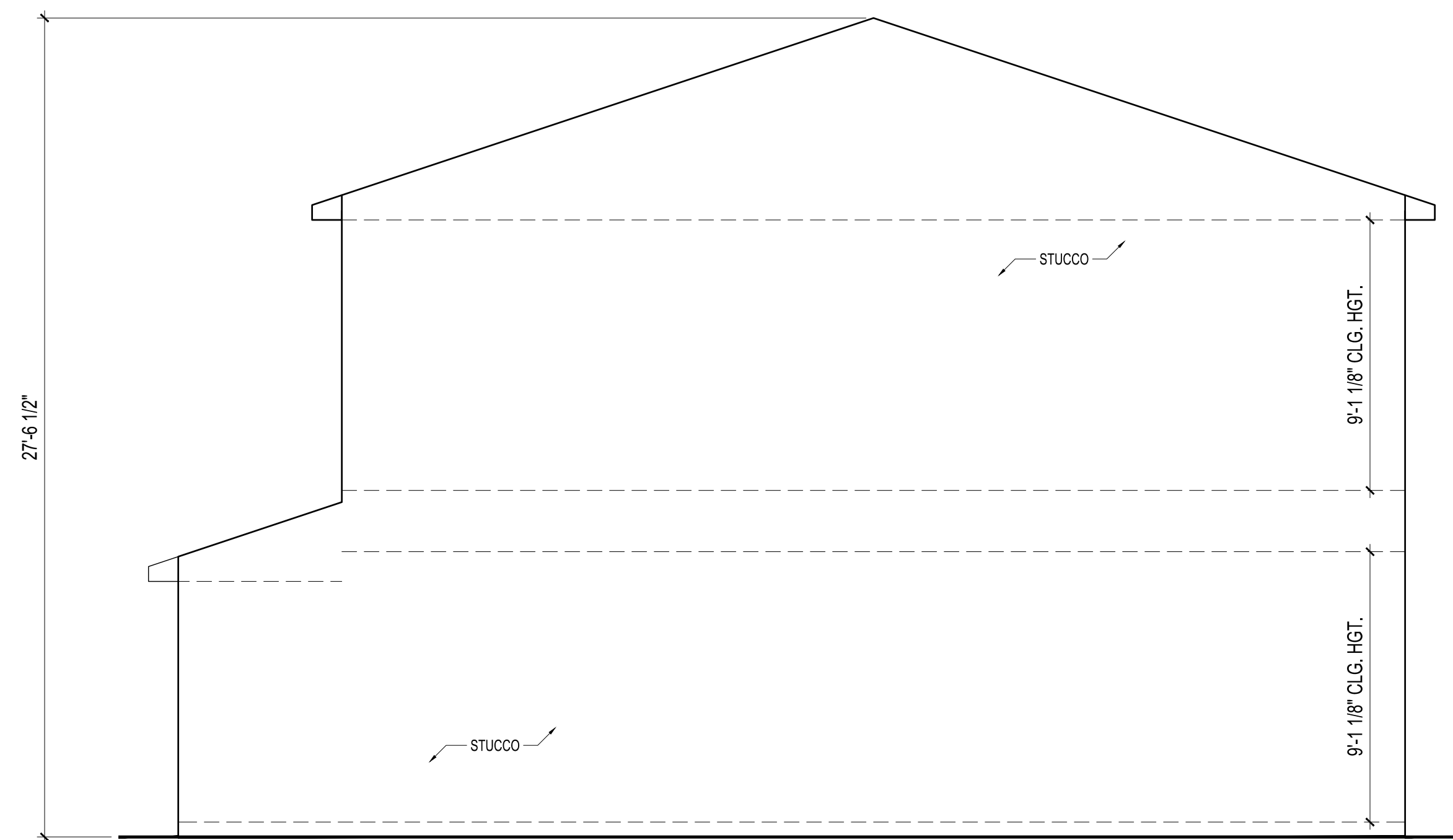
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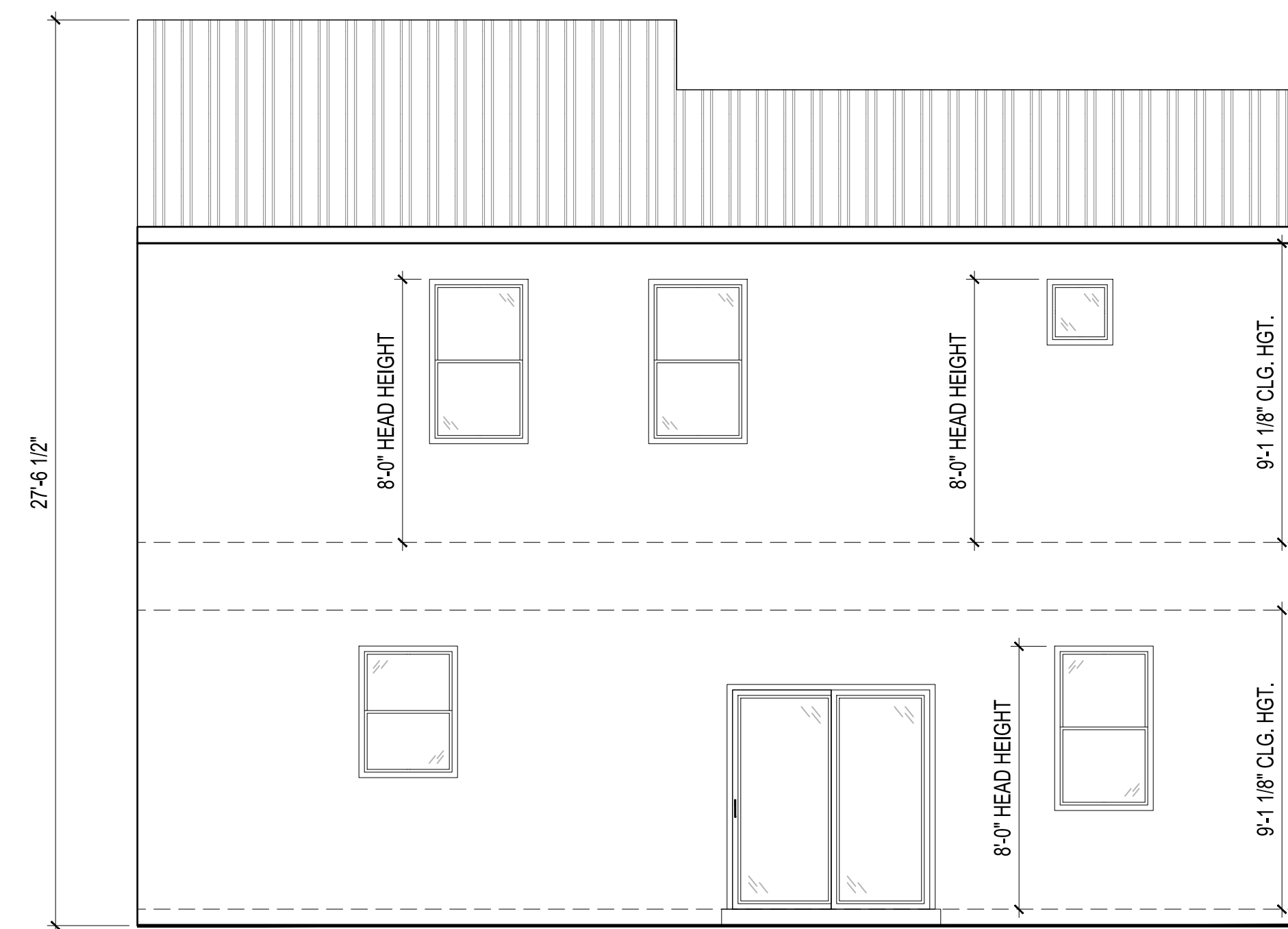
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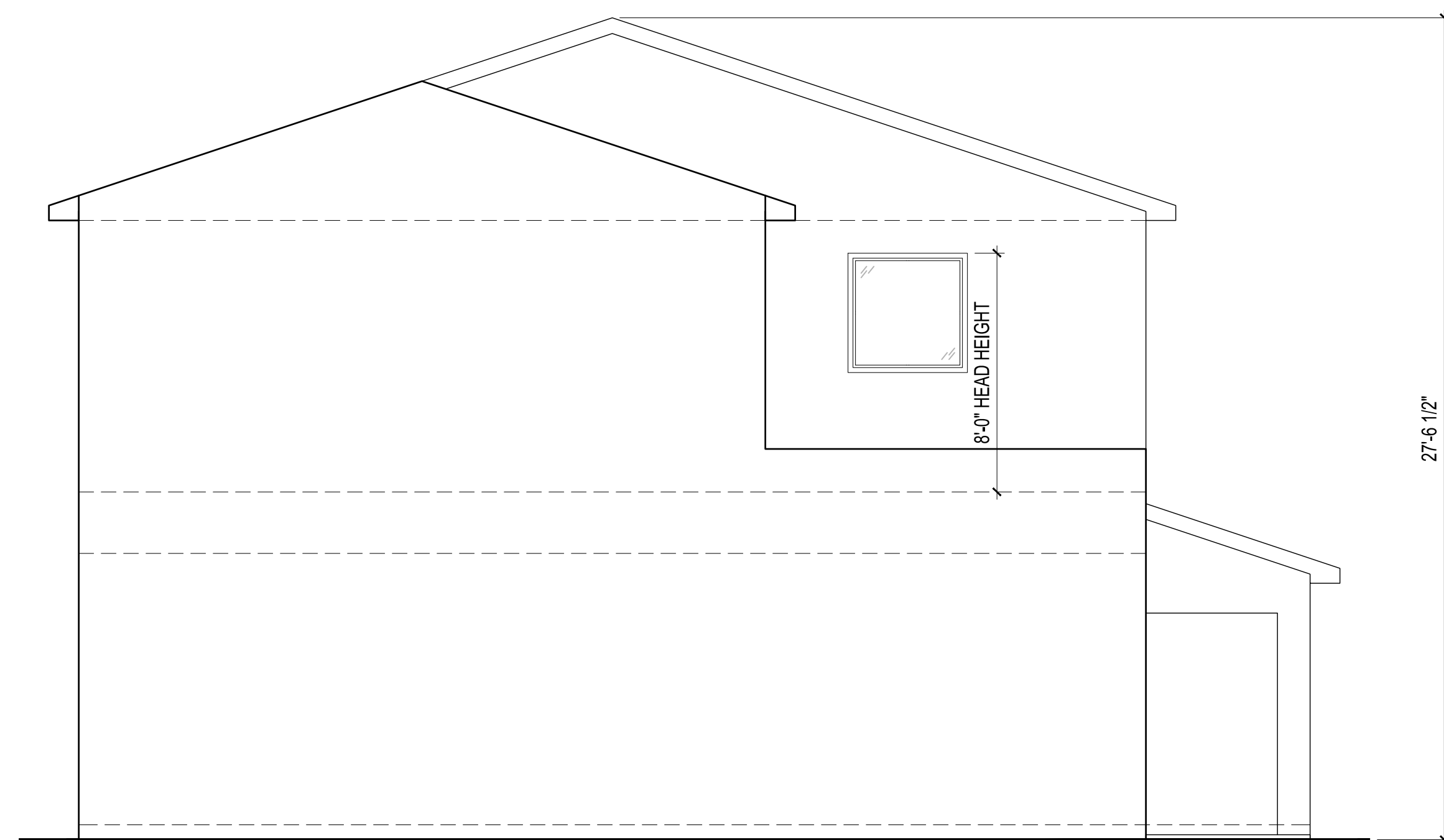


RIGHT ELEVATION



REAR ELEVATION

ELEVATION NOTES
 ALL STUCCO TO BE IN THE CREAM TO BEIGE COLOR SCHEME.
 ALL PITCHED ROOFS TO BE DARK METAL COLOR SCHEME.
 ALL FLAT ROOFS TO BE WHITE TPO.



LEFT ELEVATION



DESIGN DATA	922 SQ. FT.
1st FLOOR HEATED SF:	893 SQ. FT.
TOTAL HEATED SF:	1815 SQ. FT.
GARAGE SF:	418 SQ. FT.
COVERED PATIO SF:	0 SQ. FT.
1st FLOOR FOOTPRINT SF:	1387 SQ. FT.
2nd FLOOR FOOTPRINT SF:	1019 SQ. FT.
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DRAWN BY:
JUSTIN EIDEM

DATE PRINTED:
Jan 21, 2026

MODIFICATION DATE:

DRAWING SCALE:
1/4"=1' U.O.N.

SHEET NUMBER:

A4.1

DESIGN DATA	863 SQ. FT.
1st FLOOR HEATED SF:	1022 SQ. FT.
TOTAL HEATED SF:	1885 SQ. FT.
GARAGE SF:	444 SQ. FT.
COVERED PATIO SF:	100 SQ. FT.
WORK AREA SF:	1515 SQ. FT.
1st FLOOR FOOTPRINT SF:	1515 SQ. FT.
2nd FLOOR FOOTPRINT SF:	1134 SQ. FT.

DRAWN BY:
JUSTIN EIDEM

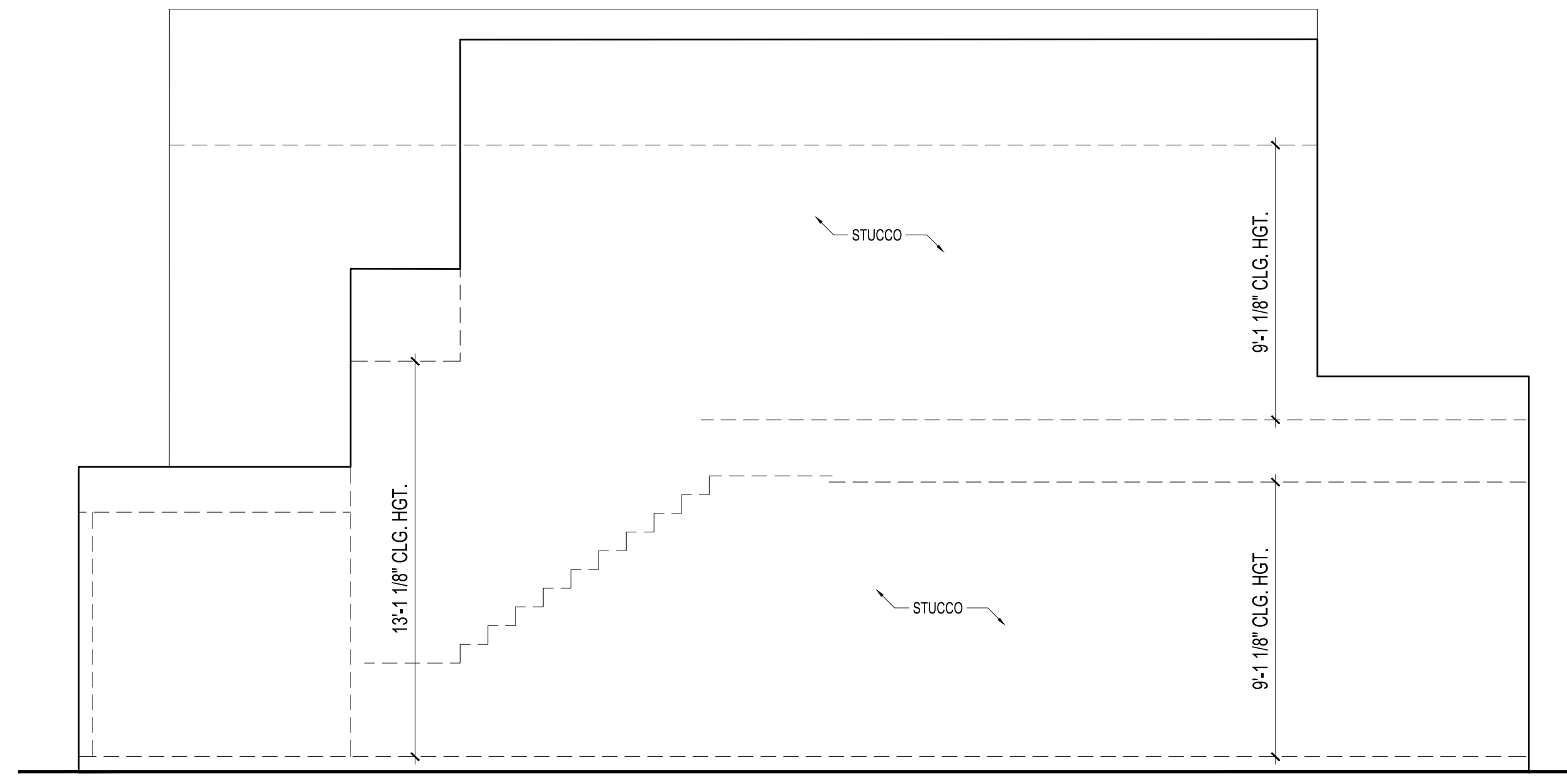
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Jan 21, 2026

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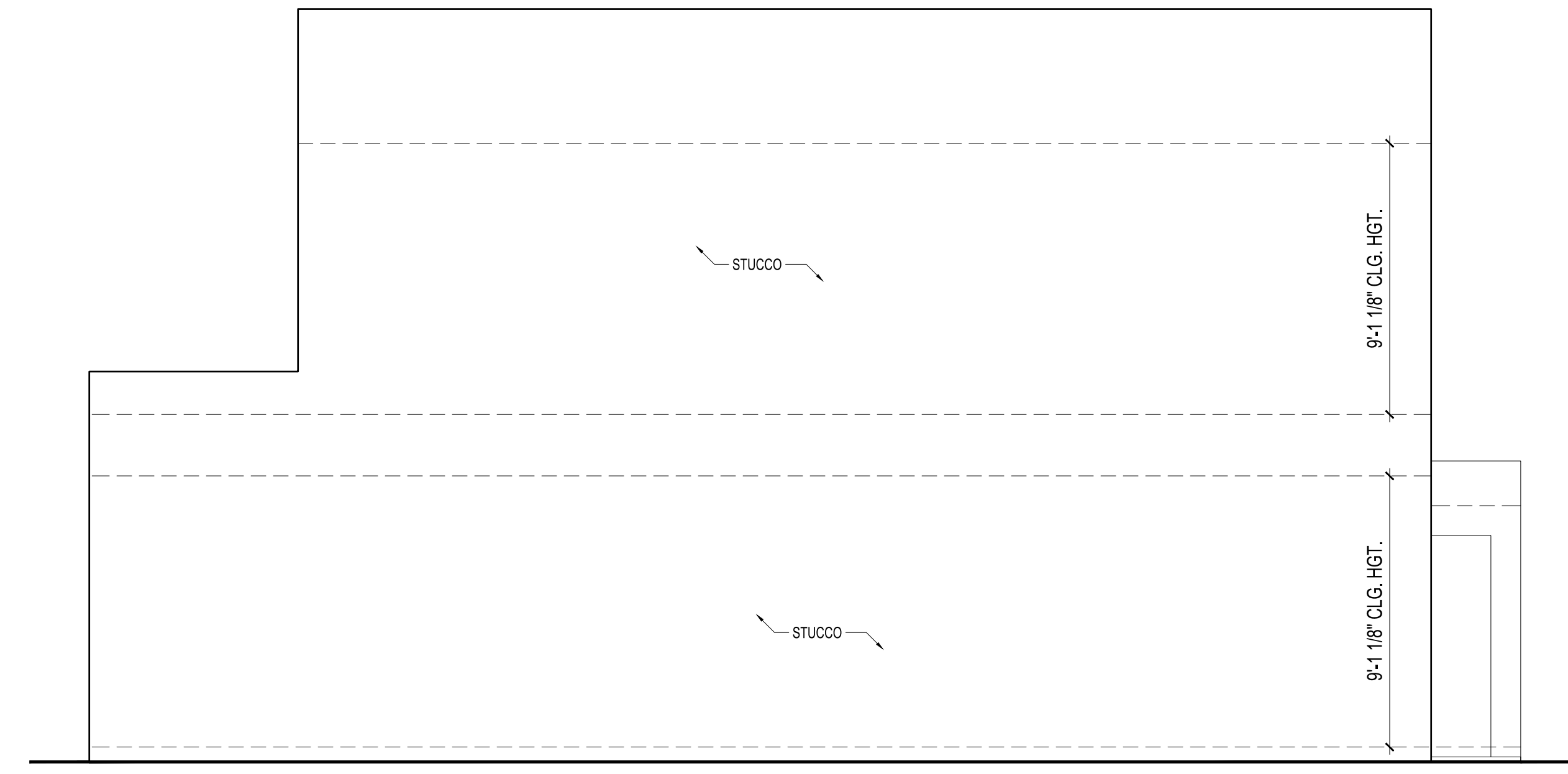
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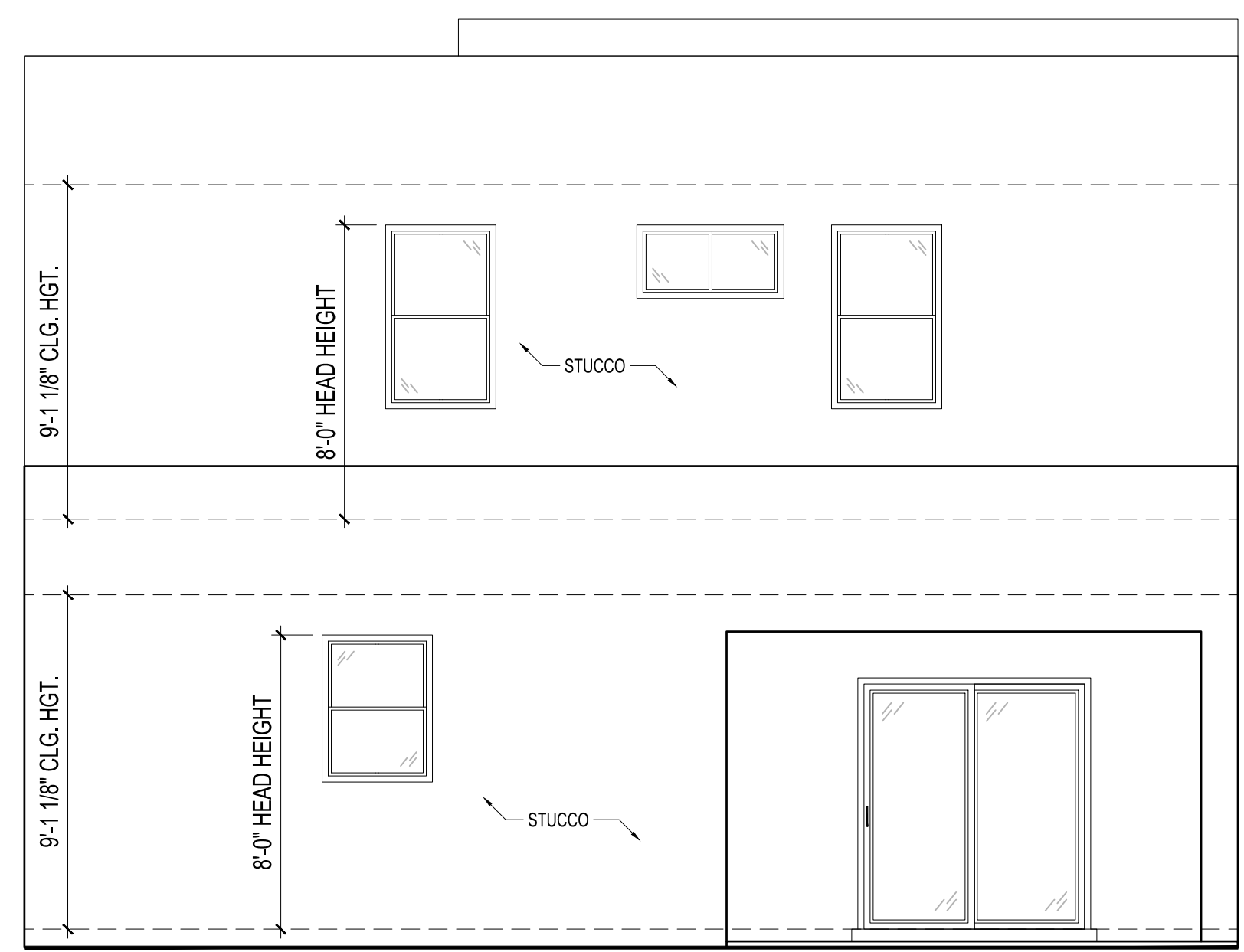


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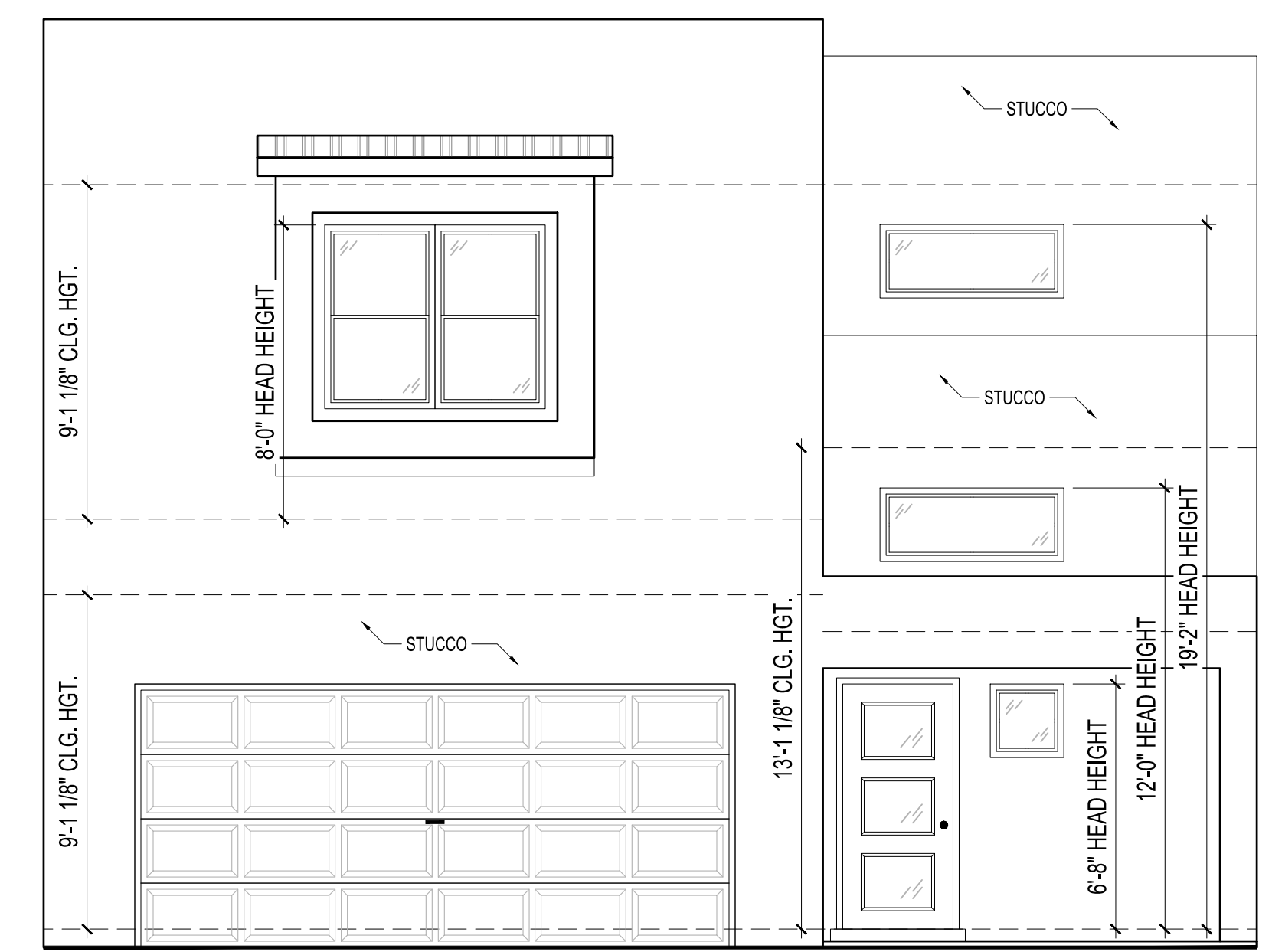


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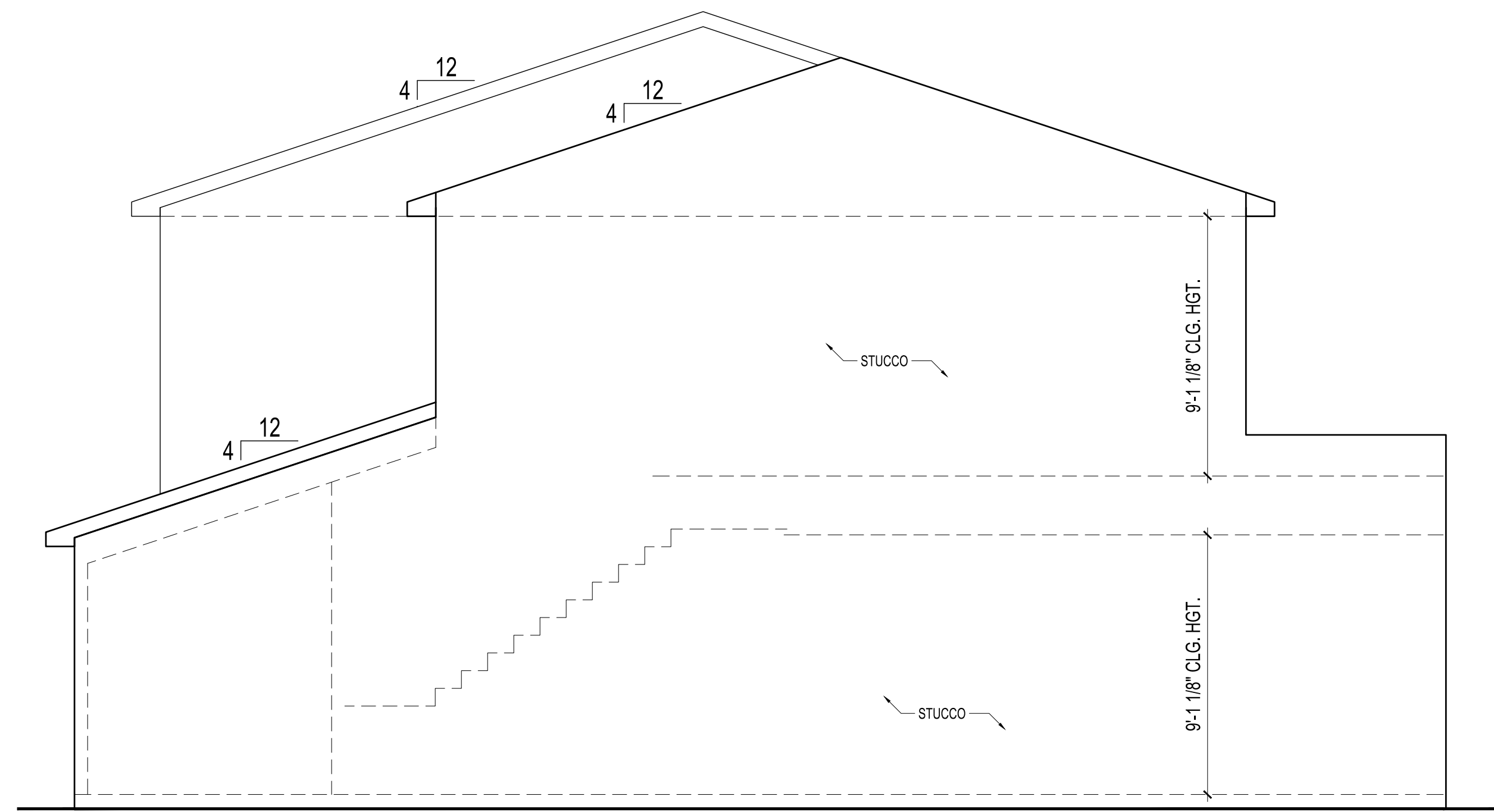
ELEVATION NOTES
ALL STUCCO TO BE IN THE CREAM TO BEIGE COLOR SCHEME.
ALL PITCHED ROOFS TO BE DARK METAL COLOR SCHEME.
ALL FLAT ROOFS TO BE WHITE TPO.



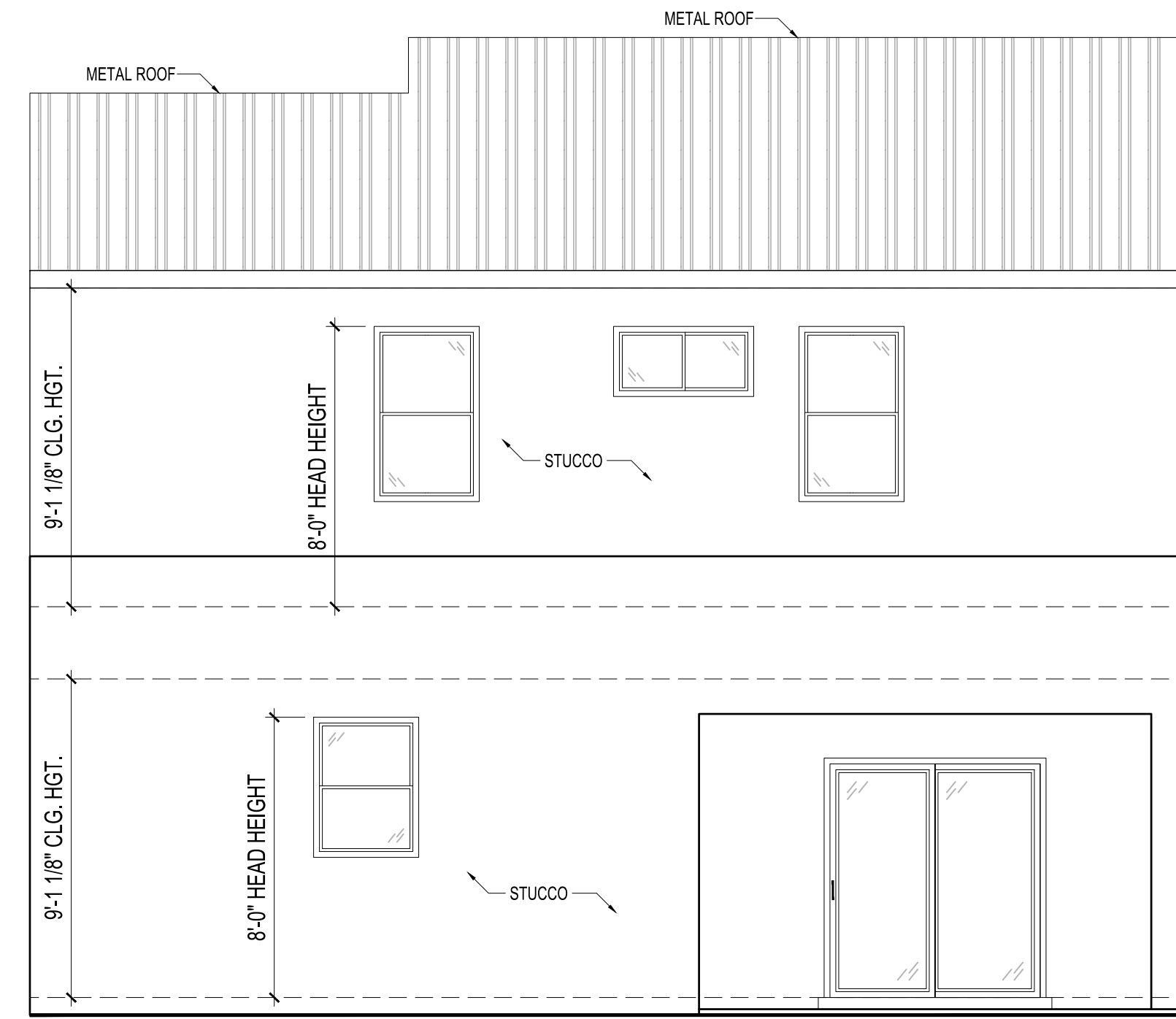
LEFT ELEVATION



FRONT ELEVATION

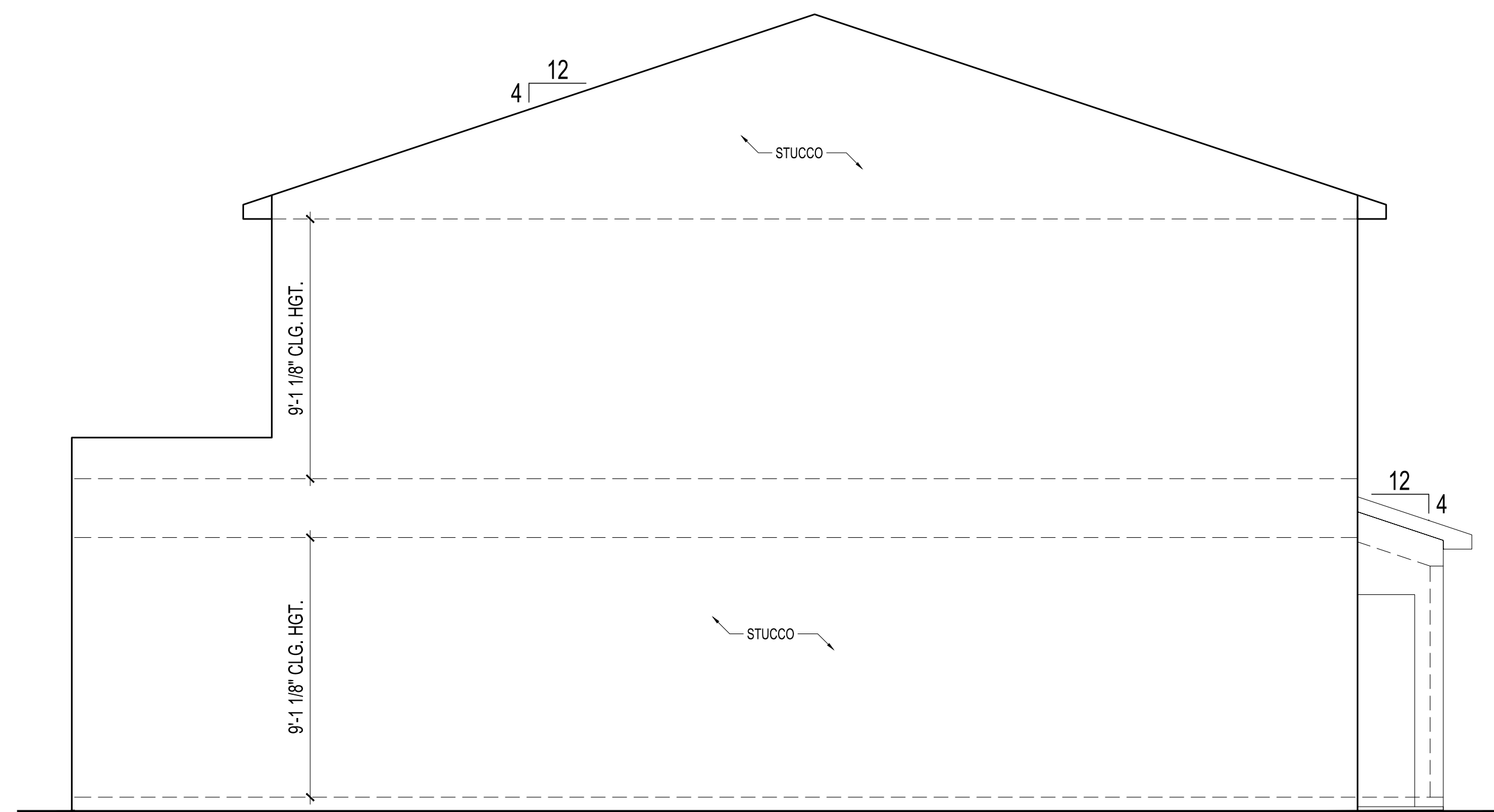


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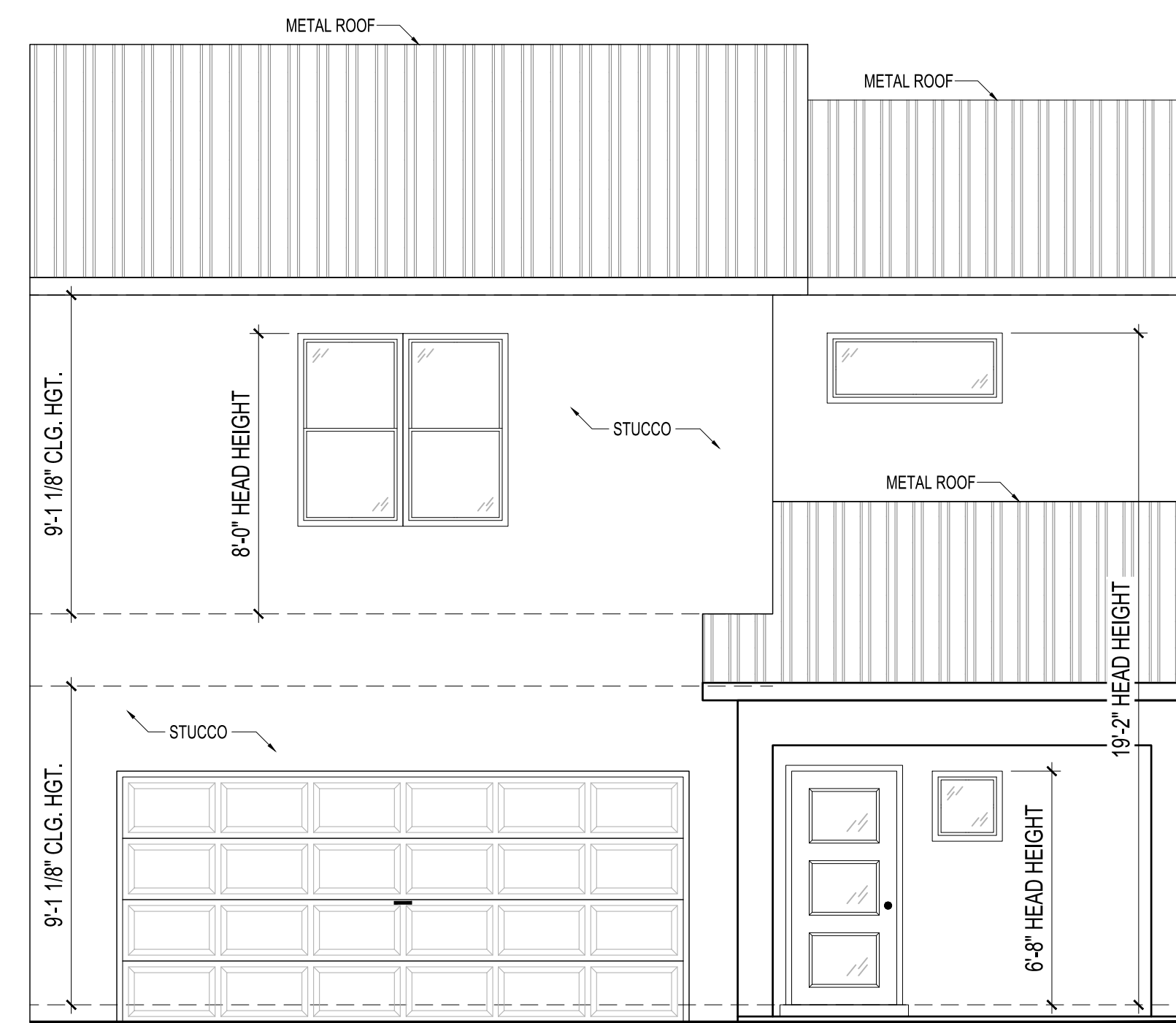


LEFT ELEVATION

ELEVATION NOTES
 ALL STUCCO TO BE IN THE CREAM TO BEIGE COLOR SCHEME.
 ALL PITCHED ROOFS TO BE DARK METAL COLOR SCHEME.
 ALL FLAT ROOFS TO BE WHITE TPO.



LEFT ELEVATION



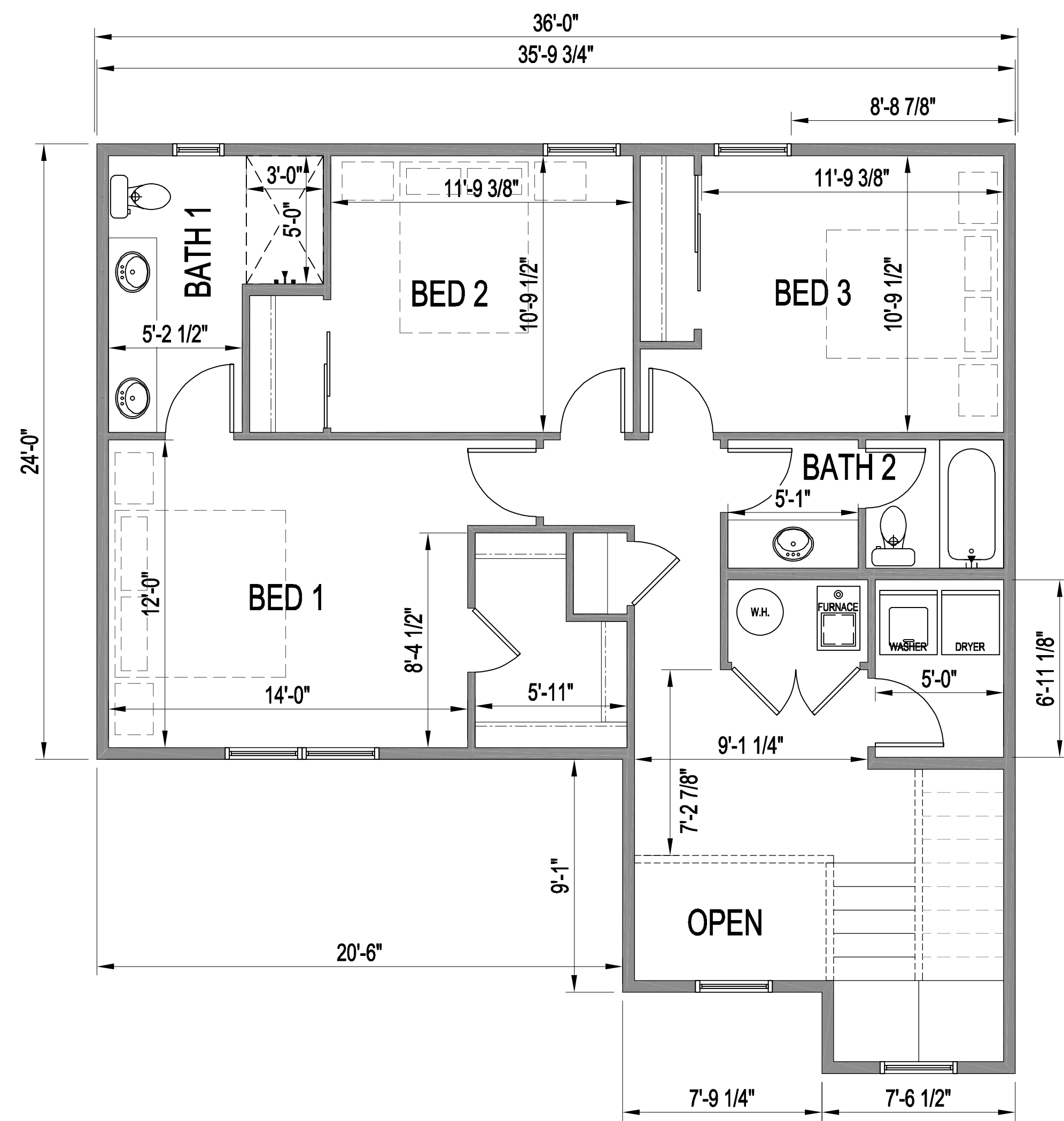
FRONT ELEVATION

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2nd FLOOR HEATED SF:	1885 SQ. FT.
TOTAL HEATED SF:	444 SQ. FT.
GARAGE SF:	100 SQ. FT.
COVERED PATIO SF:	1515 SQ. FT.
WORK AREA:	1515 SQ. FT.
1st FLOOR FOOTPRINT SF:	1134 SQ. FT.
2nd FLOOR FOOTPRINT SF:	1134 SQ. FT.

DRAWN BY:
 JUSTIN EIDEM
 DATE PRINTED:
 Jan 21, 2026
 MODIFICATION DATE:

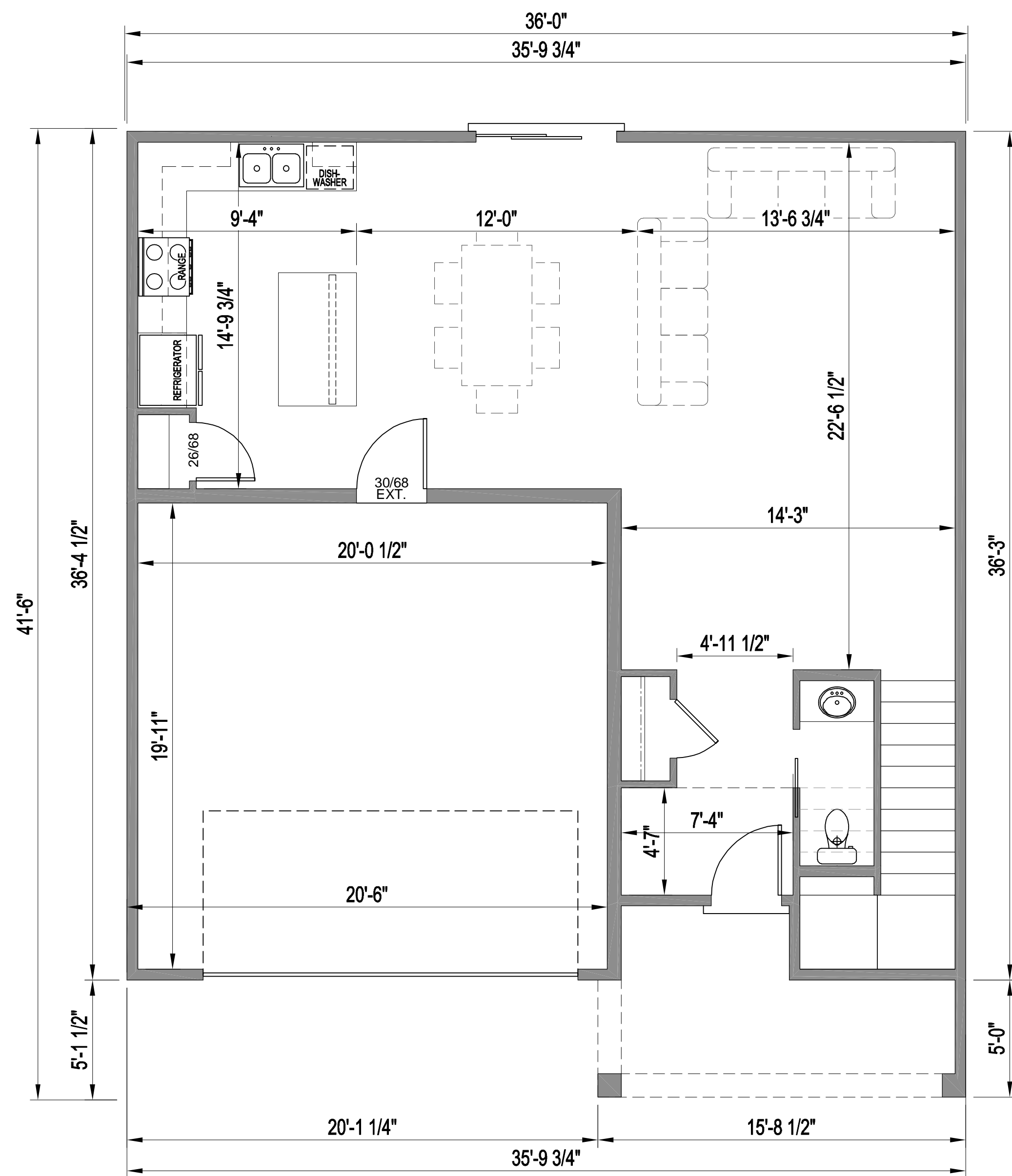
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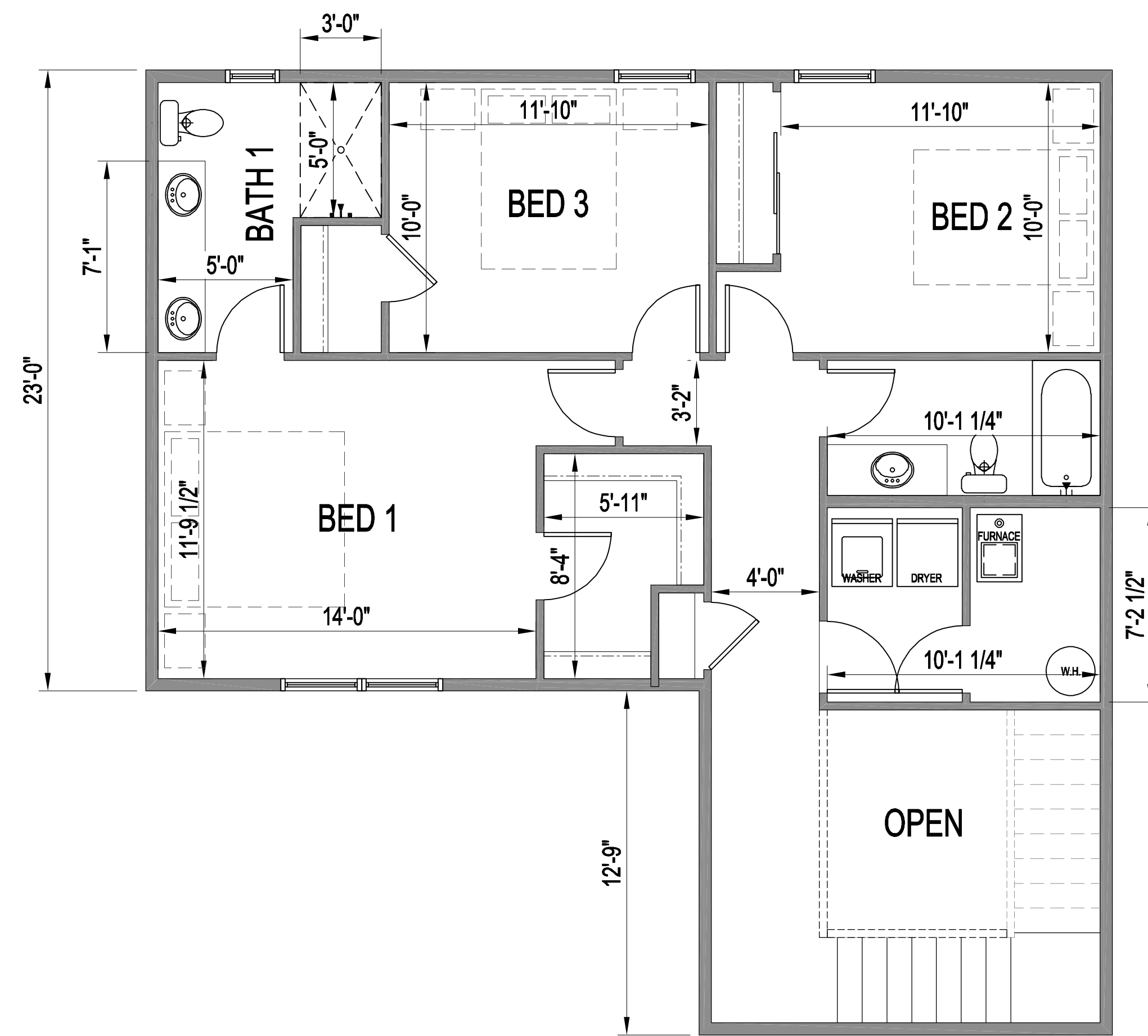


1024 FOOTPRINT
908 HEATED SF

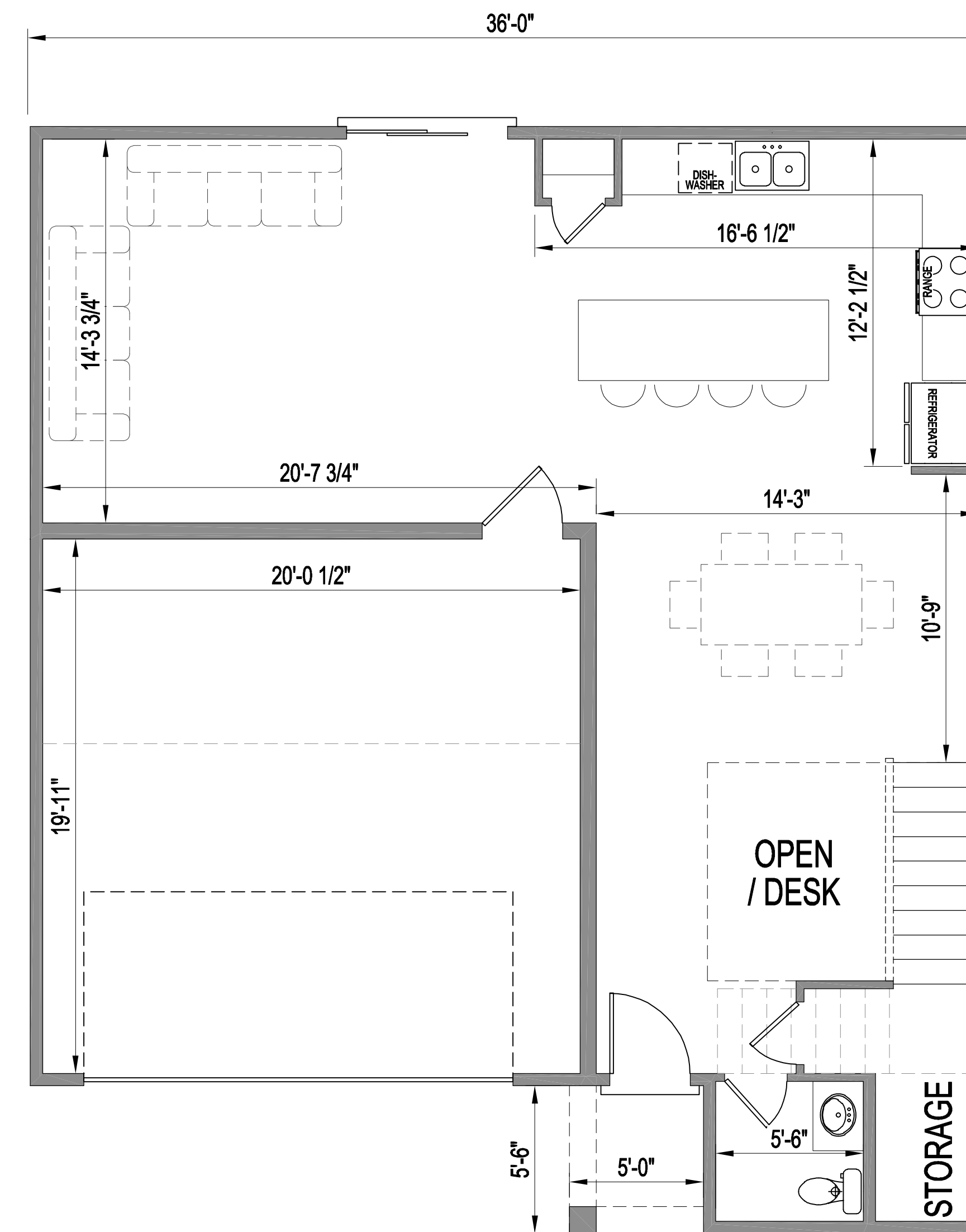
PLAN 1



1352 FOOTPRINT
856 HEATED SF
1764 TOTAL HEATED SF

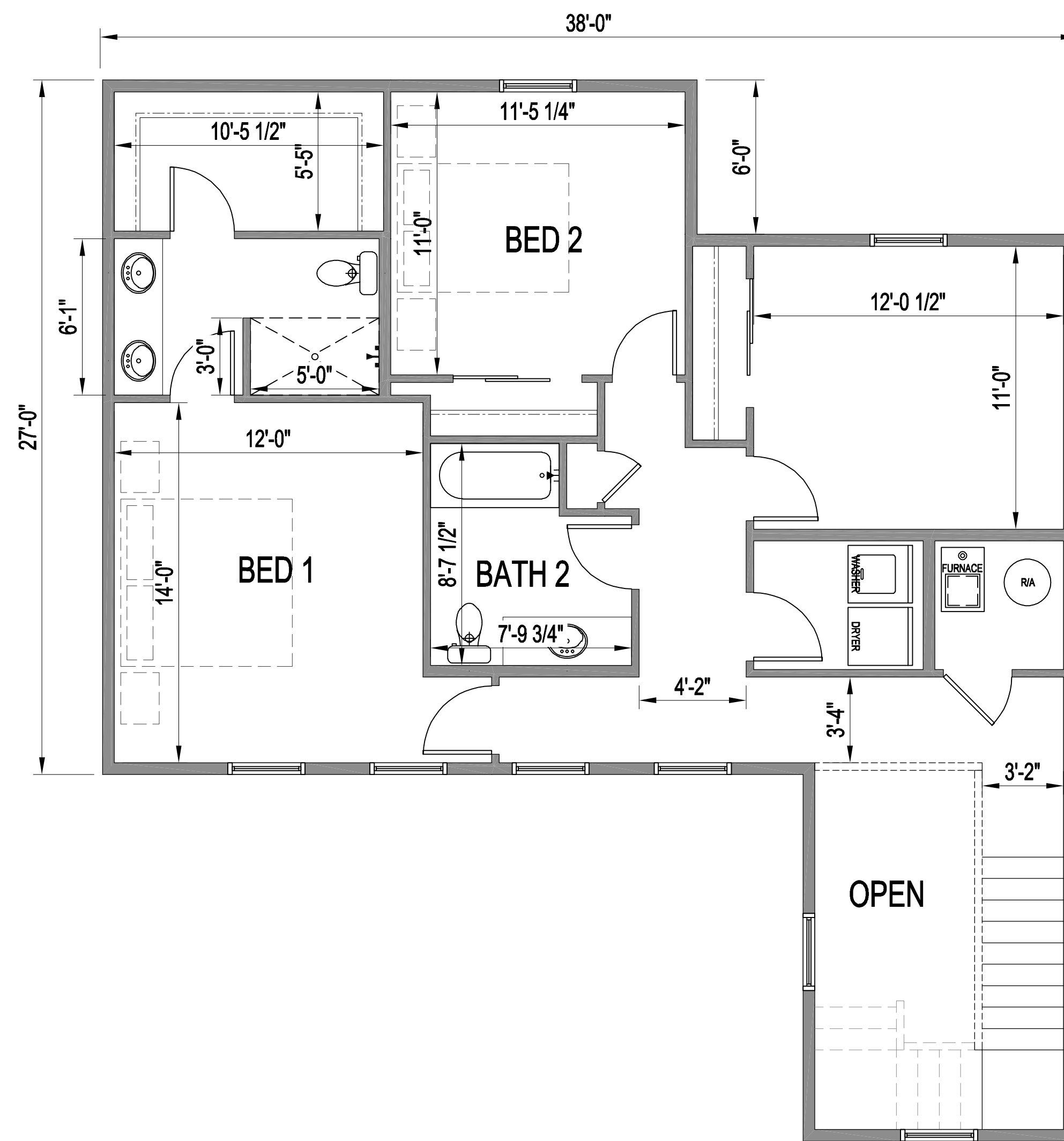


1019 FOOTPRINT
893 HEATED SF



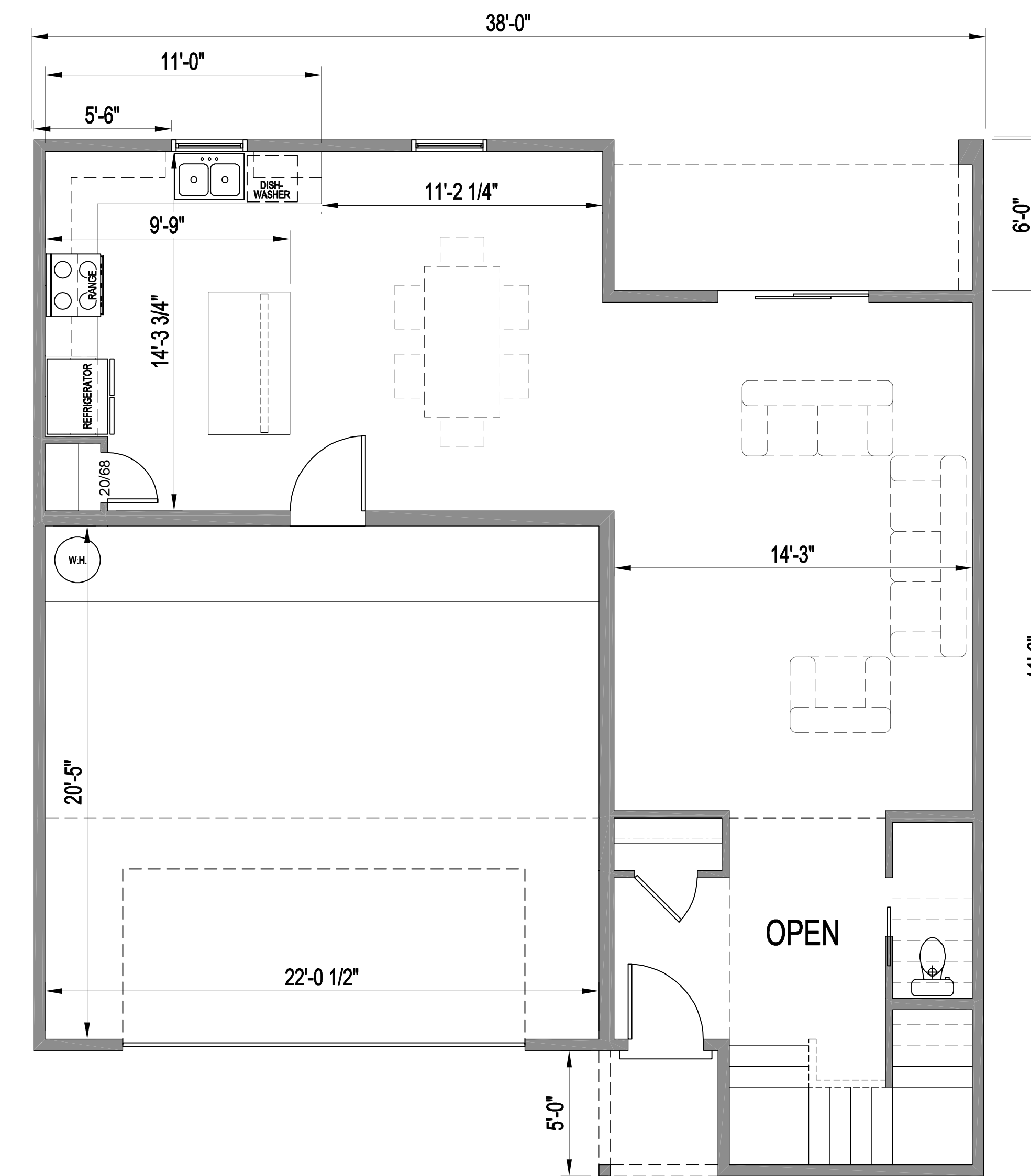
1367 FOOTPRINT
896 HEATED SF
1768 TOTAL HEATED SF

PLAN 2

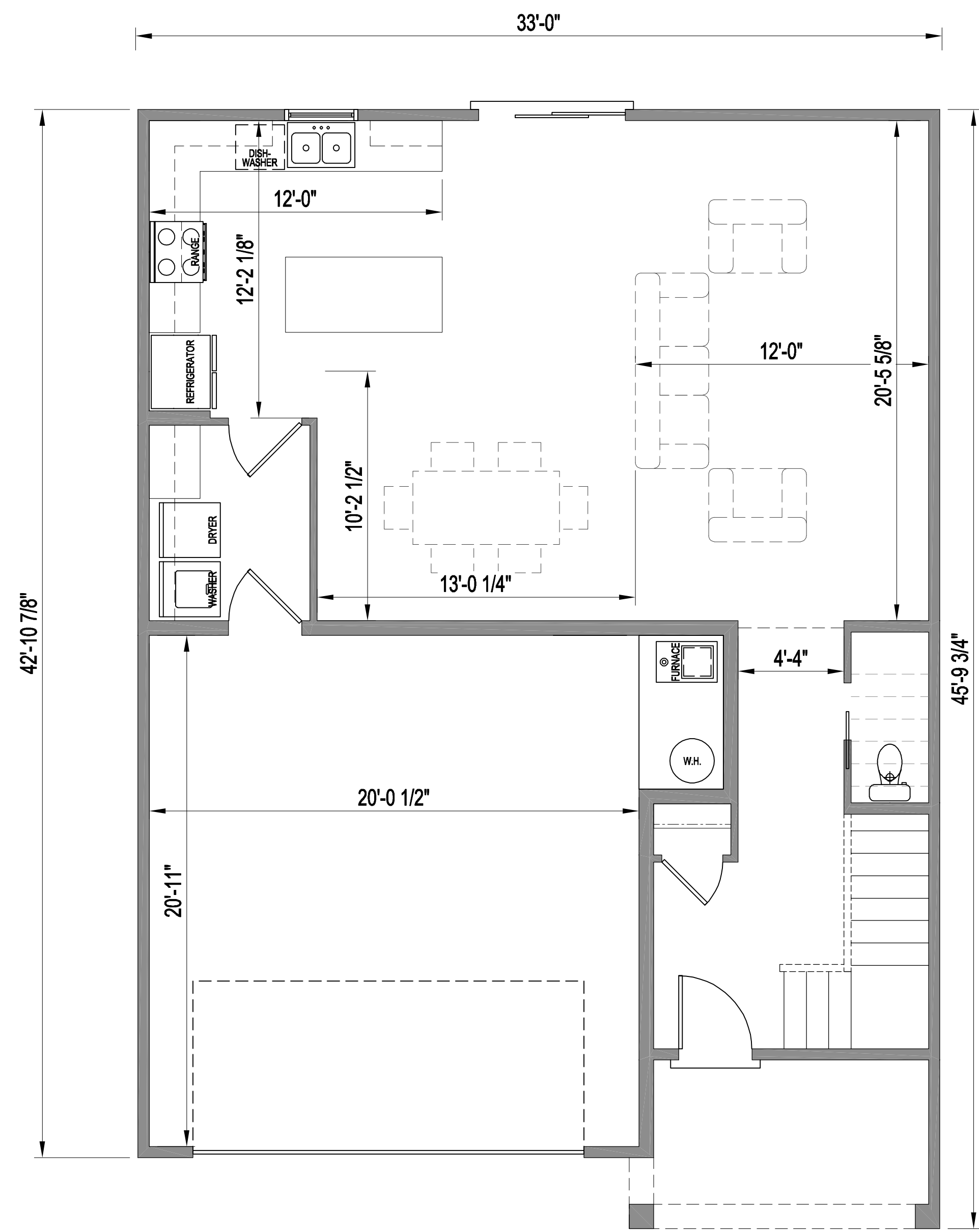


1084 FOOTPRINT
945 HEATED

PLAN 3

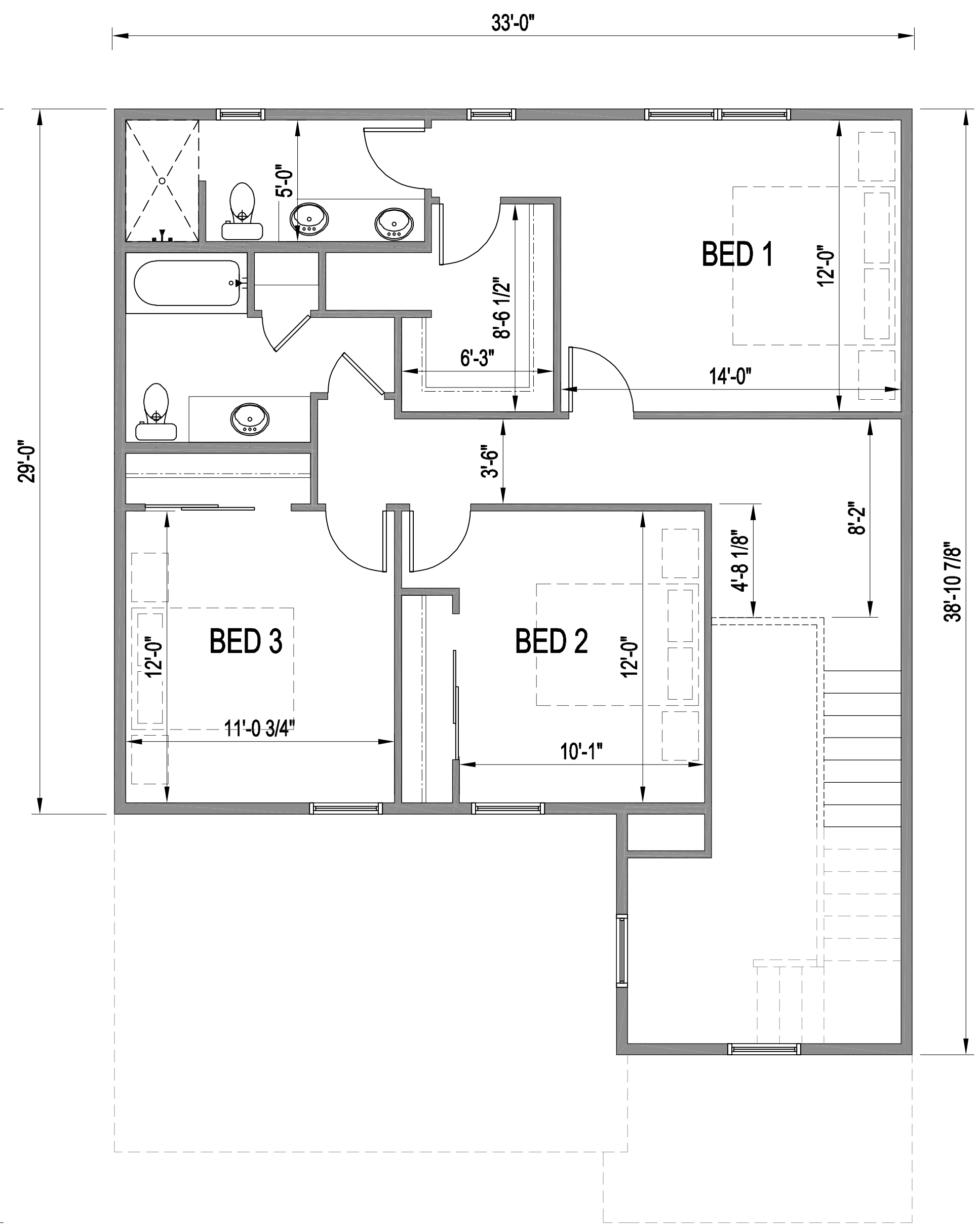


1448 FOOTPRINT
866 HEATED SF
1811 TOTAL HEATED SF

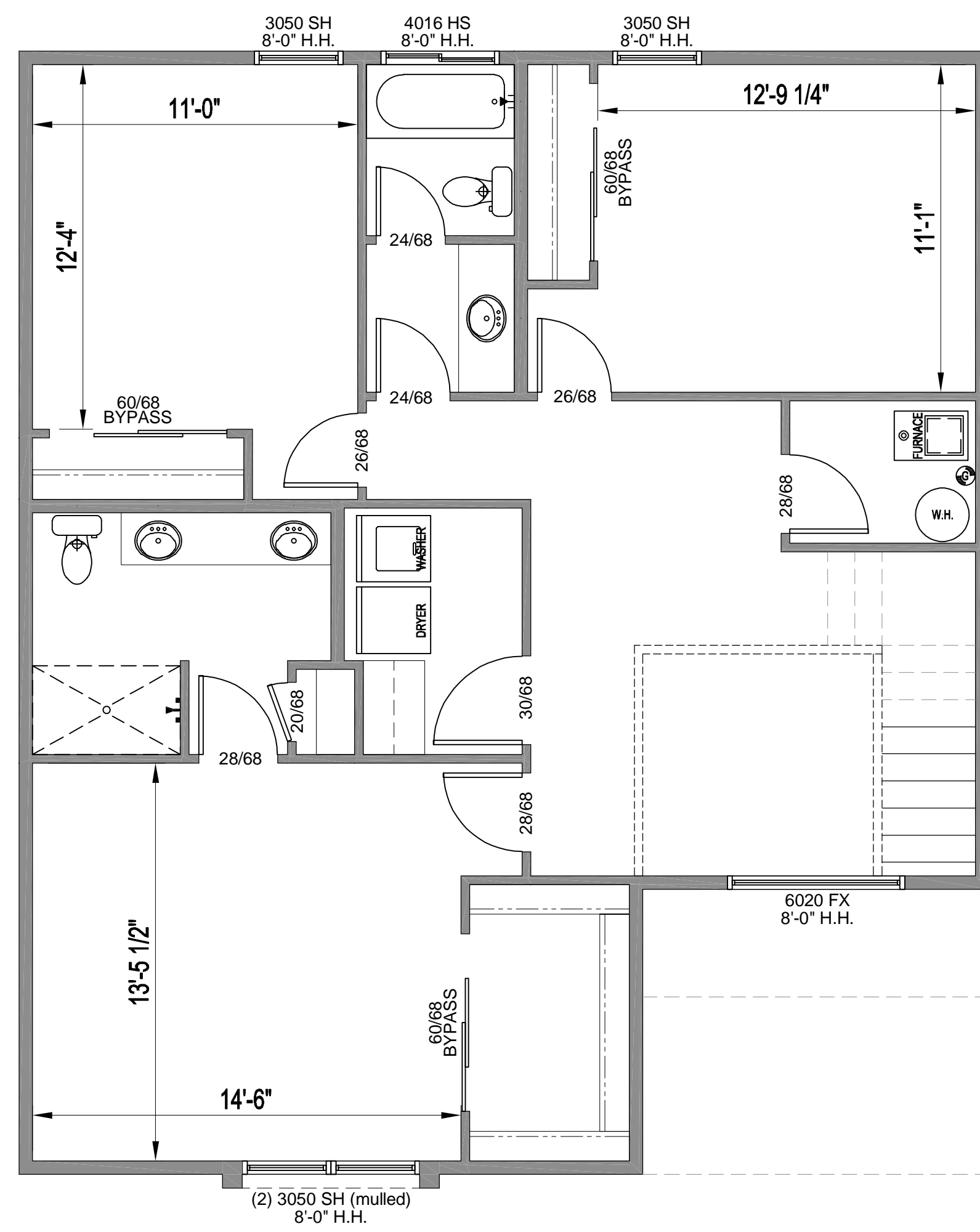


899 HEATED SF
 1445 FOOTPRINT

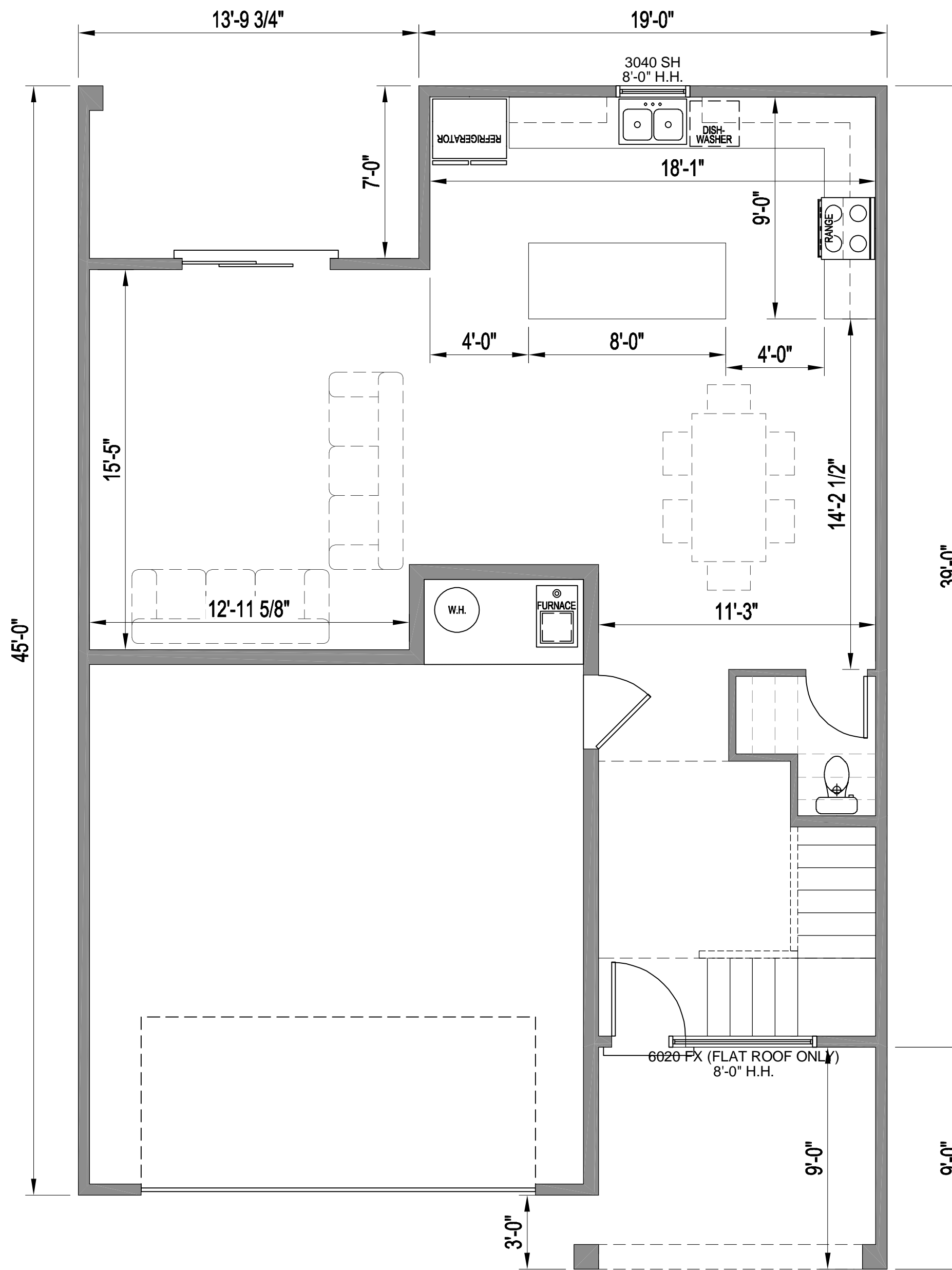
PLAN 4



895 HEATED SF
 1073 FOOTPRINT
 1794 TOTAL HEATED SF



1024 HEATED SF
1135 FOOTPRINT

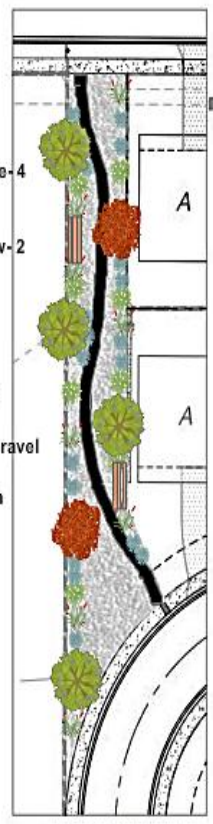


845 HEATED SF
1511 FOOTPRINT
1869 TOTAL HEATED SF

PLAN 5

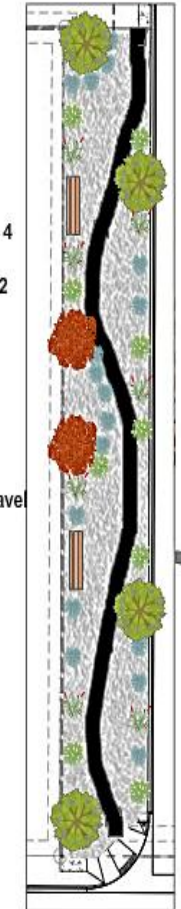


- Tract G**
- 1.5 Caliper- NM Olive Tree- 4
 - 1.5 Caliper- Desert Willow- 2
 - 5 Gall.- Red Yucca- 8
 - 5 Gall.- Deer grass- 8
 - 1 Gall.- Blue Fescue- 18
 - 3/4"-5/8" Crushed gray Gravel
 - Black Crusher fines path
 - 2 Park Benches



TRACT G LANDSCAPING
1"=30'

- Tract I**
- 1.5 Caliper- NM Olive Tree- 4
 - 1.5 Caliper- Desert Willow- 2
 - 5 Gall.- Red Yucca- 8
 - 5 Gall.- Deer grass- 8
 - 1 Gall.- Blue Fescue- 19
 - 3/4"-5/8" Crushed gray Gravel
 - Black Crusher fines path
 - 2 Park Benches



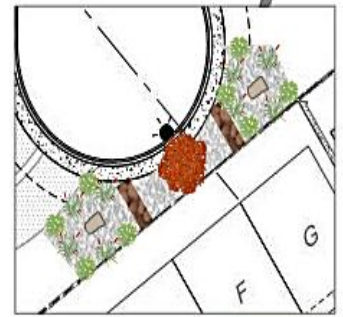
TRACT I LANDSCAPING
1"=30'

Total count for all tracts:

- 1.5 Caliper- New Mexico Olive Tree- 9
- 1.5 Caliper- Desert Willow- 6
- 5 Gall.- Red Yucca- 32
- 5 Gall.- Deer grass- 32
- 1 Gall.- Blue Fescue- 37
- 3/4"-5/8" Crushed gray Gravel
- Black Crusher fines path
- 4 Park Benches
- 2 Landscaping Boulders

Tract C

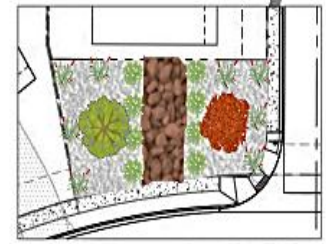
- 1.5 Caliper- Desert Willow- 1
- 5 Gall.- Red Yucca- 8
- 5 Gall.- Deer grass- 8
- 3/4"-5/8" Crushed gray Gravel
- 2"-4" Cobble Stone
- 2 landscaping Boulders



TRACT C LANDSCAPING
1"=30'

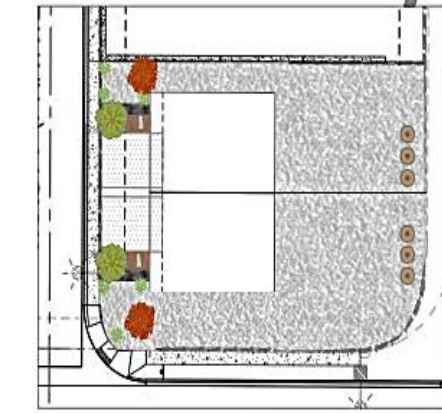
Tract J

- 1.5 Caliper- New Mexico Olive Tree- 1
- 1.5 Caliper- Desert Willow- 1
- 5 Gall.- Red Yucca- 8
- 5 Gall.- Deer grass- 8
- 3/4"-5/8" Crushed gray Gravel
- 2"-4" Cobble Stone



TRACT J LANDSCAPING
1"=30'

The "Typical Lot Landscaping" illustrated on this plan represents the minimum landscaping that will be provided at each residential unit. All lots within the development shall receive, at a minimum, the landscaping elements shown in the typical lot detail.



TYPICAL UNIT LANDSCAPING
1"=30'

Required Landscaping:
Per City of Rio Rancho Municipal Code, each single-family residential lot shall provide a minimum of two (2) trees meeting required caliper or height standards and three (3) five-gallon shrubs, installed within the front yard. Cool season turf grass is prohibited within front yard areas.

Provided Landscaping:
Each typical lot includes two (2) trees meeting minimum caliper or height requirements, a minimum of three (3) five-gallon shrubs and/or ornamental grasses, decorative gravel ground cover with weed barrier, and low-water plant species selected from the City of Rio Rancho approved plant list. No cool season turf grass is proposed in front yards.

- Typical Lot Landscaping:**
- 1.5 Caliper- Desert Willow - 1
 - 1.5 Caliper- New Mexico Olive - 1
 - 5 Gall.- Deer grass- 3
 - 3/4"-5/8"- Crushed gray Gravel
 - 3/4"-5/8"- Mountain Air Brown
 - 2"-4" Cobble Stone
 - 1- landscaping Boulders
 - 3- Planters

**ENCORE
LANDSCAPE PLAN**

RIO RANCHO, NM
February 4, 2026



January 12, 2026

TO: Community Design Solutions, LLC.
9384 Valley View Drive NW
Suite 100
Albuquerque, NM 87114

RE: Site Plan (25-160-00015)

The following are the comments and feedback received in regards to the site plan application.

Planning and Zoning

1. **Project Data**

Verify and update the total number of units and lot sizes on all plan sheets and supporting documents. The unit count shall be consistent across all plan sheets, as differing unit counts have been identified in the current submittal.

2. **Landscaping**

The development shall comply with multifamily landscaping requirements. Submit a revised landscape plan demonstrating compliance with the applicable standards. Submit a revised landscape plan demonstrating compliance with the applicable standards.

a. *For reference:*

Multi-family dwellings. All multi-family residential development shall include the installation and maintenance of landscaping throughout the site. A minimum of two trees, each of a minimum one and one-half inches in caliper (deciduous trees) or eight feet high (evergreen trees), and three five-gallon shrubs or the equivalent thereof per dwelling unit.

b. **Individual Lots**

Provide landscaping details for each individual lot, including required yard areas, plant quantities, and locations.

3. **Parking**

Each lot shall meet multifamily parking requirements. The submitted parking calculations utilizing a flat 1.5 spaces per unit are not sufficient.

a. *For reference, parking shall be calculated as follows:*

<i>Multi-Family Dwelling</i>	
Studio or one bedroom	1.5 spaces per each studio or one-bedroom unit
Two bedrooms	1.75 spaces per each two-bedroom unit
Three bedrooms	2 spaces per each three-bedroom unit
Guest/staff parking	6 spaces

Submit a revised parking plan for each lot identifying unit sizes, garage dimensions, required versus provided parking totals, and guest parking locations.

4. **Building Elevations / Architectural Details**

Provide complete elevation and architectural details, including building height, color palette, exterior materials, fence and wall details, and parking and landscaping associated with each unit.

Fire and Rescue:

1. IFC 2021 shall be referenced for Fire and Life Safety Code. Appendix D shall be referenced for Fire Apparatus Access Roads. Two separate approved fire access roads shall be required. Fire hydrants shall be no more than 500 ft travel distance apart. **A Fire 1 Plan shall be submitted to the Fire Marshals Office for review and approval.**

Parks and Recreation:

1. Per the comments provided for DRC case 25-250-00027, the necessary developed parkland improvements do not appear to be provided. While certain tracts are identified as recreation, and there is landscaping or “paths” provided on a couple of the tracts, the actual recreational value (dog park, picnic tables and/or shade structures, exercise equipment or even basic play equipment) are not indicated, only what may be considered as hardscape and four benches are shown. This does not meet park development requirements. The total acreage shown is 0.41 acres as “public recreation” areas, which again appear to be mostly landscaping. Considering again, the 120 lots indicated in the CORR SITE_Submittal-COMP Site Plan.pdf document and others in your submission, 1.02 acres of (active) recreation space is required by the subdivision ordinance (2.83 residents per residence and three acres of developed park land per 1,000 residents). The acreage does not have to be contiguous but must meet minimum developed park land requirements that can be found in the City’s Development Process Manual. Please provide this space, which cannot be part of a drainage facility, and indicate how it will be designed and constructed to provide active recreation, suitable as developed parkland for the development’s residents. Due to the size of the required recreation/park space it will need to be owned and maintained by an HOA, which the current documents have conformed with for the proposed “public recreation” tracts shown. Please continue with this designation for the required park land acreage.

If you have any additional questions or concerns, please feel free to contact me.

Respectfully,



Tamarah Martinez
Municipal Planner I
Development Services Department
City of Rio Rancho
(505) 896-8793 tamartinez@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

March 13, 2026

RE: Site Plan; Case No. 25-160-00015
Encore Subdivision (Unit 13, Block 46, Tract A)

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, RTR, LLC, through their agent, Community Design Solutions, LLC requests approval of a Site Plan for a multi-family subdivision of 28 lots and 109 dwelling units, located at 2828 Hedingham Ave NE. The subject property is legally described as Unit 13, Block 46 Tract A and is zoned SU. The total area of the site is approximately 11.08 acres.

The **Governing Body** will consider the request and decide their approval on **Thursday, March 26, 2026** at 6:00 pm at City Hall in the **Council Chambers**.

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

If you would like to comment on this application, you are encouraged to submit written comments ten (10) days prior to the hearing date to planning@rrnm.gov. Those wishing to provide comment during the hearing must register in person or by Zoom with applicable City staff person no later than fifteen (15) minutes prior to the scheduled start time of the hearing. This hearing will be hybrid, information is available on the City's website under Agendas and Minutes. The City highly encourages citizens to watch the meeting live on the City's website www.rrnm.gov or on Sparklight cable channel 56.

Please contact me via e-mail me at tamartinez@rrnm.gov. or call me at 505-896-8793 if you have any questions concerning this matter.

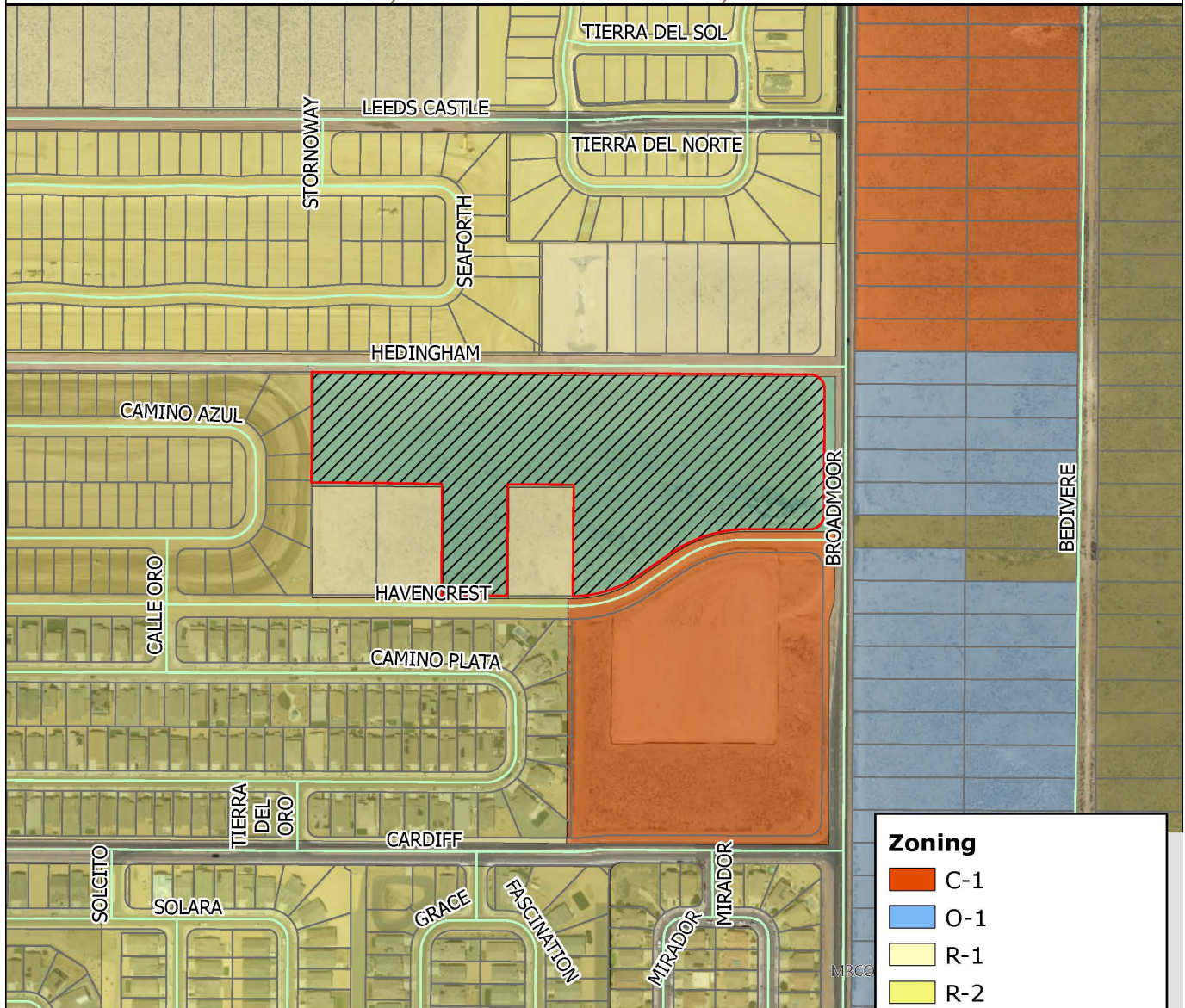
If you are an individual with a disability who is in need of a reader, amplifier, qualified sign language interpreter, or any form of auxiliary aid or service to attend or participate in the hearing or meeting, please contact the City Clerk, 505-891-5004, as soon as possible prior to the meeting. Please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

Respectfully,

Tamarah Martinez

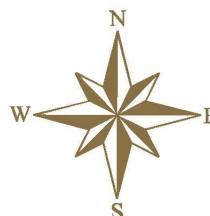
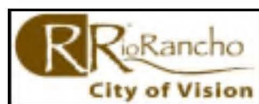
Tamarah Martinez
Municipal Planner I
Development Services Department
Planning Division
City of Rio Rancho

SITE PLAN APPROVAL ENCORE SUBDIVISION UNIT 13, BLOCK 46, TRACT A



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

0 0.03 0.05 0.1 Miles



**CITY OF RIO RANCHO
PUBLIC HEARING NOTICE**

The GOVERNING BODY of the CITY of RIO RANCHO will consider the following matters at its regularly scheduled meeting at 6:00 p.m. on Thursday, March 26, 2026:

**Site Plan
Case #25-160-00015**

The applicant, RTR, LLC, through their agent, Community Design Solutions, LLC requests approval of a Site Plan for the Encore Subdivision located at 2828 Hedingham Ave NE. The subject property is legally described as Unit 13, Block 46 Tract A and is zoned SU. The total area of the site is approximately 11.08 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 this item are available for viewing in the Development Services Department at City Hall.

If you would like to comment on this application, you are encouraged to submit a written comment to planning@rrnm.gov. Written comments will be inserted into the public record.

Journal: March 11, 2026



Comments for Case No. 25-160-00015

From Laura Padilla <laura31407@yahoo.com>

Date Tue 3/17/2026 8:32 AM

To Planning <Planning@rrnm.gov>

Some people who received this message don't often get email from laura31407@yahoo.com. [Learn why this is important](#)

Dear Members of the Governing Body,

I am writing to express our concerns and strong opposition to the proposed multi-family subdivision consisting of 28 lots and 109 dwelling units planned within our existing neighborhood of single-family homes.

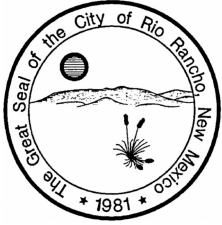
Our community is made up primarily of single-family residences with property values around the half-million-dollar range. Many homeowners, including us, made the decision to invest in this neighborhood because of its character, density, and the established zoning pattern of larger, single-family homes. Introducing a multi-family subdivision of this scale directly in the middle of an established high-end residential area would significantly change the character of the neighborhood.

A development with 109 dwelling units is far denser than the surrounding homes and would be inconsistent with the current design and feel of our community. Having a multi-family subdivision situated in the middle of a neighborhood of higher-value single-family homes is not an ideal fit and raises concerns about the long-term impact on property values and the overall integrity of the area. Homeowners in this community have invested significant financial resources and personal commitment into maintaining a neighborhood that reflects a certain level of quality, stability, and planning. A development of this nature could negatively affect those investments and alter the character of the neighborhood in ways that were never anticipated when these homes were purchased.

For these reasons, I respectfully ask that the governing body carefully consider the concerns of the residents who currently live here and oppose moving this request forward.

Thank you for your time and consideration.

[Yahoo Mail: Search, Organize, Conquer](#)



**CITY OF RIO RANCHO
COVER PAGE**

Legislation Item: D7

AGENDA DATE:

March 26, 2026

DEPARTMENT:

Police Department

SUBJECT:

D7, Advice and Consent of the Governing Body to Award a Contract to Young Guns Construction

BACKGROUND AND ANALYSIS:

The Police Department has obtained a complete design for ground-up construction for a specialized vehicles (e.g., mobile command) and equipment storage building at Police headquarters (500 Quantum Road).

The 4,800 square-foot engineered metal building system will protect specialized vehicles and equipment from weather conditions while maintaining appropriate storage conditions. The structure has been designed with the ability to be disassembled and relocated to a different location in the future should the need arise/warrant.

In addition to the building itself, the project includes site preparation, foundation construction, utility connections, and secure access features necessary to support safe storage and rapid deployment of specialized law enforcement vehicles/equipment.

Young Guns Construction, who has a current cooperative price agreement with the State of New Mexico, has been selected to complete the construction phase. A proposal in compliance with the State's approved price agreement has been submitted for \$1,449,881.04 which includes NMGRT's. The Police Department currently has funding available for the project, which was included and approved as part of the current Fiscal Year 2026 Budget.

The estimated construction timeline is 8 months.

Pursuant to adopted policy, the advice and consent of the Governing Body is required for contracts in excess of \$500,000.

IMPACT:

This project provides a cost-effective and flexible storage solution for critical police response vehicles and equipment while protecting valuable assets from environmental exposure. The ability to relocate the storage facility ensures the investment will continue to serve the department for many years.

ALTERNATIVES:

Approve the contract award.

Do not approve the contract award.

DEPARTMENT RECOMMENDATION:

Staff recommends approval of the contract award to Young Guns Construction.

ATTACHMENT: [Public Safety Complex Proposal 2026](#)

Preconstruction Services

- Administrative Coordination
- Material Procurement
- Master Schedule
- Permitting and Associated Fees
- SWPPP

General Requirements

- Builders risk and general liability
- Project management and project coordination
- Quality Control
- Temporary facilities and utilities as needed
- Waste management, daily and final cleanup
- Safety implementation and inspections
- Closeout & Training

Scope of Work

Project is bid based on the 100% submittal Construction Documents dated 01.30.26

Cost-saving Value Engineering (VE) efforts are incorporated into the provided pricing. The Value Engineering items captured in this bid proposal are as follows:

1. VE package for light fixture and cord reels in lieu of specifications provided in construction documents
2. VE insulation package. Construction documents indicate R-49 for roof insulation which would require spacers and standing seam roof. We have submitted pricing based on code compliant R-40 standard insulation package with standard metal building roof panels. In addition, we have not included 2" rigid insulation on the exterior walls. We will meet required R-value with standard batt insulation in the wall cavities
3. There is an option for either chain link or CMU for the trash enclosure. With the approval received by CORR, we will be providing chain link with privacy slats for the enclosure
4. The construction documents call for the new yard line to be copper. With CORR and Engineer of Records' approval we would be installing Pex in lieu of copper

Warranty

The work above carries a 1-year Labor and Materials Warranty

Exclusions

- Hazardous material testing and abatement
- Water meters or meter boxes
- Anything not specifically noted
- Unforeseen building and site conditions beyond standard remedy

**Cost Breakdown
March 2, 2026**

Project: Public Safety Complex Improvements
Estimate #: 156

State Pricing Agreement:
#40-00000-23-00034

Materials & Equipment Breakdown				
Item	Quantity			Cost
General Conditions				\$17,200.00
Temp Fence & Barricading				\$5,000.00
Demolition (Equipment)				\$60,000.00
Concrete (Building Slab)				\$105,500.00
Metals (Building & Bollards)				\$109,450.00
Thermal & Moisture (Insulation & Sealants)				\$40,250.00
Openings				\$32,900.00
Mechanical (Swamp Cooler, Heaters, Yard Hydrant)				\$44,700.00
Electrical (Includes Directional Boring)				\$164,900.00
Communications (Fire Alarm & Security)				\$35,100.00
Exterior Improvements (Including Heavy Equipment, Retaining Wall, Fencing, Sidewalks)				\$208,105.00
Survey & Staking				\$8,550.00
SWPPP				\$12,000.00
Third Pary Inspections				\$9,500.00
Permit Fees				\$1,500.00
Subtotal Materials & Equipment				\$854,655.00
Dumpsters, Disposal, Porta Potty				\$10,550.00
Total Materials & Equipment				\$865,205.00
Labor Breakdown Contractor (BW) Over \$60K				
Crew Member		# Hours	Unit Rate	Extended
Superintendent		720	\$105.00	\$75,600.00
Journeyman		1685	\$90.00	\$151,650.00
Laborer		2155	\$50.00	\$107,750.00
Mileage			\$1.75	N/A
Per Diem			\$200.00	N/A
Diagnosis, Project Estimates, Troubleshooting, Other (Incl. A & E Services)		1100	\$100.00	\$110,000.00
Labor Total				\$445,000.00

Material & Equipment Total				\$865,205.00
Labor Total				\$445,000.00
Subtotal				\$1,310,205.00
Subtotal				\$1,310,205.00
Bond	3.0000%			\$39,306.15
Rio Rancho (Sandoval) Tax % June 2026	7.4375%			\$100,369.89
Grand Total Proposal Bonded at 3%				\$1,449,881.04

Agreement to Proceed

If this proposal is acceptable, please sign and return a copy to initiate the project. All work will be governed by the terms outlined in this proposal. Any modifications to the scope of work must be agreed upon and documented in a signed addendum.

We are grateful to you for your time and thoughtful consideration and appreciate the opportunity to provide this proposal. We look forward to assisting the City of Rio Rancho Building Maintenance Department with this important new Public Safety Complex Improvements project.

Executed By:
Young Guns Construction, LLC

John Trujillo
 Signature-Authorized Representative

John Trujillo
 John Trujillo – Managing Member (Print)

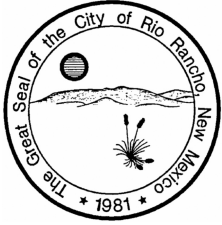
March 2, 2026
 Date

Executed by:
City of Rio Rancho

 Signature – Authorized Representative

 Name and Title (Print)

 Date



**CITY OF RIO RANCHO
COVER PAGE**

Legislation Item: D8

AGENDA DATE:

March 26, 2026

DEPARTMENT:

Public Works

SUBJECT:

D8, Advice and Consent of the Governing Body to Award a Contract to Albuquerque Asphalt, Inc.

BACKGROUND AND ANALYSIS:

The Esther Bone Memorial Library was originally constructed in 1992 and the Veterans Memorial/Monument Park was added in 1997. Based on age, the existing parking lot pavement and drainage features serving these facilities are in need of repair.

The project consists of the removal and replacement of the existing pavement, storm drain system, and driveway entrances. Improvements to the site also include ADA infrastructure, upgrading existing lighting to LED fixtures, and installing new communication infrastructure to serve the library. These improvements will enhance the safety, functionality, and overall usability of the parking lot for residents and visitors.

The construction duration for this project is anticipated to be approximately 5 months from the Notice to Proceed (NTP) date, which is anticipated to be after Memorial Day.

The project is funded by the City's General Fund (\$120,000); State Capital Outlay (\$400,000 - Rep. Kathleen Cates, \$250,000 - Sen. Jay Block, \$100,000 - Rep. Josh Hernandez, \$100,000 - Rep. Alan Martinez, and \$50,000 - Rep. Catherine Cullen); and voter-approved General Obligation Bond proceeds (\$200,000).

This project was procured using the Bernalillo County Multi-Unit Civil Infrastructure On-Call Services Price Agreement, and the proposed contract total is \$1,203,836.79 (including NMGRTs).

Pursuant to adopted policy, the advice and consent of the Governing Body is required for contracts in excess of \$500,000.

IMPACT:

This project will improve the parking lot and drainage for the Esther Bone Memorial Library and Veteran's Memorial Park.

ALTERNATIVES:

Approve the contract award.

Do not approve the contract award.

DEPARTMENT RECOMMENDATION:

Staff recommends that the Governing Body approves the contract.

ATTACHMENT: [Cost Proposal](#)

ATTACHMENT: [Project Map](#)



Date: 3/2/26

Quote to: City of Rio Rancho
Attn: Mr. Jonathan Ellison
Address:
City, State:
Phone:
Cell:
Email:

Project: Esther Bone Library & Veteran's Memorial Parking Lot Improvements

Re: Cold Mill 2" Existing Asphalt, Excavate 4" of Soil
 Subgrade Prep, 4" Basecourse, 2" SP-IV
 Curb and Gutter, ADA Ramps, Storm Drain, Street Lighting, Landscape,
 Material Testing, Traffic Control and SWPPP.

Contract: Bernalillo County On-Call RFP # 26-25-DC

Project No.
Control No.
Contract No.
Vendor No.

Item #	Bernalillo Co. ON-CALL ITEM #	Description	Unit	Unit Price	Estimated Quantity	Estimated Total Price
1	2	Non-Emergency Mobilization and demobilization, including traffic control mobilization	L.S.	\$5,193.27	6.00	\$31,159.62
2	3	Utility Excavation, 0-10 feet deep, air or water / vacuum excavate to determine type, size, and location of existing underground utility. Payment to include mobilization, surface removal and replacement, vertical and horizontal utility location data, non-settling backfill and restoration, CIP	EA	\$732.79	120.00	\$87,934.80
3	5	Construction Surveying by Licensed PS (minimum 2-person crew) above and beyond normal grade construction staking (such as horizontal or vertical realignments, may include preparation of printed diagrams)	HR	\$138.33	120.00	\$16,599.60
4	6	Quality Control Testing	HR	\$132.79	120.00	\$15,934.80
5	7	Laboratory Evaluation of Material Sample	EA	\$1,219.47	25.00	\$30,486.75
6	24	Remove and replace unsuitable soil with gravel base course class II, including all export/disposal/import CIP	CY	\$132.96	100.00	\$13,296.00
7	38	Roadway excavation and grading of areas to be paved, greater than 6-inches, less than 2-feet excavation, excluding import or export of material, haul less than 500 feet, excluding subgrade preparation, per SY. Complete in place, including compaction of fill areas to 100% AASHTO T-99 per SY (for quantities 3000 SY to 10,000 SY per site)	SY	\$5.23	6100.00	\$31,903.00
8	27	Export excess unclassified material, including excavation, loading, disposal (or haul and stockpiling at County sites within 20 miles) per County direction.	CY	\$49.28	700.00	\$34,496.00
9	31	Cold milling of asphalt surfacing, (100 and over SY) x maximum depth in inches	SY-IN	\$3.26	12200.00	\$39,772.00
10	49	Subgrade Preparation for Collector/Arterial roadways, 12-inch scarify at 100% per AASHTO T99. Scarification, Grading, Mixing, Shaping (including preliminary finish grading + or - 0.10 foot, blue top staking), Compaction, & Proofrolling. CIP, per SY. City Spec, except density standard.	SY	\$4.40	6100.00	\$26,840.00
11	56	Gravel Base Course, type II, crushed, 4" depth at 95% per ASTM D-1557, and County Street Standards, place and compact. Complete in place.	SY	\$10.52	6100.00	\$64,172.00
12	72	PMBP 0-3-inch Lift. SP-IV, PG 76-28, Machine Laydown	TON	\$130.19	750.00	\$97,642.50
13	85	Prime Coat	TON	\$791.22	12.00	\$9,494.64
14	84	Tack Coat	TON	\$699.92	2.00	\$1,399.84
15	91	Sidewalk, 4-inch thick, Portland Cement Concrete, incl. Subgrade preparation. Complete in place, per SY (for quantities 30 to 200 SY per site) also meeting County Code 66-215, expansion joints every 18 feet	SY	\$125.51	150.00	\$18,826.50
16	114	PCC Valley/Alley gutter, drivepad, or wheelchair ramp paving with integral curbs, hand forming complete; per COA Standard Detail Drawing nos. 2422, 2428, 2425, 2440, and 2441.	SY	\$239.43	260.00	\$62,251.80
17	115	Detectable Warning Surfaces (Truncated dome wheelchair mats per ADA), per Public Right-of-Way Accessibility Guidelines, Section 300R, submittal approval required	SF	\$50.28	120.00	\$6,033.60
18	103	Drive pad 6-inch thick Portland Cement Concrete including subgrade compaction complete in place per SY (for quantities of 30 to 200 SY per site).	SY	\$183.01	175.00	\$32,026.75
19	113	PCC Header curb and/or cut-off wall, per COA Standard Detail Drawing 2415B, incl. excavation up to maximum depth, forming, stripping forms, two continuous #4 rebar reinforcement, finishing, and backfill; CIP	LF	\$61.20	790.00	\$48,348.00
20	111	PCC Curb and gutter, all types included on COA Standard Detail Drawing 2415A, in accordance with Bernalillo County Street Standards.	LF	\$51.04	140.00	\$7,145.60
21	112	PCC Median and Mountable median Curb and gutter, per COA standard detail drawing 2415B, in accordance with Bernalillo County Street Standards.	LF	\$36.86	1255.00	\$46,259.30
22	400	Crusher Fines compacted to a depth of 4", Complete in Place.	SF	\$3.26	3420.00	\$11,149.20
23	296	Filter Fabric to be installed beneath Landscape gravel, CIP	SF	\$0.55	3420.00	\$1,881.00
24	New Item	Bubblers at trees, 3 Rain Bird 1400 Series Bubblers per tree, tied into existing lateral lines. Includes 20 LF of new 3/4" lateral at each tree location.	EA	\$275.00	6.00	\$1,650.00

25	New Item	Spray Head Relocations, including new Hunter Pros Spray Assembly	EA	\$82.50	4.00	\$330.00
26	New Item	Drip Emitters, poly and drip line replacement at existing trees. Includes 5 - 2 gph drip emitters per existing tree.	EA	\$55.00	3.00	\$165.00
27	New Item	Remove and Replace Existing Turf, CIP.	SF	\$5.75	280.00	\$1,610.00
28	98	Removable Post (Bollards), per COA Standard Detail Drawing 2250, CIP	EA	\$2,732.20	2.00	\$5,464.40
29	97	Stationary Guard Post per COA Standard Detail Drawing 2250, bollard	EA	\$1,327.92	2.00	\$2,655.84
30	New Item	24" Sidewalk Culvert (Steel Plate Only)	LF	\$206.25	15.00	\$3,093.75
31	116	Reinforced Concrete for Minor Structures, incl. forms, steel reinforcement, stripping forms, and curing, CIP	CY	\$2,684.30	3.00	\$8,052.90
32	293	Riprap Class A (Non-Enclosed)	CY	\$613.00	13.00	\$7,969.00
33	265	Culvert installation only 18-inch to 30-inch diam., 0-8 feet deep; including trenching, backfill, o-ring installation, and compaction.	LF	\$60.86	290.00	\$17,649.40
34	253	18-inch RCP Class III, round or elliptical, furnished & placed in open trench, CIP	LF	\$89.60	290.00	\$25,984.00
35	261	Added Cost for Class IV RCP	IN.(DIA)- LF	\$2.21	1890.00	\$4,176.90
36	239	18-inch CMP end section arched or round, installed incl. gasket, CIP	EA	\$1,828.33	2.00	\$3,656.66
37	277	Storm inlet, installation less than 8 feet depth, concrete per COA Standard Detail Drawings 2206 (single D), 2216, 2220	EA	\$7,885.16	3.00	\$23,655.48
38	150	Traffic control per day (24 hour period). (over 50 lighted devices not including variable message boards or directional arrows, or flagmen) Must comply with the most current edition of the Manual on Uniform Traffic Control Devices	DAY	\$160.46	150.00	\$24,069.00
39	192	Variable Message Board	DAY	\$149.39	150.00	\$22,408.50
40	196	Flagpersons, for flagging operation for any temporary traffic control set up per MUTCD Chapter 6C, including two-way communication devices and required and signs, per operation-day.	DAY	\$3,140.53	3.00	\$9,421.59
41	139	Panel Signs, aluminum sign (0.08 thickness) with Type IV sheeting and border with standard lettering or MUTCD symbols including hardware, CIP on existing post, anchor.	SF	\$24.62	70.00	\$1,723.40
42	137	Remove and Re-set sign and post, any size, CIP	EA	\$215.79	11.00	\$2,373.69
43	138	Steel Posts & Base Posts for Aluminum Panel Signs, galvanized steel 1 3/4-inch Telspar post in 2-inch, 30-inch long Telspar anchor with holes, tamper resistant bolts, per NMDOT Std. Detail Drawing 701-02, CIP	LF	\$17.43	340.00	\$5,926.20
44	131-A	4-inch Striping, Reflectorized Paint, parking lot striping, one application <=5,000 feet	LF	\$3.32	1800.00	\$5,976.00
45	128-A	4-inch thermoplastic parking lot striping, any color, 90 mil	LF	\$3.32	3250.00	\$10,790.00
46	130	Retroreflectorized pre-formed plastic pavement symbol markings (bikes, arrows, crosswalks, etc.), applied with heat, CIP	SF	\$30.43	520.00	\$15,823.60
47	160	100 Watt equivalent LED Cobre head fixture	EA	\$961.64	21.00	\$20,194.44
48	New Item	Roadway Luminaire, Any Type, Remove and Dispose	EA	\$147.40	21.00	\$3,095.40
49	171	Electrical Conduit, 3-inch, incl. trenching, backfill, & patching, (or boring), CIP	LF	\$45.91	380.00	\$17,445.80
50	New Item	Rigid Metal Conduit, 1-inch	LS	\$6,019.20	1.00	\$6,019.20
51	173	Electrical Pull Box, Standard, CIP	EA	\$1,642.19	8.00	\$13,137.52
52	New Item	CAT 6 Cable	LF	\$23.00	200.00	\$4,600.00
53	180	Fiber Optic Cable; 96 SMFO	LF	\$5.33	700.00	\$3,731.00
54	New Item	4" PVC, Sch.40 PVC, Include Trench, Backfill, and Compaction, Up to 3' Depth	LF	\$62.00	320.00	\$19,840.00
55	121	Saw cut, remove, and dispose of PC concrete curb and gutter	LF	\$16.75	1130.00	\$18,927.50
56	109	Existing Sidewalk, saw cut, remove and dispose. Complete, per SY	SY	\$41.87	300.00	\$12,561.00
57	110	Existing Drive pad/Valley/Alley Gutter, saw cut, remove and dispose. Complete, per SY	SY	\$62.81	215.00	\$13,504.15
58	263	Drain line Removal and disposal or salvage, 10-inch to 18-inch, any type, incl. sawcut, excl. trenching, complete	LF	\$73.28	365.00	\$26,747.20

59	291	Remove/Dispose Existing Storm Inlet, any depth, CIP	EA	\$2,512.42	3.00	\$7,537.26
60	New Item	Existing Bollard & Foundation, Remove and Dispose	EA	\$675.00	9.00	\$6,075.00
61	New Item	Existing Crusher Fines, up to 4" depth, Remove and Dispose	SY	\$5.50	300.00	\$1,650.00
62	4	Project Construction Sign	EA	\$547.77	2.00	\$1,095.54
63	154	Business Access, or Special (non-Standard) sign, including temporary sign support, CIP	SF	\$14.94	96.00	\$1,434.24
64	297	SWPPP Preparation and submittal of NPDES Permit	LS	\$940.61	1.00	\$940.61
65	298	SWPPP Management and Inspections	Month	\$204.72	5.00	\$1,023.60
66	303	Drop Inlet Protection per NMDOT Standard Drawing 603-01	EA	\$105.13	12.00	\$1,261.56
		Subtotal				\$1,120,499.63
		NMGRT		7.4375%		\$83,337.16
		Total w/ Tax				\$1,203,836.79

NOTE: THIS IS AN ESTIMATE ONLY

**** Areas in Bold are Reduction in Unit Prices vs. Contract Prices**

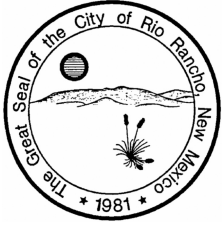
Final quantities will vary depending on final as-built field measurements.

Additional Multi-Use contract items may be required pending subsurface and or varying field conditions encountered during construction.

Estimate/As-Built Prepared By: Jacob Smith
Albuquerque Asphalt Inc.
jacob@alb-asphalt.com
(505)831-7311
(505) 991-3361

Esther Bone Memorial Library / Veterans' Memorial Parking Lot Improvements





**CITY OF RIO RANCHO
COVER PAGE**

Legislation Item: D9

AGENDA DATE:

March 26, 2026

DEPARTMENT:

Utilities

SUBJECT:

D9, Advice and Consent of the Governing Body to Award a Contract to Pump Tech, LLC DBA Alpha Southwest

BACKGROUND AND ANALYSIS:

Well 19 is located near the intersection of 1st Street and Inca Road. Well 19 can produce approximately 2 million gallons of water per day. This water can be used to supply water to all Utilities' customers.

Rehabilitation of the well includes replacing the motor and pump, which will help ensure water production capacity needs are met for Utilities' customers.

The project cost is \$1,174,496.94 (including NMGRs), and will be funded using existing revenue sources derived from the rates Utilities' customers pay for services. Project work is estimated to take several months to complete.

Pump Tech, LLC DBA Alpha Southwest will perform the work under a 2021 Request for Proposals (RFP) process/contract award for well repair and rehabilitation services.

In accordance with adopted City policy, agreements in excess of \$500,000 require the advice and consent of the Governing Body.

IMPACT:

Execution of the agreement will allow the City to rehabilitate Well 19, which is important for water production.

ALTERNATIVES:

Approve the agreement.

Do not approve the agreement.

DEPARTMENT RECOMMENDATION:

Staff recommends that the Governing Body approve the agreement award to Pump Tech, LLC DBA Alpha Southwest.

ATTACHMENT: [Pump Tech, LLC DBA Alpha Southwest Estimate](#)



Estimate Sheet

2-3-26

DATE: 12/18/2026

CRM Quote #: (internal use only)	1300353
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ASW Job #: _____

Estimate by: _____

Customer Name: Rio Rancho, Well #19
 Contact Name: Pat Gallegos
 Phone: _____
 email: pgallegos@rrmm.gov

NOTES:
Note: Customer to arrange electrical service to disconnect old motor, connect new motor, and perform rotation verification and startup.
1. Pricing applicable until 2-28-26

Project Name: Rio Rancho Well #19 New Pump, Column, Shaft, Discharge Head Assembly
 WO#: _____
 PO#: _____

Scope of Work: Well #19: Pull old pump. Procure and set new pump (1,500GPM @ 1,300' TDH) with new column set, discharge head assembly, electric motor. Stretch the pump, assist with startup.

ITEM #	TS #	DESCRIPTION	QTY	Price Ea.	Total
1	TS-1	Labor: Drawings, Reports, Scheduling, Equipment Calculation, Project Management, Etc.	80	\$ 98.00	\$ 7,840.00
2	TS-2	Labor: Mobilization / Demobilization, Work Site Preparation, and Protection, Site Rehabilitation, Cleanup	84	\$ 112.00	\$ 9,408.00
3	TS-3	Labor: Pull (from 1060') and Set (at 1160') Well Pump (2220 Ft. total)	2220	\$ 13.82	\$ 30,680.40
4	TS-7a	Labor: Mechanical/Miscellaneous Technicians	96	\$ 125.00	\$ 12,000.00
5	TS-7b	Labor: Mechanical/Miscellaneous Laborer	96	\$ 120.00	\$ 11,520.00
6	TS-9	ASW Owned Equipment: Boom truck to Lift/Set Motor, Load/Unload Pipes, misc.	60	\$ 95.00	\$ 5,700.00
7	TS-11	Misc. Materials: ropes, buckets, conduits, fittings, etc.	1	\$ 750.00	\$ 750.00
8	TS-11	New Pump 1,500 GPM@ 1,300'TDH, ELS, Oli Lubed (11weeks lead time)	1	\$ 108,136.93	\$ 108,136.93
9	TS-11	Electric Motor, Nidec, 600HP, 5500Ft. Altitude, RUE, 460V/3Ph/60Hz (14 weeks lead time)	1	\$ 72,257.53	\$ 72,257.53
10	TS-11	New Column Set, 10"x3-1/2"x2-3/16" (Shaft material 17-4PH SS), Total Length 1,150' (12 weeks lead time)	1	\$ 617,648.80	\$ 617,648.80
11	TS-11	New Custom Discharge Head, w/Oiler and Tube Nut Assembly (5 weeks lead time)	1	\$ 98,110.00	\$ 98,110.00
12	TS-11	Flow Meter, Promag, W 400, 5W4C3H, DN300, 12"	1	\$ 20,000.00	\$ 20,000.00
13	TS-14	Rental Equipment: Porta-Potty rental	9	\$ 125.00	\$ 1,125.00

Sub-total \$ 995,176.66
 NMGR @ 7.63% \$ 75,931.98
TOTAL \$ 1,071,108.64

Alpha Southwest Terms:

- Net 30 for acceptance within 30 days, all applicable taxes not included in prices quoted
- Shipping & Handling Charges Extra (if not quoted)
- Pricing is not guaranteed and is subject to change without notice due to cost increases, tariffs, or other government actions
- Actual prices will be provided at time of delivery

If you have any questions please feel free to give me a call at 1-505-877-0287 or by e-mail at alexey@alphasw.com.

Respectfully Submitted By: Alexey Belyaev



Estimate Sheet

2-3-26

DATE: 12/18/2025

CRM Quote #: <small>(internal use only)</small>	1300352
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ASW Job #: _____

Estimate by: _____

NOTES:
1. Pricing applicable until 2-28-26

Customer Name: Rio Rancho, Well #19
 Contact Name: Pat Gallegos
 Phone: _____
 email: pgallegos@rrnm.gov

Project Name: Rio Rancho Well #19 Pump Pull, Video Survey, Well Casing Thickness Survey
 WO#: _____
 PO#: _____

Scope of Work: Well #19: Pull the Pump, Perform Video Survey and Well Casing Thickness Survey

ITEM #	TS #	DESCRIPTION	QTY	Price Ea.	Total
1	TS-1	Drawings, Reports, Scheduling, Project Management Etc.	30	\$ 98.00	\$ 2,940.00
2	TS-2	Mobilization / Demobilization, Work Site Preparation, and Protection, Site Rehabilitation, Cleanup	21	\$ 112.00	\$ 2,352.00
3	TS-3	Pull Well Pump, setting depth 1100'	1100	\$ 13.82	\$ 15,202.00
4	TS-6	Well Inspection Video Survey	1	\$ 1,780.00	\$ 1,780.00
5	TS-7a	Mechanical/Miscellaneous Technicians	40	\$ 125.00	\$ 5,000.00
6	TS-7b	Mechanical/Miscellaneous Laborer	48	\$ 120.00	\$ 5,760.00
7	TS-7c	Electrical Service to Disconnect Motor	8	\$ 155.00	\$ 1,240.00
8	TS-9	ASW Owned Equipment: Boom truck to Lift/Set Motor, Conduct Well Casing Thickness Survey, misc.	28	\$ 95.00	\$ 2,660.00
9	TS-11	Misc. Materials: ropes, buckets, conduits, fittings, etc.	1	\$ 750.00	\$ 750.00
10	TS-14	Rental Equipment: Porta-Potty rental	3	\$ 125.00	\$ 375.00
11	TS-15	Subcontracted Service: Well Casing Thickness Survey Service	1	\$28,000.00	\$ 28,000.00
12	TS-15	Subcontracted Service: Two Swedge Patch Installations (Placeholder)	1	\$30,000.00	\$ 30,000.00

Sub-total \$ 96,059.00
 NMGR @ 7.63% \$ 7,329.30
TOTAL \$ 103,388.30

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Respectfully Submitted By: Alexey Belyaev
 205 Rossmoor Rd. SW * Albuquerque, NM 87105 * (505) 877-0287