Planning and Zoning Board Meeting
City of Rio Rancho
AGENDA
January 13, 2026
6:00 PM
City Council Chambers

BOARD MEMBERS

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

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/85180741871?pwd=T3BlSHVpWkp6d3dDRmlHd3k2VzYvUT09

Meeting ID: 851 8074 1871

Passcode: 026819

Pursuant to the Rules of Procedure, any person wishing to address the Board related to an item listed under Public Hearings or Discussion and Deliberation, shall register in person with the designated City staff person. 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 Board 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 designated City staff person 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

CONSENT CALENDAR

There will be no discussion of these items unless a Board Member so requests, in which event the item will be moved to a discussion item on the regular agenda.

1. December 16, 2025 Planning and Zoning Board Meeting Minutes

2025-1216 PZB Minutes.docx

STAFF PRESENTATIONS, REPORTS AND COMMENTS

2. Planning and Zoning Monthly Summary Plat Report - December 2025
Dec Summ Plat.pdf

3. Planning and Zoning Monthly Building Activity Report - December 2025
2025 PZ MONTHLY COMPARISONS.pdf

PUBLIC HEARINGS

Pursuant to the Rules of Procedure, all aggrieved persons, and materially relevant witnesses sponsored by such interested persons, wishing to address the Board shall register in person or via specified communications technology/equipment with the City staff person.

4. **Variance.** The applicants, Rob and Erica Spella, request approval of a Variance to the minimum required R-1: Single-Family Residential District side setback of five feet for a secondary structure at the subject property of 1576 Arlene Rd SE, legally described as Star Heights Unit 2, Block 175, Lot 3. Staff contact is Ben Isaacs and Staff recommend denial with findings.
Zoning & Location Map.pdf
Land Use Application.pdf
Justification Letter.pdf
Site Plan.pdf
Code Enforcement Case 25-5217__1576_ARLENE_RD_SE_redacted.docx
Reproduction of Notifications.pdf
Findings_of_Fact_BMB_1.13.25.docx
Applicant PostponementRequest.pdf
Public Comment - Patricia D.pdf
Public Comment - Raith Edmondson.pdf

5. **Variance.** The Applicant, Southwest Block, Inc., requests approval of a Variance to allow for a constructed 8' high CMU block wall within the M-1: Industrial & Business Park District Front Setback. The subject property is legally described as Industrial Park East, Block A, Lot 2 and comprises approximately 1.562 acres. Staff contact is Tim Dvorak and staff recommends denial with findings.
Zoning & Location Map
Application
Justification
Letters of Support
Site Plan (Constructed Wall)
Approved Building Permit Application #22-11722
Reproduction of Notices, Legal Ad
Findings_of_Fact_BMB.docx

6. **Preliminary Plat.** The applicant, Zuma Ranch, LLC, through their agent, Isaacson & Arfman, Inc., requests approval of a Preliminary Plat for Phase 2 of the Zuma Ranch Subdivision. The plat would create 114 single-family residential lots and 15 tracts on 59.63 acres for the property legally described as Unit 13, Blocks 35 and 36. Staff contact is Ben Isaacs and Staff recommends approval with findings and conditions.
Zoning and Location Map.pdf
Land Use Application.pdf
Authorization Letter.pdf
Zuma Ranch Phase 2 Prelim Plat.pdf
Zuma Ranch Master Plan_IllustrativePlan_PhasingPlan.pdf

Reviewer Comments.pdf
Reproduction of Notifications.pdf

7. **Preliminary Plat.** The applicant, High Range 6 Development, LLC, through their agent, Isaacson & Arfman, Inc., requests approval of a Preliminary Plat, for the High Range 6 Phase 1A Subdivision. The subject property is legally described as Unit 13, Block 69, Lots 19, 88, and 89; Block 70, Lots 1-29, 70-72, 74-96; Block 71, Lots 3-13, 34, 35, 37-45; and a portion of vacated Camelot St NE. Staff Contact is Liz Ruiz Carlos and staff recommends approval with findings and conditions.
Location, Zoning.pdf
Application.pdf
Agent Authorization.pdf
High Range 6 1A Preliminary Plat.pdf
High Range 6 Master Plan - Lot Plan
Engineering Comments.pdf
Reproduction of Notices.pdf

DISCUSSION AND DELIBERATION

COMMENTS BY MEMBERS

PUBLIC FORUM

Any person wishing to address a board, commission, committee, or advisory body related to a non-agenda item shall register in person with the applicable City staff person. No more than two (2) hours in total will be allotted for public forum comments at any meeting. A majority vote of the board, commission, committee, or advisory body members present may approve to extend the total amount of time allotted for public forum at a meeting.

ADJOURNMENT

CITY OF RIO RANCHO
COVER PAGE

Legislation Item:

AGENDA DATE:
January 13, 2026

DEPARTMENT:
Development Services

SUBJECT:
December 16, 2025 Planning and Zoning Board Meeting Minutes

BACKGROUND AND ANALYSIS:

IMPACT:

ALTERNATIVES:

DEPARTMENT RECOMMENDATION:
Approval

ATTACHMENT: 2025-1216 PZB Minutes.docx

Planning and Zoning Board
of the
City of Rio Rancho

MINUTES

DECEMBER 16, 2025
6:00 PM
Council Chambers, City Hall

MEMBERS PRESENT:	**STAFF PRESENT:**
Scottie Richardson, District 1, Chair	Amy Rincon, Development Services Director
Kevin Kofchur, District 2	Brian Babyak, Planning and Zoning Manager
Robert Gabaldon, District 4, Vice-Chair	Tim Dvorak, Planner II
Lisa Hardisty, District 6	Liz Ruiz Carlos, Planner II
Sal Tortorici, At-Large (Virtual)	Michelle Costilla, Planner II
MEMBERS ABSENT:	Ben Isaacs, Planner I
VACANT, District 3	Sharon Bitah, Administrative Assistant
Andrea Hankins, District 5	

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

Chairman Richardson called the meeting to order at 6:00 PM.

CONSENT CALENDAR

1) November 18, 2025 Planning and Zoning Board Meeting Minutes

Robert Gabaldon moved to approve the Consent Calendar. Seconded by Lisa Hardisty.
The motion carried by a vote of **5 FOR** and **0 AGAINST**
YES: Scottie Richardson, Kevin Kofchur, Robert Gabaldon, Lisa Hardisty, Sal Tortorici
NO: (None)

STAFF PRESENTATIONS, REPORTS AND COMMENTS

2) Planning and Zoning Monthly Summary Plat Report – November 2025

3) Planning and Zoning Monthly Building Activity Report – November 2025

PUBLIC HEARINGS

4) The applicant, ECOTerra Development, LLC, through their agents, Consensus Planning, Inc. and Bohannan Huston, Inc., had requested approval of a Subdivision Variance to Rio Rancho Code of Ordinances, Chapter 155.43, requiring 5-foot minimum easements on side and rear lot lines; for the proposed Terra Alto at Mariposa Subdivision.

Lisa Hardisty moved to withdraw item #4. Seconded by Robert Gabaldon.
The motion carried by a vote of **5 FOR** and **0 AGAINST**
YES: Scottie Richardson, Kevin Kofchur, Robert Gabaldon, Lisa Hardisty, Sal Tortorici
NO: (None)

5) The applicant, ECOTerra Development, LLC, through their agents, Consensus Planning and Bohannan Huston, Inc., had requested approval of a Preliminary Plat, for the Terra Alto at Mariposa Subdivision. The subject property is legally described as Mariposa East, Tracts 1A-16H-1, 1A-16F, and 1A-16I, and is zoned MU-A: Mixed Use Activity Center.

Robert Gabaldon moved to withdraw Item #5. Seconded by Kevin Kofchur.
The motion carried by a vote of **5 FOR** and **0 AGAINST**
YES: Scottie Richardson, Kevin Kofchur, Robert Gabaldon, Lisa Hardisty, Sal Tortorici
NO: (None)

6) The applicants, Rob and Erica Spella, requested approval of a Variance to the minimum required R-1: Single-Family Residential District side setback of five feet for a secondary structure at the subject property of 1576 Arlene Rd SE, legally described as Star Heights Unit 2, Block 175, Lot 3.

Staff member, Ben Isaacs presented the item, recommending denial with findings, and stood for questions.

Applicant Rob Spella presented on the item and member of the public, Ken Todd spoke for the item.

Lisa Hardisty moved to approve item #6. Seconded by Kevin Kofchur.

Commissioner Hardisty's and Vice-chair Gabaldon's questions were answered by Development Services Director, Amy Rincon and applicant, Rob Spella. Discussion on neighbor support resulted in the applicant being instructed to provide letters of support after staff member Ben Isaacs confirmed receipt of one letter in answer to Commissioner Kofchur.

Robert Gabaldon moved to postpone item #6 to a date certain of January 13, 2026. Seconded by Kevin Kofchur.
The motion carried by a vote of **5 FOR** and **0 AGAINST**
YES: Scottie Richardson, Kevin Kofchur, Robert Gabaldon, Lisa Hardisty, Sal Tortorici
NO: (None)

7) The applicant, EPJ Land, LP, through their agent, Community Sciences Corporation, requested approval of a Final Plat for Unser Pavilion West, Tract A, which would create one tract, vacate a portion of 21st Street SE, and dedicate right-of- way for Pavilion Way SE. The property is zoned C-1: Retail Commercial and is legally described as Rio Rancho Estates Unit 10, Block 25, Lots 24-28 and 35-39, and Unit 10, Block 26, Lot 16B-1.

Staff member, Michelle Costilla presented the item, recommending approval with findings and conditions and stood for questions.

Agent, Thomas Patrick spoke on the item and stood for questions.

Kevin Kofchur moved to approve item #7. Seconded by Lisa Hardisty.
The motion carried by a vote of **5 FOR** and **0 AGAINST**
YES: Scottie Richardson, Kevin Kofchur, Robert Gabaldon, Lisa Hardisty, Sal Tortorici
NO: (None)

8) The applicant, Lomas Encantadas Development Co., through their agent, Huitt-Zollars, Inc., requested approval of a Preliminary Plat Amendment for the Lomas Encantadas 1D Phase 1A Subdivision.

Staff member, Tim Dvorak presented item #8 and item #9 concurrently, recommending approval with findings and conditions, and stood for questions.

Applicant, Bryan Aragon spoke in agreement with findings and conditions, and stood for questions.

Robert Gabaldon moved to approve item #8. Seconded by Lisa Hardisty.
The motion carried by a vote of **5 FOR** and **0 AGAINST**
YES: Scottie Richardson, Kevin Kofchur, Robert Gabaldon, Lisa Hardisty, Sal Tortorici
NO: (None)

9) The applicant, Lomas Encantadas Development Company, through their agent, Huitt-Zollars, Inc., requested approval of a Final Plat for the Lomas Encantadas 1D, Phase 1A Subdivision, consisting of 46 Lots and 7 Tracts zoned R-4: Single-Family Residential District on the property legally described as Lomas Encantadas, Tract 12-A-1-A-1.

Staff member, Tim Dvorak and applicant, Bryan Aragon had no further comments.

Kevin Kofchur moved to approve Item #9. Seconded by Lisa Hardisty
The motion carried by a vote of **5 FOR** and **0 AGAINST**
YES: Scottie Richardson, Kevin Kofchur, Robert Gabaldon, Lisa Hardisty, Sal Tortorici
NO: (None)

10) The applicant, High Range 6 Development, LLC, through their agent, Isaacson & Arfman, Inc., requested approval of a Master Plan Amendment to the High Range 6 Master Plan, to incorporate 4 additional lots. The lots are legally described as Unit 13, Block 70, Lot 11, and Unit 13, Block 69, Lots 88, 89 and 19.

Staff member, Liz Ruiz Carlos presented item #10 and item #11 concurrently, recommending approval to the Governing Body, with findings and conditions and stood for questions.

Agent, Justin Simonsen spoke on the item and stood for questions.

Lisa Hardisty moved to approve Item #10. Seconded by Robert Gabaldon.
The motion carried by a vote of **5 FOR** and **0 AGAINST**
YES: Scottie Richardson, Kevin Kofchur, Robert Gabaldon, Lisa Hardisty, Sal Tortorici
NO: (None)

11) The applicant, High Range 6 Development, LLC, through their agent, Isaacson & Arfman, Inc., requested approval of a Zone Map Amendment for the property legally described as Unit 13, Block 70, Lot 11, From R-1: Single-Family Residential to R-5: Single-Family Residential, and Unit 13, Block 69, Lots 88, 89, and 19, from O-1: Office to R-5: Residential..

Staff member, Liz Ruiz Carlos and agent, Justin Simonsen had no further comments.

Kevin Kofchur moved to approve #11. Seconded by Robert Gabaldon.
The motion carried by a vote of **5 FOR** and **0 AGAINST**
YES: Scottie Richardson, Kevin Kofchur, Robert Gabaldon, Lisa Hardisty, Sal Tortorici
NO: (None)

12) The applicant, AMREP Southwest, Inc, through their agent, Consensus Planning Inc., requested approval of a Master Plan Amendment to the Papillon Master Plan, to add 97.8 acres (104 lots) to the plan.

Staff member, Liz Ruiz Carlos presented the item, recommending approval to the Governing Body, with findings and conditions and stood for questions.

Agent, Jim Strozier presented on the item and stood for questions.

Robert Gabaldon moved to approve Item #12. Seconded by Lisa Hardisty.
The motion carried by a vote of **5 FOR** and **0 AGAINST**
YES: Scottie Richardson, Kevin Kofchur, Robert Gabaldon, Lisa Hardisty, Sal Tortorici
NO: (None)

DISCUSSION AND DELIBERATION

COMMENTS BY BOARD MEMBERS

PUBLIC FORUM

ADJOURNMENT

Lisa Hardisty moved to adjourn the meeting. Seconded by Kevin Kofchur. Chairman Richardson adjourned the meeting at 6:46 PM.

APPROVED THIS 13th DAY OF JANAURY 2026.

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Scottie Richardson, Chairman

CITY OF RIO RANCHO
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Legislation Item:

AGENDA DATE:
January 13, 2026

DEPARTMENT:
Development Services

SUBJECT:
Planning and Zoning Monthly Summary Plat Report - December 2025

BACKGROUND AND ANALYSIS:

IMPACT:

ALTERNATIVES:

DEPARTMENT RECOMMENDATION:

ATTACHMENT: Dec Summ Plat.pdf

SUMMARY PLAT ACTIVITY
December 2025

CASE #	RECEIVED	LOCATION	COMMENTS	RECORDED
21-200-00014	03/11/21	UNIT 20-INDUSTRIAL PARK, BLK A, PARCEL	Under Review	
21-200-00016	03/23/21	U16, BLOCK M, LOT 6A GRANTING EASEMENTS	Under Review	
21-200-00027	06/04/21	U10 B36 L21 AND 22 COMBINATION	Under Review	
21-200-00033	07/30/21	UNIT 16, BLOCK 18A, LOTS 9 & 10	Awaiting Signatures	
22-200-00007	03/03/22	UNIT 17, BLOCK 113, LOTS 32 AND 33A LOT	Awaiting Signatures	
22-200-00012	04/18/22	UNIT 16, BLOCK F, LOTS 2A, 4, 5 COMBINATION	Under Review	
22-200-00013	04/19/22	UNIT 11, BLK 34, LOTS 23 & 24 COMBO	Awaiting Signatures	
22-200-00024	08/17/22	MARIPOSA TCT 4, 2, 3A, & NW LOOP (TRACT	RECORDED	X
22-200-00029	09/26/22	UNIT 11, BLOCK BB, LOTS 32-37 LOT COMBINATION	RECORDED	X
22-200-00031	10/12/22	LOT COMBO U17, BLK 105, LOT 4A-1 (lot 4A & 5)	Awaiting Signatures	
22-200-00034	10/19/22	Unit 12, Blk C, Lots 67 & 68 - LOT COMBINATION	RECORDED	X
22-200-00035	11/09/22	Unit 20, Block 106, Lot 4 Vacation of Easement	Awaiting Signatures	
22-200-00040	12/08/22	UNIT 11, BLOCK V, LOT 34-A; COMBO OF LOTS 34 & 35	Under Review	
23-200-00005	02/21/23	UNIT 13, BLOCK 143, LOTS 23A & 23B LOT SPLIT	Awaiting Signatures	
23-200-00015	5/8/2023	UNIT 17, BLOCK 72, LOTS 16 & 17 COMBO	Under Review	
23-200-00016	6/5/2023	SUMMARY PLAT- LOT COMBO U13, BLK S, LOTS	Under Review	
23-200-00024	8/29/2023	SUMMARY PLAT - CABEZON, LOTS 3 AND 4 (RE	Under Review	
23-200-00026	9/7/2023	SUMMARY PLAT - UNIT 17, TRACTS A-1-A AN	Under Review	
23-200-00028	9/14/2023	CS, BLK A, LOT A-1-A (LOT SPLIT)	Under Review	
23-200-00031	10/4/2023	SUMMARY PLAT - LOT COMBO - U10, BLK A, L	Under Review	
24-200-00002	01/04/24	SUMMARY PLAT - LOT COMBO - CABE/TRACTS 1	Under Review	
24-200-00004	01/16/24	UNIT 10 BLOCK 35 LOT 30-A LOT COMBO.	Under Review	
24-200-00007	01/18/24	PROPOSED LOT 16-A, BLK. U, RRE UN. 11 /	Under Review	
24-200-00009	01/22/24	UNIT 11, BLOCK V, LOTS 16-17 TO CREATE 1	Under Review	
24-200-00012	2/1/2024	SUMMARY PLAT - U11, BLK 17, LTS 42 & 43	Under Review	
24-200-00017	4/8/2024	LOT CONSOLIDATION / U21, BLOCK 18, LOTS	Under Review	
24-200-00019	4/29/2024	SUMMARY PLAT - STONEGATE - CREATING 1 HO	Under Review	
24-200-00022	5/1/2024	SUMMARY PLAT - UNIT 10, BLOCK 33, LOTS 7	Under Review	
24-200-00024	05/14/24	UNIT 20, BLOCK, 106, LOTS 5-6, LOT LINE	Under Review	
24-200-00025	05/14/24	SUMMARY PLAT - U13, BLK QQ, LOTS 16&17 -	Under Review	
24-200-00026	05/14/24	SUMMARY PLAT - U11, BLK E, LOTS 56 & 57	Under Review	
24-200-00029	5/31/2024	UNIT 17, BLOCK 132, LOT 11-A, LOT SPLIT	Under Review	
24-200-00034	8/2/2024	SUMMARY PLAT, UNIT 20, BLOCK 145, LOTS 5	Under Review	
24-200-00036	9/4/2024	SUMMARY PLAT - U20, BLK 108, LOTS 33 AND	Under Review	
24-200-00040	10/1/2024	SUMMARY PLAT (VACATE EXISTING DRAINAGE E	Under Review	
24-200-00041	10/4/2024	JAG PLANNING & ZONING	Under Review	

SUMMARY PLAT ACTIVITY

December 2025

24-200-00042	10/8/2024	COMMUNITY SCIENCES CORPORATION	Under Review	
24-200-00043	10/08/24	U13, BLK 68, LOTS 5A / SUMMARY PLAT	Under Review	
24-200-00047	10/21/24	SUMMARY PLAT - MOUNTAIN HAWK, TRACTS 1A	Under Review	
24-200-00048	10/23/24	SUMMARY PLAT - HAWKSITE TRACTS 13A AND 1	Under Review	
24-200-00053	12/10/2024	PARCEL 1-A ARROYO DE LOS MONTOYAS, U13 -	Under Review	
24-200-00054	12/18/2024	UNIT 20, BLOCK 106, PARCEL A, VACATION O	Under Review	
24-200-00055	12/18/2024	SUGAR RIDGE, BLOCK 2, PAR B-1-A / SUMMAR	Under Review	
24-200-00056	12/30/2024	SUMMARY PLAT / WALMART FUEL STATION EASE	Under Review	
25-200-00001	1/2/2025	LOT COMBO (2 LOTS TO 1) UNIT 12, BLOCK E	Under Review	
25-200-00002	1/24/2025	LOT COMBINATION UNIT 13 BLOCK 135 LOTS 1	Under Review	
25-200-00003	1/28/2025	HIGH RESORT MARKET PLACE, BLOCK A, TRACT	Under Review	
25-200-00006	2/27/2025	SUMMARY PLAT - ENCANTADO CHANNEL PARCELS	Under Review	
25-200-00008	3/7/2025	U17, BLOCK 160, LOTS 14 & 15 / LOT COMBI	Under Review	
25-200-00010	3/12/2025	EXTRATERRITORIAL SUM PLAT - U8, BLK 10,	Under Review	
25-200-00013	3/27/2025	SUMMARY PLAT: LOMA COLORADO EAST PARCELS	Under Review	
25-200-00014	3/27/2025	SUMMARY PLAT RELOCATING EASEMENTS - UB2A	Under Review	
25-200-00017	4/11/2025	SUMMARY PLAT - UNIT 12, BLK 14, LOTS 7 &	Under Review	
25-200-00019	4/21/2025	SUMMARY PLAT (EXTRATERRITORIAL) UNIT 5,	Under Review	
25-200-00021	5/6/2025	SUMMARY PLAT - U 13, BLK 132, LOTS 10 &	Under Review	
25-200-00022	5/7/2025	UNIT 12, BLOCK D, LOTS 45-48 / 4 LOTS TO	Under Review	
25-200-00025	5/20/2025	SUMMARY PLAT - U17, BLK 38, LOT 43 AND U	Under Review	
25-200-00026	6/10/2025	CORRALES NORTH UNIT 2, TRACT E, BLOCK 1,	Under Review	
25-200-00028	7/8/2025	SUMMARY PLAT: CASCADES AT HIGH RESORT PA	Under Review	
25-200-00030	7/10/2025	SUM PLAT - U20, BLK 133, LOT 89-A, 90-A	Under Review	
25-200-00031	7/23/2025	1516 UNSER BLVD NE / SUMMARY PLAT / GRAN	Under Review	
25-200-00032	8/6/2025	UNSER BOULEVARD R-O-W, PARCEL D-1, CREAT	Under Review	
25-200-00033	8/11/2025	UNIT 17, TRACTS U-1 AND U-2, LOT SPLIT A	Under Review	
25-200-00034	8/12/2025	THE VILLAGE, TRACTS H1 AND H2, LOT LINE	Under Review	
25-200-00037	9/24/2025	SUMMARY PLAT; U10, BLK B, LOT 21-A; LOT	Under Review	
25-200-00038	10/1/2025	RRE UNIT 12, BLOCK C, LOT 65-A / LOT COM	Under Review	
25-200-00039	10/9/2025	SUMMARY PLAT (EXTRATERRITORIAL) UNIT 5,	Under Review	
25-200-00040	10/16/2025	SUMMARY PLAT - HIGH RANGE 5	Under Review	
25-200-00041	10/20/2025	THE VILLAGE, TRACTS G 1-4 EASEMENTS	Under Review	
25-200-00042	10/21/2025	SUMMARY PLAT /U13, BLOCK 114, LOT 2 / LO	Under Review	
25-200-00044	11/20/2025	SUMMARY PLAT -VACATE PORTION OF PUE - NM	Under Review	
25-200-00045	11/24/2025	SUMMARY PLAT; UNIT 23, BLOCK 121, LOTS 1	Under Review	
25-200-00042	11/24/2025	SUMMARY PLAT / UNIT 16, BLOCK 90, LOTS 1	Under Review	

SUMMARY PLAT ACTIVITY

December 2025

25-200-00047	11/26/2025	SUMMARY PLAT: LOT COMBO (2 LOTS TO 1) UN	Under Review	
25-200-00048	**12/17/2025**	**SUMMARY PLAT; U13, BLK 114, LOT 3; LOT S**	**Under Review**	
25-200-00049	**12/17/2025**	**UNIT 13, BLOCK 114, LOT 1, LOT SPLIT**		
25-200-00050	**12/18/2025**	**SSCAFCA SUM PLAT - DONATING PORTION OF B**		
25-200-00051	**12/18/2025**	**SUMMARY PLAT / RRE UNIT 7, BLOCK 71, LOT**		
TOTAL TO DATE:		**78**		

CITY OF RIO RANCHO
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Legislation Item:

AGENDA DATE:
January 13, 2026

DEPARTMENT:
Development Services

SUBJECT:
Planning and Zoning Monthly Building Activity Report - December 2025

BACKGROUND AND ANALYSIS:

IMPACT:

ALTERNATIVES:

DEPARTMENT RECOMMENDATION:

ATTACHMENT: 2025 PZ MONTHLY COMPARISONS.pdf

2025 BUILDING ACTIVITY COMPARISON

PERMIT TYPES	JAN	FEB	MAR	APR	MAY	JUNE	JUL	JULY VALUATION	AUG	AUGUST VALUATION	SEPT	SEPTEMBER VALUATION	OCT	OCTOBER VALUATION	NOV	NOVEMBER VALUATION	DEC	DECEMBER VALUATION	ANNUAL TOTALS		ANNUAL TOTALS (2024)	
Single Family	70	98	77	73	84	107	67	$13,307,495	71	$14,046,119	49	$11,017,647	48	$10,986,403	33	$8,786,037	55	$12,668,227	**832**	**$178,118,896**	**978**	**$203,284,682**
Additions/Residential	8	11	17	11	17	17	13	$750,983	17	$759,508	16	$606,664	7	$236,340	8	$431,194	9	$435,766	**151**	**$7,068,582**	**139**	**$4,780,524**
Casita	2	2	2	1	2	1	2	$136,296	1	$200,000	1	$252,575	0	$0	0	$0	3	$441,956	**17**	**$2,143,449**	**0**	**$0**
New Commercial	2	0	1	1	0	2	1	$900,000	0	$0	1	$450,000	0	$0	2	$810,000	2	$1,792,207	**12**	**$19,961,907**	**12**	**$45,655,635**
New Office/Institution	0	0	1	0	0	0	0	$0	0	$0	0	$0	0	$0	0	$0	0	$0	**1**	**$22,000,000**	**4**	**$15,892,176**
New Industrial	0	0	0	0	0	0	0	$0	1	$22,000,000	0	$0	0	$0	1	$55,000,000	0	$0	**2**	**$77,000,000**	**1**	**$55,000,000**
Non-Residential Interior Tenant Improvement	4	1	3	3	1	0	1	$4,000	6	$649,748	1	$209,011	1	$0	0	$0	3	$700,000	**24**	**$17,307,675**	**23**	**$11,668,260**
Office/Institution Addition	0	0	0	0	0	0	0	$0	0	$0	0	$0	0	$0	0	$0	0	$0	**0**	**$0**	**1**	**$35,000**
Industrial Addition	0	0	0	0	0	0	0	$0	0	$0	0	$0	0	$0	0	$0	0	$0	**0**	**$0**	**0**	**$0**
New Multi-Family	25	31	15	15	23	0	1	$152,029	5	$760,145	0	$0	0	$0	0	$0	0	$0	**115**	**$19,830,059**	**80**	**$59,886,454**
Telecommunication Tower	0	0	0	2	1	1	3	$120,990	1	$36,889	1	$35,000	0	$0	0	$0	0	$0	**9**	**$332,859**	**12**	**$510,470**
Demolition - Non-Residential	0	1	0	1	0	0	0	$0	0	$0	0	$0	0	$0	0	$0	0	$0	**2**	**$667,943**	**2**	**$12,000**
Demolition - Residential	0	0	0	0	0	0	0	$0	0	$0	0	$0	0	$0	0	$0	0	$0	**0**	**$0**	**0**	**$0**
Fence	14	9	15	11	16	14	20	$169,457	16	$845,898	7	$58,290	13	$46,565	7	$1,400	7	$39,400	**149**	**$1,534,353**	**124**	**$4,213,173**
Garages	3	4	5	4	5	7	6	$244,439	7	$264,972	9	$613,082	6	$301,874	4	$73,060	2	$23,170	**62**	**$2,985,620**	**62**	**$2,023,027**
Pool	6	7	4	9	0	4	8	$529,794	3	$134,744	3	$613,082	5	$384,939	5	$442,943	2	$167,991	**56**	**$4,547,029**	**78**	**$5,722,342**
Reroofs/Windows/ Doors	71	68	84	72	82	79	73	$1,249,863	85	$2,300,196	51	$1,201,789	93	$1,313,619	34	$506,079	55	$623,508	**847**	**$14,028,440**	**689**	**$10,669,898**
Retaining Wall	6	10	9	22	5	3	9	$1,148,800	11	$2,756,600	5	$292,900	6	$86,920	11	$5,667,440	3	$164,100	**100**	**$19,018,831**	**210**	**$42,046,776**
Small Shed (120 sq.ft. or less)	20	10	26	25	22	17	13	$50,221	21	$58,975	15	$56,027	10	$29,424	15	$58,053	11	$39,125	**205**	**$740,301**	**217**	**$815,850**
Sheds	8	5	9	8	15	12	9	$73,282	7	$208,672	8	$82,899	8	$77,276	9	$147,896	2	$7,500	**100**	**$1,431,597**	**245**	**$2,279,833**
Solar (Rooftop & Ground Mount)	36	42	41	43	43	41	74	$16,497	76	$6,764	79	$84,457	48	$4,272	39	$13,630	44	$3,916	**606**	**$351,111**	**617**	**$6,428,170**
Business Registrations (Occupancy Inspection)	15	13	21	23	17	9	13	$0	15	$0	17	$0	12	$0	15	$0	14	$0	**184**	**$0**	**196**	**$0**
Building Inspections	3,279	3,361	3,346	3,547	3,592	3,570	3,808	$0	3,500	$0	3,673	$0	3,323	$0	2,499	$0	2,592	$0	**40,090**	**$0**	**40,030**	**$0**
Engineering Inspections	202	186	181	229	204	247	262	$0	284	$0	253	$0	272	$0	140	$0	164	$0	**2,624**	**$0**	**2,551**	**$0**
R.O.W. Permits (Fees)	33	28	25	67	80	103	64	$38,405	51	$45,838	52	$156,122	64	$40,282	34	$82,291	34	$135,427	**635**	**$675,050**	**509**	**$300,630**
TOTALS:	**3,804**	**3,887**	**3,882**	**4,167**	**4,209**	**4,234**	**4,447**	**$18,892,551**	**4,178**	**$45,075,068**	**4,241**	**$15,729,545**	**3,916**	**$13,507,914**	**2,856**	**$72,020,023**	**3,002**	**$17,242,293**	**46,823**	**$389,743,702**	**46,780**	**$471,224,900**

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: 25-110-00073

AGENDA DATE:
January 13, 2026

DEPARTMENT:
Development Services

SUBJECT:
Variance. The applicants, Rob and Erica Spella, request approval of a Variance to the minimum required R-1: Single-Family Residential District side setback of five feet for a secondary structure at the subject property of 1576 Arlene Rd SE, legally described as Star Heights Unit 2, Block 175, Lot 3. Staff contact is Ben Isaacs and Staff recommend denial with findings.

BACKGROUND AND ANALYSIS:
The applicants, Rob and Erica Spella, request approval of a Variance to Section 154.50 Zoning Table/Residential which requires a minimum side setback of five feet for properties zoned R-1: Single-Family Residential, in order to permit a secondary structure.

The subject property is addressed as 1576 Arlene Rd SE, and legally described as Star Heights Unit 2, Block 175, Lot 3. The subject property zoned R-1: Single-Family Residential per Ord. 81-15, and comprises approximately 0.21 acres.

The applicants received a Code Enforcement violation (case #25-5217) originating from a citizen complaint for erecting a 140 square-foot shed that encroaches two feet into the property's left side setback without approval from the City.

The applicants submitted an application for the shed in response to the Code Enforcement action (permit #25-9421) and listed a shed of 140 square-feet in area with an encroachment of at three feet into the left side setback (for a two foot setback). Due to the size of the shed and the encroachment, the applicants have submitted a variance request in order to keep the shed in its current position.

Sheds 120 sq ft or less are not required to meet setback requirements, provided that the structure is located behind the required front setback line, and on a corner, is not located in a side yard that is visible from the street (R.O. 2003 Section 154.70 (A)(5)). A shed of 132 sq ft or less and/or an encroachment of 0.5 ft could be approved administratively as it would be a 10% deviation (or less). The square footage of the requested shed exceeds the administrative variance allowance by 8 sq ft.

This item was initially scheduled for the Planning and Zoning Board hearing on November 18, 2025, but was postponed to the December 16, 2025 hearing at the applicant's request. The Board then voted to further postpone the item to the January 13, 2026 hearing in order to provide the applicant with additional time to gather neighbor support.

REVIEW CRITERIA:

The applicants submitted a justification narrative in support of the variance application, which is presented as an attachment to this item. The criteria for a variance, as defined in the Rio Rancho Code of Ordinances (R.O. 2003), has been used to review this application.

Rio Rancho Code of Ordinances (R.O. 2003), Section 150.06 (Variances) reads: "(A) Variance from the strict application of area, height, dimension, distance, parking or setback requirements of this title may be allowed in the case of exceptionally irregular, narrow, shallow or steep lots, or other exceptional physical condition where the strict application of the requirements of this title would result in a practical difficulty or unnecessary hardship that would deprive the owner of the reasonable use of his land or building. Practical difficulty or unnecessary hardship cannot be found when financial gain, loss or monetary savings is the basis for the claim of hardship."

The applicants' justification narrative explains that the shed was erected as a replacement for an older shed that sat in the same area with similar proportions. The reason that the current shed was built under the incorrect assumption that "the zoning would be grandfathered from the previous sh[ed]". The property owners request the zoning variance because "it would [be] very complicated and nearly impossible for [them] to relocate the shed in accordance with the current zoning regulation." The applicants explain that the difficulty arises from a concrete slab porch and a slope that exist in the backyard which are preventing the shed from being rotated or moved further away from the left property line.

Staff have evaluated this application based on the criteria outlined in Rio Rancho Code of Ordinances (R.O. 2003), Section 150.06, and find no irregularities with the lot meeting the necessary criteria. The lot is not exceptionally irregular in shape, narrow or shallow, and does not have an exceptional physical condition that is preventing the applicant from complying with the zoning code.

Staff recommend that the Planning and Zoning Board find that, while there is a downward slope toward the rear of the lot, there is enough room for the shed to be rotated 90 degrees and moved three feet away from the left property boundary without it converging with this sloped area (see attached Site Plan). Staff also recommend that the Planning and Zoning Board find that the concrete slab porch does not constitute an exceptional physical condition of the lot, and is rather a self-imposed limitation due to its constructed nature. The applicants could also place a smaller shed of 132 sq ft or less on the slab to meet zoning requirements through administrative review.

NOTIFICATIONS:
Neighboring property owners within 100 feet of the subject property were sent notice of the Planning and Zoning Board hearing by certified mail and property owners between 100 and 300 feet were sent notice by postcard 15 days prior to the hearing date. A notice sign was erected on the subject property by the applicant, as required by ordinance, and a legal notice was published in the Albuquerque Journal on November 3, 2025. All notification requirements for this hearing have been met.

REVIEWING AGENCY	**COMMENTS**
CoRR Engineering	No comments received.
CoRR Fire and Rescue	No adverse comments.
CoRR Parks, Recreation and Community Services	No adverse comments.
CoRR Police	No comments received.
MRCG MRMPO	No comments received.
Rio Rancho Public Schools	No comments received.
SSCAFCA	No comments received.

IMPACT:

The Development Services Department recommends that the Planning and Zoning Board deny the variance request subject to findings set forth below:

GENERAL FINDINGS OF FACT:

1. In accordance with R.O. 2003 Section 150.06, the Planning and Zoning Board has jurisdiction over approval of a variance request.
2. Following procedures for a variance, proper notice of hearing on this matter was given.
3. The applicant has authority to make application to request a variance to the minimum side setback requirements.
4. Due process was provided to the applicant and adjacent property owners.

SPECIFIC FINDINGS OF FACT FOR DENIAL:

1. The applicant has not adequately addressed the criteria for granting a variance as set forth in R.O. 2003.
2. The lot is not irregular in shape, narrow, shallow, or steep and does not have an exceptional physical condition that is preventing the applicant from complying with the zoning code.

If the Planning & Zoning Board determines that due to practical difficulty or unnecessary hardship, that the applicant adequately meets the criteria for granting a variance, then the following specific findings are recommended:

SPECIFIC FINDINGS OF FACT FOR APPROVAL:

1. The applicant has adequately addressed the criteria for granting a variance as set forth in R.O. 2003.
2. A variance to R.O. 2003 §154.50 Zoning Table/Residential requiring a minimum setback of five feet to allow for a shed to encroach three feet into the side setback is approved.
3. The applicant must adhere to all other requirements found within R.O. 2003 §154.50.
4. The applicant must adhere to all applicable building code requirements for the shed permit #25-9421.
5. The approval of the variance is valid for the shed permit, #25-9421.

ALTERNATIVES:

The Planning and Zoning Board may:

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

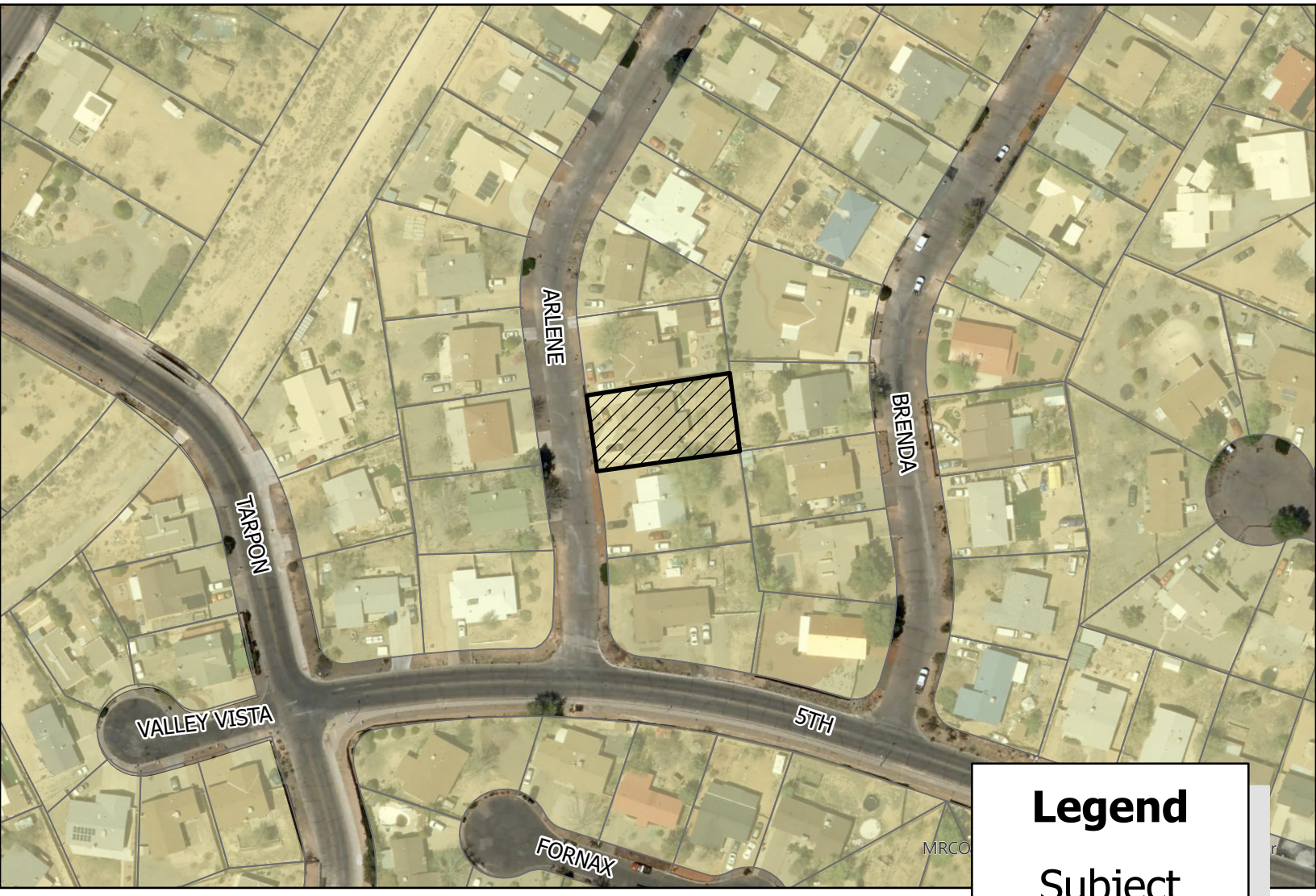
DEPARTMENT RECOMMENDATION:

Staff recommend the Planning and Zoning Board deny the requested variance, subject to findings.

ATTACHMENT: Zoning & Location Map.pdf
ATTACHMENT: Land Use Application.pdf
ATTACHMENT: Justification Letter.pdf
ATTACHMENT: Site Plan.pdf
ATTACHMENT: Code Enforcement Case 25-5217__1576_ARLENE_RD_SE_redacted.docx
ATTACHMENT: Reproduction of Notifications.pdf
ATTACHMENT: Findings_of_Fact_BMB_1.13.25.docx

ATTACHMENT: Applicant PostponementRequest.pdf
ATTACHMENT: Public Comment - Patricia D.pdf
ATTACHMENT: Public Comment - Raith Edmondson.pdf

STAR HEIGHTS UNIT 2
BLOCK 175, LOT 3



Legend

Subject Property

Zoning

R-1

Rio Rancho
City of Vision

GIS
Moving Spatial Data Forward

N
W
E
S

0 0.01 0.02 0.03 0.04 0.05
Miles

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

Map courtesy of Ben Isaacs, 10/31/2025

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

PLANNING & ZONING LAND USE APPLICATION

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

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

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

APPLICANT/AGENT INFORMATION

Applicant Name: Rob Spella & Erica Spella		Phone: (505) 712-3815
Address: 1576 Arlene Rd SE		E-Mail: robizm2213@gmail.com
City: Rio Rancho	State: NM	Zip: 87124
Proprietary Interest:	List Owners: Rob & Erica Spella	
Deed or Ownership Verification Provided: (Initials)	Letter of Authorization Provided: (Initials)	ES ES

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

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

Zoning Variance for Shed in back yard.
Sits < 5' from left property line. See letter on back.

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit :	Block(s):	Lot(s):
Existing Zoning:	Proposed Zoning:	
No. of existing lots:	No. of proposed lots:	Total area of site (acres)

ACKNOWLEDGEMENT

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

Print Name: Rob Spella	Applicant:	Agent:
Signature:		Date: 10-17-2025

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

APPLICATION ACCEPTED BY: _____ **DATE:**

Form revised June 2014

Zoning variance letter

Authorization: We the landowners are the persons submitting this application for a zoning variance in regards to the shed we have built in our backyard. We understand the zoning code and the variances occurring as well as any fee that may apply for this application.

Justification: We are requesting a variance for the zoning code in regards to the position of the shed built in our backyard. Patient currently sits to close/under 5 feet to the left property line as viewed from the front of our home. This shed was built is replacement of our old shed that sat in the exact same area with similar proportions. The previous shed had sat on her property for almost 20 years with no complications in regards to the zoning. The current shed was built under the incorrect assumption that the zoning would be grandfathered from the previous shift. We are requesting a zoning variance and willing to pay the fee because it would very complicated and nearly impossible for us to relocate the shed in accordance with the current zoning regulation. We have a concrete slab porch in our backyard that cuts the shed off from being moved further away from the left property line. It would also be impossible for us to rotate the shed or place it in a different area of the yard due to the downward slope traveling eastward through her entire backyard. There's a small space at the top of the yard where the shed sits perfectly where previous shed has sat for over two decades prior to us demolishing it. There is also no permanent foundation, plumbing, or electricity associated with the structure that would compromise the property line.We respectfully request that you observe the site plan and consider approving the zoning variance. Thank you.

Sincerely,
Rob and Erica Spella

Set Back(s) Site Plan

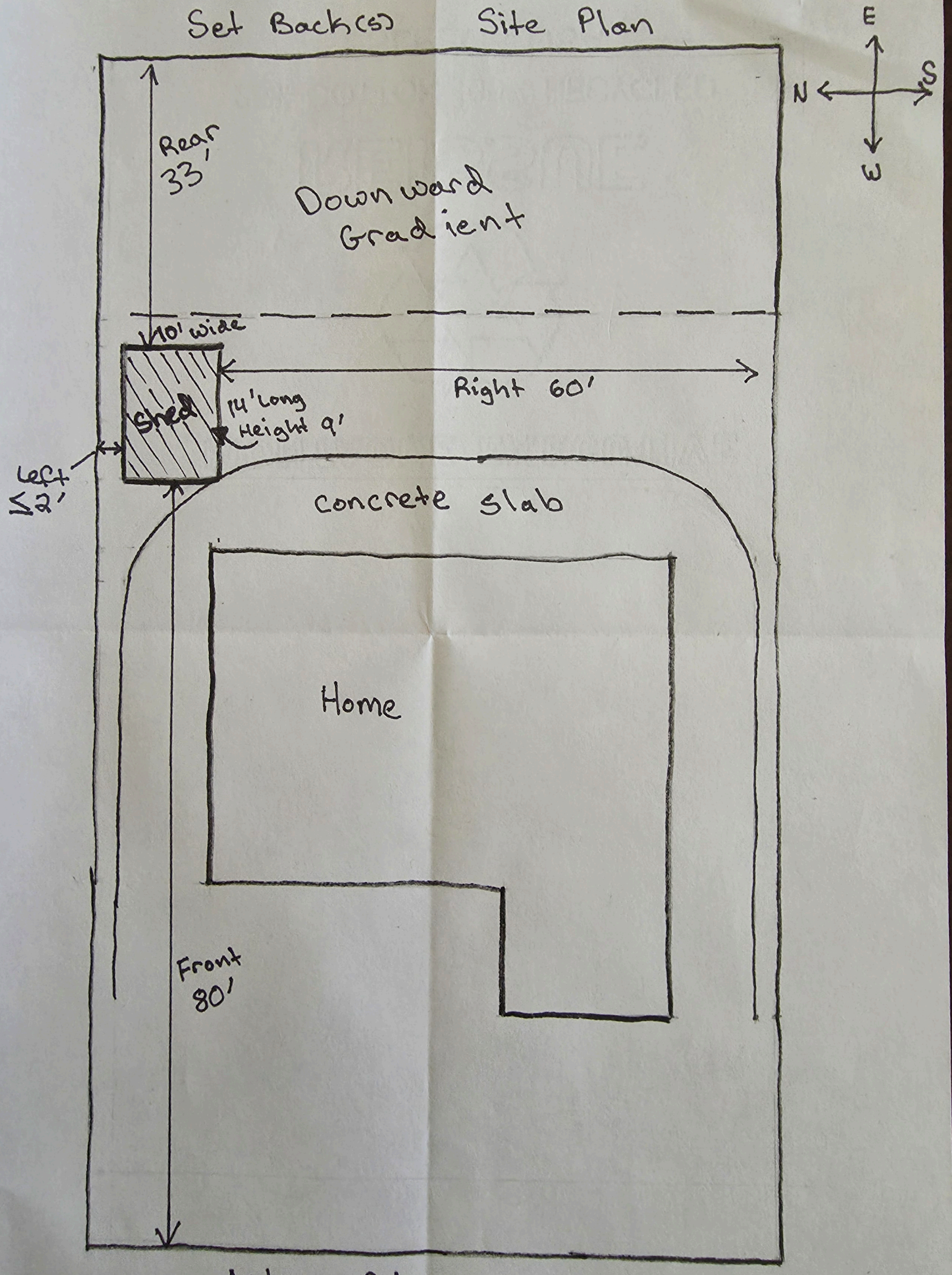


Exhibit 1

Location- 1576 ARLENE RD SE

City Sourced #5396942

September 2, 2025

Case- #25-5217

Violation- 154.81 Building Permits

Description-
09/02/2025 12:49 PM JSANCHEZ ----------
City Sourced #5396942
Description: is the Shed in the back yard permitted properly. Don't see any permits!

09/02/2025 12:51 PM JSANCHEZ ----------
Upon inspection the property is in violation of City ordinance. A notice of violation has been left at the property. Please allow up to 15 days for the property owner to bring the property in compliance. If you have any questions feel free to contact me.
Thank you
Officer Jose Sanchez
Code Enforcement Division
505-891-5853

09/02/2025 12:52 PM JSANCHEZ ----------
Upon inspection I observed a shed being built on the side/rear of the property. The shed appears to be bigger than 10x12 and is placed about a ft from the common wall. Made contact with the property owner Erica Spella and advised her the shed being built requires a permit. She was not happy and slammed the door when I advised her I would be leaving a courtesy notice of violation to obtain a permit. Notice of violation has been left at the property.

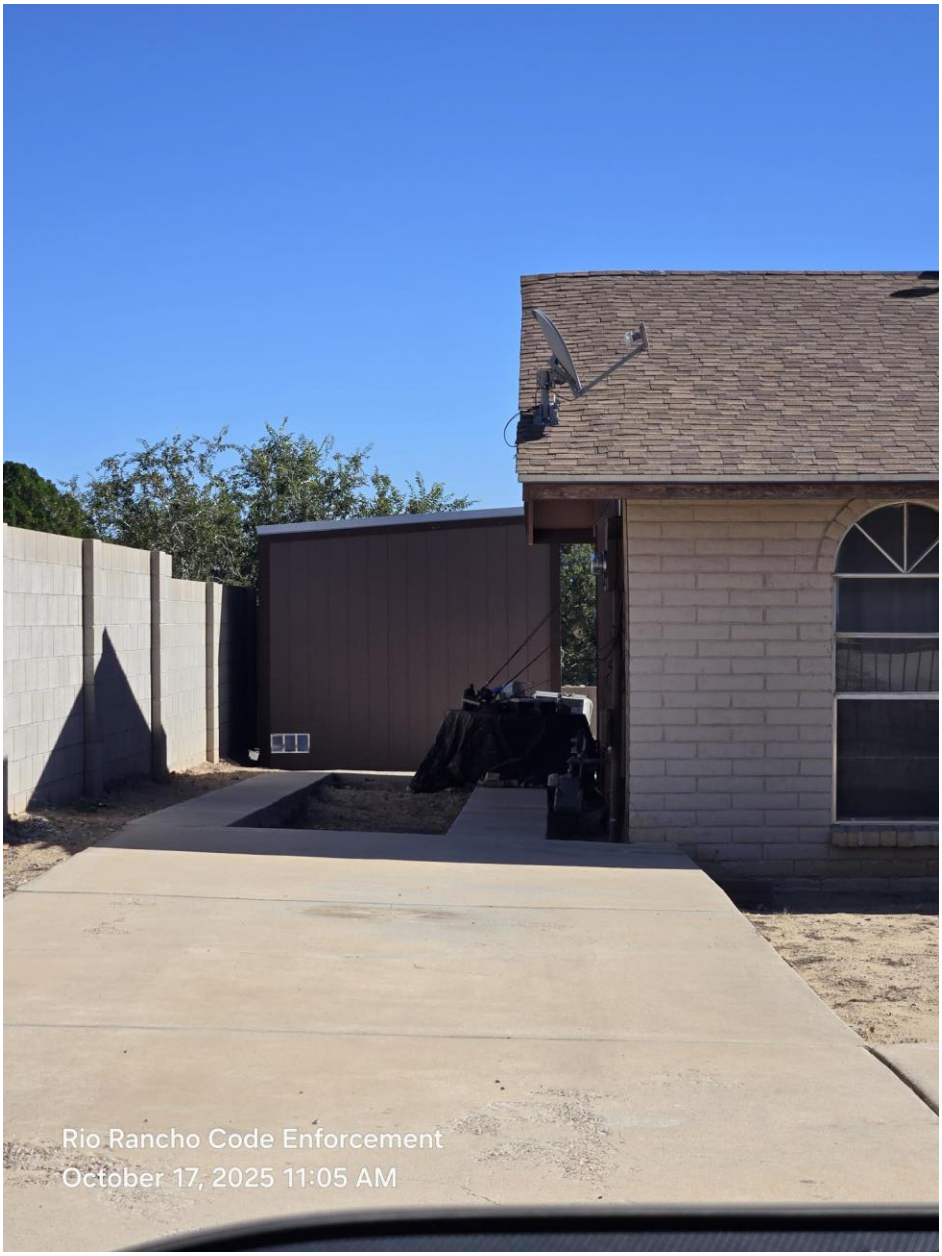
09/17/2025 08:24 AM JSANCHEZ ----------
Reinspection performed. Permit for the shed has been submitted and is currently in plan check. Permit #25-9421.

10/02/2025 09:17 AM JSANCHEZ ----------
Reinspection performed. Property owner remains in contact with the Permit Department regarding the shed permit. Permit is currently in Plan Check.

10/17/2025 12:20 PM JSANCHEZ ----------
Reinspection performed. Permit remains in plan check as the shed is listed as 10x14' and needs to be moved from the side setback.

10/17/2025 12:24 PM JSANCHEZ ----------

Spoke with property owner Rob Spella at 505-712-3815 and he has spoke with Adam in Planning & Zoning about getting a variance to keep the shed in its current position. Advised Mr. Spella that he needs to turn that paperwork in to get the process started.



RioRancho
City of Vision

Development Services Department
Code Enforcement Division
Officer José Sanchez
505-891-5853

Date 9/2/25

TO: Property Owner/Current Resident/Responsible Party
Address: 1576 Arlene Rd SE
City, State, Zip: Rio Rancho, NM 87124

REF: COURTESY NOTICE OF CODE VIOLATION

Observation and investigation of the property described above identified a violation of City of Rio Rancho Code of Ordinances.

- ☐ 91.03 Building & Structure Exteriors
- ☐ 91.04 Exterior Premises & Vacant Land
- ☐ 91.05 Vegetation
- ☐ 91.06 Inoperable Vehicle or Abandoned Vehicle
- ☒ 154.81 : Building Permits
- ☐ ____ : ____

To Correct the Violation: Please contact the Permit Department no later than the date shown below to obtain a permit for the shed being built on the rear of the property.

Permit Department — 505-891-5006

Thank you

To avoid further code enforcement action in this matter, please complete the Required Corrective Action(s) by the fifteenth day after the date of this notice. Failure to correct the violations cited above shall, upon conviction, be punishable by a fine of not more than $500, or imprisonment in jail for a period of not more than 90 days, or both the fine and imprisonment.

THE CITY OF RIO RANCHO ALLOWS FOR UP TO FIFTEEN (15) DAYS TO CORRECT THE VIOLATION.

REINSPECTION DATE: September 17, 2025

IF THERE ARE ANY QUESTIONS, PLEASE CONTACT ME AT THE NUMBER

City of Rio Rancho • Code Enforcement • Officer José Sanchez • (505) 891-5053 jsanchez@rrnm.gov

Rio Rancho Code Enforcement
September 02, 2025 1:00 PM


FORD
Rio Rancho Code Enforcement
September 02, 2025 12:45 PM


Rio Rancho Code Enforcement
September 02, 2025 12:45 PM


Rio Rancho Code Enforcement
September 02, 2025 12:46 PM


Rio Rancho Code Enforcement
September 02, 2025 1:02 PM

The City of Rio Rancho

Development Services
Planning Division
3200 Civic Center Circle NE
Rio Rancho, NM 87144
Phone (505) 891-5005 ● Fax (505) 896-8994

November 4, 2025

RE: Case Type; Case No. 25-110-00073
Star Heights Unit 2, Block 175, Lot 3

Dear Property Owner:

You are receiving this certified letter because your property is located with 100 ft of a site where a land development decision is required by the Planning & Zoning Board.

The applicants, Rob & Erica Spella, request approval of a Zoning Variance to Section 154.50 'Zoning Table/Residential' which requires a minimum side setback of five feet for properties zoned R-1: Single-Family Residential for the subject property legally described as Star Heights Unit 2, Block 175, Lot 3. The subject property comprises approximately 0.21 acres

The **Planning & Zoning Board** will consider the request and make their decision on **Tuesday, November 18, 2025** at 6:00 pm in the **Council Chambers** and **Virtually**. For virtual attendance, please see the zoom link and log-in information on the posted agenda, one week prior to the hearing at https://rrnm.gov/2303/Watch-and-Download-City-Meetings

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

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

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

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

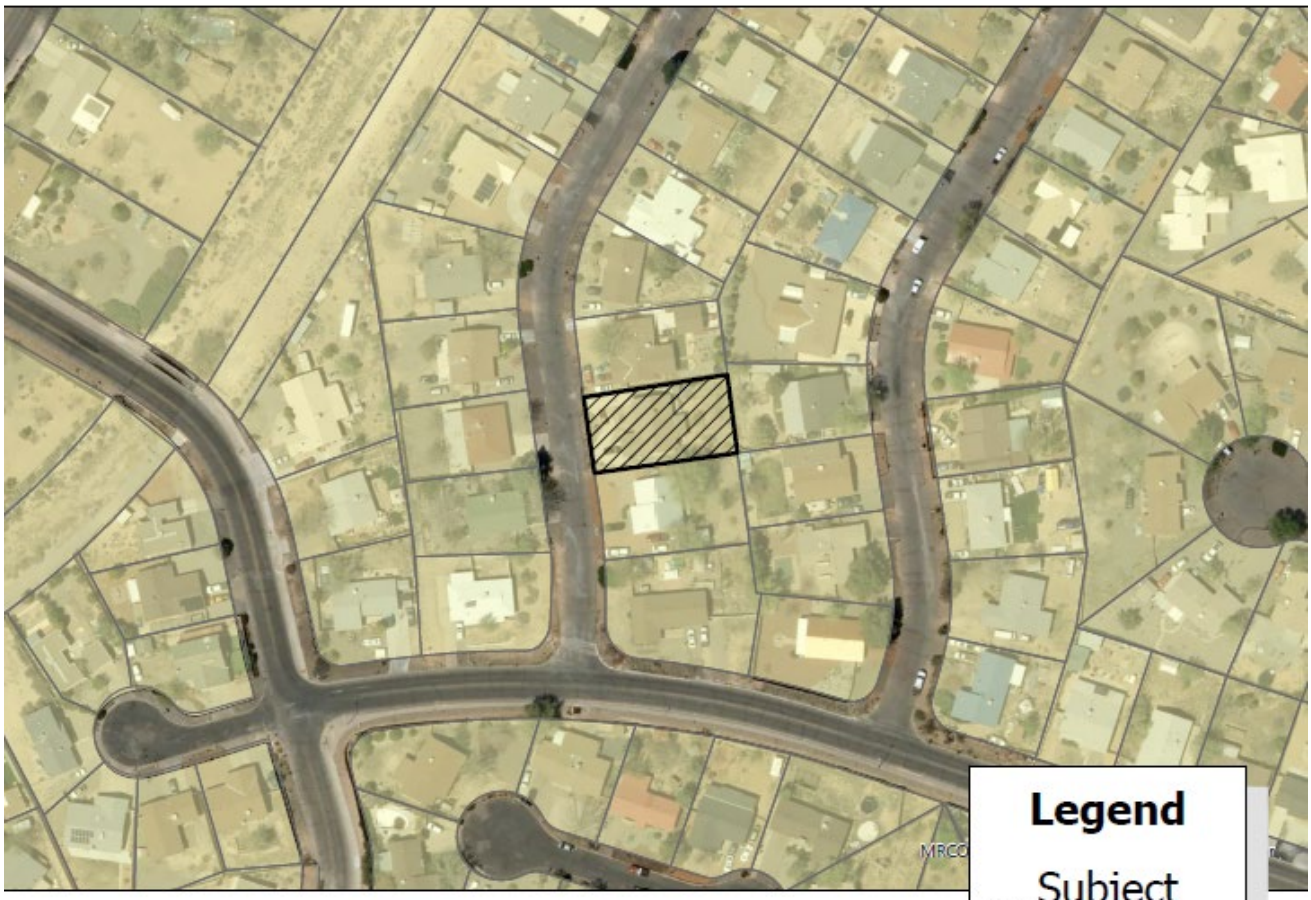
Respectfully,

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

The City of Rio Rancho

Development Services
Planning Division
3200 Civic Center Circle NE
Rio Rancho, NM 87144
Phone (505) 891-5005 ● Fax (505) 896-8994

STAR HEIGHTS UNIT 2
BLOCK 175, LOT 3



GIS Moving Spatial Data Forward

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

Map courtesy of Ben Isaacs, 10/31/2025

Rio Rancho
City of Vision
Development Services Department
3200 Civic Center Circle NE, Suite 130
Rio Rancho NM, 87144
Phone: (505) 891-5005
Fax: (505) 896-8994

NOTICE OF PUBLIC HEARING

Meeting:	Planning & Zoning Board
Location:	Virtual (Zoom) and In-Person at City Hall in Council Chambers, 3200 Civic Center Circle NE, Rio Rancho, NM 87144
Date:	**November 18, 2025**
Time:	6:00PM
Staff Contact:	Ben Isaacs (505) 891-5035 bisaacs@rrnm.gov

Rio Rancho
City of Vision
Development Services Department
3200 Civic Center Circle NE, Suite 130
Rio Rancho NM, 87144
Phone: (505) 891-5005
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Date:	**November 18, 2025**
Time:	6:00PM
Staff Contact:	Ben Isaacs (505) 891-5035 bisaacs@rrnm.gov

Application Information Case 25-110-00073

You are receiving this notice because your property is located within 300 feet of a site where a land development decision is required by the Planning & Zoning Board.

The applicants, Rob & Erica Spella, request approval of a Zoning Variance to Section 154.50 'Zoning Table/Residential' which requires a minimum side setback of five feet for properties zoned R-1: Single-Family Residential for the subject property legally described as Star Heights Unit 2, Block 175, Lot 3. The subject property comprises approximately 0.21 acres

For virtual attendance, please see the zoom link and log-in information on the posted agenda, one week prior to the hearing at https://rrnm.gov/2303/Watch-and-Download-City-Meetings.

STAR HEIGHTS UNIT 2
BLOCK 175, LOT 3



Application Information Case 25-110-00073

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STAR HEIGHTS UNIT 2
BLOCK 175, LOT 3



City of Vision

CITY OF RIO RANCHO
PUBLIC HEARING NOTICE

The PLANNING and ZONING BOARD of the CITY of RIO RANCHO will consider the following matters at its regularly scheduled meeting at 6:00 p.m. on Tuesday, November 18, 2025:

Variance
Case #25-110-00072
The applicant, Mark Martinez, through their agent Sam Sandoval, requests approval of a Variance request to the minimum required R-1: Single Family Residential District rear setback of 15' for an existing secondary structure at the subject property of 485 Sandstone Dr NE, legally described as Vista Hills 2, Blk 8, Lot 2. The property is zoned R-1: Single Family Residential District and comprises approximately 0.26 acres.

Preliminary Plat Extension
Case #24-210-00007
The applicant, Shady Ventures, LLC, through their agent, Community Design Solutions, LLC, requests approval of a Preliminary Plat Extension for Idalia Crossing to create 70 single-family residential lots, 3 parcels, and 3 tracts on a subject property legally described as Unit 17, Tracts G1, G2, and SUESMT.

Preliminary Plat
Case #25-210-00005
The applicant, Lomas Encantadas Development Company, through their agent, Huitt-Zollars, Inc., requests approval of a Preliminary Plat for the Lomas Encantadas 1A, Phase 1 Subdivision, comprised of 27 Lots and 8 Tracts zoned R-1: Single-Family Residential District.

Zone Map Amendment
Case #25-100-00013
The applicant, Joe Chambers, through his agent, Daniel Gonzales, requests approval of a Zone Map Amendment to change the zoning classification of the subject property legally described as Vista Hills 1A, Block A, Lot 1A from C-1: Retail Commercial District to C-2: Wholesale and Warehousing Commercial District. The subject property comprises approximately 2.08 acres.

Preliminary Plat
Case #25-210-00008
The applicant, Zuma Ranch, LLC, through their agent, Isaacson & Arfman, Inc., requests approval of a Preliminary Plat for Phase 1 of the Zuma Ranch Subdivision. The plat is to create 151 residential lots and 9 H.O.A. tracts, to grant and vacate easements, to dedicate public street right-of-way to the City of Rio Rancho and to vacate public street right-of-way. The subject property is legally described as Unit 13, Block 37, Lots 5 through 27, is zoned R-5: Single-Family Residential and comprises approximately 27.2018 acres.

Subdivision Variance
Case #25-280-00006
The applicant, Zuma Ranch, LLC, through their agent, Isaacson & Arfman, Inc., requests approval of a Subdivision Variance for Phase 1 of the Zuma Ranch Subdivision (for which the Preliminary Plat is currently in review under case #25-210-00008). The Variance is to allow for 10' Public Utility Easements in place of the standard 5' side, rear and front PUEs. The subject property is legally described as Unit 13, Block 37, Lots 5 through 27, is zoned R-5: Single-Family Residential and comprises approximately 27.2018 acres.

Variance
Case #25-110-00073
The applicants, Rob and Erica Spella, request approval of a Variance to Section 154.50 Zoning Table/Residential which requires a minimum side setback of five feet for properties zoned R-1: Single-Family Residential. The subject property is legally described as Star Heights Unit 2, Block 175, Lot 3, is zoned R-1: Single-Family Residential District and comprises approximately 0.21 acres.

Zone Map Amendment
Case #25-100-00014
The applicant, AMREP Southwest, Inc, through their agent, Consensus Planning Inc., requests approval of a Zone Map Amendment for 97.8 acres from TZ and OS to R-2, R-4, R-1, and C-1 for properties included in the Papillon Master Plan Amendment.

Master Plan Amendment
Case #25-410-00007
The applicant, AMREP Southwest, Inc, through their agent, Consensus Planning Inc., requests approval of a Master Plan Amendment to the Papillon Master Plan, to add 97.8 acres (104 parcels) to the plan, located on the southwest and north sides of the plan.

Preliminary Plat
Case #25-210-00006
The applicant, ECOTerra Development, LLC, through their agent, Consensus Planning, Inc., requests approval of a Preliminary Plat for the Terra Alto at Mariposa Subdivision. The subject property is legally described as Mariposa East, Tracts 1A16H1, 1A16F, and 1A16I, and is zoned MU-A: Mixed Use Activity Center.

Subdivision Variance
Case #25-280-00005
The applicant, ECOTerra Development, LLC, through their agent, Consensus Planning, Inc., requests approval of a Subdivision Variance to side and rear PUE's, for the Terra Alto at Mariposa Subdivision.

The meeting is scheduled for 6 p.m. 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. Materials related to these items are available for viewing in the Development Services Department at City Hall.

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

Journal: November 3, 2025

CITY OF RIO RANCHO DEVELOPMENT SVCS DEPT
ATTN: ACCOUNTS PAYABLE
3200 CIVIC CENTER CIR NE
RIO RANCHO NM 87144
(505)891-5005
sbitah@rrnm.gov

Account: 1010956
Ad Number: 316440

Sales Rep: David Montoya
Words: 751
Lines: 352

Cost of Ad	*Payments*	*Total Due*
287.36	0.00	287.36

Class: 3000 LEGAL ADS | *SubClass:* 3001 GOVERNMENT LEGALS

Albuquerque Journal Nov 3

BEFORE THE PLANNING and ZONING BOARD
OF THE
CITY OF RIO RANCHO, NEW MEXICO
FINDINGS OF FACT FOR DENIAL
Case No. 25-110-00073

REQUEST FOR VARIANCE TO RIO RANCHO CODE OF ORDINANCES CHAPTER 154.50, ALLOWING FOR 140 SQUARE-FOOT SHED TO ENCROACH THREE FEET INTO LEFT SIDE SETBACK ON THE PROPERTY LEGALLY DESCRIBED AS STAR HEIGHTS UNIT 2, BLOCK 175, LOT 3.

Applicant: Rob & Erica Spella

THIS MATTER, having come before the Planning & Zoning Board of the City of Rio Rancho, New Mexico on the 13th day of January, 2026, the Planning & Zoning Board having taken evidence and considered the merits, has determined and found:

GENERAL FINDINGS OF FACT:

1. In accordance with R.O. 2003, Section 150.06, the Planning and Zoning Board has jurisdiction over approval of Variance requests.
2. The applicant has the authority to make an application to request a Variance to the minimum side setback requirement, as outlined by R.O. 2003, Section 154.50.
3. Due process was provided to the applicant and adjacent property owners.

SPECIFIC FINDINGS OF FACT:

1. The applicant has not adequately addressed the criteria for granting a Variance as set forth in R.O. 2003, Section 150.06.
2. The subject property is not irregular in shape, narrow, shallow or steep and does not have an exceptional physical condition that is preventing the applicant from complying with the zoning code.

THEREFORE, the application for a variance to the side setback for the R-1: Single-Family Residential zone, is **DENIED** by the Planning & Zoning Board of the City of Rio Rancho on January 13, 2026, subject to the conditions, restrictions and stipulations specified above.

Date

Planning & Zoning Board Chairman

BEFORE THE PLANNING and ZONING BOARD
OF THE
CITY OF RIO RANCHO, NEW MEXICO
FINDINGS OF FACT FOR APPROVAL
Case No. 25-110-00073

REQUEST FOR VARIANCE TO RIO RANCHO CODE OF ORDINANCES CHAPTER 154.50, ALLOWING FOR 140 SQUARE-FOOT SHED TO ENCROACH THREE FEET INTO LEFT SIDE SETBACK ON THE PROPERTY LEGALLY DESCRIBED AS STAR HEIGHTS UNIT 2, BLOCK 175, LOT 3.

Applicant: Rob & Erica Spella

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2. The applicant has the authority to make an application to request a Variance to the minimum side setback requirement, as outlined by R.O. 2003, Section 154.50
3. Due process was provided to the applicant and adjacent property owners.

SPECIFIC FINDINGS OF FACT AND CONDITIONS OF APPROVAL:

1. The applicant has adequately addressed the criteria for granting a Variance as set forth in R.O. 2003, Section 150.06.
2. A variance to R.O. 2003 §154.50 Zoning Table/Residential requiring a minimum setback of five feet to allow for a shed to encroach three feet into the side setback is approved.
3. The applicants must adhere to all other requirements found within R.O. 2003 § 154.50.
4. The applicant must adhere to all applicable building code requirements for the shed permit #25-9421.
5. The approval of the variance is valid for the shed permit, #25-9421.

THEREFORE, the application for a variance to the side setback for the R-1: Single-Family Residential zone, is **APPROVED** by the Planning & Zoning Board of the City of Rio Rancho on January 13, 2026, subject to the conditions, restrictions and stipulations specified above.

Date

Planning & Zoning Board Chairman

From: robizm1000 <robizm2213@gmail.com>
Sent: Tuesday, November 18, 2025 3:39 PM
To: Benjamin Isaacs <bisaacs@rrnm.gov>
Subject: Re: Signs for 11/18 PZB

To the city of Rio Rancho planning and zoning board,

We are the residents at 1576 Arlene Rd. SE. 87124. This evening we were to meet at a scheduled hearing and discuss a setback variance for a shed we built on our property case 25 – 110 – 00073. This morning we received potential misinformation via email leading us both to believe that there would be no hearing, and we would have no chance to secure the variance we were applying for. Later in the day, a member of the zoning department assured us that the information was false and we would have an opportunity to discuss the variance at a hearing. We are humbly requesting that you postpone our variance case discussion until the hearing in December 2025. This would allow us to catch our bearings and better discuss the matter at a later date. We hope that you consider this request and respectfully await a response. Thank you for your time and attention.

Sincerely,
Rob and Erica Spella

Dear neighbor,

Please email Benjamin Isaacs at bisaacs@rrnm.gov. Please tell him that you live within 100 ft of our address, 1576 Arlene Rd SE, and have no issue with the shed that is built closer than 5 ft to the left-sided property line setback.

Thank you for your support.

I live at 1563 ARLENE Rd

my Neighbors does not bother me

Patricia DeHerrera

From: Raith Edmondson
To: Benjamin Isaacs
Subject: 1576 Arlene
Date: Wednesday, December 17, 2025 4:28:04 PM

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

Good afternoon,

I live within 100 ft of 1576 Arlene RD SE and have no issues with the shed that is built closer than 5 ft to the left sided property line setback.

Raith and Andy Edmondson

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: 25-110-00074

AGENDA DATE:
January 13, 2026

DEPARTMENT:
Development Services

SUBJECT:
Variance. The Applicant, Southwest Block, Inc., requests approval of a Variance to allow for a constructed 8' high CMU block wall within the M-1: Industrial & Business Park District Front Setback. The subject property is legally described as Industrial Park East, Block A, Lot 2 and comprises approximately 1.562 acres. Staff contact is Tim Dvorak and staff recommends denial with findings.

BACKGROUND AND ANALYSIS:
The Applicant, Southwest Block, Inc., requests approval of a Variance to allow for a constructed 8' high CMU block wall within the M-1: Industrial & Business Park District Front Setback. The subject property is legally described as Industrial Park East, Block A, Lot 2 and comprises approximately 1.562 acres.

The subject property is located at the address of 5005 Industrial Park Loop NE, in the northwest corner of the intersection of Industrial Park Loop NE and Enterprise Road NE, both classified as Residential roads.

The subject property is zoned M-1: Industrial & Business Park District per Ordinance No. 81-015, adopted October 28, 1981 by the Governing Body.

The surrounding properties to the north, south, east, and west are also zoned M-1: Industrial & Business Park District under the same subject Ordinance.

Per Rio Rancho Municipal Code (R.O. 2003) Section 154.76(D)(1) Fences allowed in the front setback area can reach a maximum height of four feet, except that fence height on corner lots must conform to the specifications under clear sight triangle, as defined in Section 154.03.

Additionally, per Rio Rancho Municipal Code (R.O. 2003) Section 154.51, the minimum front setback for M-1: Industrial & Business Park Zoning is ten (10) feet.

The Applicant submitted a Commercial Building Permit for the wall under Building Permit #22-11722. This permit additionally includes a 2' retaining wall along the western property line (Left Side), which remains in conformance with City Code. The application was revised multiple times, but was ultimately given approval by Development Services Planning and Zoning on June 12, 2025. The permit itself was printed June 13, 2025.

The setbacks notated on the originally approved permit, from June 2025, for the 8' CMU wall were as follows:

Front Setback: 10' (Constructed Wall 1'-6")
Rear Setback: 0'
Left Side Setback: 33'
Right Side Setback: 6'

The original approved plan also displayed the sight triangle and ensured that the line of sight for vehicles at the intersection would not be impeded.

The 8' CMU block wall was constructed, and upon inspection, it was determined that the subject wall was built much closer to the front setback than originally approved and now a portion of the wall impedes sight at the intersection. As the 8' wall was determined to be encroaching within the front setback of the property, staff directed the property owner that the wall would either need to come into conformance, or a Variance request would need to be submitted. The Applicant opted to apply for a Variance request for the subject wall. Even with approval of the variance, a portion of the wall will need to be moved or lowered in order to ensure proper sight triangle distances are met.

Prior to applying for the Variance, the Applicant remeasured their setbacks for the constructed wall. Per the included Site Plan, the Applicant has determined that the subject 8' wall is approximately 1'-6" from the front property line. This means that the constructed 8' wall has an approximate 8'-6" encroachment into the front setback.

REVIEW CRITERIA
R.O. 2003 Section 150.06 Variance states, "(A) Variance from the strict application of area, height, dimension, distance, parking or setback requirements of this title may be allowed in the case of exceptionally irregular, narrow, shallow or steep lots, or other exceptional physical condition where the strict application of the requirements of this title would result in a practical difficulty or unnecessary hardship that would deprive the owner of the reasonable use of his land or building. Practical difficulty or unnecessary hardship cannot be found when financial gain, loss or monetary savings, or mere inconvenience upon the property owner, or difficulty caused to one’s personal comfort is the basis for the claim of hardship."

The Applicant states in their included justification letter, "Southwest Block is requesting a Variance for the block fence on the front of our property at 5005 Industrial Park Loop. The fence we built was 1'-6" from the property line and 11'-6" from the street, including the right-of-way. Our wall is the same distance from the street as the rest of the Industrial Park Loop fencing."

The Applicant continues, "Given the existing zoning as M-1, we believe this fence is in keeping with the industrial park."

The Applicant has additionally included four letters of support from abutting and neighboring properties. An exhibit illustrating these properties is included in the attachment "Letters of Support."

The subject properties include:

- 5009 Industrial Park Loop NE (IPE, Block B, Lot 7) (2 Letters of Support Received)
- 132 NM 528 NE (IPE, Block C, Lot 4A)
- 138 Frontage Rd NE (IPE, Block A, Lot 3A2)

Staff recommends the Planning and Zoning Board find that the subject property is not an irregular or narrow lot. As such, staff finds that the subject property does not have an exceptional physical condition that prevents the Applicant from complying with the zoning code.

Staff additionally duly searched records for the properties along Industrial Park Loop NE and did not

find any other Variance requests for wall height, nor did staff find any special or granted permissions in relation to walls along Industrial Park Loop NE. Staff understands the Applicant's position; however, it does not prevent the Applicant from complying with all provisions of City Code.

Should the Planning and Zoning Board find that the subject 8' CMU wall does meet Variance criteria, conditions of approval are for the Applicant to revise plans and to provide on the plans how sight triangle requirements are met. A portion of the wall as presently constructed will need to be lowered, moved, or removed in order to meet sight triangle requirements.

Per Plat Book 1, Page 111, there is only indication of a 7' Drainage and Public Utility Easement along the rear property line of 5005 Industrial Park Loop NE. As such, should the Planning and Zoning Board find that the subject 8' CMU wall does meet Variance criteria, encroachment agreements with franchised utilities would not be required.

Reviewed By:

Reviewing Agency	Received Application for Review	Comments
DSD Planning	x	Comments within ABM
DSD Engineering	x	Provide Compliance with sight triangles in accordance with DPM
Fire and Rescue	x	No adverse comments.
Police	x	No comments received
SSCAFCA	x	No adverse comments.
Parks and Recreation	x	No adverse comments.
Rio Rancho Public Schools	x	No comments received.
MRCOG/MRMPO	x	No comments received.

NOTIFICATIONS:
Property owners within 100' of the subject property were notified via certified mail 15 days prior to the hearing. Property owners within 100' to 300' of the subject property were notified via informational postcard 15 days prior to the hearing. A legal notice was published in the December 29, 2025 edition of the Albuquerque Journal. A sign was posted to the property as per ordinance.

IMPACT:

DEPARTMENT RECOMMENDATION
The Development Services Department recommends the Planning and Zoning Board deny Variance Request No. 25-110-00074 subject to the following findings:

General Findings of Fact:
1. In accordance with R.O. 2003 Section 150.06, the Planning and Zoning Board has jurisdiction over approval of a Variance request to allow for an 8' high constructed CMU block wall within the M-1: Industrial & Business Park District front setback.
2. The Applicant has the authority to make an application to request a Variance to allow for an 8' high constructed CMU block wall within the M-1: Industrial & Business Park District front setback.

Findings of Fact for Denial:
1. The Applicant has not adequately addressed the criteria for granting a Variance as set forth in R.O. 2003 Section 150.06.
2. The subject property is not exceptionally irregular, narrow, shallow, or steep and does not have an exceptional physical condition that prevents the Applicant from complying with the zoning code.
3. The applicant shall revise plans.

However, if the Planning and Zoning Board finds that the Variance application meets the criteria for approval, the following findings and conditions for approval are recommended:

Specific Findings of Fact and Conditions:
1. The Applicant has adequately addressed the criteria for granting a Variance as set forth in R.O. 2003 Section 150.06.
2. Building permit application #22-11722, shall be updated to display the location of the constructed wall. All applicable building and engineering codes shall be met.
3. The subject 8' CMU wall shall comply with all other requirements under R.O 2003 154.61.
4. Applicant shall display on plans how sight triangle requirements are met through lowering or removal of a portion of the wall.

ALTERNATIVES:

The Planning and Zoning Board may:
1. Approve the Variance request with staff recommendations and conditions.
2. Approve the Variance request with amendments to recommendations and/or conditions.
3. Deny the Variance request.
4. Postpone the item and continue the public hearing for the Variance request for further review.

DEPARTMENT RECOMMENDATION:

Staff recommends the Planning and Zoning Board deny the Variance request.

ATTACHMENT: Zoning & Location Map
ATTACHMENT: Application
ATTACHMENT: Justification
ATTACHMENT: Letters of Support
ATTACHMENT: Site Plan (Constructed Wall)
ATTACHMENT: Approved Building Permit Application #22-11722
ATTACHMENT: Reproduction of Notices, Legal Ad
ATTACHMENT: Findings_of_Fact_BMB.docx

5005 INDUSTRIAL PARK LOOP NE
IPE, BLOCK A, LOT 2
VARIANCE REQUEST



Rio Rancho City of Vision

GIS Moving Spatial Data Forward

N
W
E
S

Legend

Zoning

M-1

Subject Property

0 0 0.01 0.02 0.02 0.03 0.04 Miles

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

Map courtesy of Tim Dvorak, 12/3/2025

Rio Rancho
City of Vision

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

PLANNING & ZONING LAND USE APPLICATION

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

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

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

APPLICANT/AGENT INFORMATION

Applicant Name: Southwest Block Inc		Phone: 505-892-5858
Address: 5005 Industrial Park loop		E-Mail: barbe southwestblock.net
City: Rio Rancho	State: NM	Zip: 87124
Proprietary Interest:	List Owners: on added sheet	
Deed or Ownership Verification Provided: (Initials) EW		Letter of Authorization Provided: (Initials)

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

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

on added sheet

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit: Industrial Park East	Block(s): A	Lot(s): 2
Existing Zoning: M1	Proposed Zoning:	
No. of existing lots: 1	No. of proposed lots: 1	Total area of site (acres) 1.562

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: Barbara A Hatch	Applicant: Southwest Block	Agent:
Signature: Barbara A Hatch		Date: Sep 9, 2025

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

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

Form revised June 2014

Southwest BLOCK
136 Rio Rancho Blvd.
Rio Rancho, NM 87124

November 13, 2025

Description of request:

Southwest Block is requesting a variance for the block fence on the front of our property at 5005 Industrial Park Loop. The fence we built was 1’ 6” from the property line and 11’ 6” from the street, including the right-of-way. Our wall is the same distance from the street as the rest of the Industrial Park Loop fencing. Given the existing zoning as M1, we believe this fence is in keeping with the industrial park. We respectfully request approval to retain our fence in its current position, demonstrating our commitment to complying with regulations.

Respectfully,

Barbara A Hatch

Barb Hatch
President
Southwest Block
505-892-5858

October 6, 2025

To the city of Rio Rancho,

Southwest Block has placed a fence on industrial Park loop and needs a variance. We believe that the fence is very nice and would like to keep it there.

Thank you,

X _____

(address) 5009 INDUSTRIAL PARK Loop

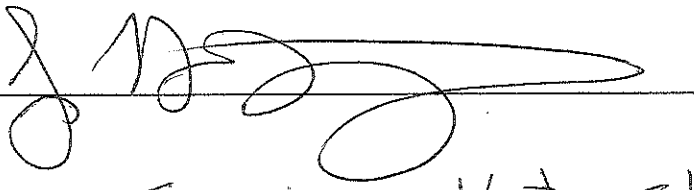
_____

October 6, 2025

To the city of Rio Rancho,

Southwest Block has placed a fence on industrial Park loop and needs a variance. We believe that the fence is very nice and would like to keep it there.

Thank you,

X 

(address) Sunrise Vet clinic
132 Rio Rancho Blvd
RR NM 87124

October 6, 2025

To the city of Rio Rancho,

Southwest Block has placed a fence on industrial Park loop and needs a variance. We believe that the fence is very nice and would like to keep it there.

Thank you,

X Kerry E- Dimpker

(address) 5009 Industrial Pk Lp
Rio Rancho, N.M. 87124

October 6, 2025

To the city of Rio Rancho,

Southwest Block has placed a fence on industrial Park loop and needs a variance. We believe that the fence is very nice and would like to keep it there.

Thank you,

X _____

(address) 138 Frontage Rd NE, Rio Rancho, NM, 87124

Letters of Support (Map)



DRAINAGE CALCULATION SHEET

RATIONAL METHOD

Basin	Area (sf)	Area (acres)	Treatment A %	Treatment A (acres)	Treatment B %	Treatment B (acres)	Treatment C %	Treatment C (acres)	Treatment D %	Treatment D (acres)	100-Year, 6-hr. Weighted C	100-Year, 6-hr. Volume (ac-ft)	100-Year, 6-hr. Flow cfs
existing	68022.00	1.562	0%	0	100%	1.562	0%	0	0%	0.000	0.430	0.133	2.95
proposed	68022.00	1.562	0%	0	10%	0.156	16%	0.2499	74%	1.156	0.829	0.256	5.69
Difference	0.00	0.00		0.00		-1.41		0.25		1.16		0.12	2.74

Equations:
Flow (Q)= CiA =
C = Ca*Aa + Cb*Ab + Cc*Ac + Cd*Ad / (Total Area)
i=4.4 IN/HR
A=TOTAL AREA

Where for 100-year storm
Ca= 0.27
Cb= 0.43
Cc= 0.61
Cd= 0.93

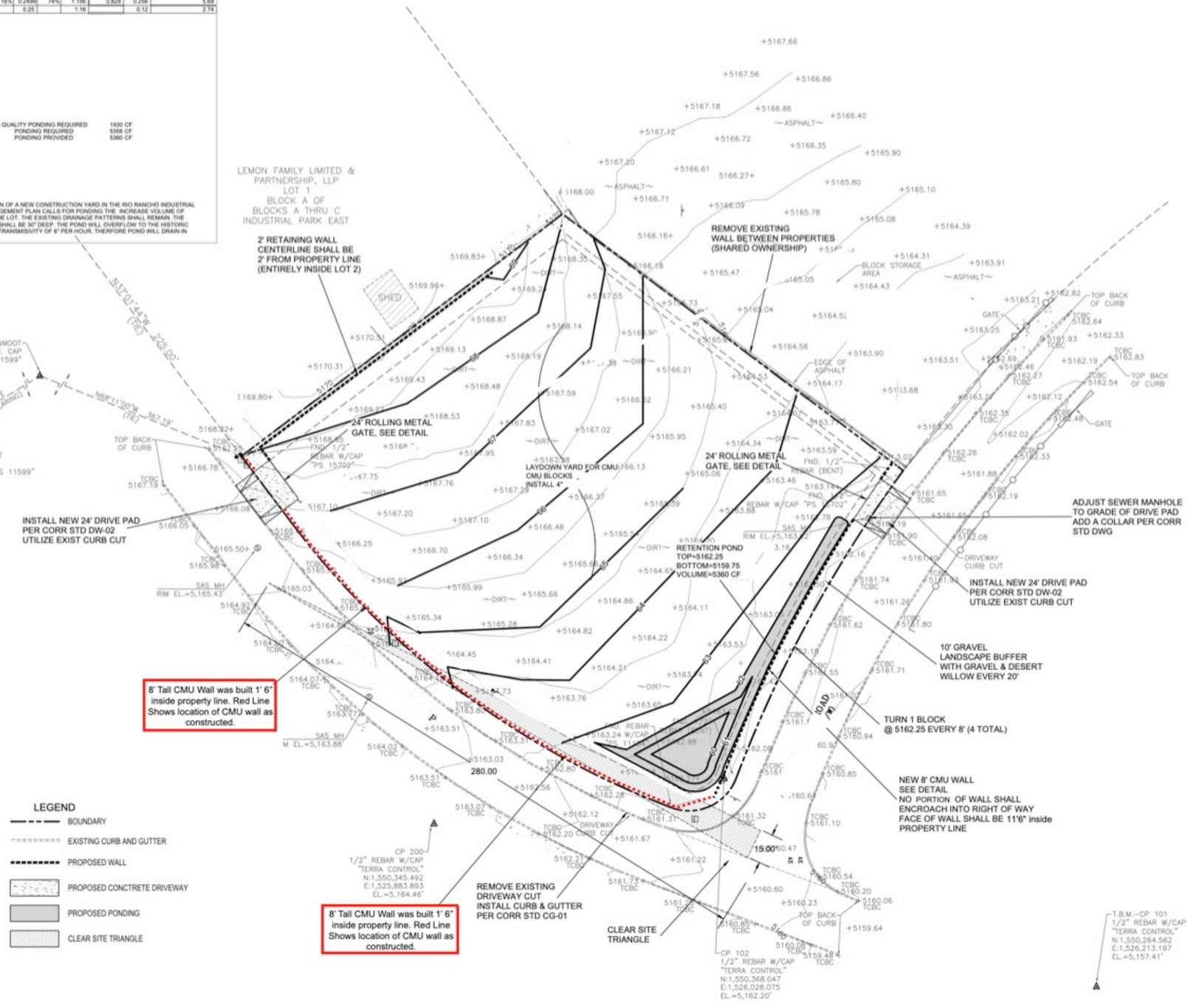
VOLUME= C*P*A/12 =

C = Ca*Aa + Cb*Ab + Cc*Ac + Cd*Ad / (Total Area)
P= 2.37 (6-HOUR)
2.9 (24-HOUR)
A=TOTAL AREA

WATER QUALITY PONDING REQUIRED 1930 CF
PONDING REQUIRED 5358 CF
PONDING PROVIDED 5360 CF

TIME OF CONCENTRATION 0.129 hrs
Tc=L/(36000*K*(S**.5)
L= 232 FT
K= 2
S= 0.05 FT/FT

NARRATIVE THIS DEVELOPMENT CONSISTS OF THE CONSTRUCTION OF A NEW CONSTRUCTION YARD IN THE RIO RANCHO INDUSTRIAL PARK. THE AREA IS A PRIMARILY DEVELOPED AREA. THE DRAINAGE MANAGEMENT PLAN CALLS FOR PONDING THE INCREASE VOLUME OF THE NEW DEVELOPMENT COMPARED TO THE EXISTING CONDITION OF THE LOT. THE EXISTING DRAINAGE PATTERNS SHALL REMAIN. THE TOTAL FLOW EXCESS FLOW GENERATED IS 5358 CUBIC FEET. THE POND SHALL BE 30' DEEP. THE POND WILL OVERFLOW TO THE HISTORIC OUTFALL SOIL TYPE IS SHEPPARD LOAMY FINE SAND WITH HYDRAULIC TRANSMISIVITY OF 6" PER HOUR. THERFORE POND WILL DRAIN IN LESS THAN 6 HOURS.



South required setback 10'	provided set back 198'
North required setback 0'	provided back 198'
East required setback 10'	provided back 208"
West required setback 0'	provided back 208'

GRAPHIC SCALE
30 15 0 30
(IN FEET)
1 inch = 30 ft.

City of Rio Rancho

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

REVISIONS (OR CHANGE NOTICES)

SOUTHWEST BLOCK INC.

INDUSTRIAL PARK EAST
BLOCK A, LOT 2

SITE PLAN / CIVIL GRADINGG PLAN

DAVID SOULE NEW MEXICO 14522 REGISTERED PROFESSIONAL ENGINEER

11/15/24

PROJECT NO.
DESIGNED BY: DS
DRAWN BY: DEM
CHECKED BY: DS
DATE: 9-25-24
DPI CHK:

SHEET:
4 of 5

Commercial Building Permit & Plan Review Application

City of Rio Rancho
Development Services
3200 Civic Center Circle NE 1st Floor
Rio Rancho, NM 87144
(505) 891-5006 Fax (505) 896-8994
permits@rrnm.gov

Fees Permit # _____

Application fee is 65% of the Building permit fee. (Fees will be doubled for work started without securing a building permit)

Property Information

Address 5005 Industrial Park Loop NE

Legal Description

Subdivision/Unit Industrial Park East Block A Lot 2

Track/Parcel _____ Zoning _____

Acreage of property 1.236 Width of Property 258'

Description of Work and Material Used

Retaining Wall (2' Max. height), CMU Wall (8' Max height), Lot Grading, & Asphalt Paving.

Lot will be used for CMU Storage

Type of Construction: I II III IV V A B

Occupancy Group: A B E F H I M R S U

Division: 1 2 3 4 5

Parking Spaces provided Block Storage Only Handicapped Parking Spaces Provided _____

Dimensions- Set back(s)

Front 8' Wall - 10' / 2' Wa Rear 8' Wall - 0 / 2' Wall - 48' Left 8' Wall - 33' / 2' Wall - 2' Right 8' Wall - 6' / 2' Wall - 2

Height 2' Retaining/8' Yard Wall No. of Stories N/A (POOL ONLY) Gallons N/A

Valuation $42,000.00 Gross Floor Area N/A

If mixed use (i.e. office and warehouse) please provide footage breakdown

Contact Information

Owners Name Southwest Block, Inc. (Barb Hatch)

Address 734 Serria Verde Way NE, Rio Rancho, NM 87124

Email Barb@southwestblock.net Fax 505-832-5153 Phone 505-892-5858

Contractor Business Name DKM Construction, Inc. License # 367953

Address 5951 Kim Road NE, Rio Rancho, NM 87144

Email Davidjr@dkm-asphalt.com Fax 505-896-9993 Phone 505-896-4503

Architect/Engineer David Soule - Rio Grande Engineering

Address PO Box 93924, Albuquerque, NM 87199

Email david@riograndeengineering.com Fax _____ Phone 505-238-1277

I, the undersigned, understand the above application procedure and agree to comply with the conditions of same.

Name (printed) David K Montoya Date 6/2//2025

Signature _____

5005 INDUSTRIAL PARK LOOP NE

INDUSTRIAL PARK EAST

BLOCK A, LOT 2

PROJECT NUMBER: 22-11722

CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO

CIVIL SITE IMPROVEMENT PLANS

SEPTEMBER 2024

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ABBREVIATIONS

@	AT	PB	PULL BOX
BW	BASE OF WALL	℄	PROPERTY LINE
℄	CENTERLINE	PUE	PUBLIC UTILITY EASEMENT
CO	CLEAN OUT	PVMT	PAVEMENT
CONC	CONCRETE	RCP	REINFORCED CONCRETE PIPE
CORR	CITY OF RIO RANCHO	RET	RETAINING WALL
CY	CUBIC YARDS	R/W, ROW	RIGHT-OF-WAY
DIA	DIAMETER	S	SLOPE
ELEV	ELEVATION	SAS	SANITARY SEWER LINE
EP	EDGE OF PAVEMENT	SD	STORM DRAIN
ESMT	EASEMENT	SF	SQUARE FEET
EW	EACH WAY	STD	STANDARD
EX	EXISTING	SW	SIDEWALK
FG	FINISH GRADE	SY	SQUARE YARDS
FP	FINISHED PAD	TEL	TELEPHONE LINE, RISER OR BOX
G	GAS	TP	TOP OF PIPE
GM	GAS METER	TRANS	TRANSVERSE
HORIZ	HORIZONTAL	TW	TOP OF WALL
INV	INVERT	TYP	TYPICAL
INV EL	INVERT ELEVATION	UE	UNDERGROUND ELECTRICAL LINE
LF	LINEAR FEET	UT	UNDERGROUND TELEPHONE LINE
LP	LIGHT POLE	VERT	VERTICAL
MH	MANHOLE	W	WATERLINE
OC	ON CENTER	WM	WATER METER
		WV	WATER VALVE



VICINITY MAP
NTS

DEVELOPER: _____ DATE: _____
SOUTHWEST BLOCK, INC.

CITY OF
RIO RANCHO: _____ DATE: _____
DEVELOPMENT SERVICES

City of Rio Rancho

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

REVISIONS (OR CHANGE NOTICES)

SOUTHWEST BLOCK INC.

INDUSTRIAL PARK EAST
BLOCK A, LOT 2

TITLE SHEET, SHEET INDEX AND ABBREVIATIONS

DAVID SOULE
NEW MEXICO
14522
REGISTERED PROFESSIONAL ENGINEER

11/15/24

PROJECT NO.
DESIGNED BY: DS
DRAWN BY: DEM
CHECKED BY: DS
DATE: 9-25-24
DPI CHK:

SHEET:
1 of 5

GENERAL NOTES

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

SOILS

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

ROADWAY GENERAL NOTES

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

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

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

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

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

EROSION CONTROL/ENVIRONMENTAL PROTECTION/STORM WATER POLLUTION PREVENTION PLAN

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

WATER GENERAL NOTES

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

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

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

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

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

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

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

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

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

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

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

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

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

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

WASTEWATER GENERAL NOTES

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

ADA GENERAL NOTES

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

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

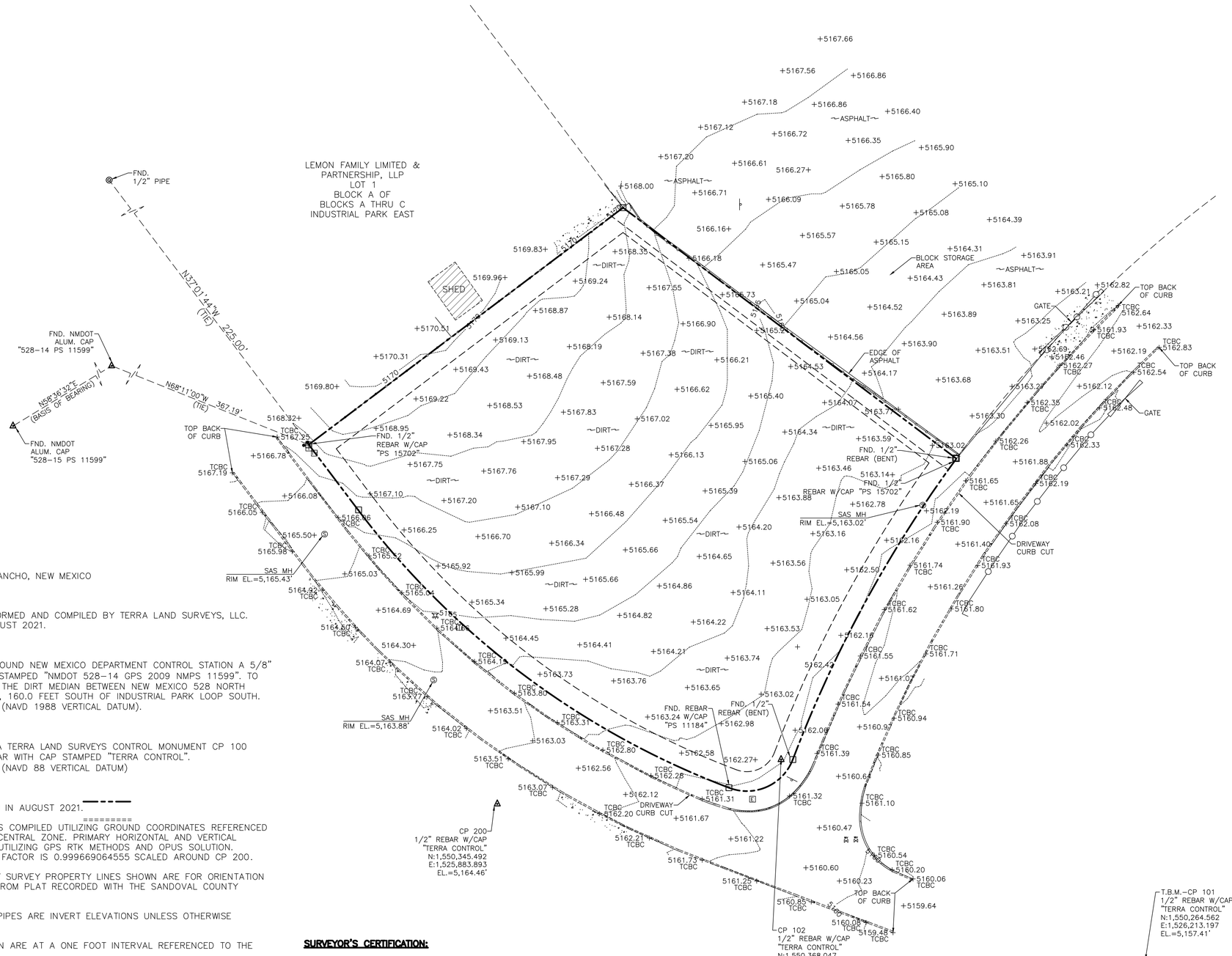
3. ALL BROOM FINISHES SHALL BE PERPENDICULAR TO THE DIRECTION OF PEDESTRIAN TRAVEL.

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

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

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

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



LEGEND

- FND. CONTROL MONUMENT (AS NOTED)
- FND. REBAR (AS NOTED)
- FND. PIPE (AS NOTED)
- ELECTRIC PEDESTAL
- TELEPHONE PEDESTAL
- CABLE TV PEDESTAL
- TRANSFORMER
- WATER VALVE
- SANITARY SEWER MANHOLE
- BOLLARD
- SIGN
- +51XX.XX SPOT ELEVATION
- CHAIN LINK FENCE
- BLOCK WALL
- PROPERTY LINE
- CONCRETE HATCH
- BUILDING HATCH

PROJECT LOCATION

136 FRONTAGE ROAD, RIO RANCHO, NEW MEXICO

SURVEY INFORMATION

TOPOGRAPHIC SURVEY PERFORMED AND COMPILED BY TERRA LAND SURVEYS, LLC. CORRALES, NEW MEXICO AUGUST 2021.

PROJECT BENCHMARK

PROJECT BENCHMARK IS A FOUND NEW MEXICO DEPARTMENT CONTROL STATION A 5/8" REBAR WITH ALUMINUM CAP STAMPED "NMDOT 528-14 GPS 2009 NMPS 11599". TO REACH STATION LOCATION IN THE DIRT MEDIAN BETWEEN NEW MEXICO 528 NORTH BOUND AND FRONTAGE ROAD, 160.0 FEET SOUTH OF INDUSTRIAL PARK LOOP SOUTH. ELEVATION = 5,172.43 FEET (NAVD 1988 VERTICAL DATUM).

TEMPORARY BENCHMARK

TEMPORARY BENCHMARK IS A TERRA LAND SURVEYS CONTROL MONUMENT CP 100 BEING A SET 1/2 INCH REBAR WITH CAP STAMPED "TERRA CONTROL". ELEVATION = 5,157.41 FEET (NAVD 88 VERTICAL DATUM)

NOTES

1. FIELD SURVEY PERFORMED IN AUGUST 2021.
2. TOPOGRAPHIC SURVEY WAS COMPILED UTILIZING GROUND COORDINATES REFERENCED TO NAD 1983 NEW MEXICO CENTRAL ZONE. PRIMARY HORIZONTAL AND VERTICAL CONTROL WAS ESTABLISHED UTILIZING GPS RTK METHODS AND OPUS SOLUTION. COMBINED GROUND TO GRID FACTOR IS 0.999669064555 SCALED AROUND CP 200.
3. THIS IS NOT A BOUNDARY SURVEY PROPERTY LINES SHOWN ARE FOR ORIENTATION ONLY. INFORMATION TAKEN FROM PLAT RECORDED WITH THE SANDOVAL COUNTY CLERKS OFFICE
4. ELEVATIONS SHOWN FOR PIPES ARE INVERT ELEVATIONS UNLESS OTHERWISE SPECIFIED.
5. CONTOURS SHOWN HEREON ARE AT A ONE FOOT INTERVAL REFERENCED TO THE NAVD 88 VERTICAL DATUM.
6. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL OF THE UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE
7. PIPE SIZES AND MATERIAL TYPES FOR MANHOLES SHOWN HAVE BEEN LOCATED

SURVEYOR'S CERTIFICATION:

I, CHRISTOPHER A. MEDINA, NEW MEXICO PROFESSIONAL SURVEYOR NO. 15702, DO HEREBY CERTIFY THAT THIS TOPOGRAPHIC SURVEY AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION; THIS SURVEY MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO; AND IS CORRECT AND TRUE TO THE BEST OF MY BELIEF AND KNOWLEDGE.

CHRISTOPHER A MEDINA NEW MEXICO 15702 PROFESSIONAL SURVEYOR

TERRA

GRAPHIC SCALE

0 30 60 90

(IN FEET)
1 inch = 30 ft.
CONTOUR INTERVAL = 1 FOOT
NAVD 88 VERTICAL DATUM

City of Rio Rancho

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

REVISIONS (OR CHANGE NOTICES)

SOUTHWEST BLOCK INC.

INDUSTRIAL PARK EAST
BLOCK A, LOT 2

EXISTING CONDTIONS SURVEY

PROJECT NO.
DESIGNED BY: DS
DRAWN BY: DEM
CHECKED BY: DS
DATE: 9-25-24
PRI CHK:

DRAINAGE CALCULATION SHEET

RATIONAL METHOD

Basin	Area (sf)	Area (acres)	Treatment A %	Treatment A (acres)	Treatment B %	Treatment B (acres)	Treatment C %	Treatment C (acres)	Treatment D %	Treatment D (acres)	100-Year, 6-hr. Weighted C	Volume (ac-ft)	Flow cfs
existing	68022.00	1.562	0%	0	100%	1.562	0%	0	0%	0.000	0.430	0.133	2.95
proposed	68022.00	1.562	0%	0	10%	0.156	16%	0.2499	74%	1.156	0.829	0.256	5.69
Difference	0.00	0.00		0.00		-1.41		0.25		1.16		0.12	2.74

Equations:
Flow (Q)= CIA =
C = Ca*Aa + Cb*Ab + Cc*Ac + Cd*Ad / (Total Area)
I=4.4 IN/HR
A=TOTAL AREA

Where for 100-year storm
Ca= 0.27
Cb= 0.43
Cc= 0.61
Cd= 0.93

VOLUME= C*P*A/12 =

C = Ca*Aa + Cb*Ab + Cc*Ac + Cd*Ad / (Total Area)
P= 2.37 (6-HOUR)
2.9 (24-HOUR)
A=TOTAL AREA

WATER QUALITY PONDING REQUIRED 1930 CF
PONDING REQUIRED 5358 CF
PONDING PROVIDED 5360 CF

TIME OF CONCENTRATION 0.129 hrs
Tc=L/(36000*K*(S**.5)
L= 232 FT
K= 2
S= 0.05 FT/FT

NARRATIVE
THIS DEVELOPMENT CONSISTS OF THE CONSTRUCTION OF A NEW CONSTRUCTION YARD IN THE RIO RANCHO INDUSTRIAL PARK. THE AREA IS A PRIMARILY DEVELOPED AREA. THE DRAINAGE MANAGEMENT PLAN CALLS FOR PONDING THE INCREASE VOLUME OF THE NEW DEVELOPMENT COMPARED TO THE EXISTING CONDITION OF THE LOT. THE EXISTING DRAINAGE PATTERNS SHALL REMAIN. THE TOTAL FLOW EXCESS FLOW GENERATED IS 5358 CUBIC FEET. THE POND SHALL BE 30" DEEP. THE POND WILL OVERFLOW TO THE HISTORIC OUTFALL SOIL TYPE IS SHEPPARD LOAMY FINE SAND WITH HYDRAULIC TRANSMISIVITY OF 6" PER HOUR, THERFORE POND WILL DRAIN IN LESS THAN 8 HOURS.

City of Rio Rancho
Planning & Zoning Dept.
Approved by: TD
Date: 6/12/2025

1. ALL FENCES REQUIRE A ZONING PLAN REVIEW. IF THE FENCE IS A PART OF A LARGER SUBMITTAL, FOR EXAMPLE NEW HOME CONSTRUCTION, THE FENCE PLAN REVIEW WILL OCCUR AT THAT TIME AND IS INCLUSIVE IN THE PLAN REVIEW FEE. IF THE FENCE IS AN IMPROVEMENT TO A DEVELOPED SITE, AN ADDITIONAL FENCE PLAN REVIEW IS REQUIRED.
ALL SETBACKS ARE MEASURED FROM THE PROPERTY LINE
(approval is contingent upon applicant's full compliance with all applicable requirements.)
****

**ACCEPTANCE OF THIS DOCUMENT BY THE CITY OF RIO RANCHO DOES NOT RELIEVE THE DESIGN PROFESSIONAL/APPLICANT OF ANY LIABILITY FOR ERRORS OR OMISSIONS.
****

LEMON FAMILY LIMITED & PARTNERSHIP, LLP
LOT 1
BLOCK A OF
BLOCKS A THRU C
INDUSTRIAL PARK EAST

N37°01'44"W (TIE) 225.00'
N68°36'32"E (BASIS OF BEARING)
N68°11'00"W (TIE) 367.19'
FND. NMDOT ALUM. CAP "528-14 PS 11599"
FND. NMDOT ALUM. CAP "528-15 PS 11599"

2' WALL TO HAVE 48' REAR SETBACK
2' RETAINING WALL CENTERLINE SHALL BE 2' FROM PROPERTY LINE (ENTIRELY INSIDE LOT 2)
2' WALL TO HAVE 208' RIIGHT SIDE SETBACK
SHED
24' ROLLING METAL GATE, SEE DETAIL
8' CMU WALL TO HAVE 33' LEFT SIDE SETBACK
FND. 1/2" REBAR W/CAP
LAYDOWN YARD FOR CMU CMU BLOCKS INSTALL 4'
REMOVE EXISTING WALL BETWEEN PROPERTIES (SHARED OWNERSHIP)
24' ROLLING METAL GATE, SEE DETAIL
RIGHT SIDE 8' CMU WALL TO TIE INTO REAR PROPERTY LINE
FND. 1/2" REBAR (BENT)
FND. 1/2" REBAR W/CAP "PS 11702"
INSTALL NEW 24' DRIVE PAD PER CORR STD DW-02 UTILIZE EXIST CURB CUT
ADJUST SEWER MANHOLE TO GRADE OF DRIVE PAD ADD A COLLAR PER CORR STD DWG
RETENTION POND TOP=5162.25 BOTTOM=5159.75 VOLUME=5360 CF
10' GRAVEL LANDSCAPE BUFFER WITH GRAVEL & DESERT WILLOW EVERY 20'
TURN 1 BLOCK @ 5162.25 EVERY 8' (4 TOTAL)
NEW 8' CMU WALL SEE DETAIL THIS PLANSET NO PORTION OF WALL SHALL ENCROACH INTO RIGHT OF WAY FACE OF WALL SHALL BE 10' INSIDE PROPERTY LINE
NEW 8' CMU WALL SEE DETAIL NO PORTION OF WALL SHALL ENCROACH INTO RIGHT OF WAY FACE OF WALL SHALL BE 6' INSIDE PROPERTY LINE
INSTALL NEW 24' DRIVE PAD PER CORR STD DW-02 UTILIZE EXIST CURB CUT
REMOVE EXISTING DRIVEWAY CUT INSTALL CURB & GUTTER PER CORR STD CG-01
FACE OF WALL SHALL BE SURVEYED IN SO CLEAR SITE TRIANGLE NOT ENCROACHED UPON MIN. DISTANCE FROM PROPERTY LINE IS 10'
CLEAR SITE TRIANGLE
280.00
15.00

8' CMU Wall
Front: 10'
Rear: 0' (Existing Fence To BE Removed)
Left: 33'
Right: 6'

2' Wall (SRW)
Front: 10'
Rear: 48'
Left: 2'
RIght: 208'

CP 200
1/2" REBAR W/CAP
"TERRA CONTROL"
N:1,550,345.492
E:1,525,883.893
EL.=5,164.46'

CP 102
1/2" REBAR W/CAP
"TERRA CONTROL"
N:1,550,368.047
E:1,526,028.075
EL.=5,162.20'

T.B.M.-CP 101
1/2" REBAR W/CAP
"TERRA CONTROL"
N:1,550,264.562
E:1,526,213.197
EL.=5,157.41'

LEGEND
- BOUNDARY
- EXISTING CURB AND GUTTER
- PROPOSED WALL
- PROPOSED CONCTRETE DRIVEWAY
- PROPOSED PONDING
- CLEAR SITE TRIANGLE

GRAPHIC SCALE
30 15 0 30
(IN FEET)
1 inch = 30 ft.

City of Rio Rancho

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

REVISIONS (OR CHANGE NOTICES)

SOUTHWEST BLOCK INC.

INDUSTRIAL PARK EAST
BLOCK A, LOT 2

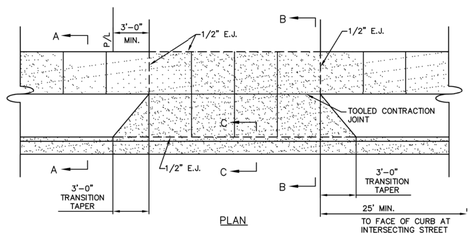
SITE PLAN / CIVIL GRADINGG PLAN

DAVID SCULE NEW MEXICO 14522 REGISTERED PROFESSIONAL ENGINEER

11/15/24

PROJECT NO.
DESIGNED BY: DS
DRAWN BY: DEM
CHECKED BY: DS
DATE: 9-25-24
DPI CHK:

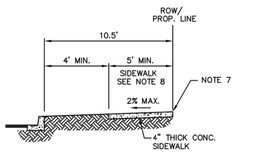
SHEET:
4 of 5



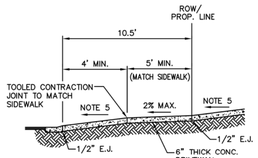
PLAN

GENERAL NOTES:

1. ANY DEVIATIONS FROM THESE STANDARDS SHALL BE SUBMITTED TO THE CITY FOR PRIOR APPROVAL.
2. ALL WORK IN PUBLIC RIGHT-OF-WAY SHALL BE CONSTRUCTED BY A LICENSED CONTRACTOR AND REQUIRES PERMIT AND APPROVAL BY THE CITY.
3. WITHIN LIMITS OF THE RIGHT-OF-WAY, SIDEWALK AND DRIVEWAY SHALL BE PORTLAND CEMENT CONCRETE PLACED ON 6" PREPARED SUBGRADE. SUBGRADE SHALL BE COMPACTED TO 95% ASTM D 1557, MIN.
4. ASPHALT DRIVEWAY WILL NOT BE PERMITTED WITHIN RIGHT-OF-WAY.
5. EXISTING AND NEW RESIDENTIAL DRIVEWAYS, 14% MAX; EXISTING COMMERCIAL DRIVEWAYS, 14% MAX; AND FOR NEW COMMERCIAL DEVELOPMENTS TURNOUTS ARE REQUIRED.
6. ALL CONCRETE SHALL BE IN ACCORDANCE WITH SECTION 510 OF THE NMDOT STANDARD SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION, CURRENT EDITION. A VALID NMDOT MIX DESIGN CONFORMING TO THE REQUIREMENTS OF SECTION 509 OF THE NMDOT SPECIFICATIONS SHALL BE SUBMITTED TO THE CITY AND APPROVED PRIOR TO PLACEMENT OF CONCRETE. THE CITY MAY APPROVE A MIX DESIGN FOLLOWING NMAPWA SPECIFICATIONS.
7. FOR CONC. SIDEWALK CONSTRUCT TRANSVERSE JOINTS AS FOLLOWS:
   - TOOLED CONTRACTION JOINTS AT 5' INTERVALS
   - 1/2" PRE-MOLDED BITUMINOUS EXPANSION JOINTS AT 15' INTERVALS.
8. SIDEWALK SETBACK IS REQUIRED WHERE ROW/PROPERTY WALL EXISTS OR IS PLANNED. REFER TO DWG. TS-01 FOR SETBACK REQUIREMENTS.
9. SIDEWALK SHALL NOT BE TAPERED OR WARPED AT DRIVEWAY APPROACH
10. THE MINIMUM SIDEWALK WITHIN PUBLIC RIGHT-OF-WAY IS:
    5' WIDE ON RES. & STD. COLLECTOR STREETS NOT ADJACENT TO COMMERCIAL PROPERTIES.
    6' WIDE ON ARTERIAL STREETS AND STREETS ADJACENT TO COMMERCIAL PROPERTIES
11. CONTRACTOR SHALL SET FORMS AT 1.5%



SECTION A–A



SECTION B–B



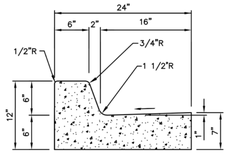
SECTION C–C

DATE MODIFIED:	AUG 15, 2018

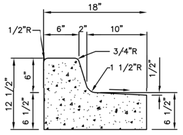
City of Rio Rancho
Department of Public Works

SIDEWALK AND DRIVEWAY TRANSITION (COLLECTOR)

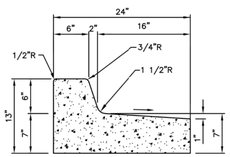
DWG. NO. DW-02 OCT 2, 2008



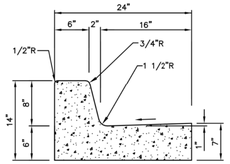
STANDARD CURB AND GUTTER



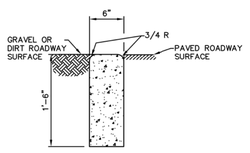
MEDIAN CURB AND GUTTER



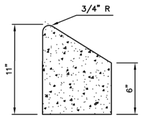
SPILL CURB AND GUTTER



8" CURB AND GUTTER
FOR COLLECTOR AND ARTERIAL STREETS ONLY. SEE NOTE 7.



CUTOFF WALL
USE FOR TRANSITION TO UNPAVED ROAD, SEE NOTE 7.



ROUND-ABOUT CURB

GENERAL NOTES:

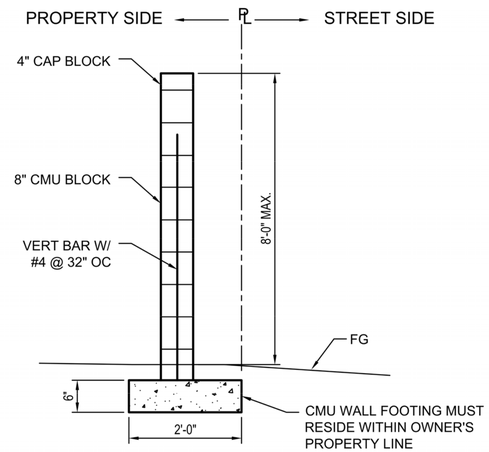
1. ANY DEVIATIONS FROM THESE STANDARDS SHALL BE SUBMITTED TO THE CITY FOR PRIOR APPROVAL.
2. ALL WORK IN PUBLIC RIGHT-OF-WAY SHALL BE CONSTRUCTED BY A LICENSED CONTRACTOR AND REQUIRES PERMIT AND APPROVAL BY THE CITY.
3. SUBGRADE SHALL BE COMPACTED TO 95% ASTM D 1557, MIN.
4. CURB AND GUTTER SHALL BE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

DATE MODIFIED:	AUG 8, 2019

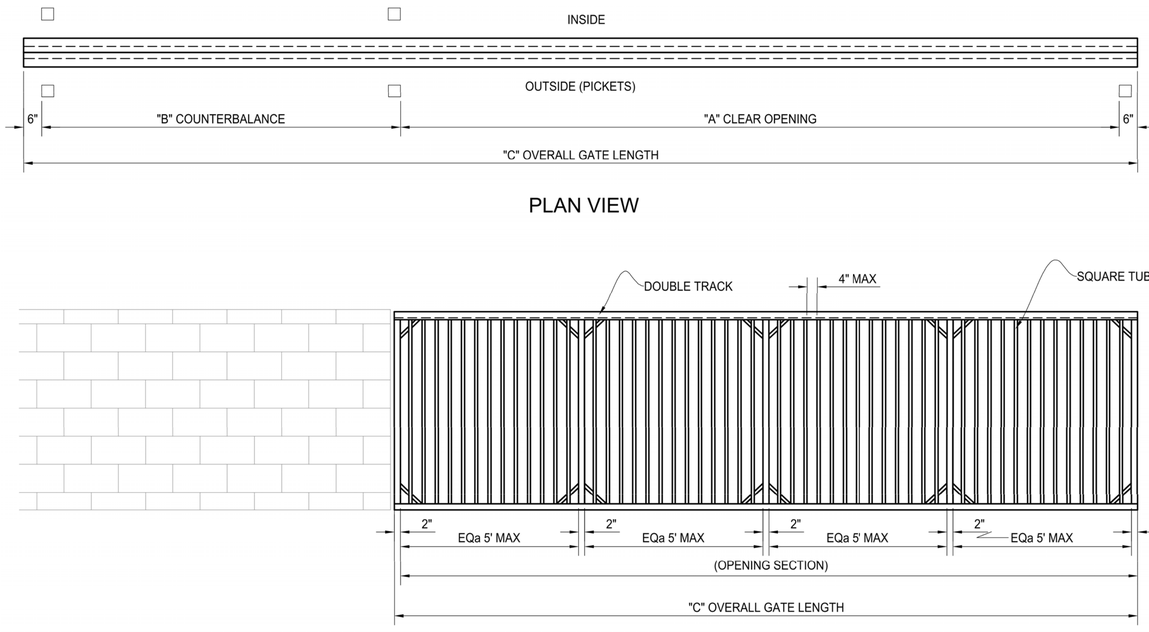
City of Rio Rancho
Department of Public Works

CURB AND GUTTER

DWG. NO. CG-01 OCT 2, 2008



8" CMU WALL SECTION
NTS



(FOR REFERENCE ONLY)
TYPICAL ROLLING STEEL GATE DETAIL
NTS

City of Rio Rancho

NO.	DESCRIPTION	DATE	BY
7			
6			
5			
4			
3			
2			
1	REVISIONS (OR CHANGE NOTICES)		

SOUTHWEST BLOCK INC.

INDUSTRIAL PARK EAST
BLOCK A, LOT 2

CIVIL DETAILS

DAVID SOULE NEW MEXICO 14522 REGISTERED PROFESSIONAL ENGINEER

11/15/24

PROJECT NO.	
DESIGNED BY:	DS
DRAWN BY:	DEM
CHECKED BY:	DS
DATE:	9–25–24
DPI CHK:	

SHEET:
5 of 5

The City of Rio Rancho

Development Services
Planning Division
3200 Civic Center Circle NE
Rio Rancho, NM 87144
Phone (505) 891-5005 ● Fax (505) 896-8994

December 22, 2025

RE: Variance Request; Case No. 25-110-00074
Industrial Park East, Block A, Lot 2

Dear Property Owner:

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

The applicant, Southwest Block, Inc., requests approval of a Variance request for the subject property legally described as Industrial Park East, Block A, Lot 2 to allow for a constructed 8-ft high CMU block wall within the M-1: Industrial & Business Park District Front Setback. The subject property comprises approximately 1.562 acres

The **Planning and Zoning Board** will consider the request and decide their approval on **Tuesday, January 13, 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 tdvorak@rrnm.gov. or call me at 505-896-8361 if you have any questions concerning this matter.

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

Respectfully,

Tim Dvorak

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

The City of Rio Rancho

Development Services
Planning Division
3200 Civic Center Circle NE
Rio Rancho, NM 87144
Phone (505) 891-5005 ● Fax (505) 896-8994

5005 INDUSTRIAL PARK LOOP NE
IPE, BLOCK A, LOT 2
VARIANCE REQUEST



GIS Moving Spatial Data Forward

N
W E
S

Legend

Zoning
- M-1
- Subject Property

0 0 0.01 0.02 0.02 0.03 0.04 Miles

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

Map courtesy of Tim Dvorak, 12/22/2025

Development Services Department
3200 Civic Center Circle NE, Suite 130
Rio Rancho NM, 87144
Phone: (505) 891-5005
Fax: (505) 896-8994

NOTICE OF PUBLIC HEARING

Meeting:	Planning & Zoning Board
Location:	City Hall
Date:	**January 13, 2026**
Time:	6:00PM
Staff Contact:	Tim Dvorak (505) 896-8361 tdvorak@rrnm.gov

Development Services Department
3200 Civic Center Circle NE, Suite 130
Rio Rancho NM, 87144
Phone: (505) 891-5005
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NOTICE OF PUBLIC HEARING

Meeting:	Planning & Zoning Board
Location:	City Hall
Date:	**January 13, 2026**
Time:	6:00PM
Staff Contact:	Tim Dvorak (505) 896-8361 tdvorak@rrnm.gov

Application Information

You are receiving this notice because your property is within 300 feet of a site where a land development decision is required by the Planning and Zoning Board. The applicant, Southwest Block, Inc., requests approval of a Variance request to allow for a constructed 8-ft high CMU block wall within the M-1: Industrial & Business Park District Front Setback at the subject property of 5005 Industrial Park Loop NE (IPE, Block A, Lot 2). The subject property comprises approx. 1.562 acres. The PZB will hear the request on January 13, 2026.

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.



Application Information

You are receiving this notice because your property is within 300 feet of a site where a land development decision is required by the Planning and Zoning Board. The applicant, Southwest Block, Inc., requests approval of a Variance request to allow for a constructed 8-ft high CMU block wall within the M-1: Industrial & Business Park District Front Setback at the subject property of 5005 Industrial Park Loop NE (IPE, Block A, Lot 2). The subject property comprises approx. 1.562 acres. The PZB will hear the request on January 13, 2026.

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.



CITY OF RIO RANCHO
PUBLIC HEARING NOTICE

The PLANNING and ZONING BOARD of the CITY of RIO RANCHO will consider the following matters at its regularly scheduled meeting at 6:00 p.m. on Tuesday, January 13, 2026:

Preliminary Plat
Case #25-210-00013

The applicant, Zuma Ranch, LLC, through their agent, Isaacson & Arfman, Inc., requests approval of a Preliminary Plat for Phase 2 of the Zuma Ranch Subdivision. The plat is to create 114 residential lots and 15 tracts, to grant and vacate easements, to dedicate public street right-of-way to the City of Rio Rancho and to vacate public street right-of-way. The subject property is legally described as Unit 13, Blocks 35 & 36, is zoned R-4: Single-Family Residential and comprises approximately 59.6309 acres.

Preliminary Plat
#25-210-00012

The applicant, High Range 6 Development, LLC, through their agent, Isaacson & Arfman, Inc., requests approval of a Preliminary Plat, for the High Range 6 Phase 1A Subdivision. The subject property is legally described as Unit 13, Blk 69, Lots 19, 88, and 89; Blk 70, Lots 1-29, 70-72, 74-96; Blk 71, Lots 3-13, 34, 35, 37-45; and a portion of vacated Camelot St NE. The properties are currently zoned R-5: Single-Family Residential, R-1: Single-Family Residential, and O-1: Office. The plat creates 118 lots, 13 tracts, and consists of 53.3046 acres.

Variance
Case #25-110-00074

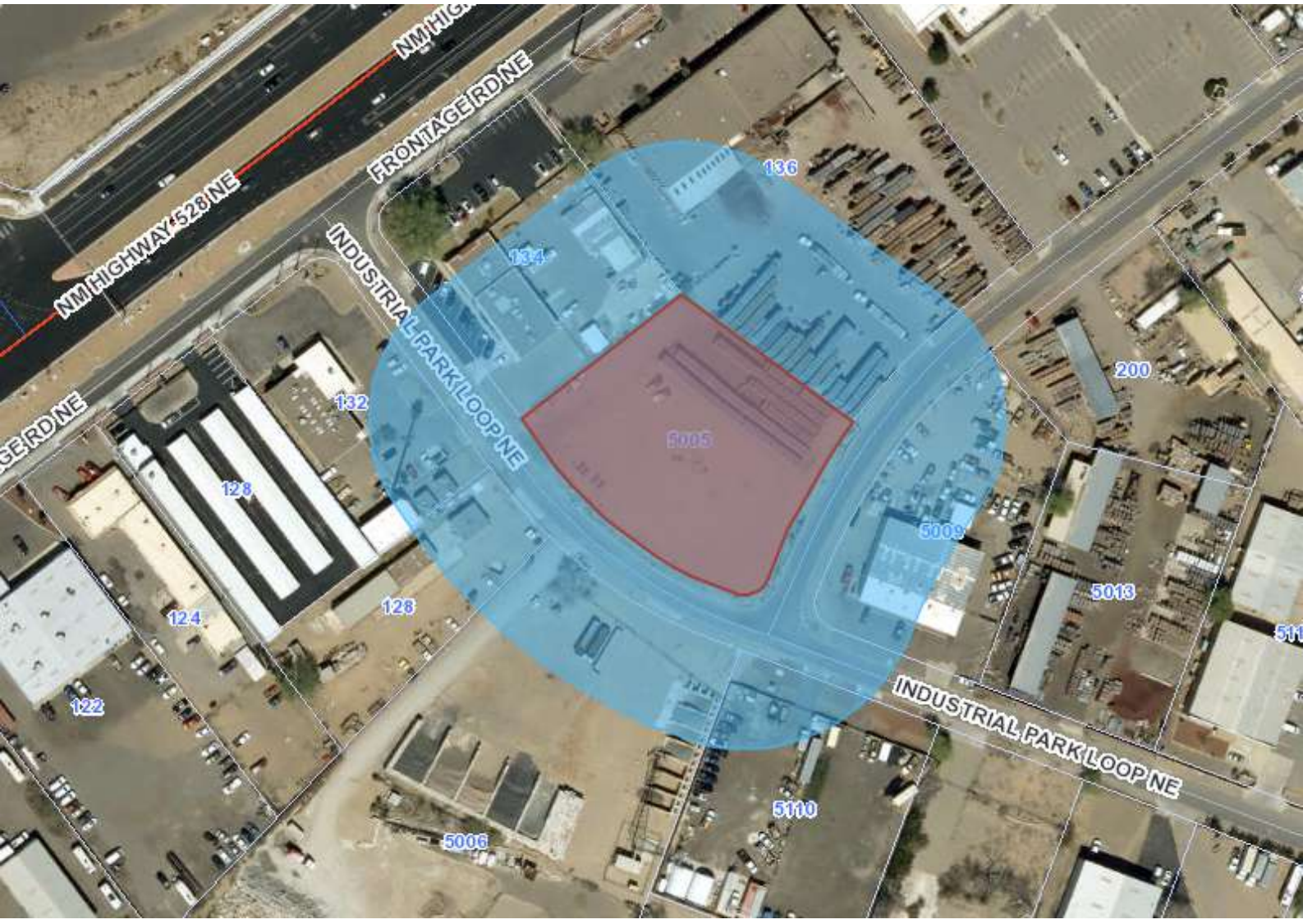
The Applicant, Southwest Block, Inc., requests approval of a Variance to allow for a constructed 8-ft high CMU block wall within the M-1: Industrial & Business Park District Front Setback on the property legally described as Industrial Park East, Block A, Lot 2.

The meeting is scheduled for 6 p.m. 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. Materials related to these items are available for viewing in the Development Services Department at City Hall.

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

Journal: December 29, 2025

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



Noticed Adjacent Properties within 300' (Right-of-Way Excluded)



BEFORE THE PLANNING and ZONING BOARD
OF THE
CITY OF RIO RANCHO, NEW MEXICO
FINDINGS OF FACT FOR APPROVAL
Case No. 25-110-00074

REQUEST FOR A VARIANCE TO ALLOW FOR A CONSTRUCTED 8' CMU BLOCK WALL TO ENCROACH 8'-6" INTO THE FRONT M-1: INDUSTRIAL & BUSINESS PARK DISTRICT FRONT SETBACK ON THE PROPERTY LEGALLY DESCRIBED AS RIO RANCHO ESTATES INDUSTRIAL PARK EAST, BLOCK A, LOT 2.

Applicant: Southwest Block, Inc.

THIS MATTER, having come before the Planning & Zoning Board of the City of Rio Rancho, New Mexico on the 13th day of January 2026, the Planning & Zoning Board having taken evidence and considered the merits, has determined and found:

GENERAL FINDINGS OF FACT:

1. In accordance with R.O. 2003 Section 150.06, the Planning and Zoning Board has jurisdiction over approval of a Variance request to allow for an 8' high constructed CMU block wall within the M-1: Industrial & Business Park District front setback.
2. The Applicant has the authority to make an application to request a Variance to allow for an 8' high constructed CMU block wall within the M-1: Industrial & Business Park District front setback.

SPECIFIC FINDINGS OF FACT:

1. The Applicant has adequately addressed the criteria for granting a Variance as set forth in R.O. 2003 Section 150.06.
2. Building permit application #22-11722, shall be updated to display the location of the constructed wall. All applicable building and engineering codes shall be met.
3. The subject 8' CMU wall shall comply with all other requirements under R.O 2003 154.61.
4. Applicant shall display on plans how sight triangle requirements are met through lowering or removal of a portion of the wall.

THEREFORE, the application to allow for a constructed 8' CMU block wall within the front M-1: Industrial & Business Park District front setback, **is APPROVED** by the Planning & Zoning Board of the City of Rio Rancho on January 13, 2026, subject to the conditions, restrictions and stipulations specified above.

_____ _____

Date Planning & Zoning Chairman

BEFORE THE PLANNING and ZONING BOARD
OF THE
CITY OF RIO RANCHO, NEW MEXICO
FINDINGS OF FACT FOR DENIAL
Case No. 25-110-00074

REQUEST FOR A VARIANCE TO ALLOW FOR A CONSTRUCTED 8' CMU BLOCK WALL TO ENCROACH 8'-6" INTO THE FRONT M-1: INDUSTRIAL & BUSINESS PARK DISTRICT FRONT SETBACK ON THE PROPERTY LEGALLY DESCRIBED AS RIO RANCHO ESTATES INDUSTRIAL PARK EAST, BLOCK A, LOT 2.

Applicant: Southwest Block, Inc.

THIS MATTER, having come before the Planning & Zoning Board of the City of Rio Rancho, New Mexico on the 13th day of January 2026, the Planning & Zoning Board having taken evidence and considered the merits, has determined and found:

GENERAL FINDINGS OF FACT:

1. In accordance with R.O. 2003 Section 150.06, the Planning and Zoning Board has jurisdiction over approval of a Variance request to allow for an 8' high constructed CMU block wall within the M-1: Industrial & Business Park District front setback.
2. The Applicant has the authority to make an application to request a Variance to allow for an 8' high constructed CMU block wall within the M-1: Industrial & Business Park District front setback.

SPECIFIC FINDINGS OF FACT:

1. The applicant has not adequately addressed the criteria for granting a Variance as set forth in R.O. 2003 Section 150.06.
2. The subject property is not exceptionally irregular, narrow, shallow, or steep and does not have an exceptional physical condition that prevents the Applicant from complying with the zoning code.
3. The applicant shall revise plans.

THEREFORE, the application to allow for a constructed 8' CMU block wall within the front M-1: Industrial & Business Park District front setback, **is DENIED** by the Planning & Zoning Board of the City of Rio Rancho on January 13, 2026, subject to the conditions, restrictions and stipulations specified above.

Date

Planning & Zoning Chairman

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: 25-210-00013

AGENDA DATE:
January 13, 2026

DEPARTMENT:
Development Services

SUBJECT:
Preliminary Plat. The applicant, Zuma Ranch, LLC, through their agent, Isaacson & Arfman, Inc., requests approval of a Preliminary Plat for Phase 2 of the Zuma Ranch Subdivision. The plat would create 114 single-family residential lots and 15 tracts on 59.63 acres for the property legally described as Unit 13, Blocks 35 and 36. Staff contact is Ben Isaacs and Staff recommends approval with findings and conditions.

BACKGROUND AND ANALYSIS:
The applicant, Zuma Ranch, LLC, through their agent, Isaacson & Arfman, Inc., requests approval of a Preliminary Plat for Phase 2 of the Zuma Ranch Subdivision. The plat would create 114 single-family residential lots and 15 tracts, grant and vacate easements, dedicate public street right-of-way to the City of Rio Rancho and vacate public street right-of-way on the property legally described as Unit 13, Blocks 35 and 36.

The subject property consists of approximately 59.6309 acres. It is located north of Montezuma Boulevard NE (a future minor arterial), east of Lionel Street NE (a residential road), south of Kaiser Road NE (a future collector road) and west of Guinevere Street NE (a future collector road). The subject property is zoned R-4: Single-Family Residential District per Ordinance No. 14, Enactment No. 23-15 (adopted by the Governing Body on August 10th, 2023).

Phase 2 of the Zuma Ranch Subdivision is the second platting action of the Zuma Ranch Master Plan area. The Preliminary Plat for Phase 1 was heard by the Planning and Zoning Board under case #25-210-00008 on November 18, 2025 and was approved unanimously.

The Zuma Ranch Master Plan was heard and adopted by the Governing Body on August 10, 2023, under Resolution No. 93, Enactment No. 23-094.

GENERAL INFORMATION:

1. Layout: Phase 2 of the Zuma Ranch Subdivision will consist of 114 residential lots and 15 tracts. Tract 1, consisting of 27.1709 acres, will be created for further development during Phase 3 of the Zuma Ranch Subdivision.
2. Acreage: 59.6309 total acres, with 16.9147 lot acres, 33.4708 tract acres, and 9.2455 acres of right-of-way dedication.
3. Access: The development will have three access points from existing right-of-ways. Kurakas Drive NE will connect the development to Guinevere Street NE (a future 68-foot wide collector road) and Phase 1 to the west. Zuma Ranch Road NE will connect to Montezuma Boulevard NE, a future 106-foot wide minor arterial road, to the south. The development will connect to Lionel Street NE, a

50-foot wide residential road, to the east via Machu Drive NE. The plat is dedicating 9 feet of right-of-way for the widening of Guinevere Street NE for its future collector designation, and 28 feet of right-of-way to Montezuma Boulevard NE for its future minor arterial designation. Additionally, there will be four internal connections from Phase 2 to Phase 3 of the subdivision, namely from Pizarri Trail NE, Cuzco Loop NE, Tupiza Trail NE and Santiago Loop NE.
4. Zoning: The subject property is zoned R-4: Single-Family Residential per Ordinance No. 14, Enactment No. 23-15.
5. Dry Utilities/Gas: The applicant is responsible for coordinating the installation of all dry utilities with PNM, New Mexico Gas Company, Lumen, Comcast, Sparklight and Ezee Fiber.
6. Water and Wastewater Availability: The applicant has received an approved Water/Wastewater Availability Statement from the City of Rio Rancho Utilities Department, dated October 30, 2025.
7. Drainage: The subject property drains to the southeast. Offsite flow from a pond located in the Broadmoor Heights Subdivision (Cuesta Pond) west of Galahad Street NE discharges across the subject property in a drainage easement. As stated in the Drainage Report provided by the the applicant, "Because of downstream capacity restraints, the site is allowed limited discharge to the HR [High Range] Pond. In order to reduce the developed discharge rate, a detention pond will be installed at the southeast corner of the Zuma Ranch Master Plan area with outflow to the HR Pond. The flow from the site along with the offsite flows will be conveyed to the HR Pond via storm drains in Galahad St. and Montezuma Blvd. and from the onsite pond." A turnkey agreement with SSCAFCA will be required in order to discharge to the HR Pond.
8. Roads and Sidewalks: There are nine new roads proposed for this phase of the subdivision, to be named Kurakas Drive NE, Pizarri Trail NE, Pizarri Court NE, Santiago Loop NE, Tupiza Trail NE, Cuzco Loop NE, Zuma Ranch Road NE, Machu Drive NE and Paya Court NE. The plat is dedicating 9 feet of right-of-way for the widening of Guinevere Street NE for its future collector designation, and 28 feet of right-of-way to Montezuma Boulevard NE for its future minor arterial designation.
9. Recreation Facilities/Open Space: Phase 2 of the Zuma Ranch Subdivision will contain 14 H.O.A. tracts amounting to 6.2999 acres. Tract A will constitute a centrally located park/recreation space as shown in the Zuma Ranch Master Plan, while Tracts B-K, M and N will serve as landscaped areas. Tract L will be allotted for a drainage open space and will contain a detention pond.
10. Easements: 10-foot front/street-facing public utility easements are to be dedicated on each lot. An existing drainage easement running southeast across the subject property is to be vacated. A 35-foot drainage and sanitary sewer easement is to be granted between Pizarri Trail NE and Guinevere Street NE, and a 20-foot sanitary sewer easement is to be granted near the southeast corner of the subject property.
11. Public Site Dedications: None.
12. Vacations: An existing drainage easement running southeast across the subject property is to be vacated. Buckskin Loop NE, a 50-foot wide residential road running north to south through the center of the subject property, is also to be vacated.
13. Variances: None.

CONFORMANCE WITH SUBDIVISION REQUIREMENTS:

Staff recommend that the Planning and Zoning Board find that the proposed Preliminary Plat conforms to the requirements of R.O. 2003 §155 'Subdivisions'. Criteria is satisfied.

CONFORMANCE WITH THE ZONING ORDINANCE:

Staff recommend that the Planning and Zoning Board find that the proposed lot widths are in conformance with the minimum lot width standard of 40 feet. Lot sizes range from 0.1125 acres (or 4,900.5 square feet) to 0.3173 acres (or 13,821.6 square feet), in conformance with the minimum lot size requirement of 4,000 square feet. All proposed residential lots are in compliance with the minimum lot area and width requirements of the R-4: Single-Family Residential District

requirements of R.O. 2003: §154.50 'Zoning Table/Residential'. Criteria is satisfied.

CONFORMANCE WITH THE COMPREHENSIVE PLAN AND ZUMA RANCH MASTER PLAN:

Phase 2 of the Zuma Ranch Subdivision is in alignment with the Zuma Ranch Master Plan and would comply with and further the goals of the Comprehensive Plan. Policy L-1 of the Comprehensive Plan is to "encourage the master planning of developments that establish a community character that considers circulation, landscaping, open space, storm drainage, utilities and building location and design in the master plan".

Staff recommend that the Planning and Zoning Board find this criteria is satisfied.

INTERDEPARTMENTAL/INTERAGENCY REVIEW:

Reviewing Agency	**Comments**
DSD Planning and Zoning	Comments in document.
DSD Engineering	No comments received.
Rio Rancho Public Schools	No comments received.
Fire and Rescue	No adverse comments.
Police	No comments received.
SSCAFCA	No adverse comments.
MRCOG	No comments received.
Parks, Recreation and Community Services	See Reviewer Comments (attached).

SURROUNDING LAND USE/ZONING:

Properties to the west are zoned R-5: Single-Family Residential District and C-1: Retail Commercial District. Properties to the north are zoned TZ: Transitional Zoning District. Properties to the west are zoned R-4: Single-Family Residential District and R-1: Single-Family Residential District. Properties to the south are zoned R-4: Single-Family Residential District.

NOTIFICATIONS:

Notice of pending development application was sent via first class mail to property owners abutting the subject property. A legal notification was posted in the Albuquerque Journal on December 29, 2025. A notification sign was posted to the property one week prior to the hearing. All legal notification requirements for this project have been met.

IMPACT:

The Development Services Department recommends the Planning and Zoning Board approve the Zuma Ranch Phase 2 Preliminary Plat subject to following findings of fact and conditions of approval.

GENERAL FINDINGS OF FACT:

1. The Planning and Zoning Board has jurisdiction over the subject property and the applicant's request for approval of the Preliminary Plat.
2. The applicant has the authority to apply for a Preliminary Plat.
3. Neighboring property owners and the applicant/agent received written notices and were allowed to comment at a public hearing.

SPECIFIC FINDINGS OF FACT FOR APPROVAL:

1. The Preliminary Plat has been prepared, reviewed, and conforms to the City of Rio Rancho plans

and policies.
2. The Preliminary Plat conforms to the requirements of the Rio Rancho Code of Ordinance (R.O. 2003) §155 'Subdivisions'.
3. The Preliminary Plat conforms to the requirements of the R-5: Single Family Residential Zoning District.

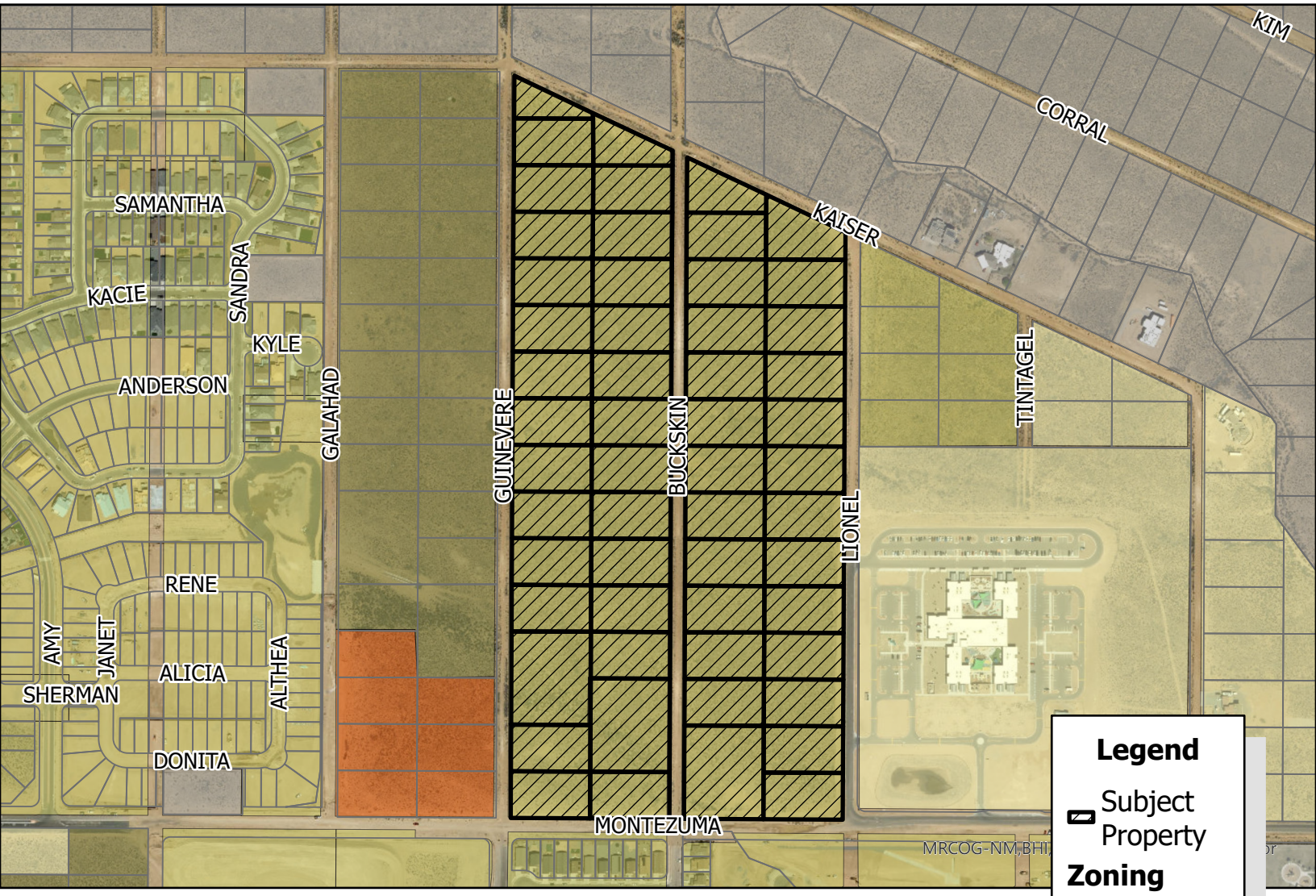
CONDITIONS OF APPROVAL:
1. In accordance with R.O. 2003 §155.24(A), the Final Plat shall be recorded within 12 months following approval of the Preliminary Plat, or the Planning and Zoning Board approval shall become null and void.
2. Infrastructure shall be installed and accepted prior to the recording of the Final Plat or the applicant shall submit for Staff review and approval of a Subdivision Improvement Agreement and financial guarantee prior to the Final Plat hearing.
3. Impact Fee assessment will be based on the date of this Preliminary Plat approval and will be valid for four years from the date of approval.
4. Reviewer Comments shall be addressed prior to the Final Plat hearing, including any future Engineering comments received.
5. Non-Vehicular Access Easements shall be provided along the rear of properties adjacent to right-of-way.
6. Additional park acreage for the centrally located park shall be provided with the Preliminary Plat for Zuma Ranch Phase 3, in accordance with the park acreage of the approved Master Plan.

ALTERNATIVES:
The Planning and Zoning Board may:
1. Approve the Preliminary Plat with findings and conditions;
2. Approve the Preliminary Plat with amendments to the findings and/or conditions;
3. Deny the Preliminary Plat; or
4. Postpone the item and continue the public hearing for the Preliminary Plat in order to further review.

DEPARTMENT RECOMMENDATION:
Staff recommends the Planning and Zoning Board approve the Preliminary Plat with findings and conditions.

ATTACHMENT: Zoning and Location Map.pdf
ATTACHMENT: Land Use Application.pdf
ATTACHMENT: Authorization Letter.pdf
ATTACHMENT: Zuma Ranch Phase 2 Prelim Plat.pdf
ATTACHMENT: Zuma Ranch Master Plan_IllustrativePlan_PhasingPlan.pdf
ATTACHMENT: Reviewer Comments.pdf
ATTACHMENT: Reproduction of Notifications.pdf

PRELIMINARY PLAT
ZUMA RANCH PHASE 2



Rio Rancho City of Vision

GIS Moving Spatial Data Forward

N
W
E
S

0 0.03 0.05 0.1 0.15 0.2 0.25 Miles

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

Map courtesy of Ben Isaacs, 12/18/2025

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

PLANNING & ZONING LAND USE APPLICATION

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

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

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

APPLICANT/AGENT INFORMATION

Applicant Name: Zuma Ranch, LLC		Phone: (505) 822-0044
Address: 4461 Irving Blvd NW		E-Mail: pja@amestoy.net
City: Albuquerque	State: NM	Zip: 87114
Proprietary Interest: Owner	List Owners: Zuma Ranch, LLC	
Deed or Ownership Verification Provided: (Initials)		Letter of Authorization Provided: (Initials) X
Agent Name: Isaacson & Arfman, Inc.		Phone: (505) 268-8828
Address: 128 Monroe St NE		E-Mail: thors@iacivil.com
City: Albuquerque	State: NM	ZIP Code: 87108

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

Preliminary Plat for Zuma Ranch Subdivision Phase 2

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit : 13	Block(s): 35 & 36	Lot(s): 1-26 blk 35 and 1-29 blk 36
Existing Zoning: R-4 & R-5	Proposed Zoning: R-4 & R-5	
No. of existing lots: 55	No. of proposed lots: 114	Total area of site (acres) 59.6309

ACKNOWLEDGEMENT

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

Print Name: Justin Thor Simenson	Applicant:	Agent: X
Signature:		Date: **11/18/2025**

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

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

Form revised June 2014

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

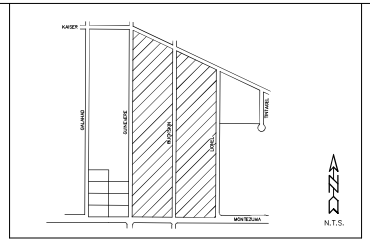
RE: Agent Authorization Letter – Zuma Ranch Subdivision

As owner of said property listed above, I authorize Isaacson & Arfman, Inc. and their designated representatives Justin Simenson or other designated members of Isaacson and Arfman, Inc. to act as agent for all matters relating to the request for Preliminary Plat, Final Plat, and Site Plan.

Feel free to contact me if you have any questions or concerns.

Pierre Amestoy, Owner

Zuma Ranch, LLC.



LOCATION MAP

PURPOSE OF PLAT

1. To create 114 residential lots and 1 tract as shown hereon.
2. To create 14 H.O.A. tracts as shown hereon.
3. To grant easements as shown hereon.
4. To dedicate public street right-of-way to the City of Rio Rancho in fee simple with warranty covenants as shown hereon.
5. To vacate public street right-of-way as shown hereon.
6. To vacate easements as shown hereon.

SUBDIVISION DATA

1. Total Number of Existing Lots: 55
2. Total Number of Existing Tracts: 0
3. Total Number of Lots Created: 114
4. Total Number of Tracts Created: 15
5. Total Area of Lots (1-114) created: 16.9147 Acres
6. Total Area of Tract (1) created: 27.1709 Acres
7. Total Area of HOA Tracts (A-N) created: 6.2999 Acres
8. Right-of-way Dedication: 9.2455 Acres
9. Gross Subdivision Acreage: 59.6310 Acres
10. Right-of-way Vacation: 2.6176 Acres

RIGHT-OF-WAY DEDICATION

1. 9.2455 acres

RIGHT-OF-WAY VACATION

1. 2.6176 acres

NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
2. Distances are ground distances.
3. Bearings and distances in parenthesis are record.
4. Basis of boundary are the following plats and documents of record entitled:

   PLAT OF "N.E. PORTION OF UNIT THIRTEEN, RIO RANCHO ESTATES", (04-22-1963, RRE BOOK 1, PAGE 48)

   PLAT OF "PARK AND RECREATION TRACT, BLOCK 27, UNIT THIRTEEN, RIO RANCHO ESTATES", (02-06-1967, RRE BOOK 1, PAGE 72)

   PLAT OF "S.E. PORTION OF UNIT THIRTEEN, RIO RANCHO ESTATES", (02-09-1967, RRE BOOK 1, PAGE 51A)

   PLAT OF "HIGH RANGE UNIT 3", (06-16-2009, VOLUME 3, FOLIO 3065)

   PLAT OF "HIGH RANGE UNIT 4, PHASE B", (10-30-2019, VOLUME 3, FOLIO 4458)

   PLAT OF "TRACTS 1-5 & A-D, BROADMOOR HEIGHTS", (04-13-2018, VOLUME 3, FOLIO 4211)

   PLAT OF "TRACT A, SHINING STARS PRESCHOOL CAMPUS", (08-18-2020, VOLUME 3, FOLIO 4574)

   PLAT OF "HIGH RANGE POND", (12-23-2020, VOLUME 3, FOLIO 4631)

   PLAT OF "BROADMOOR HEIGHTS, UNIT 3A", (11-18-2021, VOLUME 3, FOLIO 4780)

   PLAT OF "BROADMOOR HEIGHTS, TRACT 4A", (08-19-2022, VOLUME 3, FOLIO 4923)

   PLAT OF "BROADMOOR HEIGHTS, UNIT 3B", (09-02-2022, VOLUME 3, FOLIO 4937)

   PLAT OF "BROADMOOR HEIGHTS, UNIT 5", (06-21-2024, VOLUME 3, FOLIO 5255)

   PLAT OF "HIGH RANGE 5 SUBDIVISION, PHASE 1", (03-13-2025, VOLUME 3, FOLIO 5372)

   all being records of Sandoval County, New Mexico.

5. Field Survey completed March 23, 2025.
6. Title Commitment:
   Title Company: Old Republic National Title Insurance Company
   Underwriter: Old Republic National Title Insurance Company
   Commitment No.: 2104907 (Commitment Date: May 19, 2021)
   Commitment No.: 2108327 (Commitment Date: August 19, 2021)
   Commitment No.: 2108328 (Commitment Date: August 19, 2021)
   Commitment No.: 2109984 (Commitment Date: October 8, 2021)
   Commitment No.: 2110094 (Commitment Date: October 21, 2021)
   Commitment No.: 2110810 (Commitment Date: November 17, 2021)
   Commitment No.: 2111973 (Commitment Date: December 20, 2021)

NOTES (CONTINUED)

7. City of Rio Rancho, New Mexico Zone:
   Lots 1 thru 26, Block 35 = R-4
   Lots 1 thru 29, Block 36 = R-4

8. 100 Year Flood Zone Designation: ZONE X, as shown on Panel 1900 of 2225, Flood Insurance Rate Map, City of Rio Rancho, Sandoval County, New Mexico, dated March 18, 2008,

10. Dedication of public right-of-way includes the use of the roadways and rights-of-way for all uses typically associated with the use of a right-of-way and purposes appurtenant thereto, including, but not limited to, the passage and accommodation of vehicular and pedestrian traffic, and the construction, operation, use, maintenance, inspection, repair, alteration, and replacement of a paved road within the boundaries of the right-of-way area, and for all other purposes for which a public street and right-of-way is commonly used, including but not limited to installing, repairing, maintaining, altering, replacing, relocating and operating public and private utilities in, into, upon, over, across, and under any such right-of-way.

11. HOA Tracts A thru I shall be for the joint use, benefit, purpose and to be maintained by the Zuma Ranch Home Owners Association as follows:
    Tract A – Landscaping
    Tract B – Landscaping
    Tract C – Landscaping
    Tract D – Landscaping
    Tract E – Landscaping
    Tract F – Landscaping
    Tract G – Landscaping
    Tract H – Landscaping
    Tract I – Landscaping
    Tract J – Landscaping
    Tract K – Landscaping
    Tract L – Landscaping
    Tract M – Landscaping
    Tract N – Landscaping
    (granted by this plat)

COUNTY CLERKS RECORDING INFORMATION

This instrument was filed for record on the _____th day of _____, 2025 in Rio Rancho, Sandoval County, New Mexico, and was recorded in Volume ___, Folio _____, records of said County.

(Rio Rancho Estates Plat Book _____, Page _____)

Anne Brady-Romero, County Clerk and Recorder

By: _____
Deputy

DESCRIPTION

A tract of land situate within the Town of Alameda Grant, projected Section 6, Township 12 North, Range 3 East, N.M.P.M., City of Rio Rancho, Sandoval County, New Mexico, being all of Lots 1 thru 26, Block 35; Lots 1 thru 29, Block 36; and a portion of vacated Buckskin Loop NE; Unit Thirteen, Rio Rancho Estates, as the same are shown and designated on said plat, filed for record in the office of the County Clerk of Sandoval County, New Mexico, on April 22, 1963, in Rio Rancho Estates Plat Book Number 1, Page 48, and containing 59.6310 acres more or less.

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

1. Public Service Company of New Mexico (PNM) for the installation, maintenance and service of overhead and underground electrical lines, transformers, and other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical services.

2. New Mexico Gas Company (NMGCO) for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.

3. Lumen (LUMEN) for installation, maintenance and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and enclosures.

4. Comcast (COMCAST) for the installation, maintenance, and service of such lines, cable and other related equipment and facilities reasonably necessary to provide Cable TV services.

5. Sparklight (SPARKLIGHT) for the installation, maintenance, and service of such lines, cable and other related equipment and facilities reasonably necessary to provide Cable TV services.

6. Ezee Fiber (EZEE FIBER) for the installation, maintenance, and service of such lines, cable and other related equipment and facilities reasonably necessary to provide Cable TV services.

7. City of Rio Rancho Utilities (water and sanitary sewer) for installation, maintenance and services of lines and other equipment and facilities reasonably necessary to provide service.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purposes described above, together with free access to, from, and over said right-of-way and easement, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right-of-way and easement to extend services to customers of Grantee, and to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (above ground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon.
Easements for electric transformers/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

DISCLAIMER
In approving this plat, PNM, NMGCO, LUMEN, COMCAST, SPARKLIGHT and EZEE FIBER did not conduct a title search of the properties shown hereon. Consequently, PNM, NMGCO, LUMEN, COMCAST, SPARKLIGHT and EZEE FIBER do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

FREE CONSENT AND DEDICATION

The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof. Said owner(s) and/or proprietor(s) do hereby consent to the creation of lots and tracts as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the granting of easements as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the vacation of public street right-of-way and easements as shown hereon.
Said owner(s) and/or proprietor(s) do hereby consent to the dedication of public street right-of-way shown hereon to the City of Rio Rancho in fee simple with warranty covenants. Tracts designated "HOA" shall be deeded to the Zuma Ranch Home Owners Association after recording of this plat.
Said owner(s) and/or proprietor(s) do hereby consent to all the foregoing and do hereby certify that this subdivision is their free act and deed. Said owner(s) warrant that they hold among them complete and indefeasable title in fee simple to the property subdivided hereon.

Owner(s): Zuma Ranch, LLC, a New Mexico limited liability company

_____
Pierre Amestoy, Managing Member Date

STATE OF NEW MEXICO)
SANDOVAL COUNTY) SS

On this _____day of _____, 2025, this instrument was acknowledged before me by Pierre Amestoy, Managing Member, Zuma Ranch, LLC, a New Mexico limited liability company on behalf of said limited liability company.

_____
Notary Public My Comission Expires

PRELIMINARY PLAT FOR
ZUMA RANCH SUBDIVISION
PHASE 2
(BEING A REPLAT OF LOTS 1 THRU 26, BLOCK 35; LOTS 1 THRU 29, BLOCK 36; AND A PORTION OF VACATED BUCKSKIN LOOP NE; UNIT THIRTEEN, RIO RANCHO ESTATES)
WITHIN THE
TOWN OF ALAMEDA GRANT
PROJECTED SECTION 6
TOWNSHIP 12 NORTH, RANGE 3 EAST, N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
OCTOBER, 2025

DSD CASE NO.

UTILITY APPROVALS

_____ Date
City of Rio Rancho

_____ Date
Public Service Company of New Mexico

_____ Date
New Mexico Gas Company

_____ Date
Lumen

_____ Date
Comcast

_____ Date
Sparklight

_____ Date
Ezee Fiber

PLANNING AND ZONING BOARD

Approved on the _____ day of _____, 2025.

_____ Date
Scottie Richardson, Chairman

CITY CLERKS CERTIFICATE

I, Noel C. Davis, City Clerk of the City of Rio Rancho, New Mexico do hereby certify that the plat shown hereon was approved at a regular Planning and Zoning Board meeting, on the _____ day of _____, 2025.

_____ Date
Noel C. Davis, City Clerk, City of Rio Rancho

TREASURER'S CERTIFICATE

I, Jennifer Taylor, Treasurer of Sandoval County, New Mexico do hereby certify that the previous ten (10) years property taxes have been paid in full.

_____ Date
Jennifer Taylor, Sandoval County Treasurer

JURISDICTIONAL AFFIDAVIT

"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby affirm that the property described hereon does lie within the platting and extra-territorial jurisdiction of the City of Rio Rancho, New Mexico.

10-11-2025
Timothy Aldrich, P.S. No. 7719 Date

SURVEYOR'S CERTIFICATION

"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the Minimum Standards for Land Surveying in the State of New Mexico and the City of Rio Rancho Subdivision Ordinance and is true and correct to the best of my knowledge and belief."

10-11-2025
Timothy Aldrich, P.S. No. 7719 Date

Drawn By:	TA	Date:	10-11-2025		
Checked By:	TA	Drawing Name:	21099PH2.DWG		
Job No.:	21-099	Sheet:	1	of	7

ALDRICH LAND SURVEYING
P.O. BOX 30701, ALBQ., N.M. 87190
505-884-1990

RRE BOOK PAGE

PRELIMINARY PLAT FOR
ZUMA RANCH SUBDIVISION
PHASE 2
(BEING A REPLAT OF LOTS 1 THRU 26, BLOCK 35;
LOTS 1 THRU 29, BLOCK 36; AND A
PORTION OF VACATED BUCKSKIN LOOP NE;
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TOWNSHIP 12 NORTH, RANGE 3 EAST, N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
OCTOBER, 2025

SCCS MONUMENT
AND BENCHMARK
"SAGE"
N=1545611.580
E=1499264.765
C-C=0.99985468
$\Delta\alpha$=-00°16'22.2"
CENTRAL ZONE
ELEVATION=5676.181
(NAD83/NAVD88)

S 46°39'32" W
2507.28'

GUINEVERE STREET NE (68' R/W)

N 00°17'11" E 2545.98'
(NORTH 2545.76')

30.2393 ACRES
36

LOT LINE TO BE VACATED
BY THIS PLAT, TYP.

MONTEZUMA BOULEVARD NE (R/W VARIES)

N 89°43'00" W 544.68'
(WEST 544.50')

EXISTING RIGHT-OF-WAY TO
BE VACATED BY THIS PLAT

(SOUTH 2291.86')
S 00°16'45" W 2292.10'

BUCKSKIN LOOP NE (50' R/W)

N 00°16'45" E 2268.78'
(NORTH 2268.54')

26.7741 ACRES
35

N 89°43'00" W 544.51'
(WEST 544.50')

(S 65°00'00" E 600.78')
S 64°42'47" E 600.83'

KAISER ROAD NE (50' R/W)

(SOUTH 2014.64')
S 00°16'49" W 2014.80'

LIONEL STREET NE (50' R/W)

TRACT A
SHINING STARS PRESCHOOL CAMPUS
(08-18-2020, 3-4574)

BLOCK 32

RIO RANCHO ESTATES, UNIT 13
(04-22-1963, RRE 1, PAGE 48)

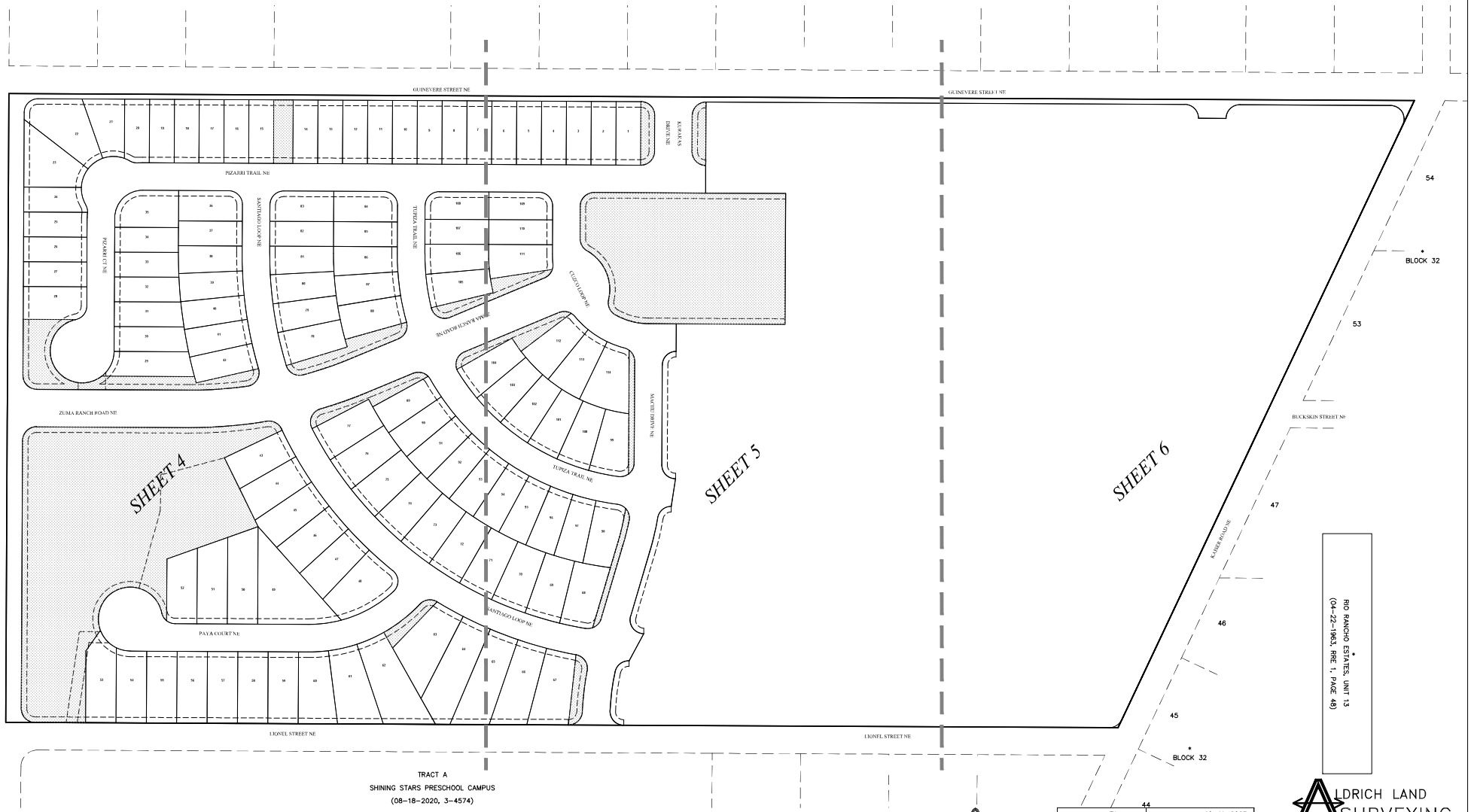
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Checked By:	TA	Drawing Name:	21099PH2.DWG
Job No.:	21-099	Sheet:	2 of 7

ALDRICH LAND SURVEYING
P.O. BOX 30701, ALBQ., N.M. 87190
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RRE BOOK PAGE

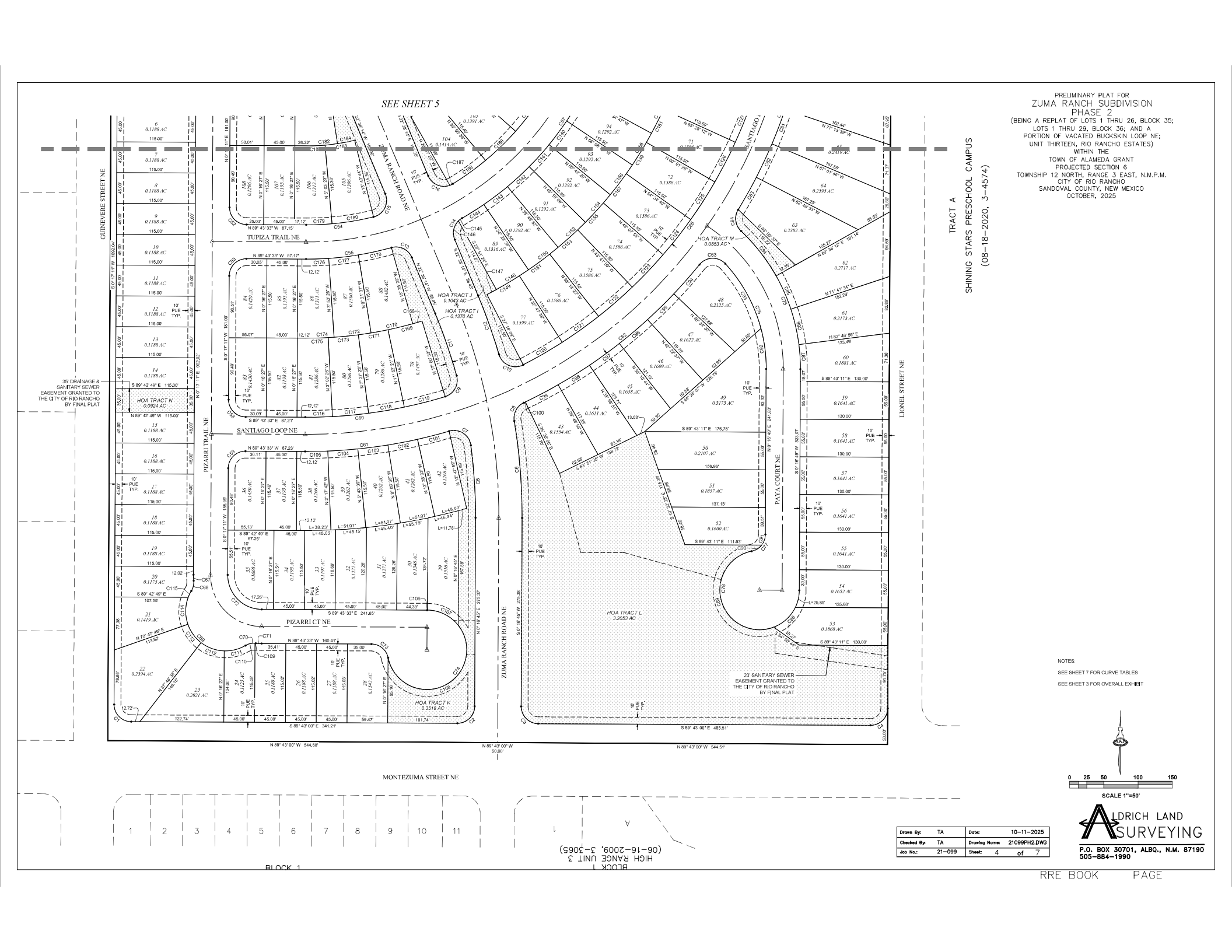
PRELIMINARY PLAT FOR
ZUMA RANCH SUBDIVISION
PHASE 2
(BEING A REPLAT OF LOTS 1 THRU 26, BLOCK 35;
LOTS 1 THRU 29, BLOCK 36; AND A
PORTION OF VACATED BUCKSKIN LOOP NE;
UNIT THIRTEEN, RIO RANCHO ESTATES)
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PROJECTED SECTION 6
TOWNSHIP 12 NORTH, RANGE 3 EAST, N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
OCTOBER, 2025



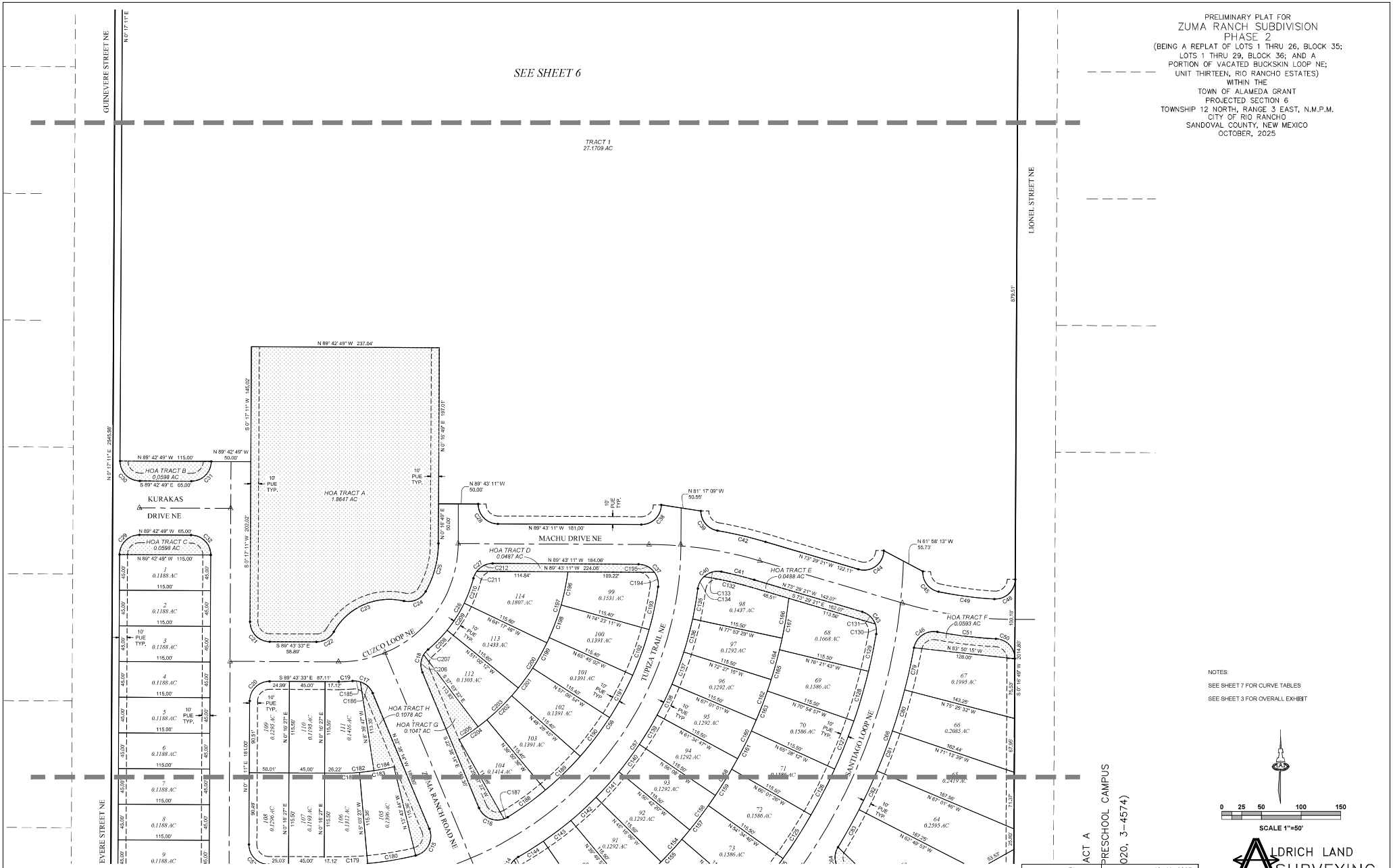
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Job No.:	21-099	Sheet:	3 of 7

ALDRICH LAND SURVEYING
P.O. BOX 30701, ALBQ., N.M. 87190
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RRE BOOK PAGE


SEE SHEET 5
PRELIMINARY PLAT FOR
ZUMA RANCH SUBDIVISION
PHASE 2
(BEING A REPLAT OF LOTS 1 THRU 26, BLOCK 35; LOTS 1 THRU 29, BLOCK 36; AND A PORTION OF VACATED BUCKSKIN LOOP NE; UNIT THIRTEEN, RIO RANCHO ESTATES)
WITHIN THE
TOWN OF ALAMEDA GRANT
PROJECTED SECTION 6
TOWNSHIP 12 NORTH, RANGE 3 EAST, N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
OCTOBER, 2025
TRACT A
SHINING STARS PRESCHOOL CAMPUS
(08-18-2020, 3-4574)
GUINEVERE STREET NE
TUPIZA TRAIL NE
PIZARRI TRAIL NE
SANTIAGO LOOP NE
PIZARRI CT NE
ZUMA RANCH ROAD NE
PAYA COURT NE
LIONEL STREET NE
MONTEZUMA STREET NE
HOA TRACT J 0.1042 AC
HOA TRACT I 0.1370 AC
HOA TRACT M 0.0553 AC
HOA TRACT L 3.2053 AC
HOA TRACT K 0.3518 AC
HOA TRACT N 0.0924 AC
35' DRAINAGE & SANITARY SEWER EASEMENT GRANTED TO THE CITY OF RIO RANCHO BY FINAL PLAT
20' SANITARY SEWER EASEMENT GRANTED TO THE CITY OF RIO RANCHO BY FINAL PLAT
NOTES:
SEE SHEET 7 FOR CURVE TABLES
SEE SHEET 3 FOR OVERALL EXHIBIT
SCALE 1"=50'
ALDRICH LAND SURVEYING
P.O. BOX 30701, ALBQ., N.M. 87190
505-884-1990
Drawn By: TA
Checked By: TA
Job No.: 21-099
Date: 10-11-2025
Drawing Name: 21099PH2.DWG
Sheet: 4 of 7
BLOCK 1
HIGH RANGE UNIT 3
(06-16-2009, 3-3065)
RRE BOOK PAGE

PRELIMINARY PLAT FOR
ZUMA RANCH SUBDIVISION
PHASE 2
(BEING A REPLAT OF LOTS 1 THRU 26, BLOCK 35; LOTS 1 THRU 29, BLOCK 36; AND A PORTION OF VACATED BUCKSKIN LOOP NE; UNIT THIRTEEN, RIO RANCHO ESTATES)
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CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
OCTOBER, 2025



NOTES:
SEE SHEET 7 FOR CURVE TABLES
SEE SHEET 3 FOR OVERALL EXHIBIT

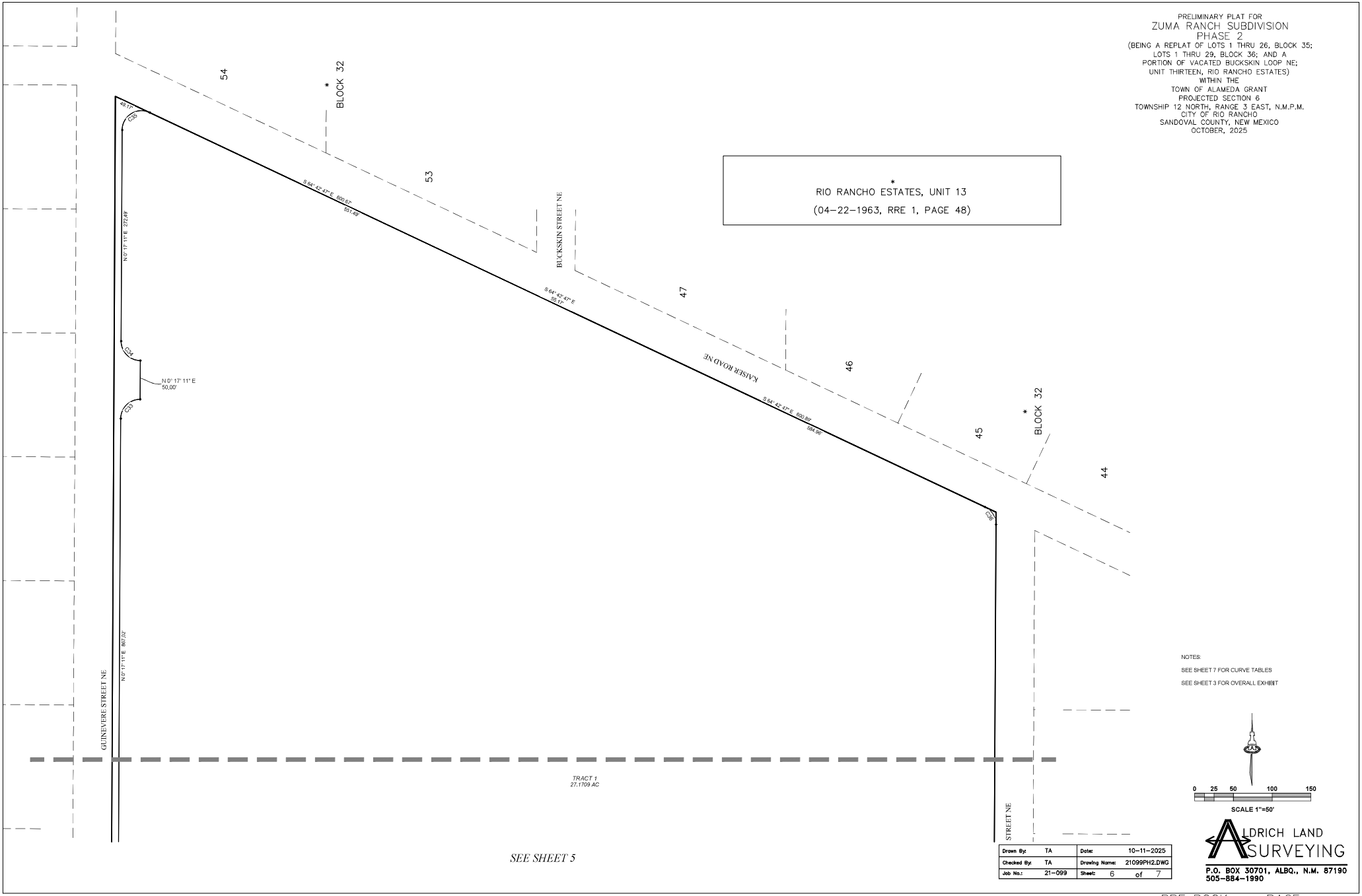
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ACT A
PRESCHOOL CAMPUS
020, 3-4574)

Drawn By:	TA	Date:	10-11-2025
Checked By:	TA	Drawing Name:	21099PH2.DWG
Job No.:	21-099	Sheet:	5 of 7

ALDRICH LAND SURVEYING
P.O. BOX 30701, ALBQ., N.M. 87190
505-884-1990

RRE BOOK PAGE



RRE BOOK PAGE

PRELIMINARY PLAT FOR
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TOWNSHIP 12 NORTH, RANGE 3 EAST, N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
OCTOBER, 2025

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	39.27'	25.00'	25.00'	35.36'	S 44°42'55" E	90°00'11"
C2	39.27'	25.00'	25.00'	35.36'	N 45°16'52" E	90°00'15"
C3	39.27'	25.00'	25.00'	35.35'	S 44°43'08" E	89°59'45"
C4	39.27'	25.00'	25.00'	35.36'	N 45°16'54" E	90°00'11"
C5	106.12'	766.00'	53.15'	106.04'	N 3°41'23" W	7°56'16"
C6	142.28'	834.00'	71.31'	142.10'	S 4°36'29" E	9°46'28"
C7	43.04'	25.00'	29.08'	37.92'	N 56°58'36" W	98°38'10"
C8	32.34'	25.00'	18.88'	30.13'	S 27°33'39" W	74°06'45"
C9	38.58'	25.00'	24.32'	34.86'	N 28°46'44" E	88°24'46"
C10	44.05'	25.00'	30.30'	38.57'	S 66°49'45" E	100°56'48"
C11	96.39'	766.00'	48.26'	96.32'	N 19°01'57" W	7°12'35"
C12	91.43'	834.00'	45.76'	91.39'	S 19°29'47" E	6°16'54"
C13	36.20'	25.00'	22.10'	33.12'	N 64°06'52" W	82°57'15"
C14	36.20'	25.00'	22.10'	33.12'	S 18°50'24" W	82°57'15"
C15	43.16'	25.00'	29.22'	37.99'	N 26°49'01" E	98°54'30"
C16	43.16'	25.00'	29.22'	37.99'	S 72°05'29" E	98°54'30"
C17	31.78'	25.00'	18.45'	29.69'	N 59°03'30" W	72°50'33"
C18	31.78'	25.00'	18.45'	29.69'	S 13°47'03" W	72°50'33"
C19	17.57'	175.00'	8.79'	17.57'	S 87°23'50" W	5°45'14"
C20	39.26'	25.00'	24.99'	35.35'	S 45°16'49" W	89°59'16"
C21	39.28'	25.00'	25.01'	35.36'	S 44°43'11" E	90°00'44"
C22	26.66'	25.00'	14.75'	25.41'	N 59°43'46" E	61°05'23"
C23	103.55'	80.00'	60.46'	96.47'	N 66°15'52" E	74°09'36"
C24	32.32'	25.00'	18.86'	30.12'	N 66°18'34" E	74°04'12"
C25	63.26'	125.00'	32.32'	62.58'	N 14°46'39" E	28°59'39"
C26	108.27'	175.00'	55.93'	106.55'	N 32°28'54" E	35°26'51"
C27	32.95'	25.00'	19.36'	30.62'	S 52°31'09" W	75°31'21"
C28	39.27'	25.00'	25.00'	35.36'	S 44°43'11" E	90°00'00"
C29	39.27'	25.00'	25.00'	35.36'	S 45°17'11" W	90°00'00"
C30	39.27'	25.00'	25.00'	35.36'	S 44°42'49" E	90°00'00"
C31	39.27'	25.00'	25.00'	35.36'	N 45°17'11" E	90°00'00"
C32	39.27'	25.00'	25.00'	35.36'	N 44°42'49" W	90°00'00"
C33	39.27'	25.00'	25.00'	35.36'	S 45°17'11" W	90°00'00"
C34	39.27'	25.00'	25.00'	35.36'	S 44°42'49" E	90°00'00"
C35	50.18'	25.00'	39.24'	42.17'	S 57°47'12" W	115°00'02"
C36	28.36'	25.00'	15.92'	26.86'	N 32°12'59" W	64°59'36"
C37	42.56'	25.00'	28.53'	37.60'	N 40°56'57" W	97°32'27"
C38	39.27'	25.00'	25.00'	35.36'	N 45°16'49" E	90°00'00"
C39	35.16'	25.00'	21.19'	32.33'	S 40°00'39" E	80°34'55"
C40	41.06'	25.00'	26.86'	36.60'	S 54°18'13" W	94°06'13"
C41	42.74'	475.00'	21.38'	42.73'	N 76°04'01" W	5°09'20"
C42	62.42'	525.00'	31.25'	62.39'	N 76°53'44" W	6°48'46"
C43	36.27'	25.00'	22.17'	33.17'	N 31°55'31" W	83°07'39"
C44	46.12'	25.00'	33.00'	39.85'	N 53°39'27" E	105°42'25"
C45	35.37'	25.00'	21.38'	32.49'	S 37°44'41" E	81°03'47"
C46	39.46'	25.00'	25.20'	35.49'	S 55°33'35" W	90°26'49"
C47	40.52'	25.00'	26.29'	36.23'	N 46°42'59" E	92°52'21"
C48	71.06'	475.00'	35.59'	70.99'	S 82°33'42" E	8°34'15"
C49	38.24'	25.00'	23.99'	34.62'	N 43°32'42" W	87°38'59"
C50	74.71'	525.00'	37.42'	74.64'	N 83°17'36" W	8°09'11"
C51	39.28'	25.00'	25.01'	35.36'	S 44°43'11" E	90°00'44"
C52	39.26'	25.00'	24.99'	35.35'	S 45°16'49" W	89°59'16"
C53	99.23'	406.00'	49.85'	98.98'	N 83°16'22" E	14°00'11"
C54	126.27'	456.00'	63.54'	125.87'	N 82°20'29" E	15°51'56"
C55	358.79'	406.00'	192.06'	347.23'	N 33°08'16" E	50°38'00"
C56	253.74'	456.00'	130.25'	250.48'	N 44°22'34" E	31°52'56"
C57	39.28'	25.00'	25.01'	35.36'	S 44°43'11" E	90°00'44"
C58	39.26'	25.00'	24.99'	35.35'	S 45°16'49" W	89°59'16"
C59	207.30'	687.00'	104.44'	206.52'	N 81°37'47" E	17°17'20"
C60	213.13'	737.00'	107.31'	212.39'	N 81°59'23" E	16°34'09"

CURVE TABLE

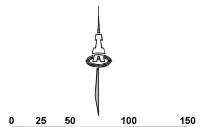
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C62	329.20'	737.00'	167.39'	326.47'	N 51°49'15" E	25°35'33"
C63	42.88'	25.00'	28.90'	37.81'	S 88°09'45" W	98°16'33"
C64	34.10'	25.00'	20.30'	31.52'	S 7°41'19" E	78°09'06"
C65	636.20'	687.00'	342.97'	613.71'	N 36°10'05" E	53°03'33"
C66	270.78'	737.00'	136.93'	269.26'	N 20°51'42" E	21°03'03"
C67	8.72'	100.00'	4.36'	8.72'	N 2°12'40" W	4°59'42"
C68	15.50'	25.00'	8.01'	15.25'	N 13°03'02" E	35°31'07"
C69	152.92'	58.00'	224.75'	112.32'	S 44°43'11" E	151°03'33"
C70	15.50'	25.00'	8.01'	15.25'	S 77°30'36" W	35°31'07"
C71	8.72'	100.00'	4.36'	8.72'	N 87°13'42" W	4°59'42"
C72	78.55'	50.00'	50.01'	70.72'	S 44°43'11" E	90°00'44"
C73	34.11'	25.00'	20.31'	31.53'	N 50°36'07" W	78°10'52"
C74	261.35'	58.00'	-71.39'	90.03'	N 39°21'53" E	258°10'52"
C75	225.80'	275.00'	119.70'	219.51'	N 23°14'32" W	47°02'41"
C76	168.78'	225.00'	88.58'	164.85'	N 21°12'35" W	42°58'47"
C77	34.11'	25.00'	20.31'	31.53'	N 39°22'15" E	78°10'52"
C78	261.35'	58.00'	-71.39'	90.03'	S 50°37'45" E	258°10'52"
C79	54.52'	737.00'	27.27'	54.50'	S 12°27'19" W	4°14'18"
C80	54.00'	737.00'	27.01'	53.99'	S 16°40'25" W	4°11'53"
C81	54.00'	737.00'	27.01'	53.99'	S 20°52'18" W	4°11'53"
C82	54.00'	737.00'	27.01'	53.99'	S 25°04'11" W	4°11'53"
C83	54.26'	737.00'	27.14'	54.25'	S 29°16'41" W	4°13'07"
C84	83.36'	275.00'	42.00'	83.04'	S 38°04'50" E	17°22'04"
C85	53.22'	275.00'	26.70'	53.14'	S 23°51'07" E	11°05'21"
C86	53.22'	275.00'	26.70'	53.14'	S 12°45'46" E	11°05'21"
C87	35.99'	275.00'	18.02'	35.96'	S 3°28'08" E	7°29'54"
C88	43.92'	58.00'	23.07'	42.88'	S 47°30'21" W	43°23'04"
C89	191.59'	58.00'	-715.92'	115.62'	N 16°10'13" W	189°15'48"
C90	17.41'	25.00'	9.07'	17.06'	N 58°30'42" E	39°53'58"
C91	16.70'	25.00'	8.68'	16.39'	N 19°25'16" E	38°16'54"
C92	59.72'	225.00'	30.04'	59.55'	N 7°19'26" W	15°12'29"
C93	109.06'	225.00'	55.62'	107.99'	N 28°48'49" W	27°46'18"
C94	56.60'	737.00'	28.32'	56.59'	S 41°13'29" W	4°24'01"
C95	54.00'	737.00'	27.01'	53.99'	S 45°31'27" W	4°11'53"
C96	54.00'	737.00'	27.01'	53.99'	S 49°43'20" W	4°11'53"
C97	54.00'	737.00'	27.01'	53.99'	S 53°55'13" W	4°11'53"
C98	54.00'	737.00'	27.01'	53.99'	S 58°07'06" W	4°11'53"
C99	54.00'	737.00'	27.01'	53.99'	S 62°18'59" W	4°11'53"
C100	2.59'	737.00'	1.30'	2.59'	S 64°30'58" W	0°12'06"
C101	47.62'	737.00'	23.82'	47.61'	S 75°33'23" W	3°42'08"
C102	44.15'	737.00'	22.08'	44.15'	S 79°07'25" W	3°25'57"
C103	44.15'	737.00'	22.08'	44.15'	S 82°33'22" W	3°25'57"
C104	44.15'	737.00'	22.08'	44.15'	S 85°59'19" W	3°25'57"
C105	33.05'	737.00'	16.53'	33.05'	S 88°59'23" W	2°34'09"
C106	0.61'	58.00'	0.31'	0.61'	S 89°25'28" E	0°36'10"
C107	51.86'	58.00'	27.81'	50.15'	S 63°30'33" E	51°13'38"
C108	208.89'	58.00'	-247.76'	112.95'	S 65°16'47" W	206°21'04"
C109	0.89'	25.00'	0.44'	0.89'	N 85°44'44" W	2°01'46"
C110	14.61'	25.00'	7.52'	14.41'	S 76°29'43" W	33°29'21"
C111	32.45'	58.00'	16.66'	32.03'	S 75°46'44" W	32°03'23"
C112	36.41'	58.00'	18.83'	35.82'	N 70°12'28" W	35°58'12"
C113	33.43'	58.00'	17.19'	32.96'	N 35°42'47" W	33°01'11"
C114	40.21'	58.00'	20.95'	39.41'	N 0°39'23" E	39°43'07"
C115	10.42'	58.00'	5.22'	10.41'	N 25°39'46" E	10°17'39"
C116	39.74'	687.00'	19.88'	39.74'	N 88°37'01" E	3°18'52"
C117	52.95'	687.00'	26.49'	52.94'	N 84°45'06" E	4°24'58"
C118	52.95'	687.00'	26.49'	52.94'	N 80°20'08" E	4°24'58"
C119	61.66'	687.00'	30.85'	61.64'	N 75°33'23" E	5°08'32"
C120	65.84'	687.00'	32.95'	65.82'	N 59°57'07" E	5°29'29"
C121	65.30'	687.00'	32.67'	65.28'	N 54°29'00" E	5°26'46"

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C122	65.30'	687.00'	32.67'	65.28'	N 49°02'14" E	5°26'46"
C123	65.30'	687.00'	32.67'	65.28'	N 43°35'28" E	5°26'46"
C124	65.30'	687.00'	32.67'	65.28'	N 38°08'43" E	5°26'46"
C125	65.30'	687.00'	32.67'	65.28'	N 32°41'57" E	5°26'46"
C126	65.30'	687.00'	32.67'	65.28'	N 27°15'11" E	5°26'46"
C127	65.30'	687.00'	32.67'	65.28'	N 21°48'26" E	5°26'46"
C128	65.30'	687.00'	32.67'	65.28'	N 16°21'40" E	5°26'46"
C129	47.96'	687.00'	23.99'	47.95'	N 11°38'18" E	3°59'59"
C130	13.09'	25.00'	6.70'	12.94'	N 5°21'37" W	29°59'51"
C131	23.18'	25.00'	12.50'	22.36'	N 46°55'26" W	53°07'48"
C132	62.17'	465.00'	31.13'	62.13'	N 77°19'10" W	7°39'39"
C133	23.73'	25.00'	12.85'	22.85'	S 74°09'32" W	54°23'35"
C134	17.33'	25.00'	9.03'	16.98'	S 27°06'25" W	39°42'39"
C135	38.84'	456.00'	19.43'	38.82'	S 9°41'29" W	4°52'47"
C136	43.25'	456.00'	21.64'	43.24'	S 14°50'55" W	5°26'05"
C137	43.25'	456.00'	21.64'	43.24'	S 20°17'00" W	5°26'04"
C138	43.25'	456.00'	21.64'	43.23'	S 25°43'04" W	5°26'04"
C139	43.25'	456.00'	21.64'	43.23'	S 31°09'08" W	5°26'04"
C140	43.25'	456.00'	21.64'	43.23'	S 36°35'11" W	5°26'03"
C141	43.25'	456.00'	21.64'	43.23'	S 42°01'14" W	5°26'03"
C142	43.25'	456.00'	21.64'	43.23'	S 47°27'17" W	5°26'03"
C143	43.25'	456.00'	21.64'	43.23'	S 52°53'21" W	5°26'03"
C144	37.49'	456.00'	18.76'	37.48'	S 57°57'42" W	4°42'39"
C145	6.67'	25.00'	3.35'	6.65'	S 52°40'36" W	15°16'52"
C146	29.53'	25.00'	16.76'	27.84'	S 11°11'58" W	67°40'23"
C147	15.50'	571.50'	7.75'	15.50'	S 61°55'14" W	1°33'15"
C148	55.23'	571.50'	27.64'	55.21'	N 58°22'29" E	5°32'14"
C149	54.77'	571.50'	27.41'	54.75'	N 59°57'07" E	5°29'29"
C150	54.21'	571.50'	27.13'	54.19'	N 52°53'20" E	5°26'05"
C151	54.32'	571.50'	27.18'	54.30'	N 54°29'00" E	5°26'46"
C152	54.21'	571.50'	27.13'	54.19'	N 47°27'14" E	5°26'05"
C153	54.32'	571.50'	27.18'	54.30'	N 49°02'14" E	5°26'46"
C154	54.21'	571.50'	27.13'	54.19'	N 42°01'09" E	5°26'05"
C155	54.32'	571.50'	27.18'	54.30'	N 43°35'28" E	5°26'46"
C156	54.21'	571.50'	27.13'	54.19'	N 36°35'03" E	5°26'05"
C157	54.32'	571.50'	27.18'	54.30'	N 38°08'43" E	5°26'46"
C158	54.21'	571.50'	27.13'	54.19'	N 31°08'58" E	5°26'06"
C159	54.32'	571.50'	27.18'	54.30'	N 32°41'57" E	5°26'46"
C160	54.21'	571.50'	27.13'	54.19'	N 25°42'52" E	5°26'06"
C161	54.32'	571.50'	27.18'	54.30'	N 27°15'11" E	5°26'46"
C162	54.21'	571.50'	27.13'	54.19'	N 20°16'46" E	5°26'06"
C163	54.32'	571.50'	27.18'	54.30'	N 21°48'26" E	5°26'46"
C164	54.21'	571.50'	27.13'	54.19'	N 14°50'40" E	5°26'07"
C165	54.32'	571.50'	27.18'	54.30'	N 16°21'40" E	5°26'46"
C166	50.92'	571.50'	25.48'	50.90'	N 9°34'28" E	5°06'17"
C167	65.99'	571.50'	33.03'	65.95'	N 10°19'48" E	6°36'57"
C168	14.20'	571.50'	7.10'	14.20'	N 73°41'49" E	1°25'24"
C169	51.29'	571.50'	25.66'	51.27'	S 75°33'23" W	5°08'32"
C170	62.15'	571.50'	31.11'	62.12'	N 77°31'27" E	6°13'53"
C171	44.05'	571.50'	22.04'	44.04'	N 80°20'08" E	4°24'58"
C172	54.56'	571.50'	27.30'	54.54'	N 83°22'28" E	5°28'10"
C173	44.05'	571.50'	22.04'	44.04'	N 84°45'06" E	4°24'58"
C174	41.54'	571.50'	20.78'	41.53'	N 88°11'30" E	4°09'54"
C175	33.06'	571.50'	16.53'	33.05'	N 88°37'01" E	3°18'52"
C176	33.15'	456.00'	16.58'	33.14'	S 88°11'30" W	4°09'54"
C177	43.53'	456.00'	21.78'	43.51'	S 83°22'28" W	5°28'10"
C178	49.59'	456.00'	24.82'	49.57'	S 77°31'27" W	6°13'53"
C179	37.77'	406.00'	18.90'	37.76'	N 87°36'32" E	5°19'50"
C180	61.45'	406.00'	30.79'	61.39'	N 80°36'27" E	8°40'21"
C181	17.93'	290.64'	8.97'	17.93'	N 86°42'39" E	3°32'04"

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C182	36.22'	290.64'	18.14'	36.20'	N 84°54'27" E	7°08'28"
C183	43.99'	290.64'	22.04'	43.95'	S 80°36'27" W	8°40'21"
C184	25.70'	290.64'	12.86'	25.69'	N 78°48'15" E	5°03'57"
C185	10.12'	25.00'	5.13'	10.05'	N 83°53'01" W	23°11'32"
C186	21.66'	25.00'	11.56'	20.99'	N 47°27'44" W	49°39'01"
C187	4.90'	25.00'	2.46'	4.89'	N 64°04'20" E	11°14'09"
C188	58.80'	406.00'	29.45'	58.75'	N 54°18'20" E	8°17'52"
C189	61.19'	406.00'	30.65'	61.14'	N 45°50'19" E	8°38'09"
C190	61.19'	406.00'	30.65'	61.14'	N 37°12'11" E	8°38'09"
C191	61.19'	406.00'	30.65'	61.14'	N 28°34'02" E	8°38'09"
C192	61.19'	406.00'	30.65'	61.14'	N 19°55'53" E	8°38'09"
C193	55.22'	406.00'	27.65'	55.17'	N 11°43'02" E	7°47'33"
C194	19.38'	25.00'	10.21'	18.90'	N 14°23'03" W	44°24'39"
C195	23.18'	25.00'	12.50'	22.36'	N 63°09'17" W	53°07'48"
C196	42.68'	290.60'	21.38'	42.65'	S 11°24'20" W	8°24'57"
C197	93.86'	290.60'	47.34'	93.45'	N 16°27'03" E	18°30'22"
C198	43.80'	290.60'	21.94'	43.76'	N 19°55'53" E	8°38'09"
C199	43.80'	290.60'	21.94'	43.76'	N 28°34'02" E	8°38'09"
C200	67.42'	290.60'	33.86'	67.27'	N 32°21'01" E	13°17'33"
C201	43.80'	290.60'	21.94'	43.76'	N 37°12'11" E	8°38'09"
C202	43.80'	290.60'	21.94'	43.76'	N 45°50'19" E	8°38'09"
C203	70.73'	290.60'	35.54'	70.55'	N 45°58'08" E	13°56'40"
C204	43.10'	290.60'	21.59'	43.06'	N 54°24'19" E	8°29'51"
C205	28.98'	290.60'	14.50'	28.96'	N 55°47'51" E	5°42'47"
C206	23.18'	25.00'	12.50'	22.36'	S 3°55'40" W	53°07'48"
C207	8.60'	25.00'	4.34'	8.56'	S 40°20'57" W	19°42'44"
C208	34.23'	175.00'	17.17'	34.18'	S 44°36'03" W	11°12'31"
C209	40.60'	175.00'	20.39'	40.51'	S 32°21'01" W	13°17'33"
C210	33.43'	175.00'	16.77'	33.38'	S 20°13'51" W	10°56'46"
C211	9.77'	25.00'	4.95'	9.71'	S 25°57'14" W	22°23'33"
C212	23.18'	25.00'	12.50'	22.36'	S 63°42'55" W	53°07'48"



SCALE 1"=50'

Drawn By:	TA	Date:	10-11-2025
Checked By:	TA	Drawing Name:	21099PH2.DWG
Job No.:	21-099	Sheet:	7 of 7

ALDRICH LAND SURVEYING
P.O. BOX 30701, ALBQ., N.M. 87190
505-884-1990

RRE BOOK PAGE



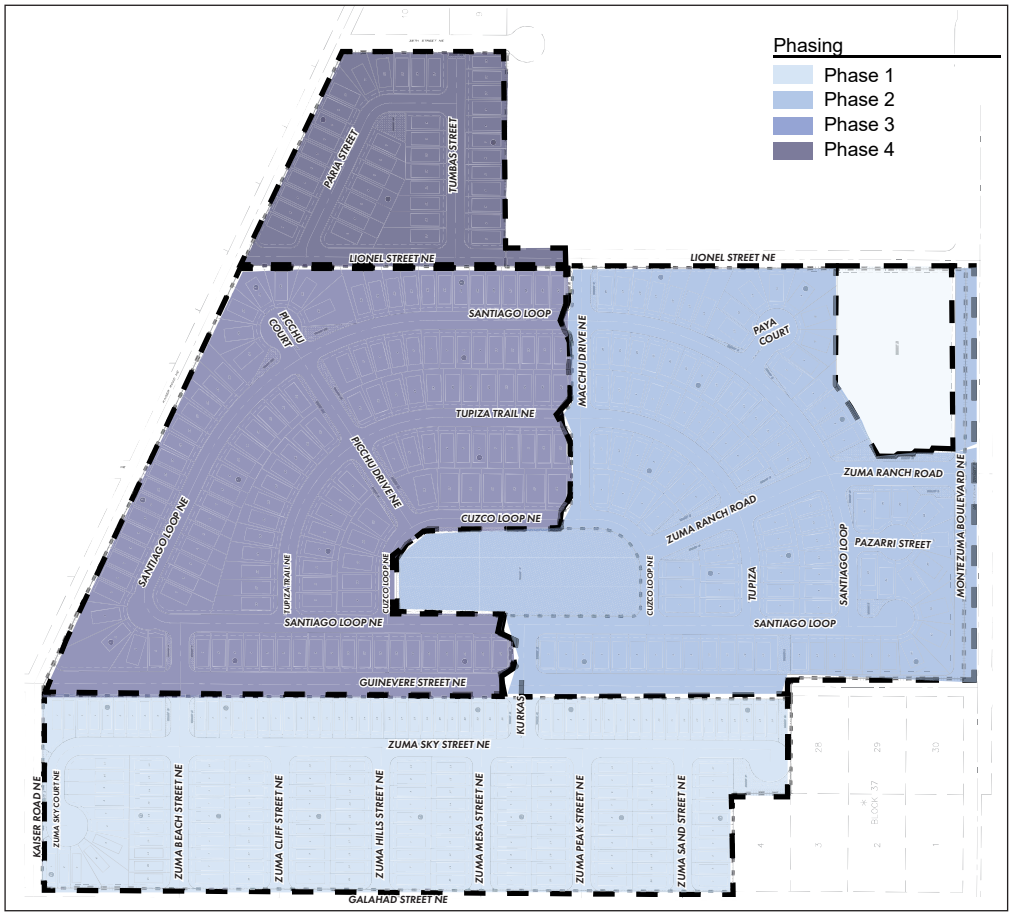
* Lot sizes and layout shown is conceptual with final configuration to be determined at the time of preliminary and final plat.

ILLUSTRATIVE MASTER PLAN

PHASING

Zuma Ranch is anticipated to be constructed in four phases. Phase 1 includes the 35-foot lots west of Guinevere Street and the pond at the southeastern corner of the site. Phase 2 includes the lots to the east of Guinevere Street and south of Machu Street and the community park. Phase 3 includes the lots on east of Guinevere Street and north of Machu Street. Phase 4 includes the lots at the northeastern portion of the development. Adjacent roadways will be included in each phase (see *Section 6: Transportation for proposed street development by phase*).

TABLE 3: PHASING	
Phase 1 Area = 24.6 acres 184 lots at 35-foot wide Total - 184 lots	**Phase 2** Area = 29.5 acres 56 lots at 45-foot wide 51 lots at 50-foot wide Total - 107 lots
Phase 3 Area = 32.9 acres 115 lots at 45-foot wide 21 lots at 50-foot wide 7 lots at 60-foot wide Total - 143 lots	**Phase 4** Area = 8.13 40 lots at 45-foot wide 2 lots at 40-foot wide Total - 42 lots



PROPOSED PHASING

DEVELOPMENT SERVICES DEPARTMENT— TRANSMITTAL AND REVIEW SHEET

DATE: November 19, 2025

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

FROM: Development Services Department, Planning & Zoning Division

RE: DSD #25-210-00013 & #25-280-00010 (Preliminary Plat and Subdivision Variance for Zuma Ranch, Phase 2)

The applicant, Zuma Ranch, LLC, through their agent, Isaacson & Arfman, Inc., requests approval of a Preliminary Plat for Phase 2 of the Zuma Ranch Subdivision. The plat is to create 114 residential lots and 15 tracts, to grant and vacate easements, to dedicate public street right-of-way to the City of Rio Rancho and to vacate public street right-of-way. The subject property is legally described as Unit 13, Blocks 35 and 36, is zoned R-4: Single-Family Residential and comprises approximately 59.6309 acres.

The applicant also requests approval of a Subdivision Variance for Phase 2 of the Zuma Ranch Subdivision. The Variance is to allow for 10' Public Utility Easements in place of the standard 5' side, rear and front PUEs.

Please review and provide recommendations, comments or corrections on this form and return via hand delivery, fax or e-mail by **Wednesday, December 10, 2025**. If redline comments are made on the plat, please also provide me with a copy. Please contact Ben Isaacs at 505-891-5035 or e-mail bisaacs@rrnm.gov if you have any questions or would like to review a hard copy at my office.

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

No comments on ZMA. No recommendations for or against approval of the Preliminary Plat. The following is noted: Preliminary Plat "Park" and potential usable landscaping or open space acreage and phasing has changed somewhat from the approved Master Plan (pages 8, 9, 11 of updated Master Plan), as the entirety of the park was identified as being part of Phase 3. Any park construction will need to be permitted and inspected per the process and guidelines per the City's DPM. PRCS review of park conceptual planning is advised before final construction plans are developed. PRCS defers to DSD for any further recommendations, requirements or approvals.

Dyane N. Sonier *12/10/2025*

Reviewer Date

CITY OF RIO RANCHO
PUBLIC HEARING NOTICE

The PLANNING and ZONING BOARD of the CITY of RIO RANCHO will consider the following matters at its regularly scheduled meeting at 6:00 p.m. on Tuesday, January 13, 2026:

Preliminary Plat
Case #25-210-00013

The applicant, Zuma Ranch, LLC, through their agent, Isaacson & Arfman, Inc., requests approval of a Preliminary Plat for Phase 2 of the Zuma Ranch Subdivision. The plat is to create 114 residential lots and 15 tracts, to grant and vacate easements, to dedicate public street right-of-way to the City of Rio Rancho and to vacate public street right-of-way. The subject property is legally described as Unit 13, Blocks 35 & 36, is zoned R-4: Single-Family Residential and comprises approximately 59.6309 acres.

Preliminary Plat
#25-210-00012

The applicant, High Range 6 Development, LLC, through their agent, Isaacson & Arfman, Inc., requests approval of a Preliminary Plat, for the High Range 6 Phase 1A Subdivision. The subject property is legally described as Unit 13, Blk 69, Lots 19, 88, and 89; Blk 70, Lots 1-29, 70-72, 74-96; Blk 71, Lots 3-13, 34, 35, 37-45; and a portion of vacated Camelot St NE. The properties are currently zoned R-5: Single-Family Residential, R-1: Single-Family Residential, and O-1: Office. The plat creates 118 lots, 13 tracts, and consists of 53.3046 acres.

Variance
Case #25-110-00074

The Applicant, Southwest Block, Inc., requests approval of a Variance to allow for a constructed 8-ft high CMU block wall within the M-1: Industrial & Business Park District Front Setback on the property legally described as Industrial Park East, Block A, Lot 2.

The meeting is scheduled for 6 p.m. 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. Materials related to these items are available for viewing in the Development Services Department at City Hall.

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

Journal: December 29, 2025

The City of Rio Rancho

Development Services
Planning Division
3200 Civic Center Circle NE
Rio Rancho, NM 87144
Phone (505) 891-5005 ● Fax (505) 896-8994

December 29, 2025

RE: Case Type; Case No. 25-210-00013
Unit 13, Blocks 35 & 36

Dear Property Owner:

You are receiving this notice because your property is located adjacent to a site where a land development decision is required by the Planning & Zoning Board.

The applicant, Zuma Ranch, LLC, through their agent, Isaacson & Arfman, Inc., requests approval of a Preliminary Plat for Phase 2 of the Zuma Ranch Subdivision on the subject property legally described as Unit 13, Blocks 35 & 36. The subject property comprises approximately 59 acres.

The **Planning & Zoning Board** will consider the request and decide their approval on **Tuesday, January 13, 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 bisaacs@rrnm.gov. or call me at 505-891-5035, if you have any questions concerning this matter.

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

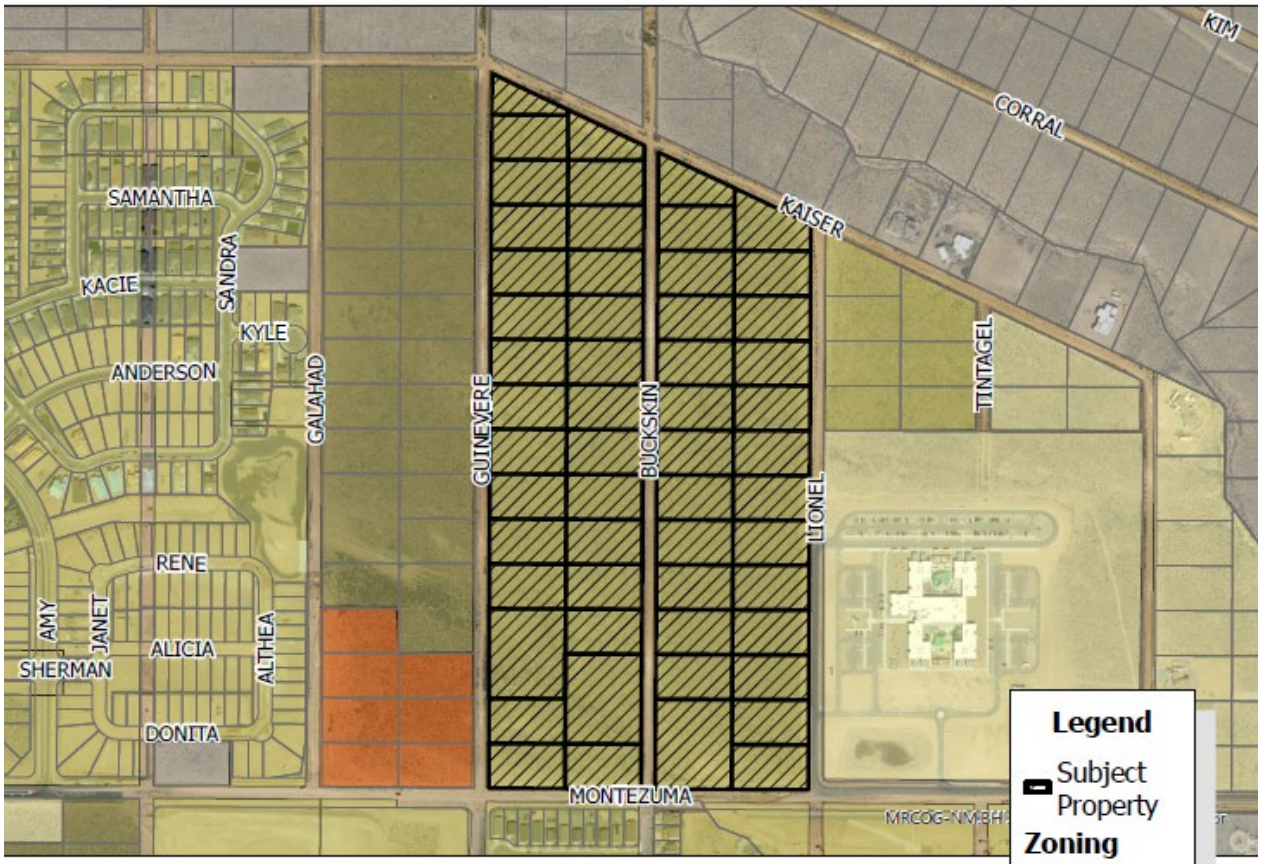
Respectfully,

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

The City of Rio Rancho

Development Services
Planning Division
3200 Civic Center Circle NE
Rio Rancho, NM 87144
Phone (505) 891-5005 ● Fax (505) 896-8994

PRELIMINARY PLAT
ZUMA RANCH PHASE 2









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

Map courtesy of Ben Isaacs, 12/18/2025

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: 25-210-00012

AGENDA DATE:
January 13, 2026

DEPARTMENT:
Development Services

SUBJECT:
Preliminary Plat. The applicant, High Range 6 Development, LLC, through their agent, Isaacson & Arfman, Inc., requests approval of a Preliminary Plat, for the High Range 6 Phase 1A Subdivision. The subject property is legally described as Unit 13, Block 69, Lots 19, 88, and 89; Block 70, Lots 1-29, 70-72, 74-96; Block 71, Lots 3-13, 34, 35, 37-45; and a portion of vacated Camelot St NE. Staff Contact is Liz Ruiz Carlos and staff recommends approval with findings and conditions.

BACKGROUND AND ANALYSIS:
The applicant, High Range 6 Development, LLC, through their agent, Isaacson & Arfman, Inc., requests approval of a Preliminary Plat, for the High Range 6 Phase 1A Subdivision. The subject property is legally described as Unit 13, Blk 69, Lots 19, 88, and 89; Blk 70, Lots 1-29, 70-72, 74-96; Blk 71, Lots 3-13, 34, 35, 37-45; and a portion of vacated Camelot St NE. The properties are currently zoned R-5: Single-Family Residential, R-1: Single-Family Residential, and O-1: Office. The plat creates 118 lots, 13 tracts, and consists of 53.3046 acres.

The subject properties are located within the High Range 6 Master Plan Area, adopted under Resolution No. 35, Enact. No. 24-034 on April 25, 2024; and amended on December 16, 2025 under Resolution No. 141, Enactment No. 25-140. The subject properties are bounded by Inca Rd NE (a residential road) to the south, Excalibur St NE (a residential road) to the east, Montezuma Blvd NE (a future minor arterial road) to the north, and Bedivere St NE (a residential road)/Broadmoor Blvd NE (a minor arterial road) to the west.

GENERAL INFORMATION:
A. Layout: The High Range 6 Phase 1A Subdivision Subdivision is proposed to be subdivided into 118 lots and 13 tracts.
B. Acreage: The subject property is approximately 53.3046 acres, consisting of 14.3302 lot acres, 4.0008 HOA tract acres, 6.0984 acres of right-of-way, and 28.8752 acres for future development.
C. Access: Access is provided via Pronghorn Ave and Windy Ridge Ave.
D. Zoning: The properties are currently zoned R-5: Single-Family Residential per Ordinance No. 6, Enactment No. 24-03 and Ordinance No. 31, Enactment No. 25-25.
E. Dry Utilities/Gas: The applicant is responsible for coordinating the installation of all dry utilities with Sparklight, Centurylink, Comcast, PNM, Ezee Fiber, and the Gas Company of New Mexico.
F. Water and Wastewater Availability: A Water/Wastewater Availability Letter was granted for the High Range 6 Subdivision (in it's entirety) on August 14, 2025.
G. Drainage: Drainage is per the Drainage Report for High Range 6, Phases 1 and 2, dated August 29, 2024.
H. Roads and Sidewalks: The roads within the subdivision are 50' residential rights-of-way; with the exception of Pronghorn Ave and Windy Ridge Ave, which are both 68' rights-of-way as collector

street sections. All roads include sidewalks.
I. Recreational Facilities/Open Space: Tracts A through M are dedicated as landscape easements with Tracts A, B, H, and L also functioning as drainage. Per the amended High Range 6 Master Plan, a total of 0.46 acres of these tracts will be used as "Pocket Parks" with a pedestrian trail running east to west connecting Pronghorn Ave to Windy Ridge Ave.
J. Easements: All lots will feature 10' public utility easements (PUE) along the front. A 20' public storm drain and sewer easement, a 25' public storm drain and sanitary sewer easement, two temporary turnaround easements, and a 50' temporary access easement are also to be granted to the City of Rio Rancho. The 50' temporary access easement allows for access to the outparcel in Phase 1B (proposed to be platted as a tract for future development).
K. Public Site Dedications: N/A
L. Vacations: Existing easements are to be vacated by this plat, as shown on the plat. A portion of Camelot St NE, a residential road, is to be vacated by this plat, as shown on the plat.
M. Variances: N/A

CONFORMANCE WITH THE SUBDIVISION REQUIREMENTS:
Staff recommends the Planning and Zoning Board finds the proposed Preliminary Plat may conform to the requirements of R.O. 2003 Chapter 155 Subdivisions.

CONFORMANCE WITH THE ZONING ORDINANCE:
The proposed lots would comply with the residential dimensional standards as laid out in R.O. 2003 §154.50 for R-5: Single-Family Residential. The proposed Preliminary Plat contains lots which comply with the 2,500 sq ft minimum lot size, with an acreage range of approximately 0.1051 acres (4,578 sf) to 0.2652 acres (11,552 sf). The lot widths comply with the minimum lot width requirement of 35 ft, with a lot width range of 35.24' to 60.08'. Staff recommends the Planning and Zoning Board find the proposed Preliminary Plat conforms to the requirements of R.O. 2003 Chapter 154 Planning and Zoning. Criteria is satisfied.

CONFORMANCE WITH CITY COMPREHENSIVE PLAN:
Section 5.6.3 contains the stated policy (L-1) to "Encourage the master planning of developments that establish a community character that considers circulation, landscaping, open space, storm drainage, utilities, and building location and design in the master plan." This application would be an action in meeting the policy of encouraging planned development in a Master Planned area (High Range 6 Master Plan). Staff recommends the Planning and Zoning Board finds the criteria is satisfied

CONFORMANCE WITH THE HIGH RANGE 6 MASTER PLAN:
The proposed layout mirrors that of the amended High Range 6 Master Plan, adopted December 18, 2025. Staff recommends the Planning and Zoning Board find that the proposed subdivision layout is in conformance with the Master Plan; criteria is satisfied.

INTERDEPARTMENTAL/INTERAGENCY REVIEW:
DSD Planning and Zoning - Comments within document.
DSD Engineering - See attachment.
Rio Rancho Public Schools - No comments provided.
Fire and Rescue - IFC 2021 shall be referenced for Fire and Life Safety Code. Appendix D shall be referenced for Fire Apparatus Access Roads. Fire Hydrants shall be no more than 500 ft. driving distance apart. A Fire 1 Plan shall be submitted to the Fire Marshals Office for review and approval before the full plan set is submitted.
Police Department - No comments provided
SSCAFCA - No adverse comments.
MRCOG - No comments provided.
Parks, Recreation, and Community Services - No adverse comments.

SURROUNDING LAND USE/ZONING: The neighboring properties to the north and east are zoned R-4: Single-Family Residential, while the properties to the west are zoned R-1: Single-Family Residential, O-1: Office, and C-1: Retail Commercial. The neighboring properties to the south are unzoned, as well as zoned NC: Neighborhood Commercial, and R-3: Multi-Family.

NOTIFICATIONS: Notice of the Preliminary Plat request was sent via first class mail to the sub-divider and abutting property owners 15 days prior to hearing. A legal notice was published in the Albuquerque Journal on December 29, 2025. A public notice sign was posted to the property as required by ordinance.

IMPACT:

The Development Services Department recommends the Planning and Zoning Board approve Preliminary Plat case #25-210-00012 subject to the following conditions of approval and findings of fact.

GENERAL FINDINGS OF FACT:

1. The Planning and Zoning Board has jurisdiction over the applicant's request for approval of the preliminary plat and the subject property.
2. The applicant has the authority to apply for a preliminary plat.
3. Neighboring property owners and the applicant/agent received written notices and were allowed to comment at a public hearing.

SPECIFIC FINDINGS OF FACT AND CONDITIONS OF APPROVAL:

1. The Preliminary Plat has been prepared, reviewed, and conforms to the City of Rio Rancho plans and policies.
2. The Preliminary Plat conforms to the requirements of the Rio Rancho Code of Ordinance (R.O. 2003) Chapter 155 Subdivisions.
3. The Preliminary Plat conforms to the goals and policies of the City Comprehensive Plan.
4. The preliminary plat conforms to the requirements of the High Range 6 Master Plan.
5. In accordance with R.O. 2003 §155.24(A), the final plat shall be recorded within 12 months following approval of the Preliminary Plat, or the Planning and Zoning Board approval shall become null and void.
6. Infrastructure shall be installed and accepted prior to the recording of the Final Plat or the applicant shall submit for staff review and approval of a subdivision improvement agreement and financial guarantee prior to the Final Plat hearing.
7. The applicant shall address all of the preliminary plat reviewers' staff comments prior to submitting construction plans or the final plat, whichever is applicable; including the following Planning and Zoning Comments:
a. Switchgrass Loop shall terminate/turn into Switchgrass Court at the cul-de-sac.
b. A table listing lot and tract acreages shall be added to the plat.
b. Adequate park acreage conforming to the requirements of Chapter 155 for the totality of both sub-phases of Phase 1, shall be included in Phase 1B.
8. Impact Fee assessment for the properties will be based on the date of this preliminary plat approval and valid for four (4) years from the date of this approval.

ALTERNATIVES:

The Planning and Zoning Board may:

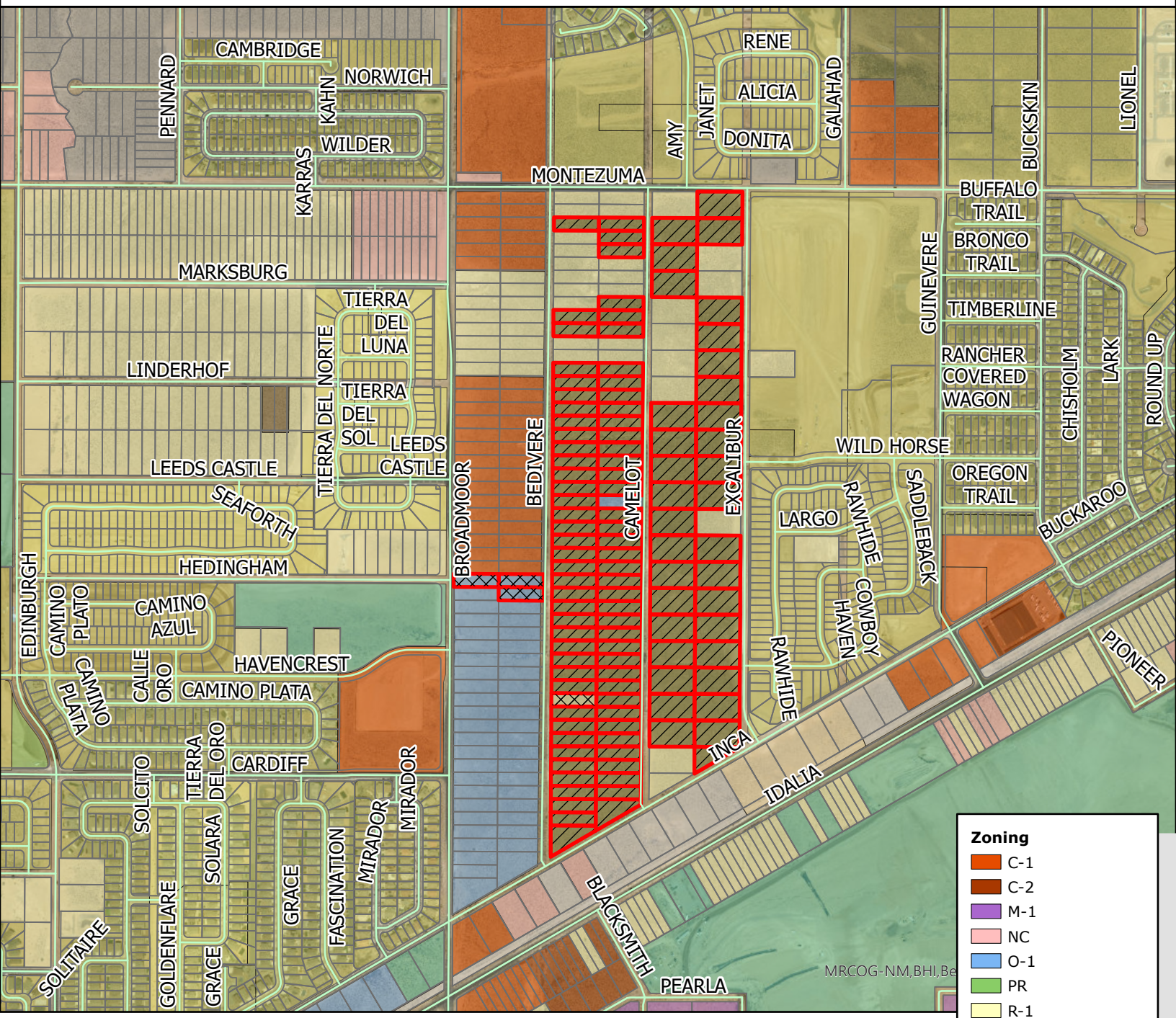
1. Approve the preliminary plat with staff recommendations and conditions.
2. Approve the preliminary plat with amendments to recommendations and/or conditions.
3. Deny the preliminary plat.
4. Postpone the item and continue the public hearing for the preliminary plat in order to further review.

DEPARTMENT RECOMMENDATION:

The Development Services Department recommends approval of the Preliminary Plat with findings and conditions.

ATTACHMENT: Location, Zoning.pdf
ATTACHMENT: Application.pdf
ATTACHMENT: Agent Authorization.pdf
ATTACHMENT: High Range 6 1A Preliminary Plat.pdf
ATTACHMENT: High Range 6 Master Plan - Lot Plan
ATTACHMENT: Engineering Comments.pdf
ATTACHMENT: Reproduction of Notices.pdf

HIGH RANGE 6
PRELIMINARY PLAT (PHASE 1A)



Zoning

- C-1
- C-2
- M-1
- NC
- O-1
- PR
- R-1
- R-2
- R-3
- R-4
- R-5
- R-6
- SU
- TZ
- Unzoned
- Subject Properties

0 0.05 0.1 0.2 Miles

N
W E
S

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

Map courtesy of Liz Ruiz Carlos
11/20/25

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

PLANNING & ZONING LAND USE APPLICATION

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

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

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

APPLICANT/AGENT INFORMATION

Applicant Name: High Range 6 Development, LLC		Phone: (505) 822-0044
Address: 4461 Irving Blvd NW		E-Mail: pja@amestoy.net
City: Albuquerque	State: NM	Zip: 87114
Proprietary Interest: Owner	List Owners: High Range 6 Development, LLC	
Deed or Ownership Verification Provided: (Initials)		Letter of Authorization Provided: (Initials) X
Agent Name: Isaacson & Arfman, Inc.		Phone: (505) 268-8828
Address: 128 Monroe St NE		E-Mail: thors@iacivil.com
City: Albuquerque	State: NM	ZIP Code: 87108

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

Preliminary Plat for High Range 6 Subdivision Phase 1A

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

LOTS 19, 88, & 89, BLOCK 69; LOTS 1 THRU 12 THRU 29,70 THRU 72, & 74 THRU 96, BLOCK 70; LOTS 3 THRU 13, 34, 35, & 37 THRU 45, BLOCK 71

Subdivision/Unit : Rio Rancho Estates Unit 13	Block(s): 69, 70, & 71	Lot(s):
Existing Zoning: R-5, O-1, and R-1	Proposed Zoning: R-5	
No. of existing lots: 80	No. of proposed lots: 118	Total area of site (acres) 53.3055

ACKNOWLEDGEMENT

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

Print Name: Justin Thor Simenson	Applicant:	Agent: X
Signature:		Date: **10/23/2025**

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

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

Form revised June 2014

City of Rio Rancho

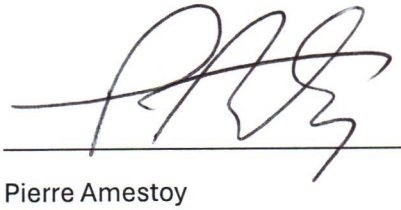
3200 Civic Center Circle NE

Rio Rancho, NM 87144

RE: Agent Authorization Letter – City of Rio Rancho – High Range 6 Subdivision, Phase 1A and 1B, Rio Rancho Estates, Unit 13 being comprised of Lots 18, 88&89, Block 69 together with Lots 1-29, 70-72, 74-96, Block 70 together with lots 3-13, 34-35, 37-45, Block 71

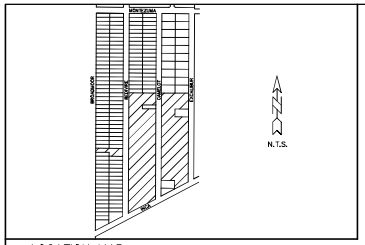
As owner of said property listed above, I authorize Isaacson & Arfman, Inc. and their designated representatives Justin Simenson or other designated members of Isaacson and Arfman, Inc. to act as agent for all matters relating to the request for Preliminary Plat, Final Plat, and Site Plan.

Feel free to contact me if you have any questions or concerns.



Pierre Amestoy

Amestoy Construction and Development II, LLC



LOCATION MAP

PURPOSE OF PLAT

1. To create 118 residential lots and 1 tract as shown hereon.
2. To create 12 H.O.A. tracts as shown hereon.
3. To grant easements as shown hereon.
4. To dedicate public street right-of-way to the City of Rio Rancho in fee simple with warranty covenants as shown hereon.
5. To vacate public street right-of-way as shown hereon.
6. To vacate easements as shown hereon.

SUBDIVISION DATA

1. Total Number of Existing Lots: 80
2. Total Number of Existing Tracts: 0
3. Total Number of Lots Created: 118
4. Total Number of Tracts Created: 13
5. Total Area of Lots (1-118) created: 14.3302 Acres
6. Total Area of HOA Tracts (A-M) created: 4.0008 Acres
7. Right-of-way Dedication: 6.0984 Acres
8. Total Area of Tract 1 created (for future phase): 28.8752 Acres
9. Gross Subdivision Acreage: 53.3046 Acres
10. Right-of-way Vacation: 2.4064 Acres

RIGHT-OF-WAY DEDICATION

1. 6.0984 acres

RIGHT-OF-WAY VACATION

1. 2.4064 acres

NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
2. Distances are ground distances.
3. Bearings and distances in parenthesis are record.
4. Basis of boundary are the following plats and documents of record entitled:

   PLAT OF "N.E. PORTION OF UNIT THIRTEEN, RIO RANCHO ESTATES", (04-22-1963, RRE BOOK 1, PAGE 48)

   PLAT OF "PARK AND RECREATION TRACT, BLOCK 27, UNIT THIRTEEN, RIO RANCHO ESTATES", (02-06-1967, RRE BOOK 1, PAGE 72)

   PLAT OF "S.E. PORTION OF UNIT THIRTEEN, RIO RANCHO ESTATES", (02-09-1967, RRE BOOK 1, PAGE 51A)

   REPLAT OF "PORTIONS OF UNIT TWELVE AND THIRTEEN, RIO RANCHO ESTATES", (06-05-1968, RRE BOOK 1, PAGE 77)

   REPLAT OF "HIGH RANGE UNIT 3", (06-16-2009, VOLUME 3, FOLIO 3065)

   PLAT OF "HIGH RANGE UNIT 4, PHASE B", (10-30-2019, VOLUME 3, FOLIO 4458)

   PLAT OF "TRACTS 1-5 & A-D, BROADMOOR HEIGHTS", (04-13-2018, VOLUME 3, FOLIO 4211)

   PLAT OF "TRACT A, SHINING STARS PRESCHOOL CAMPUS", (08-18-2020, VOLUME 3, FOLIO 4574)

   PLAT OF "HIGH RANGE POND", (12-23-2020, VOLUME 3, FOLIO 4631)

   PLAT OF "BROADMOOR HEIGHTS, UNIT 3A", (11-18-2021, VOLUME 3, FOLIO 4780)

   PLAT OF "BROADMOOR HEIGHTS, TRACT 4A", (08-19-2022, VOLUME 3, FOLIO 4923)

   PLAT OF "BROADMOOR HEIGHTS, UNIT 3B", (09-02-2022, VOLUME 3, FOLIO 4937)

   PLAT OF "BROADMOOR HEIGHTS, UNIT 5", (06-21-2024, VOLUME 3, FOLIO 5255)

   PLAT OF "HIGH RANGE 5 SUBDIVISION, PHASE 1", (03-13-2025, VOLUME 3, FOLIO 5372)

   all being records of Sandoval County, New Mexico.

5. Field Survey completed August 9, 2025.
6. Title Commitment:
   Title Company: Old Republic National Title Insurance Company
   Underwriter: Old Republic National Title Insurance Company
   Commitment No.: 2207508 (Commitment Date: March 6, 2023)

NOTES (CONTINUED)

7. City of Rio Rancho, New Mexico Zone:
   A. Lots 19, 88 and 89, Block 69 = O-1
   B. Lots 1 thru 10, 12 thru 31, Block 69;
      Lots 70 thru 72, 74 thru 96, Block 70;
      Lots 3 thru 13, 34, 35, and 37 thru 45, Block 70 = R-5
   C. Lot 11, Block 70 = R-1
8. 100 Year Flood Zone Designation: ZONE X, as shown on Panel 1893 and 1900 of 2225, Flood Insurance Rate Map, City of Rio Rancho, Sandoval County, New Mexico, dated March 18, 2008..
9. Dedication of public right-of-way includes the use of the roadways and rights-of-way for all uses typically associated with the use of a right-of-way and purposes appurtenant thereto, including, but not limited to, the passage and accommodation of vehicular and pedestrian traffic, and the construction, operation, use, maintenance, inspection, repair, alteration, and replacement of a paved road within the boundaries of the right-of-way area, and for all other purposes for which a public street and right-of-way is commonly used, including but not limited to installing, repairing, maintaining, altering, replacing, relocating and operating public and private utilities in, into, upon, over, across, and under any such right-of-way.
10. HOA Tracts A thru L shall be for the joint use, benefit, purpose and to be maintained by the High Range 6 Home Owners Association as follows:
    Tract A - Landscaping and Drainage
    Tract B - Landscaping and Drainage
    Tract C - Landscaping
    Tract D - Landscaping
    Tract E - Landscaping
    Tract F - Landscaping
    Tract G - Landscaping
    Tract H - Landscaping and Drainage
    Tract I - Landscaping
    Tract J - Landscaping
    Tract K - Landscaping
    Tract L - Landscaping and Drainage
    Tract M - Landscaping
    (granted by this plat)

COUNTY CLERKS RECORDING INFORMATION

This instrument was filed for record on the _____th day of _____, 2025 in Rio Rancho, Sandoval County, New Mexico, and was recorded in Volume ___, Folio _____, records of said County.

(Rio Rancho Estates Plat Book _____, Page _____)

Anne Brady-Romero, County Clerk and Recorder

By: _____
Deputy

DESCRIPTION

A tract of land situate within the Town of Alameda Grant, projected Section 12, Township 12 North, Range 2 East, and projected Section 7, Township 12, North, Range 3 East, N.M.P.M., City of Rio Rancho, Sandoval County, New Mexico, being all of Lots 19, 88 and 89, Block 69, Replat of Portions of Unit Twelve and Thirteen, Rio Rancho Estates, as the same are shown and designated on said plat, filed for record in the office of the County Clerk of Sandoval County, New Mexico, on June 5, 1968, in Rio Rancho Estates Plat Book Number 1, Page 77, together with all of Lots 1 thru 29, 70 thru 72 and 74 thru 96, Block 70; Lots 3 thru 13, 34, 35 and 37 thru 45, Block 71; and a portion of vacated Camelot Street NE; S.E. Portion of Unit Thirteen, Rio Rancho Estates, as the same are shown and designated on said plat, filed for record in the office of the County Clerk of Sandoval County, New Mexico, on February 9, 1967, in Rio Rancho Estates Plat Book Number 1, Page 51A, and containing 53.3046 acres more or less.

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

1. Public Service Company of New Mexico (PNM) for the installation, maintenance and service of overhead and underground electrical lines, transformers, and other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical services.

2. New Mexico Gas Company (NMGCO) for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.

3. Lumen (LUMEN) for installation, maintenance and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and enclosures.

4. Comcast (COMCAST) for the installation, maintenance, and service of such lines, cable and other related equipment and facilities reasonably necessary to provide Cable TV services.

5. Sparklight (SPARKLIGHT) for the installation, maintenance, and service of such lines, cable and other related equipment and facilities reasonably necessary to provide Cable TV services.

6. Ezee Fiber (EZEE FIBER) for the installation, maintenance, and service of such lines, cable and other related equipment and facilities reasonably necessary to provide Cable TV services.

7. City of Rio Rancho Utilities (water and sanitary sewer) for installation, maintenance and services of lines and other equipment and facilities reasonably necessary to provide service.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purposes described above, together with free access to, from, and over said right-of-way and easement, with the right and priviledge of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right-of-way and easement to extend services to customers of Grantee, and to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (above ground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon.
Easements for electric transformers/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

DISCLAIMER

In approving this plat, PNM, NMGCO, LUMEN, COMCAST, SPARKLIGHT and EZEE FIBER did not conduct a title search of the properties shown hereon. Consequently, PNM, NMGCO, LUMEN, COMCAST, SPARKLIGHT and EZEE FIBER do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

FREE CONSENT AND DEDICATION

The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof. Said owner(s) and/or proprietor(s) do hereby consent to the creation of lots and tracts as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the granting of easements as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the vacation of public street right-of-way and easements as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the dedication of public street right-of-way shown hereon to the City of Rio Rancho in fee simple with warranty covenants. Tracts designated "HOA" shall be deeded to the High Range 6 Home Owners Association after recording of this plat.
Said owner(s) and/or proprietor(s) do hereby consent to all the foregoing and do hereby certify that this subdivision is their free act and deed. Said owner(s) warrant that they hold among them complete and indefeasable title in fee simple to the property subdivided hereon.

Owner(s): High Range 6 Development, LLC, a New Mexico limited liability company

_____
Pierre Amestoy, Managing Member Date

STATE OF NEW MEXICO)
SANDOVAL COUNTY) SS

On this _____day of _____, 2025, this instrument was acknowledged before me by Pierre Amestoy, Managing Member, High Range 6 Development, LLC, a New Mexico limited liability company on behalf of said limited liability company.

_____
Notary Public My Comission Expires

PRELIMINARY PLAT FOR
HIGH RANGE 6 SUBDIVISION
PHASE 1A

(BEING A REPLAT OF LOTS 19, 88 & 89, BLOCK 69; LOTS 1 THRU 29, 70 THRU 72 & 74 THRU 96, BLOCK 70; LOTS 3 THRU 13, 34, 35 & 37 THRU 45, BLOCK 71; AND A PORTION OF VACATED CAMELOT STREET NE; RIO RANCHO ESTATES, UNIT 13)
WITHIN THE
TOWN OF ALAMEDA GRANT
PROJECTED SECTION 12
TOWNSHIP 12 NORTH, RANGE 2 EAST, N.M.P.M.
AND
PROJECTED SECTION 7
TOWNSHIP 12 NORTH, RANGE 3 EAST, N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
OCTOBER, 2025

DSD CASE NO.

UTILITY APPROVALS

City of Rio Rancho	Date
Public Service Company of New Mexico	Date
New Mexico Gas Company	Date
Lumen	Date
Comcast	Date
Sparklight	Date
Ezee Fiber	Date

PLANNING AND ZONING BOARD

Approved on the _____ day of _____, 2025.

_____
Scottie Richardson, Chairman Date

CITY CLERKS CERTIFICATE

I, Noel C. Davis, City Clerk of the City of Rio Rancho, New Mexico do hereby certify that the plat shown hereon was approved at a regular Planning and Zoning Board meeting. on the _____ day of _____, 2025.

_____
Noel C. Davis, City Clerk, City of Rio Rancho Date

TREASURER'S CERTIFICATE

I, Jennifer Taylor, Treasurer of Sandoval County, New Mexico do hereby certify that the previous ten (10) years property taxes have been paid in full.

_____
Jennifer Taylor, Sandoval County Treasurer Date

JURISDICTIONAL AFFIDAVIT

"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby affirm that the property described hereon does lie within the platting and extra-territorial jurisdiction of the City of Rio Rancho, New Mexico.

10-11-2025
Timothy Aldrich, P.S. No. 7719 Date

SURVEYOR'S CERTIFICATION

"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the Minimum Standards for Land Surveying in the State of New Mexico and the City of Rio Rancho Subdivision Ordinance and is true and correct to the best of my knowledge and belief."

10-11-2025
Timothy Aldrich, P.S. No. 7719 Date

Drawn By:	TA	Date:	10-19-2025
Checked By:	TA	Drawing Name:	22170PH1A.DWG
Job No.:	22-170	Sheet:	1 of 8

ALDRICH LAND SURVEYING
P.O. BOX 30701, ALBQ., N.M. 87190
505-884-1990

RRE BOOK PAGE

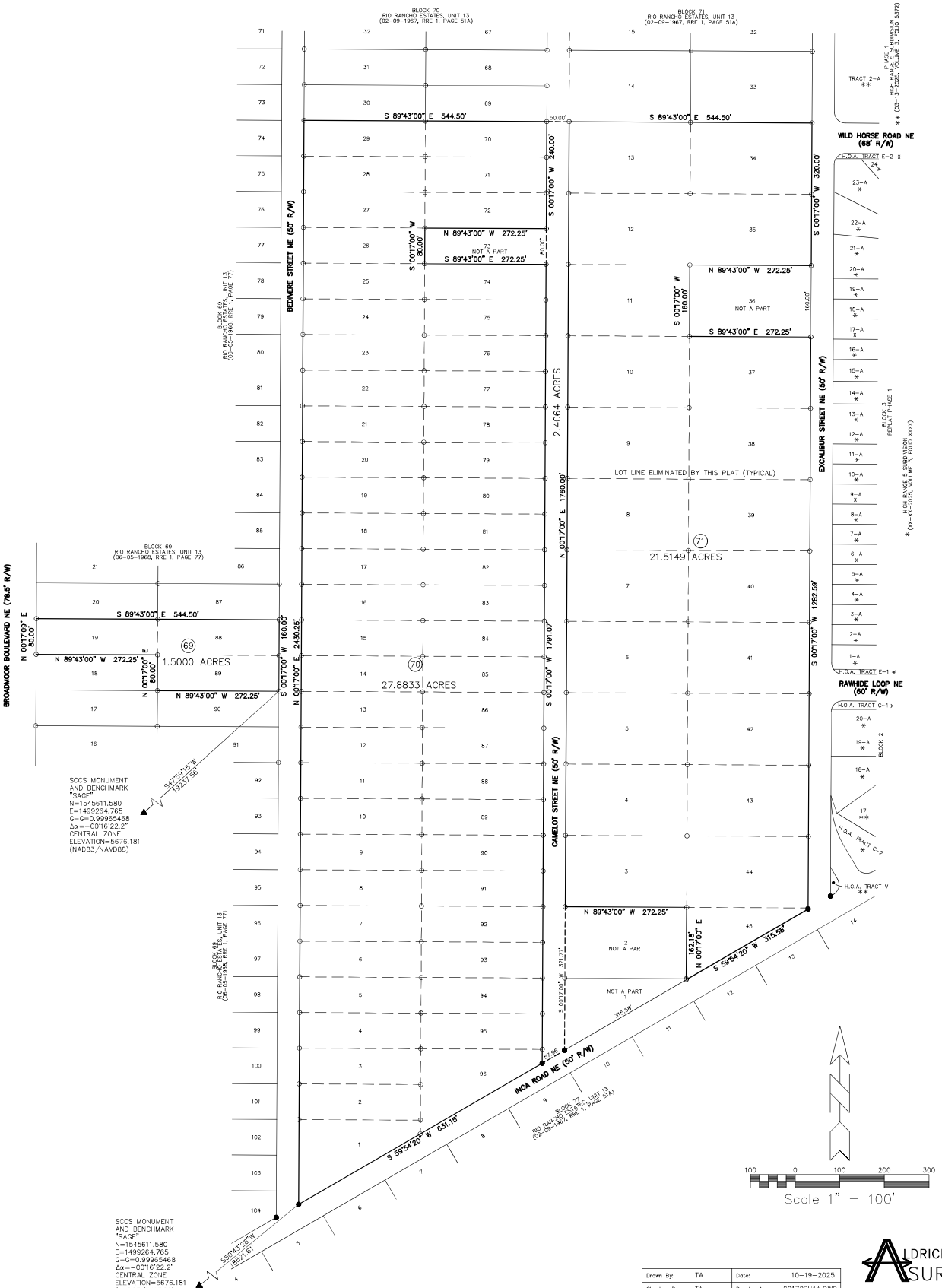
EXISTING CONDITIONS

EXISTING EASEMENTS
There is an existing 5' PUE around all sides of all lots.
(02-09-1967, RRE 1, PAGE 51A)
(06-05-1968, RRE 1, PAGE 77)

PROPERTY CORNERS

○ – FOUND 1/2" REBAR
● – FOUND 1" PIPE
□ – FOUND BATHEY MARKER WITH CAP "LS 14271"

PRELIMINARY PLAT FOR
HIGH RANGE 6 SUBDIVISION
PHASE 1A
(BEING A REPLAT OF LOTS 19, 88 & 89, BLOCK 69; LOTS 1 THRU 29, 70 THRU 72 & 74 THRU 96, BLOCK 70; LOTS 3 THRU 13, 34, 35 & 37 THRU 45, BLOCK 71; AND A PORTION OF VACATED CAMELOT STREET NE; RIO RANCHO ESTATES, UNIT 13)
WITHIN THE
TOWN OF ALAMEDA GRANT
PROJECTED SECTION 12
TOWNSHIP 12 NORTH, RANGE 2 EAST, N.M.P.M.
AND
PROJECTED SECTION 7
TOWNSHIP 12 NORTH, RANGE 3 EAST, N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
OCTOBER, 2025



Scale 1" = 100'

Drawn By:	TA	Date:	10-19-2025
Checked By:	TA	Drawing Name:	22170PH1A.DWG
Job No.:	22-170	Sheet:	2 of 8

ALDRICH LAND SURVEYING
P.O. BOX 30701, ALBQ., N.M. 87190
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RRE BOOK PAGE

PRELIMINARY PLAT FOR

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PROJECTED SECTION 12

TOWNSHIP 12 NORTH, RANGE 2 EAST, N.M.P.M.

AND

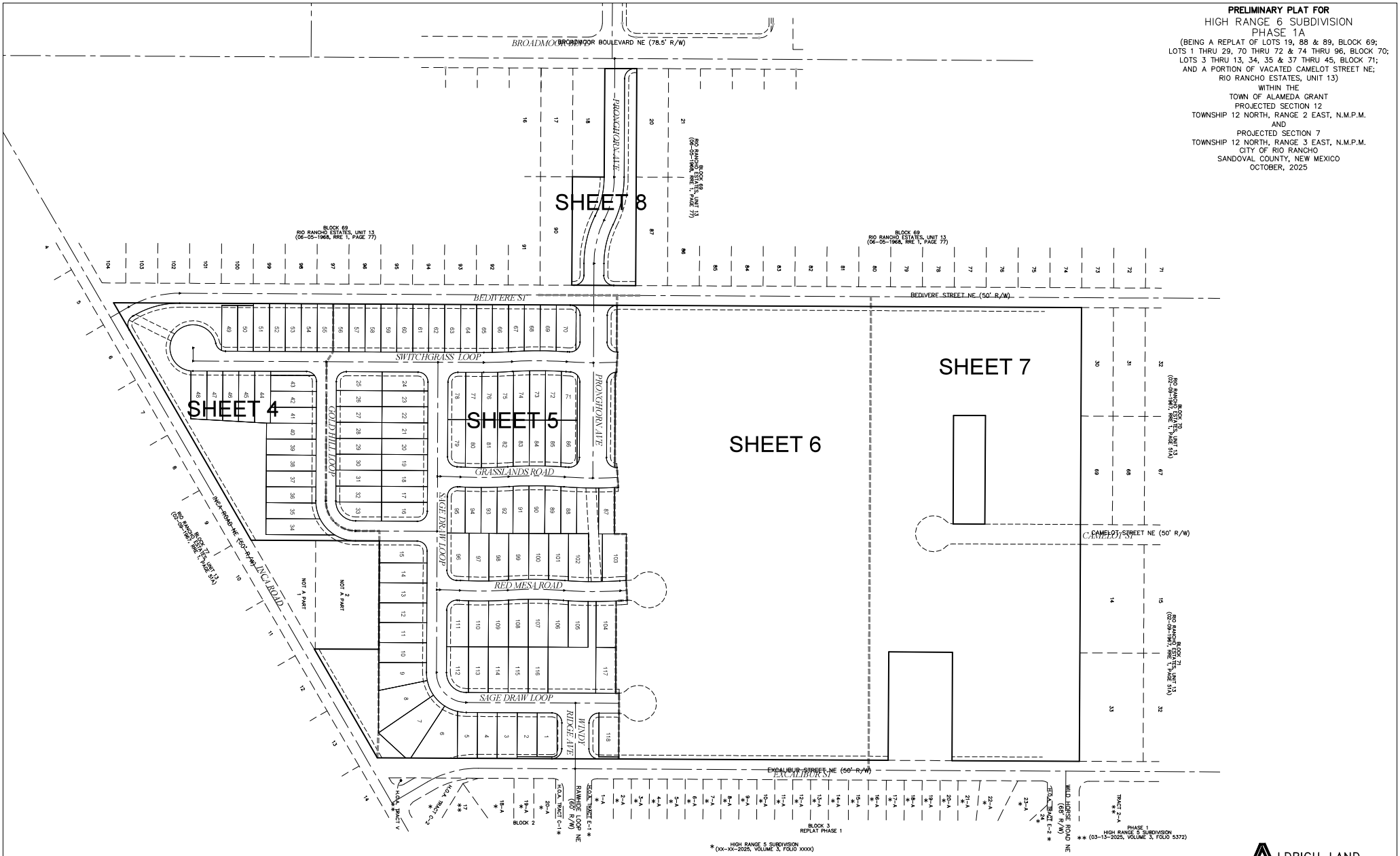
PROJECTED SECTION 7

TOWNSHIP 12 NORTH, RANGE 3 EAST, N.M.P.M.

CITY OF RIO RANCHO

SANDOVAL COUNTY, NEW MEXICO

OCTOBER, 2025



CURVE TABLE

SCALE 1"=100'

Drawn By:	TA	Date:	09-01-2025
Checked By:	TA	Drawing Name:	_____.DWG
Job No.:	_____	Sheet:	3 of 8

ALDRICH LAND SURVEYING

P.O. BOX 30701, ALBQ., N.M. 87190

505-884-1990

RRE BOOK PAGE

PRELIMINARY PLAT FOR

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AND

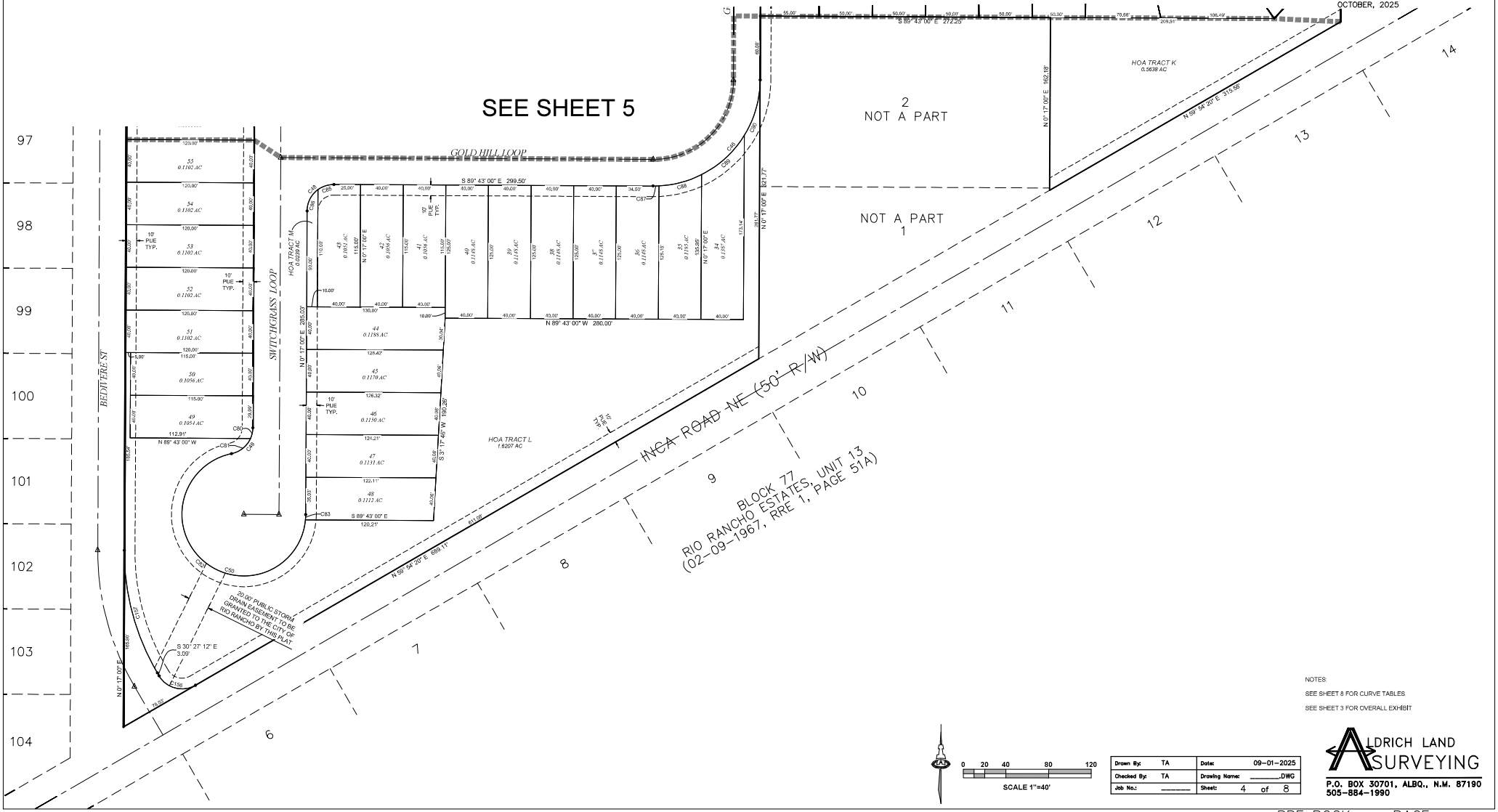
PROJECTED SECTION 7

TOWNSHIP 12 NORTH, RANGE 3 EAST, N.M.P.M.

CITY OF RIO RANCHO

SANDOVAL COUNTY, NEW MEXICO

OCTOBER, 2025



NOTES:

SEE SHEET 8 FOR CURVE TABLES

SEE SHEET 3 FOR OVERALL EXHIBIT

SCALE 1"=40'

Drawn By:	TA	Date:	09-01-2025
Checked By:	TA	Drawing Name:	_____.DWG
Job No.:	_____	Sheet:	4 of 8

ALDRICH LAND SURVEYING

P.O. BOX 30701, ALBQ., N.M. 87190

505-884-1990

RRE BOOK PAGE

PRELIMINARY PLAT FOR

HIGH RANGE 6 SUBDIVISION

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AND

PROJECTED SECTION 7

TOWNSHIP 12 NORTH, RANGE 3 EAST, N.M.P.M.

CITY OF RIO RANCHO

SANDOVAL COUNTY, NEW MEXICO

OCTOBER, 2025

SEE SHEET 8

SEE SHEET 6

25.00' PUBLIC STORM DRAIN AND SANITARY SEWER EASEMENT TO THE CITY OF RIO RANCHO BY THIS PLAT

PRONGHORN AVE

WINDY RIDGE AVE

BEDTERE ST

SWITCHGRASS LOOP

GRASSLANDS ROAD

REDMESA ROAD

SAGE DRAW LOOP

GOLD HILL LOOP

EXCALIBUR ST

HOA TRACT C 0.0596 AC

HOA TRACT D 0.0220 AC

HOA TRACT E 0.1081 AC

HOA TRACT F 0.0302 AC

HOA TRACT G 0.2418 AC

HOA TRACT H 0.3896 AC

HOA TRACT I 0.0656 AC

HOA TRACT J 0.0384 AC

H.O.A.

SEE SHEET 4

NOTES

SEE SHEET 8 FOR CURVE TABLES

SEE SHEET 3 FOR OVERALL EXHIBIT

SCALE 1"=40'

Drawn By:	TA	Date:	09-01-2025
Checked By:	TA	Drawing Name:	_____.DWG
Job No.:	_____	Sheet:	5 of 8

ALDRICH LAND SURVEYING

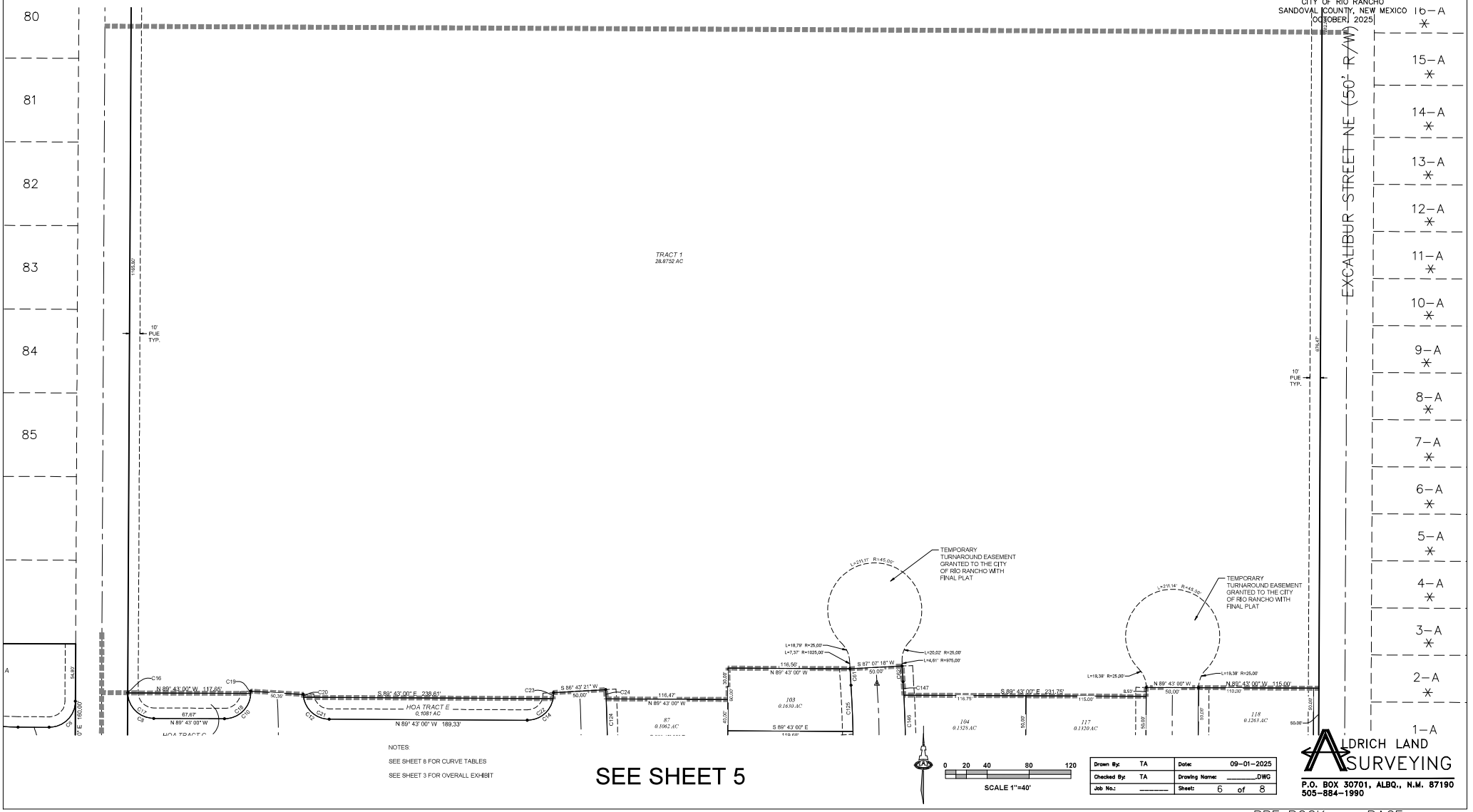
P.O. BOX 30701, ALBQ., N.M. 87190

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CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
OCTOBER, 2025

SEE SHEET 7



NOTES:
SEE SHEET 8 FOR CURVE TABLES
SEE SHEET 3 FOR OVERALL EXHIBIT

SEE SHEET 5

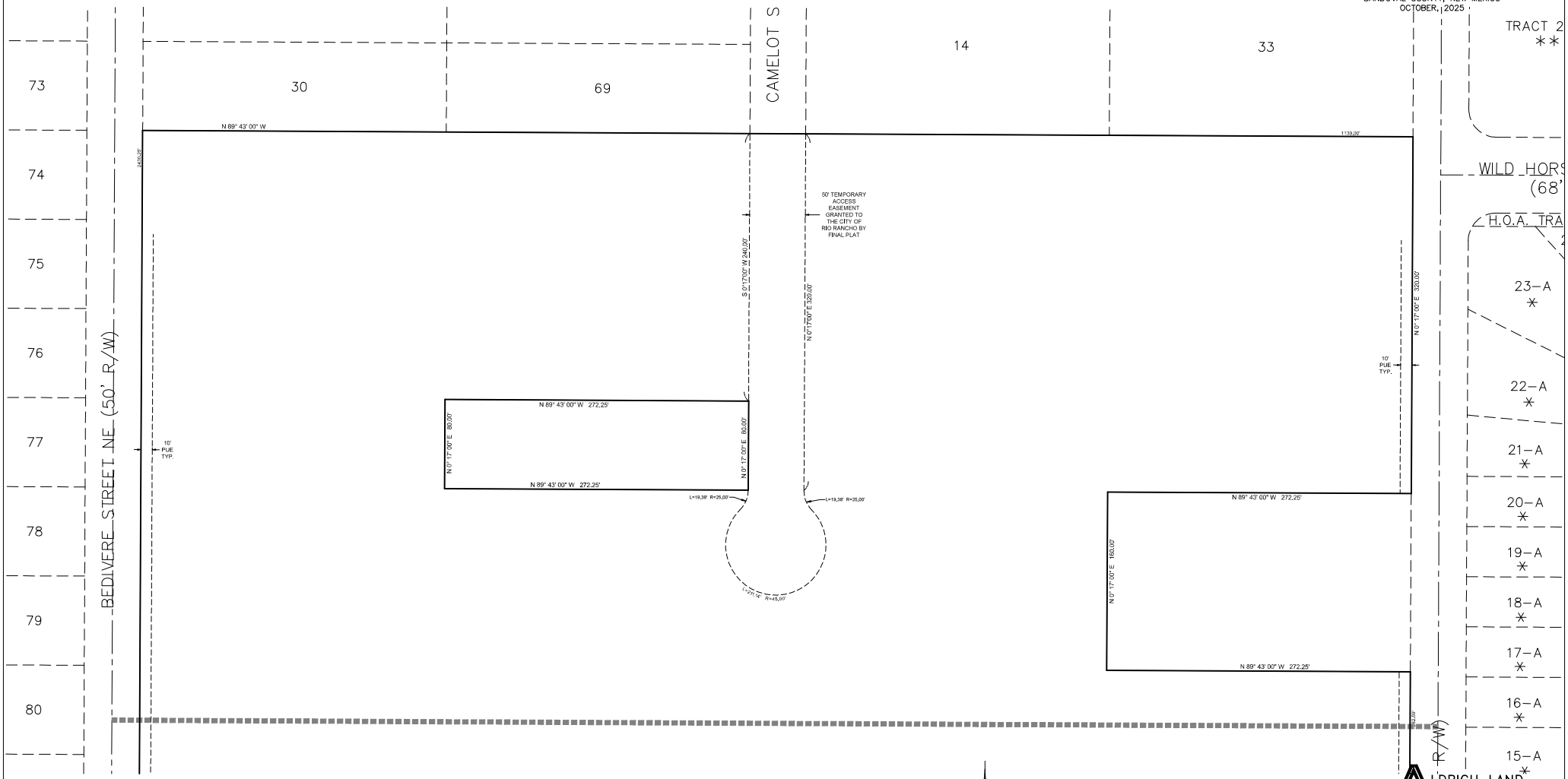
SCALE 1"=40'

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Checked By:	TA	Drawing Name:	_____.DWG
Job No.:	_____	Sheet:	6 of 8

ALDRICH LAND SURVEYING
P.O. BOX 30701, ALBQ., N.M. 87190
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PRELIMINARY PLAT FOR
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CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
OCTOBER, 2025



NOTES:
SEE SHEET 8 FOR CURVE TABLES
SEE SHEET 3 FOR OVERALL EXHIBIT

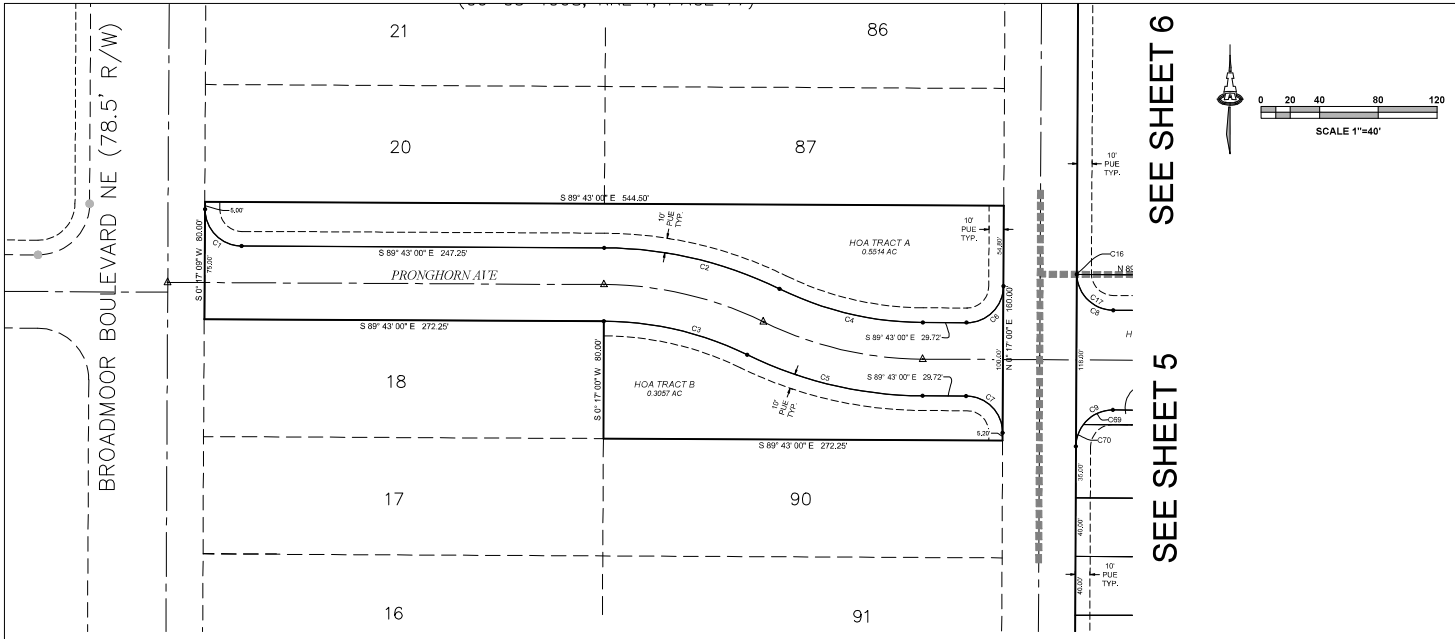
SEE SHEET 6

SCALE 1"=40'

Drawn By:	TA	Date:	09-01-2025
Checked By:	TA	Drawing Name:	_____.DWG
Job No.:	_____	Sheet:	7 of 8

ALDRICH LAND SURVEYING
P.O. BOX 30701, ALBQ., N.M. 87190
505-884-1990

RRE BOOK PAGE



0 20 40 80 120

SCALE 1"=40'

PRELIMINARY PLAT FOR

HIGH RANGE 6 SUBDIVISION

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WITHIN THE

TOWN OF ALAMEDA GRANT

PROJECTED SECTION 12

TOWNSHIP 12 NORTH, RANGE 2 EAST, N.M.P.M.

AND

PROJECTED SECTION 7

TOWNSHIP 12 NORTH, RANGE 3 EAST, N.M.P.M.

CITY OF RIO RANCHO

SANDOVAL COUNTY, NEW MEXICO

OCTOBER, 2025

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	39.27'	25.00'	25.00'	35.36'	S 44°42'56" E	90°00'09"
C2	123.78'	275.00'	62.96'	122.74'	N 76°49'19" W	25°47'22"
C3	101.27'	225.00'	51.51'	100.42'	N 76°49'19" W	25°47'22"
C4	101.27'	225.00'	51.51'	100.42'	S 76°49'19" E	25°47'22"
C5	123.78'	275.00'	62.96'	122.74'	S 76°49'19" E	25°47'22"
C6	39.27'	25.00'	25.00'	35.36'	N 45°17'00" E	90°00'00"
C7	39.27'	25.00'	25.00'	35.36'	N 44°43'00" W	90°00'00"
C8	39.27'	25.00'	25.00'	35.36'	N 44°43'00" W	90°00'00"
C9	39.27'	25.00'	25.00'	35.36'	N 45°17'00" E	90°00'00"
C10	40.82'	25.00'	26.60'	36.44'	S 43°30'11" W	93°33'38"
C11	40.82'	25.00'	26.60'	36.44'	S 42°56'11" E	93°33'38"
C12	37.86'	25.00'	23.63'	34.35'	N 46°19'38" W	86°46'44"
C13	37.86'	25.00'	23.63'	34.35'	N 46°53'38" E	86°46'44"
C14	40.82'	25.00'	26.60'	36.44'	S 43°30'11" W	93°33'38"
C15	40.82'	25.00'	26.60'	36.44'	S 42°56'11" E	93°33'38"
C16	0.67'	25.00'	0.34'	0.67'	N 0°29'13" W	1°32'26"
C17	38.60'	25.00'	24.34'	34.88'	S 45°29'13" E	88°27'34"
C18	38.60'	25.00'	24.34'	34.88'	N 46°03'13" E	88°27'34"
C19	2.23'	25.00'	1.11'	2.23'	S 0°43'36" E	5°06'05"
C20	2.81'	25.00'	1.41'	2.81'	N 6°09'45" W	6°26'57"
C21	35.05'	25.00'	21.10'	32.25'	S 49°33'07" E	80°19'47"
C22	35.05'	25.00'	21.10'	32.25'	N 50°07'06" E	80°19'47"
C23	5.77'	25.00'	2.90'	5.76'	S 3°20'17" W	13°13'52"
C24	8.87'	1025.00'	4.44'	8.87'	N 3°01'46" W	0°29'45"
C25	136.19'	1025.00'	68.20'	136.09'	N 0°31'45" E	7°36'47"
C26	8.37'	975.00'	4.18'	8.37'	N 4°05'23" E	0°29'30"
C27	144.99'	1025.00'	72.61'	144.87'	S 0°17'00" W	8°06'16"
C28	137.91'	975.00'	69.07'	137.80'	S 0°17'00" W	8°06'16"
C29	117.71'	975.00'	58.93'	117.64'	S 0°18'37" E	6°55'02"
C30	123.75'	1025.00'	61.95'	123.67'	N 0°18'37" W	6°55'02"
C31	9.82'	1025.00'	4.91'	9.82'	N 2°52'26" E	0°32'56"
C32	5.19'	975.00'	2.59'	5.19'	S 2°59'45" W	0°18'18"
C33	40.39'	25.00'	26.14'	36.14'	S 43°26'12" E	92°33'37"
C34	38.26'	25.00'	24.01'	34.63'	N 46°26'29" E	87°41'02"
C35	4.83'	975.00'	2.41'	4.83'	N 3°59'09" E	0°17'01"

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C36	11.15'	1025.00'	5.57'	11.15'	S 3°48'58" W	0°37'23"
C37	141.27'	1025.00'	70.74'	141.15'	S 0°10'45" W	7°53'47"
C38	134.37'	975.00'	67.29'	134.27'	S 0°10'45" W	7°53'47"
C39	68.96'	975.00'	34.49'	68.94'	N 1°44'34" W	4°03'08"
C40	72.49'	1025.00'	36.26'	72.48'	N 1°44'34" W	4°03'08"
C41	39.27'	25.00'	25.00'	35.36'	S 44°43'00" E	90°00'00"
C42	39.27'	25.00'	25.00'	35.36'	S 45°17'00" W	90°00'00"
C43	39.27'	25.00'	25.00'	35.36'	N 44°43'00" W	90°00'00"
C44	39.27'	25.00'	25.00'	35.36'	S 45°17'00" W	90°00'00"
C45	78.54'	50.00'	50.00'	70.71'	N 45°17'00" E	90°00'00"
C46	157.08'	100.00'	100.00'	141.42'	N 45°17'00" E	90°00'00"
C47	39.27'	25.00'	25.00'	35.36'	S 44°43'00" E	90°00'00"
C48	39.27'	25.00'	25.00'	35.36'	N 45°17'00" E	90°00'00"
C49	34.11'	25.00'	20.31'	31.53'	N 39°22'26" E	78°10'52"
C50	261.35'	58.00'	-71.39'	90.03'	S 50°37'34" E	258°10'52"
C51	38.26'	25.00'	24.01'	34.63'	N 46°26'29" E	87°41'02"
C52	40.39'	25.00'	26.14'	36.14'	S 43°26'12" E	92°33'37"
C53	9.82'	1025.00'	4.91'	9.82'	N 2°52'26" E	0°32'56"
C54	5.19'	975.00'	2.59'	5.19'	S 2°59'45" W	0°18'18"
C55	117.71'	975.00'	58.93'	117.64'	N 0°18'37" W	6°55'02"
C56	123.75'	1025.00'	61.95'	123.67'	N 0°18'37" W	6°55'02"
C57	144.99'	1025.00'	72.61'	144.87'	S 0°17'00" W	8°06'16"
C58	137.91'	975.00'	69.07'	137.80'	S 0°17'00" W	8°06'16"
C59	144.99'	1025.00'	72.61'	144.87'	N 0°17'00" E	8°06'16"
C60	137.91'	975.00'	69.07'	137.80'	S 0°17'00" W	8°06'16"
C61	15.93'	1025.00'	7.97'	15.93'	N 3°19'25" W	0°53'26"
C62	15.16'	975.00'	7.58'	15.16'	N 3°19'25" W	0°53'26"
C63	39.27'	25.00'	25.00'	35.36'	N 44°43'00" W	90°00'00"
C64	39.27'	25.00'	25.00'	35.36'	S 45°17'00" W	90°00'00"
C65	39.27'	25.00'	25.00'	35.36'	S 44°43'00" E	90°00'00"
C66	39.27'	25.00'	25.00'	35.36'	N 45°17'00" E	90°00'00"
C67	78.54'	50.00'	50.00'	70.71'	N 45°17'00" E	90°00'00"
C68	157.08'	100.00'	100.00'	141.42'	N 45°17'00" E	90°00'00"
C69	23.18'	25.00'	12.50'	22.36'	S 63°43'06" W	53°07'48"
C70	16.09'	25.00'	8.33'	15.81'	S 18°43'06" W	36°52'12"

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C71	23.18'	25.00'	12.50'	22.36'	N 63°09'06" W	53°07'48"
C72	17.64'	25.00'	9.21'	17.28'	N 16°22'17" W	40°25'50"
C73	28.67'	1025.00'	14.34'	28.67'	N 1°19'34" E	1°36'10"
C74	40.01'	1025.00'	20.01'	40.01'	N 1°24'23" E	2°14'11"
C75	40.01'	1025.00'	20.01'	40.01'	N 0°49'48" W	2°14'11"
C76	32.57'	1025.00'	16.29'	32.57'	N 2°51'31" W	1°49'15"
C77	7.50'	975.00'	3.75'	7.50'	N 3°32'56" W	0°26'26"
C78	40.04'	975.00'	20.02'	40.04'	N 2°09'08" W	2°21'10"
C79	21.42'	975.00'	10.71'	21.42'	N 0°20'46" W	1°15'32"
C80	10.30'	25.00'	5.22'	10.23'	N 12°05'16" E	23°36'32"
C81	23.81'	25.00'	12.90'	22.92'	N 51°10'42" E	54°34'19"
C82	256.38'	58.00'	-78.01'	93.09'	N 48°10'03" W	253°15'50"
C83	4.98'	58.00'	2.49'	4.98'	S 2°44'31" W	4°55'02"
C85	16.09'	25.00'	8.33'	15.81'	S 71°50'54" W	36°52'12"
C86	23.18'	25.00'	12.50'	22.36'	S 26°50'54" W	53°07'48"
C87	5.50'	100.00'	2.75'	5.50'	S 88°42'25" W	3°09'10"
C88	41.73'	100.00'	21.18'	41.43'	S 75°10'28" W	23°54'43"
C89	55.32'	100.00'	28.39'	54.62'	S 47°22'15" W	31°41'41"
C90	54.52'	100.00'	27.96'	53.85'	S 15°54'12" W	31°14'25"
C91	2.75'	50.00'	1.38'	2.75'	N 88°42'25" E	3°09'10"
C92	75.79'	50.00'	47.32'	68.74'	N 43°42'25" E	86°50'50"
C93	35.23'	1025.00'	17.62'	35.23'	S 0°42'05" E	1°58'09"
C94	37.26'	1025.00'	18.63'	37.26'	S 2°43'39" E	2°04'59"
C95	2.80'	975.00'	1.40'	2.80'	S 3°41'13" E	0°09'51"
C96	40.05'	975.00'	20.03'	40.04'	S 2°25'41" E	2°21'12"
C97	40.00'	975.00'	20.00'	40.00'	S 0°04'33" E	2°21'03"
C98	40.03'	975.00'	20.02'	40.02'	S 2°16'32" W	2°21'08"
C99	11.50'	975.00'	5.75'	11.50'	S 3°47'23" W	0°40'33"
C100	19.87'	25.00'	10.49'	19.35'	S 26°16'36" W	45°32'40"
C101	17.99'	25.00'	9.41'	17.61'	S 69°39'58" W	41°14'04"
C102	17.99'	25.00'	9.41'	17.61'	N 69°05'58" W	41°14'04"
C103	22.83'	25.00'	12.28'	22.05'	N 22°19'09" W	52°19'35"
C104	11.32'	1025.00'	5.66'	11.32'	N 4°01'09" E	0°37'59"
C105	40.03'	1025.00'	20.02'	40.03'	N 2°35'01" E	2°14'16"
C106	40.00'	1025.00'	20.00'	40.00'	N 0°20'48" E	2°14'10"

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C107	40.03'	1025.00'	20.02'	40.03'	N 1°53'25" W	2°14'16"
C108	13.59'	1025.00'	6.80'	13.59'	N 3°23'21" W	0°45'36"
C109	26.48'	975.00'	13.24'	26.48'	N 2°59'28" W	1°33'21"
C110	40.01'	975.00'	20.01'	40.01'	N 1°02'14" W	2°21'05"
C111	40.01'	975.00'	20.01'	40.01'	N 1°18'50" E	2°21'04"
C112	11.21'	975.00'	5.61'	11.21'	N 2°49'08" E	0°39'32"
C113	13.71'	1025.00'	6.86'	13.71'	S 2°46'54" W	0°46'00"
C114	40.01'	1025.00'	20.01'	40.01'	S 1°15'49" W	2°14'11"
C115	40.01'	1025.00'	20.01'	40.01'	S 0°58'22" E	2°14'12"
C116	30.02'	1025.00'	15.01'	30.01'	S 2°55'48" E	1°40'40"
C117	10.05'	975.00'	5.03'	10.05'	S 3°28'25" E	0°35'27"
C118	40.03'	975.00'	20.02'	40.03'	S 2°00'07" E	2°21'09"
C119	40.00'	975.00'	20.00'	40.00'	S 0°21'00" W	2°21'03"
C120	40.04'	975.00'	20.02'	40.04'	S 2°42'06" W	2°21'10"
C121	7.78'	975.00'	3.89'	7.78'	S 4°06'25" W	0°27'27"
C122	32.28'	1025.00'	16.14'	32.28'	S 3°26'00" W	1°48'17"
C123	55.01'	1025.00'	27.51'	55.00'	N 0°59'36" E	3°04'30"
C124	40.03'	1025.00'	20.02'	40.02'	S 1°39'46" E	2°14'15"
C125	44.15'	975.00'	22.08'	44.15'	N 2°28'18" W	2°35'41"
C126	35.00'	975.00'	17.50'	35.00'	N 0°08'45" W	2°03'25"
C127	50.04'	975.00'	25.02'	50.03'	N 2°21'10" E	2°56'26"
C128	8.72'	975.00'	4.36'	8.72'	N 4°04'46" E	0°30'45"
C129	41.36'	1025.00'	20.68'	41.35'	N 3°10'47" E	2°18'42"
C130	50.01'	1025.00'	25.01'	50.00'	N 0°37'34" E	2°47'43"
C131	50.05'	1025.00'	25.03'	50.05'	N 2°10'13" W	2°47'52"
C132	3.58'	1025.00'	1.79'	3.58'	N 3°40'09" W	0°11'59"
C133	46.49'	975.00'	23.25'	46.48'	N 2°24'11" W	2°43'55"
C134	50.01'	975.00'	25.01'	50.00'	N 0°25'56" E	2°56'19"
C135	21.22'	975.00'	10.61'	21.22'	N 2°31'30" E	1°14'49"
C136	23.72'	1025.00'	11.86'	23.72'	S 2°29'08" W	1°19'33"
C137	50.01'	1025.00'	25.01'	50.00'	S 0°25'30" W	2°47'43"
C138	50.03'	1025.00'	25.02'	50.02'	S 2°22'15" E	2°47'47"
C139	0.03'	974.93'	0.02'	0.03'	S 3°46'05" E	0°00'07"
C140	50.06'	975.00'	25.03'	50.05'	S 2°17'47" E	2°56'30"
C141	50.01'	975.00'	25.01'	50.00'	S 0°38'38" W	2°56'19"

CURVE TABLE

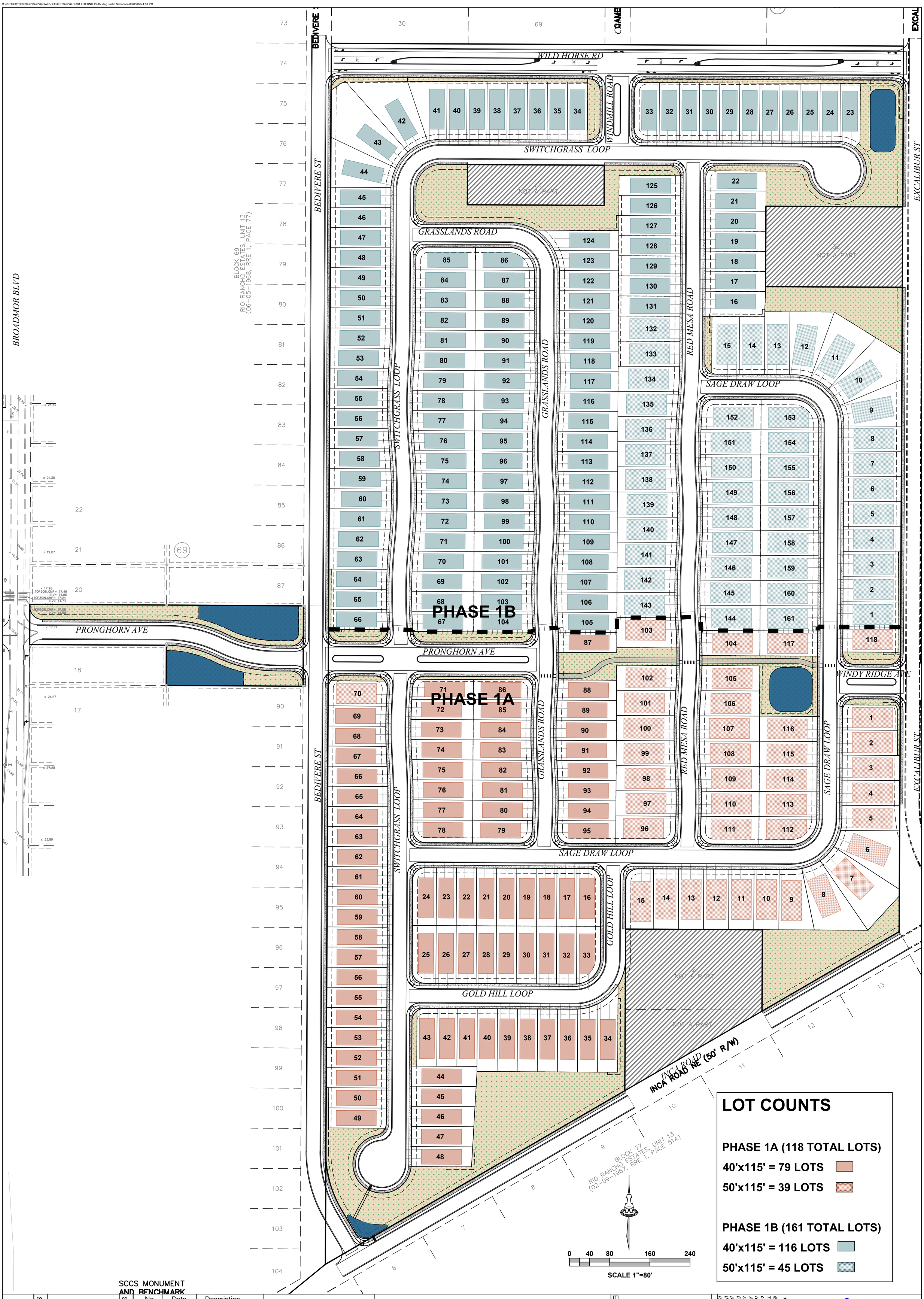
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C142	37.82'	975.00'	18.91'	37.82'	S 3°13'28" W	2°13'21"
C143	12.26'	1025.00'	6.13'	12.26'	S 3°59'34" W	0°41'07"
C144	50.03'	1025.00'	25.02'	50.03'	S 2°15'07" W	2°47'49"
C145	20.00'	1025.00'	10.00'	20.00'	N 0°17'40" E	1°07'05"
C146	50.03'	1025.00'	25.02'	50.03'	S 1°39'47" E	2°47'49"
C147	12.66'	1025.00'	6.33'	12.66'	N 3°24'55" W	0°42'27"
C148	20.69'	100.00'	10.38'	20.65'	S 84°21'23" W	11°51'13"
C149	39.98'	100.00'	20.26'	39.71'	S 66°58'39" W	22°54'15"
C150	39.27'	100.00'	19.89'	39.02'	S 44°16'30" W	22°30'02"
C151	35.24'	100.00'	17.81'	35.06'	S 22°55'43" W	20°11'32"
C152	21.90'	100.00'	11.00'	21.86'	S 6°33'28" W	12°32'57"
C153	13.37'	25.00'	6.85'	13.21'	S 15°36'30" W	30°39'01"
C154	25.90'	25.00'	14.25'	24.75'	S 60°36'30" W	59°20'59"
C155	13.82'	20.00'	7.20'	13.55'	N 19°30'36" W	39°35'12"
C156	39.11'	25.00'	24.84'	35.24'	S 75°16'26" E	89°38'26"
C157	120.70'	225.00'	61.84'	119.26'	S 15°05'06" E	30°44'12"

Drawn By:	TA	Date:	09-01-2025
Checked By:	TA	Drawing Name:	_____.DWG
Job No.:	_____	Sheet:	8 of 8

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P.O. BOX 30701, ALBQ., N.M. 87190
505-884-1990

RRE BOOK PAGE

M:\PROJECTS\2700-2799\2726\DWG\- EXHIBITS\2726 C-701 LOTTING PLAN.dwg Justin Simenson 8/28/2025 4:51 PM



LOT COUNTS

PHASE 1A (118 TOTAL LOTS)

40'x115' = 79 LOTS

50'x115' = 39 LOTS

PHASE 1B (161 TOTAL LOTS)

40'x115' = 116 LOTS

50'x115' = 45 LOTS

SCCS MONUMENT
AND BENCHMARK

C-100 SHEET NUMBER

LOTTING PLAN
08/20/2025
SHEET TITLE

No	Date	Description

DESIGN
ISSUE: DEVELOPMENT

PROJECT NUMBER: IA 2726
FILE: -
DRAWN BY: --
CHECKED BY: --
DATE: --

HIGH RANGE 6 SUBDIVISION
PHASES 1A & 1B

RIO RANCHO, NM

Engineer

NOT FOR CONSTRUCTION

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Isaacson & Arfman, Inc.
Civil Engineering Consultants
128 Monroe Street NE
Albuquerque, NM 87108
505-268-8828 | www.iacivil.com

DEVELOPMENT SERVICES DEPARTMENT— TRANSMITTAL AND REVIEW SHEET

DATE: November 7, 2025

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

FROM: **Development Services Department, Planning & Zoning Division**

RE: Preliminary Plat/Subdivison Variance
DSD #25-210-00012, 25-280-00009 (High Range 6 Phase 1A)

The applicant, High Range 6 Development, LLC, through their agent, Isaacson & Arfman, Inc., requests approval of a Preliminary Plat, for the High Range 6 Phase 1A Subdivision. The subject property is legally described as Unit 13, Blk 69, Lots 19, 88, and 89; Blk 70, Lots 1-29, 70-72, 74-96; Blk 71, Lots 3-13, 34, 35, 37-45; and a portion of vacated Camelot St NE. The properties are currently zoned R-5: Single-Family Residential, R-1: Single-Family Residential, and O-1: Office. The plat creates 118 lots, 13 tracts, and consists of 53.3046 acres. The applicant concurrently requests approval of a Subdivision Variance to side and rear PUE's.

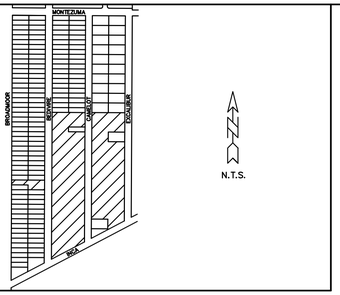
Please review and provide recommendations, comments or corrections on this form and return via hand delivery, fax or e-mail by **Friday, November 14, 2025**. If redline comments are made on the plat, please also provide me with a copy. Please contact Liz Ruiz Carlos at 505-896-8785 or e-mail lruizcarlos@rrnm.gov if you have any questions or would like to review a hard copy at my office.

This item has been reviewed and is hereby:
(_) RECOMMENDED FOR APPROVAL
(x) RETURNED FOR REVISIONS RESUBMITTAL REQUIRED

Preliminary plat is only for Phase 1A. Grading can only take place within the area that is covered by the preliminary plat per city ordinance 155.27
https://www.codepublishing.com/NM/RioRancho/#!/RioRancho150/RioRancho155.html#155.27
Developed Q for Basin D seems to exceed allowable

Refer to markup

Patrick Kingsbury — Reviewer
12-11-25 — Date



LOCATION MAP

PURPOSE OF PLAT

1. To create 118 residential lots and 1 tract as shown hereon.
2. To create 12 H.O.A. tracts as shown hereon.
3. To grant easements as shown hereon.
4. To dedicate public street right-of-way to the City of Rio Rancho in fee simple with warranty covenants as shown hereon.
5. To vacate public street right-of-way as shown hereon.
6. To vacate easements as shown hereon.

SUBDIVISION DATA

1. Total Number of Existing Lots: 80
2. Total Number of Existing Tracts: 0
3. Total Number of Lots Created: 118
4. Total Number of Tracts Created: 13
5. Total Area of Lots (1-118) created: 14.3302 Acres
6. Total Area of HOA Tracts (A-M) created: 4.0008 Acres
7. Right-of-way Dedication: 6.0984 Acres
8. Total Area of Tract 1 created (for future phase): 28.8752 Acres
9. Gross Subdivision Acreage: 53.3046 Acres
10. Right-of-way Vacation: 2.4064 Acres

RIGHT-OF-WAY DEDICATION

1. 6.0984 acres

RIGHT-OF-WAY VACATION

1. 2.4064 acres

NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
2. Distances are ground distances.
3. Bearings and distances in parenthesis are record.
4. Basis of boundary are the following plats and documents of record entitled:

   PLAT OF "N.E. PORTION OF UNIT THIRTEEN, RIO RANCHO ESTATES", (04-22-1963, RRE BOOK 1, PAGE 48)

   PLAT OF "PARK AND RECREATION TRACT, BLOCK 27, UNIT THIRTEEN, RIO RANCHO ESTATES", (02-06-1967, RRE BOOK 1, PAGE 72)

   PLAT OF "S.E. PORTION OF UNIT THIRTEEN, RIO RANCHO ESTATES", (02-09-1967, RRE BOOK 1, PAGE 51A)

   REPLAT OF "PORTIONS OF UNIT TWELVE AND THIRTEEN, RIO RANCHO ESTATES", (06-05-1968, RRE BOOK 1, PAGE 77)

   REPLAT OF "HIGH RANGE UNIT 3", (06-16-2009, VOLUME 3, FOLIO 3065)

   PLAT OF "HIGH RANGE UNIT 4, PHASE B", (10-30-2019, VOLUME 3, FOLIO 4458)

   PLAT OF "TRACTS 1-5 & A-D, BROADMOOR HEIGHTS", (04-13-2018, VOLUME 3, FOLIO 4211)

   PLAT OF "TRACT A, SHINING STARS PRESCHOOL CAMPUS", (08-18-2020, VOLUME 3, FOLIO 4574)

   PLAT OF "HIGH RANGE POND", (12-23-2020, VOLUME 3, FOLIO 4631)

   PLAT OF "BROADMOOR HEIGHTS, UNIT 3A", (11-18-2021, VOLUME 3, FOLIO 4780)

   PLAT OF "BROADMOOR HEIGHTS, TRACT 4A", (08-19-2022, VOLUME 3, FOLIO 4923)

   PLAT OF "BROADMOOR HEIGHTS, UNIT 3B", (09-02-2022, VOLUME 3, FOLIO 4937)

   PLAT OF "BROADMOOR HEIGHTS, UNIT 5", (06-21-2024, VOLUME 3, FOLIO 5255)

   PLAT OF "HIGH RANGE 5 SUBDIVISION, PHASE 1", (03-13-2025, VOLUME 3, FOLIO 5372)

   all being records of Sandoval County, New Mexico.

5. Field Survey completed August 9, 2025.
6. Title Commitment:
   Title Company: Old Republic National Title Insurance Company
   Underwriter: Old Republic National Title Insurance Company
   Commitment No.: 2207508 (Commitment Date: March 6, 2023)

verify ponds are large enough to retain reqd SWQV

NOTES (CONTINUED)

7. City of Rio Rancho, New Mexico Zone:
   A. Lots 19, 88 and 89, Block 69 = O-1
   B. Lots 1 thru 10, 12 thru 31, Block 69;
      Lots 70 thru 72, 74 thru 96, Block 70;
      Lots 3 thru 13, 34, 35, and 37 thru 45, Block 70 = R-5
   C. Lot 11, Block 70 - R-1
8. 100 Year Flood Zone Designation: ZONE X, as shown on Panel 1893 and 1900 of 2225, Flood Insurance Rate Map, City of Rio Rancho, Sandoval County, New Mexico, dated March 18, 2008,.
9. Dedication of public right-of-way includes the use of the roadways and rights-of-way for all uses typically associated with the use of a right-of-way and purposes appurtenant thereto, including, but not limited to, the passage and accommodation of vehicular and pedestrian traffic, and the construction, operation, use, maintenance, inspection, repair, alteration, and replacement of a paved road within the boundaries of the right-of-way area, and for all other purposes for which a public street and right-of-way is commonly used, including but not limited to installing, repairing, maintaining, altering, replacing, relocating and operating public and private utilities in, into, upon, over, across, and under any such right-of-way.
10. HOA Tracts A thru L shall be for the joint use, benefit, purpose and to be maintained by the High Range 6 Home Owners Association as follows:
    Tract A - Landscaping and Drainage
    Tract B - Landscaping and Drainage
    Tract C - Landscaping
    Tract D - Landscaping
    Tract E - Landscaping
    Tract F - Landscaping
    Tract G - Landscaping
    Tract H - Landscaping and Drainage
    Tract I - Landscaping
    Tract J - Landscaping
    Tract K - Landscaping
    Tract L - Landscaping and Drainage
    Tract M - Landscaping
    (granted by this plat)

COUNTY CLERKS RECORDING INFORMATION

This instrument was filed for record on the _____th day of _____, 2025 in Rio Rancho, Sandoval County, New Mexico, and was recorded in Volume ___, Folio _____, records of said County.

(Rio Rancho Estates Plat Book _____, Page _____)

Anne Brady-Romero, County Clerk and Recorder

By: _____
Deputy

DESCRIPTION

A tract of land situate within the Town of Alameda Grant, projected Section 12, Township 12 North, Range 2 East, and projected Section 7, Township 12, North, Range 3 East, N.M.P.M., City of Rio Rancho, Sandoval County, New Mexico, being all of Lots 19, 88 and 89, Block 69, Replat of Portions of Unit Twelve and Thirteen, Rio Rancho Estates, as the same are shown and designated on said plat, filed for record in the office of the County Clerk of Sandoval County, New Mexico, on June 5, 1968, in Rio Rancho Estates Plat Book Number 1, Page 77, together with all of Lots 1 thru 29, 70 thru 72 and 74 thru 96, Block 70; Lots 3 thru 13, 34, 35 and 37 thru 45, Block 71; and a portion of vacated Camelot Street NE; S.E. Portion of Unit Thirteen, Rio Rancho Estates, as the same are shown and designated on said plat, filed for record in the office of the County Clerk of Sandoval County, New Mexico, on February 9, 1967, in Rio Rancho Estates Plat Book Number 1, Page 51A, and containing 53.3046 acres more or less.

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

1. Public Service Company of New Mexico (PNM) for the installation, maintenance and service of overhead and underground electrical lines, transformers, and other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical services.

2. New Mexico Gas Company (NMGCO) for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.

3. Lumen (LUMEN) for installation, maintenance and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and enclosures.

4. Comcast (COMCAST) for the installation, maintenance, and service of such lines, cable and other related equipment and facilities reasonably necessary to provide Cable TV services.

5. Sparklight (SPARKLIGHT) for the installation, maintenance, and service of such lines, cable and other related equipment and facilities reasonably necessary to provide Cable TV services.

6. Ezee Fiber (EZEE FIBER) for the installation, maintenance, and service of such lines, cable and other related equipment and facilities reasonably necessary to provide Cable TV services.

7. City of Rio Rancho Utilities (water and sanitary sewer) for installation, maintenance and services of lines and other equipment and facilities reasonably necessary to provide service.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purposes described above, together with free access to, from, and over said right-of-way and easement, with the right and priviledge of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right-of-way and easement to extend services to customers of Grantee, and to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (above ground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon.
Easements for electric transformers/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

DISCLAIMER

In approving this plat, PNM, NMGCO, LUMEN, COMCAST, SPARKLIGHT and EZEE FIBER did not conduct a title search of the properties shown hereon. Consequently, PNM, NMGCO, LUMEN, COMCAST, SPARKLIGHT and EZEE FIBER do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

FREE CONSENT AND DEDICATION

The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof. Said owner(s) and/or proprietor(s) do hereby consent to the creation of lots and tracts as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the granting of easements as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the vacation of public street right-of-way and easements as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the dedication of public street right-of-way shown hereon to the City of Rio Rancho in fee simple with warranty covenants. Tracts designated "HOA" shall be deeded to the High Range 6 Home Owners Association after recording of this plat.
Said owner(s) and/or proprietor(s) do hereby consent to all the foregoing and do hereby certify that this subdivision is their free act and deed. Said owner(s) warrant that they hold among them complete and indefeasable title in fee simple to the property subdivided hereon.

Owner(s): High Range 6 Development, LLC, a New Mexico limited liability company

_____
Pierre Amestoy, Managing Member Date

STATE OF NEW MEXICO)
SANDOVAL COUNTY) SS

On this _____day of _____, 2025, this instrument was acknowledged before me by Pierre Amestoy, Managing Member, High Range 6 Development, LLC, a New Mexico limited liability company on behalf of said limited liability company.

_____
Notary Public My Comission Expires

PRELIMINARY PLAT FOR
HIGH RANGE 6 SUBDIVISION
PHASE 1A

(BEING A REPLAT OF LOTS 19, 88 & 89, BLOCK 69; LOTS 1 THRU 29, 70 THRU 72 & 74 THRU 96, BLOCK 70; LOTS 3 THRU 13, 34, 35 & 37 THRU 45, BLOCK 71; AND A PORTION OF VACATED CAMELOT STREET NE; RIO RANCHO ESTATES, UNIT 13)
WITHIN THE
TOWN OF ALAMEDA GRANT
PROJECTED SECTION 12
TOWNSHIP 12 NORTH, RANGE 2 EAST, N.M.P.M.
AND
PROJECTED SECTION 7
TOWNSHIP 12 NORTH, RANGE 3 EAST, N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
OCTOBER, 2025

DSD CASE NO.

UTILITY APPROVALS

_____
City of Rio Rancho Date

_____
Public Service Company of New Mexico Date

_____
New Mexico Gas Company Date

_____
Lumen Date

_____
Comcast Date

_____
Sparklight Date

_____
Ezee Fiber Date

PLANNING AND ZONING BOARD

Approved on the _____ day of _____, 2025.

_____
Scottie Richardson, Chairman Date

CITY CLERKS CERTIFICATE

I, Noel C. Davis, City Clerk of the City of Rio Rancho, New Mexico do hereby certify that the plat shown hereon was approved at a regular Planning and Zoning Board meeting.
on the _____ day of _____, 2025.

_____
Noel C. Davis, City Clerk, City of Rio Rancho Date

TREASURER'S CERTIFICATE

I, Jennifer Taylor, Treasurer of Sandoval County, New Mexico do hereby certify that the previous ten (10) years property taxes have been paid in full.

_____
Jennifer Taylor, Sandoval County Treasurer Date

JURISDICTIONAL AFFIDAVIT

"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby affirm that the property described hereon does lie within the platting and extra-territorial jurisdiction of the City of Rio Rancho, New Mexico.

Timothy Aldrich New Mexico 7719 Registered Professional Land Surveyor

10-11-2025
Timothy Aldrich, P.S. No. 7719 Date

SURVEYOR'S CERTIFICATION

"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the Minimum Standards for Land Surveying in the State of New Mexico and the City of Rio Rancho Subdivision Ordinance and is true and correct to the best of my knowledge and belief."

Timothy Aldrich New Mexico 7719 Registered Professional Land Surveyor

10-11-2025
Timothy Aldrich, P.S. No. 7719 Date

Drawn By:	TA	Date:	10-19-2025
Checked By:	TA	Drawing Name:	22170PH1A.DWG
Job No.:	22-170	Sheet:	1 of 8

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PRE BOOK PAGE

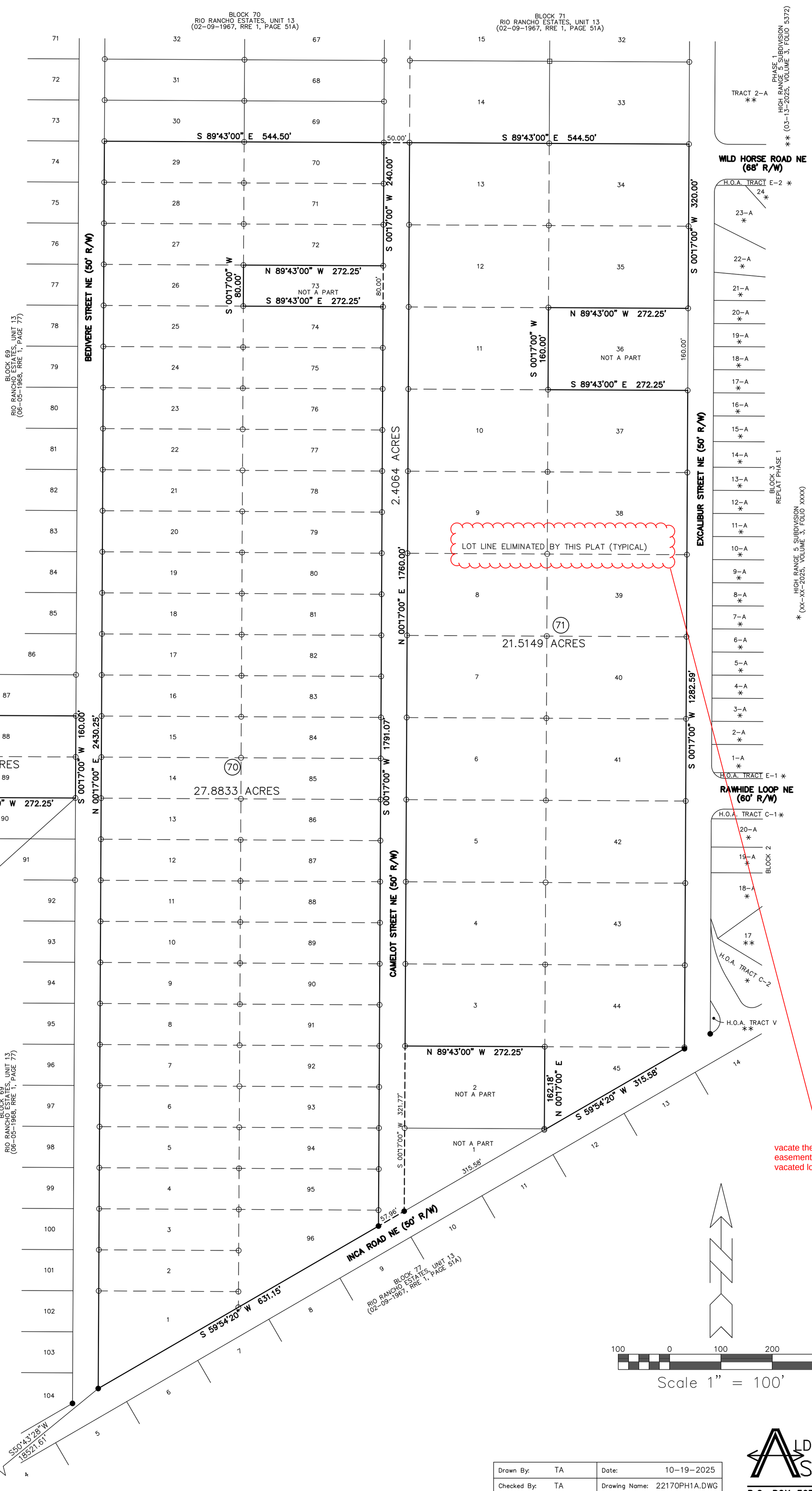
EXISTING CONDITIONS

PRELIMINARY PLAT FOR
HIGH RANGE 6 SUBDIVISION
PHASE 1A
**(BEING A REPLAT OF LOTS 19, 88 & 89, BLOCK 69;
LOTS 1 THRU 29, 70 THRU 72 & 74 THRU 96, BLOCK 70;
LOTS 3 THRU 13, 34, 35 & 37 THRU 45, BLOCK 71;
AND A PORTION OF VACATED CAMELOT STREET NE;
RIO RANCHO ESTATES, UNIT 13)
WITHIN THE
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AND
PROJECTED SECTION 7
TOWNSHIP 12 NORTH, RANGE 3 EAST, N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
OCTOBER, 2025**

EXISTING EASEMENTS
There is an existing 5' PUE around all sides of all lots.
(02-09-1967, RRE 1, PAGE 51A)
(06-05-1968, RRE 1, PAGE 77)

PROPERTY CORNERS

○ – FOUND 1/2" REBAR
● – FOUND 1" PIPE
□ – FOUND BATHEY MARKER WITH CAP "LS 14271"



vacate the 5' easements along all vacated lot lines

Drawn By:	TA	Date:	10-19-2025
Checked By:	TA	Drawing Name:	22170PH1A.DWG
Job No.:	22-170	Sheet:	2 of 8

ALDRICH LAND SURVEYING
P.O. BOX 30701, ALBQ., N.M. 87190
505-884-1990

RRE BOOK PAGE

PRELIMINARY PLAT FOR

HIGH RANGE 6 SUBDIVISION
PHASE 1A

(BEING A REPLAT OF LOTS 19, 88 & 89, BLOCK 69;
LOTS 1 THRU 29, 70 THRU 72 & 74 THRU 96, BLOCK 70;
LOTS 3 THRU 13, 34, 35 & 37 THRU 45, BLOCK 71;
AND A PORTION OF VACATED CAMELOT STREET NE;
RIO RANCHO ESTATES, UNIT 13)
WITHIN THE
TOWN OF ALAMEDA GRANT
PROJECTED SECTION 12
TOWNSHIP 12 NORTH, RANGE 2 EAST, N.M.P.M.
AND
PROJECTED SECTION 7
TOWNSHIP 12 NORTH, RANGE 3 EAST, N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
OCTOBER, 2025

BROADMOOR BOULEVARD NE (78.5' R/W)

PRONGHORN AVE

Pronghorn should align with Havencrest; 25' radius required on south corner. 18' ROW dedication is required for Broadmoor Blvd

BLOCK 69 RIO RANCHO ESTATES, UNIT 13 (06-05-1968, RRE 1, PAGE 77)

SHEET 8

BEDIVERE ST

BEDIVERE STREET NE (50' R/W)

SHEET 4

SHEET 5

SHEET 6

SHEET 7

SWITCHGRASS LOOP

GOLD HILL LOOP

GRASSLANDS ROAD

SAGE DRAW LOOP

RED MESA ROAD

INCA ROAD NE (50' R/W) INCA ROAD

NOT A PART 1

NOT A PART 2

RIO RANCHO ESTATES, UNIT 13 (02-09-1967, RRE 1, PAGE 51A)

BLOCK 70 RIO RANCHO ESTATES, UNIT 13 (02-09-1967, RRE 1, PAGE 51A)

BLOCK 71 RIO RANCHO ESTATES, UNIT 13 (02-09-1967, RRE 1, PAGE 51A)

CAMELOT ST

CAMELOT STREET NE (50' R/W)

WINDY RIDGE AVE

EXCALIBUR ST

EXCALIBUR STREET NE (50' R/W)

RAWHIDE LOOP NE (60' R/W)

WILD HORSE ROAD NE (68' R/W)

H.O.A. TRACT V

H.O.A. TRACT C-1

H.O.A. TRACT C-2

H.O.A. TRACT E-1

H.O.A. TRACT E-2

TRACT 2-A

BLOCK 2

BLOCK 3 REPLAT PHASE 1

HIGH RANGE 5 SUBDIVISION
* (XX-XX-2025, VOLUME 3, FOLIO XXXX)

PHASE 1
HIGH RANGE 5 SUBDIVISION
** (03-13-2025, VOLUME 3, FOLIO 5372)

include ROW widths throughout

verify sight triangle

CURVE TABLE

0 50 100 200 300

SCALE 1"=100'

Drawn By:	TA	Date:	09-01-2025
Checked By:	TA	Drawing Name:	_____.DWG
Job No.:	_____	Sheet:	3 of 8

ALDRICH LAND SURVEYING
P.O. BOX 30701, ALBQ., N.M. 87190
505-884-1990

RRE BOOK PAGE

PRELIMINARY PLAT FOR

HIGH RANGE 6 SUBDIVISION
PHASE 1A

(BEING A REPLAT OF LOTS 19, 88 & 89, BLOCK 69;
LOTS 1 THRU 29, 70 THRU 72 & 74 THRU 96, BLOCK 70;
LOTS 3 THRU 13, 34, 35 & 37 THRU 45, BLOCK 71;
AND A PORTION OF VACATED CAMELOT STREET NE;
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TOWN OF ALAMEDA GRANT
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CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
OCTOBER, 2025

SEE SHEET 5

GOLD HILL LOOP

S 89° 43' 00" E 272.25'

55.00' 50.00' 50.00' 50.00' 50.00' 50.00' 70.68' 209.91' 106.49'

60.00'

N 0° 17' 00" E 162.18'

HOA TRACT K
0.5638 AC

N 59° 54' 20" E 315.58'

2
NOT A PART

NOT A PART
1

N 0° 17' 00" E 321.77'

261.77'

173.14'

S 89° 43' 00" E 299.50'

C46 C85 C86 C88 C87 C89 C90

25.00' 40.00' 40.00' 40.00' 40.00' 40.00' 40.00' 34.50'

HOA TRACT M
0.0839 AC

10' PUE TYP.

43	42	41	40	39	38	37	36	35	34
0.1051 AC	0.1056 AC	0.1059 AC	0.1148 AC	0.1148 AC	0.1148 AC	0.1148 AC	0.1148 AC	0.1185 AC	0.1397 AC

N 0° 17' 00" E 115.00' | 115.00' | 115.00' | 125.00' | 125.00' | 125.00' | 125.00' | 125.15' | 135.95' | N 0° 17' 00" E

90.00' 110.00'

10.00'

40.00' 40.00' 40.00' 130.00'

10.00'

N 89° 43' 00" W 280.00'

N 0° 17' 00" E 285.03'

44	45	46	47	48
0.1188 AC	0.1170 AC	0.1150 AC	0.1131 AC	0.1112 AC

30.04' 128.42' 40.06' 126.32' 40.06' 124.21' 40.06' 122.11' 40.06'

S 3° 17' 46" W 190.26'

35.03'

C83 S 89° 43' 00" E 120.21'

HOA TRACT L
1.6207 AC

10' PUE TYP.

INCA ROAD NE (50' R/W)

N 59° 54' 20" E 689.11'

611.98'

BLOCK 77
RIO RANCHO ESTATES, UNIT 13,
(02-09-1967, RRE 1, PAGE 51A)

51	50	49
0.1102 AC	0.1056 AC	0.1054 AC

120.00' 115.00' 5.00' 115.00' 112.91'

N 89° 43' 00" W

C80 C81 C49

29.99' 185.54'

55	54	53	52
0.1102 AC	0.1102 AC	0.1102 AC	0.1102 AC

120.00' 40.00' 40.00'

10' PUE TYP.

BEDIVERE ST

SWITCHGRASS LOOP

C82 C50 C151 C156

20.00' PUBLIC STORM DRAIN EASEMENT TO BE GRANTED TO THE CITY OF RIO RANCHO BY THIS PLAT

S 30° 27' 12" E 3.09'

N 0° 17' 00" E 165.90'

78.03'

97 98 99 100 101 102 103 104

14 13 12 11 10 9 8 7 6

NOTES:

SEE SHEET 8 FOR CURVE TABLES

SEE SHEET 3 FOR OVERALL EXHIBIT

0 20 40 80 120

SCALE 1"=40'

Drawn By:	TA	Date:	09-01-2025
Checked By:	TA	Drawing Name:	_____.DWG
Job No.:	_____	Sheet:	4 of 8

ALDRICH LAND SURVEYING
P.O. BOX 30701, ALBQ., N.M. 87190
505-884-1990

RRE BOOK PAGE

PRELIMINARY PLAT FOR
HIGH RANGE 6 SUBDIVISION
PHASE 1A

(BEING A REPLAT OF LOTS 19, 88 & 89, BLOCK 69; LOTS 1 THRU 29, 70 THRU 72 & 74 THRU 96, BLOCK 70; LOTS 3 THRU 13, 34, 35 & 37 THRU 45, BLOCK 71; AND A PORTION OF VACATED CAMELOT STREET NE; RIO RANCHO ESTATES, UNIT 13)

WITHIN THE
TOWN OF ALAMEDA GRANT
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AND
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TOWNSHIP 12 NORTH, RANGE 3 EAST, N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
OCTOBER, 2025

SEE SHEET 8

SEE SHEET 6

25.00' PUBLIC STORM DRAIN AND SANITARY SEWER EASEMENT TO BE GRANTED TO THE CITY OF RIO RANCHO BY THIS PLAT

HOA TRACT C 0.0596 AC
HOA TRACT D 0.0220 AC
HOA TRACT E 0.1081 AC
HOA TRACT F 0.0302 AC
HOA TRACT G 0.2418 AC
HOA TRACT H 0.3696 AC
HOA TRACT I 0.0656 AC
HOA TRACT J 0.0384 AC

PRONGHORN AVE
WINDY RIDGE AVE
BEDIVERE ST
SWITCHGRASS LOOP
GRASSLANDS ROAD
RED MESA ROAD
SAGE DRAW LOOP
EXCALIBUR ST
GOLD HILL LOOP

SEE SHEET 4

NOTES:

SEE SHEET 8 FOR CURVE TABLES

SEE SHEET 3 FOR OVERALL EXHIBIT

SCALE 1"=40'

Drawn By:	TA	Date:	09-01-2025
Checked By:	TA	Drawing Name:	_____.DWG
Job No.:	_____	Sheet:	5 of 8

ALDRICH LAND SURVEYING
P.O. BOX 30701, ALBQ., N.M. 87190
505-884-1990

RRE BOOK PAGE

PRELIMINARY PLAT FOR

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CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
OCTOBER, 2025

SEE SHEET 7

80
81
82
83
84
85

1165.80'

10' PUE TYP.

TRACT 1
28.8752 AC

EXCALIBUR STREET NE (50' R/W)

282.30'

676.47'

10' PUE TYP.

16–A
15–A
14–A
13–A
12–A
11–A
10–A
9–A
8–A
7–A
6–A
5–A
4–A
3–A
2–A
1–A

TEMPORARY TURNAROUND EASEMENT GRANTED TO THE CITY OF RIO RANCHO WITH FINAL PLAT

L=211.11' R=45.00'

L=18.79' R=25.00'
L=7.37' R=1025.00'

L=20.02' R=25.00'
L=4.61' R=975.00'

TEMPORARY TURNAROUND EASEMENT GRANTED TO THE CITY OF RIO RANCHO WITH FINAL PLAT

L=211.14' R=45.00'

L=19.38' R=25.00'

L=19.38' R=25.00'

C16 N 89° 43' 00" W 117.65'
C19
50.35'
C20 S 89° 43' 00" E 238.61'
C23 S 86° 43' 21" W 50.00'
C24 116.47' N 89° 43' 00" W
116.56' N 89° 43' 00" W
S 87° 07' 18" W 50.00'
C147 116.75'
S 89° 43' 00" E 231.75' 115.00'
8.53'
N 89° 43' 00" W 50.00'
N 89° 43' 00" W 115.00' 110.00'

HOA TRACT E
0.1081 AC

C17 C8 67.67' N 89° 43' 00" W C18 C10
C12 C21 N 89° 43' 00" W 189.33' C22 C14
HOA TRACT C

C124 C125 C146

30.00' 60.00' 40.00'

103
0.1630 AC

87
0.1062 AC

S 89° 43' 00" E 110.68'

104
0.1328 AC

117
0.1320 AC

118
0.1263 AC

50.00'

54.80'

C9 160.00' E

A

NOTES:

SEE SHEET 8 FOR CURVE TABLES

SEE SHEET 3 FOR OVERALL EXHIBIT

SEE SHEET 5

0 20 40 80 120
SCALE 1"=40'

Drawn By:	TA	Date:	09–01–2025
Checked By:	TA	Drawing Name:	_____.DWG
Job No.:	_____	Sheet:	6 of 8

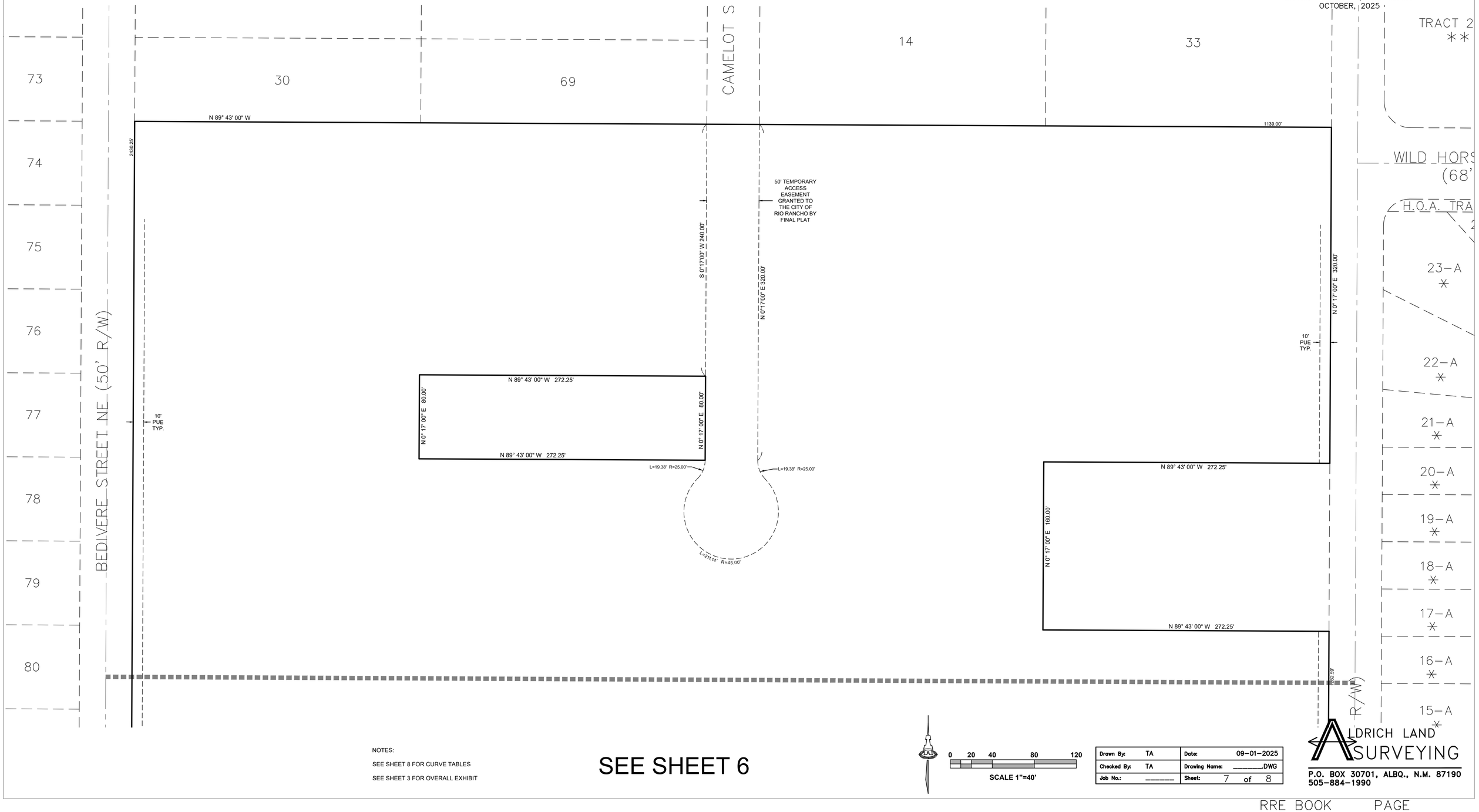
ALDRICH LAND SURVEYING
P.O. BOX 30701, ALBQ., N.M. 87190
505–884–1990

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CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
OCTOBER, 2025



NOTES:

SEE SHEET 8 FOR CURVE TABLES

SEE SHEET 3 FOR OVERALL EXHIBIT

SEE SHEET 6

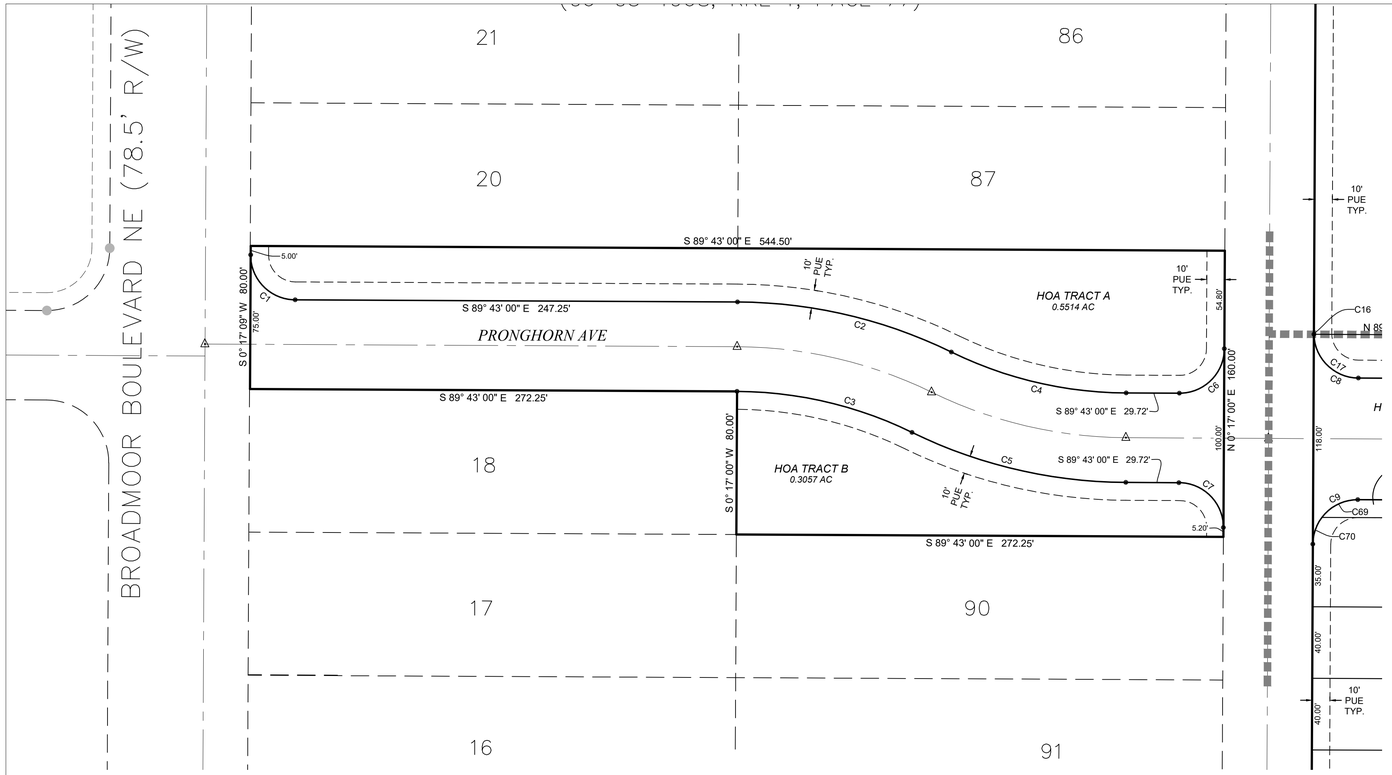
0 20 40 80 120

SCALE 1"=40'

Drawn By:	TA	Date:	09–01–2025
Checked By:	TA	Drawing Name:	_____.DWG
Job No.:	_____	Sheet:	7 of 8

ALDRICH LAND SURVEYING
P.O. BOX 30701, ALBQ., N.M. 87190
505–884–1990

RRE BOOK PAGE



0 20 40 80 120

SCALE 1"=40'

PRELIMINARY PLAT FOR

HIGH RANGE 6 SUBDIVISION PHASE 1A

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CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
OCTOBER, 2025

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	39.27'	25.00'	25.00'	35.36'	S 44°42'56" E	90°00'09"
C2	123.78'	275.00'	62.96'	122.74'	N 76°49'19" W	25°47'22"
C3	101.27'	225.00'	51.51'	100.42'	N 76°49'19" W	25°47'22"
C4	101.27'	225.00'	51.51'	100.42'	S 76°49'19" E	25°47'22"
C5	123.78'	275.00'	62.96'	122.74'	S 76°49'19" E	25°47'22"
C6	39.27'	25.00'	25.00'	35.36'	N 45°17'00" E	90°00'00"
C7	39.27'	25.00'	25.00'	35.36'	N 44°43'00" W	90°00'00"
C8	39.27'	25.00'	25.00'	35.36'	N 44°43'00" W	90°00'00"
C9	39.27'	25.00'	25.00'	35.36'	N 45°17'00" E	90°00'00"
C10	40.82'	25.00'	26.60'	36.44'	S 43°30'11" W	93°33'38"
C11	40.82'	25.00'	26.60'	36.44'	S 42°56'11" E	93°33'38"
C12	37.86'	25.00'	23.63'	34.35'	N 46°19'38" W	86°46'44"
C13	37.86'	25.00'	23.63'	34.35'	N 46°53'38" E	86°46'44"
C14	40.82'	25.00'	26.60'	36.44'	S 43°30'11" W	93°33'38"
C15	40.82'	25.00'	26.60'	36.44'	S 42°56'11" E	93°33'38"
C16	0.67'	25.00'	0.34'	0.67'	N 0°29'13" W	1°32'26"
C17	38.60'	25.00'	24.34'	34.88'	S 45°29'13" E	88°27'34"
C18	38.60'	25.00'	24.34'	34.88'	N 46°03'13" E	88°27'34"
C19	2.23'	25.00'	1.11'	2.23'	S 0°43'36" E	5°06'05"
C20	2.81'	25.00'	1.41'	2.81'	N 6°09'45" W	6°26'57"
C21	35.05'	25.00'	21.10'	32.25'	S 49°33'07" E	80°19'47"
C22	35.05'	25.00'	21.10'	32.25'	N 50°07'06" E	80°19'47"
C23	5.77'	25.00'	2.90'	5.76'	S 3°20'17" W	13°13'52"
C24	8.87'	1025.00'	4.44'	8.87'	N 3°01'46" W	0°29'45"
C25	136.19'	1025.00'	68.20'	136.09'	N 0°31'45" E	7°36'47"
C26	8.37'	975.00'	4.18'	8.37'	N 4°05'23" E	0°29'30"
C27	144.99'	1025.00'	72.61'	144.87'	S 0°17'00" W	8°06'16"
C28	137.91'	975.00'	69.07'	137.80'	S 0°17'00" W	8°06'16"
C29	117.71'	975.00'	58.93'	117.64'	S 0°18'37" E	6°55'02"
C30	123.75'	1025.00'	61.95'	123.67'	N 0°18'37" W	6°55'02"
C31	9.82'	1025.00'	4.91'	9.82'	N 2°52'26" E	0°32'56"
C32	5.19'	975.00'	2.59'	5.19'	S 2°59'45" W	0°18'18"
C33	40.39'	25.00'	26.14'	36.14'	S 43°26'12" E	92°33'37"
C34	38.26'	25.00'	24.01'	34.63'	N 46°26'29" E	87°41'02"
C35	4.83'	975.00'	2.41'	4.83'	N 3°59'09" E	0°17'01"

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C36	11.15'	1025.00'	5.57'	11.15'	S 3°48'58" W	0°37'23"
C37	141.27'	1025.00'	70.74'	141.15'	S 0°10'45" W	7°53'47"
C38	134.37'	975.00'	67.29'	134.27'	S 0°10'45" W	7°53'47"
C39	68.96'	975.00'	34.49'	68.94'	N 1°44'34" W	4°03'08"
C40	72.49'	1025.00'	36.26'	72.48'	N 1°44'34" W	4°03'08"
C41	39.27'	25.00'	25.00'	35.36'	S 44°43'00" E	90°00'00"
C42	39.27'	25.00'	25.00'	35.36'	S 45°17'00" W	90°00'00"
C43	39.27'	25.00'	25.00'	35.36'	N 44°43'00" W	90°00'00"
C44	39.27'	25.00'	25.00'	35.36'	S 45°17'00" W	90°00'00"
C45	78.54'	50.00'	50.00'	70.71'	N 45°17'00" E	90°00'00"
C46	157.08'	100.00'	100.00'	141.42'	N 45°17'00" E	90°00'00"
C47	39.27'	25.00'	25.00'	35.36'	S 44°43'00" E	90°00'00"
C48	39.27'	25.00'	25.00'	35.36'	N 45°17'00" E	90°00'00"
C49	34.11'	25.00'	20.31'	31.53'	N 39°22'26" E	78°10'52"
C50	261.35'	58.00'	-71.39'	90.03'	S 50°37'34" E	258°10'52"
C51	38.26'	25.00'	24.01'	34.63'	N 46°26'29" E	87°41'02"
C52	40.39'	25.00'	26.14'	36.14'	S 43°26'12" E	92°33'37"
C53	9.82'	1025.00'	4.91'	9.82'	N 2°52'26" E	0°32'56"
C54	5.19'	975.00'	2.59'	5.19'	S 2°59'45" W	0°18'18"
C55	117.71'	975.00'	58.93'	117.64'	N 0°18'37" W	6°55'02"
C56	123.75'	1025.00'	61.95'	123.67'	N 0°18'37" W	6°55'02"
C57	144.99'	1025.00'	72.61'	144.87'	S 0°17'00" W	8°06'16"
C58	137.91'	975.00'	69.07'	137.80'	S 0°17'00" W	8°06'16"
C59	144.99'	1025.00'	72.61'	144.87'	N 0°17'00" E	8°06'16"
C60	137.91'	975.00'	69.07'	137.80'	S 0°17'00" W	8°06'16"
C61	15.93'	1025.00'	7.97'	15.93'	N 3°19'25" W	0°53'26"
C62	15.16'	975.00'	7.58'	15.16'	N 3°19'25" W	0°53'26"
C63	39.27'	25.00'	25.00'	35.36'	N 44°43'00" W	90°00'00"
C64	39.27'	25.00'	25.00'	35.36'	S 45°17'00" W	90°00'00"
C65	39.27'	25.00'	25.00'	35.36'	S 44°43'00" E	90°00'00"
C66	39.27'	25.00'	25.00'	35.36'	N 45°17'00" E	90°00'00"
C67	78.54'	50.00'	50.00'	70.71'	N 45°17'00" E	90°00'00"
C68	157.08'	100.00'	100.00'	141.42'	N 45°17'00" E	90°00'00"
C69	23.18'	25.00'	12.50'	22.36'	S 63°43'06" W	53°07'48"
C70	16.09'	25.00'	8.33'	15.81'	S 18°43'06" W	36°52'12"

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C71	23.18'	25.00'	12.50'	22.36'	N 63°09'06" W	53°07'48"
C72	17.64'	25.00'	9.21'	17.28'	N 16°22'17" W	40°25'50"
C73	28.67'	1025.00'	14.34'	28.67'	N 3°19'34" E	1°36'10"
C74	40.01'	1025.00'	20.01'	40.01'	N 1°24'23" E	2°14'11"
C75	40.01'	1025.00'	20.01'	40.01'	N 0°49'48" W	2°14'11"
C76	32.57'	1025.00'	16.29'	32.57'	N 2°51'31" W	1°49'15"
C77	7.50'	975.00'	3.75'	7.50'	N 3°32'56" W	0°26'26"
C78	40.04'	975.00'	20.02'	40.04'	N 2°09'08" W	2°21'10"
C79	21.42'	975.00'	10.71'	21.42'	N 0°20'46" W	1°15'32"
C80	10.30'	25.00'	5.22'	10.23'	N 12°05'16" E	23°36'32"
C81	23.81'	25.00'	12.90'	22.92'	N 51°10'42" E	54°34'19"
C82	256.38'	58.00'	-78.01'	93.09'	N 48°10'03" W	253°15'50"
C83	4.98'	58.00'	2.49'	4.98'	S 2°44'31" W	4°55'02"
C85	16.09'	25.00'	8.33'	15.81'	S 71°50'54" W	36°52'12"
C86	23.18'	25.00'	12.50'	22.36'	S 26°50'54" W	53°07'48"
C87	5.50'	100.00'	2.75'	5.50'	S 88°42'25" W	3°09'10"
C88	41.73'	100.00'	21.18'	41.43'	S 75°10'28" W	23°54'43"
C89	55.32'	100.00'	28.39'	54.62'	S 47°22'15" W	31°41'41"
C90	54.52'	100.00'	27.96'	53.85'	S 15°54'12" W	31°14'25"
C91	2.75'	50.00'	1.38'	2.75'	N 88°42'25" E	3°09'10"
C92	75.79'	50.00'	47.32'	68.74'	N 43°42'25" E	86°50'50"
C93	35.23'	1025.00'	17.62'	35.23'	S 0°42'05" E	1°58'09"
C94	37.26'	1025.00'	18.63'	37.26'	S 2°43'39" E	2°04'59"
C95	2.80'	975.00'	1.40'	2.80'	S 3°41'13" E	0°09'51"
C96	40.05'	975.00'	20.03'	40.04'	S 2°25'41" E	2°21'12"
C97	40.00'	975.00'	20.00'	40.00'	S 0°04'33" E	2°21'03"
C98	40.03'	975.00'	20.02'	40.02'	S 2°16'32" W	2°21'08"
C99	11.50'	975.00'	5.75'	11.50'	S 3°47'23" W	0°40'33"
C100	19.87'	25.00'	10.49'	19.35'	S 26°16'36" W	45°32'40"
C101	17.99'	25.00'	9.41'	17.61'	S 69°39'58" W	41°14'04"
C102	17.99'	25.00'	9.41'	17.61'	N 69°05'58" W	41°14'04"
C103	22.83'	25.00'	12.28'	22.05'	N 22°19'09" W	52°19'35"
C104	11.32'	1025.00'	5.66'	11.32'	N 4°01'09" E	0°37'59"
C105	40.03'	1025.00'	20.02'	40.03'	N 2°35'01" E	2°14'16"
C106	40.00'	1025.00'	20.00'	40.00'	N 0°20'48" E	2°14'10"

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C107	40.03'	1025.00'	20.02'	40.03'	N 1°53'25" W	2°14'16"
C108	13.59'	1025.00'	6.80'	13.59'	N 3°23'21" W	0°45'36"
C109	26.48'	975.00'	13.24'	26.48'	N 2°59'28" W	1°33'21"
C110	40.01'	975.00'	20.01'	40.01'	N 1°02'14" W	2°21'05"
C111	40.01'	975.00'	20.01'	40.01'	N 1°18'50" E	2°21'04"
C112	11.21'	975.00'	5.61'	11.21'	N 2°49'08" E	0°39'32"
C113	13.71'	1025.00'	6.86'	13.71'	S 2°45'54" W	0°46'00"
C114	40.01'	1025.00'	20.01'	40.01'	S 1°15'49" W	2°14'11"
C115	40.01'	1025.00'	20.01'	40.01'	S 0°58'22" E	2°14'12"
C116	30.02'	1025.00'	15.01'	30.01'	S 2°55'48" E	1°40'40"
C117	10.05'	975.00'	5.03'	10.05'	S 3°28'25" E	0°35'27"
C118	40.03'	975.00'	20.02'	40.03'	S 2°00'07" E	2°21'09"
C119	40.00'	975.00'	20.00'	40.00'	S 0°21'00" W	2°21'03"
C120	40.04'	975.00'	20.02'	40.04'	S 2°42'06" W	2°21'10"
C121	7.78'	975.00'	3.89'	7.78'	S 4°06'25" W	0°27'27"
C122	32.28'	1025.00'	16.14'	32.28'	S 3°26'00" W	1°48'17"
C123	55.01'	1025.00'	27.51'	55.00'	N 0°59'36" E	3°04'30"
C124	40.03'	1025.00'	20.02'	40.02'	S 1°39'46" E	2°14'15"
C125	44.15'	975.00'	22.08'	44.15'	N 2°28'18" W	2°35'41"
C126	35.00'	975.00'	17.50'	35.00'	N 0°08'45" W	2°03'25"
C127	50.04'	975.00'	25.02'	50.03'	N 2°21'10" E	2°56'26"
C128	8.72'	975.00'	4.36'	8.72'	N 4°04'46" E	0°30'45"
C129	41.36'	1025.00'	20.68'	41.35'	N 3°10'47" E	2°18'42"
C130	50.01'	1025.00'	25.01'	50.00'	N 0°37'34" E	2°47'43"
C131	50.05'	1025.00'	25.03'	50.05'	N 2°10'13" W	2°47'52"
C132	3.58'	1025.00'	1.79'	3.58'	N 3°40'09" W	0°11'59"
C133	46.49'	975.00'	23.25'	46.48'	N 2°24'11" W	2°43'55"
C134	50.01'	975.00'	25.01'	50.00'	N 0°25'56" E	2°56'19"
C135	21.22'	975.00'	10.61'	21.22'	N 2°31'30" E	1°14'49"
C136	23.72'	1025.00'	11.86'	23.72'	S 2°29'08" W	1°19'33"
C137	50.01'	1025.00'	25.01'	50.00'	S 0°25'30" W	2°47'43"
C138	50.03'	1025.00'	25.02'	50.02'	S 2°22'15" E	2°47'47"
C139	0.03'	974.93'	0.02'	0.03'	S 3°46'05" E	0°00'07"
C140	50.06'	975.00'	25.03'	50.05'	S 2°17'47" E	2°56'30"
C141	50.01'	975.00'	25.01'	50.00'	S 0°38'38" W	2°56'19"

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C142	37.82'	975.00'	18.91'	37.82'	S 3°13'28" W	2°13'21"
C143	12.26'	1025.00'	6.13'	12.26'	S 3°59'34" W	0°41'07"
C144	50.03'	1025.00'	25.02'	50.03'	S 2°15'07" W	2°47'49"
C145	20.00'	1025.00'	10.00'	20.00'	N 0°17'40" E	1°07'05"
C146	50.03'	1025.00'	25.02'	50.03'	S 1°39'47" E	2°47'49"
C147	12.66'	1025.00'	6.33'	12.66'	N 3°24'55" W	0°42'27"
C148	20.69'	100.00'	10.38'	20.65'	S 84°21'23" W	11°51'13"
C149	39.98'	100.00'	20.26'	39.71'	S 66°58'39" W	22°54'15"
C150	39.27'	100.00'	19.89'	39.02'	S 44°16'30" W	22°30'02"
C151	35.24'	100.00'	17.81'	35.06'	S 22°55'43" W	20°11'32"
C152	21.90'	100.00'	11.00'	21.86'	S 6°33'28" W	12°32'57"
C153	13.37'	25.00'	6.85'	13.21'	S 15°36'30" W	30°39'01"
C154	25.90'	25.00'	14.25'	24.75'	S 60°36'30" W	59°20'59"
C155	13.82'	20.00'	7.20'	13.55'	N 19°30'36" W	39°35'12"
C156	39.11'	25.00'	24.84'	35.24'	S 75°16'26" E	89°38'28"
C157	120.70'	225.00'	61.84'	119.26'	S 15°05'06" E	30°44'12"

Drawn By:	TA	Date:	09-01-2025
Checked By:	TA	Drawing Name:	_____.DWG
Job No.:	_____	Sheet:	8 of 8

ALDRICH LAND SURVEYING
P.O. BOX 30701, ALBQ., N.M. 87190
505-884-1990

RRE BOOK PAGE

M:\PROJECTS\2700-2799\2726\DWG\- EXHIBITS\2726 C-701 EXISTING BASINS.dwg Asa 8/29/2025 4:24 AM

MONTEZUMA

MARKSBURG AVE

LINDERHOFF AVE

LEEDS CASTLE AVE

BROADMOR

HEDINGHAM AVE

HAVENCREST AVE

CARDIFF AVE

PER ZUMA RANCH DRAINAGE REPORT
BASIN OFF-4
12.757 ACRES
Q DEV.=7.9 CFS
0.62 CFS/ACRE

ARF ROAD NE (70' R/W)

REDONDA STREET NE (60' R/W)

DOCUMAR STREET NE (50' R/W)

BASIN F
358069 SF
ALLOWABLE Q= 0.62 CFS
PER ZUMA RANCH DMP

BASIN E
630969 SF
ALLOWABLE Q= 47.49 CFS
PER HIGH RANGE 5 DMP

PER HIGH RANGE 5 DRAINAGE REPORT
BASIN SB 201.1
14.53 ACRES
Q DEV.=47.49 CFS
3.27 CFS/ACRE

BASIN OFF 3
8.40 AC.
ALLOWABLE Q= 27.5 CFS
PER HIGH RANGE 5 DMP

BASIN FUTURE
18.39 AC.
ALLOWABLE Q= 60.1 CFS
PER HIGH RANGE 5 DMP

PER HIGH RANGE 5 DRAINAGE REPORT
BASIN SB 202.1
42.12 ACRES
Q DEV.=137.68 CFS
3.27 CFS/ACRE

BASIN OFF 1
0.50 AC.
ALLOWABLE Q= 1.64 CFS
PER HIGH RANGE 5 DMP

BASIN D
14.75 AC.
ALLOWABLE Q= 48.2 CFS
PER HIGH RANGE 5 DMP

BASIN OFF 2
1.00 AC.
ALLOWABLE Q= 3.27 CFS
PER HIGH RANGE 5 DMP

PER STONEGATE DRAINAGE REPORT -2015
BASIN 209
60.5 ACRES
Q EXST=183.86 CFS
3.04 CFS/ACRE

PER BROADMOR BLVD DRAINAGE REPORT - 2010
BASIN M101
58 ACRES
Q EXST=131 CFS
2.26 CFS/ACRE

BASIN B
23.72 AC.
ALLOWABLE Q= 72.1 CFS
PER STONEGATE DMP

BASIN C
7.38 AC.
ALLOWABLE Q= 24.5 CFS
PER HIGH RANGE 5 DMP

PER HIGH RANGE 5 DRAINAGE REPORT
BASIN SB 203.1
7.48 ACRES
Q DEV.=24.46 CFS
3.27 CFS/ACRE

BASIN OFF 4
1.51 AC.
ALLOWABLE Q= 3.3 CFS

BASIN A
11.51 AC.
ALLOWABLE Q= 25.4 CFS
PER BROADMOR BLVD DMP

PER BROADMOR BLVD DRAINAGE REPORT - 2010
BASIN M102
39 ACRES
Q DEV.=86 CFS
2.21 CFS/ACRE

0 125 150 300 450

SCALE 1"=150'

C-100

SHEET NUMBER

EXISTING DRAINAGE BASIN MAP

SHEET TITLE

No	Date	Description

DESIGN
ISSUE: DEVELOPMENT

PROJECT NUMBER: IA 2726
FILE: -
DRAWN BY: --
CHECKED BY: --
DATE: --

HIGH RANGE 6 SUBDIVISION PHASES 1A & 1B

RIO RANCHO, NM

Engineer

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Isaacson & Arfman, Inc.
EST 1980
Civil Engineering Consultants
128 Monroe Street NE
Albuquerque, NM 87108
505-268-8828 | www.iacivil.com

M:\PROJECTS\2700-2799\2726\DWG\- EXHIBITS\2726 C-701 PROPOSED BASINS.dwg Asa 8/29/2025 4:36 AM

BASIN ST-D1
0.37
AC.
Q100=1.5CFS

BASIN ST-D2
1.97 AC.
Q100=8.1 CFS

WILD HORSE RD
42" SD
INV=86.5±

POND D
TOP=5520.5
BTM DET=5518.5
V DET.=0.1094 AC-FT
WSEL=5519.5
QOUT=42.0 CFS
QALLOW=42.3 CFS
4'X4' BOX
TOP BOX=5519.25
8-6" HOLES @
CENTER ELEV=5518.75

BTM SWQ=5515.5
TOP SWQ=5518.5
SWQV=9,327 CF
SWQVREQ'D=9,295 CF

BASIN D TOTAL
Q100=52.3 CFS
QALLOW=53.1 CFS

QST=22.3 CFS
S=0.6%
D=0.47'
INLETS 18&19
TYPE A
Q=5.3 CFS EA.

QST=23.5 CFS
S=0.6%
D=0.48'
INLETS 20&21
TYPE SGL C
Q=5.6 CFS EA.

INLET 22
TYPE DBL C - SUMP
Q=18.0 CFS
QST=18.0 CFS

BASIN OFF 1
0.50 AC.
ALLOWABLE Q=1.6 CFS

BASIN D1
5.53 AC.
Q100=20.2 CFS

BASIN D2
5.35 AC.
Q100=19.6 CFS

BASIN OFF 2
1.00 AC.
ALLOWABLE Q=3.3 CFS

BASIN D3
0.44 AC.
Q100=1.2 CFS

BASIN ST-B1
1.80 AC.
Q100=7.4 CFS

POND B
TOP=5530.0
BTM DET=5526.0
V DET.=0.8720 AC-FT
WSEL=5528.8
QOUT=66.5 CFS
QALLOW=68.3 CFS
42" STANDPIPE W/ 41"
ORIFICE PLATE
RIM=5526.75
4-6" HOLES @
CENTER ELEV=5526.25

HAVENCREST AVE
48"-66" SD
OFFSITE
SUMP INLET

BTM SWQ=5522.0
TOP SWQ=5526.0
SWQV=22,684 CF

BASIN B3
5.12 AC.
Q100=18.7 CFS

BASIN B2
6.78 AC.
Q100=24.8 CFS

BASIN B4
5.59 AC.
Q100=20.4 CFS

BASIN C1
8.54 AC.
Q100=31.9 CFS

BASIN ST-B2
0.99 AC.
Q100=3.8 CFS

BASIN B5
0.27 AC.
Q100=0.7 CFS

INLETS 12&13
TYPE C - SUMP
Q=8.2 CFS EA.
QST=16.4 CFS

QST=19.6 CFS
S=2.29%
D=0.37'
INLETS 10&11
TYPE A
Q=5.3 CFS EA.

QST=16.5 CFS
S=3.0%
D=0.34'
INLETS 4&5-
TYPE A
Q=5.2 CFS EA.

QST=24.0 CFS
S=0.9%
D=0.46'

INLETS 14&15
TYPE C - SUMP
Q=10.2 CFS EA.
QST=20.4 CFS

INLETS 16&17
SUMP
1-TYPE SGL C
Q=12.5 CFS
1-TYPE DBL C -
Q=19.4 CFS
QST=31.9 CFS

POND C
TOP=5537.0
BTM DET=5534.0
V DET.=0.2689 AC-FT
WSEL=5536.2
QOUT=20.6 CFS
QALLOW=23.4 CFS
24" STANDPIPE
RIM=5534.75
4-6" HOLES @
CENTER ELEV=5534.25

BTM SWQ=5532.0
TP SWQ=5534.0
SWQV=8,734 CF
SWQVREQ'D=7,291 CF

RAW HIDE LOOP
24" SD
INV=26.8±

BASIN ST-C
0.27 AC.
Q100=1.1 CFS

BASIN C TOTAL
Q100=21.7 CFS
QALLOW=24.5 CFS

BASIN B6
0.24 AC.
Q100=0.6 CFS

BTM SWQ=5525.0
TOP SWQ=5526.0
SWQV=3,112 CF

TOTAL SWQV=25,796 CF
SWQVREQ'D=23,465 CF

BASIN B TOTAL
Q100=67.9 CFS
QALLOW=72.1 CFS

QST=33.6 CFS
S=2.29%
D=0.44'
INLETS 8&9-
TYPE A
Q=7.2 CFS EA.

INLETS 6&7-
TYPE A
Q=6.1 CFS EA.

INLETS 2&3 -
TYPE A & SGL C
Q=5.3 CFS EA.

QST=17.5 CFS
S=3.5%
D=0.33'

QST=22.2 CFS
S=3.5%
D=0.36

INLET 1 - TYPE A
Q=6.2 CFS
QBYPASS=16.0 CFS

BASIN B1
8.19 AC.
Q100=29.9 CFS

BASIN OFF 4
1.51 AC.
ALLOWABLE Q=3.3 CFS

BASIN A2
0.71 AC.
Q100=1.9 CFS

BASIN A1
2.18 AC.
Q100=8.0 CFS

BASIN A3
1.15 AC.
Q100=3.0 CFS

INLET 23
SGL TYPE C - SUMP
Q=8.0 CFS

BASIN ST-A
2.23 AC.
Q100=8.9 CFS

3-SIDEWALK CULVERTS

POND A
TOP POND=5537.5
BTM SWQ=5534.0
TOP SWQ=5536.0
SWQV=2,161 CF
SWQVREQ'D=1,858 CF

BASIN A TOTAL
Q100=25.1 CFS
QALLOW=28.7 CFS

PER BROADMOR BLVD DRAINAGE REPORT - 2010
BASIN M102
39 ACRES
Q DEV.=86 CFS
2.21 CFS/ACRE

0 50 100 200 300
SCALE 1"=100'

HIGH RANGE 6 SUBDIVISION PHASES 1A & 1B

RIO RANCHO, NM

C-101

SHEET NUMBER

PROPOSED DRAINAGE BASIN MAP

SHEET TITLE

No	Date	Description

DESIGN
ISSUE: DEVELOPMENT

PROJECT NUMBER:	IA 2726
FILE:	-
DRAWN BY:	--
CHECKED BY:	--
DATE:	--

Engineer

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The City of Rio Rancho

Development Services
Planning Division
3200 Civic Center Circle NE
Rio Rancho, NM 87144
Phone (505) 891-5005 ● Fax (505) 896-8994

December 26, 2025

RE: Preliminary Plat; Case No. 25-210-00012
Unit 13, Blk 69, Lots 19, 88, and 89; Blk 70, Lots 1-29, 70-72, 74-96;
Blk 71, Lots 3-13, 34, 35, 37-45

Dear Property Owner:

You are receiving this certified notice because your property abuts a site where a land development decision is required by the Planning and Zoning Board.

The applicant, High Range 6 Development, LLC, through their agent, Isaacson & Arfman, Inc., requests approval of a Preliminary Plat, for the High Range 6 Phase 1A Subdivision. The subject property is legally described as Unit 13, Blk 69, Lots 19, 88, and 89; Blk 70, Lots 1-29, 70-72, 74-96; Blk 71, Lots 3-13, 34, 35, 37-45; and a portion of vacated Camelot St NE. The properties are currently zoned R-5: Single-Family Residential, R-1: Single-Family Residential, and O-1: Office. The plat creates 118 lots, 13 tracts, and consists of 53.3046 acres.

The **Planning and Zoning Board** will consider the request and decide their approval on **Tuesday, January 13, 2025** 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 lruizcarlos@rrnm.gov or call me at 505.896.8785 if you have any questions concerning this matter.

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

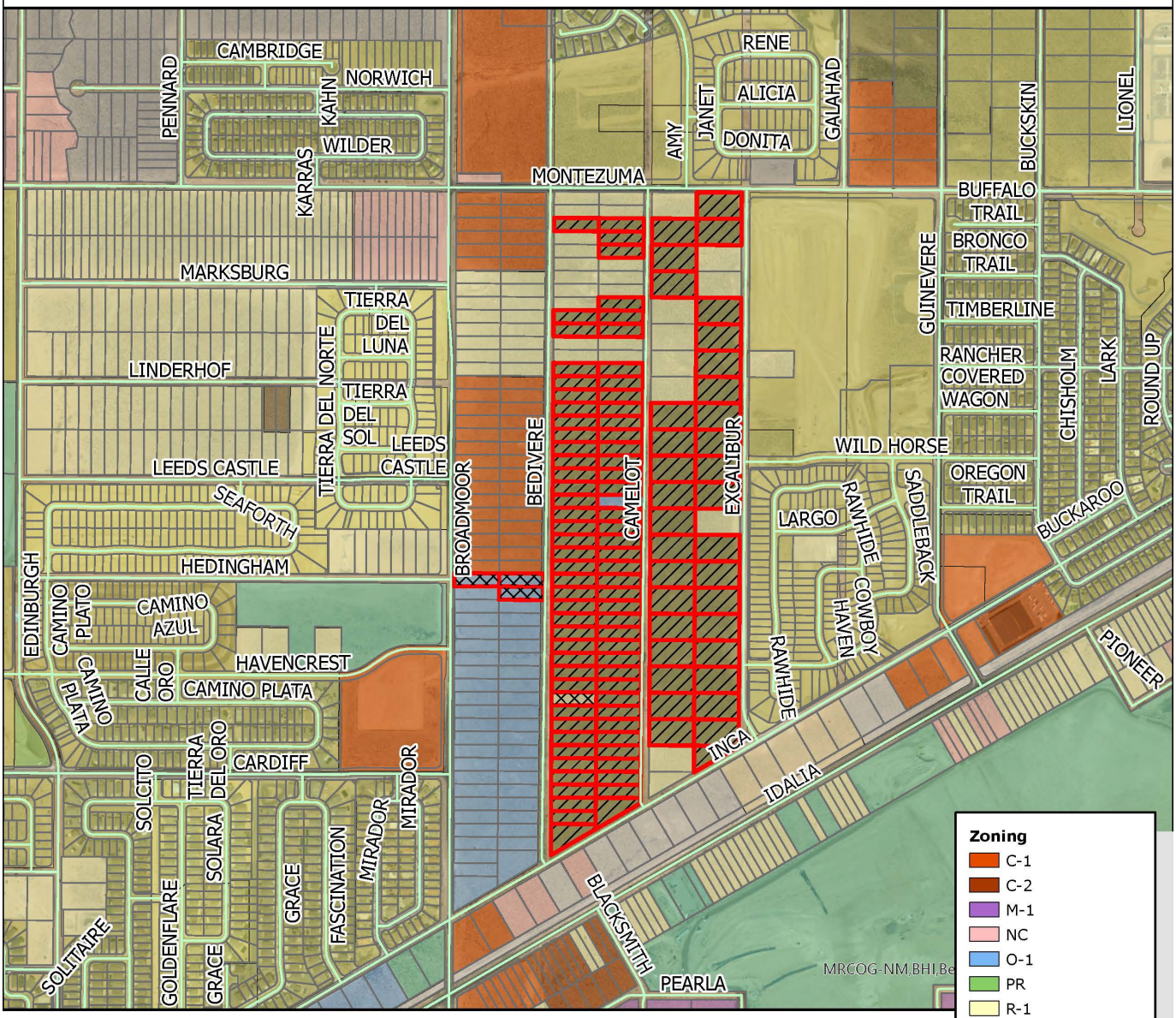
Respectfully,

Liz Ruiz Carlos
Municipal Planner II
Development Services Department
City of Rio Rancho

The City of Rio Rancho

Development Services
Planning Division
3200 Civic Center Circle NE
Rio Rancho, NM 87144
Phone (505) 891-5005 ● Fax (505) 896-8994

HIGH RANGE 6
PRELIMINARY PLAT (PHASE 1A)



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

0 0.05 0.1 0.2 Miles

N
W E
S

Map courtesy of Liz Ruiz Carlos
11/20/25

CITY OF RIO RANCHO
PUBLIC HEARING NOTICE

The PLANNING and ZONING BOARD of the CITY of RIO RANCHO will consider the following matters at its regularly scheduled meeting at 6:00 p.m. on Tuesday, January 13, 2026:

Preliminary Plat
Case #25-210-00013

The applicant, Zuma Ranch, LLC, through their agent, Isaacson & Arfman, Inc., requests approval of a Preliminary Plat for Phase 2 of the Zuma Ranch Subdivision. The plat is to create 114 residential lots and 15 tracts, to grant and vacate easements, to dedicate public street right-of-way to the City of Rio Rancho and to vacate public street right-of-way. The subject property is legally described as Unit 13, Blocks 35 & 36, is zoned R-4: Single-Family Residential and comprises approximately 59.6309 acres.

Preliminary Plat
#25-210-00012

The applicant, High Range 6 Development, LLC, through their agent, Isaacson & Arfman, Inc., requests approval of a Preliminary Plat, for the High Range 6 Phase 1A Subdivision. The subject property is legally described as Unit 13, Blk 69, Lots 19, 88, and 89; Blk 70, Lots 1-29, 70-72, 74-96; Blk 71, Lots 3-13, 34, 35, 37-45; and a portion of vacated Camelot St NE. The properties are currently zoned R-5: Single-Family Residential, R-1: Single-Family Residential, and O-1: Office. The plat creates 118 lots, 13 tracts, and consists of 53.3046 acres.

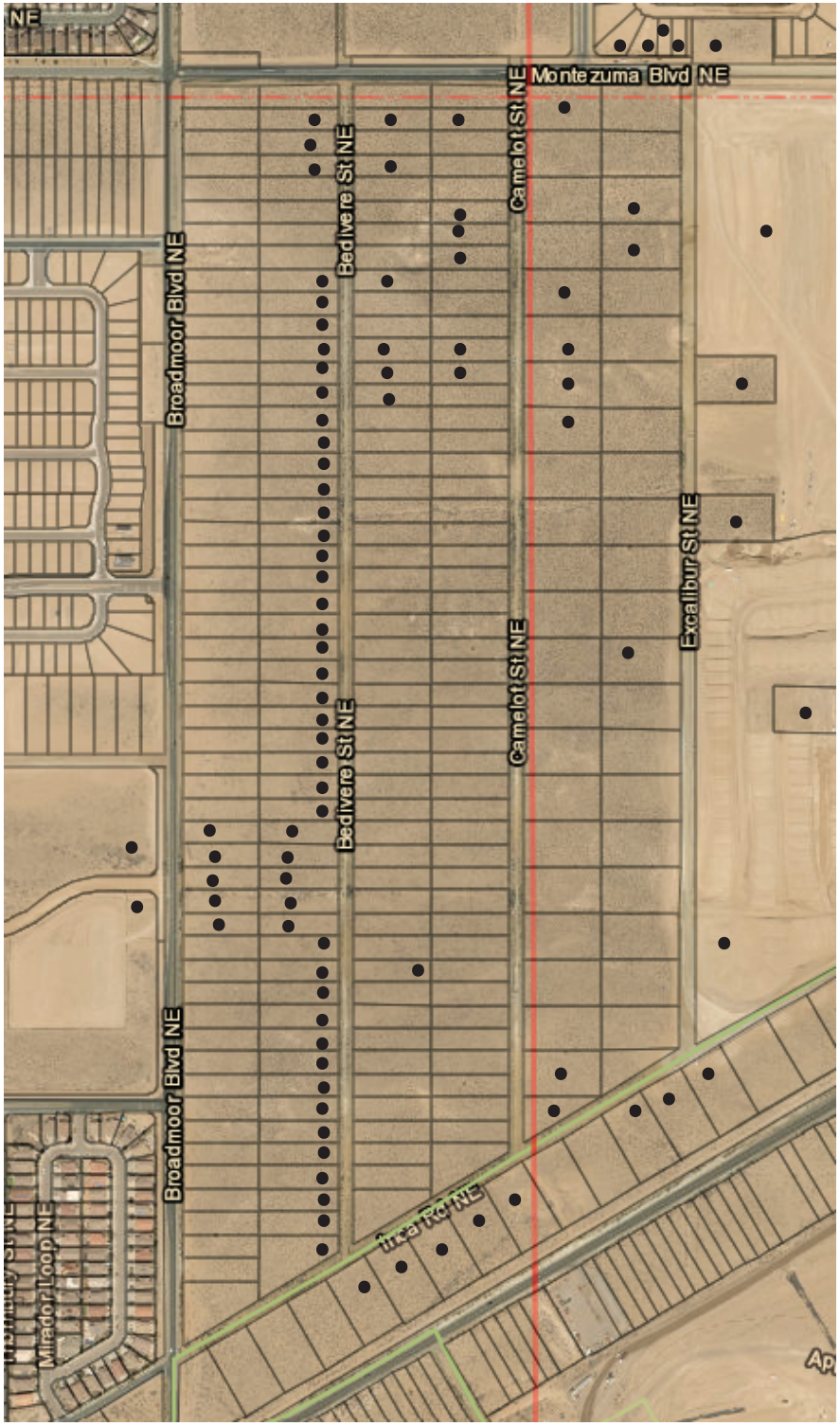
Variance
Case #25-110-00074

The Applicant, Southwest Block, Inc., requests approval of a Variance to allow for a constructed 8-ft high CMU block wall within the M-1: Industrial & Business Park District Front Setback on the property legally described as Industrial Park East, Block A, Lot 2.

The meeting is scheduled for 6 p.m. 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. Materials related to these items are available for viewing in the Development Services Department at City Hall.

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

Journal: December 29, 2025



Notice Map: • - First Class mail to subdivider and abutting property owners