Planning and Zoning Board Meeting
City of Rio Rancho
AGENDA
January 27, 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. January 13, 2026 Planning and Zoning Board Meeting Minutes

2026-0113 PZB Minutes.docx

STAFF PRESENTATIONS, REPORTS AND COMMENTS

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.

2. **Variance.** The applicant, John Dominguez, is requesting approval of a Variance to the R-4: Single-Family Residential 15 ft. rear setback requirement for the construction of a shed at the the property located at 2517 Camino Catalonia SE, legally described as Corazon at Cabezon, Block 6, Lot 10. Staff contact is Michelle Costilla and staff recommends denial with findings.
Zoning, Location.pdf
Justification Letter.pdf
HOA Design Approval with Stipulations.pdf
Reproduction of Notices.pdf
Findings_of_Fact_bmb.docx
Shed_Site_Plan_25-11144 AR.pdf
Construction Drawings AR.pdf
Neighbor_Signatures AR.pdf
Variance Application.pdf

3. **Preliminary/Final Plat.** The applicants, the City of Rio Rancho and SSCAFCA, through their agent, Community Sciences Corporation, requests approval of a Preliminary/Final Plat for the subject property legally described as Black Arroyo Wildlife Park, Tract A-1-A-1. The plat splits the existing tract and dedicates 0.2104 acres of Right of Way to the City of Rio Rancho. Staff contact is Liz Ruiz Carlos and staff recommends approval with findings and conditions.
Location, Zoning Map.pdf
Application.pdf
Plat.pdf
Land Donation Document.pdf
Zoning Redlined Plat.pdf
Engineering Redlined Plat.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 27, 2026

DEPARTMENT:
Development Services

SUBJECT:
January 13, 2026 Planning and Zoning Board Meeting Minutes

BACKGROUND AND ANALYSIS:

IMPACT:

ALTERNATIVES:

DEPARTMENT RECOMMENDATION:
Approval

ATTACHMENT: 2026-0113 PZB Minutes.docx

Planning and Zoning Board
of the
City of Rio Rancho

MINUTES

JANUARY 13, 2026
6:00 PM
Council Chambers, City Hall

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

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

Commissioner Tortorici called the meeting to order at 6:00 PM.

CONSENT CALENDAR

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

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

STAFF PRESENTATIONS, REPORTS AND COMMENTS

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

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

PUBLIC HEARINGS

4) 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 spoke on the item.

Lisa Hardisty moved to approve item #4. Seconded by Andrea Hankins.

Applicant, Rob Spella and Development Services Director, Amy Rincon answered questions from Commissioner Hardisty and Commissioner Tortorici.

The motion carried by a vote of **5 FOR** and **0 AGAINST**
YES: Kevin Kofchur, Robert Gabaldon, Andrea Hankins, Lisa Hardisty, Sal Tortorici

NO: (None)

5) The applicant, Southwest Block, Inc., requested 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 member, Tim Dvorak presented the item, recommending denial with findings, and stood for questions.

Applicant, Barb Hatch presented on the item.

Kevin Kofchur moved to approve item #5. Seconded by Andrea Hankins.

Applicant, Barb Hatch and Development Services Director, Amy Rincon answered questions from Commissioner Kofchur, Commissioner Hardisty and Commissioner Tortorici.

The motion carried by a vote of **5 FOR** and **0 AGAINST**
YES: Kevin Kofchur, Robert Gabaldon, Andrea Hankins, Lisa Hardisty, Sal Tortorici
NO: (None)

6) The applicant, Zuma Ranch, LLC, through their agent, Isaacson & Arfman, Inc., requested 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 member, Ben Isaacs presented the item, recommending approval with findings and conditions, and stood for questions.

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

Andrea Hankins moved to approve Item #6. Seconded by Lisa Hardisty.
The motion carried by a vote of **5 FOR** and **0 AGAINST**
YES: Kevin Kofchur, Robert Gabaldon, Andrea Hankins, Lisa Hardisty, Sal Tortorici
NO: (None)

7) 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 member, Liz Ruiz Carlos presented the item, recommending approval with findings and conditions and stood for questions.

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

Kevin Kofchur moved to approve Item #7. Seconded by Andrea Hankins.
The motion carried by a vote of **5 FOR** and **0 AGAINST**
YES: Kevin Kofchur, Robert Gabaldon, Andrea Hankins, 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. Commissioner Tortorici adjourned the meeting at 6:34 PM.

APPROVED THIS 27th DAY OF JANUARY 2026.

_____

Scottie Richardson, Chairman

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: 26-110-00001

AGENDA DATE:
January 27, 2026

DEPARTMENT:
Development Services

SUBJECT:
Variance. The applicant, John Dominguez, is requesting approval of a Variance to the R-4: Single-Family Residential 15 ft. rear setback requirement for the construction of a shed at the the property located at 2517 Camino Catalonia SE, legally described as Corazon at Cabezon, Block 6, Lot 10. Staff contact is Michelle Costilla and staff recommends denial with findings.

BACKGROUND AND ANALYSIS:
The applicant, John Dominguez, is requesting approval of a Variance to the R-4 District 15 ft. rear setback requirement as outlined by Rio Rancho Municipal Code Chapter 154 Planning and Zoning Section 154.50 Zoning Table for the construction of a 384 sq ft shed. The property is located at 2517 Camino Catalonia SE, and is legally described as Corazon at Cabezon, Block 6, Lot 10.

The subject property is located on a private road in the Corazon at Cabezon subdivision off of Cabezon Blvd SE, a minor arterial road. The property is approximately 60 ft. wide, and approximately 0.20 acres. It is zoned R-4: Single-Family Residential per Ordinance No. 3, Enactment 05-03 and it is located within the Cabezon Communities Master Plan.

The applicant is requesting to build a 384 sf shed 5 feet away from the rear property line, which will be encroaching 10 feet into the 15 foot rear setback. Staff find that there is also a 10 foot Public Utility Easement (PUE) along the rear side of the property line. The proposed structure will encroach 5 feet into the PUE and a condition of approval is for the applicant to obtain permission from all applicable utility companies in the form of an encroachment agreement.

The applicant has submitted a building permit, identified as permit #25-11144 along with HOA approval and neighbor acceptance of the shed. As the shed has not been constructed yet, there are no active Code Enforcement violations for the subject property.

According to a justification letter provided by the applicant, the reasons for the Variance request are as follows:

"To be honest, I am requesting a 5 foot rear setback so that I can build a shed as far away from the main house as possible to allow for full use of the property.

A 15' setback will create 15 feet of unusable dead space between the shed and the rear fence, and will eliminate about 1/3 of our current lawn space including two trees (see attached pics). Whereas

a 5 foot setback will not alter our lawn space at all.

On the safety front, having the shed as far away from the main house will provide additional fire protection. Combustibles currently stored in the garage will be moved to the shed (i.e. gas cans, paint, stains, thinners, urethane, spray cans, adhesives and numerous power tools, etc).

I am not familiar with setbacks, so I'm not sure why there is a 15 foot requirement for the rear and only a 5 foot side requirement.

If there's a concern with the rear neighbors, we don't have any, as our property backs up to Cabezon Blvd.

As for our neighbors on either side, they both had to review and approve the "Request For Design Approval Form" before I could even submit it to our HOA (see attached Form with neighbor signatures).

I had to show our neighbors the Plot Plan and explain to them that the shed would be built as close as possible to the rear fence, which they really liked. This is why I chose the far SE corner of the lot, which has two mature trees (one is on the neighbors property) that will essentially block the view of the shed from our eastside neighbor.

If there's an aesthetic concern, our HOA, which is quite stringent has already approved our build plan, which includes a 5 foot setback for the rear (see attached "Approval" letter).

Also, the shed will be similar in color to the main house and our contractor Tuff Shed, has a reputation for building aesthetically pleasing good quality sheds."

REVIEW CRITERIA:
The criteria for a Variance, as defined in the Rio Rancho Code of Ordinances (R.O. 2003), has been used to review this application. R.O. 2003 Section 150.06 (Variances) reads in part: "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."

Staff recommends the Planning and Zoning Board find that 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 Chapter 154. Furthermore, the justification is admittedly based off a mere inconvenience upon the property owner by preferring to have the shed as far away from the

home as far as possible to allow for more space and use of the property. The strict application of the minimum rear setback requirement of 15 ft would not result in a hardship that would deprive the owner of the reasonable use of their land.

SURROUNDING LAND USE/ZONING:
Properties to the north, and east are all within the Corazon at Cabezon subdivision and are zoned R-4: Single-Family Residential per the same Ordinance as the subject property. The property to the east and southeast is zoned C-1: Retail Commercial per the same Ordinance as the subject property.

NOTIFICATIONS:
Property owners within 100 ft of the subject property were notified via certified mail 15 days prior to the hearing. Property owners with 100 to 300 ft of the subject property were notified via informational postcard 15 days prior to the hearing. A legal notice was published in the Albuquerque Journal on January 12, 2026. A sign was posted to the property one week before the hearing. All legal notification requirements for this project have been met.

INTERDEPARTMENTAL/INTERAGENCY REVIEW:

Reviewing Agency	Received Application for Review	Comments
DSD Planning and Zoning	X	Provided within this document
DSD Engineering	X	Encroaching 5’ into a PUE
Rio Rancho Public Schools	X	No comments provided
Fire and Rescue	X	No comments provided
Police Department	X	No comments provided
SSCAFCA	X	No adverse comments
MRCOG	X	No comments provided
Parks, Recreation and Community Services	X	No adverse comments

IMPACT:
The Development Services Department recommends the Planning and Zoning Board deny the Variance request subject to the following findings and conditions:

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 R-4: Single Family District 15 ft. rear setback requirement as outlined by Rio Rancho Municipal Code Chapter 154 Planning and Zoning section 154.50.
3. 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, Section 150.06.
2. The subject property is not exceptionally irregular, narrow, shallow or steep, nor do other exceptional physical conditions exist 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.

If the Planning and Zoning Board finds the Variance request is justified, approval may be based on

the following findings:

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. The strict application of the 15 ft. rear setback requirement would create a hardship that would deprive the applicant of the reasonable use of their property.
3. The Variance will not adversely affect the public or surrounding properties.
4. The shed, as identified in the included building permit application #25-11144, shall conform to all applicable building and engineering codes; approval of this Variance does not constitute approval of the subject building permit.
5. The shed shall comply with all other requirements under R.O 2003 154.50 and 154.70.

ALTERNATIVES:

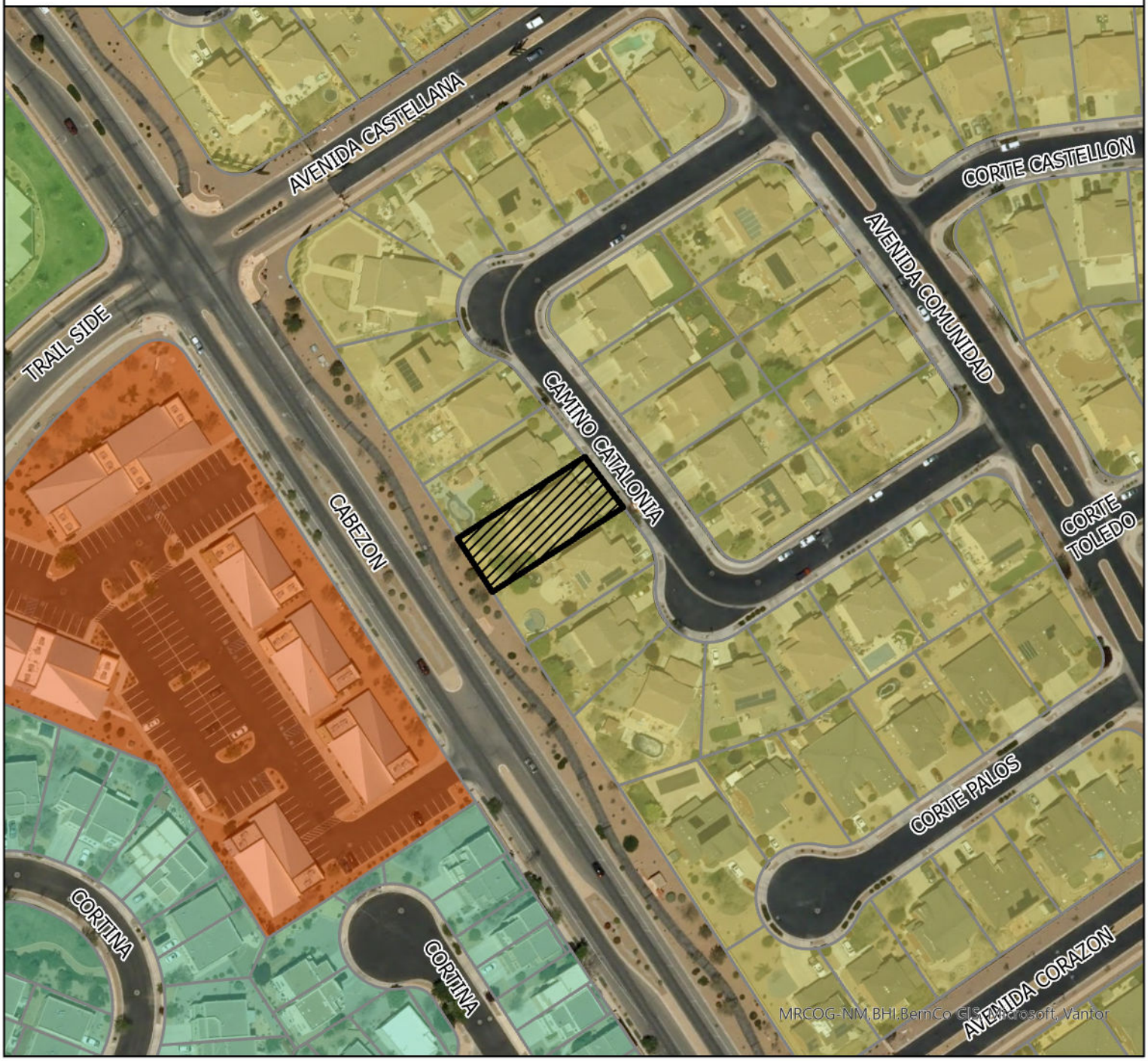
The Planning and Zoning Board may:
1. Approve the Variance with staff recommendations and conditions.
2. Approve the Variance with amendments to recommendations and/or conditions.
3. Deny the Variance.
4. Postpone the item and continue the public hearing for the Variance in order to further review.

DEPARTMENT RECOMMENDATION:

The Development Services Department recommends the Planning and Zoning Board deny the requested Variance.

ATTACHMENT: Zoning, Location.pdf
ATTACHMENT: Justification Letter.pdf
ATTACHMENT: HOA Design Approval with Stipulations.pdf
ATTACHMENT: Reproduction of Notices.pdf
ATTACHMENT: Findings_of_Fact_bmb.docx
ATTACHMENT: Shed_Site_Plan_25-11144 AR.pdf
ATTACHMENT: Construction Drawings AR.pdf
ATTACHMENT: Neighbor_Signatures AR.pdf
ATTACHMENT: Variance Application.pdf

CRZN, BLK 6, LOT 10



Subject property

Zoning

- C-1
- PR
- R-4
- SU

N

0 40 80 160 240 320 US Feet

GIS Moving Spatial Data Forward

Rio Rancho City of Vision

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

Map courtesy of Michelle Costilla 1/8/26

Justification Letter

To be honest, I am requesting a 5 foot rear setback so that I can build a shed as far away from the main house as possible to allow for full use of the property.

A 15’ setback will create 15 feet of unusable dead space between the shed and the rear fence, and will eliminate about 1/3 of our current lawn space including two trees (see attached pics). Whereas a 5 foot setback will not alter our lawn space at all.

On the safety front, having the shed as far away from the main house will provide additional fire protection. Combustibles currently stored in the garage will be moved to the shed (i.e. gas cans, paint, stains, thinners, urethane, spray cans, adhesives and numerous power tools, etc).

I am not familiar with setbacks, so I'm not sure why there is a 15 foot requirement for the rear and only a 5 foot side requirement.

If there's a concern with the rear neighbors, we don't have any, as our property backs up to Cabezon Blvd.

As for our neighbors on either side, they both had to review and approve the "Request For Design Approval Form" before I could even submit it to our HOA (see attached Form with neighbor signatures).

I had to show our neighbors the Plot Plan and explain to them that the shed would be built as close as possible to the rear fence, which they really liked. This is why I chose the far SE corner of the lot, which has two mature trees (one is on the neighbors property) that will essentially block the view of the shed from our eastside neighbor.

If there's an aesthetic concern, our HOA, which is quite stringent has already approved our build plan, which includes a 5 foot setback for the rear (see attached "Approval" letter).

Also, the shed will be similar in color to the main house and our contractor Tuff Shed, has a reputation for building aesthetically pleasing good quality sheds.

Thank you in advance for your consideration.

Mike Dominguez
10/2/25

CORAZON AT CABEZON HOMEOWNERS ASSOCIATION INC

RIO RANCHO, NM 87124

ANA DOMINIGUEZ and JOHN DOMINGUEZ
2517 CAMINO CATALONIA SE
RIO RANCHO, NM 87124

August 22, 2025

Re: Architectural Submittal for 2517 CAMINO CATALONIA SE
Account # 152400710
Submittal: SHED / STORAGE

Dear ANA DOMINIGUEZ and JOHN DOMINGUEZ,

Your request for Architectural Change has been APPROVED WITH STIPULATIONS. You have approval to proceed with the following:

Specifically – Shed

- ***Color of the shed and its roof closely match the home's colors***

This approval is subject to all County, City, State, and Federal permits, codes, statutes, laws, rules, and regulations which are the sole responsibility of the homeowner. This approval shall not be deemed a warranty or representation as to the quality of the construction, installation, addition, alteration, repair, change, or other work. Please notify me when this project is complete.

Should you have any questions, please feel free to contact me at or by email at. We thank you for your patience with this process.

Sincerely,

On behalf of the Board of Directors for
CORAZON AT CABEZON HOMEOWNERS ASSOCIATION INC

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

January 8, 2026

RE: Variance; Case No. 26-110-00001
Corazon at Cabezon, Block 6, Lot 10

Dear Property Owner:

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

The applicant, John Dominguez, requests approval of a Variance to allow for the construction of a shed encroaching 10 ft in the rear setback for the subject property legally described as Corazon at Cabezon, Block 6, Lot 10. The subject property comprises approximately 0.20 acres

The Planning and Zoning Board will consider the request and decide their approval on **Tuesday, January, 27, 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 mcostilla@rrnm.gov. or call me at 505-896-8362 if you have any questions concerning this matter.

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

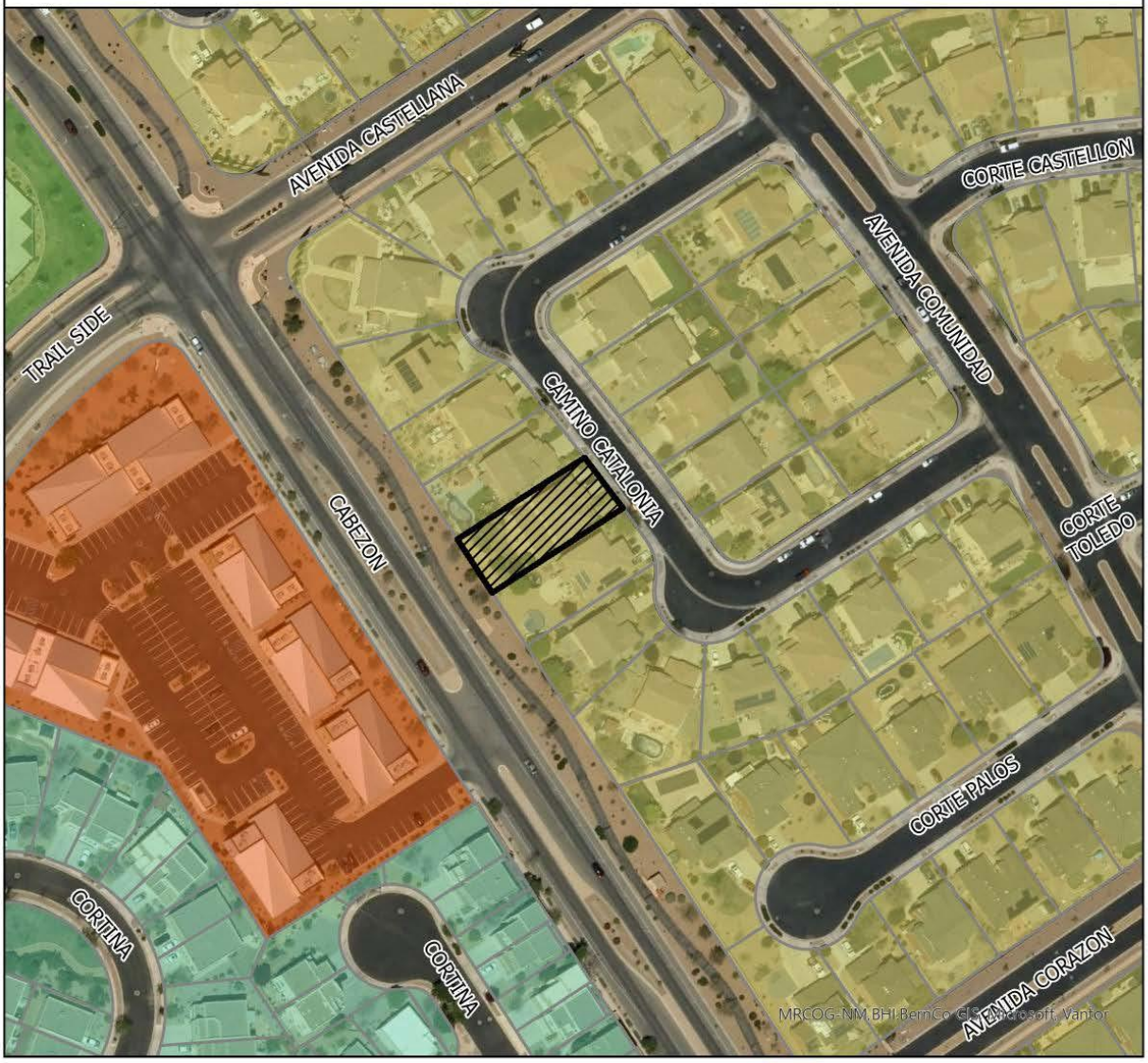
Respectfully,

Michelle Costilla
Municipal Planner II
Development Services Department
City of Rio Rancho

The City of Rio Rancho

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

CRZN, BLK 6, LOT 10



GIS Moving Spatial Data Forward

City of Vision

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

Map courtesy of Michelle Costilla 1/8/26

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)/City Hall
Date:	**Tuesday, January 27, 2026**
Time:	6:00PM
Staff Contact:	Michelle Costilla (505) 896-8362 mcostilla@rrnm.gov

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)/City Hall
Date: Tuesday, January 27, 2026
Time: 6:00PM
Staff Contact: Michelle Costilla (505) 896-8362
mcostilla@rrnm.gov

Application Information

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

The applicant, John Dominguez, requests approval of a Variance to allow for the construction of a shed encroaching 10 ft in the rear setback for the subject property legally described as Corazon at Cabezon, Block 6, Lot 10. The subject property comprises approximately 0.20 acres.

This hearing will be hybrid; information is available on the City's website under Agendas and Minutes.



Application Information

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

The applicant, John Dominguez, requests approval of a Variance to allow for the construction of a shed encroaching 10 ft in the rear setback for the subject property legally described as Corazon at Cabezon, Block 6, Lot 10. The subject property comprises approximately 0.20 acres.

This hearing will be hybrid; information is available on the City's website under Agendas and Minutes.



NEW MEXICO'S LEADING NEWS SOURCE
ALBUQUERQUE JOURNAL
El Defensor Chieftain RIO RANCHO OBSERVER VALENCIA COUNTY News-Bulletin

Dept 880697
PO Box 29650
Phoenix, AZ 85038-9650 Phone: (505)823-3220

Proof of Ad 01/09/2026

Account:	**1010956**
Name:	**CITY OF RIO RANCHO**
Company:	**CITY OF RIO RANCHO DEVELOPMENT SVCS DEPT** **ATTN: ACCOUNTS PAYABLE**
Address:	**3200 CIVIC CENTER CIR NE** **RIO RANCHO, NM 87144**
Telephone:	**(505)891-5005**

Ad ID:	**347600**
Description:	
Run Dates:	**01/12/2026 - 01/12/2026**
Class:	**3001**
Orig User:	**master**
Words:	**235**
Lines:	**61**
Agate Lines:	**87**
Depth:	**6.18**
Blind Box:	

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 27, 2026:

Variance
Case #26-110-00001
The applicant, John Dominguez, requests approval of a Variance to allow for the construction of a shed encroaching 10 ft in the rear setback at the property legally described as Corazon at Cabezon, Block 6, Lot 10. The subject property is zoned R-4: Single-Family Residential and is approximately 0.20 acres.

Preliminary/Final Plat
Case #25-200-00050
The applicant, SSCAFCA, through their agent, Community Sciences Corporation, requests approval of a Preliminary/Final Plat for the subject property legally described as BAWP, Tract A-1-A-1. The plat splits the existing tract and dedicates .2104 acres of Right of Way to the City of Rio Rancho. The subject property is zoned OS: Open Space and consists of approximately 84.08 acres combined.

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.

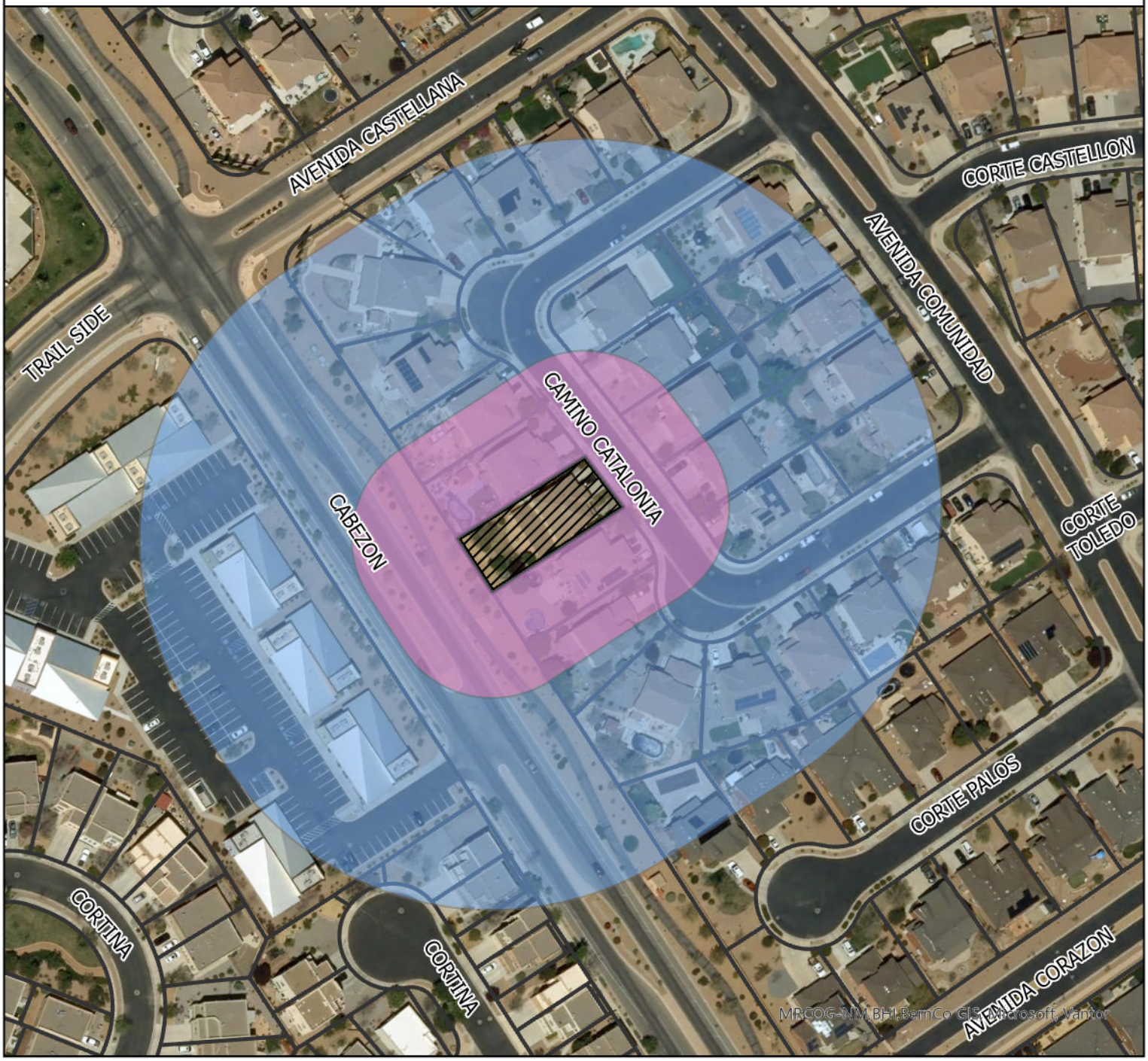
If you would like to comment on any of these applications, you are encouraged to submit a written comment to planning@rrnm.gov. Written comments will be inserted into the public record.

Journal: January 14, 2026.

Total Ad Cost	**$63.37**
Amount Paid	**$0.00**

Publication	Start	Stop	Inserts	Cost
Albuquerque Journal	01/12/2026	01/12/2026	1	58.88

CRZN, BLK 6, LOT 10



Subject property

100 ft

300 ft

N

GIS
Moving Spatial Data Forward

Rio Rancho
City of Vision

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

0 40 80 160 240 320
US Feet

Map courtesy of Michelle Costilla 1/8/26

BEFORE THE PLANNING and ZONING BOARD
OF THE
CITY OF RIO RANCHO, NEW MEXICO
FINDINGS OF FACT FOR APPROVAL
Case No. 26-110-00001

REQUEST FOR A VARIANCE TO §154.50 R-4 15 FOOT REAR SETBACK REQUIREMENT FOR A 384 SQ FT SHED TO ENCROACH 10 FT FOR THE PROPERTY LOCATED AT 2517 CAMINO CATALONIA SE (CORAZON AT CABEZON, BLOCK 6, LOT 10)

Applicant(s): John Dominguez

THIS MATTER, having come before the Planning & Zoning Board of the City of Rio Rancho, New Mexico on the 27th 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.
2. The applicant has the authority to make an application to request a Variance to the R-4 District 15 ft. rear setback requirement as outlined by Rio Rancho Municipal Code Chapter 154 Planning and Zoning section 154.50
3. Due process was provided to the applicant and the adjacent property owners.

SPECIFIC FINDINGS OF FACT AND CONDITIONS OF 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 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.

THEREFORE, the application for a Variance to the rear setback requirement for the property located at 2517 Camino Catalonia SE, **is DENIED** by the Planning and Zoning Board of the City of Rio Rancho on January 27, 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. 26-110-00001

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3. Due process was provided to the applicant and the adjacent property owners.
4.

SPECIFIC FINDINGS OF FACT AND CONDITIONS OF APPROVAL:

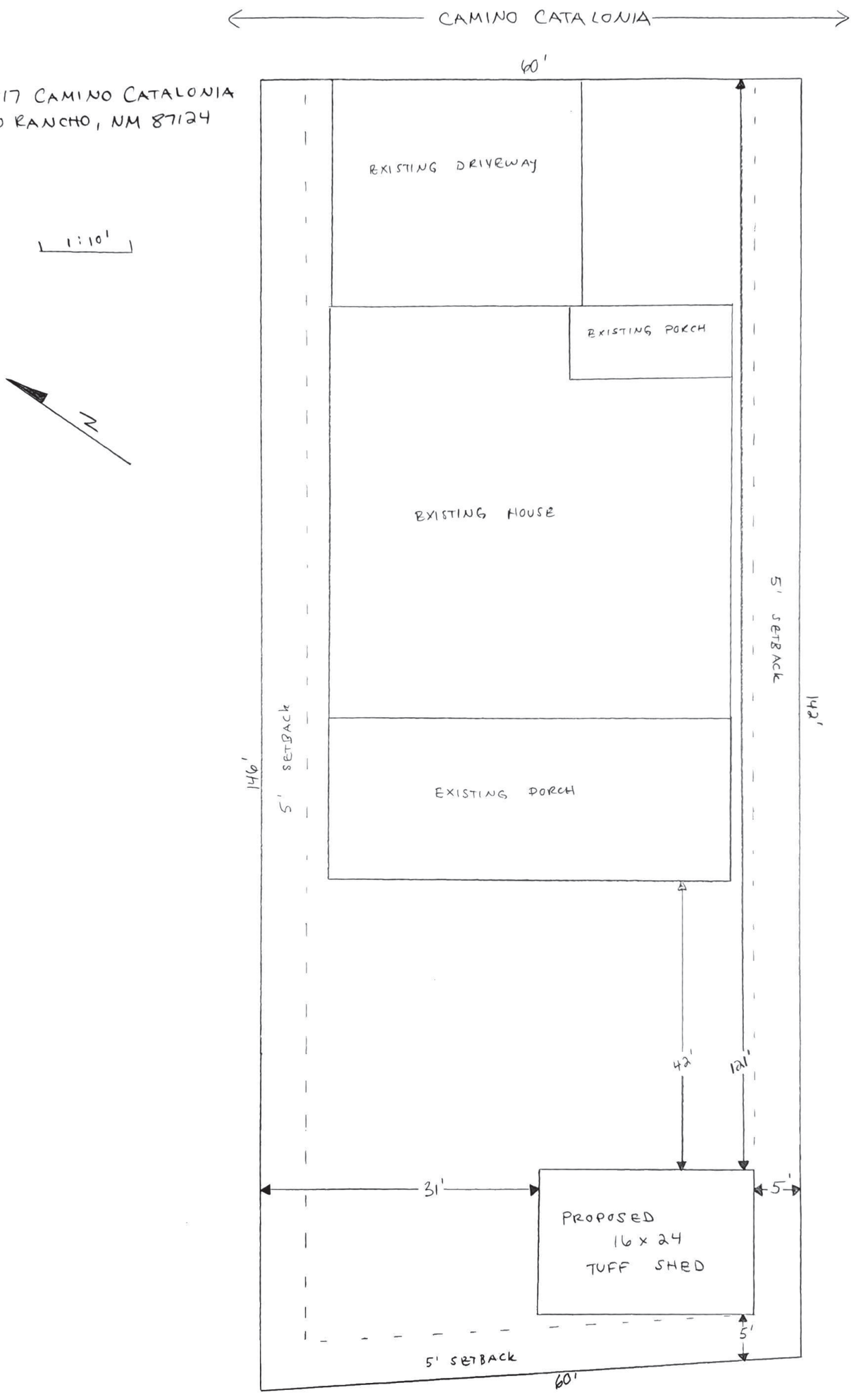
1. The applicant has adequately addressed the criteria for granting a Variance to allow for a 10 ft encroachment into the rear setback on an R-4: Single-Family Residential zoned lot, as set forth in R.O. 2003 Section 150.06.
2. The strict application of the 15 ft. rear setback requirement would create a hardship that would deprive the applicant of the reasonable use of their property.
3. The Variance will not adversely affect the public or surrounding properties.
4. The shed, as identified in the included building permit application #25-11144, shall conform to all applicable building and engineering codes; approval of this Variance does not constitute approval of the subject building permit.
5. The shed shall comply with all other requirements under R.O 2003 154.50 and 154.70.
6. The applicant must obtain permission from all applicable utility companies in the form of an encroachment agreement.

THEREFORE, the application for a Variance to the rear setback requirement for the property located at 2517 Camino Catalonia SE, **is APPROVED** by the Planning and Zoning Board of the City of Rio Rancho on January 27, 2026, subject to the conditions, restrictions and stipulations specified above.

Date

Planning & Zoning Chairman

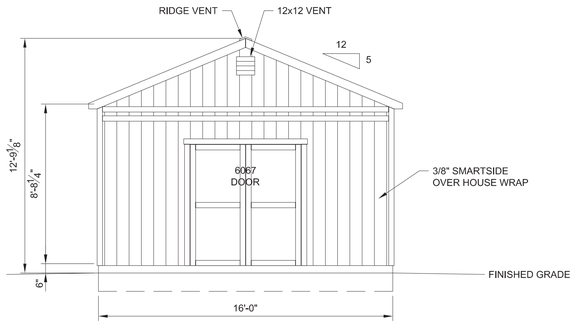
2517 CAMINO CATALONIA
RIO RANCHO, NM 87124



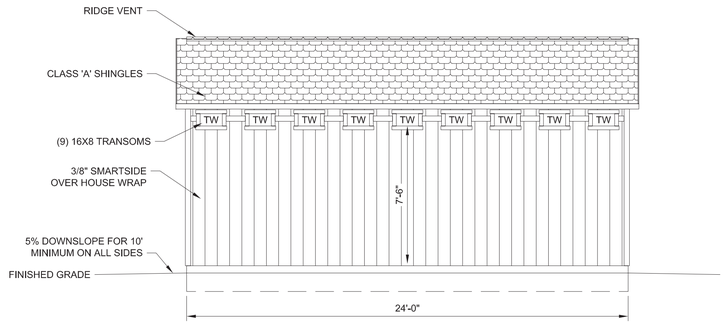
ACCESSORY BUILDING
16' X 24' = 384 SQ FT

DRAWING INDEX

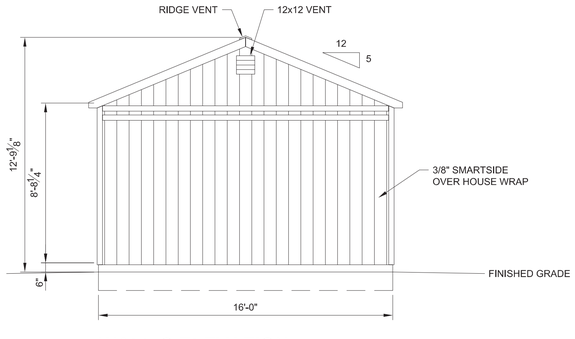
S1 - PROJECT NOTES, ELEVATIONS
S2 - PLANS, SHEAR WALL SCHEDULE
S3 - SECTIONS, DETAILS



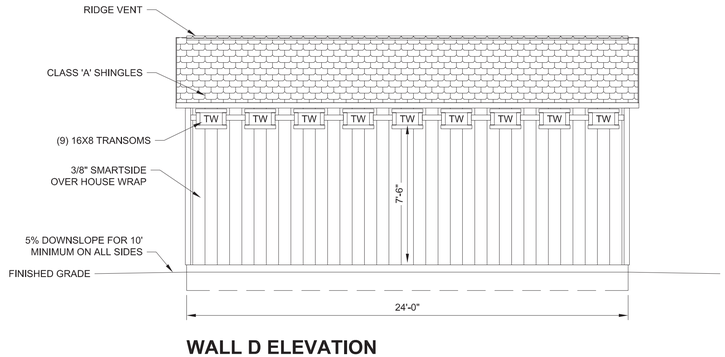
WALL A ELEVATION



WALL B ELEVATION



WALL C ELEVATION



WALL D ELEVATION

PROJECT NOTES

1. DESIGN REQUIREMENTS
   GOVERNING CODES: 2021 IBC
   OCCUPANCY GROUP: GROUP U
   CONSTRUCTION TYPE: V-B
   RISK CATEGORY: II

2. DESIGN SCHEDULE
   A. BUILDING SIZE
      WIDTH: 16'-0"
      LENGTH: 24'-0"
      SIDE WALL HEIGHT: 8'-8 1/4"
      TOTAL HEIGHT: 12'-9 1/8"
   B. ROOF PITCH: 5/12
   C. BUILDING LOADS
      GROUND SNOW LOAD, P_g: 20 PSF
      C_e: 1.00
      C_t: 1.20
      I_s: 1.00
      C_s: 1.00
      ROOF SNOW LOAD, P_s: 17 PSF
      ROOF LIVE LOAD: 20 PSF
      ROOF DEAD LOAD: 10 PSF
   D. DESIGN WIND
      BASIC WIND SPEED, V: 115 MPH
      ASD WIND SPEED, V_{asd}: 89 MPH
      WIND EXPOSURE: C
   E. SEISMIC DESIGN CATEGORY: D
      SEISMIC IMPORTANCE FACTOR, I_e: 1.00
      S_S: 0.45
      S_1: 0.15
      SITE CLASS: D
      S_{DS}: 0.44
      S_{D1}: 0.23
      SEISMIC FORCE-RESISTING SYSTEM: BEARING WALL
      DESIGN BASE SHEAR/WALL: 504 LBS
      C_S: 0.07
      R: 6.5
      ANALYSIS PROCEDURE: SIMPLIFIED DESIGN
      SITE CLASS: D

3. ROOFING SCHEDULE
   A. ROOF SHEATHING SHALL BE APA RATED 7/16" THICK OSB WITH FOIL BACKING, 24/16 RATED MIN., UNBLOCKED DIAPHRAGM. STAGGER LAYOUT PER APA CONDITION 1.
   B. SHEATHING NAILING SHALL BE PER NAILING SCHEDULE.
   C. TILE ROOFING BY OTHERS (U.N.O.).
   D. GAF FELTBUSTER.
   E. TYPE 'D' METAL DRIP EDGE FLASHING REQUIRED ALL SIDES.
   F. TRUSSES SHALL BE SPACED @ 24" O.C.
   G. SEE SEPARATE TRUSS SHEETS FOR TRUSS FRAMING AND MATERIALS.
   H. TRUSSES MUST BE BRACED ACCORDING TO THE LATEST EDITION OF THE BUILDING COMPONENT SAFETY INFORMATION "GUIDE TO GOOD PRACTICE OF METAL PLATE CONNECTED WOOD TRUSSES" (BCSI)
   I. TRUSS CONNECTION PLATES 'EAGLE METAL PLATES'.
   J. THE TRUSS PLATE INSTITUTE (TPI) (NER QA 430) IS THE INSPECTION AGENCY RESPONSIBLE FOR IN-PLANT INSPECTIONS.
   K. TRUSS MANUFACTURER: TUFF SHED, INC.

4. WOOD FRAMING
   A. ALL HEADERS ARE HF #2 (U.N.O.).
   B. ALL WALL FRAMING MEMBERS SHALL BE HF STUD GRADE OR BETTER.
   C. STUDS SHALL BE SPACED @ 16" O.C.
   D. FASTEN EXTERIOR WALL SHEATHING TO FRAMING PER NAILING SCHEDULE.
   E. PROVIDE SOLID BLOCKING AT ALL HORIZONTAL JOINTS OCCURRING IN BRACED WALL PANELS.
   F. SHEAR WALL MATERIAL AND NAILING SHALL BE AS SPECIFIED IN SHEAR WALL SCHEDULE.
   G. LAMINATED VENEER LUMBER (LVL) SHALL BE LVL 2.0E-2600 F_b WITH THE FOLLOWING MIN. DESIGN VALUES: F_b = 2600 PSI, F_t = 1555 PSI, F_v = 285 PSI, F_{cll} = 2510 PSI, $F_{c\perp}$ = 750 PSI, E = 2.0 x 10^6 PSI, SG= 0.50

5. SOIL
   A. MIN. REQUIRED SOIL TYPE SHALL BE CLAY, SANDY CLAY, SILTY CLAY, OR CLAYEY SILT (CL, ML, MH & CH). PRESCRIPTIVE ALLOWABLE SOIL BEARING PRESSURE USED IN DESIGN IS 1500 PSF AT 18" DEEP. VALUES ARE PER TABLE 1806.2.
   B. ALL FOOTINGS SHALL BE FOUNDED ON UNDISTURBED NATURAL SOIL.
   C. IN THE EVENT OF THE DISCOVERY OF EXPANSIVE SOILS OR UNFAVORABLE CONDITIONS, THE SERVICES OF A SOILS ENGINEER MAY BE REQUIRED.

6. PERMIT
   A. PERMIT APPLICATIONS, WHERE NO PERMIT IS ISSUED, SHALL EXPIRE PER LIMITATIONS SET BY LOCAL CODES. SECTION 105.5.
   B. JOB CARD REQUIRED TO BE AVAILABLE FOR SIGNATURE AT JOB SITE

7. GENERAL NOTES
   A. INSTALLATION PROCEDURES SHALL CONFORM TO OSHA STANDARDS. BUILDER SHALL PROTECT ALL ADJACENT PROPERTY, STRUCTURES, TREES, UTILITIES, ETC.
   B. BUILDER IS RESPONSIBLE FOR SAFETY OF BUILDING DURING CONSTRUCTION. PROVIDE ALL SHORING OR BRACING AS REQUIRED AND PER GOVERNING REGULATIONS.
   C. ALL WOOD CONSTRUCTION CONNECTORS REFERENCED IN THIS DRAWING SHALL BE SIMPSON 'STRONG-TIE' OR EQUIVALENT INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
   D. GREEN VINYL SINKER NAILS DO NOT MEET THE NAILING REQUIREMENTS OF COMMON NAILS.

8. MATERIAL EVALUATION REPORT IDENTIFICATION
   A. TRUSS CONNECTION PLATES BY EAGLE METAL PLATES PER ICC-ES REPORT #ESR-1082.
   B. SMARTSIDE SIDING BY LP CORPORATION PER ICC-ES REPORT #ESR-1301.
   C. HARDIE PANEL SIDING BY JAMES HARDIE BUILDING PRODUCTS PER ICC-ES REPORT #ESR-1844.
   D. HARDIE PLANK LAP SIDING BY JAMES HARDIE BUILDING PRODUCTS PER ICC-ES REPORT #ESR-2290.
   E. LAMINATED VENEER LUMBER (LVL) BY WEYERHAEUSER PER ICC-ES REPORT #ESR-1387.
   F. ASPHALT SHINGLES BY GAF PER ICC-ES REPORT #ESR-1475.
   G. FELTBUSTER ROOFING UNDERLAYMENT BY GAF PER ICC-ES REPORT #ESR-2808.
   H. HDU PRE-DEFLECTED HOLD-DOWNS BY SIMPSON STRONG-TIE PER ICC-ES REPORT #ESR-2330.
   I. SSTB ANCHOR BOLTS BY SIMPSON STRONG-TIE PER ICC-ES REPORT #ESR-2611.

B+T GRP
1717 S. BOULDER AVE. SUITE 300
TULSA, OK 74119
PH: (918) 587-4630
www.btgrp.com

B+T ENGINEERING, INC
ENGINEER: CHAD E. TUTTLE, P.E.
COA: 15496 [Exp: 12/31/2026].

CHAD E. TUTTLE
NEW MEXICO
15496
LICENSED PROFESSIONAL ENGINEER
11/5/25

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

SO #: 2186496 EP #: 25225
Customer: MIKE DOMINGUEZ

Description:
ACCESSORY BUILDING
16' X 24' = 384 SQ FT
Site Address:
2517 CAMINO CATALONIA
RIO RANCHO, NM 87124

THESE DRAWINGS AND THE DESIGN ARE THE PROPERTY OF TUFF SHED, INC. THESE DRAWINGS ARE FOR A BUILDING TO BE SUPPLIED AND BUILT BY TUFF SHED. ANY OTHER USE IS FORBIDDEN BY TUFF SHED INC.

TUFF SHED
Storage Buildings & Garages
TUFF SHED, INC.
8450 PAN AMERICAN FWY NE
ALBUQUERQUE, NM 87113
(505) 797-6503
STORE 080

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Drawn By: TB
Date: 6/9/25
Checked By: IMG/KM
Date: 11/4/25
Revised:
Revised:

Title:
PROJECT NOTES
ELEVATIONS

Scale: 1/4" = 1'-0"

Sheet:
S1

NAILING SCHEDULE

CHORD SPLICE NAILING: (8) 16d NAILS EACH SIDE OF SPLICE.
TRUSS BLOCKING: (4) 16d (TOENAILED)

FRAMING NAILING:
STUD TO TOP PLATE, (2) 16d END NAIL
STUD TO SILL PLATE, (2) 16d END NAIL OR (4) 8d TOENAIL
DOUBLE HEADER 16d @ 16" OC ALONG EACH EDGE
HEADER TO KING STUD (4) 8d TOENAIL OR (4) 16d END NAIL
DOUBLE TOP PLATES, 16d @ 16" FACE NAIL

UNLESS SPECIFIED HEREIN, ALL NAILING SHALL BE PER 2021 IBC TABLE 2304.10.2.

UPLIFT TRANSFER: PROVIDE SIMPSON H2.5A AT EACH END OF TRUSSES.

PROVIDE 2X4 SOLID BLOCKING ON ALL UNSUPPORTED EDGES OF PLYWOOD ON SHEAR WALLS.

UNBLOCKED ROOF DIAPHRAGM ROOF SHEATHING NAILING:	CALC. SHEAR LOAD (lb/ft)	ALLOW. SHEAR LOAD (lb/ft)
BORDER: 8d COMMON @ 6" OC EDGE: 8d COMMON @ 6" OC FIELD: 8d COMMON @ 12" OC	32	167

END WALL SHEAR TRANSFER: SHEATHING AT END WALL LAPS TOP PLATE OF WALL BELOW. PROVIDE EDGE NAILING. REFERENCE **END WALL ASSEMBLY**/S3, OR BALLOON FRAME END WALLS.

SHEAR WALL SCHEDULE

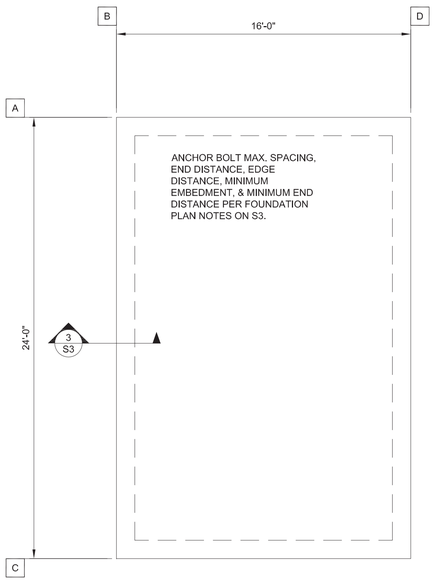
		CALC. SHEAR LOAD (lb/ft)	ALLOW. SHEAR LOAD (lb/ft)
A	2X4 FRAMING. SHEATHE EXTERIOR WITH 3/8" SMARTSIDE OVER HOUSE WRAP. 16'-0"' LONG TOTAL. (5'+5') = 10' USED FOR SHEAR. NAILING: EDGE: 8d COMMON @ 6" OC FIELD: 8d COMMON @ 12" OC NO HOLD-DOWNS REQUIRED.	137	148
C	2X4 FRAMING. SHEATHE EXTERIOR WITH 3/8" SMARTSIDE OVER HOUSE WRAP. 16'-0" LONG TOTAL. 16' USED FOR SHEAR. NAILING: EDGE: 8d COMMON @ 6" OC FIELD: 8d COMMON @ 12" OC NO HOLD-DOWNS REQUIRED.	86	148

SHEAR WALL SCHEDULE

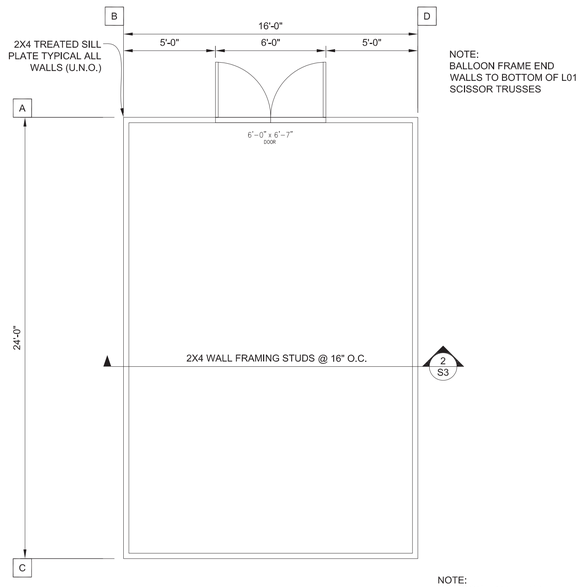
		CALC. SHEAR LOAD (lb/ft)	ALLOW. SHEAR LOAD (lb/ft)
B	2X4 FRAMING. SHEATHE EXTERIOR WITH 3/8" SMARTSIDE OVER HOUSE WRAP. 24'-0" LONG TOTAL. 24' AND C_o=0.90 USED FOR SHEAR. NAILING: EDGE: 8d COMMON @ 6" OC FIELD: 8d COMMON @ 12" OC NO HOLD-DOWNS REQUIRED.	32	133
	TOENAIL BLOCKING TO TOP PLATE: (3) 8d/BLOCK		150
D	2X4 FRAMING. SHEATHE EXTERIOR WITH 3/8" SMARTSIDE OVER HOUSE WRAP. 24'-0" LONG TOTAL. 24' AND C_o=0.90 USED FOR SHEAR. NAILING: EDGE: 8d COMMON @ 6" OC FIELD: 8d COMMON @ 12" OC NO HOLD-DOWNS REQUIRED.	32	133
	TOENAIL BLOCKING TO TOP PLATE: (3) 8d/BLOCK		150

WHEN PERFORATED SHEAR WALL DESIGN IS DESIGNATED, AREAS ABOVE AND BELOW OPENINGS ARE USED IN SHEAR CALCULATIONS. REFER TO ANSI/AWC SDPWS.

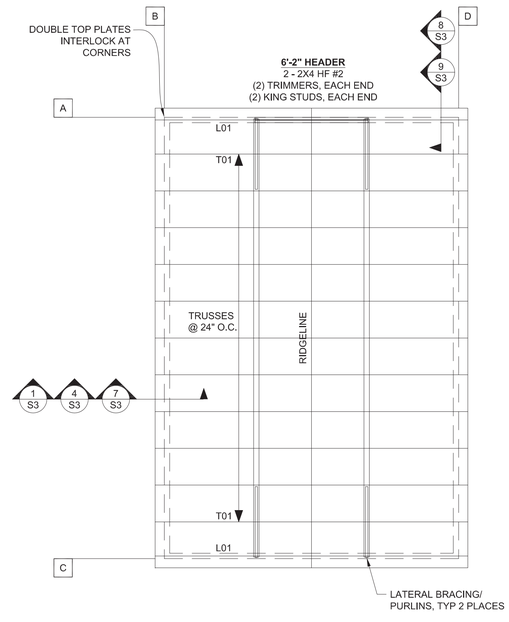
FASTENER EQUIVALENCY	
SIMPSON	USP
H2.5A	RT7A
SSTB16-SSTB36	STB16-STB36
HDU2-HDU5	PHD2A-PHD5A
HDU8	PHD8
LUS24-LUS210	JUS24-JUS210
LS30/LS50	MP3/MP5
LSTA9-LSTA24	LSTA9-LSTA24
A24	TDL5
H1	RT15
H3	RT3A
H6	LFTA6
H8	LTW12
H10	RT16A
PA51/PA68	TA51/TA71
ABA44/ABA66	PA44E/PA66E
BC4/BC6	C44/C66
A311	TDL10
HST2	KHST2
SDS1/4X3 SCREW	WS3
A34	MP34
A35	MPA1
CS18/CS22	RE200/RS300
HTT4/HTT5	HTT16/HTT22
CMSTC16	CMSTC16



FOUNDATION PLAN



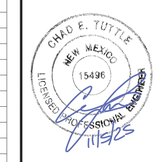
FLOOR PLAN



ROOF FRAMING PLAN

B+T GRP
1717 S. BOULDER AVE. SUITE 300
TULSA, OK 74119
PH: (918) 587-4630
www.btgrp.com

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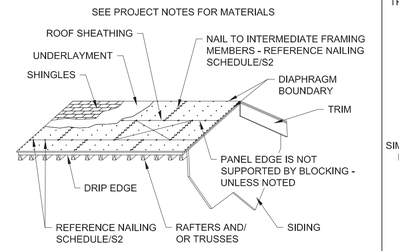
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Drawn By: TB
Date: 6/9/25
Checked By: IMG/KM
Date: 11/4/25
Revised:
Revised:

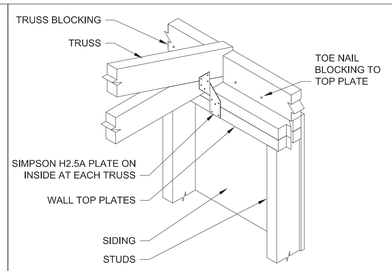
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PLANS
SHEAR WALL SCHED
NAILING SCHEDULE

Scale: 1/4" = 1'-0"

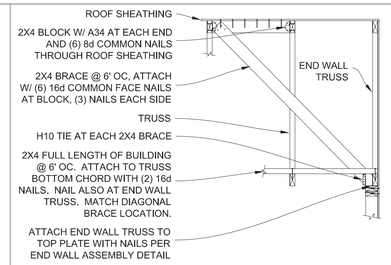
Sheet:
S2



6 ROOFING SHEATHING NAILING DTL



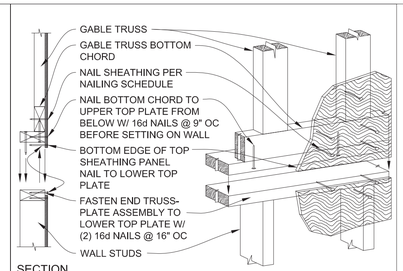
7 H2.5A RANCH TRUSS ATTACHMENT DETAIL WITH BOTTOM CHORD



8 LATERAL BRACING/PURLIN DETAIL

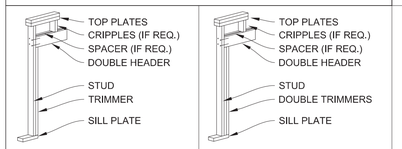
NOT TO SCALE

THIS DETAIL IS PROVIDED IN LIEU OF A RIGID CEILING SYSTEM



SECTION

9 END WALL ASSEMBLY DETAIL



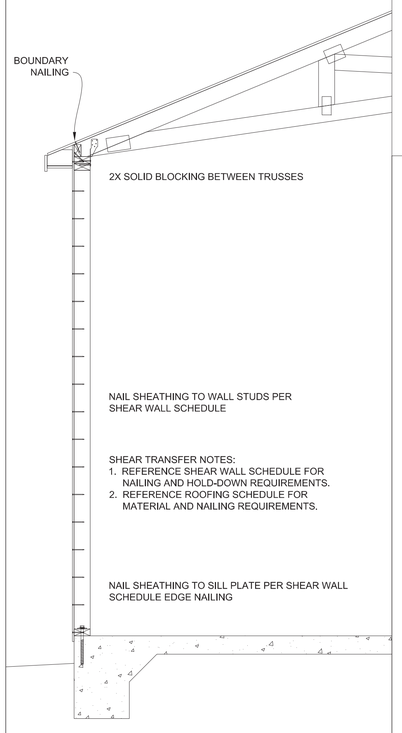
FOR OPENINGS UP TO 5'-11 1/2" UNLESS OTHERWISE NOTED

FOR OPENINGS 6'-0" AND WIDER UNLESS OTHERWISE NOTED

NAILING:
HEADER TO STUD - (4) 8d TOENAIL OR (4) 16d END NAIL
DOUBLED HEADER - 16d @ 16" STAGGERED FACE NAIL
REFERENCE TABLE 2304.10.2

5 HEADER DETAIL

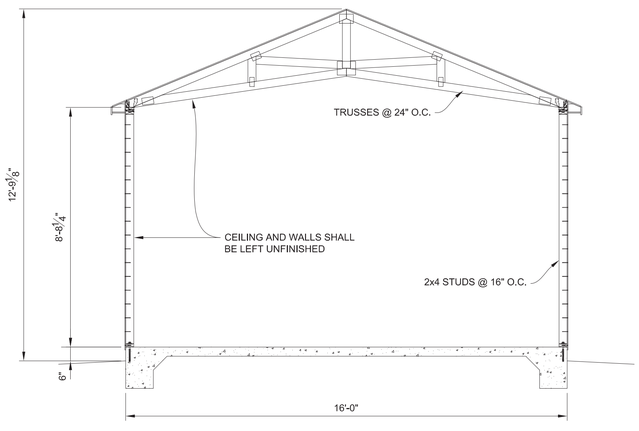
NOT TO SCALE



1 SHEAR TRANSFER DETAIL

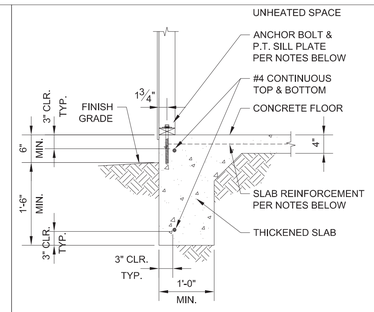
3/4" = 1'-0"

ATTACH 7/16" OSB SHEATHING WITH FOIL BACKING TO TRUSSES PER NAILING SCHEDULE. REFERENCE TABLE 2304.10.2.



2 BUILDING SECTION

3/8" = 1'-0"

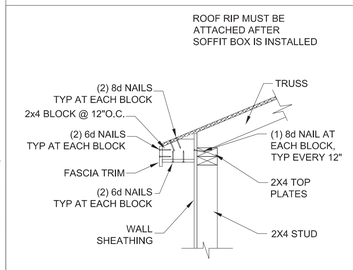


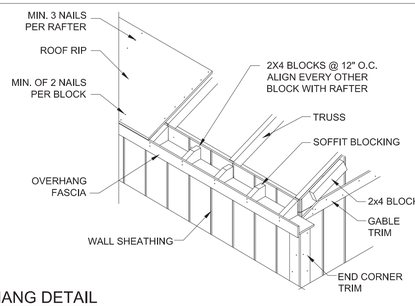
MONOLITHIC FOUNDATION

CONTINUOUS FOOTING NOTES
1. TOP OF CONCRETE TO BE 6" MIN. ABOVE GRADE. SLAB REINFORCEMENT SHALL BE WWF 6X6 W10xW10 PER ASTM A185. LOCATE AT MID-DEPTH OF SLAB.
-OR-
SLAB REINFORCEMENT SHALL BE FIBERMESH 150 OR BLENDED FIBERMESH150. FIBERMESH SHOULD BE DISPERSED UNIFORMLY THROUGH CONCRETE W/ MIN. 1 POUND PER CUBIC YARD OF CONCRETE.
2. ALL FOOTING FORMS SHALL BE INSPECTED FOR SIZE AND REINFORCING BEFORE POURING CONCRETE.
3. FOOTINGS SHALL BEAR ON UNDISTURBED NATURAL, COMPETENT SOIL,OR PROPERLY COMPACTED STRUCTURAL FILL. ALLOWABLE SOIL BEARING PRESSURE IS 1500 PSF AT 18" BELOW GRADE.
4. CONCRETE: MINIMUM 28 DAY COMPRESSIVE STRENGTH, f'c = 2500 PSI.
5. REINFORCING STEEL: A615, GRADE 40 OR GRADE 60. ALL REINFORCING STEEL SHOWN TO BE CONTINUOUS MAY BE LAPPED A MINIMUM OF 38 BAR DIAMETERS OR 24".
6. SEISMIC DESIGN CATEGORY-D
   A. ATTACH PRESSURE TREATED SILL PLATE TO THE FOOTING USING 1/2" DIA X 8" LONG TITEN BOLTS WITH 3"X3"X1/4" PLATE WASHERS.
   B. ANCHOR BOLTS SHALL BE EMBEDDED AT LEAST 6" INTO THE CONCRETE AND SHALL BE SPACED NOT MORE THAN 6' OC.
   C. THERE SHALL BE A MINIMUM OF 2 BOLTS PER SILL PLATE PIECE WITH 1 BOLT LOCATED NOT MORE THAN 12" NOR LESS THAN 7 BOLT DIAMETERS FROM EACH END OF EACH PIECE.

3 FOUNDATION DETAIL

3/4" = 1'-0"





4 PREMIER PRO RANCH SHED OVERHANG DETAIL

NOT TO SCALE

B+T GRP
1717 S. BOULDER AVE. SUITE 300
TULSA, OK 74119
PH: (918) 587-4630
www.btgrp.com

B+T ENGINEERING, INC
ENGINEER: CHAD E. TUTTLE, P.E.
COA: 15496 [Exp: 12/31/2026].

CHAD E. TUTTLE — NEW MEXICO — 15496 — LICENSED PROFESSIONAL ENGINEER — 11/5/25

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

SO #: 2186496 EP #: 25225
Customer: MIKE DOMINGUEZ

Description:
ACCESSORY BUILDING
16' X 24' = 384 SQ FT
Site Address:
2517 CAMINO CATALONIA
RIO RANCHO, NM 87124

THESE DRAWINGS AND THE DESIGN ARE THE PROPERTY OF TUFF SHED, INC. THESE DRAWINGS ARE FOR A BUILDING TO BE SUPPLIED AND BUILT BY TUFF SHED. ANY OTHER USE IS FORBIDDEN BY TUFF SHED INC.

TUFF SHED
Storage Buildings & Garages
TUFF SHED, INC.
8450 PAN AMERICAN FWY NE
ALBUQUERQUE, NM 87113
(505) 797-0503
STORE 060

COPYRIGHT © 2015 TUFF SHED, INC.
PROPRIETARY, ALL RIGHTS RESERVED

Drawn By: TB
Date: 6/9/25
Checked By: IMG/KM
Date: 11/4/25
Revised:
Revised:

Title:
SECTIONS
DETAILS

Scale: NONE

Sheet:
S3

REQUEST FOR DESIGN APPROVAL
CABEZON-CORAZON HOMEOWNERS ASSOCIATION
ARCHITECTURAL CONTROL COMMITTEE

(PLEASE PRINT)

Describe proposed changes or additions (attach additional sheets if necessary):
BUILD A 16'x24' SHED IN THE FAR SE CORNER OF THE BACKYARD. SHED TO BE LOCATED WITH A 5' SETBACK FROM THE SIDE AND REAR PROPERTY LINES. THIS WILL BE A RANCH STYLE SHED WITH A PITCHED ROOF AND WILL SIT ON A CONCRETE FOUNDATION (SEE ATTACHED DRAWING). SIDING AND ROOF SHINGLES WILL MATCH THE HOME AS CLOSE AS POSSIBLE TO COLORS AVAILABLE FROM THE BUILDER (SEE COLOR SWATCHES). BUILDING PERMITS WILL BE SUBMITTED BY THE BUILDER (TUFF SHED) TO THE CITY FOR APPROVAL PRIOR TO CONSTRUCTION. ONCE THE FOUNDATION HAS BEEN POURED, IT WILL TAKE APPROXIMATELY 5-7 DAYS TO COMPLETE THE PROJECT. CONSTRUCTION WILL BEGIN ONCE FINAL APPROVAL HAS BEEN PROVIDED BY HOA AND THE CITY OF RIO RANCHO.

==========

If approved by the Architectural Control Committee, the proposed improvements will be completed within 45 days of Notice of Approval.

==========

The adjacent OWNERS have reviewed the proposed improvements. We understand that the neighbor objections do not in themselves cause denial. The Architectural Committee may contact neighbors to consider their objections if necessary.

(Signature) Address: 2447 Camion Catalonia Circle: Approve / Object

Mario Medina
(Printed Name)

(Signature) Address: 2521 Camino Catalonia Circle: Approve / Object

Victor Lukaszonas II
(Printed Name)

(Signature) Address: Circle: Approve / Object

(Printed Name)

==========

FOR OFFICE USE ONLY

Date Received: Submitted to Architectural Control Committee on:

Action: ____Approved ____Denied ____Conditional Approval

Decision Letter sent on :

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: John Mike Dominguez		Phone: (505) 550-7460
Address: 2517 Camino Catalonia SE		E-Mail: mikedominguez8569@gmail.com
City: Rio Rancho	State: NM	Zip: 87124
Proprietary Interest: Homeowner	List Owners: John M. & Ana M. Dominguez	
Deed or Ownership Verification Provided: (Initials)		Letter of Authorization Provided: (Initials)

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

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

I am requesting a 5 foot setback from the rear wall for a Shed, to maximize our lot and provide better fire protection from the main house. Our lot backs up to Cabezon Blvd and therefore we have no rear neighbors.

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit : Corazon at Cabezon	Block(s): 6	Lot(s): 10
Existing Zoning: R-1	Proposed Zoning:	
No. of existing lots:	No. of proposed lots:	Total area of site (acres) .20

ACKNOWLEDGEMENT

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

Print Name: John Mike Dominguez	Applicant:	Agent:
Signature: John M Dominguez		Date: 9/5/25

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

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

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: 25-200-00050

AGENDA DATE:
January 27, 2026

DEPARTMENT:
Development Services

SUBJECT:
Preliminary/Final Plat. The applicants, the City of Rio Rancho and SSCAFCA, through their agent, Community Sciences Corporation, requests approval of a Preliminary/Final Plat for the subject property legally described as Black Arroyo Wildlife Park, Tract A-1-A-1. The plat splits the existing tract and dedicates 0.2104 acres of Right of Way to the City of Rio Rancho. Staff contact is Liz Ruiz Carlos and staff recommends approval with findings and conditions.

BACKGROUND AND ANALYSIS:
The applicants, the City of Rio Rancho and SSCAFCA, through their agent, Community Sciences Corporation, requests approval of a Preliminary/Final Plat for the subject property legally described as Black Arroyo Wildlife Park, Tract A-1-A-1. The plat splits the existing tract and dedicates 0.2104 acres of Right of Way to the City of Rio Rancho. The ROW dedication is specifically located south of the intersection of Cabezon Blvd SE (Minor Collector road) and Veranda Rd SE (Minor Arterial road). The tract consists of 84.0811 acres and the entirety of the tract is zoned OS: Open Space. The subject property also falls within the Unit 10 Specific Area Plan.

I. GENERAL INFORMATION
1. Layout: The proposed subdivision is dedicating 0.2104 acres of ROW and creating two tracts.
2. Acreage: 84.0811 acres.
3. Access: Access to the proposed tracts would remain off of Cabezon Blvd SE and Veranda Rd SE.
4. Zoning: The subject property is zoned OS: Open Space.
5. Dry Utilities/Gas: Any future development of the lot is responsible for coordinating the installation of all dry utilities with Cable One, Centurylink, PNM, Ezee Fiber, and Gas Company of New Mexico. All utility franchises will be signing the plat.
6. Water and Wastewater Availability: The new tracts may be serviced by City water and wastewater. The property owners will need to confirm availability upon development (if any development).
7. Drainage: The subject property is a SSCAFCA property primarily utilized for drainage open space. Any associated facilities would require additional drainage and infrastructure plans, to be reviewed upon development and installation of improvements.
8. Roads & Sidewalks: There are 0.2104 acres of ROW being dedicated with this plat.
9. Recreation Facilities/Open Space: The primary tract is the SSCAFCA Black Arroyo Wildlife Park, zoned as Open Space and featuring recreation trails.
10. Easements: The plat is granting a 10ft PUE along the front of the remaining tract not dedicated as ROW.
11. Public Site Dedications: None
12. Vacations: None

13. Variances: None

II. CONFORMANCE WITH THE SUBDIVISION REQUIREMENTS:
Staff recommends the Planning and Zoning Board find the proposed Preliminary/Final Plat conforms to the requirements of R.O. 2003 Chapter 155 Subdivisions. The plat is creating two tracts, with one reserved as right-of-way to the City, which is not creating a conventional subdivision. Conforms.

III. CONFORMANCE WITH THE ZONING ORDINANCE: There are not dimensional standards in place for the OS: Open Space zoning district that the proposed tracts would need to comply with. Conforms.

IV. CONFORMANCE WITH CITY COMPREHENSIVE PLAN AND UNIT 10 SPECIFIC AREA PLAN: In Chapter 7, Transportation Element, Policy TR-9 seeks to "Plan rights-of-way prior to development review and, where appropriate, officially secure them by dedication or reservation of property." This application would be an action in meeting this policy. Staff recommends the Planning and Zoning Board find the plat is in conformance with the City Comprehensive Plan and Unit 10 Specific Area Plan.

V. CONFORMANCE WITH CITY POLICIES AND REGULATIONS: The following departments reviewed the application and have the following comments:

DSD Planning and Zoning - see attachment "Zoning Redlined Plat"
DSD Engineering - see attachment "Engineering Redlined Plat"
Public Works - No adverse comments
Rio Rancho Public Schools - No comments provided
Fire and Rescue - No adverse comments Police Department - No comments provided
SSCAFCA - No adverse comments
MRCOG - No comments provided
Parks, Recreation and Community Services - No adverse comments.

NOTIFICATIONS: Notice of a pending Preliminary/Final Plat application was sent via first class mail to property owners adjacent to the subject property. A legal notice was published in the Albuquerque Journal on January 14, 2025. A notice sign was posted to the property one week prior to the public hearing. All legal notification requirements have been met.

IMPACT:

The Development Services Department recommends the Planning and Zoning Board approve the Preliminary/Final Plat, subject to the following findings of fact and conditions of approval:

FINDINGS OF FACT:
1. The Planning and Zoning Board has jurisdiction over the applicant’s request for approval of the Preliminary/Final plat and the subject property.
2. The applicant has the authority to apply for a Preliminary/Final 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 FOR APPROVAL:
1. The Preliminary/Final Plat has been prepared, reviewed, and conforms to the City of Rio Rancho plans and policies.
2. The Preliminary/Final Plat conforms to the requirements of the Rio Rancho Code of Ordinance (R.O. 2003) Chapter 155 Subdivisions.
3. The Preliminary/Final Plat conforms to the Unit 10 Specific Area Plan.

4. A Water/Waste Water Availability statement from the Utility Division is required prior to future site development.
5. All future development shall conform to all applicable City codes and ordinances.
6. All staff comments will be addressed prior to the recording of the plat, including Zoning and Engineering comments denoted on "Zoning Redlined Plat" and " Engineering Redlined Plat". These comments include but are not limited to:
a. Replacing Land Coordinator Signature with Mayor Signature
b. Replacing Development Services Director with Planning and Zoning Board Chair
c. Identify Right-of-Way dedication in Purpose and Dedication blocks

ALTERNATIVES:

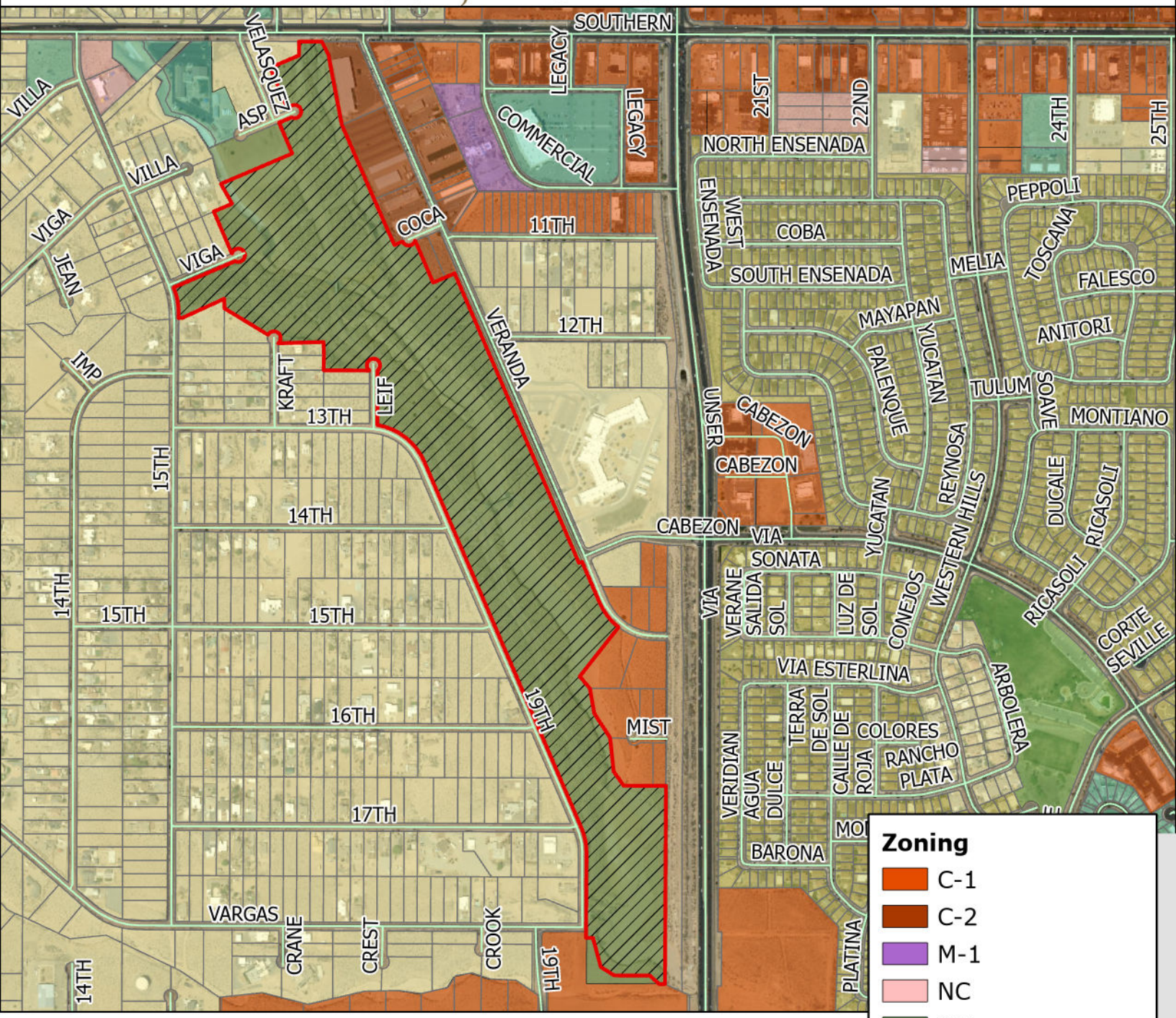
The Planning and Zoning Board may:
1. Approve the Preliminary/Final Plat with staff recommendations and conditions.
2. Approve the Preliminary/Final Plat with amendments to recommendations and/or conditions.
3. Deny the Preliminary/Final Plat.
4. Postpone the item and continue the public hearing for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

DEPARTMENT RECOMMENDATION:

Staff contact is Liz Ruiz Carlos and staff recommends approval with findings and conditions.

ATTACHMENT: Location, Zoning Map.pdf
ATTACHMENT: Application.pdf
ATTACHMENT: Plat.pdf
ATTACHMENT: Land Donation Document.pdf
ATTACHMENT: Zoning Redlined Plat.pdf
ATTACHMENT: Engineering Redlined Plat.pdf
ATTACHMENT: Reproduction of Notices.pdf

PRELIMINARY/ FINAL PLAT
1280 15TH ST SE
BAWP, TRACT A-1-A-1



Zoning

- C-1
- C-2
- M-1
- NC
- OS
- PR
- R-1
- R-3
- R-4
- SU
- Subject Property

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 1/9/26

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
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☐ 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: Daniel Pavlakovich		Phone: 505-896-8811
Address: 3200 Civic Center Circle NE		E-Mail: dpavlakovich@rrnm.gov
City: Rio Rancho	State: NM	Zip: 87144
Proprietary Interest: Land Coordinator	List Owners: SSCAFCA	
Deed or Ownership Verification Provided: (Initials) TWP	Letter of Authorization Provided: (Initials) For City	
Agent Name: Community Sciences Coroporation		Phone: 505-897-0000
Address: 4481 Corrales Road		E-Mail: tompatrick@communitysciences.com
City: Corrales	State: NM	ZIP Code: 87048

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

The purpose of this plat is to dedicate a portion of Tract A-1-A-1 to the City of Rio Rancho as referenced in document dated 11/20/25, CORR project # FR2443, vacate a portion of a 10' PUE within the dedicated portion, and to grant a new 10' PUE.

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit : SSCAFCA Black Arroyo Wildlife Park	Block(s): 33, RRE Unit 10	Lot(s): Tract A-1-A-1
Existing Zoning: Commercial and Open Space	Proposed Zoning: Commercial and Open Space	
No. of existing lots: 1	No. of proposed lots: 2	Total area of site (acres) 84.0811

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.

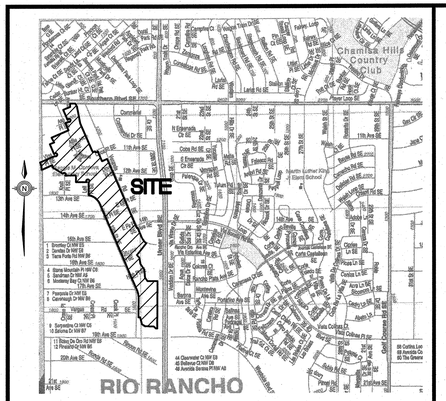
Print Name: Community Sciences Corporation	Applicant: Daniel Pavlakovich	Agent: Community Sciences Coroporation
Signature: TWPatrick		Date: 01/14/2026

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

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

Form revised June 2014



VICINITY MAP
NOT TO SCALE

Public Utility Easements:

Public Utility Easements shown on this plat are granted for the common and joint use of :

A. Public Service Company of New Mexico (PNM), a New mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.

B. 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.

C. Lumen Technologies for the installation, maintenance and service of such lines, cable, and other related equipment & facilities reasonably necessary to provide communication services.

D. Comcast for the installation, maintenance and service of such lines, cable, and other related equipment & facilities reasonably necessary to provide Cable services.

E. Sparklight for the installation, maintenance and service of such lines, cable, and other related equipment & facilities reasonably necessary to provide Cable services.

F. EZEE Fiber for the installation, maintenance and service of such lines, cable, and other related equipment & facilities reasonably necessary to provide Cable services.

G. City of Rio Rancho for the installation, maintenance, and service of lines, and other related equipment & facilities reasonably necessary to provide service.

Included is the right to build, rebuild, construct, reconstruct, locate, relocate within the easement, change, remove replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, 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, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground 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. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

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, Public Service Company of New Mexico (PNM), New Mexico Gas Company (NMGC), Lumen Technologies, Comcast, Sparklight, EZEE Fiber, and City of Rio Rancho Water Utilities did not conduct a title search of the properties shown hereon. Consequently, PNM, NMGC and Lumen 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.

Jurisdictional Affidavit:

I, Thomas W. Patrick, New Mexico Professional Surveyor No. 12651, do hereby affirm that the property shown and described hereon does lie within the extra-territorial planning and platting jurisdiction of the City of Rio Rancho.

By: _____ _____
Thomas W. Patrick, NMPS No. 12651 Date

Surveyor's Certification:

I, Thomas W. Patrick hereby affirm that I am a duly qualified Registered Professional Surveyor under the laws of the State of New Mexico and do certify that this plat was prepared by me or under my direct supervision; shows accurate dimensions and land areas; shows all easements and restrictions as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, title companies, utility companies or other parties expressing an interest. I further certify that this plat meets the Minimum requirements for monumentation and surveys of the City of Rio Rancho Subdivision Ordinance and meets the "Minimum Standards for Surveying in New Mexico" and is true and correct to the best of my knowledge and belief.

BY: _____ _____
Thomas W. Patrick, NMPS No. 12651 Date

THOMAS W. PATRICK NEW MEXICO 12651 REGISTERED PROFESSIONAL SURVEYOR

PURPOSE

The purpose of this plat is to dedicate a portion of existing Tract A-1-A-1 to the City of Rio Rancho as right-of-way, to vacate a portion of 10' Public Utility Easement which lies within said new right-of-way, and to grant a 10' Public Utility Easement along said new right-of-way, all as shown hereon.

CONSENT AND DEDICATION

The Summary Plat shown hereon is with the free consent and in accordance with the desires of the undersigned owners thereof. Said owners do hereby certify that this replat is of their free act and deed, do vacate public utility easements, do grant public utility easements, and do dedicate a portion of this property as right-of-way to the City of Rio Rancho.

BY: _____
David Gatterman DATE
SSCAFCA EXECUTIVE ENGINEER

BY: _____
Greggory D. Hull DATE
MAYOR OF THE CITY OF RIO RANCHO

ACKNOWLEDGEMENT

State of New Mexico
County of Sandoval ss

This instrument was acknowledged before me on this _____ day of_____, 2026,

by David Gatterman, as his free act and deed.

_____
Notary Public

My Commission Expires: _____

ACKNOWLEDGEMENT

State of New Mexico
County of Sandoval ss

This instrument was acknowledged before me on this _____ day of_____, 2026,

by Greggory D. Hull, Mayor of the City of Rio Rancho, as his free act and deed.

_____
Notary Public

My Commission Expires: _____

City of Rio Rancho Grant of Easement

The City shall maintain all City owned Improvements within the Easement Property, including, but not limited to, recreational facilities, open space, grass, landscaped areas, irrigation facilities, fences, City utility lines, retaining / landscape walls, all recreation and public access trails including asphalt bike trails, drop surface inlets, storm drainage laterals, roads, roadway crossings, including culverts / structures and all drainage facilities, except those regional drainage facilities herein above identified as the responsibility of SSCAFCA.

Notes:

1. The Basis of Bearings is the line between SSCAFCA Monument 253 and SSCAFCA Monument 256 as measured with the "Trimble VRS Now" GNSS Virtual Reference System. Bearings are New Mexico State Plane Bearings, Central Zone, NAD 83. Distances are ground distances.
2. This Property lies within Flood Zone "X" designating Areas of Minimal Flood Hazard, Zone X Shaded, areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile, and within Zone AE, Special Flood Hazard Areas with base flood elevations (BFE), as defined by the F.E.M.A. Flood Insurance Rate Map (FIRM) for this area, dated March 18, 2008, Map No. 35043C2102D.
3. Bearings and distances shown hereon are record per Summary Plat of Tract A-1-A-1 SSCAFCA Black Arroyo Wildlife Park Block 33, Rio Rancho Estates Unit Ten and Tract A-1 Lands of Springer 5 Investments recorded 12/20/2024 in Rio Rancho Estates Plat Book 36, Page 45 as Document no. 2024P02346.
4. Documents Used:
   a. Summary Plat and Vacation of Right-Of-Way for Tracts A-1-A and A-1-B SSCAFCA Black Arroyo Wildlife Park, Block 33, Rio Rancho Estates Unit Ten, filed on March 9, 2020, in Book 3, Page 4513, (Rio Rancho Estates Plat Book 29, Page 89)
   b. Plat of Tract A, Lands of Springer 5 Investments and Parcel D-1, Unser Boulevard Right-Of-Way, filed on May 22, 2013, in Book 3, Page 3581, (Rio Rancho Estates Plat Book 25, Page 1)
   c. Drainage Easement Exchange Agreement, filed on September 16, 2024, in Document No. 2024019881, Book 427, Page 19881.
   d. Real Estate Purchase and Sale Agreement, effective September 13, 2024
   e. Summary Plat of Tract A-1-A-1 SSCAFCA Black Arroyo Wildlife Park Block 33, Rio Rancho Estates Unit Ten and Tract A-1 Lands of Springer 5 Investments recorded 12/20/2024 in Rio Rancho Estates Plat Book 36, Page 45 as Document no. 2024P02346.
   f. Donation of Real Property dated 11/20/2025, City of Rio Rancho Project No. FR2443.
   g. Plat of Lot 106A-1, Block 33, Rio Rancho Estates Unit 10, recorded 03/28/2007 in Rio Rancho Estates Plat Book 21, Page 28.

Legal Description See Sheets 2 and 3

STATE OF NEW MEXICO)
SS.
COUNTY OF SANDOVAL)

This instrument was filed for record on this _____ day of _____2026, at _____ A/P M & Recorded in Volume _____, Folio _____ of Records of Sandoval County

_____,
County Clerk & Recorder.

RRE BOOK_____ PAGE_____

FINAL PLAT

TRACTS A-1-A-1-A & A-1-A-1-B SSCAFCA BLACK ARROYO WILDLIFE PARK BLOCK 33, RIO RANCHO ESTATES UNIT TEN

BEING A REPLAT OF
TRACT A-1-A-1, BLACK ARROYO WILDLIFE PARK,
BLOCK 33, RIO RANCHO ESTATES UNIT 10

TOWN OF ALAMEDA GRANT
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
DECEMBER, 2025

PROJECT #_____

SITE DATA

FEMA MAP NO's.	35043C2102D
FLOOD ZONE DESIGNATION:	ZONE X, X SHADED, AE
ZONING	OPEN SPACE
NO. OF EXISTING LOTS AND TRACTS	1
NO. OF NEW TRACTS	2
MILES OF DEDICATED RIGHT-OF-WAY CREATED	0.0003 SQ. MI
TOTAL ACREAGE	84.0811 ACRES
ACREAGE OF DEDICATED RIGHT-OF-WAY	0.2104 ACRES

Approvals

Utility:

_____ _____
Public Service Company of NM (PNM) Date

_____ _____
New Mexico Gas Company Date

_____ _____
Lumen Technologies Date

_____ _____
Sparklight Date

_____ _____
Comcast Date

_____ _____
EZEE Fiber Date

_____ _____
City of Rio Rancho Date

City:

City of Rio Rancho Planning & Zoning Board

Approved this _____ Day of _____, 2026.

_____ _____
Fred Radosevich, Chair Date

City of Rio Rancho Clerk:

I, Noel C. Davis, City Clerk of the City of Rio Rancho, New Mexico, do hereby certify that the plat shown hereon was approved by the Planning and Zoning Board on the _____ day of _____, 2026.

_____ _____
Noel C. Davis Date

County Approvals:

Sandoval County Treasurer:

I, Jennifer Taylor, Treasurer of Sandoval County, New Mexico, do hereby certify that all property taxes have been paid in full pursuant to New Mexico Statute 7-38-44.1.

_____ _____
By: Sandoval County Treasurer Date

Indexing Information:

UPC #: 1011068252064
Owner: SSCAFCA
Property: Tract A-1-A-1, SSCAFCA Black Arroyo Wildlife Park
Sections 26 & 35, T.12N., R.2E., NMPM
City of Rio Rancho, New Mexico, 87124

Final Plat

Tracts A-1-A-1-A & A-1-A-1-B SSCAFCA Black Arroyo Wildlife Park
Block 33, Rio Rancho Estates Unit Ten

DWG: P:\ITE 1\GS\2026 J:\1N\474 - City of Rio Rancho\01 Misc\Survey\Tract A-1-A-1 SSCAFCA BLACK ARROYO WP REPLAT JMS REVISED

DES:	PRIMO
CHK'D:	TWP/LRC/CFS
SCALE:	1"=200'
DATE:	12/08/2025
DRAWN:	TWP/ISLN/JMS DKS
REVIEW:	
JOB NO.:	N1474-01-605

Community Sciences Corporation
Land Surveying
(505) 897.0000

FINAL PLAT

TRACTS A-1-A-1-A & A-1-A-1-B
SSCAFCA BLACK ARROYO WILDLIFE PARK
BLOCK 33, RIO RANCHO ESTATES UNIT TEN

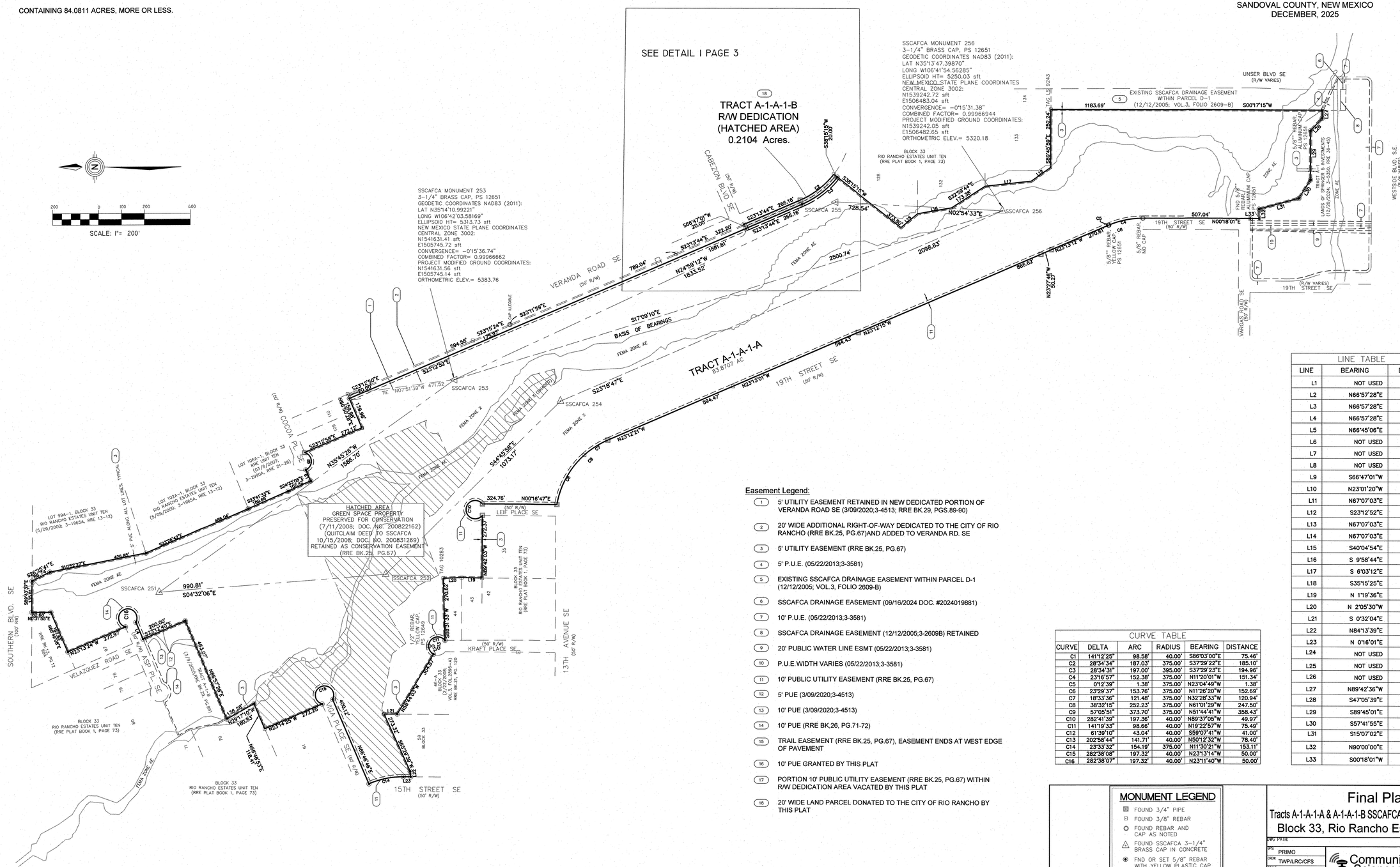
BEING A REPLAT OF
TRACT A-1-A-1, BLACK ARROYO WILDLIFE PARK,
BLOCK 33, RIO RANCHO ESTATES UNIT 10

TOWN OF ALAMEDA GRANT
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
DECEMBER, 2025

LEGAL DESCRIPTION

TRACT A-1-A-1 AS THE SAME IS SHOWN AND DESIGNATED ON THE SUMMARY PLAT ENTITLED, "TRACT A-1-A-1, SSCAFCA BLACK ARROYO WILDLIFE PARK, BLOCK 33, RIO RANCHO ESTATES UNIT TEN, AND TRACT A-1, LANDS OF SPRINGER 5 INVESTMENTS", RECORDED IN THE OFFICE OF THE COUNTY CLERK OF SANDOVAL COUNTY, NEW MEXICO ON DECEMBER 20, 2024, IN BOOK 3, PAGE 5350, RIO RANCHO ESTATES PLAT BOOK 36, PAGE 45, AS DOCUMENT NO. 2024P02346.

CONTAINING 84.0811 ACRES, MORE OR LESS.

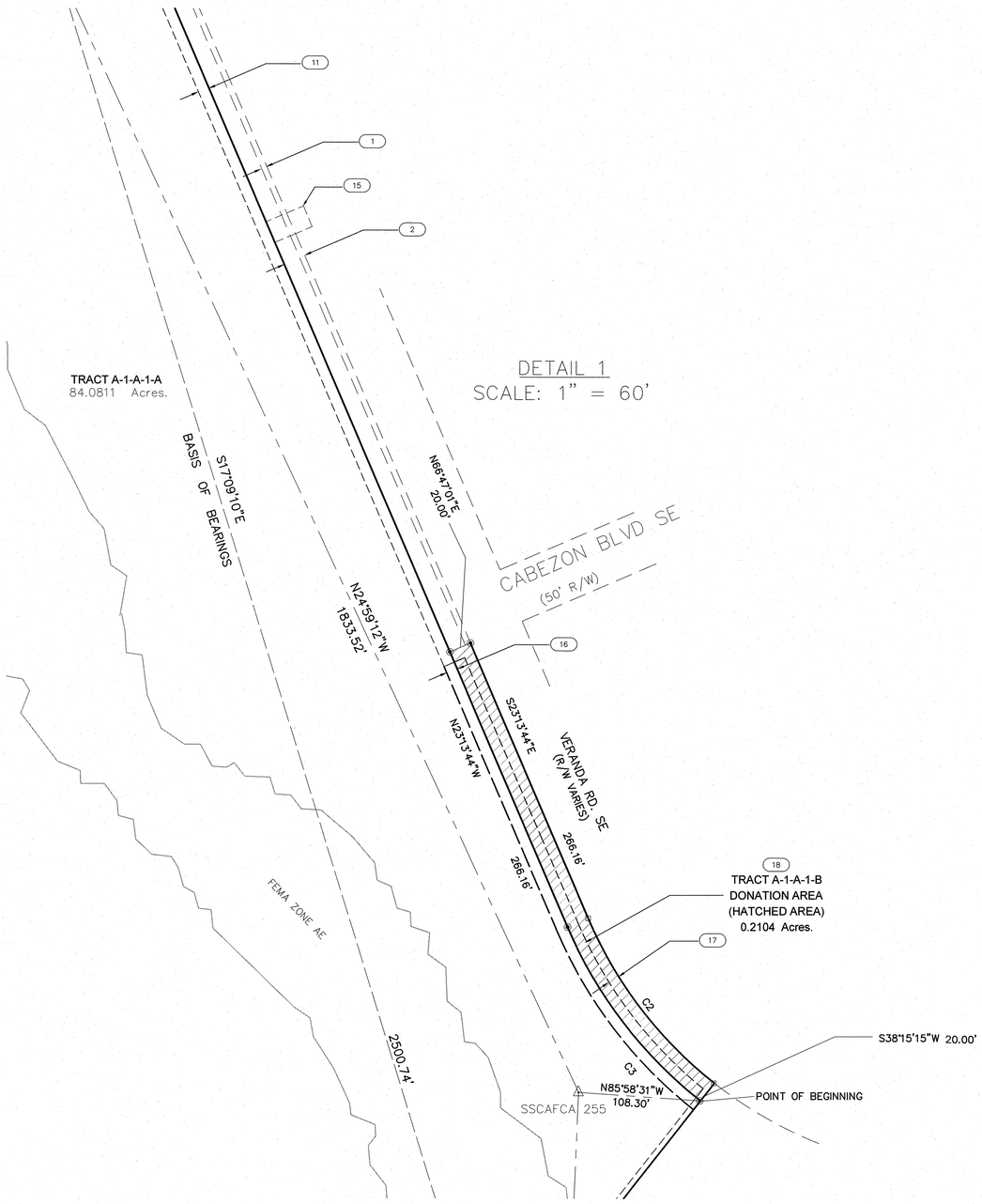

SEE DETAIL I PAGE 3
TRACT A-1-A-1-B
R/W DEDICATION
(HATCHED AREA)
0.2104 Acres.
SSCAFCA MONUMENT 253
3-1/4" BRASS CAP, PS 12651
GEODETIC COORDINATES NAD83 (2011):
LAT N35°14'10.99221"
LONG W106°42'03.58169"
ELLIPSOID HT= 5313.73 sft
NEW MEXICO STATE PLANE COORDINATES
CENTRAL ZONE 3002:
N1541631.41 sft
E1505745.72 sft
CONVERGENCE= -0°15'36.74"
COMBINED FACTOR= 0.99966662
PROJECT MODIFIED GROUND COORDINATES:
N1541631.56 sft
E1505745.14 sft
ORTHOMETRIC ELEV.= 5383.76
SSCAFCA MONUMENT 256
3-1/4" BRASS CAP, PS 12651
GEODETIC COORDINATES NAD83 (2011):
LAT N35°13'47.39870"
LONG W106°41'54.56285"
ELLIPSOID HT= 5250.03 sft
NEW MEXICO STATE PLANE COORDINATES
CENTRAL ZONE 3002:
N1539242.72 sft
E1506483.04 sft
CONVERGENCE= -0°15'31.38"
COMBINED FACTOR= 0.99966944
PROJECT MODIFIED GROUND COORDINATES:
N1539242.05 sft
E1506482.65 sft
ORTHOMETRIC ELEV.= 5320.18
VERANDA ROAD SE
(50' R/W)
CABEZON BLVD SE
(50' R/W)
SSCAFCA 255
SSCAFCA 256
SSCAFCA 253
SSCAFCA 254
SSCAFCA 251
SSCAFCA 252
BASIS OF BEARINGS
S17°09'10"E
TRACT A-1-A-1-A
83.8707 AC
19TH STREET SE
(50' R/W)
COCOA PLACE SE
(50' R/W)
LEIF PLACE SE
(50' R/W)
KRAFT PLACE SE
(50' R/W)
VIGA PLACE SE
(50' R/W)
VELAZQUEZ ROAD SE
(50' R/W)
ASP PL SE
(50' R/W)
15TH STREET SE
(50' R/W)
13TH AVENUE SE
(50' R/W)
SOUTHERN BLVD. SE
(100' R/W)
UNSER BLVD SE
(R/W VARIES)
WESTSIDE BLVD, S.E.
(R/W VARIES)
VARGAS ROAD SE
(50' R/W)
EXISTING SSCAFCA DRAINAGE EASEMENT
WITHIN PARCEL D-1
(12/12/2005; VOL.3, FOLIO 2609-B)
SSCAFCA DRAINAGE EASEMENT (09/16/2024 DOC. #2024019881)
LANDS OF SPRINGER 5 INVESTMENTS
(12/20/2024, 3-5350, RRE 36-45)
BLOCK 33
RIO RANCHO ESTATES UNIT TEN
(RRE PLAT BOOK 1, PAGE 73)
LOT 99A-1, BLOCK 33
RIO RANCHO ESTATES UNIT TEN
(5/09/2000; 3-1965A, RRE 13-12)
LOT 102A-1, BLOCK 33
RIO RANCHO ESTATES UNIT TEN
(5/09/2000; 3-1965A, RRE 13-12)
LOT 108A-1, BLOCK 33
RIO RANCHO ESTATES UNIT TEN
(03/8/2007; 3-2090A, RRE 21-28)
HATCHED AREA
GREEN SPACE PROPERTY
PRESERVED FOR CONSERVATION
(7/11/2008; DOC. NO. 200822162)
(QUITCLAIM DEED TO SSCAFCA
10/15/2008; DOC. NO. 200831269)
RETAINED AS CONSERVATION EASEMENT
(RRE BK.25, PG.67)
FEMA ZONE AE
FEMA ZONE X
FEMA ZONE X (SHADED)
FEMA ZONE AH
5' PUE ALONG ALL LOT LINES, TYPICAL
1/2" REBAR, YELLOW CAP, PS 12649
5/8" REBAR, NO CAP
5/8" REBAR, YELLOW CAP, PS 12651
FND 5/8" REBAR W/ ALUMINUM CAP, PS 12651
5/8" REBAR W/ ALUMINUM CAP, PS 12651
46'-A BLOCK 33 (2/22/2008; VOL.3, FOL.2698-A) RRE BK.41, PG. 159
S23°15'24"E 594.58'
S23°12'52"E 125.97'
S23°17'50"E 50.00'
N07°51'39"W 471.52'
S23°18'47"E
N23°13'01"W 584.43'
N23°12'21"W
S44°45'58"E 1073.17'
N23°13'24"W 272.25'
N23°13'24"W 160.83'
N66°46'45"E 118.41'
S23°13'44"E 266.16'
S66°47'01"W 20.00'
S23°13'44"E 322.20'
S23°13'44"E 1881.81'
N24°58'12"W 1853.62'
S23°15'10"W 373.80'
S26°08'47"E 173.38'
N02°54'33"E 728.54'
S89°45'59"E 253.24'
S00°17'15"W 1183.69'
N00°18'01"E 507.04'
N23°13'12"W 270.61'
N23°27'46"W 50.23'
N23°13'12"W 666.62'
2098.83'
2500.74'
S89°42'03"W 272.37'
S89°42'36"W 35.00'
S89°42'36"W 427.12'
S89°42'36"W 74.16'
S89°45'01"E 213.43'
S57°41'55"E 95.15'
S15°07'02"E 179.83'
N90°00'00"E 41.16'
S00°18'01"W 38.79'
N89°42'36"W 24.26'
N23°13'14"W 50.00'
N23°11'40"W 50.00'
N89°37'05"W 49.97'
N19°22'57"W 75.49'
S59°07'41"W 41.00'
N50°12'32"W 78.40'
N11°30'21"W 153.11'
N23°13'14"W 50.00'
N66°57'28"E 159.85'
N66°57'28"E 49.91'
N66°57'28"E 80.07'
N66°45'06"E 80.01'
S66°47'01"W 52.59'
N23°01'20"W 20.00'
N67°07'03"E 36.24'
S23°12'52"E 20.00'
N67°07'03"E 19.94'
N67°07'03"E 16.23'
S40°04'54"E 94.19'
S 9°58'44"E 151.23'
S 6°03'12"E 202.57'
S35°15'25"E 103.82'
N 1°19'36"E 88.84'
N 2°05'30"W 79.76'
S 0°32'04"E 57.35'
N84°13'39"E 24.26'
N 0°16'01"E 32.46'
324.76'
N00°16'47"E
990.81'
S04°32'06"E
N35°45'28"W 1586.70'
S24°37'03"E 1074.87'
S23°41'37"E 1861.68'
S24°34'42"E 426.86'
S65°29'47"E 266.14'
S10°52'27"E
S89°43'27"E 326.43'
N0°31'55"E 32.68'
N89°28'05"E 160.83'
S23°13'24"E 272.37'
200.00'
S23°12'40"E
463.07'
N89°37'05"E
L36.28'
N23°13'24"W 272.25'
N89°42'03"W 272.37'
N89°42'03"W 427.12'
N89°42'36"W 74.16'
N89°45'01"E 213.43'
S57°41'55"E 95.15'
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N67°07'03"E 36.24'
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S 9°58'44"E 151.23'
S 6°03'12"E 202.57'
S35°15'25"E 103.82'
N 1°19'36"E 88.84'
N 2°05'30"W 79.76'
S 0°32'04"E 57.35'
N84°13'39"E 24.26'
N 0°16'01"E 32.46'
R=375.00'
R=40.00'
R=395.00'
R=40.00'
R=375.00'
R=40.00'
R=375.00'
R=40.00'
R=375

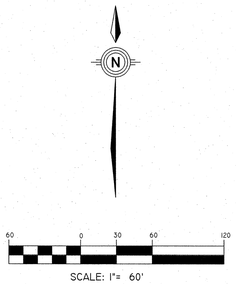
FINAL PLAT

TRACTS A-1-A-1-A & A-1-A-1-B
SSCAFCA BLACK ARROYO WILDLIFE PARK
BLOCK 33, RIO RANCHO ESTATES UNIT TEN

BEING A REPLAT OF
TRACT A-1-A-1, BLACK ARROYO WILDLIFE PARK,
BLOCK 33, RIO RANCHO ESTATES UNIT 10

TOWN OF ALAMEDA GRANT
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
DECEMBER, 2025





Easement Legend:

(1) 5' UTILITY EASEMENT RETAINED IN NEW DEDICATED PORTION OF VERANDA ROAD SE FOR PNM. (3/09/2020;3-4513; RRE BK.29, PGS.89-90)

(2) 20' WIDE ADDITIONAL RIGHT-OF-WAY DEDICATED TO THE CITY OF RIO RANCHO (RRE BK.25, PG.67)AND ADDED TO VERANDA RD. SE

(11) 10' PUBLIC UTILITY EASEMENT (RRE BK.25, PG.67)

(15) TRAIL EASEMENT (RRE BK.25, PG.67), EASEMENT ENDS AT WEST EDGE OF PAVEMENT

(16) 10' PUE GRANTED BY THIS PLAT

(17) PORTION 10' PUBLIC UTILITY EASEMENT (RRE BK.25, PG.67) WITHIN LAND DONATION AREA VACATED BY THIS PLAT

(18) 20' WIDE LAND PARCEL DONATED TO THE CITY OF RIO RANCHO BY THIS PLAT

LEGAL DESCRIPTION FOR DONATION AREA

A CERTAIN PARCEL OF LAND FOR DONATION, LOCATED IN TRACT A-1-A-1, SSCAFCA BLACK ARROYO WILDLIFE PARK, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF SANDOVAL COUNTY, NEW MEXICO ON DECEMBER 20, 2024, IN BOOK 3, PAGE 5350 (RRE BK 36, PG 46) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID DONATION AREA AND FROM WHENCE SSCAFCA 255 BEARS, N85°58'31"W, 108.30 FEET;
RUNNING THENCE, 197.00 FEET ALONG A 395.00 FOOT RADIUS CURVE TO THE RIGHT (CENTRAL ANGLE=28°34'31", CHORD BEARS N37°29'23"W, 194.96 FEET)
THENCE, N23°13'44"W, 266.16 FEET;
THENCE, N66°47'01"E, 20.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF VERANDA ROAD, SE;
THENCE, ALONG SAID RIGHT-OF-WAY LINE, S23°13'44"E, 266.16 FEET;
THENCE, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, 187.03 FEET ALONG A 375.00 FOOT RADIUS CURVE TO THE LEFT (CENTRAL ANGLE=28°34'34", CHORD BEARS S37°29'22"E 185.10 FEET);
THENCE, DEPARTING SAID RIGHT-OF-WAY LINE, S38°15'15"W, 20.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 9,165 SQ FT AND 0.2104 ACRES, MORE OR LESS.

CURVE TABLE					
CURVE	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	141°12'25"	98.58'	40.00'	S86°03'00"E	75.46'
C2	28°34'34"	187.03'	375.00'	S37°29'22"E	185.10'
C3	28°34'31"	197.00'	395.00'	S37°29'23"E	194.96'

RRE BOOK_____ PAGE_____

MONUMENT LEGEND

- FOUND 3/4" PIPE
- FOUND 3/8" REBAR
- FOUND SSCAFCA 3-1/4" BRASS CAP IN CONCRETE
- SET/FND 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED "PATRICK PS12651"

Final Plat
Tracts A-1-A-1-A & A-1-A-1-B, SSCAFCA Black Arroyo Wildlife Park
Block 33, Rio Rancho Estates Unit Ten

DWG PATH: I:\15\2026 J\1N\474 - City of Rio Rancho\01 Misc\Survey\Tract A-1-A-1 SSCAFCA BLACK ARROYO WP REPLAT JMS REVISED 01

GPS:	PRIMO
CREW:	TWP/LRC/CFS
SCALE:	1"=60'
DATE:	12/08/2025
DRAWN: TWP/SLN/JMS	REVIEW: DKS
JOB NO.:	N1474-01-605

Community Sciences Corporation
Land Surveying
(505) 897.0000

RioRancho
City of Vision

Department of Public Works
Land Coordinator

Legal Address: Parcel: (N/A), Unit: (10)
Block: (33), Tract:(A-1-A-1)

DONATION OF REAL PROPERTY

Project: FR2443 Fire Station 8 Veranda Rd.
Termini: From Cabezon Blvd SE to Veranda Rd SE 452 feet
Control No.: FR2443 **County:** Sandoval **District:** Three (3)

To: City of Rio Rancho, a municipal corporation
From: Southern Sandoval County Arroyo Flood Control Authority (SSCAFCA Black Arroyo Wildlife Park)
Address: 1280 15th St SE

I/We, SSCAFCA, have been informed by **Daniel Pavlakovich, Land Coordinator** for the City of Rio Rancho, a municipal corporation, that it is my/our right to receive just compensation and/or an appraisal for the acquisition of property required from my/our property on the project and parcels identified above. However, it is our desire to donate to the City the necessary property for this project. I/We do donate the following property of my own free will.

Tract A-1-A-1 SSCAFCA Black Arroyo Wildlife Park Block 33, Rio Rancho Estates Unit 10
1280 15th St SE

I/We understand and acknowledge that there may be tax implications with the donation of real property to the City. I/We understand and acknowledge that it is my/our responsibility to seek out independent advice or counsel as necessary when entering into this transaction, and that I have not relied on any advice or counsel from the City in entering into this transaction.

Southern Sandoval County Arroyo Flood Control Authority, a political subdivision of the State of New Mexico:

By:		By:	
Title:	CHAIR PRO-TEM	Title:	SECRETARY
Date:	20 NOV 2025	Date:	20 NOV 2025

RioRancho
City of Vision

Department of Public Works
Land Coordinator

Legal Address: Parcel: (N/A), Unit: (10)
Block: (33), Tract:(A-1-A-1)

STATE OF New Mexico
COUNTY OF Sandoval } ss.

CARLA SALAZAR
Notary Public - State of New Mexico
Commission # 1137598
My Comm. Expires Mar 14, 2026

This instrument was acknowledged before me on 20 day of NOVEMBER, 2025,

by JOHN CHANEY (Representative Name), as CHAIRMAN PRO-TEM (Name of Office or Capacity) for

SSCAFCA (Name of Grantor/Company), a POLITICAL SUBDIVISION, STATE OF NM (Corporation/partnership/limited liability company/trust, etc.), on behalf of said

POLITICAL SUBDIVISION (Corporation/partnership/limited liability company/trust, etc.),

is/are subscribed to in the within instrument, and acknowledged to me that they executed the same in their authorized capacities, and that by their signature(s) on the instrument the person(s), or entity upon behalf of which the persons acted, executed the instrument.

Notary Public: _____

My commission expires: 3.14.26

PRELIMINARY/FINAL ~~SUMMARY~~ PLAT

TRACTS A-1-A-1-A & A-1-A-1-B
SSCAFCA BLACK ARROYO WILDLIFE PARK
BLOCK 33, RIO RANCHO ESTATES UNIT TEN

BEING A REPLAT OF
TRACT A-1-A-1, BLACK ARROYO WILDLIFE PARK,
BLOCK 33, RIO RANCHO ESTATES UNIT 10

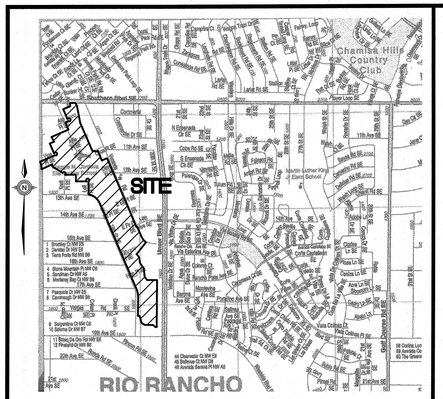
TOWN OF ALAMEDA GRANT
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
DECEMBER, 2025

PROJECT #_____

SITE DATA

FEMA MAP NO's.	35043C2102D
FLOOD ZONE DESIGNATION:	ZONE X, X SHADED, AE
ZONING	~~COMMERCIAL~~ AND OPEN SPACE
NO. OF EXISTING LOTS AND TRACTS	1
NO. OF NEW TRACTS	2
TOTAL AREA OF DONATED LAND	0.2104 ACRES
TOTAL ACREAGE	84.0811 ACRES

***DENOTE ACREAGE OF ROW TO BE DEDICATED


SITE
RIO RANCHO
Chamisa Hills Country Club
Cabezon Blvd SE
Loma Colorada Blvd NE
Rio Rancho Blvd SE
Unser Blvd SE
Southern Blvd SE
Northern Blvd NE
Golf Course Rd NE
Broadway Blvd SE
Meadowlark Rd NE
Lema Rd NE
Paseo del Volcan NE
Rainbow Blvd NE
Pershing Dr NE
Pinetree Rd NE
Cleveland Middle School
Rio Rancho High School
Mountain View Middle School
Rio Rancho Estates Park
Rio Rancho Estates Golf Course
Rio Rancho Estates Open Space

SUMMARY PLAT

TRACTS A-1-A-1-A & A-1-A-1-B
SSCAFCA BLACK ARROYO WILDLIFE PARK
BLOCK 33, RIO RANCHO ESTATES UNIT TEN

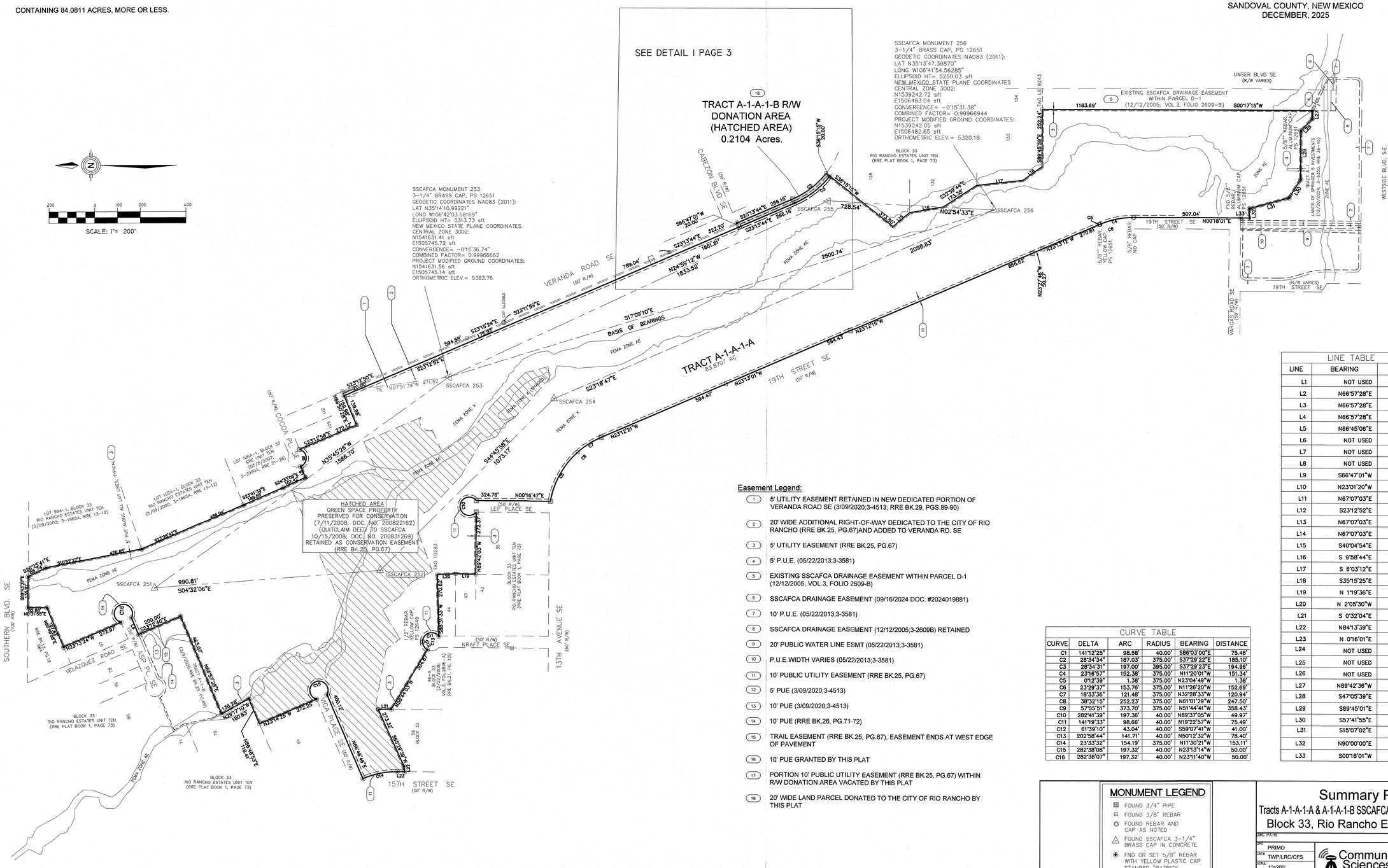
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BLOCK 33, RIO RANCHO ESTATES UNIT 10

TOWN OF ALAMEDA GRANT
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
DECEMBER, 2025

LEGAL DESCRIPTION

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CONTAINING 84.0811 ACRES, MORE OR LESS.

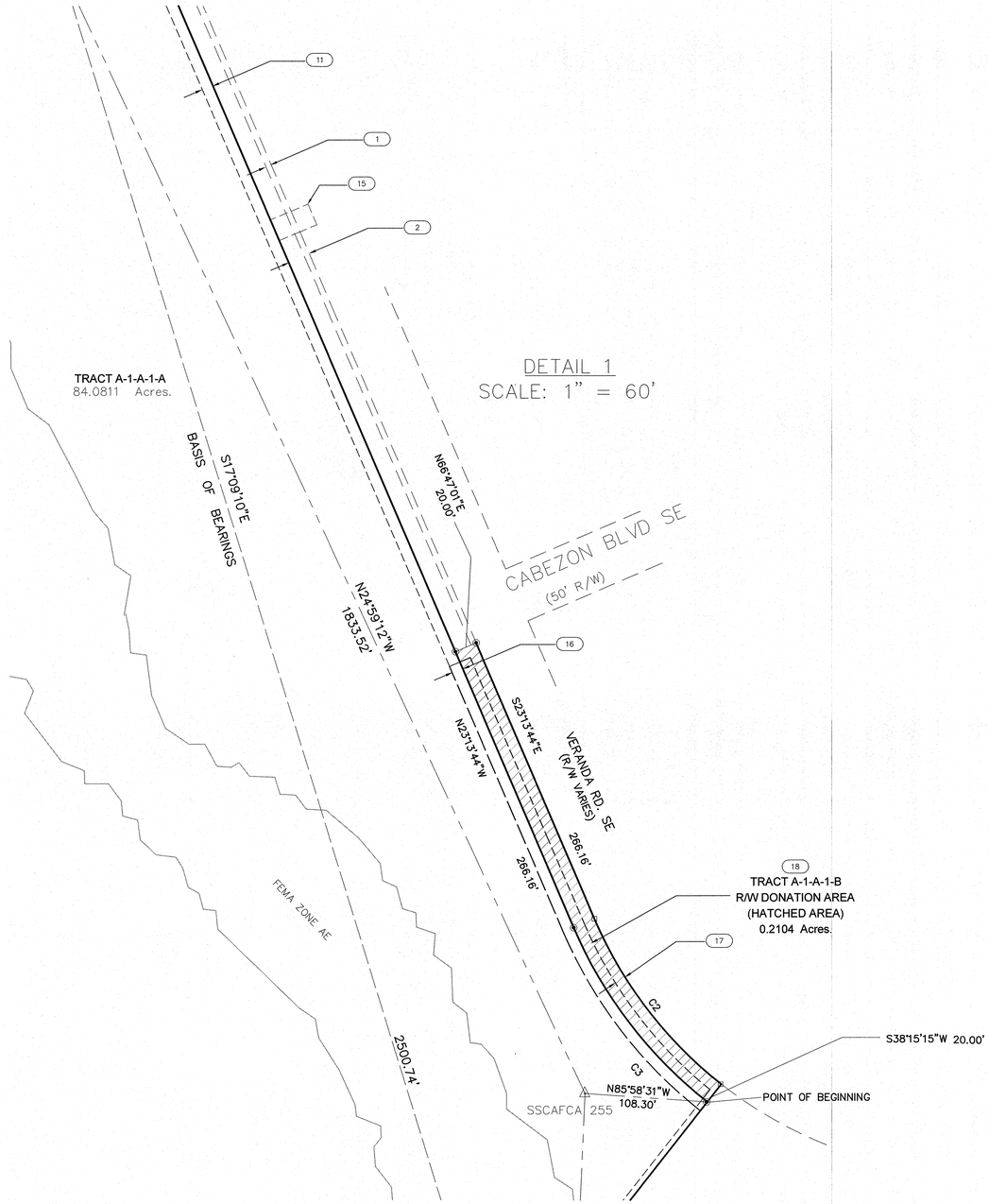

SEE DETAIL I PAGE 3
TRACT A-1-A-1-B R/W DONATION AREA (HATCHED AREA) 0.2104 Acres.
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3-1/4" BRASS CAP, PS 12651
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LONG W106°42'03.58169"
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NEW MEXICO STATE PLANE COORDINATES
CENTRAL ZONE 3002:
N1541631.41 sft
E1505745.72 sft
CONVERGENCE= -0°15'36.74"
COMBINED FACTOR= 0.99966662
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E1505745.14 sft
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SSCAFCA MONUMENT 256
3-1/4" BRASS CAP, PS 12651
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LONG W106°41'54.56285"
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NEW MEXICO STATE PLANE COORDINATES
CENTRAL ZONE 3002:
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E1506483.04 sft
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BLOCK 33
RIO RANCHO ESTATES UNIT TEN
(RRE PLAT BOOK 1, PAGE 73)
UNSER BLVD SE
(R/W VARIES)
EXISTING SSCAFCA DRAINAGE EASEMENT WITHIN PARCEL D-1
(12/12/2005; VOL.3, FOLIO 2609-B)
S00°17'15"W
1183.69'
WESTSIDE BLVD, S.E.
(R/W VARIES)
19TH STREET SE
(R/W VARIES)
N00°18'01"E
507.04'
LANDS OF SPRINGER 5 INVESTMENTS (12/20/2024; 3-3500; RRE 36-45)
ZONE AE
5/8" REBAR, ALUMINUM CAP, PS 12651
PKD NAIL & WASHER
VERANDA ROAD SE
(50' R/W)
CABEZON BLVD SE
(50' R/W)
TRACT A-1-A-1-B R/W DONATION AREA (HATCHED AREA) 0.2104 Acres.
S36°15'15"W
20.00'
S66°47'01"W
20.00'
S23°13'44"E
266.16'
SSCAFCA 255
728.54'
S23°13'44"E
322.20'
S23°13'44"E
1887.61'
N24°59'12"W
1833.52'
S17°59'24"E
173.98'
N02°54'33"E
SSCAFCA 256
2098.83'
2500.74'
FEMA ZONE AE
S17°09'10"E
BASIS OF BEARINGS
S23°15'24"E
594.58'
126.97'
S23°11'59"E
S23°12'52"E
20.00'
TIE N07°51'39"W 471.52'
SSCAFCA 253
TRACT A-1-A-1-A
83.8707' AC
19TH STREET SE
(50' R/W)
N23°13'01"W
594.43'
N23°12'21"W
N23°13'12"W
270.81'
N23°27'45"W
50.27'
866.62'
5/8" REBAR, NO CAP
5/8" REBAR, YELLOW CAP, PS 12651
FEMA ZONE X
SSCAFCA 254
S23°18'47"E
S45°45'58"E
1073.17
N35°45'26"W
1586.70
S23°37'50"E
272.12'
S23°41'37"E
189.88'
S24°33'05"E
107.44'
LOT 108A-1, BLOCK 33
RIO RANCHO ESTATES UNIT TEN
(03/8/2007; 3-2990A; RRE 21-28)
LOT 102A-1, BLOCK 33
RIO RANCHO ESTATES UNIT TEN
(5/09/2000; 3-1965A, RRE 13-12)
LOT 99A-1, BLOCK 33
RIO RANCHO ESTATES UNIT TEN
(5/09/2000; 3-1965A, RRE 13-12)
5' PUE ALONG ALL LOT LINES, TYPICAL
S23°41'37"E
488.64'
S23°39'42"E
S06°47'01"W
52.59'
S10°03'27"E
436.80'
FEMA ZONE AE
SSCAFCA 251
990.81'
S04°32'06"E
SSCAFCA 252
HATCHED AREA
GREEN SPACE PROPERTY
PRESERVED FOR CONSERVATION
(7/11/2008; DOC. NO. 200822162)
(QUITCLAIM DEED TO SSCAFCA
10/15/2008; DOC. NO. 200831269)
RETAINED AS CONSERVATION EASEMENT
(RRE BK.25, PG.67)
TAG 10283
324.76'
N00°16'47"E
LEIF PLACE SE
(50' R/W)
N89°42'03"W
272.57'
BLOCK 33
RIO RANCHO ESTATES UNIT TEN
(RRE PLAT BOOK 1, PAGE 73)
KRAFT PLACE SE
(50' R/W)
S89°31'33"W
270.82'
1/2" REBAR, YELLOW CAP, PS 12649
S00°04'07"W
304.07'
13TH AVENUE SE
(50' R/W)
SOUTHERN BLVD, SE
(100' R/W)
VELAZQUEZ ROAD SE
(50' R/W)
ASH PL SE
(50' R/W)
N23°13'24"W
272.97'
N66°57'28"E
136.28'
N23°14'25"W
272.25'
200.00'
S23°12'40"E
451.07'
(3/9/2020;RRE BK.29, PG.90)
TRACT A-1-B
VIGIL PLACE SE (50' R/W)
100.12'
N66°46'05"E
116.47'
S66°39'39"W
272.57'
BLOCK 33
RIO RANCHO ESTATES UNIT TEN
(RRE PLAT BOOK 1, PAGE 73)
15TH STREET SE
(50' R/W)
FEMA ZONE AE
FEMA ZONE X
FEMA ZONE X (SHADED)
FEMA ZONE AE
FEMA ZONE AE
FEMA ZONE AE

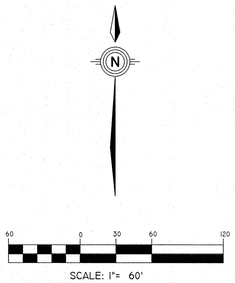
SUMMARY PLAT

TRACTS A-1-A-1-A & A-1-A-1-B
SSCAFCA BLACK ARROYO WILDLIFE PARK
BLOCK 33, RIO RANCHO ESTATES UNIT TEN

BEING A REPLAT OF
TRACT A-1-A-1, BLACK ARROYO WILDLIFE PARK,
BLOCK 33, RIO RANCHO ESTATES UNIT 10

TOWN OF ALAMEDA GRANT
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
DECEMBER, 2025





Easement Legend:

- (1) 5' UTILITY EASEMENT RETAINED IN NEW DEDICATED PORTION OF VERANDA ROAD SE FOR PNM. (3/09/2020;3-4513; RRE BK.29, PGS.89-90)
- (2) 20' WIDE ADDITIONAL RIGHT-OF-WAY DEDICATED TO THE CITY OF RIO RANCHO (RRE BK.25, PG.67)AND ADDED TO VERANDA RD. SE
- (11) 10' PUBLIC UTILITY EASEMENT (RRE BK.25, PG.67)
- (15) TRAIL EASEMENT (RRE BK.25, PG.67), EASEMENT ENDS AT WEST EDGE OF PAVEMENT
- (16) 10' PUE GRANTED BY THIS PLAT
- (17) PORTION 10' PUBLIC UTILITY EASEMENT (RRE BK.25, PG.67) WITHIN LAND DONATION AREA VACATED BY THIS PLAT
- (18) 20' WIDE LAND PARCEL DONATED TO THE CITY OF RIO RANCHO BY THIS PLAT

LEGAL DESCRIPTION FOR DONATION AREA

A CERTAIN PARCEL OF LAND FOR DONATION, LOCATED IN TRACT A-1-A-1, SSCAFCA BLACK ARROYO WILDLIFE PARK, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF SANDOVAL COUNTY, NEW MEXICO ON DECEMBER 20, 2024, IN BOOK 3, PAGE 5350 (RRE BK 36, PG 46) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID DONATION AREA AND FROM WHENCE SSCAFCA 255 BEARS, N85°58'31"W, 108.30 FEET;
RUNNING THENCE, 197.00 FEET ALONG A 395.00 FOOT RADIUS CURVE TO THE RIGHT (CENTRAL ANGLE=28°34'31", CHORD BEARS N37°29'23"W, 194.96 FEET)
THENCE, N23°13'44"W, 266.16 FEET;
THENCE, N66°47'01"E, 20.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF VERANDA ROAD, SE;
THENCE, ALONG SAID RIGHT-OF-WAY LINE, S23°13'44"E, 266.16 FEET;
THENCE, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, 187.03 FEET ALONG A 375.00 FOOT RADIUS CURVE TO THE LEFT (CENTRAL ANGLE=28°34'34", CHORD BEARS S37°29'22"E 185.10 FEET);
THENCE, DEPARTING SAID RIGHT-OF-WAY LINE, S38°15'15"W, 20.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 9,165 SQ FT AND 0.2104 ACRES, MORE OR LESS.

CURVE TABLE					
CURVE	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	141°12'25"	98.58'	40.00'	S86°03'00"E	75.46'
C2	28°34'34"	187.03'	375.00'	S37°29'22"E	185.10'
C3	28°34'31"	197.00'	395.00'	S37°29'23"E	194.96'

RRE BOOK_____ PAGE_____

MONUMENT LEGEND

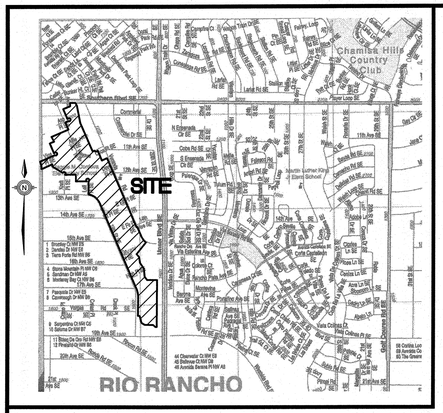
- FOUND 3/4" PIPE
- FOUND 3/8" REBAR
- FOUND SSCAFCA 3-1/4" BRASS CAP IN CONCRETE
- SET/FND 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED "PATRICK PS12651"

Summary Plat
Tracts A-1-A-1-A & A-1-A-1-B, SSCAFCA Black Arroyo Wildlife Park
Block 33, Rio Rancho Estates Unit Ten

DWG PATH: 12/12/2025 J:\N1474 - CITY OF RIO RANCHO\01 MISC\SURVEY\TRACT A-1-A-1 SSCAFCA BLACK ARROYO WP REPLAT TWP REVISED.d

APS:	PRIMO
CREW:	TWP/LRC/CFS
SCALE:	1"=60'
DATE:	12/08/2025
DRAWN:	TWP/SLN/JMS
REVIEW:	DKS
JOB NO:	N1474-01-605

Community Sciences Corporation
Land Surveying
(505) 897.0000



VICINITY MAP
NOT TO SCALE

Public Utility Easements:

Public Utility Easements shown on this plat are granted for the common and joint use of :

A. Public Service Company of New Mexico (PNM), a New mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.

B. 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.

C. Lumen Technologies for the installation, maintenance and service of such lines, cable, and other related equipment & facilities reasonably necessary to provide communication services.

D. ComCast for the installation, maintenance and service of such lines, cable, and other related equipment & facilities reasonably necessary to provide Cable services.

E. Sparklight for the installation, maintenance and service of such lines, cable, and other related equipment & facilities reasonably necessary to provide Cable services.

F. EZEE Fiber for the installation, maintenance and service of such lines, cable, and other related equipment & facilities reasonably necessary to provide Cable services.

G. City of Rio Rancho ~~Water Utilities (water and sanitary sewer)~~ for the installation, maintenance and service of lines, and other related equipment & facilities reasonably necessary to provide service.

Included is the right to build, rebuild, construct, reconstruct, locate, relocate within the easement, change, remove replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, 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, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground 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. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

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, Public Service Company of New Mexico (PNM), New Mexico Gas Company (NMGC), Lumen Technologies, Comcast, Sparklight, EZEE Fiber, and City of Rio Rancho Water Utilities did not conduct a title search of the properties shown hereon. Consequently, PNM, NMGC and Lumen 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.

Jurisdictional Affidavit:

I, Thomas W. Patrick, New Mexico Professional Surveyor No. 12651, do hereby affirm that the property shown and described hereon does lie within the extra-territorial planning and platting jurisdiction of the City of Rio Rancho.

By: _____ _____
Thomas W. Patrick, NMPS No. 12651 Date

Surveyor's Certification:

I, Thomas W. Patrick hereby affirm that I am a duly qualified Registered Professional Surveyor under the laws of the State of New Mexico and do certify that this plat was prepared by me or under my direct supervision; shows accurate dimensions and land areas; shows all easements and restrictions as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, title companies, utility companies or other parties expressing an interest. I further certify that this plat meets the Minimum requirements for monumentation and surveys of the City of Rio Rancho Subdivision Ordinance and meets the "Minimum Standards for Surveying in New Mexico" and is true and correct to the best of my knowledge and belief.

BY: _____ 12-12-2025
Thomas W. Patrick, NMPS No. 12651 Date

THOMAS W. PATRICK NEW MEXICO 12651 LICENSED PROFESSIONAL SURVEYOR

clearly identify that is is being dedicated as right-of-way.

PURPOSE

The purpose of this plat is to donate a portion of existing Tract A-1-A-1 to the City of Rio Rancho as referenced in "Donation of Real Property" document dated 11/20/2025, City of Rio Rancho Project# FR2443, to vacate a portion of 10' Public Utility Easement which lies within said donated portion, and to grant a 10' Public Utility Easement along said new portion donated, all as shown hereon.

CONSENT AND DONATION

The Summary Plat shown hereon is with the free consent and in accordance with the desires of the undersigned owners thereof. Said owners do hereby certify that this replat is of their free act and deed, do vacate public utility easements, do grant public utility easements, and do donate a portion of this property to the City of Rio Rancho.

BY: _____
David Gatterman DATE
SSCAFCA EXECUTIVE ENGINEER

ACKNOWLEDGEMENT

State of New Mexico
County of Sandoval ss

This instrument was acknowledged before me on this _____ day of_____, 202__,

by David Gatterman , as his free act and deed.

_____
Notary Public

My Commission Expires: _____

BY: _____
David Pavlakovich, Land Coordinator City of Rio Rancho DATE

ACKNOWLEDGEMENT

State of New Mexico
County of Sandoval ss

This instrument was acknowledged before me on this _____ day of_____, 202__,

by David Pavlakovich, Land Coordinator City of Rio Rancho, as his free act and deed.

_____
Notary Public

My Commission Expires: _____

City of Rio Rancho Grant of Easement

The City shall maintain all City owned Improvements within the Easement Property, including, but not limited to, recreational facilities, open space, grass, landscaped areas, irrigation facilities, fences, City utility lines, retaining / landscape walls, all recreation and public access trails including asphalt bike trails, drop surface inlets, storm drainage laterals, roads, roadway crossings, including culverts / structures and all drainage facilities, except those regional drainage facilities herein above identified as the responsibility of SSCAFCA.

SUMMARY PLAT

TRACTS A-1-A-1-A & A-1-A-1-B SSCAFCA BLACK ARROYO WILDLIFE PARK BLOCK 33, RIO RANCHO ESTATES UNIT TEN

BEING A REPLAT OF
TRACT A-1-A-1, BLACK ARROYO WILDLIFE PARK,
BLOCK 33, RIO RANCHO ESTATES UNIT 10

TOWN OF ALAMEDA GRANT
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
DECEMBER, 2025

PROJECT #_____

SITE DATA

FEMA MAP NO's.	35043C2102D
FLOOD ZONE DESIGNATION:	ZONE X, X SHADED, AE
ZONING	COMMERCIAL AND OPEN SPACE
NO. OF EXISTING LOTS AND TRACTS	1
NO. OF NEW TRACTS	2
TOTAL AREA OF DONATED LAND	0.2104 ACRES
TOTAL ACREAGE	84.0811 ACRES

Notes:

1. The Basis of Bearings is the line between SSCAFCA Monument 253 and SSCAFCA Monument 256 as measured with the "Trimble VRS Now" GNSS Virtual Reference System. Bearings are New Mexico State Plane Bearings, Central Zone, NAD 83. Distances are ground distances.
2. This Property lies within Flood Zone "X" designating Areas of Minimal Flood Hazard, Zone X Shaded, areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile, and within Zone AE, Special Flood Hazard Areas with base flood elevations (BFE), as defined by the F.E.M.A. Flood Insurance Rate Map (FIRM) for this area, dated March 18, 2008, Map No. 35043C2102D.
3. Bearings and distances shown hereon are record per Summary Plat of Tract A-1-A-1 SSCAFCA Black Arroyo Wildlife Park Block 33, Rio Rancho Estates Unit Ten and Tract A-1 Lands of Springer 5 Investments recorded 12/20/2024 in Rio Rancho Estates Plat Book 36, Page 45 as Document no. 2024P02346.
4. Documents Used:
   a. Summary Plat and Vacation of Right-Of-Way for Tracts A-1-A and A-1-B SSCAFCA Black Arroyo Wildlife Park, Block 33, Rio Rancho Estates Unit Ten, filed on March 9, 2020, in Book 3, Page 4513, (Rio Rancho Estates Plat Book 29, Page 89)
   b. Plat of Tract A, Lands of Springer 5 Investments and Parcel D-1, Unser Boulevard Right Of Way, filed on May 22, 2013, in Book 3, Page 3581, (Rio Rancho Estates Plat Book 25, Page 1)
   c. Drainage Easement Exchange Agreement, filed on September 16, 2024, in Document No. 2024019881, Book 427, Page 19881.
   d. Real Estate Purchase and Sale Agreement, effective September 13, 2024
   e. Summary Plat of Tract A-1-A-1 SSCAFCA Black Arroyo Wildlife Park Block 33, Rio Rancho Estates Unit Ten and Tract A-1 Lands of Springer 5 Investments recorded 12/20/2024 in Rio Rancho Estates Plat Book 36, Page 45 as Document no. 2024P02346.
   f. Donation of Real Property dated 11/20/2025, City of Rio Rancho Project No. FR2443.
   g. Plat of Lot 106A-1, Block 33, Rio Rancho Estates Unit 10, recorded 03/28/2007 in Rio Rancho Estates Plat Book 21, Page 28.

Legal Description See Sheets 2 and 3

Does this need to approved by the P&Z and signed by the board since this is dedication of right-of-way?

STATE OF NEW MEXICO)
SS.
COUNTY OF SANDOVAL)

This instrument was filed for record on this _____ day of _____202__, at _____ A/P M & Recorded in Volume _____, Folio _____ of Records of Sandoval County

_____.
County Clerk & Recorder.

RRE BOOK_____ PAGE_____

Plat Approvals

Utility:

_____ _____
Public Service Company of NM (PNM) Date

_____ _____
New Mexico Gas Company Date

_____ _____
Lumen Technologies Date

_____ _____
Sparklight Date

_____ _____
Comcast Date

_____ _____
EZEE Fiber Date

_____ _____
City of Rio Rancho ~~Water Department~~ Date

_____ _____
Southern Sandoval County Arroyo Flood Control Authority Date

Rio Rancho Development Services Department

Approved this _____ Day of _____, 2025.

_____ _____
Amy Rincon, Director Date

City Clerk's 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 administratively by the City of Rio Rancho Development Services Department Director on this _____ day of _____, 2025.

_____ _____
Noel C. Davis Date

Sandoval County Treasurer:

I, Jennifer Taylor, Treasurer of Sandoval County, New Mexico, do hereby certify that all property taxes have been paid in full pursuant to New Mexico Statute 7-38-44.1.

_____ _____
By: Jennifer Taylor Date
Sandoval County Treasurer

Indexing Information:

UPC #: 1011068252064
Owner: SSCAFCA
Property: Tract A-1-A-1, SSCAFCA Black Arroyo Wildlife Park
Sections 26 & 35, T.12N., R.2E., NMPM
City of Rio Rancho, New Mexico, 87124

Summary Plat

Tracts A-1-A-1-A & A-1-A-1-B SSCAFCA Black Arroyo Wildlife Park
Block 33, Rio Rancho Estates Unit Ten

DWG. PATH: I2/12/2025 J:\N1474 - City of Rio Rancho\01 Misc\survey\Tract A-1-A-1 SSCAFCA BLACK ARROYO WP REPLAT TWP REVISED.dwg
SPS: PRIMO
CREW: TWP/LRC/CFS
SCALE: 1"=200'
DATE: 12/08/2025
DRAWN: TWP/SLN/JMS REVIEW: DKS
JOB NO: N1474-01-605

Community Sciences Corporation
Land Surveying
(505) 897.0000

1 of 3

SUMMARY PLAT

TRACTS A-1-A-1-A & A-1-A-1-B
SSCAFCA BLACK ARROYO WILDLIFE PARK
BLOCK 33, RIO RANCHO ESTATES UNIT TEN

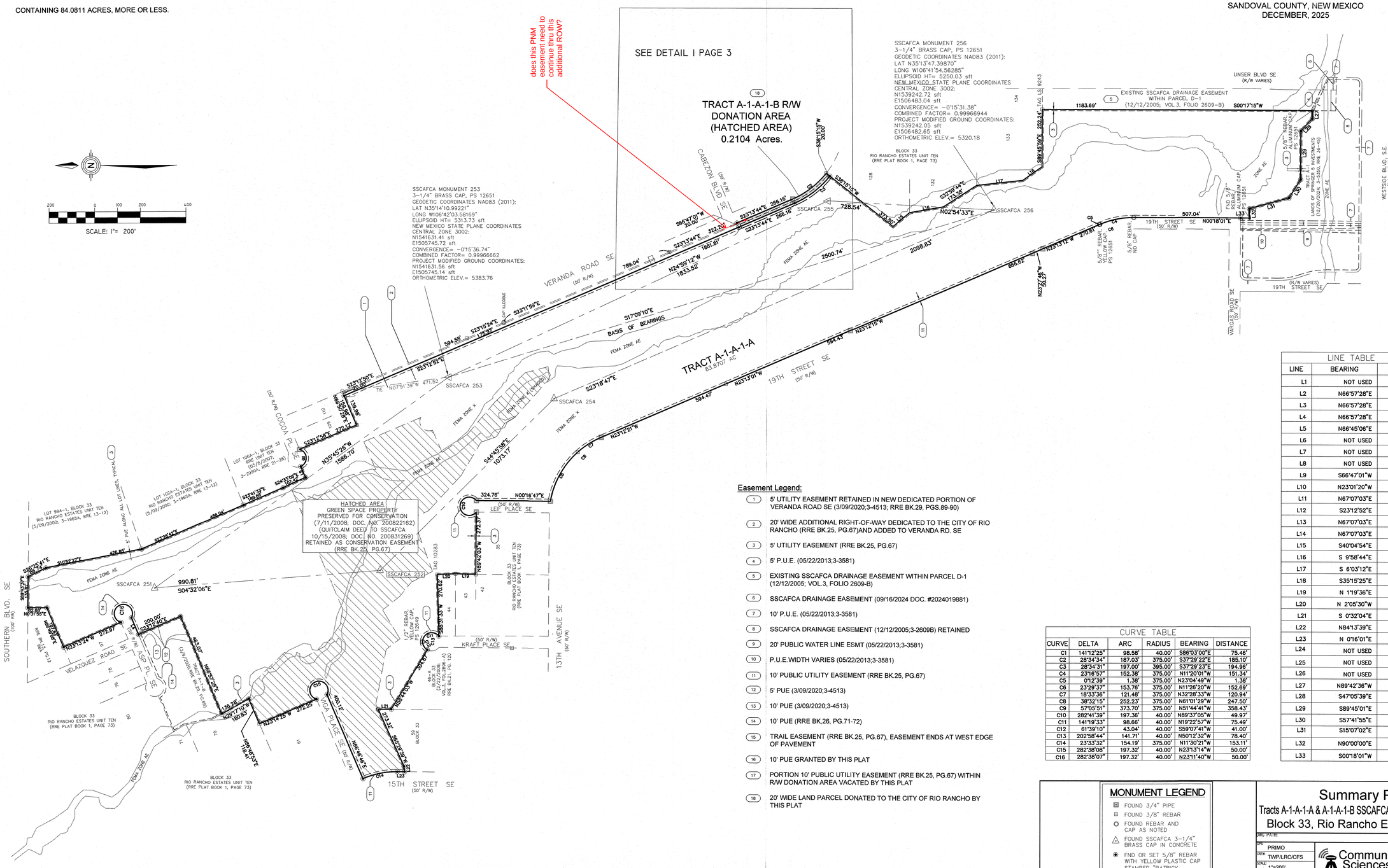
BEING A REPLAT OF
TRACT A-1-A-1, BLACK ARROYO WILDLIFE PARK,
BLOCK 33, RIO RANCHO ESTATES UNIT 10

TOWN OF ALAMEDA GRANT
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
DECEMBER, 2025

LEGAL DESCRIPTION

TRACT A-1-A-1 AS THE SAME IS SHOWN AND DESIGNATED ON THE SUMMARY PLAT ENTITLED, "TRACT A-1-A-1, SSCAFCA BLACK ARROYO WILDLIFE PARK, BLOCK 33, RIO RANCHO ESTATES UNIT TEN, AND TRACT A-1, LANDS OF SPRINGER 5 INVESTMENTS", RECORDED IN THE OFFICE OF THE COUNTY CLERK OF SANDOVAL COUNTY, NEW MEXICO ON DECEMBER 20, 2024, IN BOOK 3, PAGE 5350, RIO RANCHO ESTATES PLAT BOOK 36, PAGE 45, AS DOCUMENT NO. 2024P02346.

CONTAINING 84.0811 ACRES, MORE OR LESS.

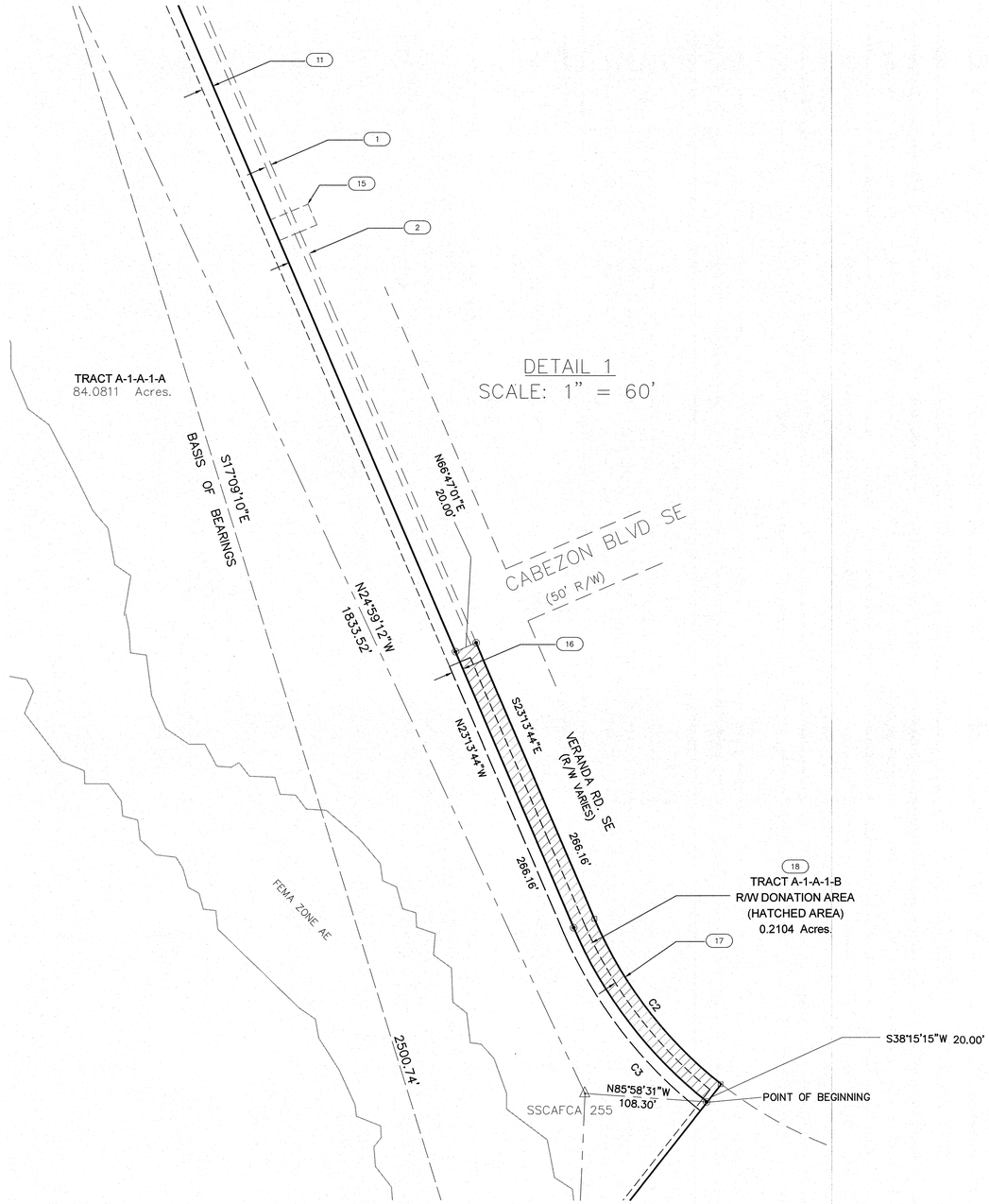

does this PNM easement need to continue thru this additional ROW?
SEE DETAIL I PAGE 3
TRACT A-1-A-1-B R/W DONATION AREA (HATCHED AREA) 0.2104 Acres.
SSCAFCA MONUMENT 253
3-1/4" BRASS CAP, PS 12651
GEODETIC COORDINATES NAD83 (2011):
LAT N35°14'10.99221"
LONG W106°42'03.58169"
ELLIPSOID HT= 5313.73 sft
NEW MEXICO STATE PLANE COORDINATES
CENTRAL ZONE 3002:
N1541631.41 sft
E1505745.72 sft
CONVERGENCE= -0°15'36.74"
COMBINED FACTOR= 0.99966662
PROJECT MODIFIED GROUND COORDINATES:
N1541631.56 sft
E1505745.14 sft
ORTHOMETRIC ELEV.= 5383.76
SSCAFCA MONUMENT 256
3-1/4" BRASS CAP, PS 12651
GEODETIC COORDINATES NAD83 (2011):
LAT N35°13'47.39870"
LONG W106°41'54.56285"
ELLIPSOID HT= 5250.03 sft
NEW MEXICO STATE PLANE COORDINATES
CENTRAL ZONE 3002:
N1539242.72 sft
E1506483.04 sft
CONVERGENCE= -0°15'31.38"
COMBINED FACTOR= 0.99966944
PROJECT MODIFIED GROUND COORDINATES:
N1539242.05 sft
E1506482.65 sft
ORTHOMETRIC ELEV.= 5320.18
BLOCK 33
RIO RANCHO ESTATES UNIT TEN
(RRE PLAT BOOK 1, PAGE 73)
EXISTING SSCAFCA DRAINAGE EASEMENT WITHIN PARCEL D-1 (12/12/2005; VOL.3, FOLIO 2609-B)
UNSER BLVD SE (R/W VARIES)
WESTSIDE BLVD, S.E. (R/W VARIES)
19TH STREET SE (R/W VARIES)
VERANDA ROAD SE (50' R/W)
CABEZON BLVD SE (50' R/W)
VELAZQUEZ ROAD SE (50' R/W)
ASPEN PLACE SE (50' R/W)
LEIF PLACE SE (50' R/W)
KRAFT PLACE SE (50' R/W)
VIGIL PLACE SE (50' R/W)
13TH AVENUE SE (50' R/W)
15TH STREET SE (50' R/W)
SOUTHERN BLVD. SE (100' R/W)
COCOA PLACE SE (50' R/W)
TRACT A-1-A-1-A 83.8707' AC
SSCAFCA 251
SSCAFCA 252
SSCAFCA 253
SSCAFCA 254
SSCAFCA 255
SSCAFCA 256
BASIS OF BEARINGS
S17°09'10"E
TIE N07°51'39"W 471.52'
FEMA ZONE AE
FEMA ZONE X
HATCHED AREA
GREEN SPACE PROPERTY PRESERVED FOR CONSERVATION
(7/11/2008; DOC. NO. 200822162)
(QUITCLAIM DEED TO SSCAFCA 10/15/2008; DOC. NO. 200831269)
RETAINED AS CONSERVATION EASEMENT
(RRE BK.25, PG.67)
LOT 998-1, BLOCK 33 RIO RANCHO ESTATES UNIT TEN (5/09/2000; 3-1965A, RRE 13-12)
LOT 1024-1, BLOCK 33 RIO RANCHO ESTATES UNIT TEN (5/09/2000; 3-1965A, RRE 13-12)
LOT 1084-1, BLOCK 33 RRE UNIT TEN (03/8/2007; 3-2990A, RRE 21-28)
LANDS OF SPRINGER 5 INVESTMENTS (12/20/2024; 3-5350, RRE 36-45)
ZONE AE
ZONE X
5' PUE ALONG ALL LOT LINES, TYPICAL
BLOCK 33 RIO RANCHO ESTATES UNIT TEN (RRE PLAT BOOK 1, PAGE 73)
5/8" REBAR, YELLOW CAP, PS 12649
5/8" REBAR, ALUMINUM CAP, PS 12651
5/8" REBAR, YELLOW CAP, PS 12651
5/8" REBAR, NO CAP
FND 5/8" REBAR, ALUMINUM CAP, PS 12651
S23°12'50"E 20.00'
S66°47'01"W 20.00'
S23°13'44"E 322.20'
S23°13'44"E 266.16'
S66°45'06"E 80.01'
S66°57'28"E 80.07'
S66°57'28"E 49.91'
S23°13'44"E 728.54'
S66°47'01"W 52.59'
S17°59'24"E 173.98'
S89°45'06"E 252.24'
S00°17'15"W 1183.69'
N24°59'12"W 1853.52'
N23°13'12"W 270.61'
N00°18'01"E 507.04'
N23°13'12"W 2098.83'
N23°27'45"W 50.27'
N23°12'21"W 594.43'
N23°13'01"W 594.43'
N23°12'50"E 20.00'
S23°12'50"E 272.12'
S23°18'47"E
S45°45'58"E 1073.17'
N35°45'26"W 1586.70'
N00°16'47"E 324.76'
N89°42'03"W 272.57'
S89°31'33"W 270.82'
N89°44'00"W 304.04'
S89°39'39"W 273.32'
N23°14'25"W 272.25'
N66°46'03"E 116.47'
N23°13'24"W 272.97'
N66°57'28"E 136.28'
N23°17'10"W 180.83'
S23°13'58"E 272.12'
S23°13'58"E 139.98'
N35°45'26"W 1586.70'
S04°32'06"E 990.81'
S23°12'40"E 200.00'
451.07'
N66°57'28"E
N66°57'28"E 49.91'
N66°57'28"E 80.07'
N66°45'06"E 80.01'
N89°42'03"W 272.57'
N89°31'33"W 270.82'
N89°44'00"W 304.04'
S89°39'39"W 273.32'
N66°46'03"E 116.47'
N23°14'25"W 272.25

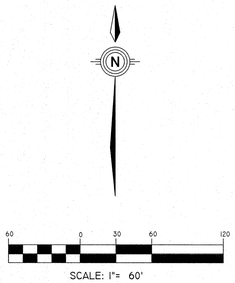
SUMMARY PLAT

TRACTS A-1-A-1-A & A-1-A-1-B
SSCAFCA BLACK ARROYO WILDLIFE PARK
BLOCK 33, RIO RANCHO ESTATES UNIT TEN

BEING A REPLAT OF
TRACT A-1-A-1, BLACK ARROYO WILDLIFE PARK,
BLOCK 33, RIO RANCHO ESTATES UNIT 10

TOWN OF ALAMEDA GRANT
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
DECEMBER, 2025





Easement Legend:

- (1) 5' UTILITY EASEMENT RETAINED IN NEW DEDICATED PORTION OF VERANDA ROAD SE FOR PNM. (3/09/2020;3-4513; RRE BK.29, PGS.89-90)
- (2) 20' WIDE ADDITIONAL RIGHT-OF-WAY DEDICATED TO THE CITY OF RIO RANCHO (RRE BK.25, PG.67)AND ADDED TO VERANDA RD. SE
- (11) 10' PUBLIC UTILITY EASEMENT (RRE BK.25, PG.67)
- (15) TRAIL EASEMENT (RRE BK.25, PG.67), EASEMENT ENDS AT WEST EDGE OF PAVEMENT
- (16) 10' PUE GRANTED BY THIS PLAT
- (17) PORTION 10' PUBLIC UTILITY EASEMENT (RRE BK.25, PG.67) WITHIN LAND DONATION AREA VACATED BY THIS PLAT
- (18) 20' WIDE LAND PARCEL DONATED TO THE CITY OF RIO RANCHO BY THIS PLAT

LEGAL DESCRIPTION FOR DONATION AREA

A CERTAIN PARCEL OF LAND FOR DONATION, LOCATED IN TRACT A-1-A-1, SSCAFCA BLACK ARROYO WILDLIFE PARK, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF SANDOVAL COUNTY, NEW MEXICO ON DECEMBER 20, 2024, IN BOOK 3, PAGE 5350 (RRE BK 36, PG 46) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID DONATION AREA AND FROM WHENCE SSCAFCA 255 BEARS, N85°58'31"W, 108.30 FEET;
RUNNING THENCE, 197.00 FEET ALONG A 395.00 FOOT RADIUS CURVE TO THE RIGHT (CENTRAL ANGLE=28°34'31", CHORD BEARS N37°29'23"W, 194.96 FEET)
THENCE, N23°13'44"W, 266.16 FEET;
THENCE, N66°47'01"E, 20.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF VERANDA ROAD, SE;
THENCE, ALONG SAID RIGHT-OF-WAY LINE, S23°13'44"E, 266.16 FEET;
THENCE, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, 187.03 FEET ALONG A 375.00 FOOT RADIUS CURVE TO THE LEFT (CENTRAL ANGLE=28°34'34", CHORD BEARS S37°29'22"E 185.10 FEET);
THENCE, DEPARTING SAID RIGHT-OF-WAY LINE, S38°15'15"W, 20.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 9,165 SQ FT AND 0.2104 ACRES, MORE OR LESS.

CURVE TABLE					
CURVE	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	141°12'25"	98.58'	40.00'	S86°03'00"E	75.46'
C2	28°34'34"	187.03'	375.00'	S37°29'22"E	185.10'
C3	28°34'31"	197.00'	395.00'	S37°29'23"E	194.96'

RRE BOOK_____ PAGE_____

MONUMENT LEGEND

- FOUND 3/4" PIPE
- FOUND 3/8" REBAR
- FOUND SSCAFCA 3-1/4" BRASS CAP IN CONCRETE
- SET/FND 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED "PATRICK PS12651"

Summary Plat
Tracts A-1-A-1-A & A-1-A-1-B, SSCAFCA Black Arroyo Wildlife Park
Block 33, Rio Rancho Estates Unit Ten

DWG PATH: 12/12/2025 J:\N1474 - CITY OF RIO RANCHO\01 MISC\SURVEY\TRACT A-1-A-1 SSCAFCA BLACK ARROYO WP REPLAT TWP REVISED.d

APS:	PRIMO
CREW:	TWP/LRC/CFS
SCALE:	1"=60'
DATE:	12/08/2025
DRAWN:	TWP/SLN/JMS
REVIEW:	DKS
JOB NO:	N1474-01-605

Community Sciences Corporation
Land Surveying
(505) 897.0000

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

January 9, 2026

RE: **Preliminary Plat/Final Plat**
Case No. 25-200-00050
BAWP, Tr A-1-A-1

Dear Property Owner:

You are receiving this letter because your property is affected by a land development decision being made by the Planning and Zoning Board.

The applicant, SSCAFCA, through their agent, Community Sciences Corporation, requests approval of a Preliminary/Final Plat for the subject property legally described as BAWP, Tract A-1-A-1. The plat splits the existing tract and dedicates .2104 acres of Right of Way to the City of Rio Rancho. The subject property is zoned OS: Open Space and consists of approximately 84.08 acres, combined.

The **Planning and Zoning Board** will consider the request and make their decision on **Tuesday, January 27, 2026** at 6:00 pm in the **Council Chambers** and **Virtually**. For virtual attendance, please see the zoom link and log-in information on the posted agenda, one week prior to the hearing at https://rrnm.gov/2303/Watch-and-Download-City-Meetings

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

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

Please contact me via e-mail me at lruizcarlos@rrnm.gov or call me at 505.896.8785 if you have any questions concerning this matter.

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

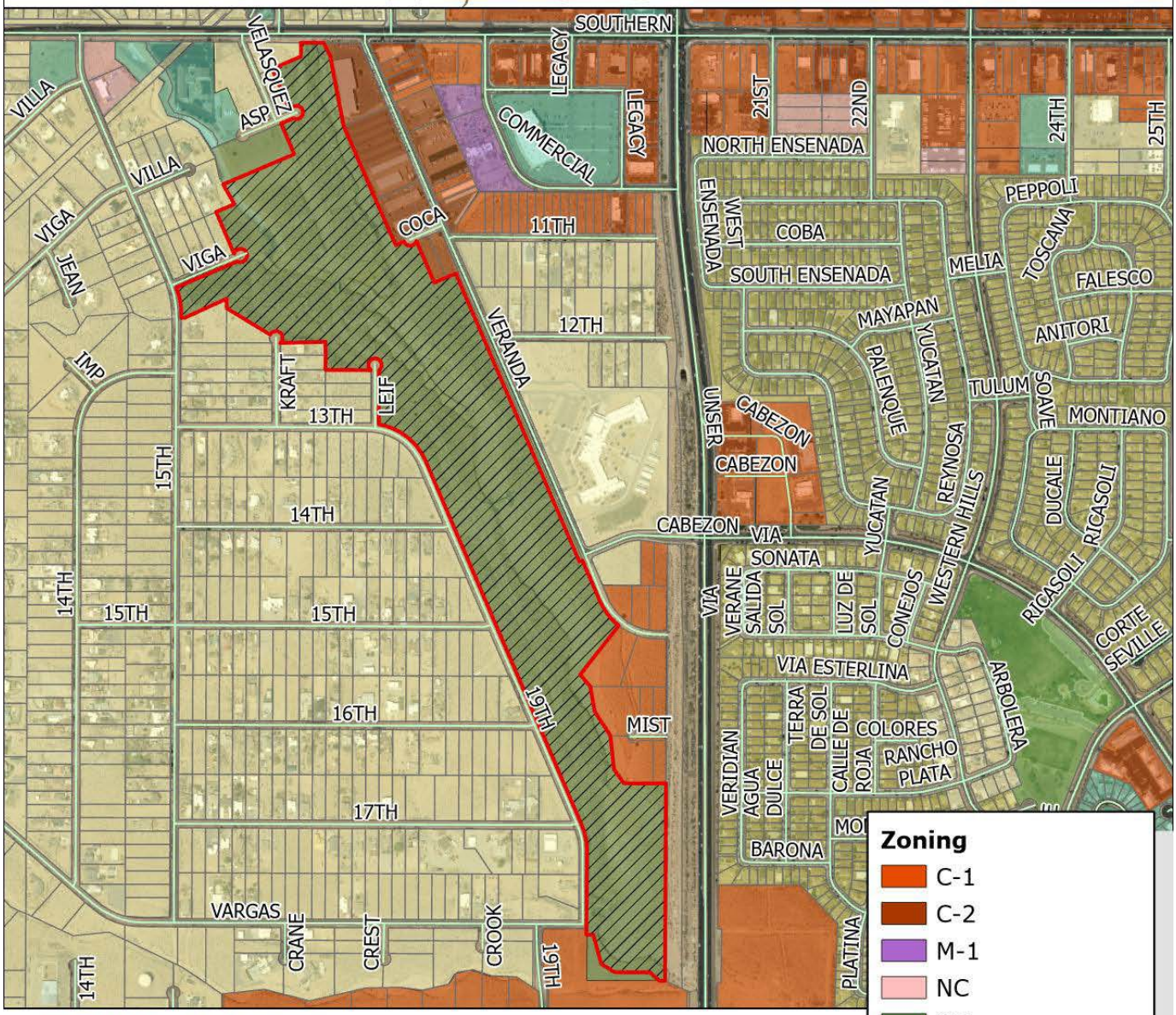
Respectfully,

Liz Ruiz Carlos
Municipal Planner II
Development Services Department
City of Rio Rancho

The City of Rio Rancho

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

PRELIMINARY/ FINAL PLAT
1280 15TH ST SE
BAWP, TRACT A-1-A-1



Zoning
- C-1
- C-2
- M-1
- NC
- OS
- PR
- R-1
- R-3
- R-4
- SU
- Subject Property

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

0 0.05 0.1 0.2 Miles

N W E S

Map courtesy of Liz Ruiz Carlos 1/9/26

NEW MEXICO'S LEADING NEWS SOURCE

ALBUQUERQUE JOURNAL

El Defensor Chieftain | Rio Rancho Observer | Valencia County News-Bulletin

Dept 880697
PO Box 29650
Phoenix, AZ 85038-9650 Phone: (505)823-3220

Proof of Ad 01/09/2026

Account:	**1010956**
Name:	**CITY OF RIO RANCHO**
Company:	**CITY OF RIO RANCHO DEVELOPMENT SVCS DEPT** **ATTN: ACCOUNTS PAYABLE**
Address:	**3200 CIVIC CENTER CIR NE** **RIO RANCHO, NM 87144**
Telephone:	**(505)891-5005**

Ad ID:	**347600**
Description:	
Run Dates:	**01/12/2026 - 01/12/2026**
Class:	**3001**
Orig User:	**master**
Words:	**235**
Lines:	**61**
Agate Lines:	**87**
Depth:	**6.18**
Blind Box:	

Total Ad Cost **$63.37**

Amount Paid **$0.00**

Publication	Start	Stop	Inserts	Cost
Albuquerque Journal	01/12/2026	01/12/2026	1	58.88

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 27, 2026:

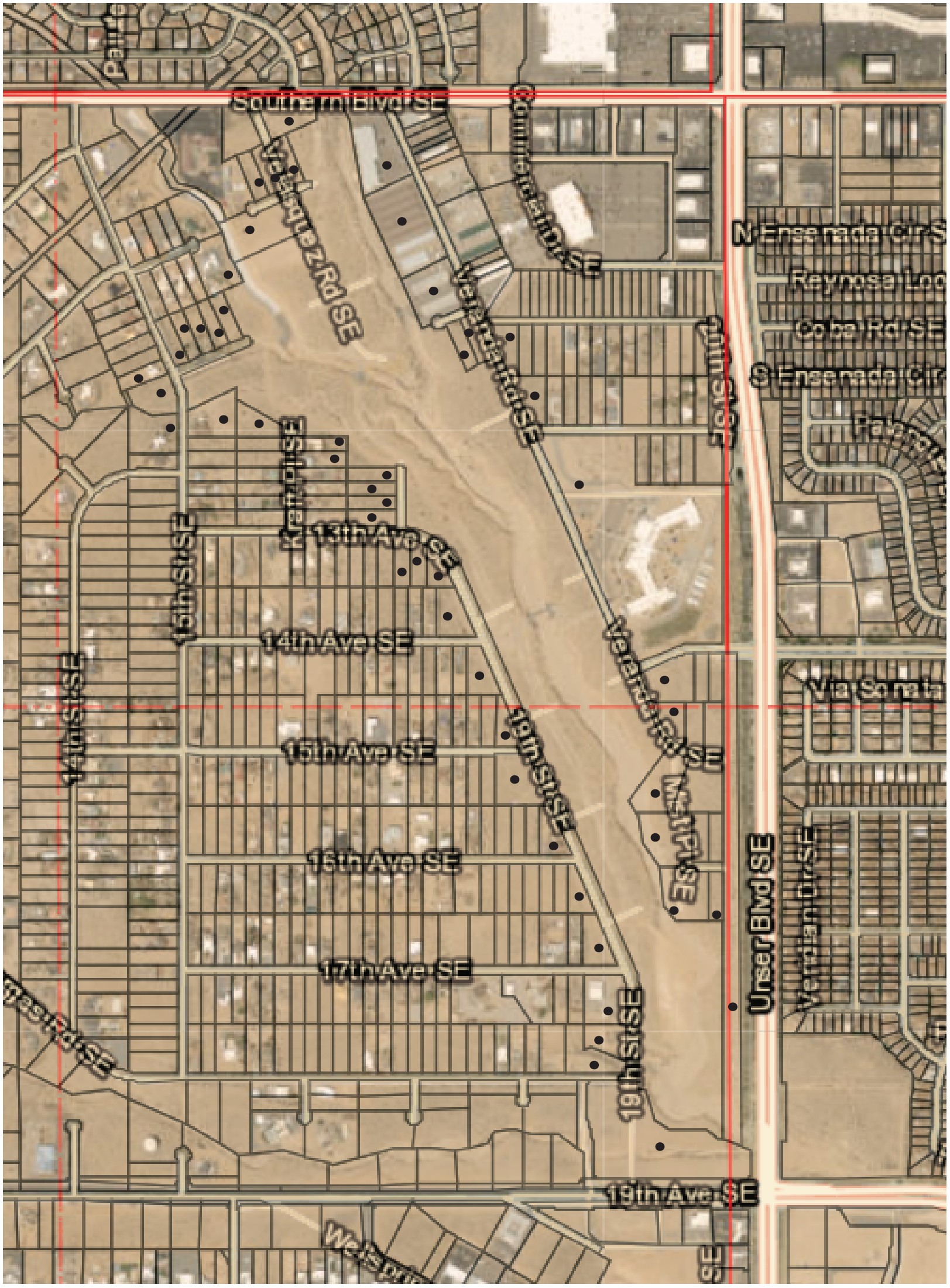
Variance
Case #26-110-00001
The applicants, John Dominguez, request approval of a Variance to allow for the construction of a shed encroaching 10 ft in the rear setback at the property legally described as Corazon at Cabezon, Block 6, Lot 10. The subject property is zoned R-4: Single-Family Residential and is approximately 0.20 acres.

Preliminary/Final Plat
Case #25-200-00050
The applicant, SSCAFCA, through their agent, Community Sciences Corporation, requests approval of a Preliminary/Final Plat for the subject property legally described as BAWP, Tract A-1-A-1. The plat splits the existing tract and dedicates .2104 acres of Right of Way to the City of Rio Rancho. The subject property is zoned OS: Open Space and consists of approximately 84.08 acres combined.

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: January 14, 2026.


Southern Blvd SE
Coors Blvd SE
Valencia Rd SE
Valencia Rd SE
Coors Blvd SE
N Ensenada Cir S
Reynosa Loop
Coba Rd SE
S Ensenada Cir
Rabago Rd SE
14th Ave SE
13th Ave SE
15th Ave SE
16th Ave SE
17th Ave SE
19th Ave SE
18th St SE
19th St SE
Via Sonata
Unser Blvd SE
Vermont Dr SE
Vermont Dr SE
Vermont Dr