



**Planning and Zoning Board
Meeting
City of Rio Rancho
AGENDA
February 10, 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=T3BISHVpWkp6d3dDRmlHd3k2VzYvUT09>

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 27, 2026 Planning and Zoning Board Meeting Minutes](#)

STAFF PRESENTATIONS, REPORTS AND COMMENTS

- 2.** [Planning and Zoning Monthly Summary Plat Report - January 2026
Jan 2026 Summ Plat.pdf](#)
- 3.** [Planning and Zoning Monthly Building Activity Report - January 2026
2026 PZ MONTHLY COMPARISONS.pdf](#)

PUBLIC HEARINGS

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

- 4.** [Preliminary/Final Plat.](#) The Applicants, Pierre and Leslie Amestoy, through their agent, Aldrich Land Surveying, request approval of a Preliminary/Final Plat for the property legally described as Rio Rancho Estates Unit 10, Block 61, Lot 1, dedicating approx. 0.0115 acres of right-of-way to the City of Rio Rancho. Staff contact is Tim Dvorak and staff recommends approval with findings and conditions.
[Zoning & Location Map](#)
[Application](#)
[Authorization](#)
[Preliminary/Final Plat](#)
[Reproduction of Notices, Legal Ad](#)
- 5.** [Preliminary Plat.](#) The applicant, ECOTerra Development, LLC, through their agents, Consensus Planning, Inc. and Bohannon Huston, Inc., requests approval of a Preliminary Plat, for the Terra Alto at Mariposa Subdivision. The subject property is legally described as Mariposa East, Tracts 1A16H1, 1A16F, 1A16G, and 1A16I, and is zoned MU-A: Mixed Use Activity Center. Staff Contact is Liz Ruiz Carlos and staff recommends approval, with findings and conditions.
[Location, Zoning Map.pdf](#)
[ApplicationForm.pdf](#)
[Application Package](#)
[Preliminary Plat - Terra Alto](#)
[Approved Admin Site Plan Application_1.14.26](#)
[Mariposa Master Plan Land Use and Proposed Zoning.pdf](#)
[Reproduction of Notices.pdf](#)
[Public Comment_King.pdf](#)
[Public Comment_Jilek.pdf](#)
[Public Comment_Bentley.pdf](#)
[Public Comment_Myers.pdf](#)
[Public Comment_.pdf](#)
[Previous Submittal_Site Plan and Plat.pdf](#)
[Previous Public Comments.pdf](#)
- 6.** [Master Plan.](#) The applicant, Cielo Bonito, LLC requests approval of the Cielo Bonito Master Plan at the location legally described as Unit 21, Block 22, Lots 4-30, 45-48, Block 23, Lots 3-23, 45-64 and Block 24, Lots 51-70. Staff contact is Tamarah Martinez and staff recommends the Planning and Zoning Board recommend approval of the Master Plan to the Governing Body, with findings and conditions.
[Zoning, Location.pdf](#)
[UPDATED Application MP - Cielo Bonito Dev. 1.21.26.pdf](#)
[Reproduction of Notices.pdf](#)

Reviewer Comments.pdf
Draft_Resolution_CieloBonito.doc

- 7. Zone Map Amendment.** The applicant, Cielo Bonito, LLC requests approval of a Zone Map Amendment request for approximately 44.94 acres from TZ Transitional Zoning and R-3: Mixed Residential to R-4, Single-Family Residential for the properties legally described as Unit 21, Block 22, Lots 4-26, 28-30, 45-48; Block 23, Lots 3-10, 14-23, 45-64; and Block 24, Lots 51-56, 58-70. Staff contact is Tamarah Martinez and staff recommend the Planning and Zoning Board recommend approval of the Zone Map Amendment to the Governing Body, with findings and conditions.

Application ZMA - Cielo Bonito Dev. 2.2.26.pdf
Zoning, Location.pdf
Reproduction of Notices.pdf
Draft_Ordinance_CieloBonitoZMA_BMB_AR.doc

- 8. Subdivision Variance.** The applicant, Clean Slate Properties, LLC, through their agent CSI-Cartesian Surveys, Inc, is requesting approval of a Variance to the required improvements of a subdivision, as outlined by Rio Rancho Municipal Code Chapter 155 Subdivisions, Section 155.27 Required Improvements, in order to subdivide a lot at the subject property of 3309 19th Ave SE, legally described as Unit 16, Blk 14, Lot 78. Staff contact is Tamarah Martinez and staff recommends denial.

Location Map 3309 19th.pdf
Application (19th Ave) signed.pdf
Letter of Determination for Lot 78-B, Block 14, Unit 16, RRE.pdf
Special Warranty Deed (2021 1 28) (recorded).pdf
Updated Variance Letter 1.14.pdf
251611-PLAT (11-6-25).pdf
Findings_of_Fact_3309_19th_BMB.docx

- 9. Preliminary/Final Plat.** The applicant, Clean Slate Properties, LLC, through their agent CSI-Cartesian Surveys, Inc, is requesting approval of a Preliminary/Final Plat to subdivide the property legally described as Unit 16, Blk 14, Lot 78. The property is zoned R-1: Single Family Residential District and comprises approximately 0.5 acres. Staff Contact is Tamarah Martinez and staff recommends denial.

Location Map 3309 19th.pdf
Application (19th Ave) signed.pdf
Letter of Authorization (19th Ave).pdf
251611-PLAT (11-6-25).pdf
Reproduction of Notices.pdf
Reviewer Comments.pdf
Copy of Special Warranty Deed (2021 1 28) (recorded).pdf
Unit 16 next to fire garage - deed.tif
Public Comment on Legislation Item_ 25--210--00014.pdf

- 10. Withdrawn - Variance.** The applicant, Lomas Encantadas Development Company LLC., is requesting approval of a Variance to the 10 ft corner lot side setback requirement for a 5 ft encroachment, at the the property located at 4293 Mountain Trail Lp NE, legally described as Montreal Phase 1, Block 1, Lot 13. Staff contact is Michelle Costilla and staff recommends withdrawal of the item, as requested by the applicant.

Zoning, Location.pdf
Application.pdf
Justification.pdf
Variance Exhibit Lot 13-1.pdf
PNM PUE Agreement.pdf
Reproduction of Notices.pdf
Findings_of_Fact.docx

Withdrawal Request_2.9.26.pdf

- 11. Master Plan.** The Applicant, AMREP Southwest, Inc., through their agent, Consensus Planning, Inc., requests approval of the Vista Alegria Master Plan, comprised of approximately 78.21 acres. Staff contact is Tim Dvorak and staff recommends the Planning and Zoning Board recommend approval to the Governing Body.
Zoning & Location Map
Application & Justification
Authorizations
Vista Alegria Master Plan
Reproduction of Notices, Legal Ad
DRAFT_Resolution_Vista_Alegria_MP_BMB.doc
- 12. Zone Map Amendment.** The Applicant, AMREP Southwest, Inc., through their agent, Consensus Planning, Inc., requests approval of a Zone Map Amendment for the subject properties totaling 78.21 acres of Rio Rancho Estates Unit 8, Block 57, Lots 1-7, & 18-24; and Block 58, Lots 1-7 from M-1: Industrial & Business Park District to R-6: Multi-Family Residential District; Rio Rancho Estates Unit 8, Block 58, Lots 9-11, 14-20, & 22-24; Block 61, Lots 1-2, 4-7, 10-11, 14-19, & 21-24; Block 62, Lots 1-2, 4A, 5-6, & 20-22; and Block 66, Lots 1-4 from M-1: Industrial & Business Park District & R-1: Single-Family Residential District to R-4: Single-Family Residential District; and Rio Rancho Estates Unit 8, Block 62, Lots 8-10, & 15-17; and Block 66, Lots 8-10, & 13-16 from R-1: Single-Family Residential District to R-3: Mixed Residential District. Staff contact is Tim Dvorak, and staff recommends the Planning & Zoning Board recommend approval of the Zone Map Amendment to the Governing Body, with findings and conditions.
Zoning & Location Map
Land Use Map Northern-Rainbow SAP Amendment ADOPTED 11.13.25 (1) 35.pdf
Application & Justification
Authorizations
Reproduction of Notices, Legal Ad
Draft_Ordinance_BMB_AR.docx
ECimino_PublicComment.pdf
- 13. Zone Map Amendment.** The Applicant, the City of Rio Rancho, requests approval of a Zone Map Amendment establishing a Corridor Overlay Zone for enhanced setbacks to allow for protection of future right-of-way and access management along properties directly abutting Rainbow Boulevard within City limits. The Corridor Overlay Zone shall establish enhanced setbacks of 28'-56' for proposed future right-of-way along all subject properties. Staff contact is Tim Dvorak, and staff recommends the Planning and Zoning Board recommend approval of the Zone Map Amendment to the Governing Body.
Rainbow Blvd Location Map
Reproduction of Notices, Legal Ad
Exhibits A-T (Rainbow Overlay)
Exhibit U - Arterial Cross Sections (4-Lane & 6-Lane)
Reviewer Comments
Draft_Ordinance_Rainbow_Corridor_Overlay_BMB.docx
BHaltom_PublicComment.pdf
ECimino_PublicComment.pdf
Public Email Inquiries

DISCUSSION AND DELIBERATION

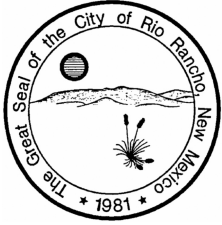
COMMENTS BY MEMBERS

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:
February 10, 2026

DEPARTMENT:
Development Services

SUBJECT:
January 27, 2026 Planning and Zoning Board Meeting Minutes

BACKGROUND AND ANALYSIS:

IMPACT:

ALTERNATIVES:

DEPARTMENT RECOMMENDATION:
Approval

ATTACHMENT: [2026-0127 PZB Minutes.docx](#)



Planning and Zoning Board
of the
City of Rio Rancho

MINUTES

JANUARY 27, 2026
6:00 PM
Council Chambers, City Hall

MEMBERS PRESENT:

Scottie Richardson, District 1, Chair
Kevin Kofchur, District 2
Robert Gabaldon, District 4, Vice-Chair
Andrea Hankins, District 5

MEMBERS ABSENT:

VACANT, District 3
Lisa Hardisty, District 6
Sal Tortorici, At-Large

STAFF PRESENT:

Amy Rincon, Development Services Director
Brian Babyak, Planning and Zoning Manager
Liz Ruiz Carlos, Planner II
Michelle Costilla, Planner III
Tamarah Martinez, Planner I
Sharon Bitah, Administrative Assistant

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

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

CONSENT CALENDAR

1) January 13, 2026 Planning and Zoning Board Meeting Minutes

Robert Gabaldon moved to approve the Consent Calendar. Seconded by Andrea Hankins.
The motion carried by a vote of **4 FOR** and **0 AGAINST**
YES: Scottie Richardson, Kevin Kofchur, Robert Gabaldon, Andrea Hankins
NO: (None)

STAFF PRESENTATIONS, REPORTS AND COMMENTS

PUBLIC HEARINGS

2) The applicant, John Dominguez, requested approval of a Variance to the R-4: Single-Family Residential 15 ft. rear setback requirement for the construction of a shed at the property located at 2517 Camino Catalonia SE, legally described as Corazon at Cabezon, Block 6, Lot 10.

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

Robert Gabaldon moved to approve item #2. Seconded by Andrea Hankins.

Staff member, Michelle Costilla answered Commissioner Kofchur's query regarding if the shed was constructed yet.

The motion failed by a vote of **0 FOR** and **4 AGAINST**

YES: (None)

NO: Scottie Richardson, Kevin Kofchur, Robert Gabaldon, Andrea Hankins

3) The applicants, the City of Rio Rancho and SCAFCA, through their agent, Community Sciences Corporation, requested 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.

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

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

Kevin Kofchur moved to approve item #3. Seconded by Andrea Hankins.
The motion carried by a vote of **4 FOR** and **0 AGAINST**
YES: Scottie Richardson, Kevin Kofchur, Robert Gabaldon, Andrea Hankins
NO: (None)

DISCUSSION AND DELIBERATION

COMMENTS BY BOARD MEMBERS

PUBLIC FORUM

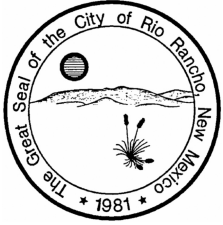
Member of the public, James Ademuyiwa addressed the Board.

ADJOURNMENT

Kevin Kofchur moved to adjourn the meeting. Seconded by Andrea Hankins
Chairman Richardson adjourned the meeting at 6:11 PM.

APPROVED THIS 10th DAY OF FEBRUARY 2026.

Scottie Richardson, Chairman



**CITY OF RIO RANCHO
COVER PAGE**

Legislation Item:

AGENDA DATE:
February 10, 2026

DEPARTMENT:
Development Services

SUBJECT:
Planning and Zoning Monthly Summary Plat Report - January 2026

BACKGROUND AND ANALYSIS:

IMPACT:

ALTERNATIVES:

DEPARTMENT RECOMMENDATION:

ATTACHMENT: [Jan 2026 Summ Plat.pdf](#)

SUMMARY PLAT ACTIVITY

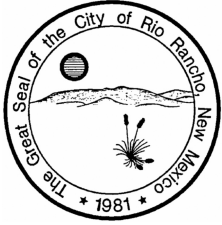
January 2026

CASE #	RECEIVED	LOCATION	COMMENTS	RECORDED
21-200-00014	03/11/21	UNIT 20-INDUSTRIAL PARK, BLK A, PARCEL	Under Review	
21-200-00016	03/23/21	U16, BLOCK M, LOT 6A GRANTING EASEMENTS	Under Review	
21-200-00027	06/04/21	U10 B36 L21 AND 22 COMBINATION	Under Review	
21-200-00033	07/30/21	UNIT 16, BLOCK 18A, LOTS 9 & 10	Awaiting Signatures	
22-200-00007	03/03/22	UNIT 17, BLOCK 113, LOTS 32 AND 33A LOT	Awaiting Signatures	
22-200-00012	04/18/22	UNIT 16, BLOCK F, LOTS 2A, 4, 5 COMBINATION	Under Review	
22-200-00013	04/19/22	UNIT 11, BLK 34, LOTS 23 & 24 COMBO	Awaiting Signatures	
22-200-00016	05/12/22	LA PLAZUELA, TRACTS 2A & 2B	Under Review	
22-200-00024	08/17/22	MARIPOSA TCT 4, 2, 3A, & NW LOOP (TRACT CONSOLIDATION)	RECORDED	X
22-200-00027	09/14/22	RIO WEST BUSINESS PARK, BLK A, LOTS 4A-1	RECORDED	X
22-200-00029	09/26/22	UNIT 11, BLOCK BB, LOTS 32-37 LOT COMBINATION	RECORDED	X
22-200-00031	10/12/22	LOT COMBO U17, BLK 105, LOT 4A-1 (lot 4A & 5)	Awaiting Signatures	
22-200-00034	10/19/22	Unit 12, Blk C, Lots 67 & 68 - LOT COMBINATION	RECORDED	X
22-200-00035	11/09/22	Unit 20, Block 106, Lot 4 Vacation of Easement	Awaiting Signatures	
22-200-00040	12/08/22	UNIT 11, BLOCK V, LOT 34-A; COMBO OF LOTS 34 & 35	Under Review	
23-200-00005	02/21/23	UNIT 13, BLOCK 143, LOTS 23A & 23B LOT SPLIT	Awaiting Signatures	
23-200-00010	03/13/23	UNIT 17, TRACT U SPLIT	Under Review	
23-200-00012	04/14/23	U10, BLK B, LOTS 20, 21, AND 22 (LOT COMBO)	Under Review	
23-200-00015	5/8/2023	UNIT 17, BLOCK 72, LOTS 16 & 17 COMBO	Under Review	
23-200-00016	6/5/2023	SUMMARY PLAT- LOT COMBO U13, BLK S, LOTS	Under Review	
23-200-00024	8/29/2023	SUMMARY PLAT - CABEZON, LOTS 3 AND 4 (RE	Under Review	
23-200-00026	9/7/2023	SUMMARY PLAT - UNIT 17, TRACTS A-1-A AN	Under Review	
23-200-00028	9/14/2023	CS, BLK A, LOT A-1-A (LOT SPLIT)	Under Review	
23-200-00031	10/4/2023	SUMMARY PLAT - LOT COMBO - U10, BLK A, L	Under Review	
23-200-00036	11/13/23	CS, BLK 1, LOTS 8 AND 2A2A - SUMMARY PLA	Under Review	
24-200-00002	01/04/24	SUMMARY PLAT - LOT COMBO - CABE/TRACTS 1	Under Review	
24-200-00004	01/16/24	UNIT 10 BLOCK 35 LOT 30-A LOT COMBO.	Under Review	
24-200-00007	01/18/24	PROPOSED LOT 16-A, BLK. U, RRE UN. 11 /	Under Review	
24-200-00009	01/22/24	UNIT 11, BLOCK V, LOTS 16-17 TO CREATE 1	Under Review	
24-200-00012	2/1/2024	SUMMARY PLAT - U11, BLK 17, LTS 42 & 43	Under Review	
24-200-00017	4/8/2024	LOT CONSOLIDATION / U21, BLOCK 18, LOTS	Under Review	
24-200-00019	4/29/2024	SUMMARY PLAT - STONEGATE - CREATING 1 HO	Under Review	
24-200-00022	5/1/2024	SUMMARY PLAT - UNIT 10, BLOCK 33, LOTS 7	Under Review	
24-200-00024	05/14/24	UNIT 20, BLOCK, 106, LOTS 5-6, LOT LINE	Under Review	

SUMMARY PLAT ACTIVITY

January 2026

24-200-00025	05/14/24	SUMMARY PLAT - U13, BLK QQ, LOTS 16&17 -	Under Review	
24-200-00026	05/14/24	SUMMARY PLAT - U11, BLK E, LOTS 56 & 57	Under Review	
24-200-00027	05/17/24	SUMMARY PLAT (LOT SPLIT) U13, BLOCK 114,	Under Review	
24-200-00029	5/31/2024	UNIT 17, BLOCK 132, LOT 11-A, LOT SPLIT	Under Review	
24-200-00033	7/15/2024	SUMMARY PLAT / RRE UNIT 17, BLOCK 121, L	Under Review	
24-200-00034	8/2/2024	SUMMARY PLAT, UNIT 20, BLOCK 145, LOTS 5	Under Review	
24-200-00036	9/4/2024	SUMMARY PLAT - U20, BLK 108, LOTS 33 AND	Under Review	
24-200-00040	10/1/2024	SUMMARY PLAT (VACATE EXISTING DRAINAGE E	Under Review	
24-200-00041	10/4/2024	JAG PLANNING & ZONING	Under Review	
24-200-00042	10/8/2024	COMMUNITY SCIENCES CORPORATION	Under Review	
24-200-00043	10/08/24	U13, BLK 68, LOTS 5A / SUMMARY PLAT	Under Review	
24-200-00045	10/18/24	SUMMARY PLAT / LE, PAR 2 & ECD, PAR EC1	Under Review	
24-200-00047	10/21/24	SUMMARY PLAT - MOUNTAIN HAWK, TRACTS 1A	Under Review	
24-200-00048	10/23/24	SUMMARY PLAT - HAWKSITE TRACTS 13A AND 1	Under Review	
24-200-00049	11/5/2024	UNIT 10, BLOCK 5, LOTS 48-50, LOT CONSOL	Under Review	
24-200-00052	12/9/2024	UNIT 11, BLOCK UU, LOTS 26-27, LOT COMBI	Under Review	
24-200-00053	12/10/2024	PARCEL 1-A ARROYO DE LOS MONTOYAS, U13 -	Under Review	
24-200-00054	12/18/2024	UNIT 20, BLOCK 106, PARCEL A, VACATION O	Under Review	
24-200-00055	12/18/2024	SUGAR RIDGE, BLOCK 2, PAR B-1-A / SUMMAR	Under Review	
24-200-00056	12/30/2024	SUMMARY PLAT / WALMART FUEL STATION EASE	Under Review	
25-200-00001	1/2/2025	LOT COMBO (2 LOTS TO 1) UNIT 12, BLOCK E	Under Review	
25-200-00002	1/24/2025	LOT COMBINATION UNIT 13 BLOCK 135 LOTS 1	Under Review	
25-200-00003	1/28/2025	HIGH RESORT MARKET PLACE, BLOCK A, TRACT	Under Review	
26-200-00002	1/16/2026	SUMMARY PLAT; UNIT 17, BLOCK 19, LOTS 13	Under Review	
26-200-00003	1/30/2026	UNIT 17, BLOCK 131, LOTS 32-33, LOT LINE	Under Review	
TOTAL TO DATE:			60	



**CITY OF RIO RANCHO
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Legislation Item:

AGENDA DATE:
February 10, 2026

DEPARTMENT:
Development Services

SUBJECT:
Planning and Zoning Monthly Building Activity Report - January 2026

BACKGROUND AND ANALYSIS:

IMPACT:

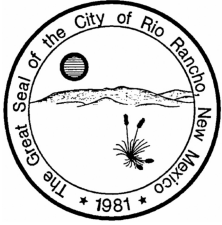
ALTERNATIVES:

DEPARTMENT RECOMMENDATION:

ATTACHMENT: [2026 PZ MONTHLY COMPARISONS.pdf](#)

2026 BUILDING ACTIVITY COMPARISON

PERMIT TYPES	JAN	JANUARY VALUATION	FEB	MAR	APR	MAY	JUNE	JUL	AUG	SEPT	OCT	NOV	DEC	ANNUAL TOTALS		ANNUAL TOTALS (2025)	
Single Family	55	\$11,350,018												55	\$11,350,018	832	\$178,118,896
Additions/Residential	16	\$724,204												16	\$724,204	151	\$7,068,582
Casita	1	\$96,000												1	\$96,000	17	\$2,143,449
New Commercial	1	\$1,628,431												1	\$1,628,431	12	\$19,961,907
New Office/Institution	0	\$0												0	\$0	1	\$22,000,000
New Industrial	0	\$0												0	\$0	2	\$77,000,000
Non-Residential Interior Tenant Improvement	1	\$13,000												1	\$13,000	24	\$17,307,675
Office/Institution Addition	0	\$0												0	\$0	0	\$0
Industrial Addition	0	\$0												0	\$0	0	\$0
New Multi-Family	0	\$0												0	\$0	115	\$19,830,059
Telecommunication Tower	0	\$0												0	\$0	9	\$332,859
Demolition - Non-Residential	0	\$0												0	\$0	2	\$667,943
Demolition - Residential	0	\$0												0	\$0	0	\$0
Fence	10	\$63,000												10	\$63,000	149	\$1,534,353
Garages	4	\$240,600												4	\$240,600	62	\$2,985,620
Pool	2	\$192,000												2	\$192,000	56	\$4,547,029
Reroofs/Windows/ Doors	67	\$755,855												67	\$755,855	847	\$14,028,440
Retaining Wall	14	\$1,797,800												14	\$1,797,800	100	\$19,018,831
Small Shed (120 sq.ft. or less)	19	\$13,179												19	\$13,179	205	\$704,301
Sheds	3	\$93,323												3	\$93,323	100	\$1,431,597
Solar (Rooftop & Ground Mount)	34	\$3,026												34	\$3,026	606	\$351,111
Business Registrations (Occupancy Inspection)	11	\$0												11	\$0	184	\$0
Building Inspections	2,427	\$0												2,427	\$0	40,090	\$0
Engineering Inspections	98	\$0												98	\$0	2,624	\$0
R.O.W. Permits (Fees)	38	\$85,300												38	\$85,300	635	\$675,050
TOTALS:	2,801	17,055,736	0	0	0	0	0	0	0	0	0	0	0	2,801	\$17,055,736	46,823	\$389,743,702



CITY OF RIO RANCHO COVER PAGE

**Legislation Item: 26-210-
00002**

AGENDA DATE:
February 10, 2026

DEPARTMENT:
Development Services

SUBJECT:
Preliminary/Final Plat. The Applicants, Pierre and Leslie Amestoy, through their agent, Aldrich Land Surveying, request approval of a Preliminary/Final Plat for the property legally described as Rio Rancho Estates Unit 10, Block 61, Lot 1, dedicating approx. 0.0115 acres of right-of-way to the City of Rio Rancho. Staff contact is Tim Dvorak and staff recommends approval with findings and conditions.

BACKGROUND AND ANALYSIS:

The Applicants, Pierre and Leslie Amestoy, through their agent, Aldrich Land Surveying, request approval of a Preliminary/Final Plat for the property legally described as Rio Rancho Estates Unit 10, Block 61, Lot 1, dedicating approx. 0.0115 acres of right-of-way to the City of Rio Rancho.

The subject property is zoned R-1: Single-Family Residential District per Ordinance No. 83-64, adopted March 23, 1983 by the Governing Body.

Per discussions with City of Rio Rancho Utilities, the Applicant revised the subject plat to slightly expand the amount of dedicated right-of-way. The revised plat now dedicates approximately 0.0189 acres of right-of-way to the City of Rio Rancho. No other changes were made to the subject plat.

I. GENERAL INFORMATION

A. Dry Utilities/Gas: The applicant is responsible for coordinating the installation of all dry utilities with Centurylink, Comcast, Ezee Fiber, Sparklight, PNM, the City of Rio Rancho, and Gas Company of New Mexico.

B. Water and Wastewater Availability: A water and wastewater availability approval letter from the City of Rio Rancho Utilities Department must be provided for any future development of the subject lot.

C. Drainage: A grading & drainage permit must be approved by the City Engineering Department for future development.

D. Roads & Sidewalks: No road or sidewalk improvements are required for this plat. The plat is dedicating land for right-of-way.

E. Recreation Facilities/Open Space: No recreation facilities or open space are dedicated by this plat.

F. Easements: There is an existing 5' Public Utility Easement inside all existent lot lines (Note 1). This plat dedicates a 10' private sanitary sewer easement along the southern (rear) property line (Note 2). An additional 5' Public Utility Easement (Note 3) is dedicated to provide 10' wide Public Utility Easements adjacent to all rights-of-way.

G. Public Site Dedications: This plat dedicates approx. 0.0189 acres of right-of-way along the existing northwest portion of the subject lot to the City of Rio Rancho.

- H. Vacations: There are no vacations associated with this platting action.
- I. Variances: No variances are associated with this platting action.

II. CONFORMANCE WITH RIO RANCHO MUNICIPAL CODE CHAPTER 155 SUBDIVISIONS
 The proposed plat would be in conformance with the subdivision design standards in R.O. 2003 Chapter 155. Staff recommends the Planning and Zoning Board find this criteria has been met.

III. CONFORMANCE WITH THE ZONING ORDINANCE
 With the right-of-way dedication, the subject property still conforms to minimum R-1: Single-Family District lot standards as laid out in R.O. 2003 § 154.50.

Staff recommends the Planning and Zoning Board find the proposed Preliminary/Final Plat conforms to the requirements of R.O. 2003 Chapter 154 Planning and Zoning. Criteria is satisfied.

IV. CONFORMANCE WITH THE CITY COMPREHENSIVE PLAN
 In Chapter 5, Land Use Element, a policy is to “encourage the master planning of developments that establish a community character that considers circulation, landscaping, open space, storm drainage, utilities, and building location and design in the master plan”, (5.6.3, Policy L-1).

FINDING: This application meets all Policy L-1 requirements and provides needed right-of-way for future expansion of Ark Rd SE, as well as provides for expanded Public Utility Easements to ensure adequate maintenance for existent utility lines and DPM right-of-way standards; Criteria is satisfied.

V. CONFORMANCE WITH CITY POLICIES AND REGULATIONS

Application materials were routed and reviewed by the following entities:

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

SURROUNDING LAND USE/ZONING:

Surrounding land is zoned R-1: Single-Family Residential District to the north, west, and east, with R-3: Mixed-Residential District to the south.

NOTIFICATIONS: Adjacent property owners were notified of this hearing via first class mail. A notice sign was posted on the property as required by Ordinance. A legal notice was published in the January 26, 2026 edition of the Albuquerque Journal. All legal notification requirements for this property have been met.

IMPACT:

Staff recommends the Planning and Zoning Board approve the Preliminary/Final Plat subject to the following findings and conditions:

General Findings of Fact:

1. The Planning and Zoning Board has the authority to approve the Applicant's request for Preliminary/Final Plat.
2. The Applicant has the authority to make an application to request Preliminary/Final Plat approval.

Specific Findings of Fact and Conditions of Approval:

1. The Preliminary/Final Plat conforms to the requirements of Rio Rancho Municipal Code (R.O. 2003) Chapter 155: Subdivisions.
2. The Preliminary/Final Plat conforms to the R-1: Single-Family Residential zoning district requirements.
3. Prior to development of the subject property, the Applicant shall provide all necessary materials for development as applicable, including a Water & Wastewater Availability Letter and a Grading & Drainage Plan.
4. Plat will be Book 38, Pages 18-19.

ALTERNATIVES:

The Planning and Zoning Board may:

1. Approve the Preliminary/Final Plat.
2. Deny the Preliminary/Final Plat
3. Make modifications to the Preliminary/Final Plat and approve such modifications.
4. Postpone the item and continue the public hearing to further consider testimony presented at the hearing.

DEPARTMENT RECOMMENDATION:

Staff recommends the Planning and Zoning Board approve the Preliminary/Final Plat with findings and conditions.

ATTACHMENT: [Zoning & Location Map](#)

ATTACHMENT: [Application](#)

ATTACHMENT: [Authorization](#)

ATTACHMENT: [Preliminary/Final Plat](#)

ATTACHMENT: [Reproduction of Notices, Legal Ad](#)

RRE UNIT 10, BLOCK 61, LOT 1
PRELIMINARY/FINAL PLAT
RIGHT-OF-WAY DEDICATION
& GRANTING OF EASEMENTS



Legend

Zoning

-  C-2
-  R-1
-  R-3
-  Subject Property



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

Map courtesy of Tim Dvorak, 1/20/2026

PLANNING & ZONING LAND USE APPLICATION

Please check appropriate box

(Fees are listed on the back)

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

Please Print In Ink Only or Type

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

APPLICANT/AGENT INFORMATION

Applicant Name: Pierre and Leslie Amestoy		Phone:	
Address: 4461 Irving Blvd NW		E-Mail:	
City: Albuquerque	State: NM	Zip: 87114	
Proprietary Interest: Owner	List Owners:		
Deed or Ownership Verification Provided: (Initials) TA		Letter of Authorization Provided: (Initials) TA	

Agent Name: Aldrich Land Surveying		Phone:	
Address: PO Box 30701		E-Mail:	
City: Albuquerque	State: NM	ZIP Code: 87190	

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

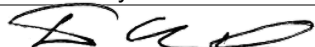
To dedicate public street right-of-way to the City of Rio Rancho, grant a 5' PUE and grant a 10' Private Sanitary Sewer Easement

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit: Rio Rancho Estates Unit 10	Block(s): 61	Lot(s): 1
Existing Zoning: R-1	Proposed Zoning: R-1	
No. of existing lots: 1	No. of proposed lots: 1	Total area of site (acres) 0.5002

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: Timothy Aldrich	Applicant:	Agent: X
Signature: 	Date: 12/17/2025	

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

APPLICATION ACCEPTED BY: _____ DATE: _____

Pierre Amestoy
4461 Irving Blvd. NE
Albuquerque, NM 87114

December 17, 2025

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

Re: LOT 1-A, BLOCK 61, RIO RANCHO ESTATES, UNIT 10

Dear DSD:

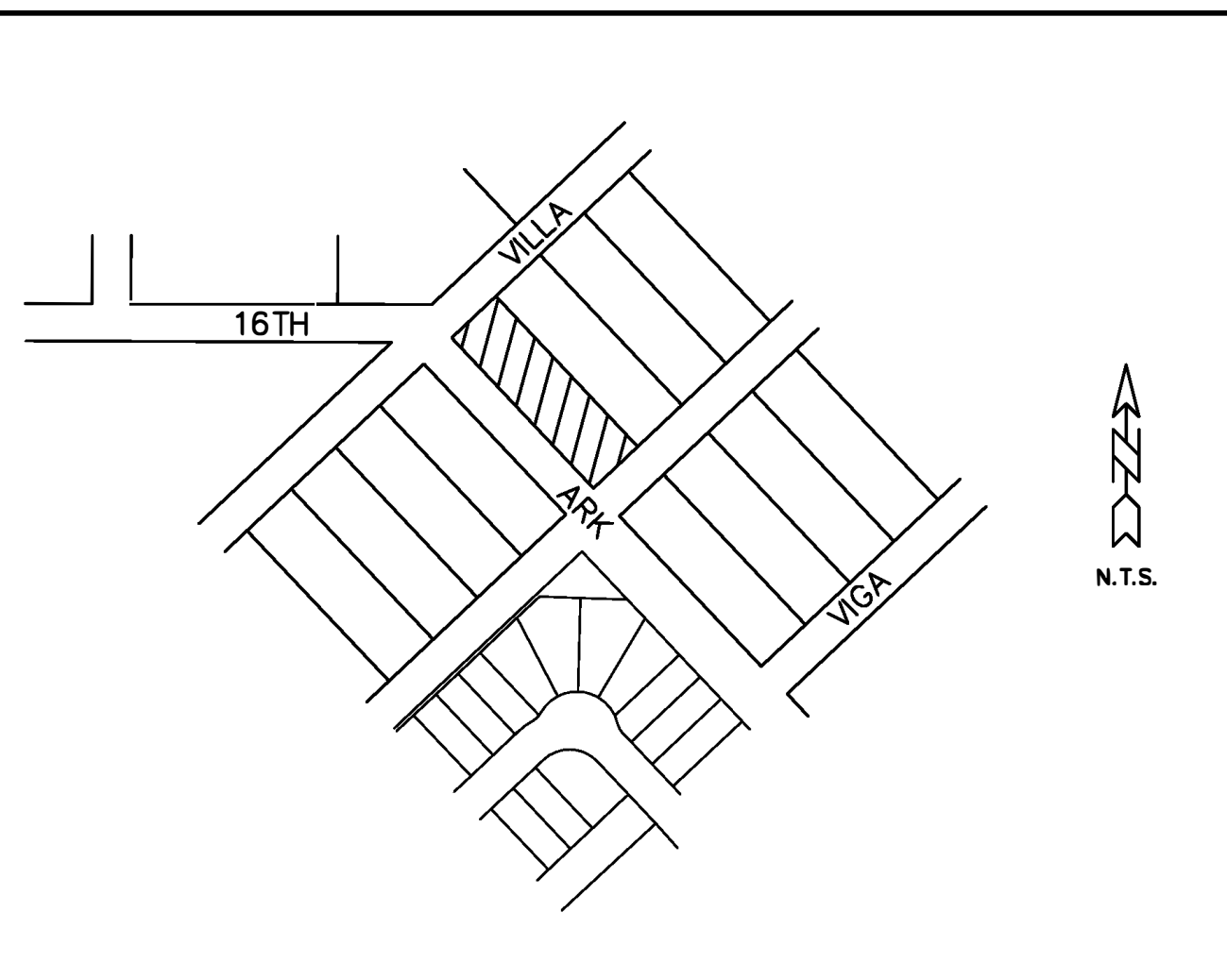
I hereby authorize Aldrich Land Surveying., to act on my behalf for the above referenced project. The legal description pertaining to this project is Lot 1, Block 61, Rio Rancho Estates, Unit 10.

Please contact our office if you have any questions.

Sincerely,



Pierre Amestoy



LOCATION MAP

PURPOSE OF PLAT

- To create Lot 1-A, Block 61 as shown hereon.
- To grant easements as shown hereon.
- To dedicate public street right-of-way to the City of Rio Rancho in fee simple as shown hereon.

SUBDIVISION DATA

- Total Number of Existing Lots: 1
- Total Number of Existing Tracts: 0
- Total Number of Lots Created: 1
- Total Number of Tracts Created: 0
- Gross Subdivision Acreage: 0.5002 Acres

RIGHT-OF-WAY DEDICATION

- 0.0189 ACRES

NOTES

- Bearings are grid based on the New Mexico State Plane Coordinate System (Central Zone).
- Distances are ground distances.
- Bearings and distances in parenthesis are record.
- Basis of boundary are the following plats of record entitled: "NORTHERLY PORTION SOUTHWESTERLY PORTION UNIT TEN, RIO RANCHO ESTATES" (05-13-1968, RRE PLAT BOOK 1, PAGE 74) all being records of Sandoval County, New Mexico.
- Field Survey performed in August, 2025.
- City of Rio Rancho, Sandoval County, New Mexico Zone: R-1
- 100 Year Flood Zone Designation: Zone X, as shown on Panel 2101 of 2225, Flood Insurance Rate Map, City of Rio Rancho, Sandoval County, New Mexico, dated March 18, 2008.
- Title Commitment: None provided.
- All corners are found or set as shown hereon.
- Address: 800 Villa Road SE, Rio Rancho, NM 87124.
- Dedication of public right-of-way includes the use of the roadways and rights-of-way for all uses typically associated with the use of a right-of-way and purposes appurtenant thereto, including, but not limited to, the passage and accommodation of vehicular and pedestrian traffic, and the construction, operation, use, maintenance, inspection, repair, alteration, and replacement of a paved road within the boundaries of the right-of-way area, and for all other purposes for which a public street and right-of-way is commonly used, including but not limited to installing, repairing, maintaining, altering, replacing, relocating and operating public and private utilities in, into, upon, over, across, and under any such right-of-way.

COUNTY CLERKS RECORDING INFORMATION

This instrument was filed for record on the _____th day of _____, 2026, in Rio Rancho, Sandoval County, New Mexico, and was recorded in Volume _____ Folio _____, records of said County.

(Rio Rancho Estates Plat Book _____, Page _____)

Anne Brady-Romero, County Clerk and Recorder

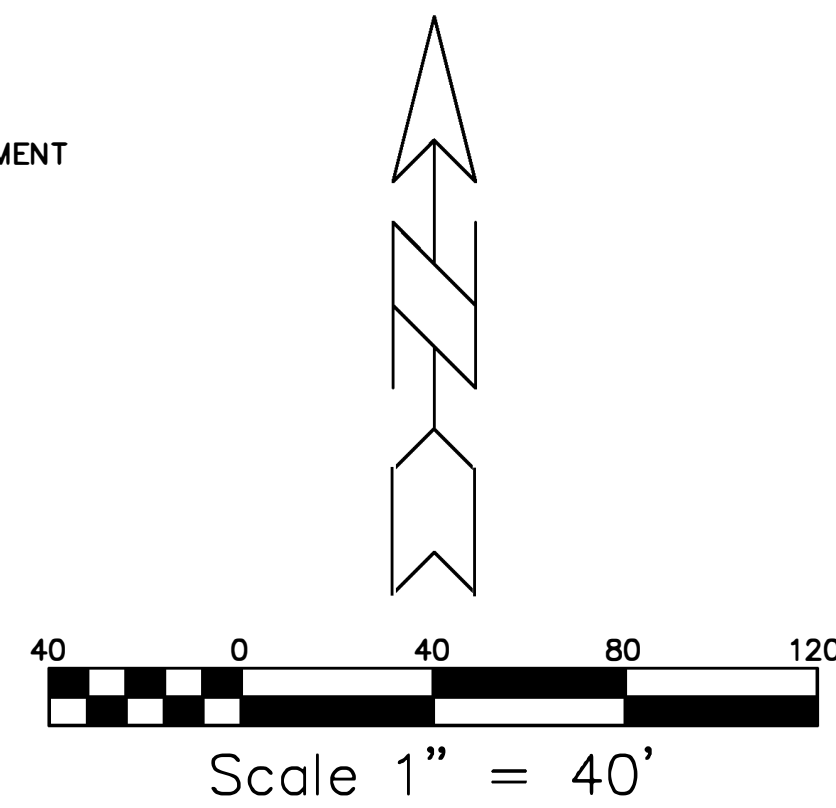
By: _____ Deputy

DESCRIPTION

A tract of land situate within the Town of Alameda Grant, projected Section 34, Township 12 North, Range 2 East, New Mexico Principal Meridian, City of Rio Rancho, Sandoval County, New Mexico, being all of Lot 1, Block 61, Rio Rancho Estates Unit 10, as the same is shown and designated on said plat, filed for record in the office of the County Clerk of Sandoval County, New Mexico, on May 13, 1968, in Rio Rancho Estates Plat Book No. 1, Page 74, and containing 0.5002 acres more or less.

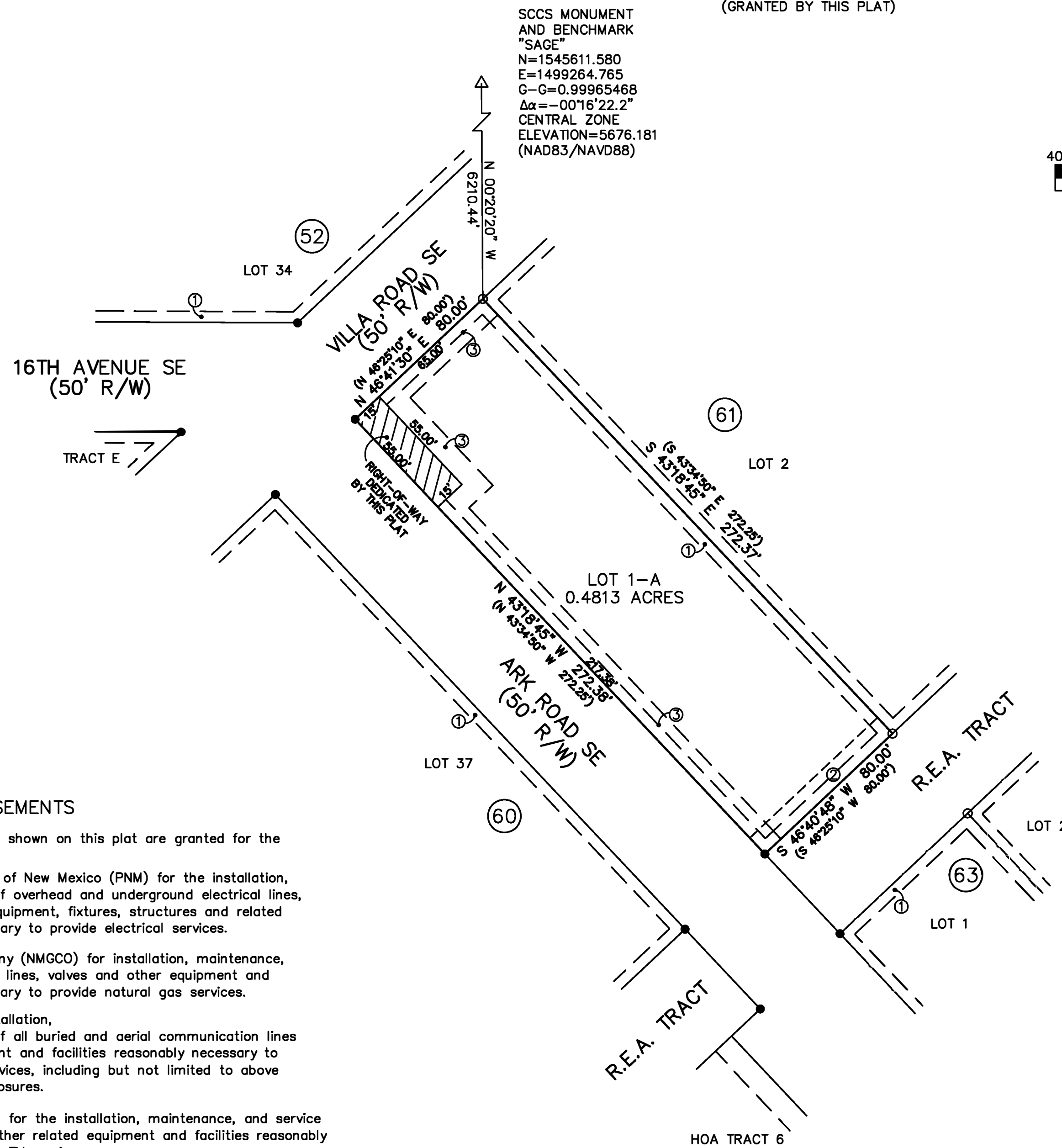
SCCS MONUMENT AND BENCHMARK "SAGE"
 N=1545611.580
 E=1499264.765
 G-G=0.99965468
 Δα=-00°16'22.2"
 CENTRAL ZONE
 ELEVATION=5676.181
 (NAD83/NAVD88)

- ① - EXISTING 5' PUBLIC UTILITY EASEMENT (PUE) (05-13-1968, 1-74)
- ② - 10' PRIVATE SANITARY SEWER SERVICE EASEMENT (FOR THE BENEFIT OF LOT 2, BLOCK 61)) (GRANTED BY THIS PLAT)
- ③ - 10' PUBLIC UTILITY EASEMENT (PUE) (GRANTED BY THIS PLAT)



Scale 1" = 40'

- - FOUND 1" PIPE
- - FOUND 3/8" REBAR



PUBLIC UTILITY EASEMENTS

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

- Public Service Company of New Mexico (PNM) for the installation, maintenance and service of overhead and underground electrical lines, transformers, and other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical services.
- 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.
- Lumen (LUMEN) for installation, maintenance and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and enclosures.
- Sparklight (SPARKLIGHT) for the installation, maintenance, and service of such lines, cable and other related equipment and facilities reasonably necessary to provide Cable TV services.
- Comcast (COMCAST) for the installation, maintenance, and service of such lines, cable and other related equipment and facilities reasonably necessary to provide Cable TV services.
- Ezee Fiber (EZZE FIBER) for the installation, maintenance, and service of such lines, cable and other related equipment and facilities reasonably necessary to provide Cable TV services.
- City of Rio Rancho Utilities (water and sanitary sewer) for installation, maintenance and services of lines and other equipment and facilities reasonably necessary to provide service.

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

DISCLAIMER

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

FREE CONSENT AND DEDICATION

The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof. Said owner(s) and/or proprietor(s) do hereby consent to the creation of lot as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the granting of easements as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the dedication of public street right-of-way to the City of Rio Rancho in fee simple with warranty covenants as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to all the foregoing and do hereby certify that this subdivision is their free act and deed. Said owner(s) warrant that they hold among them complete and indefeasible title in fee simple to the property subdivided hereon.

Owner(s): Pierre and Leslie Amestoy

Pierre and Leslie Amestoy _____ Date

STATE OF NEW MEXICO)
 SANDOVAL COUNTY) SS
 On this _____ day of _____, 2026, this instrument was acknowledged before me by Pierre and Leslie Amestoy.

Notary Public _____ My Commission Expires _____

**SUMMARY PLAT FOR
 LOT 1-A, BLOCK 61,
 RIO RANCHO ESTATES, UNIT 10
 (BEING A REPLAT OF LOTS 1, BLOCK 61
 RIO RANCHO ESTATES, UNIT 10)
 WITHIN THE
 TOWN OF ALAMEDA GRANT
 PROJECTED SECTION 34
 TOWNSHIP 12 NORTH, RANGE 2 EAST, N.M.P.M.
 CITY OF RIO RANCHO
 SANDOVAL COUNTY, NEW MEXICO
 NOVEMBER, 2025**

DSD CASE NO. _____

UTILITY APPROVALS

City of Rio Rancho	Date
	12/08/2025
Public Service Company of New Mexico	Date
	12/28/2025
New Mexico Gas Company	Date
Thomas McClafflin	12/17/2025
Lumen	Date
Leon Lucero	12-18-2025
Sparklight	Date
Todd Schnuelle	12/18/25
Comcast	Date
John Muldrow	12/18/25
Ezee Fiber	Date

PLANNING AND ZONING BOARD

Approved on the _____ day of _____, 2026.

Scottie Richardson, Chairman _____ Date

CITY CLERKS CERTIFICATE

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

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

TREASURER'S CERTIFICATE

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

Jennifer Taylor, Sandoval County Treasurer _____ Date

JURISDICTIONAL AFFIDAVIT

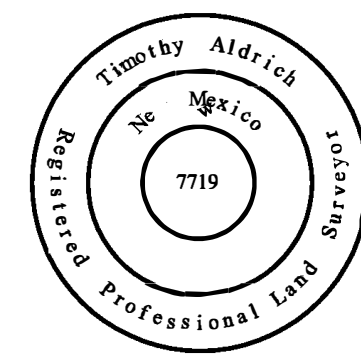
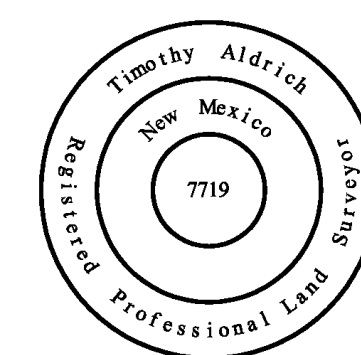
"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby affirm that the property described hereon does lie within the platting and extra-territorial jurisdiction of the City of Rio Rancho, New Mexico.

Timothy Aldrich, P.S. No. 7719 _____ Date

SURVEYOR'S CERTIFICATION

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

Timothy Aldrich, P.S. No. 7719 _____ Date



Drawn By: TA	Date: 11-10-2025
Checked By: TA	Drawing Name: 15010PLB.DWG
Job No.: 15-010	Sheet: 1 of 1

01-28-2026 rev

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



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 23, 2026

RE: Case #26-210-00002: Preliminary/Final Plat; Rio Rancho Estates Unit 10, Block 61, Lot 1

Dear Property Owner:

You are receiving this notice of Preliminary/Final Plat because your property is adjacent to a site where a land development decision is required by the Planning and Zoning Board.

The Applicants, Pierre and Leslie Amestoy, through their agent, Aldrich Land Surveying, request approval of a Preliminary/Final Plat for the property legally described as Rio Rancho Estates Unit 10, Block 61, Lot 1. The proposed plat will dedicate approx. 0.0115 acres of right-of-way to the City of Rio Rancho.

The **Planning and Zoning Board** will consider the request and make their decision on **February 10, 2026** at 6:00 pm in the **Council Chambers** and **Virtually**. For virtual attendance, please see the zoom link and log-in information on the posted agenda, one week prior to the hearing at <https://rrnm.gov/2303/Watch-and-Download-City-Meetings>

On the back of this letter is a location map of the project.

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

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

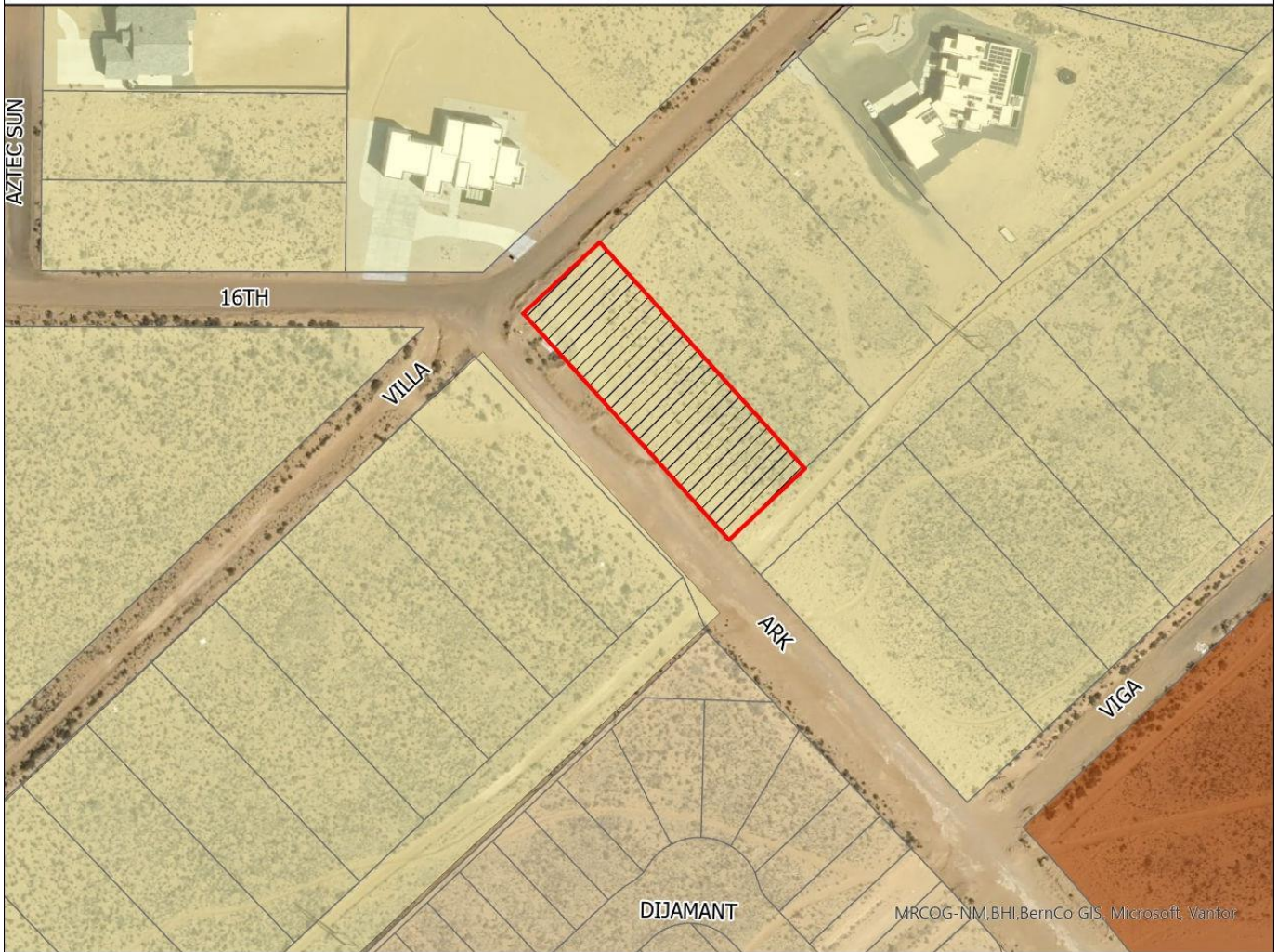
If you are an individual with a disability who is in need of a reader, amplifier, qualified sign language interpreter, or any form of auxiliary aid or service to attend or participate in the hearing or meeting, please contact the City Clerk, 505-891-5004, as soon as possible prior to the meeting. Please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

Respectfully,

Tim Dvorak





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

RRE UNIT 10, BLOCK 61, LOT 1 PRELIMINARY/FINAL PLAT RIGHT-OF-WAY DEDICATION & GRANTING OF EASEMENTS



MRCOG-NM,BHI,BernCo GIS, Microsoft, Vantor



Legend	
Zoning	
	C-2
	R-1
	R-3
	Subject Property

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

Map courtesy of Tim Dvorak, 1/20/2026



**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, February 10, 2026:

Variance

Case #26-110-00002

The applicant, Lomas Encantadas Development Company LLC., requests approval of a Variance to the 10 ft. corner lot side setback requirement at the property legally described as Montreal Phase 1, Block 1, Lot 13. This request will reduce the 10 ft. side setback to 5 ft. The subject property is zoned R-4: Single-Family Residential and is approximately 0.13 acres.

Preliminary/Final Plat

Case #26-210-00002

The Applicants, Pierre and Leslie Amestoy, through their agent, Aldrich Land Surveying, request approval of a Preliminary/Final Plat for the property legally described as Rio Rancho Estates Unit 10, Block 61, Lot 1 dedicating approx. 0.0115 acres of right-of-way to the City of Rio Rancho.

Master Plan

Case #25-400-00005

The Applicant, AMREP Southwest, Inc., through their agent, Consensus Planning, Inc., requests approval of the Vista Alegria Master Plan, comprised of approx. 78.21 acres. The Master Plan boundary includes the subject properties of Rio Rancho Estates Unit 8, Block 57, Lots 1-7, & 18-24; Block 58, Lots 1-7; Rio Rancho Estates Unit 8, Block 58, Lots 9-11, 14-20, & 22-24; Block 61, Lots 1-2, 4-7, 10-11, 14-19, & 21-24; Block 62, Lots 1-2, 4A, 5-6, & 20-22; Block 66, Lots 1-4; and Rio Rancho Estates Unit 8, Block 62, Lots 8-10, & 15-17; Block 66, Lots 8-10, & 13-16.

Zone Map Amendment

Case #25-100-00016

The Applicant, AMREP Southwest, Inc., through their agent, Consensus Planning, Inc., requests approval of a Zone Map Amendment for the subject properties of Rio Rancho Estates Unit 8, Block 57, Lots 1-7, & 18-24; Block 58, Lots 1-7 from M-1: Industrial & Business Park District to R-6: Multi-Family Residential District (Approx. 21.0257 acres); Rio Rancho Estates Unit 8, Block 58, Lots 9-11, 14-20, & 22-24; Block 61, Lots 1-2, 4-7, 10-11, 14-19, & 21-24; Block 62, Lots 1-2, 4A, 5-6, & 20-22; Block 66, Lots 1-4 from M-1: Industrial & Business Park District to R-1: Single-Family Residential District to R-4: Single-Family Residential District (Approx. 44.1824 acres); and Rio Rancho Estates Unit 8, Block 62, Lots 8-10, & 15-17; Block 66, Lots 8-10, & 13-16 from R-1: Single-Family Residential District to R-3: Mixed Residential District (Approx. 13.0039 acres).

Zone Map Amendment

Case #26-100-00004

The Applicant, the City of Rio

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

Rio Rancho Estates Unit 9, Block 51, Lots 9-16; Rio Rancho Estates Unit 9, Block 50, Lot 1 & Lot Arroyo; Rio Rancho Estates Unit 9, Block 22, Lot 14; Rio Rancho Estates Unit 9, Block 12, Lots 2-4; Rio Rancho Estates Unit 9, Block 13, Lots 53-56; Rio Rancho Estates Unit 9, Block 8, Lots 19-20; Rio Rancho Estates Unit 9, Block 7, Lots 22-23; Rio Rancho Estates Unit 9, Block 6, Lots 22-23; Rio Rancho Estates Unit 9, Block 5, Lots 43-44; Rio Rancho Estates Unit 9, Block 4, Lots 43-44; Rio Rancho Estates Unit 9, Block 3, Lots 45-46; Rio Rancho Estates Unit 9, Block 2, Lots 45-46; Rio Rancho Estates Unit 8, Block 79, Lot SUESMT & Lot 54; Rio Rancho Estates Unit 8, Block 78, Lots 12A & 13-18; Rio Rancho Estates Unit 8, Block 70, Lot 27; Rio Rancho Estates Unit 8, Block 70, Parcel A; Rio Rancho Estates Unit 8, Block 69, Lots 27-28; Rio Rancho Estates Unit 8, Block 68, Lots 27-28; Rio Rancho Estates Unit 8, Block 67, Lots 12-13; Rio Rancho Estates Unit 8, Block 66, Lots 12-13; Rio Rancho Estates Unit 8, Block 62, Lots 12-13; Rio Rancho Estates Unit 8, Block 61, Lot 13; Rio Rancho Estates Unit 8, Block 58, Lots 12-13; Rio Rancho Estates Unit 8, Block 57, Lots 12-13; Rio Rancho Estates Unit 8, Block 54, Lots 12-13; Rio Rancho Estates Unit 8, Block 53, Lots 12-13; Rio Rancho Estates Unit 8, Block 50, Lot 13; Rio Rancho Estates Unit 8, Block 49, Lot 12; Rio Rancho Estates Unit 7, Block 58, Lot 20; Rio Rancho Estates Unit 7, Block 59, Lot 19; Rio Rancho Estates Unit 7, Block 60, Lots 19-20; Rio Rancho Estates Unit 7, Block 61, Lots 19-20; Rio Rancho Estates Unit 7, Block 65, Lots 3-4; Rio Rancho Estates Unit 7, Block 69, Lots 76-77; Rio Rancho Estates Unit 7, Block X, Lots 25-37 & 40-52; Rio Rancho Estates Unit 7, Block X, Lots 38-39; Rio Rancho Estates Unit 12, Block 51A, Lot PPRK; Rio Rancho Estates Unit 12, Block 50, Lots 12-13; Rio Rancho Estates Unit 12, Block 48, Tract A; Rio Rancho Estates Unit 12, Block 47, Lots 1 & 68; Rio Rancho Estates Unit 12, Block 44, Lots 9-14; Rio Rancho Estates Unit 12, Block 43, Lot 17; Rio Rancho Estates Unit 12, Block 43, Lot 16; Rio Rancho Estates Unit 12, Block 42, Lots 17-18; Rio Rancho Estates Unit 12, Block 41, Lots 17-18; Rio Rancho Estates Unit 12, Block 40A, Lots 21-22; Rio Rancho Estates Unit 12, Block A, Lot 62; Rio Rancho Estates Unit 12, Block BB, Lot 1; Rio Rancho Estates Unit 12, Block 69, Lot 1-9, 10A & 10B; Rio Rancho Estates Unit 12, Block 68,

Lots 11-16; Rio Rancho Estates Unit 12, Block 67, Lots 1 & 12; Rio Rancho Estates Unit 12, Block 59, Lots 1-2 & 63-64; Rio Rancho Estates Unit 12, Block 52, Lots 1-2 & 52-53; Rio Rancho Estates Unit 12, Block 32, Lots 37-41; Rio Rancho Estates Unit 12, Block 33, Lots 1 & 30; Rio Rancho Estates Unit 12, Block 34, Lots 1 & 34; Rio Rancho Estates Unit 12, Block 35, Lots 1 & 32-33; Rio Rancho Estates Unit 12, Block 36, Lots 1 & 32-33; Rio Rancho Estates Unit 12, Block 37, Lots 1 & 62-63; Rio Rancho Estates Unit 12, Block 38, Lots 1 & 62-63; Rio Rancho Estates Unit 12, Block 39, Lots 1 & 62-63; Rio Rancho Estates Unit 12, Block H, Lot 1; Rio Rancho Estates Unit 10, Block 84, Lots 1, 23, Arroyo & Tract G; Rio Rancho Estates Unit 10, Block 86, Tract 1; Rio Rancho Estates Unit 10, Block 58, Tract F; Rio Rancho Estates Unit 10, Block 54, Lots 1 & 40; Rio Rancho Estates Unit 10, Block 53, Lots 1 & 40; Rio Rancho Estates Unit 10, Block 50, Lots 1 & 40; Rio Rancho Estates Unit 10, Block 48, Lots 1 & 40; Rio Rancho Estates Unit 10, Block 45, Lots 1 & 39; Rio Rancho Estates Unit 10, Block 43, Lot 1 & 38; Rio Rancho Estates Unit 10, Block 3, Lots 1 & 60; Rio Rancho Estates Unit 10, Block 2, Lots 1 & 38; Rio Rancho Estates Unit 10, Block 1, Lots 1 & 80; Cedar Hills 3, Block 18, Parcel C; Rio Rancho Estates Unit 11, Block A, Lot 1; Rio Rancho Estates Unit 11, Block 29, Lot 1 & Lot SUESMT; Rio Rancho Estates Unit 11, Block 21, Lots 1-35; Rio Rancho Estates Unit 11, Block 20, Lots 1-10; Rio Rancho Estates Unit 11, Block T, Lots 1-36; Rio Rancho Estates Unit 11, Block 1, Lots 1-28; Rio Rancho Estates Unit 11, Block UU, Lots 1 & 44; Rio Rancho Estates Unit 22, Block 36, Lot 39B; Rio Rancho Estates Unit 22, Block 37, Lots 29-31; Rio Rancho Estates Unit 22, Block 38, Lots 36-39; Rio Rancho Estates Unit 22, Block 39, Lots 34-36; Rio Rancho Estates Unit 22, Block 40, Lots 30-32; Rio Rancho Estates Unit 22, Block 41, Lots 16-18; Rio Rancho Estates Unit 22, Block 42, Lot 23; Rio Rancho Estates Unit 22, Block AA, Lots 1-8 & Tract A; Rio Rancho Estates Unit 22, Block 89, Lot Arroyo & Tract E; Rio Rancho Estates Unit 22, Block 92, Lots 1, 8-10 & Tract F; Rio Rancho Estates Unit 22, Block 93, Lot 1 & Lot AT&SF; Rio Rancho Estates Unit 22, Block 94, Lot 1; Rio Rancho Estates Unit 22, Block 95, Lot 1 & Lot PSCH; Rio Rancho Estates Unit 22, Tract DD & Tract G; Rio Rancho Estates Unit 22, Block 103, Tract GG & Tract FF; Rio Rancho Estates Unit 22, Block 102, Tract EE & Lot 1; Rio Rancho Estates Unit 22, Block 101, Lot 1; Rio Rancho Estates Unit 22, Block 97, Lots 1-4; Rio Rancho Estates Unit 22, Block 96, Lots 1-26; Rio Rancho Estates Unit 22, Block 100, Lot 1; Rio Rancho Estates Unit 22, Block 63, Tract C & Lot 1; Rio Rancho Estates Unit 22, Block 62, Lots 1-36 & Lot DRN; Rio Rancho Estates Unit 22, Block 56, Tract B & Lot 1; Rio

Rancho Estates Unit 22, Tract H; Rio Rancho Estates Unit 22, Block 131, Lot 11; Rio Rancho Estates Unit 22, Block 130, Lots 1-11; Rio Rancho Estates Unit 22, Block 129, Lots 1-18; and Rio Rancho Estates Unit 22, Block 120, Lots 19-27.

Master Plan

Case #26-400-00001

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

Zone Map Amendment

Case #26-100-00001

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

Subdivision Variance

Case #25-280-00011

The applicant, Clean Slate Properties, LLC, through their agent CSI-Cartesian Surveys, Inc. is requesting approval of a Variance to the required improvements of a subdivision, as outlined by Rio Rancho Municipal Code Chapter 155 Subdivisions, section 155.27 Required Improvements, in order to split a lot at the subject property of 3309 19th Ave SE, legally described as Unit 16, Blk 14, Lot 78. The property is zoned R-1: Single Family Residential District and comprises approximately 0.5 acres.

Preliminary, Final Plat

Case #25-210-00014

The applicant, Clean Slate Properties, LLC, through their agent CSI-Cartesian Surveys, Inc. is requesting approval of a Preliminary, Final Plat to split a lot 3309 19th Ave SE, legally described as Unit 16, Blk 14, Lot 78. The property is zoned R-1: Single Family Residential District and comprises approximately 0.5 acres.

Preliminary Plat

Case #25-210-00009

The applicant, ECOTerra Development, LLC, through their agent, Consensus Planning, Inc., requests approval of a Preliminary Plat for the Terra Alto at Mariposa Subdivision. The subject property is legally described as Mariposa East, Tracts 1A16H1, 1A16F, 1A16G, and 1A16I, and is zoned MU-A: Mixed Use Activity Center. The subject property comprises approximately 44.4269 acres.

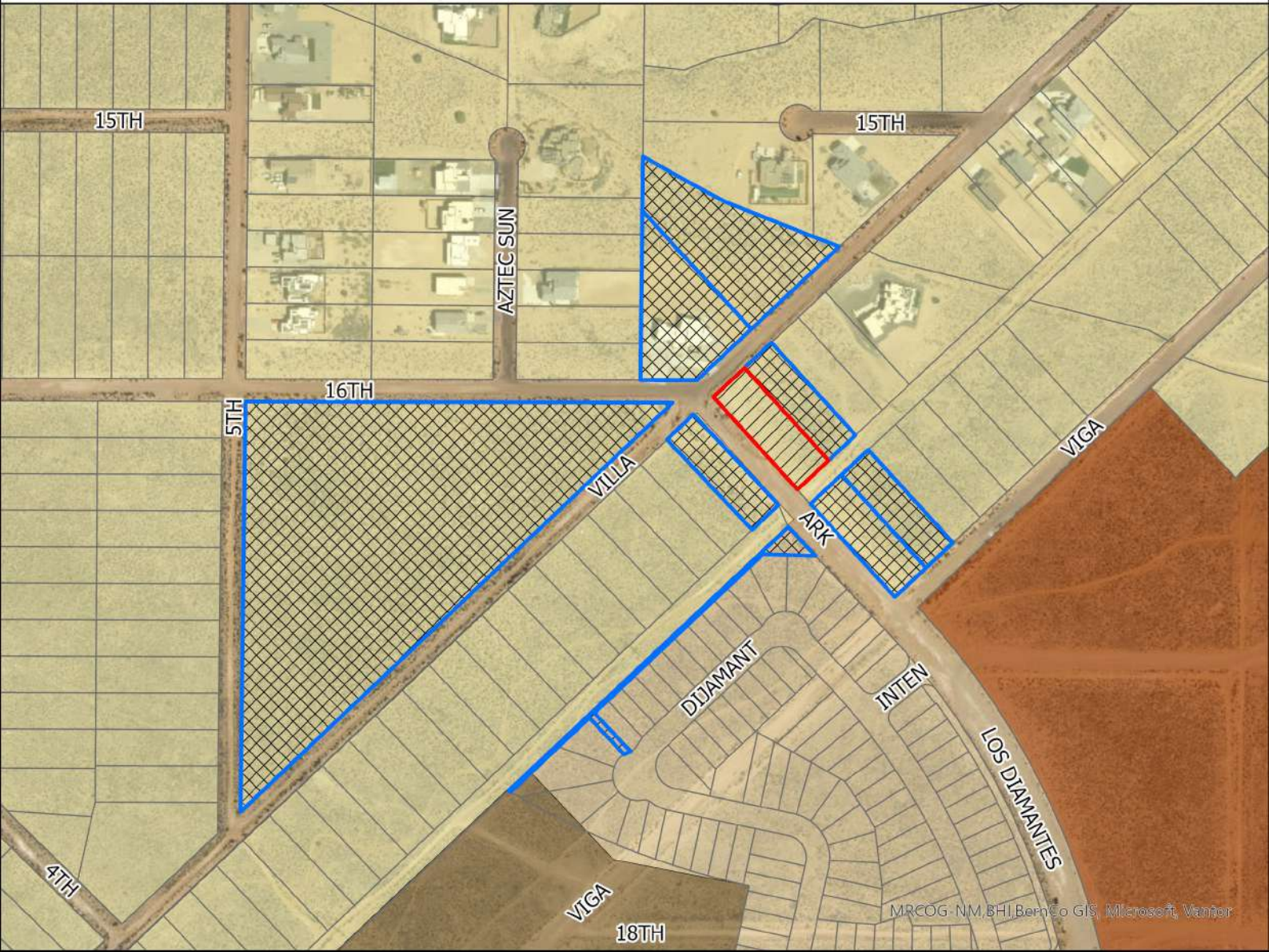
The meeting is scheduled for 6 p.m. in the Council Chambers at City Hall, 3200 Civic Center Cir. NE, Rio Rancho, NM. The public is invited to attend in-person or virtually. Materials related to these items are available for viewing in the Development Services Department at City Hall.

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 26, 2026

RRE UNIT 10, BLOCK 61, LOT 1 PRELIMINARY/FINAL PLAT RIGHT-OF-WAY DEDICATION & GRANTING OF EASEMENTS



MRCOG - NM, BHI, Bern Co GIS, Microsoft, Vantec



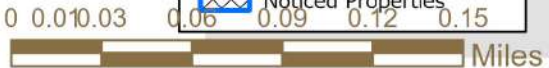
DISCLAIMER: All information on this map is provided "as is" without warranty or any representation of accuracy, timeliness or completeness. This map is not a survey and should be used for graphical purposes only.



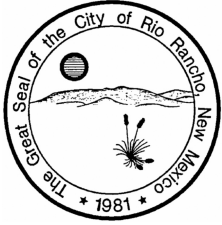
Legend

Zoning

- C-2
- R-1
- R-3
- R-6
- Subject Property
- Noticed Properties



Map courtesy of Tim Dvorak, 1/20/2026



CITY OF RIO RANCHO COVER PAGE

**Legislation Item: 25-210-
00009**

AGENDA DATE:
February 10, 2026

DEPARTMENT:
Development Services

SUBJECT:
Preliminary Plat. The applicant, ECOTerra Development, LLC, through their agents, Consensus Planning, Inc. and Bohannon Huston, Inc., requests approval of a Preliminary Plat, for the Terra Alto at Mariposa Subdivision. The subject property is legally described as Mariposa East, Tracts 1A16H1, 1A16F, 1A16G, and 1A16I, and is zoned MU-A: Mixed Use Activity Center. Staff Contact is Liz Ruiz Carlos and staff recommends approval, with findings and conditions.

BACKGROUND AND ANALYSIS:

The applicant, ECOTerra Development, LLC, through their agents, Consensus Planning, Inc. and Bohannon Huston, Inc., requests approval of a Preliminary Plat, for the Terra Alto at Mariposa Subdivision. The subject property is legally described as Mariposa East, Tracts 1A16H1, 1A16F, 1A16G, and 1A16I, and is zoned MU-A: Mixed Use Activity Center.

This item was postponed from the November 18, 2025 Planning and Zoning Board hearing, and then withdrawn at the December 16, 2025 hearing. The current application features a revised plat that creates 61 lots and consists of 44.4269 acres.

The applicant withdrew the plat from the December 16, 2025 meeting agenda to meet with residents and evaluate the trails in and surrounding the proposed subdivision. The proposed plat dedicates easements for the trails as they exist and following feedback from residents.

The subject properties are located within the Mariposa Master Plan Area, adopted under Resolution No. 9, Enact. No. 02-007 on February 13, 2002; updated on December 12, 2007 under Resolution No. 104, Enact. No. 07-103; again on July 27, 2015 under Resolution No. 55, Enact. No. 15-050; and again on January 23, 2019 under Resolution No. 19, Enactment 19-006. The subject properties are located north and south of Mariposa Pkwy NE (Minor Arterial Rd).

GENERAL INFORMATION:

- A. Layout: The Terra Alto at Mariposa Subdivision Subdivision is proposed to be subdivided into 61 lots and 18 tracts.
- B. Acreage: The subject property is approximately 44.4269 acres.
- C. Access: Access is provided via Mariposa Parkway NE, an existing Minor Arterial road; secondary access will be provided via Mariposa Loop, a residential road.
- D. Zoning: The subject property is zoned MU-A: Mixed Use Activity Center under Ordinance No. 33, Enactment No. 19-08.
- E. Dry Utilities/Gas: The applicant is responsible for coordinating the installation of all dry utilities with Sparklight, Centurylink, Comcast, PNM, Ezee Fiber, and Gas Company of New Mexico.
- F. Water and Wastewater Availability: A Water/Wastewater Availability Letter was granted for the

Terra Alto at Mariposa Subdivision on October 30, 2025.

G. Drainage: Drainage is per the Drainage Report for Terra Alto, dated October, 2025.

H. Roads and Sidewalks: All roads within the subdivision are private 42' residential rights-of-way with 8" curb and gutter, and include sidewalks.

I. Recreational Facilities/Open Space: There will be a private HOA park and recreation amenity center that will include tennis/pickleball courts and a patio building that includes a lounge/kitchen and restroom; per the previously approved site plan.

J. Easements: All lots will feature 10' public utility easements (PUE) along the front. A 20' public storm drain and sewer easement, as well as a 20' public sewer easement are granted with this plat. Several existing easements will remain; namely, the existing SSCAFCA and Mariposa Community Association public drainage easements; the existing 12' PUE's; and the 30' City of Rio Rancho Public Waterline easement.

The plat proposed easements for several trails through the subdivision. There is a 10' Public Trail Easement granted to the Mariposa Community Association along the north side of the subdivision and a public trail easement granted to the Mariposa Community Association over Tract 12. Tract 12 also includes a "Private Pedestrian and Vehicular Access Easement Benefitting Homeowners" and maintained by the HOA.

K. Public Site Dedications: N/A

L. Vacations: Existing easements are to be vacated by this plat, as shown on the plat.

M. Variances: N/A

CONFORMANCE WITH THE SUBDIVISION REQUIREMENTS:

Staff recommends the Planning and Zoning Board finds the proposed Preliminary Plat conforms to the requirements of R.O. 2003 Chapter 155 Subdivisions with private internal roads and 10' Public Utility Easements along right-of-way.

CONFORMANCE WITH THE ZONING ORDINANCE:

The Terra Alto at Mariposa East subdivision meets the standards of 154.31 MU-A: Mixed Activity Center District. The proposed subdivision includes residential uses with pedestrian linkages to trails and a private recreation space with an amenity center. Tract 1 is proposed to include the recreation area and amenity area and is approximately 1.41 acres.

Per §154.31, the MU-A district requires the submittal of design and development guidelines for the mixed use development to the Director of Development Services for a preliminary review, followed by a site development plan, and ultimately the application will be subject to the review and approval of the Planning and Zoning Board. Upon approval, the site plan and accompanying documents will be used as the official guide for future development within the district. The applicant originally submitted a Site Plan application package to Development Services, which was approved administratively on October 24, 2025.

Following the withdrawal of the previous plat, the applicant submitted an updated Site Plan that was approved administratively on January 14, 2026. Criteria is satisfied. The proposed Preliminary Plat is an action in meeting the required approval process by the Planning and Zoning Board. Criteria is satisfied.

The proposed Preliminary Plat contains lots with an acreage range of approximately 0.2116 acres (9,215 sf) to 1.6384 acres (71,369 sf) and a lot width range of 47.51' to 208.90'. Per the approved Site Plan, the building envelopes will range from 1,800-2,800sf. Minimum front yard setbacks will be 10' and 20' to the garage; minimum rear yard setbacks will be 10'; minimum side yard setbacks will be 5'; and minimum corner side setbacks will be 10'. The Site Plan also restricts the height of homes to 20' and allows for single-story homes only; with underground portions allowed where necessary.

CONFORMANCE WITH CITY COMPREHENSIVE PLAN:

Section 5.6.3 contains the stated policy (L-1) to "Encourage the master planning of developments that establish a community character that considers circulation, landscaping, open space, storm drainage, utilities, and building location and design in the master plan."

This application would be an action in meeting the policy of encouraging planned development in a Master Planned area (Mariposa Master Plan). The proposed Preliminary Plat meets the proposed land use of the Mariposa Master Plan by creating a subdivision with a mix of uses with a park and recreation area. The site development meets the goals and policies of the Comprehensive Plan in providing trail connections throughout the site and to developed and open space areas of the Mariposa Master Plan area. Staff recommends the Planning and Zoning Board finds the criteria is satisfied.

CONFORMANCE WITH THE MARIPOSA MASTER PLAN:

The MU-A: Mixed-Use Activity District, which comprises of Mariposa East, Tracts 1A16H1, 1A16F, and 1A16, conforms to the policies and provisions of the Mariposa Master Plan. Per the attached Mariposa Master Plan Land Use and Zoning exhibit, the use and development of the area meets the land use of the Master Plan. As required by the Mariposa Master Plan for the MU-A zoned parcels, a Site Plan was administratively approved by the City in conformance with the Master Plan.

The Site Plan provides a mix of uses with the park and amenity center provided on the site along with the residential development. The site maintains proposed trail connections per the Master Plan for the area, connecting Mariposa Parkway to the Mariposa Preserve and its network of trails to the west. The site development plan also maintains additional open space within the MU-A area.

Staff recommends the Planning and Zoning Board find that the proposed subdivision layout is in conformance with the Master Plan; criteria is satisfied.

INTERDEPARTMENTAL/INTERAGENCY REVIEW:

DSD Planning and Zoning - Comments within document.

DSD Engineering - Comments to follow.

Rio Rancho Public Schools - No comments provided.

Fire and Rescue - IFC 2021 shall be referenced for Fire and Life Safety Code. Appendix D shall be referenced for Fire Apparatus Access Roads. Fire Hydrants shall be no more than 500 ft driving distance apart. A Fire 1 plan shall be submitted to the Fire Marshals Office for review and approval.

Police Department - No comments provided.

SSCAFCA - No adverse comments.

MRCOG - No comments provided.

Parks, Recreation, and Community Services - No comments provided.

SURROUNDING LAND USE/ZONING: The subject properties are bounded by OS: Open Space to the north and west, R-1: Single-Family Residential to the south, as well as MU-A: Mixed Use Activity Center and R-4: Single-Family Residential to the east.

NOTIFICATIONS: Notice of the Preliminary Plat request was sent to abutting property owners, 15 days prior to the hearing. A legal notice was published in the Albuquerque Journal on January 26, 2026. A public notice sign was posted to the property as required by ordinance.

IMPACT:

The Development Services Department recommends the Planning and Zoning Board approve Preliminary Plat case #25-210-00009 subject to the following conditions of approval and findings of fact.

GENERAL FINDINGS OF FACT:

1. The Planning and Zoning Board has jurisdiction over the applicant's request for approval of the

Preliminary Plat and the subject property.

2. The applicant has the authority to apply for a Preliminary Plat.

3. Neighboring property owners and the applicant/agent received written notices and were allowed to comment at a public hearing.

SPECIFIC FINDINGS OF FACT AND CONDITIONS OF APPROVAL:

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

2. The Preliminary Plat conforms to the requirements of the Rio Rancho Code of Ordinance (R.O. 2003) Chapter 155 Subdivisions.

3. The Preliminary Plat conforms to the previously approved Site Plan, approved January 14, 2026.

4. The Preliminary Plat conforms to the goals and policies of the City Comprehensive Plan.

5. The Preliminary Plat conforms to the requirements of the Mariposa Master Plan.

6. In accordance with R.O. 2003 §155.24(A), the final plat shall be recorded within 12 months following approval of the Preliminary Plat, or the Planning and Zoning Board approval shall become null and void.

7. Infrastructure shall be installed and accepted prior to the recording of the Final Plat or the applicant shall submit for staff review and approval of a subdivision improvement agreement and financial guarantee prior to the Final Plat hearing.

8. The applicant shall address all of the Preliminary Plat reviewers' staff comments prior to submitting construction plans or the Final Plat, whichever is applicable. Including but not limited to:
a. Note #9 on the first sheet shall be corrected to include the Tract number in the sentence: "Tracts 1 Through XX"

b. Update the City Clerk's signature block to reflect that this Plat was heard by the Planning and Zoning Board and not administratively.

9. Impact Fee assessment for the properties will be based on the Development Agreement.

ALTERNATIVES:

The Planning and Zoning Board may:

1. Approve the Preliminary Plat with staff recommendations and conditions.

2. Approve the Preliminary Plat with amendments to recommendations and/or conditions.

3. Deny the Preliminary Plat.

4. Postpone the item and continue the public hearing for the Preliminary Plat in order to further review.

DEPARTMENT RECOMMENDATION:

The Development Services Department recommends approval with findings and conditions.

ATTACHMENT: [Location, Zoning Map.pdf](#)

ATTACHMENT: [ApplicationForm.pdf](#)

ATTACHMENT: [Application Package](#)

ATTACHMENT: [Preliminary Plat - Terra Alto](#)

ATTACHMENT: [Approved Admin Site Plan Application_1.14.26](#)

ATTACHMENT: [Mariposa Master Plan Land Use and Proposed Zoning.pdf](#)

ATTACHMENT: [Reproduction of Notices.pdf](#)

ATTACHMENT: [Public Comment_King.pdf](#)

ATTACHMENT: [Public Comment_Jilek.pdf](#)

ATTACHMENT: [Public Comment_Bentley.pdf](#)

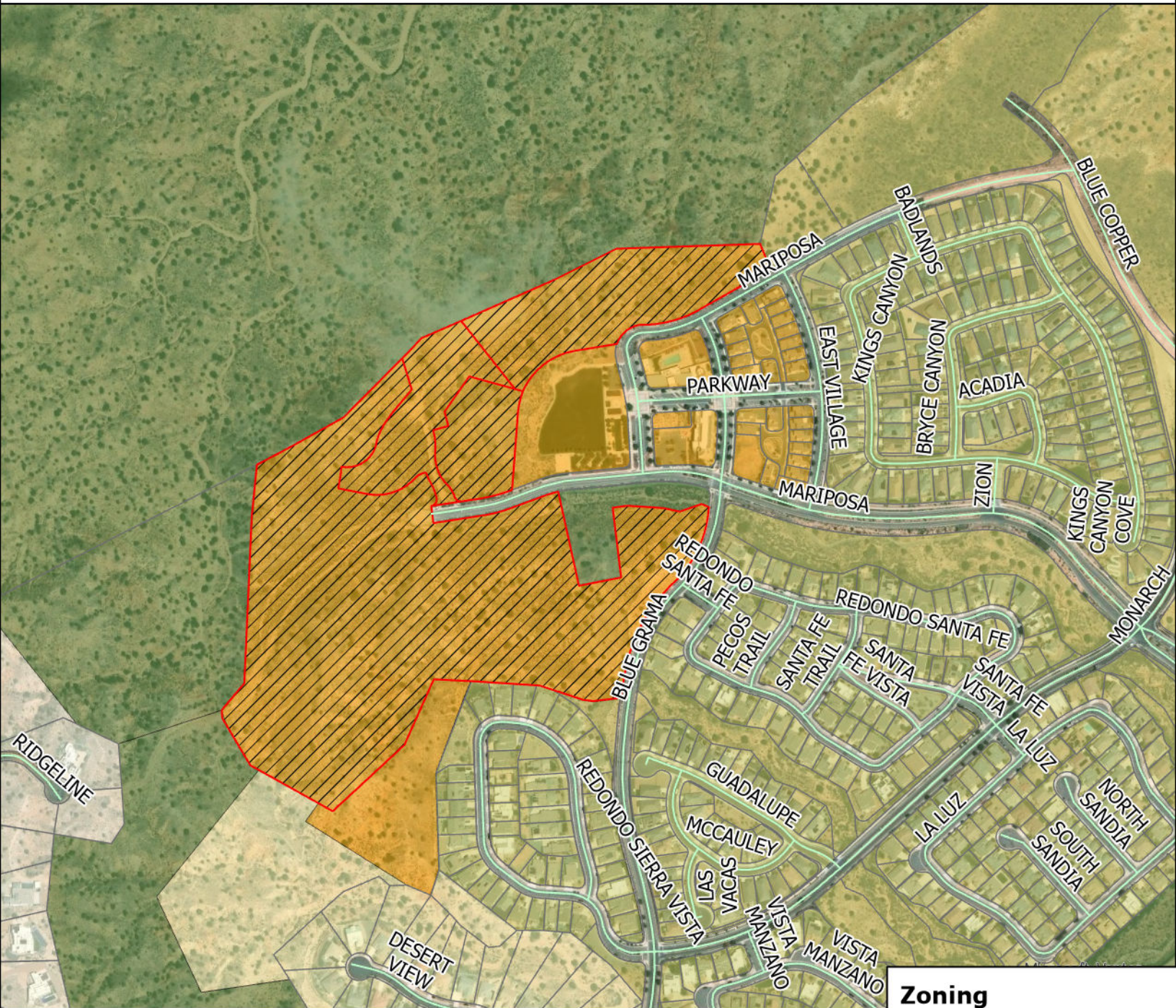
ATTACHMENT: [Public Comment_Myers.pdf](#)

ATTACHMENT: [Public Comment_.pdf](#)

ATTACHMENT: [Previous Submittal_Site Plan and Plat.pdf](#)

ATTACHMENT: [Previous Public Comments.pdf](#)

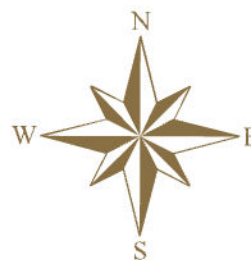
PRELIMINARY PLAT MARIPOSA EAST TRACTS 1A16H1, 1A16F, 1A16G AND 1A16I



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
1.22.26

0 0.04 0.08 0.16 Miles



Zoning

- E-1
- MU-A
- OS
- R-1
- R-4
- TZ
- Parcels selection

PLANNING & ZONING LAND USE APPLICATION

Please check appropriate box

(Fees are listed on the back)

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

Please Print In Ink Only or Type

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

APPLICANT/AGENT INFORMATION

Applicant Name: ECOterra Development LLC		Phone: 505-918-8476
Address: 1 Ridge ct		E-Mail:
City: Placitas	State: NM	Zip: 87043
Proprietary Interest: Developer	List Owners:	
Deed or Ownership Verification Provided: (Initials)	Letter of Authorization Provided: (Initials)	
Agent Name: Bohannan Huston (Yolanda Moyer)		Phone: 505-798-7945
Address: 7500 Jefferson St NE		E-Mail:
City: Albuquerque	State: NM	ZIP Code: 87109

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

Request for preliminary plat approval, vacation of easements and variances.

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit :Mariposa East	Block(s):	Lot(s): Tracts 1A-16F, 1A-16H-1, 1A-16I
Existing Zoning: MU-A	Proposed Zoning: no change	
No. of existing lots: 3	No. of proposed lots: 60	Total area of site (acres) 41.58

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: Yolanda Padilla Moyer	Applicant:	Agent: X
Signature: <i>Yolanda Padilla Moyer</i>		Date: 01-21-2026

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

APPLICATION ACCEPTED BY: _____ DATE: _____

January 21, 2026

Mr. Brian Babyak
City of Rio Rancho
Department of Development Services
3200 Civic Center Circle, NE
Rio Rancho, NM 87144

Re: Preliminary Plat Submittal – Terra Alto (Tract 1A-16I, Tract 1A-16H-1 & Tract 1A-16F, Mariposa East)

Dear Brian,

This letter is provided as a supplement to the Preliminary Plat Resubmittal and is intended to provide a written explanation of the requirements outlined in the City's Preliminary Plat Checklist as well as to variance request as listed below. In addition, we requested a withdrawal at the City's request in order to address the neighbor's concerns about the trails. As part of the checklist submittal, the following information is attached for review and comment by the necessary City Agencies and the City Planning and Zoning Commission (no hard copies are being provided as this time):

- A digital copy of Preliminary Plat
- A digital copy of Subdivision Data Sheet
- A digital copy of Preliminary Construction Plans (including Grading Plans)
- A digital copy of Drainage Report
- A digital copy of Traffic Memo
- A digital copy of Soils Analysis
- A digital copy of the Letter of Water and Sewer Availability
- Subdivision Infrastructure List (not included at this time)
- A digital copy of the Application
- A digital copy of the Preliminary Plat Requirement Checklist
- A digital copy of the Authorization Letter
- Approved Site Plan

This preliminary plat request is made for the purpose of creating a private, gated and age restricted 2 phased subdivision and 15 separate tracts consisting of 61 residential lots, 1 amenity center, newly granted easements, along with vacation of existing easements and right-of-way, where 3 tracts previously existed.

PRELIMINARY PLAT CHECKLIST

A copy of the Preliminary Plat has also been submitted to PNM, Sparklight, Century Link, NM Gas, Comcast and Ezee Fiber for their review. The following items are additional written explanations for items noted as N/A or "No" on the City's Preliminary Plat Checklist:

Construction Plans – Landscape plans will be provided separately through a different submittal process.

Engineering ▲

Spatial Data ▲

Advanced Technologies ▲

Mr. Brian Babyak
City of Rio Rancho
January 21, 2026
Page 2

Proposed Financial Guaranty – Not provided at this time. It will be submitted with this package.

EASEMENT\RIGHT-OF-WAY VACATIONS

1. We are requesting vacation of the 20', 15' and 10' wide public waterline easements within Tract 1A-16H-1. We are also requesting vacation of the 20' public utility easement within Tract 1A-16H-1. Previously this tract was planned for proposed amenity center location. With this development, the amenity center has been relocated to south of Mariposa Parkway. Therefore, the public utility easement is no longer required within this tract.
2. We are requesting vacation of right-of-way at Mariposa Parkway for the portion west of Calle Alto to approx. 120 LF east of Mariposa Parkway and Calle Alto intersection. This portion of the roadway will serve as primary entrance for the proposed gated private development.
3. We are requesting vacation of Easement No. 6, 7, 8, 9, 10, 11, 12, 13, 14 and 15 as noted in the attached Preliminary Plat.

DESIGN VARIANCES

1. We are requesting a variance to 155.43 regarding 5' minimum width easements on all rear and side lot lines. Because this is a master planned community, all of the utilities will be designed to serve the entire development as a whole and all necessary utility easement corridors have been determined as shown on the preliminary plat including a Public Utility Easement along the front of all lots. Therefore, we are requesting a variance to waive the requirement for easements along the sides and back of each lot.
2. We are requesting a variance to standard 6" curb and gutter to 8" curb and gutter on all private streets.

Please feel free to give me a call at 823-1000 if you should have any questions or require any additional information regarding the submittal.

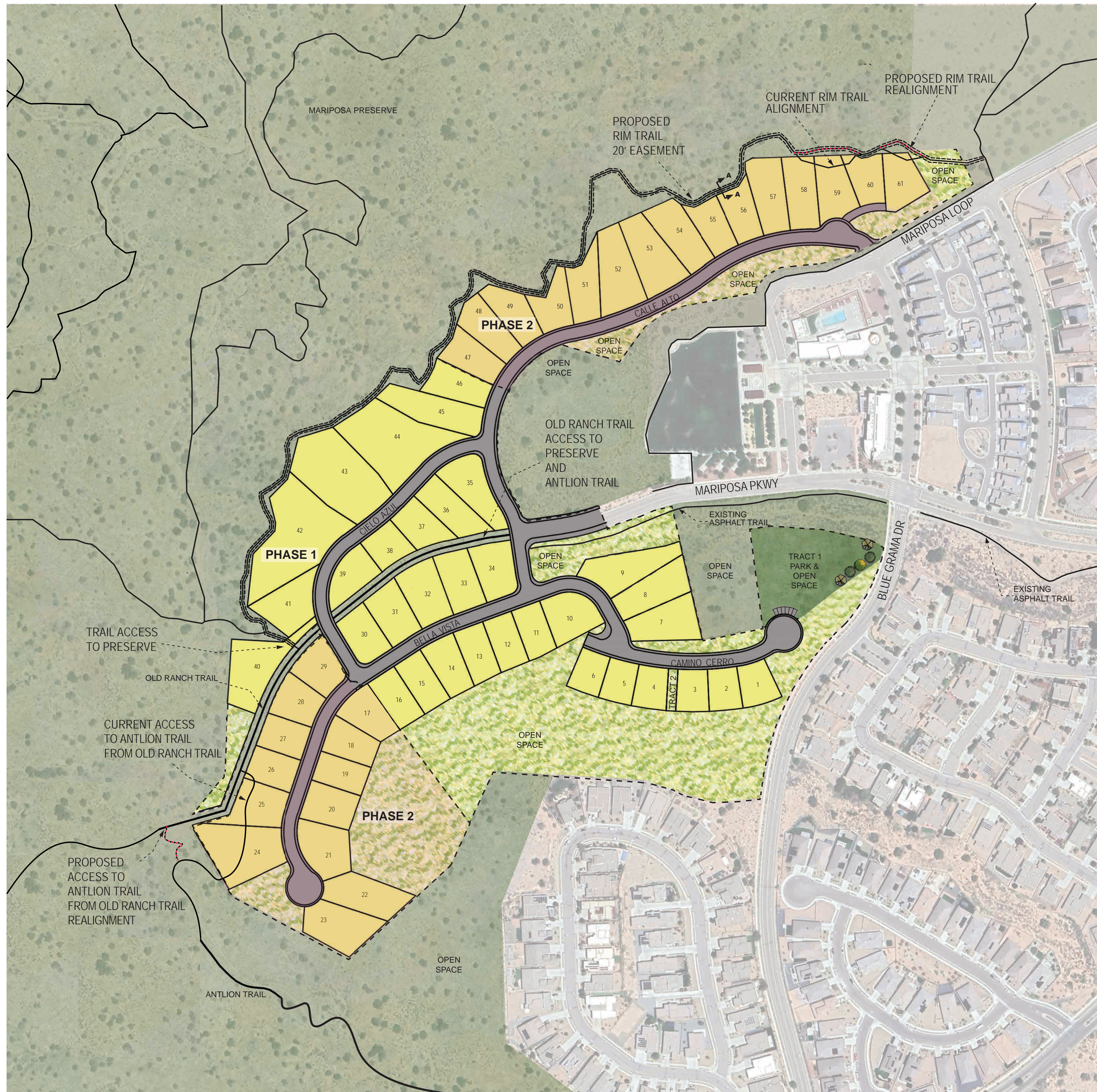
Sincerely,



Yolanda Padilla Moyer, P.E.
Vice President
Community Development & Planning

Enclosures

cc: Mike Cecchini, EcoTerra (w/encl)
Michael Fietz, Westway Homes (w/encl)
JP Rael, Westway Homes (w/encl)
Scott Steffen, PLDG (w/encl)



SITE AREA: 41.2 ACRES

RESIDENTIAL LOTS: ± 61

BUILDING FOOTPRINTS: APPROXIMATELY 1,800 – 2,800 SF

OPEN SPACE:
OPEN SPACE AREAS SHOWN ARE PRELIMINARY AND WILL BE ADJUSTED AS LOT LOCATIONS ARE FINALIZED WITH THE PRELIMINARY PLAT.

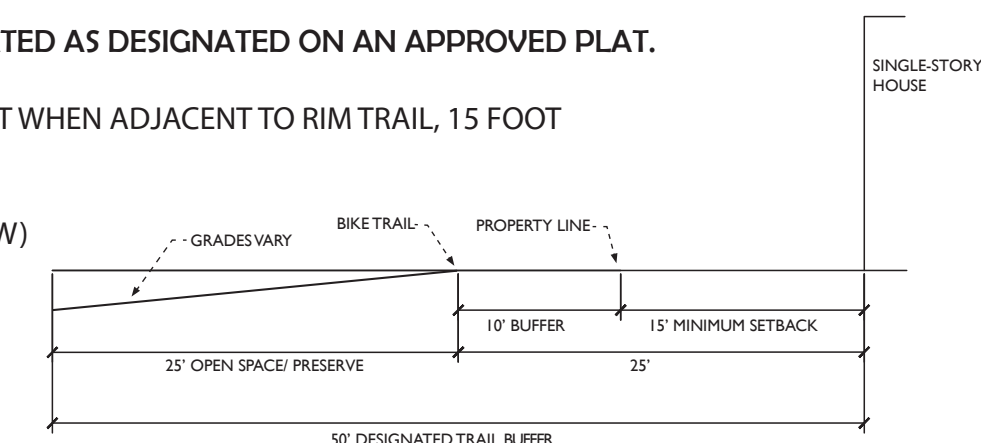
ZONING MU-A: SEE MARIPOSA EAST MASTER PLAN MU-A REGULATIONS AND PERMISSIVE USES.

LAND USE: SINGLE-FAMILY RESIDENTIAL AND PRIVATE HOA PARK.

PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS:
 - PRIMARY VEHICULAR ACCESS IS FROM 20' PRIVATE GATED DRIVE VIA MARIPOSA PARKWAY (AN EXISTING COLLECTOR STREET).
 - SECONDARY GATED RESIDENT AND EMERGENCY ACCESS IS PROVIDED AT MARIPOSA LOOP (AN EXISTING LOCAL STREET).
 - PEDESTRIAN ACCESS/CIRCULATION WILL BE PROVIDED VIA PROPOSED LOCAL ROADWAYS AND TRAILS THROUGHOUT THE INTERNAL OPENSACE WITH CONNECTIONS TO THE MARIPOSA COMMUNITY TRAILS.
 - TRAILS ARE INTENDED TO BE SOFT SURFACE TRAILS, AND LOCATIONS SHOWN ARE CONCEPTUAL.
 - ACCESS TO THE PRESERVE WILL BE FROM OLD RANCH TRAIL.
 - ACCESS TO ANTLION TRAIL WILL BE FROM OLD RANCH TRAIL.
 - THE RIM TRAIL WILL HAVE A 10' BUFFER FROM THE CENTERLINE FOR A TOTAL 20' EASEMENT.
 - HOMES ADJACENT TO THE RIM TRAIL WILL REQUIRE A 15' SETBACK FROM THE PROPERTY LINE TO PROVIDE A TOTAL 50' TRAIL BUFFER.

SETBACKS: ALL BUILDINGS SHALL BE LOCATED AS DESIGNATED ON AN APPROVED PLAT.

- MINIMUM FRONT YARD SETBACKS: 10', 20'G
- MINIMUM REAR YARD SETBACKS: 10', EXCEPT WHEN ADJACENT TO RIM TRAIL, 15 FOOT
- MINIMUM SIDE YARD SETBACKS: 5'
- MINIMUM CORNER SIDE SETBACK: 10'
- MAXIMUM BUILDING HEIGHT 48' (SEE BELOW)



SECTION A: ADJACENT TO RESIDENTIAL LOTS

HEIGHT:
THE MU-A ZONE PERMITS BUILDING HEIGHTS UP TO 48 FEET; THIS SITE PLAN RESTRICTS THE HEIGHT TO 20 FEET AND THE HOMES ARE RESTRICTED TO SINGLE STORY HOMES. IF THE TOPOGRAPHIC AND GRADING REQUIRES AN UNDERGROUND GARAGE WITH ACCESS TO THE STREET, THE UNDERGROUND PORTION, SHALL NOT BE INCLUDED IN THE HEIGHT CALCULATION.

PROPOSED DENSITY: THE DENSITY IS 1.45 DWELLING UNITS PER ACRE.

PHASING: THIS PROJECT WILL BE DEVELOPED IN TWO PHASES. A PRELIMINARY PLAT WILL BE DONE FOR THE ENTIRE PROJECT WITH SEPARATE FINAL PLATS FOR EACH PHASE.
 PHASE ONE – LOTS 33
 PHASE TWO – LOTS 28

THIS SITE PLAN CONFORMS WITH THE MARIPOSA EAST MASTER PLAN - DISTRICT GUIDELINES, FUTURE BUILDINGS WILL CONFORM WITH ARCHITECTURE, MATERIALS & COLOR, , PARKING, BUILDING HEIGHTS, BUILDING FOOTPRINT, LANDSCAPING, AND LIGHTING REQUIREMENTS. FINAL EASEMENTS AND LOCATIONS WILL BE PROVIDED WITH THE PRELIMINARY PLAT.

SITE UTILITIES:
THE PROPOSED DEVELOPMENT WILL BE SERVED BY THE CITY OF RIO RANCHO FOR THE WATER DISTRIBUTION AND FIRE PROTECTION SYSTEMS AND THE SANITARY SEWER COLLECTION SYSTEM. EXISTING MASTER PLAN AND DISTRIBUTION/COLLECTION LINES ARE IN PLACE IN MARIPOSA PARKWAY, MARIPOSA LOOP, AND BLUE GRAMMA.

WATER:
AN EXTENSION OF THE EXISTING WATER LINE IN MARIPOSA PARKWAY LOOPED BACK TO THE EXISTING LINE/STUB IN MARIPOSA LOOP WILL SERVE THE INITIAL PHASE OF DEVELOPMENT FOR BOTH DOMESTIC SERVICES AND FIRE PROTECTION. THE ONSITE WATER LINES, FIRE HYDRANTS, AND WATER METERS, AS WELL AS THE OFFSITE EXTENSION AND CONNECTION TO THE EXISTING WATER LINE IN MARIPOSA LOOP, WILL BE DESIGNED THROUGH THE CITY OF RIO RANCHO DEPARTMENT OF PUBLIC WORKS AS A PUBLIC WORK ORDER. ALL WATER LINES WILL BE IN THE FUTURE PUBLIC WATER LINE EASEMENTS.

SANITARY SEWER:
THE INITIAL PHASE OF DEVELOPMENT WILL BE SERVED BY A SANITARY SEWER LINE EXTENSION OFF OF MARIPOSA PKWY AND BLUE GRAMA WITH PHASE 2 CONNECTION TO MARIPOSA LOOP AND INTERNAL LINES BUILT IN PHASE 1. THE ON-SITE SANITARY SEWER LINES WILL BE PUBLIC AND BE ACCOMPANIED BY PUBLIC SANITARY SEWER LINE EASEMENTS.

PRIVATE UTILITIES:
THE PRIVATE UTILITIES ARE LIMITED TO THE NEW MEXICO GAS COMPANY, PUBLIC SERVICES COMPANY OF NEW MEXICO, LUMEN, AND THE LOCAL CABLE PROVIDER. BY THEIR FRANCHISE AGREEMENT WITH THE CITY OF RIO RANCHO, THEY ARE REQUIRED TO PROVIDE THEIR UTILITY SERVICES THROUGH INDIVIDUAL UTILITY EXTENSION AGREEMENTS. ALL OF THE PRIVATE UTILITY COMPANIES HAVE ACTIVE LINES IN THE ADJACENT EASEMENTS ALONG MARIPOSA PARKWAY AND MARIPOSA LOOP. ALL ONSITE PRIVATE UTILITIES WILL BE WITHIN PUBLIC UTILITY EASEMENTS (P.U.E.S.).

STORM WATER MANAGEMENT:
THE DRAINAGE SOLUTION WILL BE IN ACCORDANCE WITH THE STORM WATER MANAGEMENT GUIDELINE AND REQUIREMENTS AS FOUND IN THE DRAINAGE MASTER PLAN FOR MARIPOSA EAST, PREPARED BY BOHANNAN-HUSTON, INC. THE GRADING OF THE PROPOSED HOMES WILL BE INTEGRATED WITH THE NATURAL GRADES TO THE EXTENT PRACTICAL. THE HOMES THAT BACK UP TO A NATURAL RIDGELINE WILL HAVE SHALLOW SWALES USED TO DEFLECT SURFACE DISCHARGE AROUND THE UNITS. STORM WATER WILL BE ROUTED TO WATER HARVESTING DEPRESSIONS INTEGRATED INTO THE NATURAL LANDSCAPE FOR INFILTRATION WITH EXCESS (NOT TO EXCEED UNDEVELOPED CONDITIONS) RELEASED TO HISTORIC FLOW PATHS. ALL STORM WATER RELEASED ONTO PUBLIC ROADWAY OR STORM DRAIN WILL FIRST BE ROUTED THROUGH A DESILTATION, WATER QUALITY POND/FACILITY.

TERRA ALTO

SITE PLAN

Prepared For:

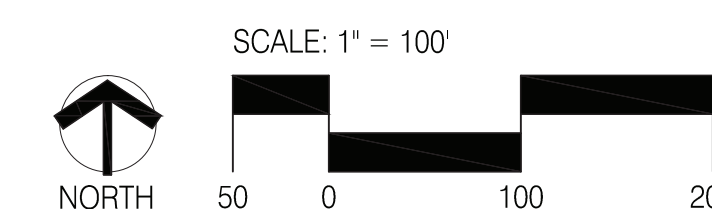
ECOterra Development, LLC
8100 Wyoming NE M4-347
Albuquerque, NM 87113

Prepared By:

Consensus Planning, Inc.
302 Eighth St. NW
Albuquerque, NM 87102

Bohannon Huston
7500 Jefferson St. NW
Albuquerque, NM 87109

Price Land Development
500 Marquette Ave. NW Suite 1060
Albuquerque, NM 87102



**MARIPOSA EAST, LP
17700 N. PACESETTER WAY, SUITE 100
SCOTTSDALE, ARIZONA 85255
PHONE: 480.348.1118**

September 29, 2025

Brian Babyak
Division Manager
City of Rio Rancho
Planning and Zoning
3200 Civic Center Cir NE #130
Rio Rancho, New Mexico 87144

Re: Agent Authorization for Mariposa Mixed Use (Tracts 1A-16I, 1A-16H1, 1A-16F)

Dear Brian:

Mariposa East L.P. authorizes Bohannon Huston, Inc., Consensus Planning and Price Land and Development Group to act as its agents in all matters associated with the above referenced tracts of land including but not limited to Site Plan, preliminary/final plats and construction plan submittals.

Please feel free to let me know if you should have any questions or required any additional information regarding the submittal.

Thank you,

Roger Theis

Mariposa East L.P
By: ABQ-GP. L.L.C.
Its: General Partner
By: Harvard Ventures, Inc.
Its: Manager



By: _____
Roger Theis, Authorized Representative



October 30, 2025

Yolanda Padilla Moyer P.E.
Vice President
Community Development & Planning
Bohannon Huston Inc.
7500 Jefferson Street NE
Albuquerque, NM 87109

Re: Water and Wastewater Availability Approval for Mariposa Terra Alto

Dear Ms. Padilla Moyer:

The Utilities Department approves the Water and Wastewater Availability for the site as described above. Water and Wastewater lines are nearby and site improvements will need to be approved through Development Services Engineering.

Approval of this availability statement does not imply or suggest approval of zoning changes, construction plans, conceptual layouts, or any other requirements that may be conditions of approval for this development. This statement merely represents a commitment from the City that, if all other necessary approvals are obtained, and the completion of the proposed water and wastewater system improvements, this development will be allowed to be served by the City's water and wastewater systems as described above.

If a fire flow test is performed for the site, results are to be turned into the Utilities Administration Attn: Steve Gallegos and Fire Marshall or designee. The test is to be coordinated with the System Maintenance Crews at 896-8287. The System Maintenance Crews are the only personnel authorized to operate valves in the City of Rio Rancho. The developer is responsible for paying for a fire flow test from a certified tester.

Please refer to the City of Rio Rancho Web Site for additional water and sewer information. Design Criteria and Standard Details are located on the following web address: <http://ci.rio-rancho.nm.us/index.asp?NID=482> Departments, Public Works, Design Criteria and Standards Details, Water and Wastewater.

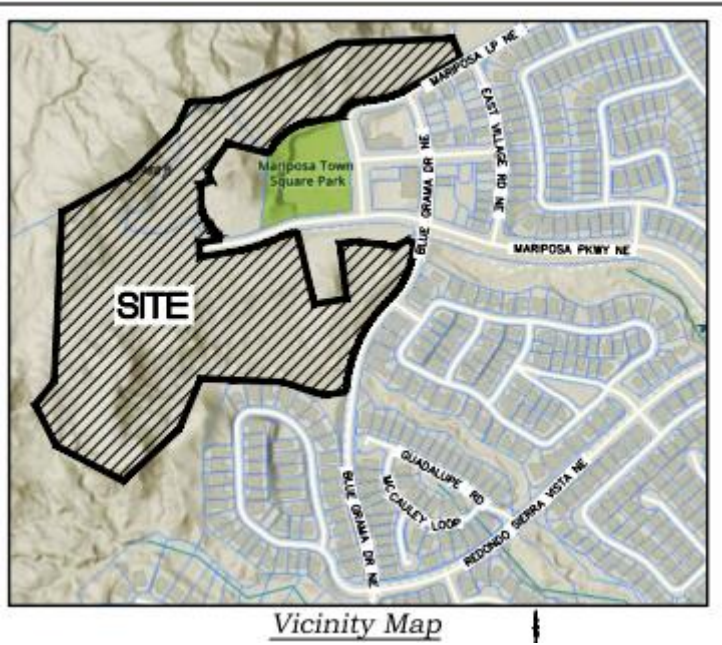
Contacts for additional information and guidance: Development Services: 505-891-5005
Engineering Division: 505-891-5016 Environmental: **Backflow Prevention 505-896-8816 and Industrial Pollution Pretreatment Program (Commercial Wastewater Survey and Grease Interceptors) 505-891-5017. Water pressure will need to verified by the developer. If water pressure exceeds 80 psi, individual pressure reducing valves will be needed on the homes or business at the cost and responsibility of the customers.**

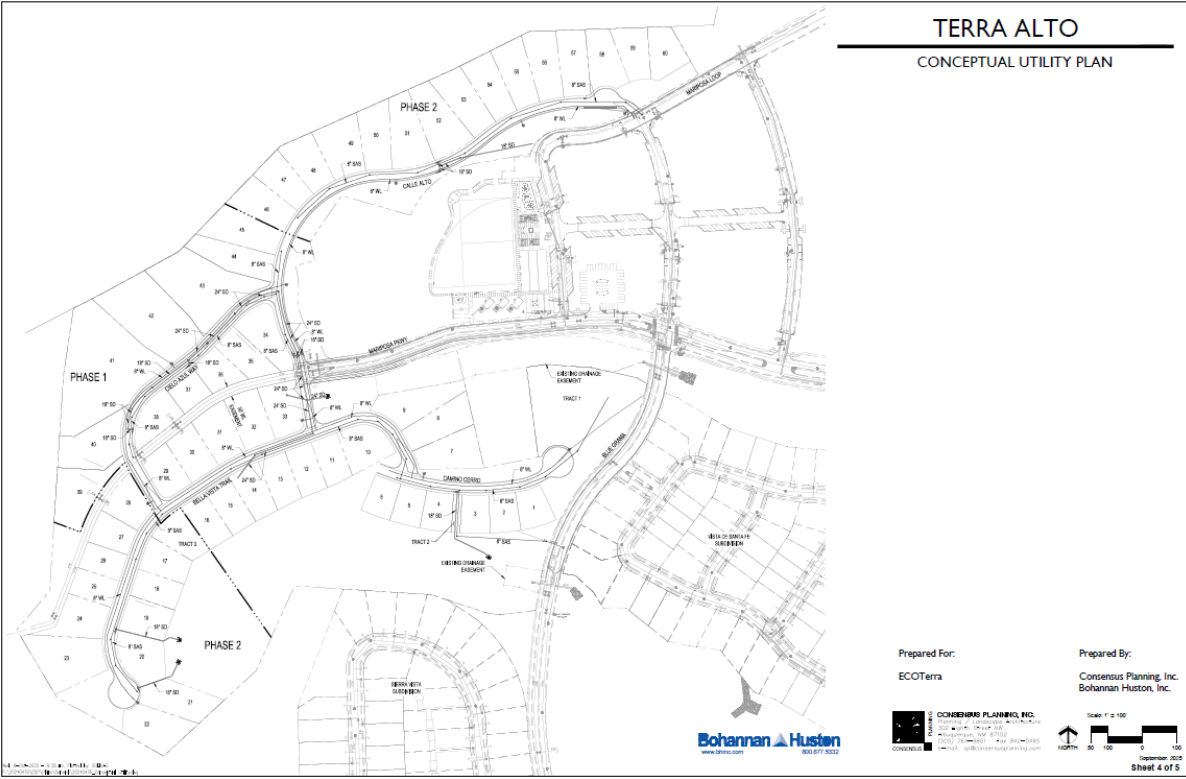
This Availability Statement will expire unless construction starts within 18 months of approval by the Utilities Department and is completed within 3 years of approval. If you have questions regarding this Availability Statement, please contact me at 891-5046.

Sincerely,

Steve Gallegos

Steve Gallegos,
Utilities Department Directo





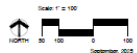
TERRA ALTO

CONCEPTUAL UTILITY PLAN

Prepared For:
ECOTerra

Prepared By:
Consensus Planning, Inc.
Bohannon-Houston, Inc.

CONSENSUS PLANNING, INC.
1500 N. Loop West, Suite 300
Houston, TX 77028
Phone: (713) 631-4488
Email: info@consensusplanning.com



Bohannon **Houston**
www.bhinc.com 800.677.3222

3200 Civic Center Circle NE • Rio Rancho, New Mexico 87124
Office (505) 896-8715 • Fax (505) 891-5201

**GEOTECHNICAL EVALUATION
MONARCH AT MARIPOSA SUBDIVISION 1A-16A
A 41.7+ ACRE SINGLE-FAMILY RESIDENTIAL DEVELOPMENT
WEST OF BLUE GAMMA DRIVE
RIO RANCHO, NEW MEXICO**

June 4, 2025

GeoTek Project No. 2863-ABR

Prepared For:
ECOTERRA DEVELOPMENT, LLC
8100 Wyoming Boulevard Northeast M4-347
Albuquerque, New Mexico 87113

GEOTEK RESIDENTIAL, LLC

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Enclosures:

- Figure 1, Site Location Map
- Figure 2, Regional Geology
- Figure 3, Geotechnical Map
- Figure 4, Practical Refusal Depth Map
- Figure 5, Overexcavation / Fill Blanket
- Figure 6, Fill Over Natural Slope Detail
- Figure 7, Retaining Wall Detail
- Figure 8, Site Drainage Detail
- Appendix A, References
- Appendix B, Exploration Logs
- Appendix C, Laboratory Test Results
- Appendix D, Homeowner Maintenance Criteria



GeoTek Residential, LLC
4374 Alexander Blvd NE Suite K-2, Albuquerque, NM 87107
(505) 456-4900 Office (505) 456-4901 Fax

June 4, 2025
Project No. 2863-ABR

ECOTERRA DEVELOPMENT, LLC

8100 Wyoming Boulevard Northeast M4-347
Albuquerque, New Mexico 87113

Subject: **Geotechnical Evaluation**
Monarch at Mariposa Subdivision IA – I6A
A 41.7 ± Acre Single-Family Residential Development
West of Blue Gamma Drive
Rio Rancho, New Mexico

In accordance with your request, GeoTek Residential, LLC (GeoTek) has completed a geotechnical evaluation for the proposed single-family residential subdivision. The purpose of our study was to evaluate the earth materials underlying the site and provide recommendations for project design and construction of the proposed single-family residences based on our findings. This report outlines the geologic and geotechnical conditions of the site based on current data and provides earthwork and construction recommendations with respect to those conditions.

SCOPE OF SERVICES

The scope of our services has included the following:

1. Review of provided reports and data and published geologic maps for the site (Appendix A).
2. Site reconnaissance and geotechnical mapping.
3. Review of aerial photographs.
4. Advancing and logging of nine (9) exploratory borings and nine (9) exploratory test pits (Appendix B).
5. Obtaining samples of representative earth materials, as the borings and test pits were advanced.
6. Performing laboratory testing to measure physical and chemical properties on representative soil samples (Appendix C).
7. Assessment of potential geologic constraints.
8. Engineering and geologic analysis regarding foundation settlement, site preparation and foundation design/construction.
9. Preparation of this report.

SITE DESCRIPTION

The subject site consists of approximately 41.7± acres of vacant land comprised of Sandoval County Assessor's Uniform Parcel Codes (UPC) 1012077074032 (6.27± acres), 1012076025506 (3.83± acres), and 1012076027434 (31.62± acres) within Tract 1A-16A of the Monarch Subdivision in Rio Rancho, New Mexico. The site is bound by vacant land to the north and west, Mariposa Loop, Blue Gamma Drive, and Mariposa Park to the east, and the Sierra Vista Subdivision to the south. The site is mostly undeveloped, however various recreational trails currently traverse the site, including Old Ranch Trail, Ranch Trail Connector, Vista Sandia Trail, and Sawtooth Trail, and underground utilities exist across the site.

Based on our review of historical aerial photographs available from Google Earth and the National Environmental Title Research (NETR) Online Historical Aerials Viewer website, the site has historically been depicted as vacant desert land with an ephemeral drainage traversing the central portion of the site from east to west since at least 1949. The site remained relatively unchanged until 2005, by which time grading activities for the community center and park to the east and the Sierra Vista Subdivision to the south had commenced. Development of the Sierra Vista subdivision has continued throughout recent aerial photographs. Blue Gamma Drive had been paved with asphaltic concrete by this time, and Mariposa Parkway had been cleared of native vegetation and graded. Between 2005 and 2006, the ephemeral drainage traversing the center of the site appears to have been graded for development of the Old Ranch Trail. Mariposa Parkway had been paved with asphaltic concrete by 2007. Construction activities for Mariposa Park, Community Center, and Information Center to the east appear to have been completed by 2009. The site has remained relatively unchanged throughout recent aerial photographs. Artificial fill materials were observed along the various trails developed throughout the site and along existing underground utility lines. Disturbed native soils were encountered in our explorations due to native vegetation and weathering/erosion activities.

According to the provided topographic map, the elevation across proposed structural areas ranges from approximately 5,876 feet to 5,976 feet above mean sea level (msl). Topography across the site has several areas of relatively high relief. The points of higher elevation are typically along the northern and southern project boundaries and generally direct surface runoff to the center of the site, towards Mariposa Parkway and Old Ranch Trail.

PROPOSED DEVELOPMENT

It is our understanding that site development would consist of performing cut and fill earthwork to attain the desired graded configuration(s) for the construction of a residential subdivision consisting of 68 lots of one- to two-story single-family residences and associated improvements. Due to site topography, several large cuts and fills are expected, and the lots will be individually graded. Dead and live foundation loading conditions are expected to be up to 50 kips for column loads and up to 3 kips per linear foot for wall loads. Slab-on-grade construction is anticipated and no basements or below grade structures are proposed.

FIELD STUDIES

Subsurface conditions were explored using a truck-mounted hollow stem auger (HSA) drill rig and track-mounted backhoe. Nine (9) exploratory borings were advanced onsite to depths up to 31 feet below existing grade surface (bgs) and nine (9) test pits were advanced to depths up to 15 feet bgs. Borings were generally advanced in areas of higher elevation and test pits were excavated at lower elevations due to accessibility limitations from the topographic relief across the site. Excavations were not advanced in the vicinity of lots 12 through 20 due to accessibility. Practical refusal was encountered at various depths in our explorations between 2 and 12 feet bgs on cobbles or cemented formational material. Logs of each exploration are included with this report in Appendix B. The borings and test pits were located in the field by use of a cell phone application providing latitude and longitude coordinates. The locations should be considered accurate only to the degree implied by the location method used. The Unified Soil Classification System (USCS) was used to visually classify the subgrade soils. A representative of GeoTek conducted field mapping, logged the explorations, and obtained samples of representative material for laboratory testing. The approximate locations of the explorations and practical refusal depths are indicated on the enclosed Geotechnical Map (Figure 3) and Practical Refusal Depth Map (Figure 4).

REGIONAL GEOLOGY

The site is located within the Rio Grande Rift physiographic province and within piedmont surfaces on the west side of the Albuquerque-Belen Basin. The Albuquerque-Belen basin is part of an interconnected series of north-south aligned grabens and structural basins which have subsided between mountain and highland uplifts comprising the Rio Grande Rift, bisecting the southern Rocky Mountains of northern New Mexico. The Albuquerque-Belen Basin is approximately 100 miles long and varies from 20 to 30 miles wide and was formed during the Tertiary Period when the Sandia-Manzano fault block was uplifted and tilted, forming what is now the present-day Sandia, Manzanita, and Manzano Mountains. The gently sloping surface of the valley fill consists of a series of alluvial fans deposited unconformably on the formations of the Santa Fe Group. The primary stratigraphic units within the Santa Fe Group are the result of fluvial, alluvial, volcanic, and eolian processes related to changes in basin tectonics and to changes in climate over the past few million years.

Locally, the site vicinity lies within colluvial deposits underlain by Pliocene to upper Miocene-aged upper sandstone and siltstone (Tsus) and lower Pleistocene to Miocene-aged upper sandstone and conglomerate (QTsug).

SUBSURFACE CONDITIONS

Artificial Fill / Disturbed Native Soils

Artificial fill materials were observed along the various trails developed throughout the site and along existing underground utility lines. Disturbed native soils were noted in our explorations (up to approximately 2 feet bgs) due to native vegetation and weathering/erosion activities.

Deeper disturbed soils or artificial fill materials may be encountered locally. These materials were similar to the underlying native soils and generally consisted of clayey sand, silty sand, poorly graded gravel with silt and sand, and poorly graded sand with silt with varying amounts of gravel and organic material. Any disturbed native soils or artificial fill materials in structural areas will need to be removed, replaced, or reprocessed, and cleaned of organic material and debris to be used as structural fill material.

Native Alluvial and Colluvial Soils

Native alluvial and colluvial soils generally consisted of clayey sand, silty sand, lean clay, poorly graded gravel with silt and sand, and poorly graded sand with silt. The relative density of the granular soils generally ranged from loose to dense and the moisture content was typically slightly moist. Loose soils were encountered to a maximum depth of 4 feet bgs. Any loose soils encountered in structural areas will need to be removed/remediated and reworked prior to fill placement. Cobbles, likely derived from the underlying bedrock units, and cemented formational materials were encountered in some of our explorations and at practical refusal depths. Exploration logs presented in Appendix B should be referred to for more detailed information.

Formational Material (Tsus/QTsug)

Bedrock is formed through consolidation and lithification of sediments (sedimentary rock), cooling and hardening of magma (igneous rock), or transformation under heat and pressure (metamorphic rock). Bedrock in the site vicinity is typically sedimentary in nature. While sometimes referred to as bedrock in U.S. Geologic Survey publications, the moderately hard to hard cemented materials encountered in our investigations can also be considered formational material. Formational material refers to soils that are undergoing the lithification process but are not yet consolidated enough to form competent bedrock. The formational material encountered in our explorations was moderately to heavily cemented as part of the Pliocene to upper Miocene-aged upper sandstone and siltstone (Tsus) and lower Pleistocene to Miocene-aged upper sandstone and conglomerate (QTsug). Where encountered, the formational material will likely require extraordinary excavation equipment to be excavated to design grade (dependent on the depth of cut) as discussed further in this report. The exploration logs presented in Appendix B should be referred to for more detailed information.

Hydro-Collapse Potential

Hydro-collapsible soils can be identified in the field by evaluation of potential settlement to existing and surrounding improvements, geologic setting, visual porosity, meta-stable soil structure, low in place dry density (approximately 90 pounds per cubic foot (pcf) or less) and laboratory testing, including hydro-consolidation. According to the New Mexico Bureau of Mines and Mineral Resources in an article titled “Geologic Hazards in New Mexico – Part I”, by William C Haneberg, hydro-collapsible soils in the New Mexico area are typically of Holocene age and have never been wetted. They are typically composed of poorly graded eolian (wind-deposited) fine sand and recent debris flows on gently sloping alluvial fan complexes, with minor amounts of clay or evaporites.

The soils encountered during our field investigation were generally colluvial soils overlaying Pliocene to upper Miocene-aged upper sandstone and siltstone (Tsus) or lower Pleistocene to Miocene-aged upper sandstone and conglomerate (QTsug).

Hydro-collapsible soil structure is generally identified in the field or laboratory as porous with sand grains supported by point-to-point contacts and slightly cemented by thin veneers of clays or evaporites (meta-stable soil structure). The soil samples obtained during our field investigation and test pits sidewalls were carefully inspected by representatives of GeoTek in the field and in the laboratory for porosity and meta-stable soil structure. Visible porosity was not noted in subsurface soils. As a result, meta-stable conditions were generally not identified.

Hydro-collapsible soils can also be identified by low in place dry densities (approximately 90 pcf or less). In-situ dry density and moisture testing was performed on samples obtained at depths near the surface to the maximum depth of explorations. Dry densities calculated from laboratory testing across the site ranged from 82.5 to 130.9 pcf, with an average dry density of 112.0 pcf.

Relatively undisturbed ring-lined samples were obtained within the borings at selected depths and tested for one-dimensional collapse by inundating with water at varying loading conditions in pounds per square foot (psf), dependent on the estimated in-situ overburden pressure. Samples were selectively chosen for testing with in-situ dry density values less than 105 pcf or relatively lower blow counts (less than 30 blows per foot). Samples obtained above 5 feet bgs were excluded from selection for collapse testing since the soils at these depths would likely be reworked during grading. None of the ring samples obtained during our investigation below 5 feet bgs had in-situ dry densities less than 105 pcf. As a result, blow counts were primarily used for selective criteria for collapse testing. Our testing indicated collapse potentials ranging from 0.2 to 1.1 percent for soil samples obtained at depths of 5 to 6 feet bgs (500 psf load).

Additionally, during drilling operations and sampling, some disturbance can be caused due to the pounding of the soil into the rings. Houston, 1988 noted that comparison predictions of collapse settlement can range from a 70 percent underestimation to a 300 percent overestimation just based on testing and sample disturbance. Clearly, the exact prediction and assessment of the potential and likelihood of hydro-collapse of subsurface soils is at best difficult. Due to this difficulty, it is our opinion that several methods of identification of hydro-collapsible soils should be performed including evaluation of the nearby and surrounding areas for indications of distress or settlement due to possible hydro-collapse.

Areas on and around the site were observed during our investigation for signs of distress, including nearby residential structures and community center and the asphalt paving along Mariposa Parkway. The areas were noted to display little to no distress due to hydro-consolidation or deep-seated settlement. If the site contained hydro-collapsible soils, it would be our opinion that this would have resulted in subgrade failure or excessive settlement in these areas that would be visually indicative of signs of distress.

Due to the local geology, laboratory testing, and our observations around the site, it is our opinion that the potential for hydro-collapse is generally low provided our earthwork recommendations are followed. Furthermore, the foundation and drainage recommendations presented herein are intended to further reduce the potential for structural movements due to hydro-collapse and consolable potential of the subsurface soils. Maintaining relatively uniform moisture conditions in the bearing soils beneath footings and floor slabs will be important to the overall performance of these features.

Expansion Potential

The near surface soil samples (upper 5 feet bgs) contained 7 to 30 percent fines (passing the No. 200 sieve) and exhibited Plasticity Indices (PI) ranging from Non-Plastic (NP) to 8. Swell potential testing was performed on the subsurface soils and indicated swell potentials ranging from 0.2 to 3.8 percent (60 psf surcharge). The onsite soils are considered to be low expansive (between 0% and 4% with a 60 psf surcharge).

The onsite soils are generally considered to have low expansive potential; however selective grading procedures should be utilized during earthwork to place expansive soils (if encountered) in lower portions of fill zones within structural areas. The earthwork recommendations section of this report further discusses selective grading of expansive soils.

The earthwork recommendations contained within this report are intended to reduce the potential for structural movements due to expansion potentials. During earthwork, the as-graded expansive nature of the near surface soils within the graded building pad should be determined, and appropriate expansive foundation and construction design recommendations should be provided, based on the as-graded soil conditions. Laboratory test results are presented in Appendix C.

SURFACE & GROUND WATER

Surface water was not observed during our evaluation and topography generally direct surface runoff to the center of the site, towards Mariposa Parkway and Old Ranch Trail. The project's design civil engineer should evaluate the potential for flooding. Seeps, springs, or other indications of high ground water levels were not noted on the subject property. Groundwater was not encountered within the subsurface explorations advanced onsite and is not anticipated to adversely affect planned development, provided the earthwork construction methods and/or foundation systems comply with recommendations contained in this report.

According to ground water data obtained from the USGS National Water Information System, an inactive ground water monitoring well approximately 0.9 miles south of the site identified groundwater at approximately 717 feet bgs in 2008. These observations reflect conditions at the time of this investigation and do not preclude changes in local ground water conditions in the future from natural causes, damaged structures (lines, pipes etc.), or heavy irrigation.

TECTONIC FAULTING AND REGIONAL SEISMICITY

Geologic mapping of the area indicates Quaternary-aged normal faults along the east and west boundaries of the site, however, no evidence of faulting onsite was observed during our field reconnaissance and review of historic aerial photos, and the reported slip rates are less than 0.2 millimeters per year. The possibility of ground acceleration or shaking at the site may be considered as approximately similar to the New Mexico region as a whole. It is reasonable to assume that structures built in this area will be subject to at least one seismic event during their life, therefore, it is recommended that all structures be designed and constructed in accordance with the International Residential Code (IRC) and New Mexico Residential Building Code (RBC).

The site is located at approximately 35.3627° N Latitude and -106.6904° W Longitude in Rio Rancho, Sandoval County, New Mexico. The City of Rio Rancho and New Mexico as a state have adopted the current New Mexico Residential Building Code. The 2021 New Mexico RBC further adopts the 2021 International Building Code (IBC). Based on the onsite soils, the site may be characterized as site Class D as determined by the IBC. The mapped spectral response accelerations (SA) for 0.2 second and 1.0 second periods at the site were determined from the ASCE Hazard Tool, 2021 IBC and ASCE/SEI 7-22 reference document. The results are presented in the following table:

Mapped Spectral Response Acceleration (SA)	% of g
0.2 sec period Mapped Spectral Acceleration (S_s)	50.0
1.0 sec period Mapped Spectral Acceleration (S_1)	14.0
0.2 sec period Design Spectral Acceleration (SD_s) – Site Class D	42.0
1.0 sec period Design Spectral Acceleration (SD_1) – Site Class D	25.0

The structural Engineer may either choose the IRC or the IBC design provisions for their structural design as long as the design method complies with local design requirements.

Secondary Seismic Constraints

The following list includes other potential seismic related hazards that have been evaluated with respect to the site, but in our opinion, the potential for these seismically related constraints to affect the site is considered negligible.

- * Liquefaction
- * Dynamic Settlements
- * Surface Fault Rupture
- * Ground Lurching or Shallow Ground Rupture

Summary

It is important to keep in perspective that if a seismic event were to occur on any major fault, intense ground shaking could be induced to this general area.

Potential damage to any settlement sensitive structures would likely be greatest from the vibrations and impelling force caused by the inertia of the structures mass than that created from secondary seismic constraints. Considering the subsurface soil conditions and local seismicity, it is estimated that the site has a low risk associated with the potential for these phenomena to occur and adversely affect surface improvements. These potential risks are no greater at this site than they are for other structures and improvements developed on the alluvial and colluvial materials in this vicinity.

RESULTS OF LABORATORY TESTING

Laboratory tests were performed on representative samples of the onsite earth materials in order to evaluate their physical and chemical characteristics. The tests performed and the results obtained are presented in Appendix C.

CONCLUSIONS

Based on our field exploration, laboratory testing, engineering and geologic analyses, it is our opinion that the subject site is suited for development from a geotechnical engineering and geologic viewpoint. The engineering analyses performed concerning site preparation and the recommendations presented below have been completed using the information provided to us regarding site development. In the event that the information concerning proposed development is not correct, the conclusion and recommendations contained in this report shall not be considered valid unless the changes are reviewed, and the conclusions of this report are modified or approved in writing by this office.

RECOMMENDATIONS-EARTHWORK CONSTRUCTION

General

All grading should conform to the International Residential Code (IRC) and local requirements, except where specifically superseded in the text of this report. During earthwork construction all removals, overexcavation, and grading procedures should be observed and the structural fill selectively tested by a representative of GeoTek. If unusual or unexpected conditions are exposed in the field, they should be reviewed by this office and if warranted, modified and/or additional recommendations will be offered. It is recommended that the earthwork contractor(s) perform their own independent reconnaissance of the site to observe field conditions firsthand. If the contractor(s) should have any questions regarding site conditions, site preparation, or the remedial recommendations provided, they should contact an engineer at GeoTek for any necessary clarifications prior to submitting earthwork bids. All applicable requirements of local and national construction and general industry safety orders, the Occupational Safety and Health Act, and the Construction Safety Act should be met.

Removals/Processing - General

Presented below are removal/processing recommendations for the various earth materials encountered on the project.

Debris, vegetation, and other deleterious material should be stripped/removed from areas proposed for fill placement and disposed of offsite prior to the start of construction. All disturbed native soils and artificial fill materials (up to 2 feet encountered in explorations) in structural areas should be removed to expose competent native material. Deeper fill soils are anticipated within the existing trails throughout the site and along underground utility trenches, but may exist throughout the site. If existing improvements or property line restrictions limit removals, condition specific recommendations would be provided on a case-by-case basis. The bottom of footings should also be embedded below the frost depth line. This can be achieved by embedding the footings a minimum of 18 inches below the adjacent ground surface. Additionally, depending on when construction is performed, any frozen soils should be removed from the areas proposed for fill placement.

Loose native soils were encountered within borings B-1 up to 4 feet bgs and B-6 up to 3 feet bgs. Deeper loose soils may be encountered during grading and should be removed prior to fill placement. Following removal of artificial fill and loose or disturbed native soils, at a minimum, the underlying alluvial and colluvial soils should be removed/processed to a minimum depth of 12 inches. Removal bottom areas should then be processed, moisture conditioned and compacted in accordance with the requirements contained herein.

If expansive clay soils are encountered, an evaluation should be performed by a representative of GeoTek to determine if additional removal is necessary based on the properties, thickness and depth of the layer encountered, and expansion potential of the clay soils. Therefore, we recommend the representative of the geotechnical engineer perform full time observation during grading operations.

For support of structures, in cut and fill areas, the building pad should be provided a minimum 42-inch-thick fill blanket (or a minimum 24-inches of compacted fill below the footings, whichever is deeper) for adequate and more uniform support conditions for the proposed structures and improvements (e.g., flatwork, block walls, etc.). Processing should extend at least five feet laterally beyond proposed structures and improvements (e.g., flatwork, block walls, etc.). The enclosed Figure 5: Overexcavation/Fill Blanket should be referred to for more information.

Moderately hard to hard cemented formational material was encountered in our explorations. As an alternative, all foundations could be supported on suitable, hard, cemented material or competent bedrock (if encountered). Suitable cemented formational material would be similar to the materials encountered in our investigations. Slab support would still require proper removals and low expansive engineered fill. Formational materials or bedrock are likely to be encountered during excavation depending on the depth of excavation and location of the building pads. If these materials are encountered during the overexcavation, excavation may potentially be terminated; however, this will need to be determined on a case-by-case basis by a representative of GeoTek.

Foundations for the proposed structures may be founded on suitable formational material or competent bedrock, however, in order to avoid the potential for differential settlement, the entire foundation would need to be supported entirely on the competent bedrock or formational material.

If this is not possible, bedrock or cemented formational material should be removed to a minimum depth of 24-inches below the bottom of the footing and replaced with compacted fill. This can best be determined in the field based upon the conditions exposed. Termination of any excavation on bedrock will need to be reviewed by GeoTek. Therefore, we recommend the representative of the geotechnical engineer perform full time observation during grading operations.

With the results of the explorations, there is a strong possibility that bedrock or cemented formational materials will be encountered during earthwork and grading activities. The depth of interior utilities and exterior improvements should be considered during grading as over excavation of certain areas may facilitate later improvement construction by the subcontractors. Depending upon where grades are set, it may be desirable for the developer to have a thicker fill blanket so that excavation into the fill will be easier. In this case, the pads should be over-excavated, and fill screened so that no greater than twelve-inch sized materials are allowed in the fill. If earthwork balance is a concern, a rock crusher could be used to reduce the amount of oversized materials while also producing more workable fill material.

Transitional Lots

Depending on the desired grade on the lots, some lots may be considered transitional lots. Transitional lots are defined as lots that are partially cut and partially fill or fill lots with more than a 3:1 (maximum fill thickness: minimum fill thickness) ratio of fill depth across the building envelope. To mitigate some of the differential settlement which will occur on transitional lots, the cut or shallow fill side should be over-excavated/processed to a depth not to exceed the 3:1 ratio of fill across the building envelope.

Based on the provided topographic map, some of the proposed lots have more than 20 feet of elevation change across the building pad and many have at least 5. Due to the relatively high topographic relief across many of the proposed building pads, we recommend a representative of the geotechnical engineer perform full time observation during grading operations.

Fill bottoms should be terraced to provide more uniform support of the structural fill. If fill is to be placed on a slope that is steeper than 5 to 1 (horizontal to vertical) then the native slope will need to be properly keyed and benched prior to fill placement. Keys should be a minimum 2-feet deep and 10-foot wide, when the slope height exceeds 20 feet. Benches should be a maximum 3 feet vertical and be at least 6 feet wide (Figure 6).

Fill Placement

Subsequent to completing the recommended removals/processing and ground preparation, excavated onsite soils may be placed in relatively thin lifts (with a maximum lift thickness of 12 inches), cleaned of vegetation and debris, brought to at least optimum moisture content, and compacted to a minimum relative compaction of 90 percent of the laboratory standard ASTM D-1557.

It should be noted that the maximum lift thickness requirement to meet both the minimum relative compaction and moisture content requirements is a function of several variables including (but not limited to) the type of soil (e.g., clay, silt, sand, gravel, cobbles, etc.), type and size of compaction equipment (e.g., sheep's foot roller, scraper, jumping jack, etc.), number of passes, frequency of operation of compaction equipment, moisture content, confinement (e.g., relatively soft bottom versus bedrock), etc. Thus, the maximum lift thickness can vary considerably and still achieve proper moisture content and relative compaction. The maximum lift thickness should be appropriately decreased based on the factors listed above. It is left to a representative of GeoTek (e.g., grading/field technician) to determine the appropriate lift thickness based on observation and testing of the fill. Excessive lift thickness (in the judgment of a GeoTek representative) will result in issuing of non-compliance.

Several cobbles were identified in the natural soils at the site. Oversized materials, greater than 6 inches but less than 12 inches, may be used in the lower portions of fill zones over 2 feet below finished grade beneath future structures provided that the oversized particles are distributed throughout the fill materials, and no nesting of oversized particles occurs (no open voids in the fill materials). Particles in excess of 12 inches in size may be used in the deeper fill areas with the approval of the geotechnical engineer. However, the large particles must not be placed in close proximity to other large particles, and they must be placed in such a manner as to allow the compaction equipment to adequately compact the soil between and around the oversized large particles. The importance of flooding the soil-rock fill cannot be overemphasized, and as much construction traffic as reasonable possible should be routed over such fills.

A sufficient number of field density tests shall be performed to provide an opinion to the degree of compaction achieved. Field density tests should be performed at a minimum rate of one test for every 1000 cubic yards of material placed, one for every vertical foot of material placed, or where there is a change in material, whichever is greater. If needed, when testing the fill for dry density and moisture content, a pothole/test pit should be excavated to a minimum depth to remove any loose surficial material. The area should then be leveled prior to performing a density test. A failing soil density test is based on either a dry density of less than 90% relative compaction and/or moisture content less than the soil's optimum moisture content as determined by ASTM D-1557.

Fill Material

On-Site Soil:

On-site low-expansive soils that are cleaned of organics, oversized material, and debris may be used as fill material, provided foundation recommendations contained herein are followed. If expansive clay soils are encountered, an evaluation should be performed by a representative of GeoTek to determine if additional removal is necessary based on the properties, thickness and depth of the layer encountered, and expansion potential of the clay soils.

Import Material:

A sample of any intended import material should first be submitted to GeoTek so that, if necessary, additional laboratory or chemical testing can be performed to verify that the material is low expansive and compatible with onsite soils. In general, import fill materials should comply with the following minimum guidelines:

- * Free of organic matter and debris.
- * Maintain less than 4.0 percent expansion (60 psf surcharge).
- * Maximum plasticity index (PI) of 12 (can be waived for low expansive).
- * One hundred percent passing the six-inch screen.
- * Less than 50 percent passing a No. 200 screen.
- * Maintain less than 1,000 ppm (parts per million) sulfate content.

Excavation Difficulty

We present the following general comments regarding excavation conditions for the owners' and designers' information with the understanding that they are approximations based on widely spaced borings and test pits. More accurate information regarding the excavation conditions should be evaluated by contractors or other interested parties from test pit excavations using the intended equipment and extending to the required depths.

Practical refusal was encountered between 2 and 12 feet bgs on cobbles using a Geoprobe hollow stem auger drill rig and at 9 feet bgs on cemented formational material using a track-mounted mini-excavator. It should be noted that the depth of practical refusal is dependent on the type of equipment used.

Excavations extending into the underlying soil and bedrock may be difficult to excavate and may require special excavation equipment (i.e., hoe-ram, rock saw, large excavator). Instability in the form of slope raveling, caving, and sloughing is possible in excavations and trenches at the site. Excavations and trenches should be braced, sloped, and/or designed as required to provide personnel safety and satisfy safety code regulations.

Observation and Testing

During earthwork construction all removal/processing and the general grading procedures should be observed and the fill selectively tested by a representative(s) of GeoTek. If unusual or unexpected conditions are exposed in the field, they should be reviewed by GeoTek and if warranted, modified and/or additional recommendations will be offered. All applicable requirements both the local and national construction and general industry safety orders, the Occupational Safety and Health Act, and the Construction Safety Act should be met.

Earthwork Settlements

Ground settlement should be anticipated due to primary consolidation and secondary compression.

The total amount of settlement and time over which it occurs is dependent upon various factors, including material type, depth of fill, depth of removals, initial and final moisture content, and in-place density of subsurface materials. Compacted fills, to the heights anticipated, are not generally prone to excessive settlement. However, some settlement of the left in-place alluvium and colluvium is expected, and the majority of this settlement is anticipated to occur during grading.

Slope Stability

No significantly higher (greater than 10 feet) slopes are anticipated to be constructed onsite. All slopes should be designed at gradients of 2 to 1 (Horizontal to Vertical) or flatter. The slopes should be constructed in accordance with the minimum requirements of the IRC and local municipalities. Cut and fill slopes are anticipated to perform adequately in the future with respect to gross and surficial stability if the soil materials are maintained in a solid to semi-solid state (as defined by the soils Atterberg Limits) and are limited to the heights prescribed herein. Slopes should be adequately protected from erosion.

Earthwork Balance

The volume change of excavated materials upon compaction as engineered fill is anticipated to vary with material type and location. It is anticipated that the alluvial and colluvial materials will subside approximately 0.025 to 0.075 feet due to soil consolidation and the loading conditions created by earthwork equipment. Graded areas are not anticipated to have significant subsidence due to earthwork. The overall earthwork shrinkage may be approximated by using the following parameters:

- Disturbed Native Soils / Native Alluvium / Native Colluvium 10% to 20% shrinkage
- Cemented Formational Materials / Bedrock 0% to 10% bulking

It should be noted that the above factors are estimates only, based on experience and preliminary data. Final earthwork balance factors could vary. In this regard, it is recommended that balance areas be reserved where grades could be adjusted up or down near the completion of grading in order to accommodate yardage imbalance for the project.

RECOMMENDATIONS – FOUNDATIONS

General

Foundation design and construction recommendations are based on laboratory testing and engineering analysis performed on near surface earth materials. The proposed foundation systems should be designed and constructed in accordance with the guidelines contained herein, local requirements, and the IBC. Based on our preliminary laboratory testing, the soils onsite were found to be low expansive. During earthwork, the as-graded expansive nature of the near surface soils within the graded building pads should be determined. Provided our recommendations presented in this report are followed, we project the as-graded condition of the building pads to be low expansive.

Appropriate expansive foundation and construction design recommendations should be provided, based on the as-graded soil conditions. For budget and design consideration, it is our opinion the following foundation recommendations could be utilized, however, at the completion of grading, final foundation recommendations should be determined by GeoTek. The information and recommendations presented below are not meant to supersede design by a registered structural engineer. Upon request, GeoTek could provide additional input/consultation regarding soil parameters as related to foundation design.

All footings should maintain a minimum horizontal distance of five (5) feet from the outside bottom edge of the footing to the face of an adjacent descending slope. These recommendations are provided for relatively light foundation loading conditions, such as those anticipated for the proposed structure. Foundation loads are anticipated to be less than 50 kips for column loads and less than 3 kips per lineal foot for wall loads.

Conventional Foundations

The proposed structures can be supported on a conventional shallow foundation system, provided the soils are reworked as outlined in this report and our recommendations are followed. Shallow spread foundations bearing on the properly compacted engineered fill as outlined above can be designed for a total allowable soil bearing pressure of 2,000 psf. Generally, a one-third increase may be applied to the design bearing pressure when considering short duration wind or seismic loads.

- The allowable soil bearing pressure may be increased by 300 psf, to a maximum of 3,000 psf, for each additional foot of either the width or depth beyond those recommended below.
- For lateral sliding resistance, a 0.40 coefficient of friction may be utilized for concrete to soil contact when multiplied by the dead load.
- Passive earth pressure may be computed as an equivalent fluid having a density of 300 pounds per square foot per foot of depth with a maximum earth pressure of 3,000 pounds per square foot.
- Exterior footings should be founded at least 18 inches below lowest adjacent grade to provide adequate embedment and frost protection depth. Individual, and continuous wall footings should have a minimum width of 12 inches, or as determined by building codes or the Structural Engineer.
- All footings should be reinforced with a minimum of two No. 4 reinforcing bars, one placed near the top and one placed near the bottom of the footing.
- Interior footings, including individual column and continuous wall footings, should be founded with a nominal width of 12 inches or as determined by building codes or the Structural Engineer.
- Isolated footings should be founded at least 18 inches below adjacent grade and should be a minimum of 4 square feet in area. Isolated footings should be provided with sufficient flexural and dowel reinforcement.

- The interior flat portions of the slab should be underlain by a minimum of four (4) inches of sand or gravel.
- The concrete slab should be a minimum of 4 inches thick with No. 3 rebar reinforcing bars located on 18-inch center in two directions or as determined by the Structural Engineer.
- The minimum area, depths and widths are recommended for ease of construction and to provide a margin of safety against a local shear or punching failure of the foundation soils.
- The need for interior stiffening beams should be assessed by the Structural Engineer in accordance with the applicable building codes.
- If a vapor retarder or radon barrier is used it should conform to the specifications presented in ASTM E1745 and should be placed as described in ASTM E1643 and the Guide for Concrete Floor and Slab Construction, published by the American Concrete Institute (ACI 302.1R) or to local standard-of-care.

Compacted engineered fill materials will lose moisture and density over time in the arid environment of New Mexico. The upper 12 inches of fill material in structural areas should be re-moisture conditioned, proof rolled as necessary, and re-certified just prior to placement of the foundation system.

Foundation Settlement

Total settlement of the structure with foundations supported entirely on engineered fill is estimated to be less than 1-inch. Differential settlement should be less than $\frac{3}{4}$ of an inch. The settlement estimates presented assume that a stable subgrade soil moisture content will be maintained and that fill soils are properly compacted.

Retaining and Block Walls

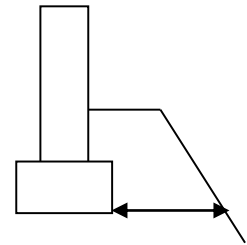
The design parameters provided below assume that low expansive soils are used to backfill any retaining walls. If expansive soils are used to backfill the walls, increased active and at-rest earth pressures will need to be utilized for design. Building walls, below grade, should be waterproofed or damp-proofed, depending on the degree of moisture protection desired.

Design

1. An allowable bearing value of 1,500 pounds per square foot may be used for design of footings which maintain a minimum width of 12 inches and a minimum embedment depth below the frost line into the properly compacted fill soils. The bearing value may be increased by one-third for seismic or other temporary loads. A bearing value increase of 300 psf is allowed for each additional foot of width or depth up to a maximum bearing value of 3,000 psf without additional review.
2. For lateral sliding resistance, a 0.40 coefficient of friction may be utilized for a concrete to soil contact when multiplied by the dead load.

3. Passive earth pressure may be computed as an equivalent fluid having a density of 300 pounds per square foot per foot of depth with a maximum earth pressure of 2,500 pounds per square foot. However, for block and retaining walls within 5 feet of descending slopes, passive earth pressures should be considered negligible without further review by GeoTek.
4. When combining passive pressure and frictional resistance, the passive pressure component should be reduced by one-third.
5. GeoTek recommends the following with regards to horizontal set back of block and retaining wall footings. The recommendations are minimums and do not account for erosion, therefore, slopes should be maintained. For block or retaining walls near slopes, the horizontal set back measured from the outside edge of the block or retaining wall footing to any adjacent descending slope face should follow the table shown below:

Descending Slope Height	Minimum Horizontal Setback
Up to 5 feet high	2' 8"
Greater than 5 feet and up to 8 feet high	3' 8"
Greater than 8 feet and up to 10 feet high	4' 8"



Wall Foundation Construction

The following table contains foundation design and construction recommendations for walls that are constructed on low expansive soils. Footings should be founded at a minimum depth below the lowest adjacent grade per the table below.

EXPANSIVE NATURE OF SOIL	MINIMUM FOOTING DEPTH (1)
	Retaining Walls & Block Walls
LOW	18 inches

(1) denotes that depth should be measured from the lowest adjacent grade

All walls should be reinforced per the design of the structural engineer. Provided the recommendations contained in this report are followed, GeoTek projects that the graded condition of structural areas will be low expansive. The structural engineer should consider this in their design for reinforcing and control joint spacing. The walls should use both vertical and horizontal reinforcement and be designed to resist the effects a two-way 1/400 angular distortion would impart on a wall. Prior to pouring concrete, the subgrade soils should be lightly moisture conditioned to prevent loss of water during pouring and curing of the concrete.

Restrained Walls

Any retaining walls that will be restrained prior to placing and compacting backfill material or that have reentrant or male corners, should be designed for an at-rest equivalent fluid pressure of 65 pcf, plus any applicable surcharge loading. For areas of male or re-entrant corners, the restrained wall design should extend a minimum distance of twice the height of the wall laterally from the corner.

Cantilevered Walls

The recommendations presented below are for cantilevered retaining walls up to 10 feet high. Active earth pressure may be used for retaining wall design, provided the top of the wall is not restrained from minor deflections. An equivalent fluid pressure approach may be used to compute the horizontal pressure against the wall. Appropriate fluid unit weights are given below for specific slope gradients of the retained material. These do not include other superimposed loading conditions such as traffic, structures, seismic events, or adverse geologic conditions.

Surface Slope of Retained Material (H:V)	Equivalent Fluid Weight (P.C.F.)
Level	40
3 to 1	50
2 to 1	65

Wall Backfill and Drainage

All retaining walls should be provided with an adequate backdrain and outlet system (a minimum of 1 outlet per 10 feet of wall) to prevent buildup of hydrostatic pressures and be designed in accordance with minimum standards presented herein. Gravel used in backdrain systems should be a minimum of 12 inches of 3/4 to 1-1/2 inch clean crushed rock wrapped in filter fabric that extends to within 18 inches of the surface (Figure 7). The surface of the backfill should be sealed by pavement or the top 18 inches compacted with native low permeability soil. Proper surface drainage should also be provided. Manufactured alternatives to a gravel backdrain system are available but should be reviewed by GeoTek prior to installation.

Expected Wall Movements

A retaining wall has to translate laterally to reach full passive pressure/resistance. At 0.5% strain, 1/2 the passive pressure is mobilized, and at 2% strain the full passive pressure is mobilized. For an 18-inch embedment this can be 0.36 inches. In addition, wall rotation is expected to reach an active design state. This rotation, at a minimum, needs to undergo 0.5% strain and walls are often considered to rotate between 0.005 to 0.02 times their height, dependent upon the soil condition, with no adverse effects expected. In the undersigned opinion, a value of 0.01 times the height of the wall is a maximum rotation that should typically be expected. For a 10-foot-high wall this amounts to 1.2 inches of movement that can occur at the top of the wall. Walls should be expected to translate/move/rotate quite a bit, and the higher the wall the more movement that should be expected.

PRELIMINARY PAVEMENT SECTIONS

Onsite Pavement Sections

Traffic information was not provided to us for the planned internal streets; however, we anticipate that traffic will consist of passenger vehicles and periodic small to medium sized trucks. In lieu of project specific design parameters, general traffic and subgrade parameter assumptions were used for this design. We assumed that the pavements would be supported by a compacted subgrade of the on-site soil. The natural sandy soils at the site should provide suitable support for pavements, provided that they are prepared as recommended in this report.

The design of asphaltic concrete (AC) pavement sections is based on the American Association of State Highway and Transportation Officials (AASHTO) Guide for Design of Pavement Structures procedure. The recommended pavement sections are designed utilizing the City of Rio Rancho Department of Public Works Standard Draying No. PS-01, dated May 22, 2008. We estimated a correlated R-Value based on the sieve analysis and plasticity index data. We made the additional assumptions in our analysis of soil conditions and traffic data:

- Correlated R-Value of 38
- Design life of 20 years (periodic pavement maintenance required)
- 5% Annual Growth Rate
- Design ESAL of 346,300 for Residential Streets and 728,800 for Collectors
- 90% Reliability of Asphalt

The pavement sections are recommended as shown in the following table:

Pavement Area	Minimum Asphalt Concrete Thickness (inches)	Minimum Base Course Material Thickness (inches)
Residential Streets / Light Duty Parking Areas	3.0	4.0
Collector Streets / Heavy Duty Parking Areas	5.0	6.0

Based on our analysis of the assumed traffic design parameters, the minimum pavement thickness is 3 inches of AC over 4 inches of Base Course material for residential streets, and 5 inches of AC over 6 inches of Base Course material for collector streets results in a structural number sufficient for this site. All Base Course and asphaltic concrete should conform with City of Rio Rancho and New Mexico Department of Transportation (NMDOT) specifications, where required.

Pavement Construction

All section changes should be properly transitioned. If adverse conditions are encountered during the preparation of subgrade materials, special construction methods may need to be employed. All subgrade materials should be processed to a minimum depth of 12 inches and compacted to a minimum relative compaction of 95 percent near optimum moisture content. All Base Course should be compacted to a minimum relative compaction of 95 percent at or below optimum moisture content. Materials within the City of Rio Rancho right-of-way should further conform to the municipality's requirements and specifications.

The recommended pavement sections provided in the previous table are implied as minimums. If thinner or highly variable pavement sections are constructed, increased maintenance and repair should be expected. If the ADT or ADTT (average daily truck traffic) increases beyond that intended, as reflected by the traffic index(s) used for design, increased maintenance and repair could be required for the pavement section. Positive site drainage should be always maintained. Water should not be allowed to pond or seep into the ground. If planters or landscaping are adjacent to paved areas, measures should be taken to minimize the potential for water to enter the pavement section

DEVELOPMENT CRITERIA

Homeowner's Maintenance Criteria

Appendix D contains some homeowner maintenance criteria as developed from a geotechnical perspective. We would strongly suggest that this section be reviewed and fully disclosed to the future homeowners so they better understand their responsibility in properly maintaining the exterior of the residence and the adverse effects to the structure and improvements when not properly maintained.

Site Improvements

Soil movement is problematic with respect to the design, construction, and long-term performance of concrete flatwork. Due to the nature of concrete flatwork, it is essentially impossible to totally mitigate the effects of soil movement. Recommendations for exterior concrete flatwork design and construction can be provided upon request. If, in the future, any additional improvements are planned for the site, additional recommendations concerning the geological or geotechnical aspects of design and construction of said improvements could be provided upon request. This office should be notified in advance of any fill placement, grading, or trench backfilling after rough grading has been completed. This includes any grading, utility trench, and retaining wall backfills.

Landscape Maintenance and Planting

Water has been shown to weaken the inherent strength of all earth materials. Graded slopes constructed within and utilizing onsite materials may be erosive. Eroded debris may be reduced, and surficial slope stability enhanced by establishing and maintaining a suitable vegetation cover as soon as possible after construction. Compaction to the face of fill slopes would help to reduce short-term erosion until vegetation is established.

Plants selected for landscaping should be lightweight, deep-rooted types, which require little water and are capable of surviving the prevailing climate. From a geotechnical standpoint, leaching is not recommended for establishing landscaping. If the surface soils are processed to adding amendments, they should be recompacted to 90 percent compaction (Based on ASTM D-1557).

Only the minimum amount of irrigation necessary to sustain plant life should be provided. Over watering landscape areas could adversely affect proposed site improvements. We recommend that any proposed open bottom planter areas adjacent to the structure be eliminated or set back a minimum distance of five (5) feet and suggest that desert landscape using xeriscape technology is used outside of this buffer zone. As an alternative, closed bottom type planters could be utilized. An outlet, placed in the bottom of the planter, could be installed to direct drainage away from structures or any exterior concrete flatwork. Irrigation timers should be adjusted on a monthly basis in accordance with the local Water Authority/Water District's posted "Watering Schedule" for low use conditions.

Soil Corrosion Potential

Soils within the area vary in corrosive potential to concrete and metal; therefore, materials selected for construction purposes should be resistant to corrosion as discussed below. Testing of on-site soils indicated sulfate contents of 26 parts per million (ppm) which may be characterized as negligible sulfate content (ACI 318 – less than 1,000 ppm). Type II cement or equivalent for negligible sulfate exposure conditions is acceptable for concrete mixtures. The designer should use the corrosion test results in this report to evaluate the need for corrosion protection in accordance with ACI requirements. All concrete should be designed, mixed, placed, finished, and cured in accordance with guidelines presented by the Portland Cement Association (PCA), ACI, and IBC.

Based on our experience, native soils in New Mexico generally contain chloride contents of less than 500 ppm, therefore protection of reinforcing steel is not required for foundations. All concrete should be designed, mixed, placed, finished, and cured in accordance with guidelines presented by the Portland Cement Association (PCA), ACI, and IBC.

Trench Excavation

All footing trench excavations should be observed by a representative of this office prior to placing reinforcement. Footing trench spoil and any excess soils generated from utility trench excavations should be compacted to a minimum relative compaction of 90 percent if not removed from the site. Considering the nature of the onsite soils, it should be anticipated that caving or sloughing could be a factor in subsurface excavations. Shoring or excavating the trench walls at the angle of repose (typically 25 to 45 degrees) may be necessary and should be anticipated in non-cemented soils. All excavations should be observed by one of our representatives and conform to national and local safety codes.

Utility Trench Backfill

Considering the overall nature of the soil encountered onsite, it should be anticipated that materials will need to be imported to the site for use as pipe bedding and pipe zone material. Utility trench backfill should be placed to the following standards:

1. All onsite interior and exterior utility trench backfill should be brought to near optimum moisture content and then compacted to obtain a minimum relative compaction of 90 percent of the laboratory standard. Sand backfill, unless excavated from the trench, should not be used adjacent to perimeter footings or in trenches on slopes. Compaction testing and observation, along with probing should be performed to verify the desired results.
2. Offsite utility trenches should be compacted in accordance with the governing jurisdiction's requirements. Compaction testing and observation, along with probing should be performed to verify the desired results.

Drainage

Positive site drainage should be maintained at all times in accordance with the IBC (Figure 8). The slope of the ground away from the foundations should be a minimum of one unit vertical to 20 units horizontal (5-percent slope). Drainage should not flow uncontrolled down any descending slope. Water should be directed away from foundations and not allowed to pond and/or seep into the ground. Pad drainage should be directed toward the street or other approved area. Roof gutters and down spouts should be considered to control roof drainage. Down spouts should outlet onto paved areas or a minimum of five feet from proposed structures or into a subsurface drainage system. If areas of seepage develop, recommendations for minimizing this effect could be provided upon request.

PLAN REVIEW AND CONSTRUCTION OBSERVATIONS

Final foundation and improvement plans should be submitted to this office for review and comment as they become available, to minimize any misunderstandings between the plans and recommendations presented herein. If conditions are found to differ substantially from those stated, appropriate recommendations would be offered at that time. In addition, site preparation, foundation excavations, and earthwork construction performed on the site should be observed and tested by this representatives of this office. These representatives would have at least the following duties:

- Observe and document adequate removal of existing surficial vegetation, artificial fill, disturbed native soils, debris, and other deleterious materials.
- Observe and approve the exposed removals under structural areas to document that it meets project requirements.
- Approve material used as engineered fill in structural areas and document that it meets project requirements.

- Monitor and test the progress of earthwork and compaction operations.
- Inspect footing excavations to document that footings are founded in competent material.

LIMITATIONS

The materials encountered on the project site and utilized in the referenced laboratory study are believed representative of the area; however, soil materials vary in character between excavations. Site conditions may vary due to seasonal changes or other factors. Grading, trench backfilling and/or foundation construction procedures should be observed and selectively tested by a representative of GeoTek.

If unusual or unexpected conditions are exposed in the field, they should be reviewed by this office and if warranted, modified and/or additional recommendations will be offered. Since our study is based upon the site materials observed, selective laboratory testing and engineering analysis, the conclusions and recommendations are professional opinions. These opinions have been derived in accordance with current standards of practice and no warranty is expressed or implied. Standards of practice are subject to change with time.

GeoTek assumes no responsibility or liability for work, testing, or recommendations performed or provided by others. If another party provides observation and testing during the earthwork phases of the project, the testing company must assume responsibility as the Geotechnical Engineer of Record by concurring with the findings and recommendations of this report or by providing amended recommendations and testing.

The opportunity to be of service is greatly appreciated. If you have any questions concerning this report or if we may be of further assistance, please do not hesitate to contact the undersigned.

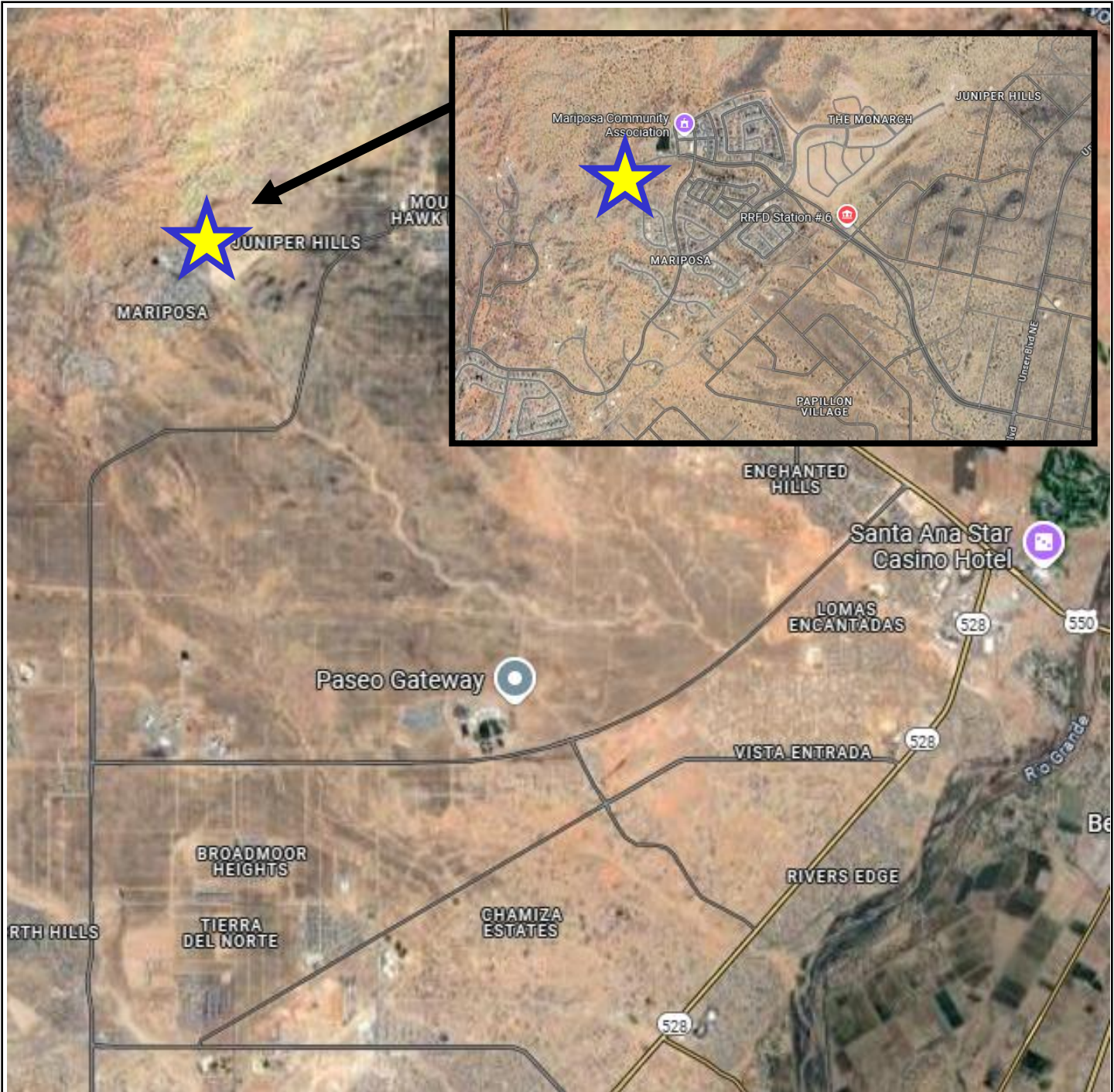
Respectfully submitted,
GeoTek Residential, LLC



Ashley Heeg, E.I.
Staff Professional



Alex S. Koehler, P.E.
Project Engineer



APPROXIMATE SITE LOCATION



NOT TO SCALE

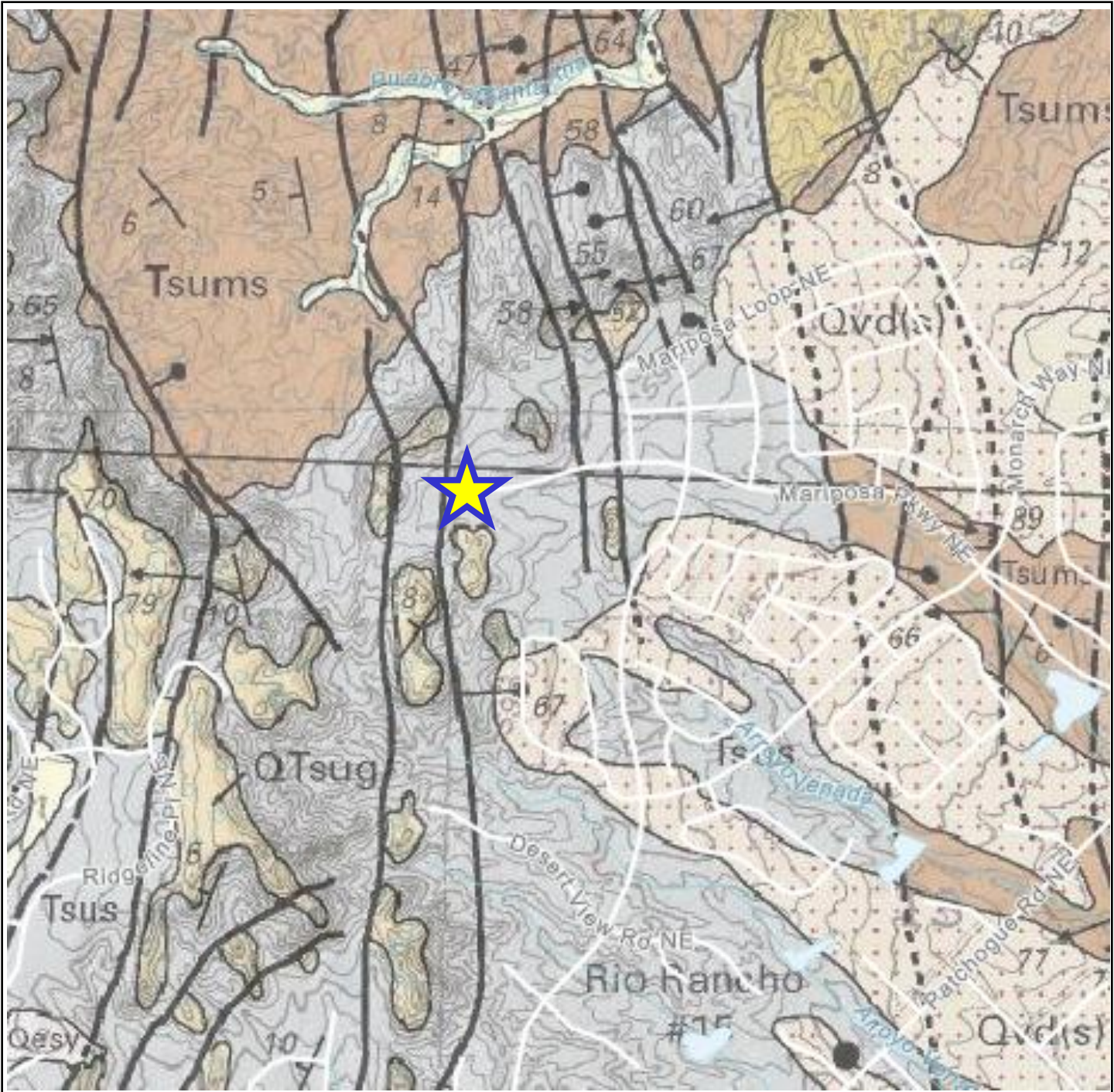


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FIGURE I

SITE LOCATION MAP

Monarch at Mariposa IA-16A
 A 41.7± Acre Single-Family Residential Development
 Rio Rancho, New Mexico
 Prepared for: ECOTERRA DEVELOPMENT, LLC



APPROXIMATE SITE LOCATION



NOT TO SCALE



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**FIGURE 2
 REGIONAL GEOLOGY**

Monarch at Mariposa IA-16A
 A 41.7± Acre Single-Family Residential Development
 Rio Rancho, New Mexico

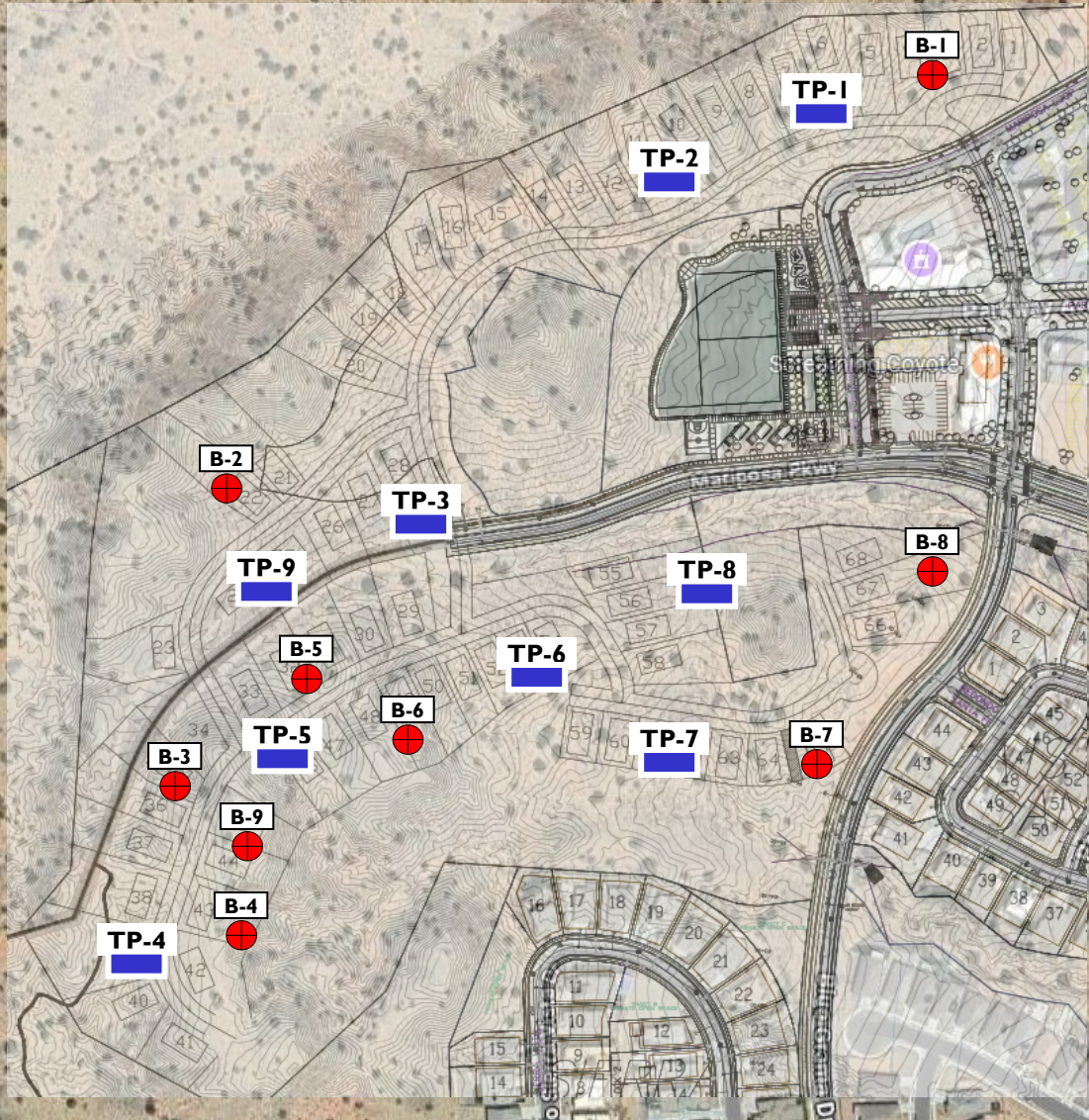
Prepared for: **ECOTERRA DEVELOPMENT, LLC**

GEOTECHNICAL ENVIRONMENTAL MATERIALS

Project No.:
2863-ABR

Report Date:
June 2025

Drawn By:
AH



- APPROXIMATE GEOTEK TEST PIT LOCATIONS
- APPROXIMATE GEOTEK BORING LOCATIONS

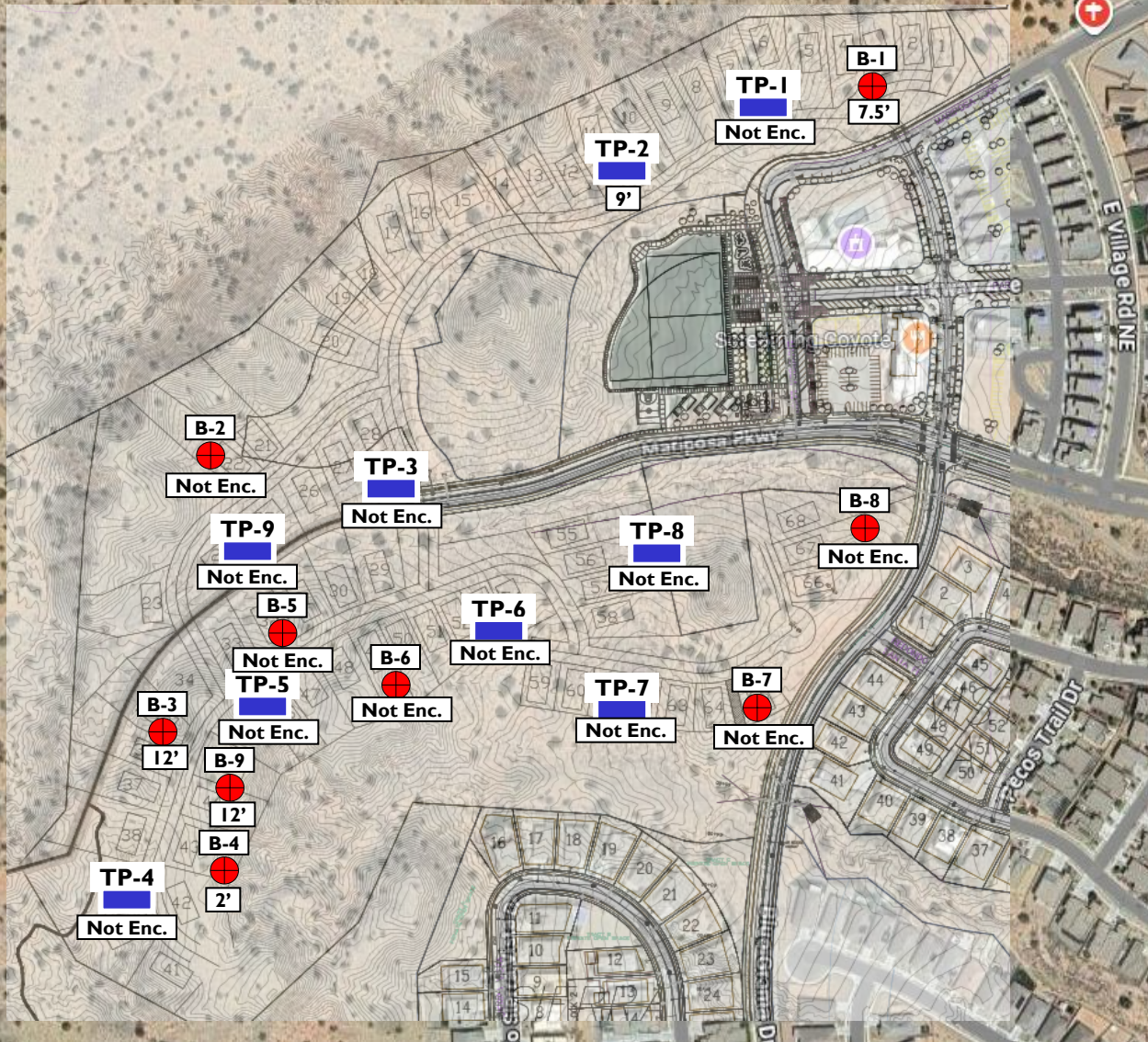


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FIGURE 3
GEOTECHNICAL MAP
 Monarch at Mariposa 1A-16A
 A 41.7+ Acre Single-Family Residential Development
 Rio Rancho, New Mexico
 Prepared for: ECOTERRA DEVELOPMENT, LLC



- APPROXIMATE GEOTEK TEST PIT LOCATIONS
- APPROXIMATE GEOTEK BORING LOCATIONS
- APPROXIMATE PRACTICAL REFUSAL DEPTH



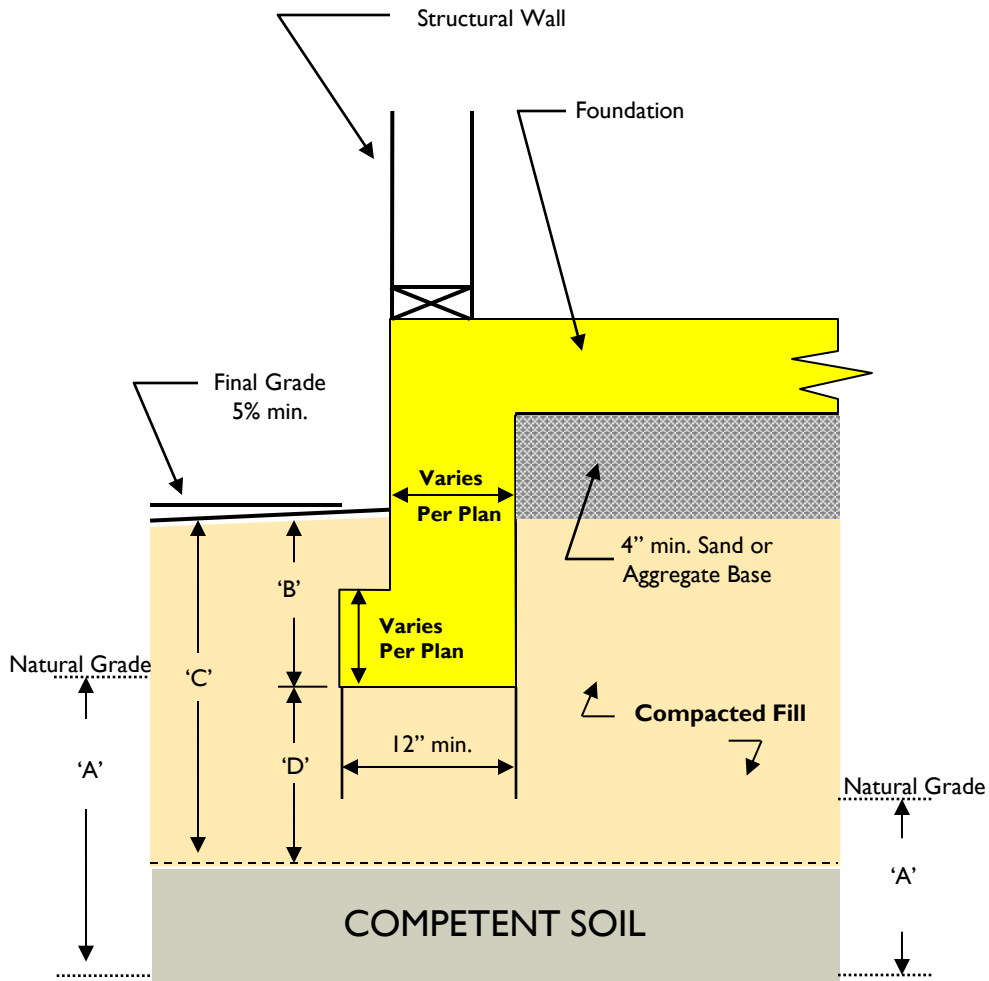
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FIGURE 4
ARTIFICIAL FILL MAP
 Monarch at Mariposa 1A-16A
 A 41.7+ Acre Single-Family Residential Development
 Rio Rancho, New Mexico
 Prepared for: ECOTERRA DEVELOPMENT, LLC

Project No.: 2863-ABR	Report Date: June 2025	Drawn By: AH
---------------------------------	----------------------------------	------------------------



- 'A' – Remove All Loose Soils and Disturbed Native/Artificial Fill , Then Process Minimum 12” Into Underlying Soils & As Deep As Necessary for Fill Blanket
- 'B' – Depth of Footing = 18” min
- 'C' – 42” min. Fill Blanket OR All Footings on Cemented Formational Material
- 'D' – 24” min. Compacted Fill Below Foundations OR All Footings on Cemented Formational Material

LOW EXPANSIVE CONDITIONS*

*** Expansive Conditions To Be Verified at Completion of Grading**

Note: Concrete Slab shown is a “typical” detail only. Actual shape and dimensions to be designed by structural engineer and detailed in the project plans. The purpose of this detail is to show minimum footing depth, width, loose soil processing depths, and fill blanket thickness.

NOT TO SCALE



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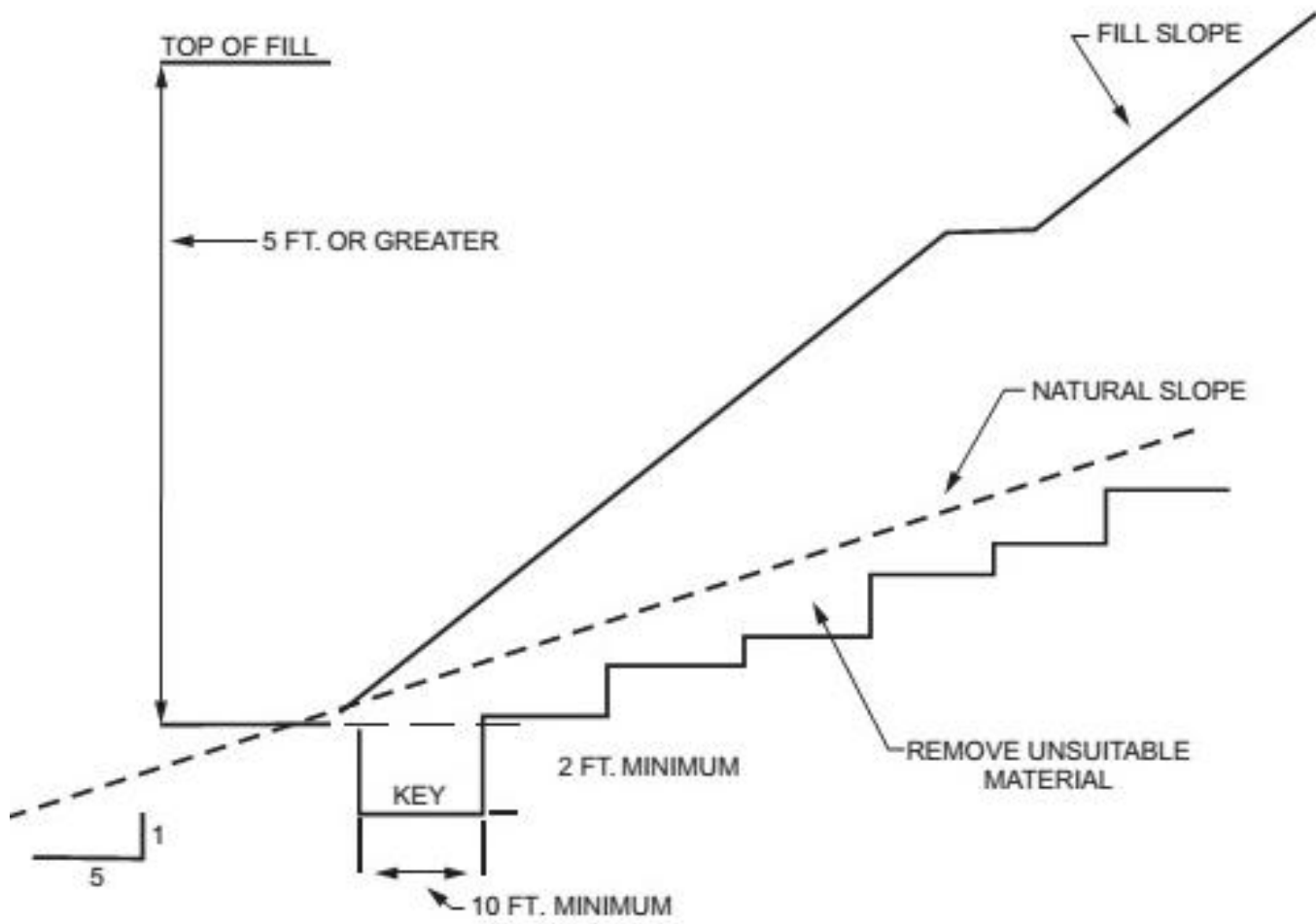
GEOTECHNICAL ENVIRONMENTAL MATERIALS

FIGURE 5
OVEREXCAVATION / FILL BLANKET
 Monarch at Mariposa 1A-16A
 A 41.7+ Acre Single-Family Residential Development
 Rio Rancho, New Mexico
 Prepared for: **ECOTERRA DEVELOPMENT, LLC**

Project No.:
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For SI: 1 foot = 304.8 mm.

FIGURE J107.3 BENCHING DETAILS



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GEOTECHNICAL ENVIRONMENTAL MATERIALS

FIGURE 6

FILL OVER NATURAL SLOPE DETAIL

Monarch at Mariposa 1A-16A
 A 41.7± Acre Single-Family Residential Development
 Rio Rancho, New Mexico
 Prepared for: **ECOTERRA DEVELOPMENT, LLC**

Project No.:

2863-ABR

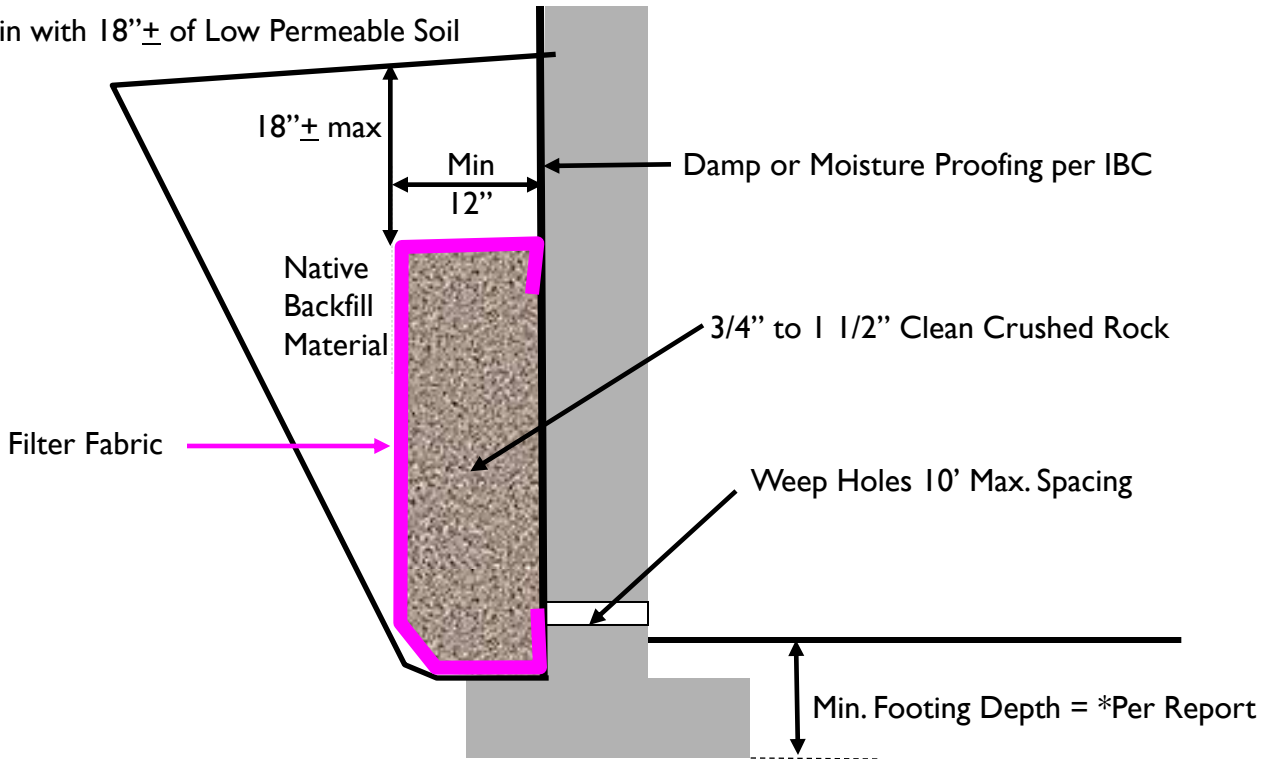
Report Date:

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Drawn By:

AH

Cap Drain with 18"± of Low Permeable Soil



RETAINING WALL DETAIL

NOT TO SCALE



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GEOTECHNICAL ENVIRONMENTAL MATERIALS

FIGURE 7

RETAINING WALL DETAIL

Monarch at Mariposa 1A-16A
A 41.7± Acre Single-Family Residential Development
Rio Rancho, New Mexico
Prepared for: ECOTERRA DEVELOPMENT, LLC

Project No.:

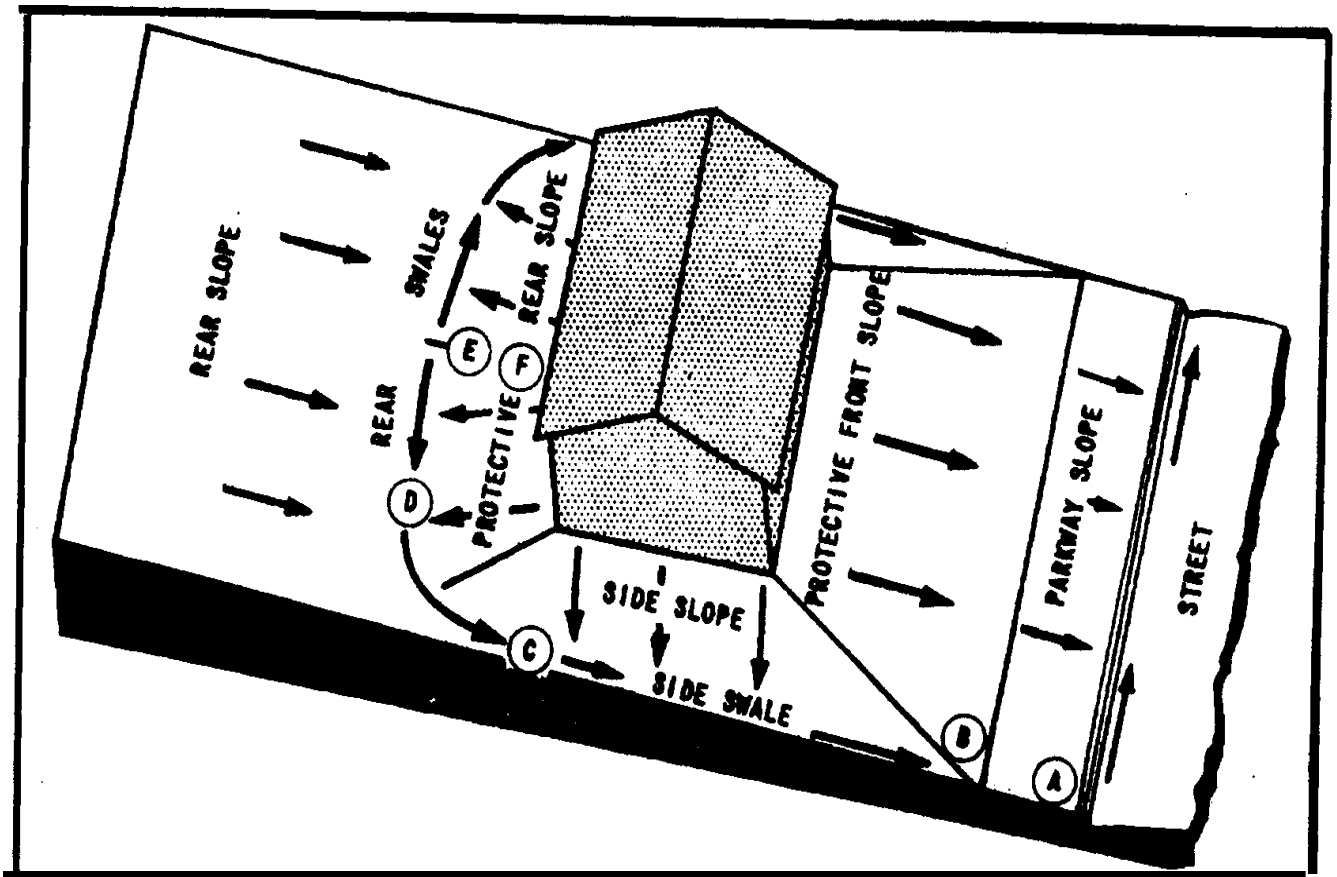
2863-ABR

Report Date:

June 2025

Drawn By:

AH



Positive site drainage should be maintained at all times. Drainage should not flow uncontrolled down any descending slope. Water should be directed away from foundations and not allowed to pond and/or seep into the ground. Pad drainage should be directed towards the street or other approved area. Roof gutters and down spouts should be considered to control roof drainage. Down spouts should outlet onto paved areas or a minimum of five feet from proposed structures or into a subsurface drainage system. Areas of seepage June develop due to irrigation or heavy rainfall. Minimizing irrigation will lessen this potential. If areas of seepage develop, recommendations for minimizing this effect could be provided upon request.

FIGURE 8

SITE DRAINAGE DETAIL

Monarch at Mariposa 1A-16A

A 41.7+ Acre Single-Family Residential Development

Rio Rancho, New Mexico

Prepared for: ECOTERRA DEVELOPMENT, LLC



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Albuquerque, NM 87107

APPENDIX A

REFERENCES

AASHTO Flexible Pavement Manual 1993.

American Concrete Institute, Guide for Concrete Floor and Slab Construction, ACI 302.1R

ASCE/SEI 7-22 Hazard Tool, 2021 IBC.

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Sandra L. Houston, “Sample Disturbance of Cemented Collapsible Soils”, 1988.

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Walter L. Snowden, “Design of Slab-On-Ground Foundations, An Update”, dated March 1996.

William C Haneberg, New Mexico Bureau of Mines and Mineral Resources, Geologic Hazards in New Mexico – Part I, May 1992.

APPENDIX B

EXPLORATION LOG LEGEND

MATERIAL DESCRIPTION		
Soil Pattern	USCS Symbol	USCS Classification
	FILL	Artificial Fill
	GP or GW	Poorly/Well graded GRAVEL
	GM	Silty GRAVEL
	GC	Clayey GRAVEL
	GP-GM or GW-GM	Poorly/Well graded GRAVEL with Silt
	GP-GC or GW-GC	Poorly/Well graded GRAVEL with Clay
	GC-GM	Silty Clayey GRAVEL
	SP or SW	Poorly/Well graded SAND
	SM	Silty SAND
	SC	Clayey SAND
	SP-SM or SW-SM	Poorly/Well graded SAND with Silt
	SP-SC or SW-SC	Poorly/Well graded SAND with Clay
	SC-SM	Silty Clayey SAND
	ML	SILT
	MH	Elastic SILT
	CL-ML	Silty CLAY
	CL	Lean CLAY
	CH	Fat CLAY
	PCEM	PARTIALLY CEMENTED
	CEM	CEMENTED
	BDR	BEDROCK

SAMPLING	
	SPT
	Ring Sample
NR	No Recovery
	Bulk Sample
	Water Table

CONSISTENCY							
Cohesionless Soils		Cohesive Soils		Cementation		Bedrock	
VL	Very Loose	So	Soft	MH	Mod. Hard	ESt	Extremely Strong
L	Loose	F	Firm	H	Hard	VSt	Very Strong
MD	Medium Dense	S	Stiff	VH	Very Hard	St	Strong
D	Dense	VS	Very Stiff			MSt	Moderately Strong
VD	Very Dense					W	Weak
						Fr	Friable

EXPLORATION LOG GENERAL NOTES

CONSISTENCY OF FINE-GRAINED SOILS

Unconfined Compressive Strength, Q_u , psf	Standard Penetration or N-Value (SS) Blows/Ft	Consistency
< 500	<2	Very Soft
500 - 1,000	2 - 3	Soft
1,001 - 2,000	4 - 7	Firm
2,001 - 4,000	8 - 16	Stiff
4,001 - 8,000	17 - 32	Very Stiff
> 8,001	32+	Hard

RELATIVE DENSITY OF COARSE-GRAINED SOILS

Standard Penetration (SPT) or N-Value (SS) Blows/Ft	Relative Density
0 - 3	Very Loose
4 - 9	Loose
10 - 29	Medium Dense
30 - 49	Dense
50+	Very Dense

SPT penetration test using 140 pound hammer, with 30 inch free fall on 2 inch outside diameter (1-3/8 ID) sampler
 For ring sampler using 140 lb hammer, with a 30 inch free fall on 3 inch outside diameter (2-1/2 ID) sample,
 use N-value x 0.636 to get Standard N-value
 For fine grained soil consistency, thumb penetration used per ASTM D-2488

RELATIVE PROPORTIONS OF SAND AND GRAVEL

Descriptive Term of other constituents	Percent of Dry Weight
Trace	< 15
With	15 - 29
Modifier	> 30

GRAIN SIZE TERMINOLOGY

Major Component of Sample	Particle Size
Boulders	Over 12 inches
Cobbles	3 inches to 12 inches
Gravel	#4 Sieve to 3 inches
Sand	#200 Sieve to #4 Sieve
Silt or Clay	Passing #200 Sieve

RELATIVE HARDNESS OF CEMENTED SOILS (CALICHE)

Description	General Characteristics
Very Dense to Moderately Hard	Partially Cemented Granular Soil - Can be carved with a knife and broken with force by hand.
Very Stiff to Moderately Hard	Partially Cemented Fine-Grained Soil - Can be carved with a knife and broken with force by hand.
Moderately Hard	Moderate hammer blow required to break a sample
Hard	Heavy hammer blow required to break a sample
Very Hard	Repeated heavy hammer blow required to break a sample

MOISTURE CLASSIFICATION

Description*	Degree of Saturation
Dry	0%
Slightly Moist	1% - 50%
Moist	51%-75%
Wet	76% - 99%
Saturated	100%

*Defined as Condition of Sand



TEST PIT LOG

PROJECT # 2863-ABR
PROJECT: Monarch at Mariposa 1A-16A
CLIENT: EcoTerra Development, LLC
LOCATION: Rio Rancho, NM

LOGGED BY: AS
METHOD: Mini-Ex
OPERATOR: PG
DATE: 4/24/25

Depth (ft)	SAMPLES			USCS Symbol	TEST PIT NUMBER: TP-1	Consistency	LABORATORY TESTING			
	Sample Type	Blows/Foot	Soil Pattern				MATERIAL DESCRIPTION AND COMMENTS	Water Content (%)	Dry Density (pcf)	Swell (%)
1				FILL	(SM) Disturbed Native, Lt. Brown Silty SAND, Sl. Moist, Lt. Cementation, Large Roots Upper 24"	L				
2				SM	Lt. Brown Silty SAND, Med. Dense, Sl. Moist, Lt. Cementation Increase in Cementation Decrease in Coarse Sand	MD				
3										
4										
5										
6										
7										
8										
9										
10										
11				Test Pit Ends At Approximately 10 Feet Depth No Groundwater Encountered						
12										
13										
14										
15										
16										
17										
18										
19										
20										
21										



BORING LOG

PROJECT # 2863-ABR
PROJECT: Monarch at Mariposa 1A-16A
CLIENT: EcoTerra Development, LLC
LOCATION: Rio Rancho, NM

LOGGED BY: AH
METHOD: HSA
OPERATOR: EDI
DATE: 4/17/25

Depth (ft)	SAMPLES			USCS Symbol	BORING NUMBER: B-5	Consistency	LABORATORY TESTING					
	Sample Type	Blows/Foot	Soil Pattern				Water Content (%)	Dry Density (pcf)	Collapse (%)	Plasticity Index		
MATERIAL DESCRIPTION AND COMMENTS												
1				FILL	(SP-SM) Disturbed Native, Brown Poorly Graded SAND with Silt, Loose, Sl. Moist, No Cementation, Some Gravel	L						
2		16		SP-SM	Reddish-Brown Poorly Graded SAND with Silt, Med. Dense, Sl. Moist, No Cementation, Some Gravel	MD	2	108				
3												
4												
5		18					2	109	0.1			
6												
7												
8												
9					Increase in Relative Density							
10		43			Increase in Coarse Sand, Poor Recovery		2	116				
11												
12												
13												
14												
15		73			Increase in Relative Density, Dense	D	2	116				
16												
17												
18												
19												
20		73					2	109				
21												
					Boring Ends At Approximately 21 Feet Depth No Groundwater Encountered							



BORING LOG

PROJECT # 2863-ABR
PROJECT: Monarch at Mariposa 1A-16A
CLIENT: EcoTerra Development, LLC
LOCATION: Rio Rancho, NM

LOGGED BY: AS
METHOD: HSA
OPERATOR: EDI
DATE: 4/17/25

Depth (ft)	SAMPLES			USCS Symbol	BORING NUMBER: B-6	Consistency	LABORATORY TESTING					
	Sample Type	Blows/Foot	Soil Pattern				Water Content (%)	Dry Density (pcf)	Swell (%)	Plasticity Index		
MATERIAL DESCRIPTION AND COMMENTS												
1				FILL	(SP-SM) Disturbed Native, Brown Poorly Graded SAND with Silt, Sl. Moist, No Cementation	L						
2				SP-SM	Brown Poorly Graded SAND with Silt, Loose, Sl. Moist, No Cementation, Some Gravel	L			0.2	NP		
3					Med. Dense	MD	2	110				
4		33										
5					Increase in Cementation, Lt. Cementation		1	109				
6		30										
7												
8												
9												
10							1	127				
11		52										
12												
13												
14				SM	Lt. Brown Silty SAND, Med. Dense, Sl. Moist, Lt. Cementation	MD						
15							2	111				
16		52										
17												
18												
19												
20					Approximately 0.5"-Thick Clay Lense at 20'		1	107				
21		30										
					Boring Continued on Next Page							



BORING LOG

PROJECT # 2863-ABR
 PROJECT: Monarch at Mariposa 1A-16A
 CLIENT: EcoTerra Development, LLC
 LOCATION: Rio Rancho, NM

LOGGED BY: AH
 METHOD: HSA
 OPERATOR: EDI
 DATE: 4/17/25

Depth (ft)	SAMPLES			USCS Symbol	BORING NUMBER: B-6 (Cont.) MATERIAL DESCRIPTION AND COMMENTS	Consistency	LABORATORY TESTING			
	Sample Type	Blows/Foot	Soil Pattern				Water Content (%)	Dry Density (pcf)	Swell (%)	Plasticity Index
22				SM	Lt. Brown Silty SAND, Med. Dense, Sl. Moist, Lt. Cementation	MD	1	108		
23										
24										
25		20								
26										
27										
28										
29										
30		75/7"		CEM	Brown CEMENTED Sand (Formational Material (Tsus)), Moderately Hard to Hard, Sl. Moist	MH-H	1	111		
31					Boring Ends At Approximately 31 Feet Depth No Groundwater Encountered					
32										
33										
34										
35										
36										
37										
38										
39										
40										
41										
42										



BORING LOG

PROJECT # 2863-ABR
 PROJECT: Monarch at Mariposa 1A-16A
 CLIENT: EcoTerra Development, LLC
 LOCATION: Rio Rancho, NM

LOGGED BY: QF
 METHOD: HSA
 OPERATOR: EDI
 DATE: 4/16/25

Depth (ft)	SAMPLES			USCS Symbol	BORING NUMBER: B-7	Consistency	LABORATORY TESTING				
	Sample Type	Blows/Foot	Soil Pattern				Water Content (%)	Dry Density (pcf)	Swell (%)	Plasticity Index	
MATERIAL DESCRIPTION AND COMMENTS											
1				FILL	(SM) Disturbed Native, Reddish-Brown Silty SAND, Loose, Sl. Moist, Organics Upper 12"	L					
2				SM	Brown Silty SAND, Dense, Sl. Moist, Lt. Cementation	D				1.5	NP
3		72/9"			Gravel Noted in Sampler at 3'		3	117			
5				SC	Brown Clayey SAND, Dense, Sl. Moist, Lt. Cementation	D	2	118			
6		72/10"									
10					Sample Disturbed						
11		72/10"					4	119			
12											14
13											
15				CL	Red Lean CLAY, Moist, Mod. Cementation, Very Stiff	VS					
16		62					25	96			
20				CEM	Brown CEMENTED Clay (Formational Material (Tsus)), Moderately Hard to Hard, Moist	MH-H	13	117			
21		72/10"									
					Boring Ends at Approximately 21 Feet Depth						
					No Groundwater Encountered						



BORING LOG

PROJECT # 2863-ABR
PROJECT: Monarch at Mariposa 1A-16A
CLIENT: EcoTerra Development, LLC
LOCATION: Rio Rancho, NM

LOGGED BY: QF
METHOD: HSA
OPERATOR: EDI
DATE: 4/16/25

Depth (ft)	SAMPLES			USCS Symbol	BORING NUMBER: B-8	Consistency	LABORATORY TESTING					
	Sample Type	Blows/Foot	Soil Pattern				Water Content (%)	Dry Density (pcf)	Collapse (%)	Swell (%)	Plasticity Index	
MATERIAL DESCRIPTION AND COMMENTS												
1				FILL	(SC) Disturbed Native, Reddish-Brown Clayey SAND, Loose, Sl. Moist, Organics Upper 12", Some Gravel	L						
2				SC	Reddish-Brown Clayey SAND, Med. Dense, Sl. Moist, Lt. Cementation	MD					3.8	8
3		34			Clay Lense at 3'		21	82				
4												
5												
6		17					3	106	1.1			
7												
8		40		SM	Red Silty SAND, Med. Dense, Sl. Moist, Lt. Cementation, Clay Nodules Noted in Sampler	MD	2	110				NP
9												
10												
11		49					2	108				
12					Increase in Cementation, Mod. Cementation							NP
13												
14												
15		36/5"		CEM	Brown CEMENTED Clay (Formational Material (Tsus)), Moderately Hard to Hard, Moist	MH-H	3	115				
16												
17												
18												
19												
20		101/10"					4	109				
21												
Boring Ends At Approximately 21 Feet Depth No Groundwater Encountered												

APPENDIX C

LABORATORY TESTS RESULTS (2863-ABR)

MOISTURE CONTENT AND IN SITU DRY DENSITY OF SOIL

Moisture content and in situ dry density tests were performed on samples of soil. The samples were weighed and dried back in a low temperature oven to determine the weight of the dried sample and moisture loss. The dry density was calculated using the known volume of the thin-walled brass ring sample. The percent moisture and dry density were then determined in accordance with ASTM D7263. The test results are presented on the boring and test pit logs.

MAXIMUM DRY DENSITY AND OPTIMUM MOISTURE CONTENT

The maximum dry density and optimum moisture content of selected representative soil samples were evaluated using the Modified Proctor method in general accordance with ASTM D1557. Test results are presented in the following pages.

PARTICLE SIZE ANALYSIS

Sieve analyses were performed in general accordance with ASTM test method C136 / C117. Test results are presented in the following plates.

ATTERBERG LIMITS

Atterberg limits were performed on representative samples in general accordance with AASHTO T89 and T90. Test results are shown in the following pages.

CHEMICAL TESTING (Sulfates)

Testing was performed to determine the amount of water-soluble salt in representative samples of the soil. Individual test results denote the parts per million analytes soluble in water at a 1:5 (soil to water) extraction ratio. The samples were prepared and tested in accordance with EPA procedures. All chemical testing was performed by *Eurofins*. Test results are presented on the following pages.

SWELL TESTS

Swell tests were performed on remolded samples of soil. The samples were remolded at ± 90 percent of the material's maximum dry density and oven dried to below the materials shrinkage limit. All samples were then placed under a 60 pound per square foot surcharge to simulate typical residential floor slab loading conditions and inundated with water for at least 24 hours. The percent swell was then recorded as the amount of vertical rise compared to the original one-inch sample height.

COLLAPSE TESTING

In-situ soil samples were obtained from ring samples and various loads were applied to determine the percent collapse in general accordance with ASTM D2435 and D4546. The samples were inundated with water at predetermined loads to estimate the percent hydro-collapse. Test results are presented in the following pages.



In-Situ Moisture/Density of Ring Samples

GeoTek Project No. 2863-ABR

Client: EcoTerra Development, LLC

Project: Monarch @ Mariposa 1A-16A

Sample Location	Sample Depth	Moisture (%)	Dry Density (lbf/ft ³)
B-1	2-3'	2.9	101.0
B-1	5-6'	2.1	116.9
B-2	2-3'	2.5	112.1
B-2	5-6'	1.4	109.4
B-2	10-11'	2.3	114.9
B-2	15-16'	3.9	111.7
B-2	20-21'	1.5	111.2
B-2	25-26'	1.0	109.7
B-2	30-31'	2.4	117.8
B-3	10-11'	1.7	130.9
B-5	2-3'	1.5	107.6
B-5	5-6'	1.5	108.5
B-5	10-11'	1.5	115.5
B-5	15-16'	1.8	116.3
B-5	20-21'	1.8	108.7
B-6	3-4'	2.2	110.0
B-6	5-6'	1.1	109.0
B-6	10-11'	1.3	127.3
B-6	15-16'	2.1	110.5
B-6	20-21'	1.2	106.6
B-6	25-26'	1.0	107.5
B-6	30-31'	1.3	111.1
B-7	2-3'	3.2	117.1
B-7	5-6'	2.4	117.8
B-7	10-11'	4.0	119.3
B-7	15-16'	24.6	95.5
B-7	20-21'	12.8	116.7
B-8	2-3'	20.1	82.5
B-8	5-6'	2.6	106.2



GeoTek Residential, LLC

4374 Alexander Blvd NE Suite K-2, Albuquerque, NM 87107

(505) 456-4900 Office (505) 456-4901 Fax



Sample Location	Sample Depth	Moisture (%)	Dry Density (lb/ft ³)
B-8	7-8'	2.0	109.7
B-8	10-11'	1.9	108.3
B-8	15-16'	2.5	114.7
B-8	20-21'	3.8	109.4
B-9	2-3'	1.7	116.3
B-9	10-11'	2.1	130.8

Material Test Report

Report No: MAT:25-00631-S05
 Issue No: 1

Client: EcoTerra Development, LLC **CC:**

Project: 2863-ABR
 Monarch at Mariposa 1A-16A

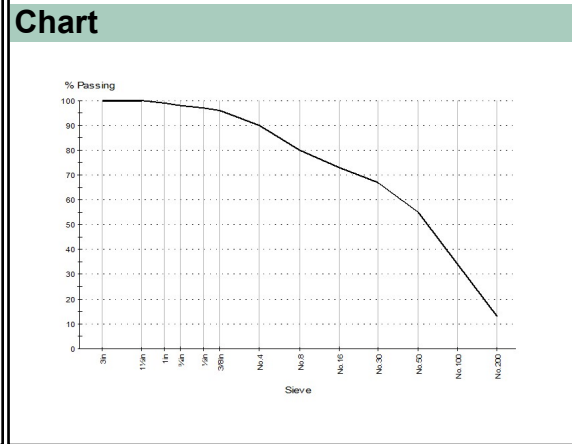
Reviewed By: Alexander Koehler
 (Staff Professional)
 Date of Issue: 5/2/2025

THIS DOCUMENT SHALL NOT BE REPRODUCED EXCEPT IN FULL

Sample Details	
Sample ID	25-00631-S05
Date Sampled	4/17/2025
Specification	Generic Sieve
Sampled By	Ashley Heeg
Location	B-2, 0-3'

Particle Size Distribution		
Method:	ASTM C 136, ASTM C 117	
Date Tested:		
Tested By:		
Sieve Size	% Passing	Limits
3in	100	
1½in	100	
1in	99	
¾in	98	
½in	97	
3/8in	96	
No.4	90	
No.8	80	
No.16	73	
No.30	67	
No.50	55	
No.100	34	
No.200	13	

Other Test Results			
Description	Method	Result	Limits
Liquid Limit (%)	AASHTO T 89	N/A	
Plastic Limit (%)	AASHTO T 90	NP	
Plasticity Index	AASHTO T 90	NP	
Maximum Dry Unit Weight (lb/ft³)	ASTM D 1557	126.7	
Corrected Maximum Dry Unit Weight (lb/ft³)		126.7	
Optimum Water Content (%)		7.1	
Corrected Optimum Water Content (%)		7.1	
Method		A	
Preparation Method		Moist	
Rammer Type		6-27	
Group Symbol	ASTM D 2487	SM	
Group Name		Silty sand	



Comments
 NP = Non Plastic



Material Test Report

Report No: MAT:25-00631-S01

Issue No: 1

Client: EcoTerra Development, LLC

CC:

Project: 2863-ABR
 Monarch at Mariposa 1A-16A



Reviewed By: Alexander Koehler
 (Staff Professional)
 Date of Issue: 5/2/2025

THIS DOCUMENT SHALL NOT BE REPRODUCED EXCEPT IN FULL

Sample Details

Sample ID: 25-00631-S01
 Date Sampled: 4/17/2025
 Specification: Generic Sieve
 Sampled By: Ashley Heeg
 Location: B-3, 0-3'

Other Test Results

Description	Method	Result	Limits
Liquid Limit (%)	AASHTO T 89	20	
Plastic Limit (%)	AASHTO T 90	NP	
Plasticity Index	AASHTO T 90	NP	
Group Symbol	ASTM D 2487	GP-GM	
Group Name	Poorly graded gravel with silt and sand		

Particle Size Distribution

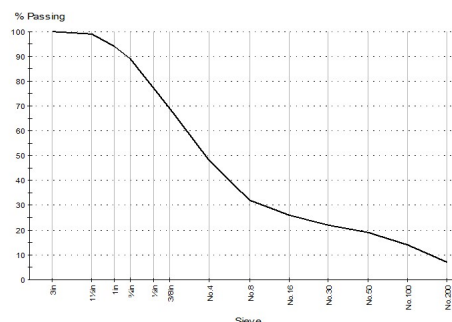
Method: ASTM C 136, ASTM C 117

Date Tested:

Tested By:

Sieve Size	% Passing	Limits
3in	100	
1½in	99	
1in	94	
¾in	89	
½in	77	
3/8in	69	
No.4	48	
No.8	32	
No.16	26	
No.30	22	
No.50	19	
No.100	14	
No.200	7.0	

Chart



Comments

NP = Non Plastic




Material Test Report

Report No: MAT:25-00631-S02
 Issue No: 1

Client: EcoTerra Development, LLC **CC:**

Project: 2863-ABR
 Monarch at Mariposa 1A-16A



Alexander Koehler
 Reviewed By: Alexander Koehler
 (Staff Professional)
 Date of Issue: 5/2/2025
 THIS DOCUMENT SHALL NOT BE REPRODUCED EXCEPT IN FULL

Sample Details

Sample ID 25-00631-S02
Date Sampled 4/17/2025
Specification Generic Sieve
Sampled By Ashley Heeg
Location B-6, 0-3'

Particle Size Distribution

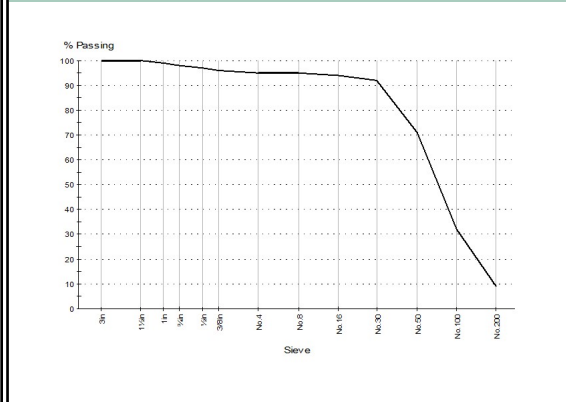
Method: ASTM C 136, ASTM C 117
Date Tested:
Tested By:

Sieve Size	% Passing	Limits
3in	100	
1½in	100	
1in	99	
¾in	98	
½in	97	
3/8in	96	
No.4	95	
No.8	95	
No.16	94	
No.30	92	
No.50	71	
No.100	32	
No.200	9.1	

Other Test Results

Description	Method	Result	Limits
Liquid Limit (%)	AASHTO T 89	N/A	
Plastic Limit (%)	AASHTO T 90	NP	
Plasticity Index	AASHTO T 90	NP	
Group Symbol	ASTM D 2487	SP-SM	
Group Name	Poorly graded sand with silt		

Chart



Comments

NP = Non Plastic





Material Test Report

Report No: MAT:25-00634-S01
 Issue No: 1

Client: EcoTerra Development, LLC **CC:**

Project: 2863-ABR
 Monarch at Mariposa 1A-16A



 Reviewed By: Alexander Koehler
 (Staff Professional)
 Date of Issue: 5/2/2025
 THIS DOCUMENT SHALL NOT BE REPRODUCED EXCEPT IN FULL

Sample Details

Sample ID 25-00634-S01
Date Sampled 4/16/2025
Specification Generic Sieve
Sampled By Quinn Fredine
Location B-7, 0-3'

Particle Size Distribution

Method: ASTM C 136, ASTM C 117

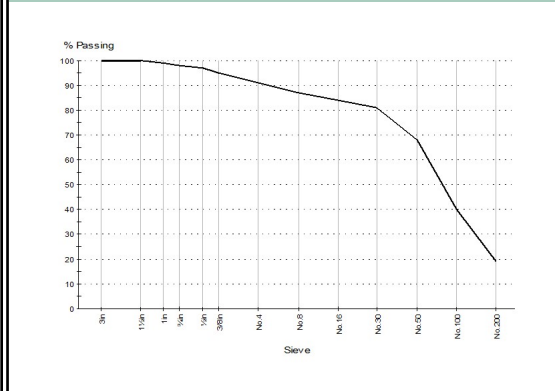
Date Tested:
Tested By:

Other Test Results

Description	Method	Result	Limits
Liquid Limit (%)	AASHTO T 89	17	
Plastic Limit (%)	AASHTO T 90	NP	
Plasticity Index	AASHTO T 90	NP	
Maximum Dry Unit Weight (lb/ft³)	ASTM D 1557	127.2	
Corrected Maximum Dry Unit Weight (lb/ft³)		127.2	
Optimum Water Content (%)		9.6	
Corrected Optimum Water Content (%)		9.6	
Method		A	
Preparation Method		Moist	
Rammer Type		6-27	
Group Symbol	ASTM D 2487	SM	
Group Name		Silty sand	

Sieve Size	% Passing	Limits
3in	100	
1½in	100	
1in	99	
¾in	98	
½in	97	
3/8in	95	
No.4	91	
No.8	87	
No.16	84	
No.30	81	
No.50	68	
No.100	40	
No.200	19	

Chart



Comments

NP = Non Plastic



Report No: MAT:25-00634-S02

Issue No: 1

Material Test Report

Client: EcoTerra Development, LLC **CC:**

Project: 2863-ABR
 Monarch at Mariposa 1A-16A



Alexander Koehler

Reviewed By: Alexander Koehler
 (Staff Professional)
 Date of Issue: 5/2/2025

THIS DOCUMENT SHALL NOT BE REPRODUCED EXCEPT IN FULL

Sample Details

Sample ID 25-00634-S02
Date Sampled 4/16/2025
Specification Generic Sieve
Sampled By Quinn Fredine
Location B-7, 12-13'

Other Test Results

Description	Method	Result	Limits
Liquid Limit (%)	AASHTO T 89	28	
Plastic Limit (%)	AASHTO T 90	14	
Plasticity Index	AASHTO T 90	14	
Group Symbol	ASTM D 2487	SC	
Group Name		Clayey sand	

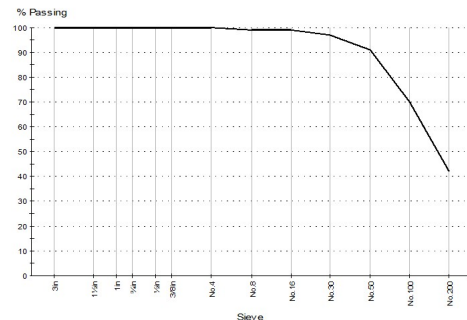
Particle Size Distribution

Method: ASTM C 136, ASTM C 117

Date Tested:
Tested By:

Sieve Size	% Passing	Limits
3in	100	
1½in	100	
1in	100	
¾in	100	
½in	100	
3/8in	100	
No.4	100	
No.8	99	
No.16	99	
No.30	97	
No.50	91	
No.100	70	
No.200	42	

Chart



Comments

N/A




Material Test Report

Report No: MAT:25-00631-S03
 Issue No: 1

Client: EcoTerra Development, LLC **CC:**

Project: 2863-ABR
 Monarch at Mariposa 1A-16A


 Reviewed By: Alexander Koehler
 (Staff Professional)
 Date of Issue: 5/2/2025
 THIS DOCUMENT SHALL NOT BE REPRODUCED EXCEPT IN FULL

Sample Details

Sample ID 25-00631-S03
Date Sampled 4/17/2025
Specification Generic Sieve
Sampled By Ashley Heeg
Location B-8, 0-3'

Particle Size Distribution

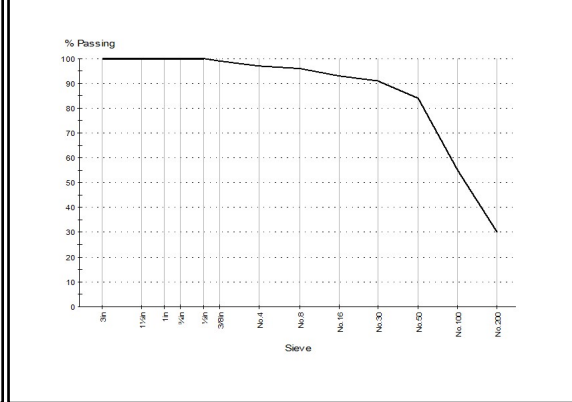
Method: ASTM C 136, ASTM C 117
Date Tested:
Tested By:

Other Test Results

Description	Method	Result	Limits
Liquid Limit (%)	AASHTO T 89	24	
Plastic Limit (%)	AASHTO T 90	16	
Plasticity Index	AASHTO T 90	8	
Group Symbol	ASTM D 2487	SC	
Group Name		Clayey sand	

Sieve Size	% Passing	Limits
3in	100	
1½in	100	
1in	100	
¾in	100	
½in	100	
3/8in	99	
No.4	97	
No.8	96	
No.16	93	
No.30	91	
No.50	84	
No.100	55	
No.200	30	

Chart



Comments

N/A





Material Test Report

Report No: MAT:25-00634-S03
 Issue No: 1

Client: EcoTerra Development, LLC **CC:**

Project: 2863-ABR
 Monarch at Mariposa 1A-16A



 Reviewed By: Alexander Koehler
 (Staff Professional)
 Date of Issue: 5/2/2025
 THIS DOCUMENT SHALL NOT BE REPRODUCED EXCEPT IN FULL

Sample Details

Sample ID 25-00634-S03
Date Sampled 4/16/2025
Specification Generic Sieve
Sampled By Quinn Fredine
Location B-8, 8-9'

Particle Size Distribution

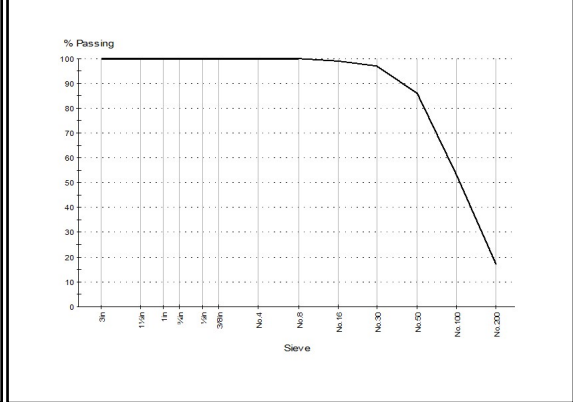
Method: ASTM C 136, ASTM C 117
Date Tested:
Tested By:

Sieve Size	% Passing	Limits
3in	100	
1½in	100	
1in	100	
¾in	100	
½in	100	
3/8in	100	
No.4	100	
No.8	100	
No.16	99	
No.30	97	
No.50	86	
No.100	53	
No.200	17	

Other Test Results

Description	Method	Result	Limits
Liquid Limit (%)	AASHTO T 89	N/A	
Plastic Limit (%)	AASHTO T 90	NP	
Plasticity Index	AASHTO T 90	NP	
Group Symbol	ASTM D 2487	SM	
Group Name		Silty sand	

Chart



Comments

NP = Non Plastic




Material Test Report

Report No: MAT:25-00634-S04
 Issue No: 1

Client: EcoTerra Development, LLC **CC:**

Project: 2863-ABR
 Monarch at Mariposa 1A-16A


 Reviewed By: Alexander Koehler
 (Staff Professional)
 Date of Issue: 5/2/2025
 THIS DOCUMENT SHALL NOT BE REPRODUCED EXCEPT IN FULL

Sample Details

Particle Size Distribution

Sample ID 25-00634-S04
Date Sampled 4/16/2025
Specification Generic Sieve
Sampled By Quinn Fredine
Location B-8, 12-13'

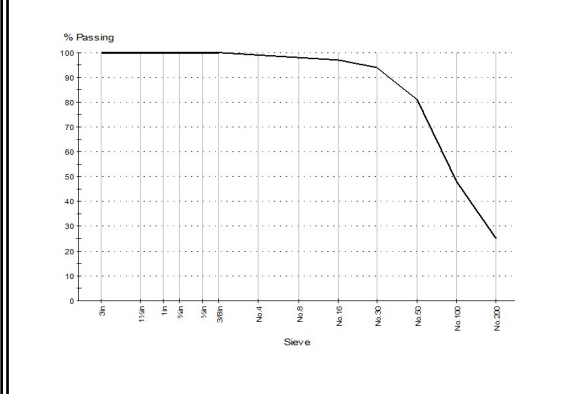
Method: ASTM C 136, ASTM C 117
Date Tested:
Tested By:

Other Test Results

Description	Method	Result	Limits
Liquid Limit (%)	AASHTO T 89	20	
Plastic Limit (%)	AASHTO T 90	NP	
Plasticity Index	AASHTO T 90	NP	
Group Symbol	ASTM D 2487	SM	
Group Name		Silty sand	

Sieve Size	% Passing	Limits
3in	100	
1½in	100	
1in	100	
¾in	100	
½in	100	
3/8in	100	
No.4	99	
No.8	98	
No.16	97	
No.30	94	
No.50	81	
No.100	48	
No.200	25	

Chart



Comments

NP = Non Plastic




Material Test Report

Report No: MAT:25-00631-S04
 Issue No: 1

Client: EcoTerra Development, LLC **CC:**

Project: 2863-ABR
 Monarch at Mariposa 1A-16A


 Reviewed By: Alexander Koehler
 (Staff Professional)
 Date of Issue: 5/2/2025
 THIS DOCUMENT SHALL NOT BE REPRODUCED EXCEPT IN FULL

Sample Details

Particle Size Distribution

Sample ID 25-00631-S04
Date Sampled 4/17/2025
Specification Generic Sieve
Sampled By Ashley Heeg
Location B-9, 0-2'

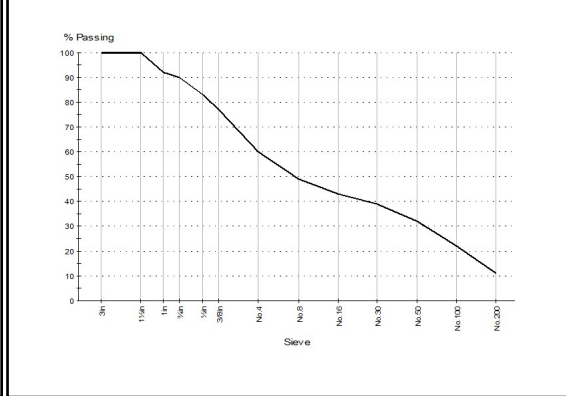
Method: ASTM C 136, ASTM C 117
Date Tested:
Tested By:

Other Test Results

Description	Method	Result	Limits
Liquid Limit (%)	AASHTO T 89	22	
Plastic Limit (%)	AASHTO T 90	NP	
Plasticity Index	AASHTO T 90	NP	
Group Symbol	ASTM D 2487	SP-SM	
Group Name	Poorly graded sand with silt and gravel		

Sieve Size	% Passing	Limits
3in	100	
1½in	100	
1in	92	
¾in	90	
½in	83	
3/8in	77	
No.4	60	
No.8	49	
No.16	43	
No.30	39	
No.50	32	
No.100	22	
No.200	11	

Chart



Comments

NP = Non Plastic





Material Test Report

Report No: MAT:25-00654-S02
 Issue No: 1

Client: EcoTerra Development, LLC **CC:**

Project: 2863-ABR
 Monarch at Mariposa 1A-16A



 Reviewed By: Alexander Koehler
 (Staff Professional)
 Date of Issue: 5/8/2025
 THIS DOCUMENT SHALL NOT BE REPRODUCED EXCEPT IN FULL

Sample Details

Particle Size Distribution

Sample ID 25-00654-S02
Date Sampled 4/24/2025
Specification Generic Sieve
Sampled By Quinn Fredine
Location TP-2, 1-3'

Method: ASTM C 136, ASTM C 117

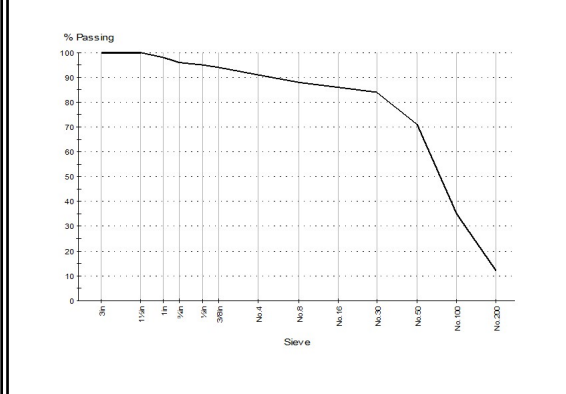
Date Tested:
Tested By:

Other Test Results

Description	Method	Result	Limits
Liquid Limit (%)	AASHTO T 89	N/A	
Plastic Limit (%)	AASHTO T 90	NP	
Plasticity Index	AASHTO T 90	NP	
Group Symbol	ASTM D 2487	SP-SM	
Group Name	Poorly graded sand with silt		

Sieve Size	% Passing	Limits
3in	100	
1½in	100	
1in	98	
¾in	96	
½in	95	
3/8in	94	
No.4	91	
No.8	88	
No.16	86	
No.30	84	
No.50	71	
No.100	35	
No.200	12	

Chart



Comments

NP = Non Plastic





Material Test Report

Report No: MAT:25-00654-S01
 Issue No: 1

Client: EcoTerra Development, LLC **CC:**

Project: 2863-ABR
 Monarch at Mariposa 1A-16A



 Reviewed By: Alexander Koehler
 (Staff Professional)
 Date of Issue: 5/2/2025
 THIS DOCUMENT SHALL NOT BE REPRODUCED EXCEPT IN FULL

Sample Details

Particle Size Distribution

Sample ID 25-00654-S01
Date Sampled 4/24/2025
Specification Generic Sieve
Sampled By Quinn Fredine
Location TP-6, 1-3'

Method: ASTM C 136, ASTM C 117

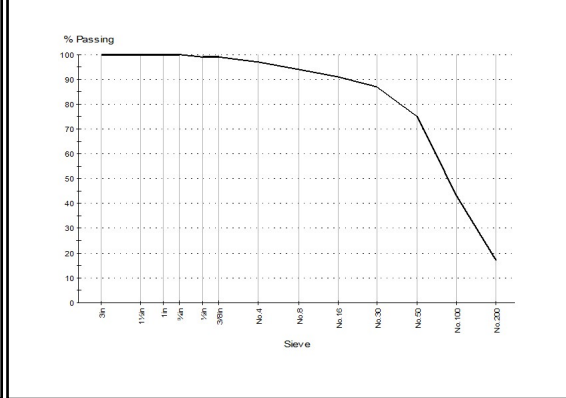
Date Tested:
Tested By:

Other Test Results

Description	Method	Result	Limits
Liquid Limit (%)	AASHTO T 89	N/A	
Plastic Limit (%)	AASHTO T 90	NP	
Plasticity Index	AASHTO T 90	NP	
Group Symbol	ASTM D 2487	SM	
Group Name		Silty sand	

Sieve Size	% Passing	Limits
3in	100	
1½in	100	
1in	100	
¾in	100	
½in	99	
3/8in	99	
No.4	97	
No.8	94	
No.16	91	
No.30	87	
No.50	75	
No.100	43	
No.200	17	

Chart



Comments

NP = Non Plastic



Report No: PTR:25-00631-S05

Issue No: 1

Proctor Report

Client: EcoTerra Development, LLC

CC:

Project: 2863-ABR
 Monarch at Mariposa 1A-16A



Reviewed By: Alexander Koehler
 (Staff Professional)
 Date of Issue: 5/2/2025

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Sample Details

Sample ID: 25-00631-S05

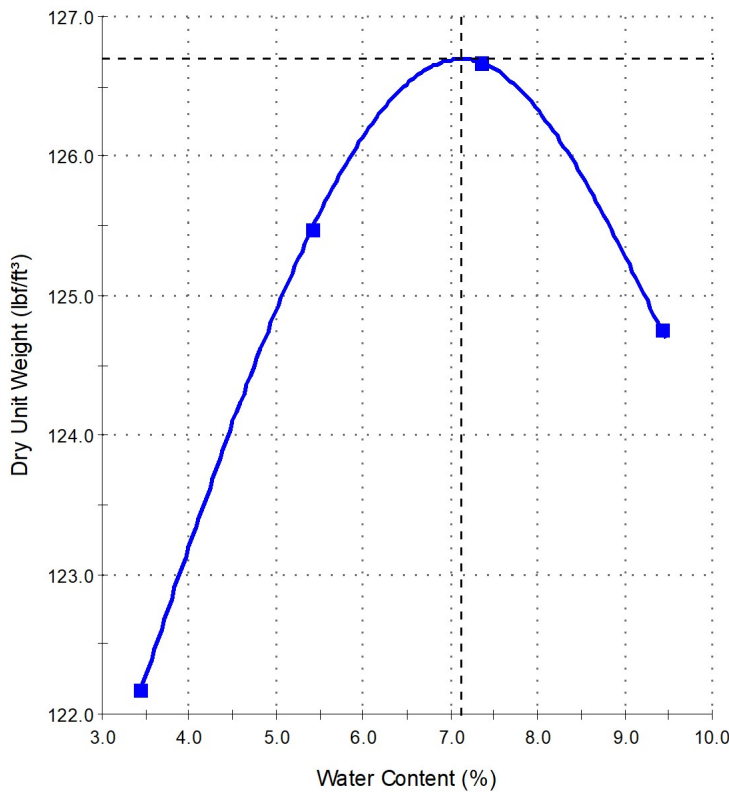
Date Sampled: 4/17/2025

Sampled By: Ashley Heeg

Specification: Generic Sieve

Location: B-2, 0-3'

Dry Unit Weight - Water Content Relationship



Test Results

ASTM D 1557

Maximum Dry Unit Weight (lb/ft³): 126.7

Optimum Water Content (%): 7.1

Method: A

Preparation Method: Moist

Rammer Type: 6-27

Tested By:

Date Tested:

AASHTO T 89/T 90

Liquid Limit (%): N/A

Plastic Limit (%): NP

Plasticity Index (%): NP

Tested By:

Date Tested:

Comments

NP = Non Plastic



Report No: PTR:25-00634-S01

Issue No: 1

Proctor Report

Client: EcoTerra Development, LLC

CC:

Project: 2863-ABR
 Monarch at Mariposa 1A-16A



Alexander Koehler

Reviewed By: Alexander Koehler
 (Staff Professional)
 Date of Issue: 5/2/2025

THIS DOCUMENT SHALL NOT BE REPRODUCED EXCEPT IN FULL

Sample Details

Sample ID: 25-00634-S01

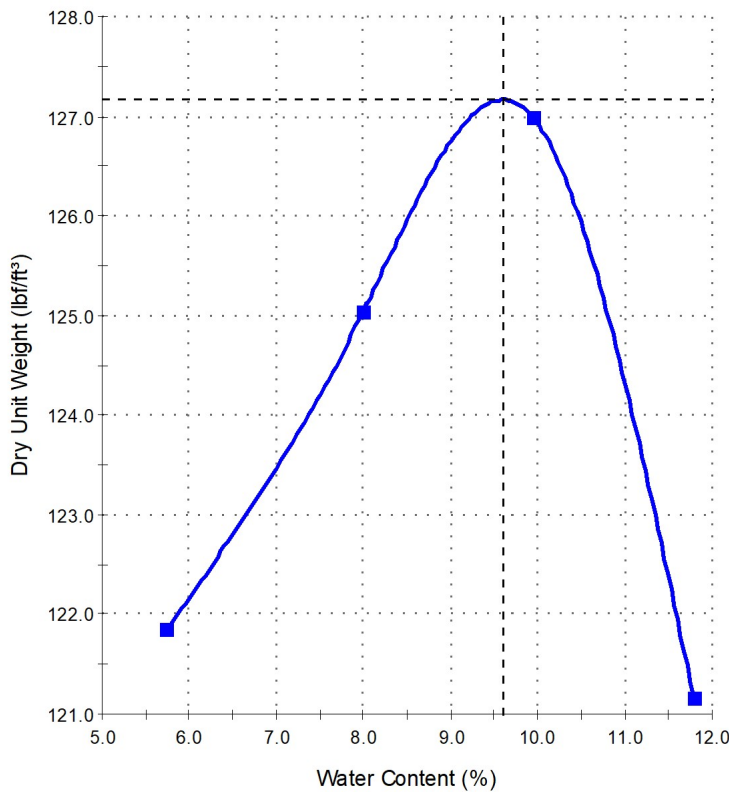
Date Sampled: 4/16/2025

Sampled By: Quinn Fredine

Specification: Generic Sieve

Location: B-7, 0-3'

Dry Unit Weight - Water Content Relationship



Test Results

ASTM D 1557

Maximum Dry Unit Weight (lb/ft³): 127.2

Optimum Water Content (%): 9.6

Method: A

Preparation Method: Moist

Rammer Type: 6-27

Tested By:

Date Tested:

AASHTO T 89/T 90

Liquid Limit (%): 17

Plastic Limit (%): NP

Plasticity Index (%): NP

Tested By:

Date Tested:

Comments

NP = Non Plastic



GeoTek Residential, LLC
4374 Alexander Blvd NE Suite K-2, Albuquerque, NM 87107
(505) 456-4900 Office (505) 456-4901 Fax

Remolded Swell Test

GeoTek Project No.: 2863-ABR

Client: EcoTerra Development, LLC

Project: Monarch @ Mariposa 1A-16A

Sample ID	Sample Location	Swell (%)	Remolded Moisture (%)	Remolded Dry Density (lb/ft ³)
25-00631-S04	B-2, 0-3'	0.4	7.1	114.0
25-00631-S02	B-6, 0-3'	0.2	9.6	114.5
25-00634-S01	B-7, 0-3'	1.5	9.6	114.5
25-00631-S03	B-8, 0-3'	3.8	12.4	114.4
25-00631-S06	TP-6, 1-3'	0.8	9.6	114.5

All Swell Tests are compacted at 90% of the Maximum Dry Density at Optimum Moisture Content determined by ASTM D1557. Surcharge of 60 PSF.



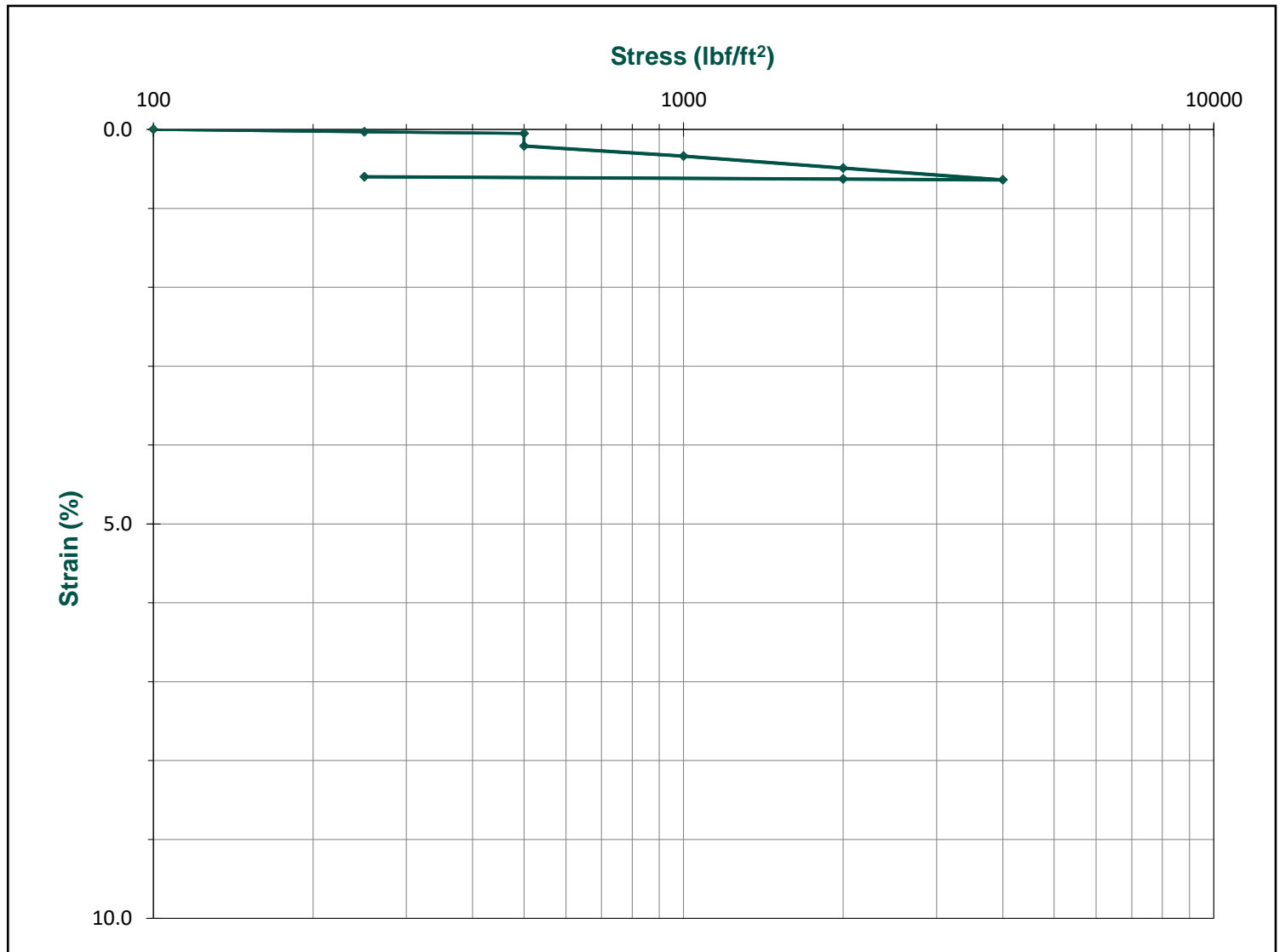
In-Situ Consolidation of Ring Samples

GeoTek Project No.: 2863-ABR

Client: EcoTerra Development, LLC

Project: Monarch at Mariposa 1A-16A

Sample Location	Sample Depth	Dry Density (lb/ft ³)	Moisture (%)	Collapse (%)	Applied Load at Saturation (lb/ft ²)
B-4	5-6'	109.4	1.4	0.2	500





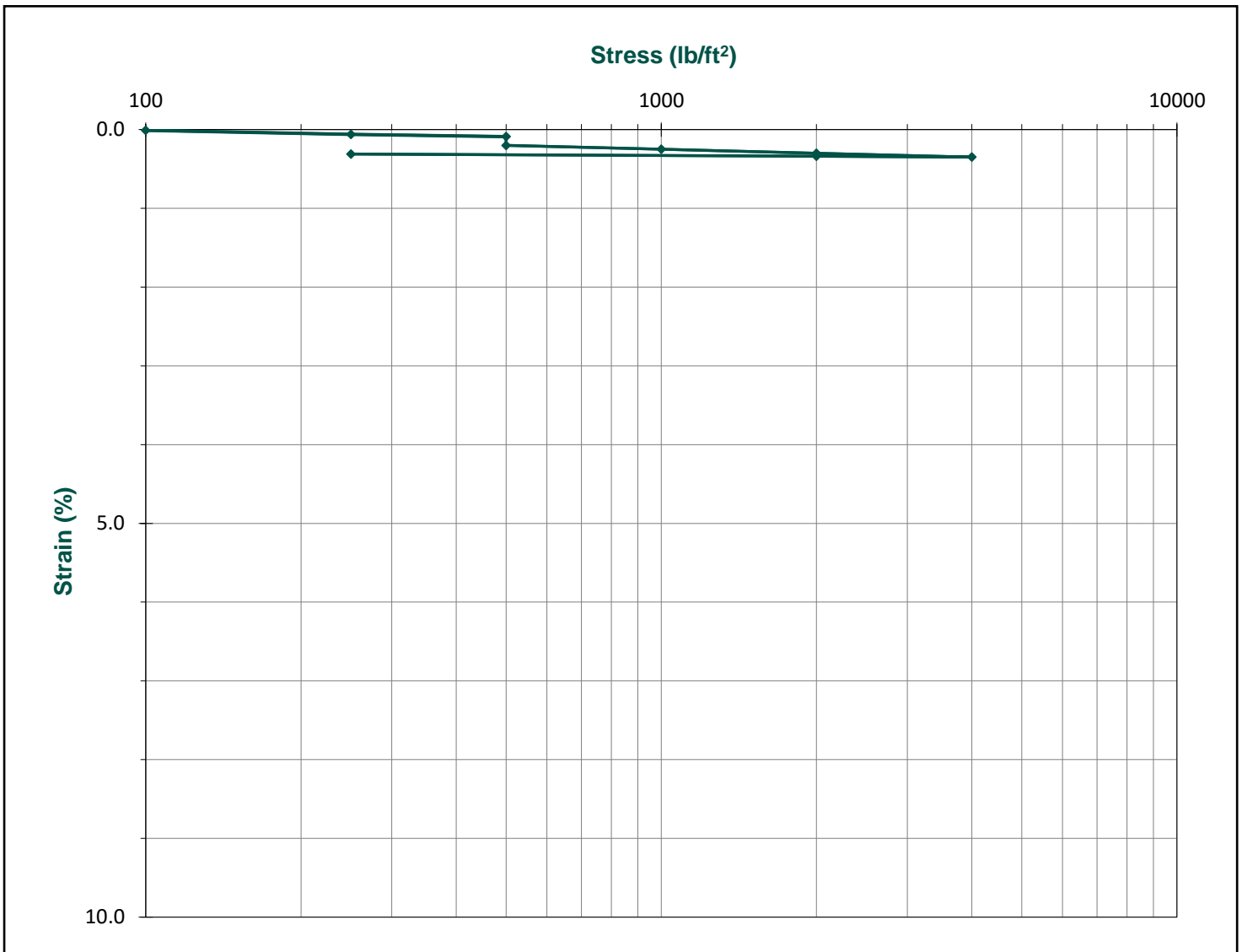
In-Situ Consolidation of Ring Samples

GeoTek Project No.: 2863-ABR

Client: EcoTerra Development, LLC

Project: Monarch at Mariposa 1A-16A

Sample Location	Sample Depth	Dry Density (lb/ft ³)	Moisture (%)	Collapse (%)	Applied Load at Saturation (lb/ft ²)
B-7	5-6'	108.5	1.5	0.1	500





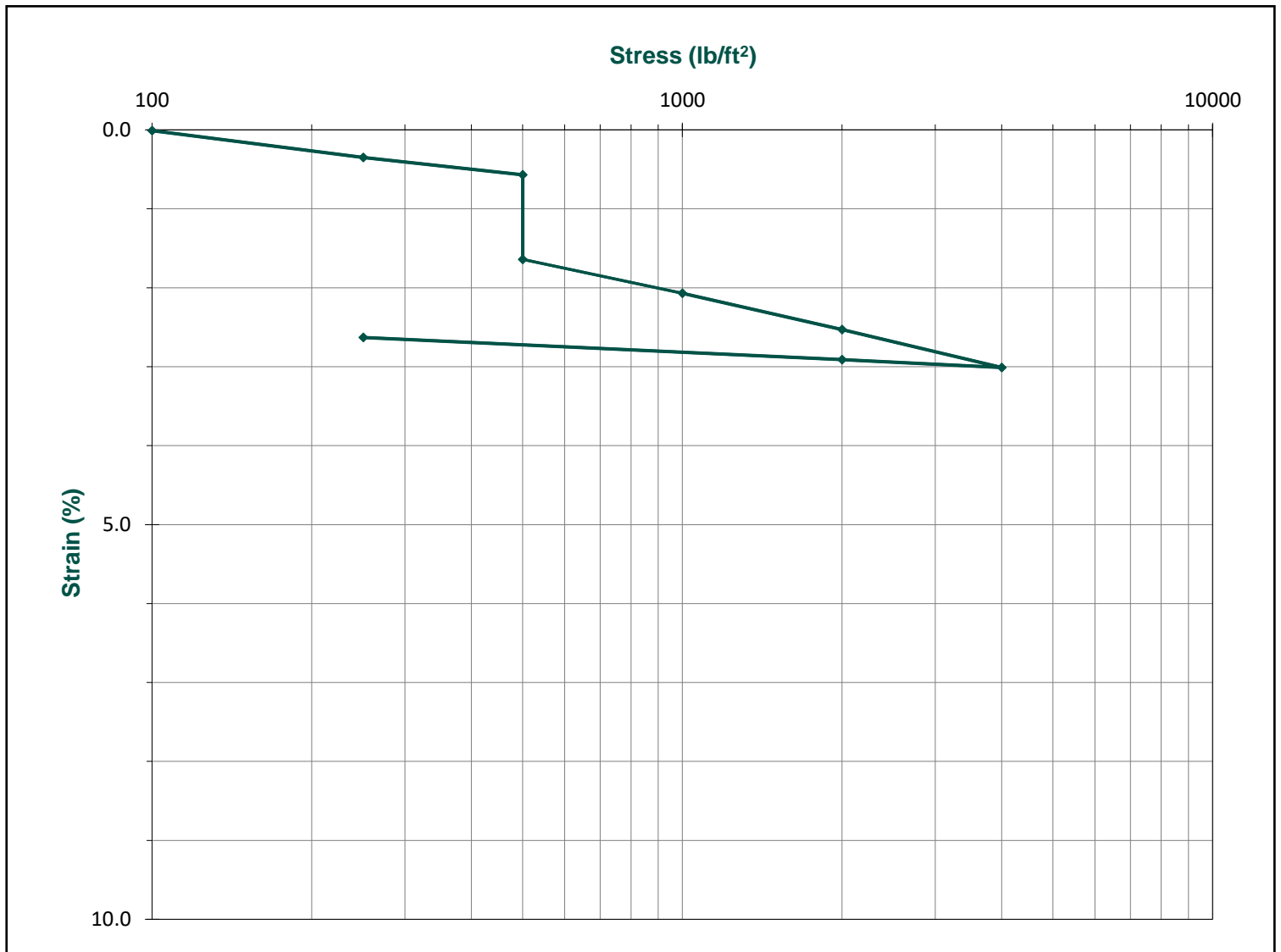
In-Situ Consolidation of Ring Samples

GeoTek Project No.: 2863-ABR

Client: EcoTerra Development, LLC

Project: Monarch at Mariposa 1A-16A

Sample Location	Sample Depth	Dry Density (lb/ft ³)	Moisture (%)	Collapse (%)	Applied Load at Saturation (lb/ft ²)
B-10	5-6'	106.2	2.6	1.1	500



Client Sample Results

Client: Geotek
Project/Site: Monarch @ Mariposa 2A-V6A

Job ID: 885-23498-1

Client Sample ID: B-7 0-3'
Date Collected: 04/16/25 10:00
Date Received: 04/21/25 13:32

Lab Sample ID: 885-23498-1
Matrix: Solid

Method: EPA 300.0 - Anions, Ion Chromatography

Analyte	Result	Qualifier	RL	Unit	D	Prepared	Analyzed	Dil Fac
Sulfate	26		7.5	mg/Kg		04/22/25 09:57	04/22/25 18:42	5

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 10
- 11

APPENDIX D

HOMEOWNER MAINTENANCE CRITERIA

Landscape Maintenance and Planting

Only the amount of irrigation necessary to sustain plant life should be provided. Over watering the landscape areas could adversely affect proposed site improvements and cause residential distress. Irrigation systems should be reviewed on at least a monthly basis for; leaks, damaged pipes, breaks, dysfunctional sprinkler heads, etc., and if found should be repaired as soon as possible. We recommend that any proposed open bottom planter areas, adjacent to proposed structures, be eliminated for a minimum distance of 5 feet and, outside the zone, desert landscape using xeriscape technology be used. As an alternative, closed bottom type planters could be utilized. An outlet, placed in the bottom of the planter, could be installed to direct drainage away from structures or any exterior concrete flatwork.

Water has been shown to weaken the inherent strength of all earth materials. Slope stability is significantly reduced by overly wet conditions. Graded slopes constructed within and utilizing onsite materials would be erosive. Eroded debris may be minimized and surficial slope stability enhanced by establishing and maintaining a suitable vegetation cover as soon as possible after construction. Compaction to the face of fill slopes would tend to minimize short-term erosion until vegetation is established. Plants selected for landscaping should be lightweight, deep-rooted types, which require little water and are capable of surviving the prevailing climate. From a geotechnical standpoint leaching is not recommended for establishing landscaping. If the surface soils are processed for the purpose of adding amendments, they should be recompact to 90 percent compaction.

Drainage

Positive site drainage should be maintained at all times in accordance with the IBC. Drainage should not flow uncontrolled down any descending slope. Water should be directed away from foundations and not allowed to pond and/or seep into the ground. Pad drainage should be directed toward the street or other approved area. Roof gutters and down spouts should be considered to control roof drainage. Down spouts should outlet onto paved areas or a minimum of five feet from proposed structures or into a subsurface drainage system. Areas of seepage may develop due to irrigation or heavy rainfall. Minimizing irrigation will lessen this potential. If areas of seepage develop, recommendations for minimizing this effect could be provided upon request.

Site Improvements

As is commonly known, expansive soils are problematic with respect to the design, construction and long-term performance of concrete flatwork. Due to the nature of concrete flatwork, it is essentially impossible to totally mitigate the effects of soil expansion. Typical measures to control soil expansion for structures include; low expansive soil caps, deepened foundation system, post-tensioned slabs, increased structural design, and soil pre-saturation. As they are generally not cost effective, these measures are very seldom utilized for flatwork because it's less costly to simply replace any damaged or distressed sections than to "structurally" design them. Even if "structural" design parameters are applied to flatwork construction, there would still be relative movements between adjoining types of structures and other improvements (i.e., curb and sidewalk).

HOMEOWNER MAINTENANCE CRITERIA (Cont.)

This is particularly true as the level of care during construction of flatwork is often not as meticulous as that for structures. Unfortunately, it is fairly common practice for flatwork to be poured on subgrade soils, which have been allowed to dry out since site grading.

Generally, after flatwork construction is completed, landscape irrigation begins, utility lines are pressurized, and drainage systems are utilized presenting the potential for water to enter the dry subgrade soils and causing the soil to expand. Recommendations for exterior concrete flatwork design and construction can be provided upon request.

If, in the future, any additional improvements are planned for the site, recommendations concerning the geological or geotechnical aspects of design and construction of said improvements could be provided upon request, please contact a representative of GeoTek for appropriate geotechnical consultation. All trench excavations should be observed by a representative of this office. Trench soil and any excess soils generated from trench excavations should be compacted to a minimum relative compaction of 90 percent if not removed from the site. This office should be notified in advance of any fill placement, grading, or trench backfilling after rough grading has been completed. This includes any grading, utility trench and retaining wall backfills.

Soil Corrosion

Chemical testing was performed on soils representative of this project. According to the test results, the soil contains concentrations of sulfates to be categorized as “negligible” as defined by the International Building Code (IBC) Section 1904 and American Concrete Institute (ACI) Building Code Requirements for Structural Concrete (ACI 318). Type II cement or equivalent for negligible sulfate exposure conditions is acceptable for concrete mixtures. The designer should use the corrosion test results in this report to evaluate the need for corrosion protection in accordance with ACI requirements. All concrete should be designed, mixed, placed, finished, and cured in accordance with guidelines presented by the Portland Cement Association (PCA), ACI, and IBC.

Based on our experience, native soils in New Mexico generally contain chloride contents of less than 500 ppm, therefore protection of reinforcing steel is not required foundations. Provided on-site soils contain less than 500 ppm chlorides, protection from corrosion due to chlorides is not required. If concrete is in direct contact with soils containing concentrations of greater than 500 ppm chlorides, tendons and reinforcing steel should be protected from corrosion in conformance with Table 10.1 in Section 10 of the Standard Requirements for Design and Analysis of Shallow Post-Tensioned Concrete Foundations of Expansive and Stable Soils.



City of Rio Rancho
Development Services
 3900 Southern Boulevard, Ste 103
 Rio Rancho, NM 87124
 (505) 891-5005 Fax: (505) 896-8994

Preliminary Plat Application

Applicant

Name(Print): ECOTerra Development LLC
 Address: 1 Ridge Ct
 City: Placitas State: NM Zip: 87043
 Phone: 505-212-7000 Fax: _____

Agent

Name(Print): Yolanda Padilla Moyer, P.E. (Bohannon Huston, Inc.)
 Job Site Address: 7500 Jefferson
 City: Albuquerque State: NM Zip: 87109
 Phone: 505-823-1000 Fax: 505-798-7988

Legal Description of Property

Existing

Subdivision/Unit: Mariposa East Block: _____ Lot: _____
 Tract/Parcel: Tract 1A-16I, Tract 1A-16H-1 and Tract 1A-16F Zoning: MU-A


Proposed

Subdivision/Unit: Mariposa Mixed Use Block: _____ Lot: 60
 Tract/Parcel: _____ Zoning: MU-A
 Atlas Grid Location: _____
 Subdivider: _____

I have reviewed the application for Preliminary Plat and it is complete.

(Print) Name: Yolanda Padilla Moyer, PE

Applicant Agent

Signature:  Date: 01-21-2026



Preliminary Plat Checklist

Important Notice

Preliminary Plat will not be accepted for review by City Staff until all items listed above in the Preliminary Plat Checklist Certification of Completeness are provided. The Department of Public Infrastructure requires thirty (30) days to review all elements of the Preliminary Plat from the submittal date of a complete application.

The following information shall be submitted as part of the Subdivision Application. A “Yes” indicated the information is complete; a “N/A” indicates that the information is not applicable, and “No” indicates that the information is not complete. **Please not that both “N/A” and “No” responses shall be clarified with a written explanation by the applicant or agent.**

Fees

Less than one (1) acre.....	\$ 133.00 + \$13.00 per lot
One (1) to 4.99 acres.....	\$ 266.00 + \$13.00 per lot
Five (5) to 9.99 acres.....	\$ 531.00 + \$13.00 per lot
Ten (10) to 49.99 acres.....	\$1,063.00 + \$13.00 per lot
Fifty (50) to 100 acres.....	\$1,328.00 + \$13.00 per lot
Over 100 acres.....	\$1,328.00 for the first 100 acres + \$ 266.00 per additional 100 acres, or portion thereof, plus \$ 13.00 per lot.

Preliminary Plat Checklist

Plat Information – 15 paper copies folded to 8.5"x11"

- | Yes | No | N/A | |
|--------------------------|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Proposed subdivision name. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Present legal description. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Location map showing the site as displayed in current Rio Rancho City Atlas. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Names of the subdivider/agent and principle persons preparing the preliminary plat. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Scale and North Arrow; at least to a scale of one inch (1") to two hundred feet (200') or in increments of 50 feet for clarity (e.g. 1":100' or 1":50'). |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Book(s) and page(s) of any previous plat(s), including those for adjacent property. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Proposed benchmark locations and method of tie to permanent survey monuments an proposed location and type of subdivision control monument found or set. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Plat boundary lines, bearing in degrees, minutes and seconds, with basis for bearings noted or shown. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Dimensions in feet and hundredths of feet. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Easements on site (present and proposed) include location, width, and purpose (e.g. public utilities). |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Public right(s)-of-way and/or private easements (present and proposed) providing access to the site, including name and width. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Proposed lot lines and public right-of-way lines, street names and widths; indicate roadways intended to be private and any limitations thereof. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Numbers to identify each lot and block within and abutting the platted area. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Letters to identify each parcel (a lot dedicated to the City) and each tract (a lot to remain in the developer's ownership) within the platted area. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Purposes of lots proposed to be dedicated or reserved for public uses. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Total area of the proposed plat to the nearest one-thousandth (1/1000) acre. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Lot lines, easement lines, and public right-of-way are to be shown as hatched areas. |

Subdivision Date Sheet – 8 copies

- | Yes | No | N/A | |
|--------------------------|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Character and location of development in each direction from site. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Zoning both on, and adjacent to, the site. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Sites and approximate areas for any multi-family dwellings or non-residential uses. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Proposed ground elevation changes to specified design standards shall be summarized |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Soils analysis report shall be summarized as to the adequacy of the solid for the proposed construction. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Schedule of lot development; estimates as to when street paving, water service, and sewer service will be provided. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Special problem analysis shall be summarized to briefly describe any issues such as difficult topography, traffic circulation, or other geographic hazards to life, health or property. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other significant conditions on the site, such as major rock outcrops, trees, structures, etc. shall be summarized. |

Proposed Construction Plans – 8 copies

- | | | | |
|--------------------------|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Existing utilities on, and adjacent to, the site, location and, if obtainable, size of water wells, water reservoirs, water lines, sanitary and storm sewers; location of gas lines, fire hydrants, electric and telephone lines/poles, and street lights. If water mains and sewers are not on or adjacent to the tract, indication of the direction, distance to, and size of the nearest ones showing invert elevation of sewer. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Proposed utilities on and adjacent to the site (fire hydrants, streetlights, etc) |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Storm drainage facilities on and adjacent to the site. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Streetscape plan including details on any proposed landscaping in right(s)-of-way, any supporting irrigation system, and the subdivision wall. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Plan for sidewalks (external and internal), streetlight, and all traffic control signs, signals (to be installed consistent with the Manual of Uniform Traffic Control Devices, latest edition). |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Miscellaneous – any other proposed infrastructure not covered above. |

Grading Plan – 8 copies; usually part of construction plan submittal

Yes No N/A

- | | | | |
|--------------------------|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Existing topography |
| | | | Slopes less than 1% - Contour lines at intervals of not more than 1' and spot elevations at all breaks in grade along all drainage channels and swales and at selected points not more than 100' apart. |
| | | | Slopes between 1% and 5% - Contour lines at intervals of not more than 2'. |
| | | | Slopes over 5% - Contour lines at intervals of not more than 5' |
| | | | Elevation shall be based on mean sea level datum as established by the U.S. Geodetic Survey. |
| | | | Topography data shall extend at least 25' beyond the perimeter of the plat. |
| | | | Conditions on adjacent land significantly affecting the design of the subdivision including the approximate direction and gradients of ground slope. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Proposed grading |
| | | | Sufficient spot elevations or contours as appropriate to clearly define proposed grade changes. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Erosion control provisions |
| | | | Text or graphics as appropriate addressing proposed erosion control practices to be implemented by the contractor during construction of the project. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Location and elevation of project benchmark. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | North arrow and scale. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Professional Engineer's Stamp, signed, and dated. |

Preliminary Drainage Report – 4 copies

- | | | | |
|--------------------------|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | A preliminary drainage report shall be prepared in accordance with the City grading and drainage design requirements and policies and shall include the following:
Hydrology and hydraulics |
| | | | Calculations sufficient to conservatively define easements and parcels (ponds, channels, etc.) |
| | | | Flood Plain Analysis, if within a designated flood hazard area. The Flood Plain Analysis shall conform to requirements as specified in Chapters 152 and 153 (Rio Rancho Ordinance) and, if applicable, SCAFCA and/or AMAFCA policies. Any additional information that the Department of Public Infrastructure may deem necessary |
| | | | Compliance with approved DMP and DIP, if applicable. |

Traffic Impact Analysis – 5 copies

- | | | | |
|--------------------------|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Traffic Impact Analysis includes counts on major intersections near subdivision and quantified analysis of the impact of the proposed subdivision on traffic flow (TIA guidelines available from the Department of Public Infrastructure). |
|--------------------------|--------------------------|--------------------------|--|

Soils Analysis – 4 copies

- | | | | |
|--------------------------|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Soils analysis report, written by a qualified soils scientist, shall be provided by the subdivider to determine the adequacy of the soil for the proposed construction. |
|--------------------------|--------------------------|--------------------------|---|

Special Problem Analysis – if applicable, 8 copies

Yes No N/A

- Special problem analysis shall be prepared, subject to the approval of the City Engineer, to address any issues such as difficult topography, traffic circulation, or other Geographic hazards to life, health, or property.

Letter of Water and Sewer Availability – 8 copies

- Letter of Availability that documents either:
1. The subdivider has made necessary arrangements to serve each lot from water and sewer mains of the central systems serving the City, where feasible and in conformity to City Council policy, or
 2. Where, for any reason, municipal services cannot be provided, the subdivider has evidence that adequate water and sewer service to each lot will be provided in compliance with the requirements of the New Mexico Environmental Department and in conformity to the standard specifications of the City Utilities Division and New Mexico Office of Engineers.

Proposed Financial Guarantee – 8 copies

- Proposed Financial Guarantee for assurance of improvements installation as per Article 155.27 (Rio Rancho Ordinance).

Proposed Subdivision Infrastructure – 5 copies

- A list of all proposed infrastructure improvements for the proposed subdivision, including onsite and offsite roads (street name, description of improvement, “from” and “to” points); drainage (proposed legal description, description of improvement, location); water and wastewater lines (line size, location, “from” and “to” points); and other improvements proposed in the City right-of-way.
- A list of all proposed system level improvements per proposed development agreement or master drainage plan (separated as noted above).

Estimated Costs for Subdivision Infrastructure List – 8 copies

- A list of costs for the subdivision and infrastructure.

Proposed Development Agreement – 8 copies

- Spreadsheet showing system level infrastructure to be dedicated to the City for impact fee credits. The developer must negotiate an agreement with the city prior to approval of the final plat and construction of this infrastructure. A standardized spreadsheet has been developed and will be provided to the Agent upon request.

I have reviewed the checklist for Preliminary Plat and it is complete.

(Print) Name: Yolanda Padilla Moyer, PE

Applicant Agent

Signature: _____ Date: _____



Certificate of Completeness

The following elements constitute a complete application and are to be submitted to the Development Services department

- 15 paper copies of the plat (folded to 8.5" x 11")
Preliminary Construction Plans including: Fire Hydrant Placement Plan, Streets/Sidewalks/Streetlight Plans, Proposed Utility Plans, Streetscape/Landscape Plan, Traffic Control Plan, Preliminary Grading Plan, Offsite improvements
Application
Letter of Water/Wastewater Availability
Soils Analysis
Subdivision Data Sheet
Special Problems Analysis
SSCAFCA approval (if required)
Preliminary Drainage Report
Proposed Development Agreement
Traffic Impact Analysis
Preliminary Plat Checklist and Written Explanation
Approval letter from NMDOT if access is requested to a State Highway
Proposed Financial Guarantee: Proposed Infrastructure List, Related Cost Estimate, Impact Fee Credit Spreadsheet

I have reviewed the application and checklist for Preliminary Plat and it is complete.

Signature of Agent Submitting Subdivision Date Review Completed

Notary Signature Date Notarized

For Office Use Only

I have reviewed the application for Preliminary Plat Approval and find it Complete Incomplete

Signature of Planner Conducting Review Date Review Completed

05-210000-----
Subdivision Number

PLANNING & ZONING LAND USE APPLICATION

Please check appropriate box

(Fees are listed on the back)

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

Please Print In Ink Only or Type

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

APPLICANT/AGENT INFORMATION

Applicant Name: ECOterra Development LLC		Phone: 505-918-8476
Address: 1 Ridge ct		E-Mail:
City: Placitas	State: NM	Zip: 87043
Proprietary Interest: Developer	List Owners:	
Deed or Ownership Verification Provided: (Initials)		Letter of Authorization Provided: (Initials)
Agent Name: Bohannan Huston (Yolanda Moyer)		Phone: 505-798-7945
Address: 7500 Jefferson St NE		E-Mail: ypadilla@bhinc.com
City: Albuquerque	State: NM	ZIP Code: 87109

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

Request for preliminary plat approval, vacation of easements and variances.

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit :Mariposa East	Block(s):	Lot(s): Tracts 1A-16F, 1A-16H-1, 1A-16I
Existing Zoning: MU-A	Proposed Zoning: no change	
No. of existing lots: 3	No. of proposed lots: 60	Total area of site (acres) 41.58

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: Yolanda Padilla Moyer	Applicant:	Agent: X
Signature: <i>Yolanda Padilla Moyer</i>		Date: 01-21-2026

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

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

SUBDIVISION DATA SHEET:

SUBDIVISION: TERRA ALTO (TRACT 1A-16I, 1A-16H-1 & 1A-16F), MARIPOSA EAST
RIO RANCHO, NEW MEXICO

DEVELOPER: ECOTERRA DEVELOPMENT, LLC
1 RIDGE CT
PLACITAS, NM 87043

OWNER: MARIPOSA EAST L.P
17700 N. PACESETTER WAY
SUITE 100
SCOTTSDALE, AZ 85255

AGENT/ENGINEER: BOHANNAN HUSTON INC.
COURTYARD II
7500 JEFFERSON STREET NE
ALBUQUERQUE, NM 87109

LEGAL DESCRIPTION: A CERTAIN TRACT OF LAND LOCATED WITHIN SECTION 11, 12, 13 AND 14
TOWNSHIP 13 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY
OF RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO.

PURPOSE OF PLAT: THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE TRACT 1A-16I, 1A-16H-1 AND 1A-
16F MARIPOSA EAST, RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO, AS THE
SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, RECORDED IN THE
OFFICE OF THE COUNTY CLERK OF SANDOVAL COUNTY, NEW MEXICO, INTO A 2
PHASED SUBDIVISION AND 16 SEPERATE TRACTS: TERRA ALTO, AT MARIPOSA
CONSISTING OF 60 LOTS AND GRANTED EASEMENTS.

EXISTING ZONING*: MU-A (MIXED USE ACTIVITY)

*THE ZONING IS IN ACCORDANCE WITH THE AMENDED MARIPOSA MASTER PLAN
DATED DECEMBER 12, 2007, AND DEVELOPMENT AGREEMENT; MASTER PLAN
AMENDMENT JANUARY 2019

PROPOSED ZONING: NO ZONE CHANGE.

PRELIMINARY PLAT AND LAND USES:

<u>DESCRIPTION</u>	<u>PROPOSED USE</u>	<u>NO. LOTS/PARCELS</u>
TERRA ALTO	(MU-A) SINGLE FAMILY RESIDENTIAL USE	60
	PRIVATE OPEN SPACE TRACTS	16
TOTAL		76

UTILITIES: UTILITIES WILL BE PROVIDED BY:

TELEPHONE SERVICE – SPARKLIGHT/CABLE ONE
NATURAL GAS SERVICE – NEW MEXICO GAS SERVICES
ELECTRIC SERVICE – PNM ELECTRIC SERVICES
SEWER AND WATER SERVICES – CITY OF RIO RANCHO UTILITIES DEPARTMENT

ALL SANITARY SEWER AND WATER LINES WITHIN THIS APPLICATION ARE TO BE PUBLIC; OWNED AND MAINTAINED BY THE CITY OF RIO RANCHO. SANITARY SEWER WILL GRAVITY DRAIN AND TIE TO EXISTING SANITARY SEWER LINES IN THREE DIFFERENT LOCATIONS (EXISTING 8" SAS AT BLUE GRAMA DR, EXISTING 8" SAS AT MARIPOSA PARKWAY AND EXISTING 8" SAS AT MARIPOSA LOOP) AND ULIMATELY DRAIN EAST TO THE 18" MAIN SANITARY SEWER LINE LOCATED ALONG THE MARIPOSA BOUNDARY. WATER WILL BE SERVED BY THE EXISTING 12" WATERLINE LOCATED IN MARIPOSA PARKWAY AND THE EXISTING 8" WL IN MARIPOSA LOOP. ALL SERVICE LINES WILL GENERALLY BE LOCATED IN THE FRONT OF THE LOTS WITHIN THE RIGHT OF WAY ALONG THE FRONT OF THE LOTS AND WILL BE INSTALLED PRIOR TO OCCUPANCY OF STRUCTURES.

SOLID WASTE DISPOSAL:

WASTE MANAGEMENT, INC. IS CURRENTLY UNDER CONTRACT TO THE CITY OF RIO RANCHO FOR TRASH COLLECTION.

SUBDIVISION ACCESS:

ACCESS TO THE SITE WILL COME FROM MARIPOSA PARKWAY WITH A SECONDARY ACCESS COMING FROM MARIPOSA LOOP.

ROADS:

ALL ROADS WITHIN THIS APPLICATION ARE TO BE PRIVATE. ROADWAY WIDTHS AND CUL-DE-SAC LENGTHS ARE IN ACCORDANCE WITH THE AMENDED MARIPOSA MASTER PLAN AS FOLLOWS:

CLASSIFIED AS A LOCAL STREET

CALLE ALTO, CIELO AZUL WAY, BELLA VISTA TRAIL AND CAMINO CERRO.
42 FT RIGHT OF WAY; 28 FT FACE OF CURB TO FACE OF CURB

MARIPOSA PARKWAY, (PRIVATE GATED SUBDIVISION ENTRANCE)
62' RIGHT OF WAY; WITH A 20' INGRESS AND 20' EGRESS

STORM DRAIN MANAGEMENT PLAN:

THE STORM WATER MANAGEMENT IS IN ACCORDANCE WITH THE CITY OF RIO RANCHO DEVELOPMENT PROCESS MANUAL. DRAINAGE FROM THE PROJECT WILL BE COLLECTED BY THE INTERIOR ROADS AND STORM DRAINS AND WILL BE DIRECTED TO DESIGNATED DISCHARGE LOCATIONS. STORM WATER FROM THE POND WILL BE RELEASED AT A CONTROLLED AT OR LESS THEN THE ALLOWABLE RATE INTO EXISTING DRAINAGE EASEMENTS AND CULVERTS OWNED AND MAINTAINED BY SSCAFCA. EROSION PROTECTION WILL BE PROVIDED AT THE OUTFALLS.

CITY SERVICES:

THE MARIPOSA MASTER PLAN AND THE DEVELOPMENT AGREEMENT IDENTIFY THE FUTURE PUBLIC AND PRIVATE FACILITIES AND CITY SERVICES THAT WILL BE PROVIDED.

PUBLIC SCHOOLS:

THE PROJECT IS LOCATED IN THE RIO RANCHO PUBLIC SCHOOLS DISTRICT.

HOSPITALS:

THE NEAREST MEDICAL FACILITIES ARE UNM SANDOVAL REGIONAL MEDICAL CENTER LOCATED AT PASEO DEL VOLCAN AND BROADMOOR BLVD AND RUST PRESBYTERIAN AT UNSER BLVD AND WESTSIDE BLVD.

SHOPPING FACILITIES:

THE NEAREST SHOPPING FACILITIES ARE LOCATED AT THE CORNER OF NM 528 & US 550 AND SOUTHERN BLVD AND UNSER BLVD

RECREATIONAL FACILITIES:

PER THE APPROVED MASTER PLAN AND DEVELOPMENT AGREEMENT, THERE ARE NO PARKS REQUIRED. HOWEVER, THERE ARE MULTIPLE OPEN SPACE AREAS THROUGHOUT THE DEVELOPMENT. MARIPOSA EAST WILL ULTIMATELY INCLUDE SEVERAL NEIGHBORHOOD PARKS WITHIN MANY OF THE INDIVIDUAL SUBDIVISIONS.

CHARACTER AND LOCATION OF DEVELOPMENT ADJACENT TO PROJECT

MARIPOSA EAST IS BOUNDED ON THE NORTH BY THE MARIPOSA PRESERVE, AND FURTHER NORTH BY THE PUEBLOS OF ZIA AND SANTA ANA. TERRA ALTO IS BOUNDED BY UNDEVELOPED LAND ON NORTH AND WEST, BLUE GRAMA DRIVE TO THE EAST AND SIERRA VISTA SUBDIVISION TO THE SOUTH. MARIPOSA PARKWAY AND MARIPOSA LOOP WILL PROVIDE ACCESS TO THE SITE.

ZONING ON AND ADJACENT TO THE SITE

THE MARIPOSA MASTER PLAN PROVIDES SEVEN DIFFERENT ZONING CATEGORIES WITHIN MARIPOSA EAST. THESE INCLUDED PARKS, OPEN SPACE, E-1 (ESTATE), R-1 (SINGLE FAMILY RESIDENTIAL), R-4 (SINGLE FAMILY RESIDENTIAL), R-5 (SINGLE FAMILY RESIDENTIAL), AND MU-A (MIXED USE ACTIVITY CENTER).

THE PRELIMINARY AND FINAL PLAT FOR THIS SUBMITAL WILL BE DEVELOPING TRACTS THAT INCLUDE MU-A ZONING.

SITES AND APPROXIMATE AREAS FOR ANY MULTI-FAMILY DWELLINGS OR NON-RESIDENTIAL USES

THE APPROVED MARIPOSA MASTER PLAN PROVIDES FOR APPROXIMATELY 146,000 SF OF NON-RESIDENTIAL LAND USES WITHIN MARIPOSA EAST. THIS NON-RESIDENTIAL LAND USE, ALONG WITH POTENTIAL MULTI FAMILY RESIDENTIAL UNITS, ARE TO BE LOCATED WITHIN AN AREA CONTAINING APPROXIMATELY 59 ACRES ZONED MU-A FOR MIXED-USE ACTIVITY CENTER. THE MIXED-USE ACTIVITY CENTER CURRENTLY HAS THE HIGH DESERT OFFICE AND THE MARIPOSA COMMUNITY PARK. THE MIXED-USE AREA IS LOCATED AT THE INTERSECTION OF BLUE GRAMA DRIVE AND MARIPOSA PARKWAY.

THERE WILL BE A SMALL AMENITY LOCATION FOR THE RESIDENTS OF THIS COMMUNITY AS A PART OF THIS SUBMITTAL.

SOILS ANALYSIS REPORT

THE GEOTECHNICAL REPORT IS INCLUDED

SCHEDULE OF LOT DEVELOPMENT AND ESTIMATED SCHEDULE FOR PROVISION OF STREET PAVING, WATER SERVICE, AND SEWER SERVICE

THE PURPOSE OF THIS SUBMITTAL IS TO OBTAIN APPROVAL OF THE PRELIMINARY PLAT AND OF THE PRELIMINARY CONSTRUCTION PLANS FOR THE PROJECT. THE PRELIMINARY PLAT PROPOSES TO CREATE 60 RESIDENTIAL SINGLE FAMILY DETACHED LOTS, 16 PRIVATE OPEN SPACE TRACTS AND AMENITY CENTER. CONSTRUCTION IS PROPOSED TO BEGIN IN THE DECEMBER OF 2025 AND BE COMPLETED IN THE DECEMBER OF 2026. THE FINAL PLATS FOR THE PROJECT WILL BE SUBMITTED FOR APPROVAL FOLLOWING APPROVAL OF THE PRELIMINARY PLAT BY THE PLANNING AND ZONING COMMISSION.

SPECIAL PROBLEM ANALYSIS

THE EXISTING TOPOGRAPHY WITHIN THE SUBDIVISION CONSISTS OF EXTREMELY HILLY TERRAIN. THE TERRAIN SLOPES FROM WEST (MARIPOSA PARKWAY) TO EAST (MARIPOSA BOUNDARY) AND FROM SOUTH TO NORTH. THE SITE IS BOUNDED BY UNDEVELOPED LAND ON NORTH AND WEST, BLUE GRAMA DRIVE TO THE EAST AND SIERRA VISTA SUBDIVISION TO THE SOUTH.

LETTER OF AVAILABILITY OF WATER AND SEWER SERVICE

THE DEVELOPMENT AGREEMENT PROVIDES FOR AVAILABILITY OF WATER AND SEWER SERVICE TO THE PROPERTY. WE HAVE SUBMITTED AN AVAILABILITY LETTER TO THE CITY OF RIO RANCHO UTILITY DEPARTMENT TO STEVE GALLEGOS ON OCTOBER 08, 2025.

FINANCIAL GUARANTY

NOT INCLUDED AT THIS TIME. IT WILL BE SUBMITTED PRIOR TO SUBMITTAL OF FINAL PLAT.

REQUESTED VARIANCES:

A VARIANCE IS REQUESTED FROM 155.43 FRIN PROVIDING A FIVE (5) FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT AROUND EACH SIDE AND REAR PROPERTY LINE EXCEPT FOR THOSE ADJACENT TO A PUBLIC RIGHT OF WAY. BECAUSE THIS IS A MASTERPLAN COMMUNITY, ALL THE UTILITIES ARE DESIGNED TO SERVE THE ENTIRE DEVELOPMENT AND ALL NECESSARY UTILITY EASEMENTS ARE SHOWN ON THE PRELIMINARY PLAT. A 10 FT PUE WILL BE PROVIDED ADJACENT TO ALL PROPOSED INTERNAL RESIDENTIAL STREETS. THEREFORE, WE ARE REQUESTING TO WAIVE THE REQUIREMENT FOR EASEMENTS ALONG THE SIDES AND BACK OF EACH LOT. ALSO A VARIANCE IS REQUESTED TO USE 8" CURB AND GUTTER SINCE ALL THE STREETS ARE PRIVATE.

APPROVED MARIPOSA DESIGN STANDARDS:

THE APPROVED MARIPOSA MASTER PLAN AND DEVELOPMENT AGREEMENT ESTABLISHED SPECIFIC "PROJECT DESIGN STANDARDS" THAT APPLY TO VARIOUS COMPONENTS OF THE PROJECT, INCLUDING THE USE OF BUILDING ENVELOPES, LOT SIZES AND SETBACKS, HOME ORIENTATION, STREET LIGHTING, STREET WIDTH, CUL-DE-SAC LENGTH AND TURNAROUND RADIUS, THE USE OF ESTATE-TYPE CURBS WITHOUT GUTTERS, SIDEWALKS, WALKWAYS, AND BIKE PATHS, STORMWATER DETENTION ON INDIVIDUAL LOTS, STORMWATER DETENTION FACILITY DESIGN, LOT GRADING, AND CROSS-LOT DRAINAGE. FOLLOWING ARE BRIEF SUMMARIES AND/OR EXCERPTS FROM THE MASTER PLAN REGARDING THESE COMPONENTS OF THE MARIPOSA DESIGN STANDARDS:

LOT SIZES AND SETBACKS

LOT SIZES AND SETBACK ARE BASED ON R-4 ZONING PER THE MARIPOSA MASTERPLAN.

FRONT YARD SETBACKS MAY BE REDUCED IN SOME AREAS IN MARIPOSA IN AN EFFORT TO MINIMIZE WATER AND ENERGY USE FOR FRONT YARD LANDSCAPING, AND TO ALLOW FOR DENSITIES IN SUPPORT OF SUSTAINABLE DEVELOPMENT. SETBACKS AT MARIPOSA ARE LISTED BELOW. PLEASE NOTE THAT "BE" INDICATES THE USE OF A BUILDING ENVELOPE TO DEFINE THE DEVELOPABLE AREA OF THE SITE.

ZONE	DISTRICT	FRONT	SIDE	BACK
	E-1	BE*	BE	BE
	R-1	BE/20	BE/5	BE\20
	R-4	10/20G	5	10
	R-5	10/20G	5	10

ORIENTATION OF HOMES

ALL HOMES WILL FACE THE ADDRESS STREET.

STREET LIGHTING

STREET LIGHTS WILL BE PLACED AT INTERSECTIONS WITHIN PRIVATE STREETS.

STREET WIDTH

STREET WIDTHS ESTABLISHED BY THE MARIPOSA MASTER PLAN INCLUDE THE FOLLOWING:

LOCAL "B" – 28' FACE OF CURB TO FACE OF CURB WITHIN 42' R/W;

CUL-DE-SAC LENGTH AND TURNAROUND

CUL-DE-SAC LENGTHS WITHIN MARIPOSA ARE UNLIMITED AS TO LENGTH. CUL-DE-SAC STREETS SHALL TERMINATE IN A TURNAROUND WITH A MINIMUM RADIUS OF 40' PER ADOPTED MASTERPLAN.

CURBS AND GUTTERS

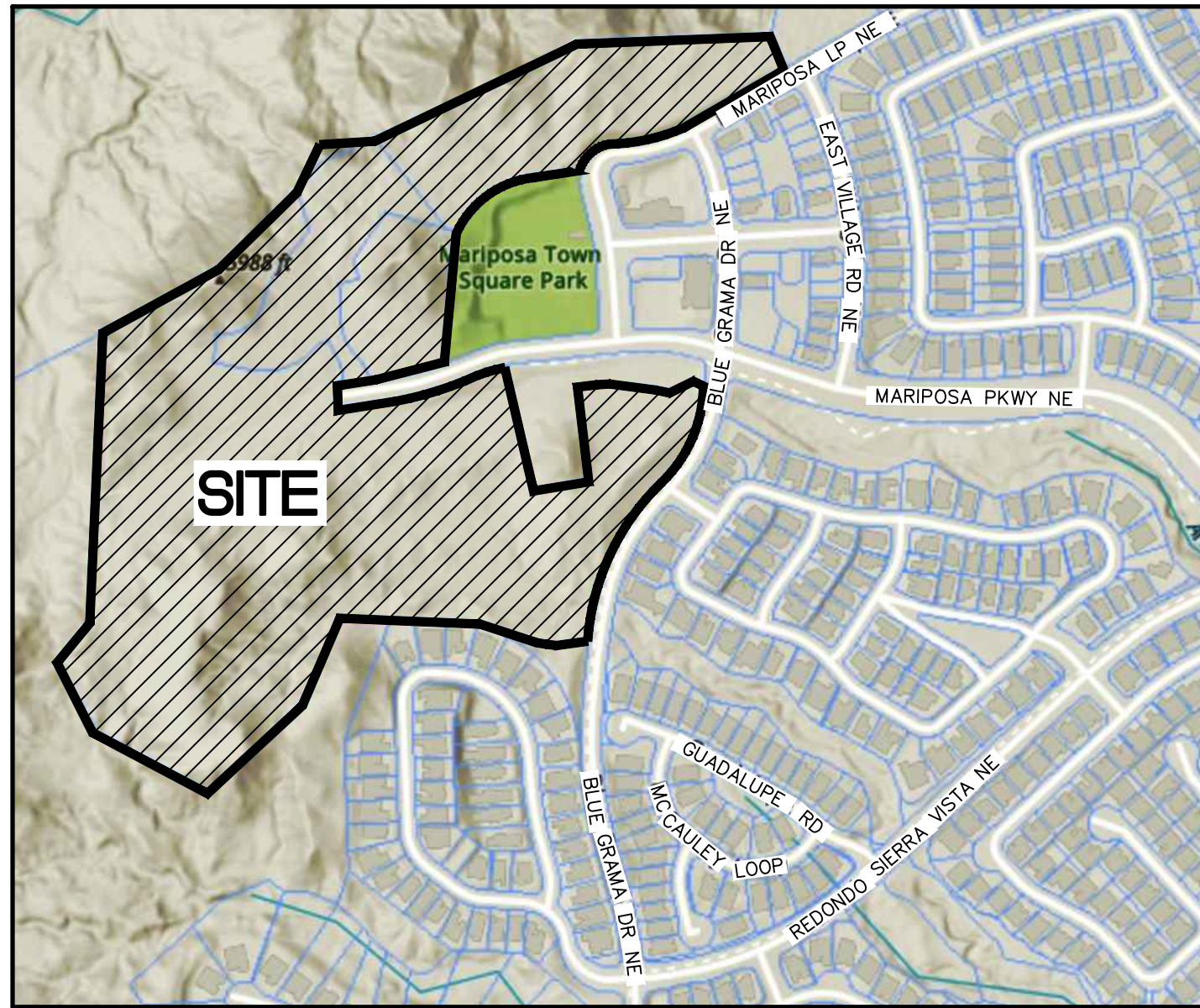
8" CURB AND GUTTER WILL BE USED.

SIDEWALKS, WALKWAYS AND BIKE PATHS

ROADWAYS ARE NOT REQUIRED TO HAVE SIDEWALKS. THERE ARE EXISTING TRAILS WITHIN THE PROPOSED DEVELOPMENT WHICH ARE INTENDED TO REMAIN OR RELOCATED.

LOT GRADING

GRADING WILL BE PROVIDED DURING THE DESIGN OF EACH LOT. CROSS LOT DRAINAGE WILL BE REQUIRED FOR THIS DEVELOPMENT.



Vicinity Map



Indexing Information

Sections 11, 12, 13 and 14, Township 13 North,
 Range 2 East, N.M.P.M.
 Subdivision: Mariposa East
 Owner: Mariposa East LP
 UPC #: 1-012-077-074-032 (Tract 1A-16F)
 1-012-076-025-506 (Tract 1A-16H1)
 1-012-076-027-434 (Tract 1A-16I)
 1-012-076-047-493 (Tract 1A-16G)

Purpose of Plat

1. ELIMINATE LOT LINES AS SHOWN HEREON.
2. GRANT EASEMENTS AS SHOWN HEREON.
3. DEDICATE RIGHT OF WAY TO THE CITY OF RIO RANCHO AS SHOWN HEREON.
4. VACATE EASEMENTS AS SHOWN HEREON.

Notes

1. FIELD SURVEY PERFORMED IN MAY AND JUNE 2025.
2. ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
3. THE PARCELS SHOWN HEREON ARE LOCATED IN SECTIONS 11, 12, 13 AND 14, TOWNSHIP 13 NORTH, RANGE 2 EAST, N.M.P.M..
4. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).
5. SUBDIVISION DATA

NUMBER OF TRACTS REPLATTED:	4
NUMBER OF TRACTS CREATED:	18
NUMBER OF LOTS CREATED:	61
MILES OF ROAD CREATED:	0
ACREAGE IN ROADS:	0
ACREAGE DEDICATED BY THIS PLAT:	0
TOTAL PLATTED ACREAGE:	44.4269 ACRES
6. LOT LINES TO BE ELIMINATED SHOWN HEREON AS.....
7. ALL LOTS SHALL BE ANNEXED INTO AND SUBJECT TO THE CHARTER OF THE MARIPOSA COMMUNITY ASSOCIATION, INC.
8. TRACT 1 SHALL BE OWNED AND MAINTAINED BY THE TERRA ALTO HOA.
9. TRACTS 1 THROUGH XX SHALL BE OWNED AND MAINTAINED BY THE MARIPOSA COMMUNITY ASSOCIATION, INC.
10. TRACT 1A-16G-1 SHALL BE OWNED AND MAINTAINED BY MARIPOSA EAST LP.

Filing Information

STATE OF NEW MEXICO }
 COUNTY OF SANDOVAL } SS
 THIS INSTRUMENT WAS FILED FOR RECORD ON
 ____: ____ AM/PM, _____, 20____
 RECORDED IN VOLUME _____, OF RECORDS OF SAID
 COUNTY, FOLIO _____
 BY: _____
 DEPUTY

**Plat for
 Terra Alto at Mariposa East
 Being Comprised of
 Tracts 1A-16F, 1A-16G, 1A-16I
 and 1A-16H1, and a Portion of
 Mariposa Parkway Right of Way,
 Mariposa East
 City of Rio Rancho
 Sandoval County, New Mexico
 January 2026**

Legal Description

TRACTS 1A-16F, 1A-16G AND 1A-16I, OF MARIPOSA EAST, 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 FEBRUARY 9, 2006, IN MAP VOLUME 3, FOLIO 2632-B (RRE BK. 19, PG. 65-72).
 AND
 TRACT 1A-16H1, PLAT OF TRACTS 3-A & 1A-16H1 MARIPOSA EAST (A REPLAT OF TRACT 3, MARIPOSA AND TRACT 1-A-16H, MARIPOSA EAST), RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO, JULY, 2006, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAID SUBDIVISION FILED IN THE OFFICE OF THE COUNTY CLERK OF SANDOVAL COUNTY, NEW MEXICO ON AUGUST 22, 2006, IN VOLUME 3, FOLIO 2703-B (RRE BK. 19, PG. 119-120).
 AND
 A PORTION OF MARIPOSA PARKWAY RIGHT OF WAY DEDICATED BY PLAT FILED ON FEBRUARY 9, 2006, IN MAP VOLUME 3, FOLIO 2632-B (RRE BK. 19, PG. 65-72).

Documents

1. TITLE COMMITMENT FOR TRACTS 1A-16F, 1A-16I AND 1A-16H-1 PROVIDED BY FIRST AMERICAN TITLE, HAVING FILE NO. 2917655-AL01 AND AN EFFECTIVE DATE OF FEBRUARY 4, 2025.
2. PLAT OF RECORD FOR SUBJECT PROPERTY (TRACTS 1A-16F, 1A-16G & 1A-16I), FILED IN THE SANDOVAL COUNTY CLERK'S OFFICE ON FEBRUARY 9, 2006, IN VOL. 3, FOL. 2632B (RIO RANCHO ESTATES BK. 19, PG. 65-72).
3. PLAT OF RECORD FOR SUBJECT PROPERTIES (TRACT 1A-16H-1), FILED IN THE SANDOVAL COUNTY CLERK'S OFFICE ON AUGUST 22, 2006, IN VOL. 3, FOL. 2703-B (RIO RANCHO ESTATES BK. 19, PG. 119-120).
4. SPECIAL WARRANTY DEED FOR SUBJECT PROPERTIES, FILED IN THE SANDOVAL COUNTY CLERK'S OFFICE ON OCTOBER 31, 2014, IN BOOK 417, PAGE 22736, AS DOC. NO. 2014022736.

Public Approvals

CHAIRMAN OF THE RIO RANCHO PLANNING AND ZONING BOARD
 APPROVED THE _____ DAY OF _____, 20____
 BY: _____
 CHAIRMAN OF THE RIO RANCHO PLANNING AND ZONING BOARD
 CITY CLERK'S CERTIFICATE:
 I, NOEL C. DAVIS, CITY CLERK OF RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON WAS APPROVED ADMINISTRATIVELY BY THE CITY OF RIO RANCHO DEVELOPMENT SERVICES DEPARTMENT ON THE _____ DAY OF _____, 20____.
 BY: _____
 NOEL C. DAVIS, CITY CLERK
 TREASURER'S CERTIFICATE:
 I, JENNIFER A. TAYLOR, TREASURER OF SANDOVAL COUNTY, NEW MEXICO DO HEREBY CERTIFY THAT THE PREVIOUS TEN (10) YEARS PROPERTY TAXES HAVE BEEN PAID IN FULL.
 _____ DATE
 SANDOVAL COUNTY TREASURER

Plat Approvals

THE UTILITY COMPANY SIGNATURES SHOWN HEREON ARE BY AUTHORIZED COMPANY REPRESENTATIVES.

 CITY OF RIO RANCHO

 QWEST CORPORATION D/B/A CENTURYLINK QC

 PNM ELECTRIC

 NEW MEXICO GAS COMPANY

 SPARKLIGHT

 COMCAST

 EZEE FIBER

Jurisdiction Certification

I, BRIAN J. MARTINEZ, A NEW MEXICO REGISTERED, PROFESSIONAL, LAND SURVEYOR DO HEREBY AFFIRM THAT THE PROPERTY DESCRIBED DOES LIE WITHIN THE PLATTING AND SUBDIVISION JURISDICTION OF THE CITY OF RIO RANCHO, NEW MEXICO.

 BRIAN J. MARTINEZ DATE
 N.M.R.P.S. No. 18374



Surveyor's Certificate

I, BRIAN J. MARTINEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY SUPERVISION, AND MEETS THE MINIMUM REQUIREMENTS OF MONUMENTATION AND SURVEYS FOR THE CITY OF RIO RANCHO SUBDIVISION ORDINANCE CHAPTER 155, AND IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

 BRIAN J. MARTINEZ DATE
 N.M.R.P.S. No. 18374



CSI-CARTESIAN SURVEYS INC.
 P.O. BOX 44414 RIO RANCHO, N.M. 87174
 Phone (505) 896-3050 Fax (505) 891-0244
 cartesianbrian@gmail.com

*Plat for
Terra Alto at Mariposa East
Being Comprised of
Tracts 1A-16F, 1A-16G, 1A-16I
and 1A-16H1, and a Portion of
Mariposa Parkway Right of Way,
Mariposa East
City of Rio Rancho
Sandoval County, New Mexico
January 2026*

Free Consent and Dedication

THE SUBDIVISION SHOWN AND DESCRIBED HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) THEREOF. EXISTING AND/OR GRANTED PUBLIC UTILITY EASEMENTS (P.U.E) AS SHOWN HEREON, UNLESS NOTED OTHERWISE, ARE FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUIT AND PIPES FOR UNDERGROUND UTILITIES. SAID UTILITY COMPANIES HAVE THE RIGHT OF INGRESS/EGRESS FOR CONSTRUCTION OF, MAINTENANCE OF AND REPLACEMENT OF SAID UTILITIES INCLUDING THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS WITHIN SAID P.U.E.. SAID OWNERS CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

----- DATE
MICHAEL CECCHINI, MANAGING MEMBER
ECOTERRA DEVELOPMENT, LLC

STATE OF NEW MEXICO }
COUNTY OF } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 20____
BY: MICHAEL CECCHINI, MANAGING MEMBER, ECOTERRA DEVELOPMENT, LLC

BY: _____
NOTARY PUBLIC

MY COMMISSION EXPIRES _____

Free Consent and Dedication

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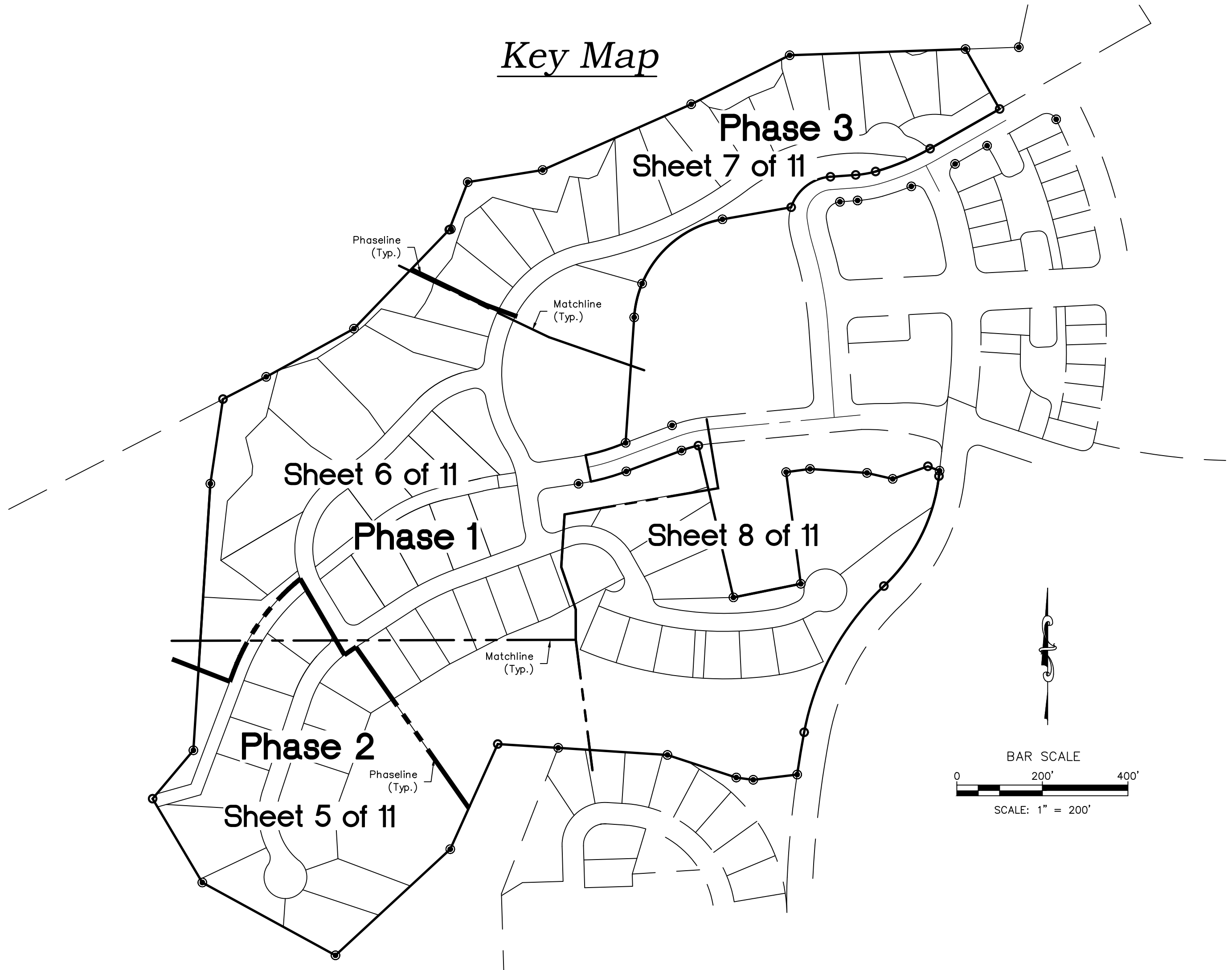
----- DATE
MARIPOSA EAST, LP
AN ARIZONA LIMITED PARTNERSHIP
BY: ABQ-HV1 PARTNERS, LLLP, ITS GENERAL PARTNER
BY: HARVARD VENTURES, INC. ITS MANAGER
ROGER THEIS, AUTHORIZAED REPRESENTATIVE

STATE OF NEW MEXICO }
COUNTY OF } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 20____
BY: ROGER THEIS, AUTHORIZAED REPRESENTATIVE, MARIPOSA EAST, LP

BY: _____
NOTARY PUBLIC

MY COMMISSION EXPIRES _____



CSI-CARTESIAN SURVEYS INC.
P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896 - 3050 Fax (505) 891 - 0244
cartesianbrian@gmail.com

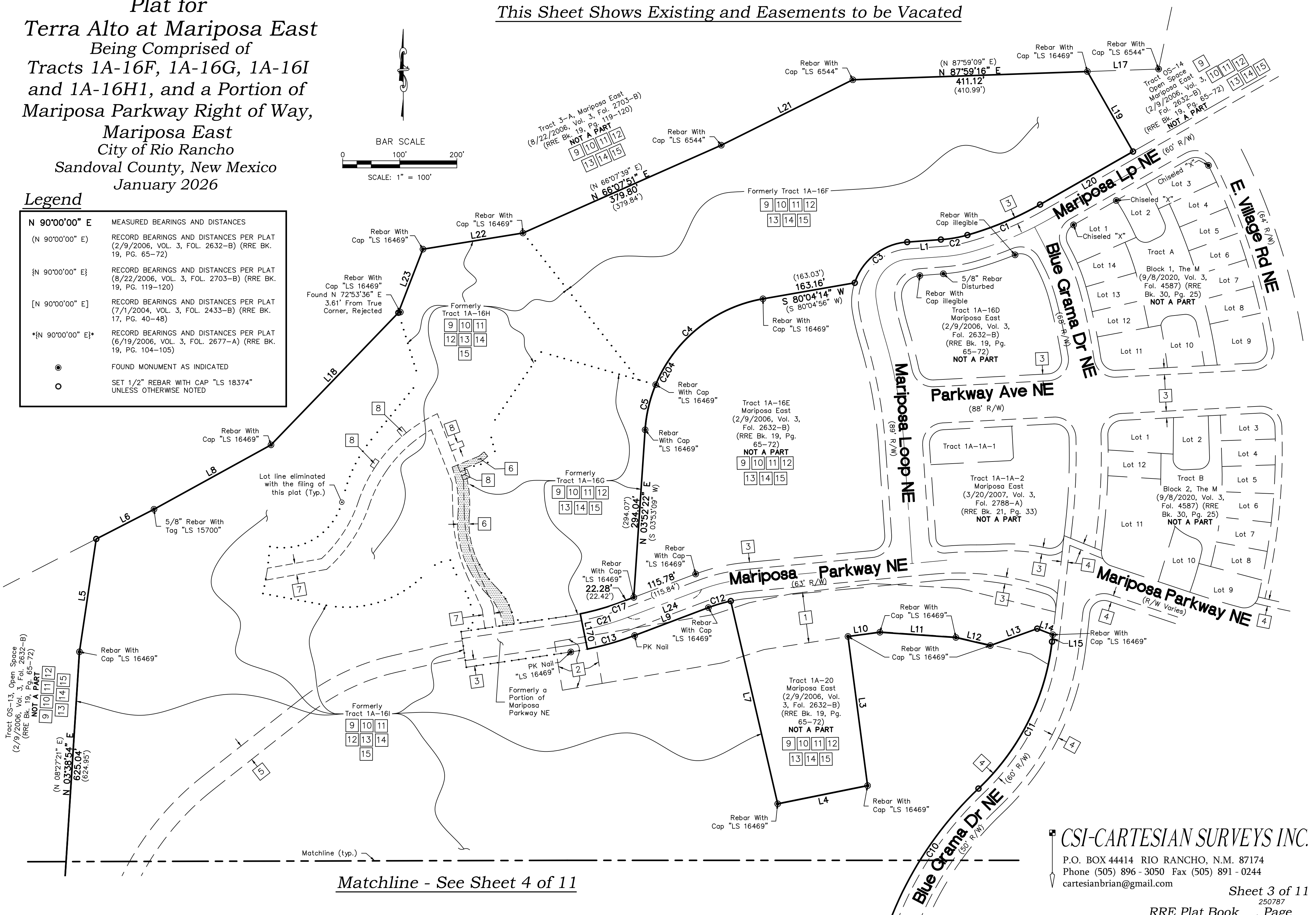
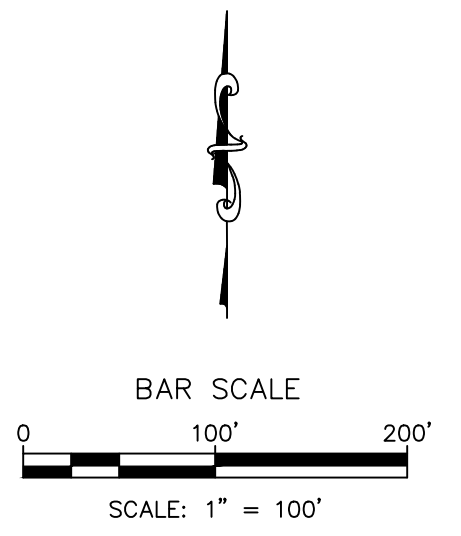
Sheet 2 of 11
250787
RRE Plat Book __, Page __

**Plat for
Terra Alto at Mariposa East**
Being Comprised of
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Mariposa Parkway Right of Way,
Mariposa East
City of Rio Rancho
Sandoval County, New Mexico
January 2026

This Sheet Shows Existing and Easements to be Vacated

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (2/9/2006, VOL. 3, FOL. 2632-B) (RRE Bk. 19, Pg. 65-72)
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES PER PLAT (8/22/2006, VOL. 3, FOL. 2703-B) (RRE Bk. 19, Pg. 119-120)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PER PLAT (7/1/2004, VOL. 3, FOL. 2433-B) (RRE Bk. 17, Pg. 40-48)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PER PLAT (6/19/2006, VOL. 3, FOL. 2677-A) (RRE Bk. 19, Pg. 104-105)
●	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED



Matchline - See Sheet 4 of 11

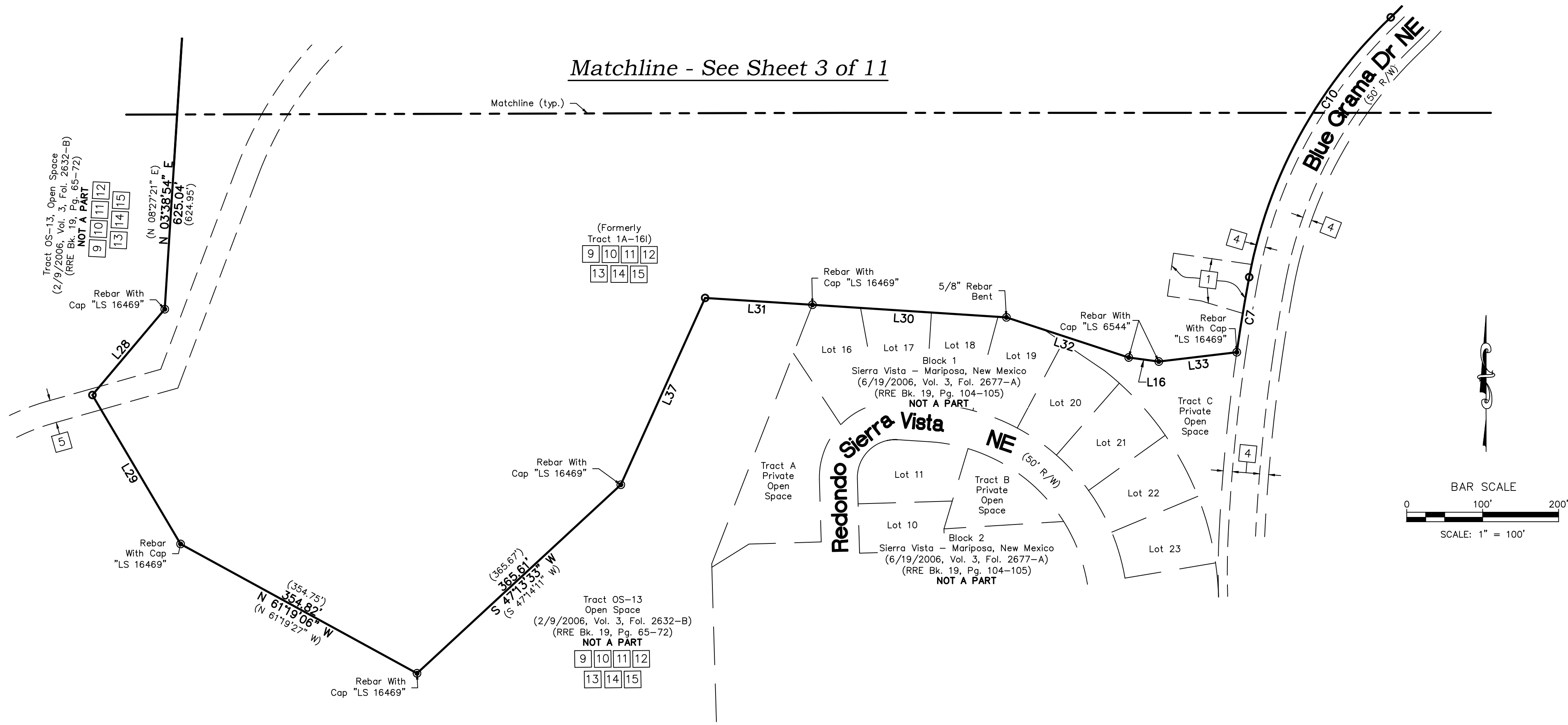
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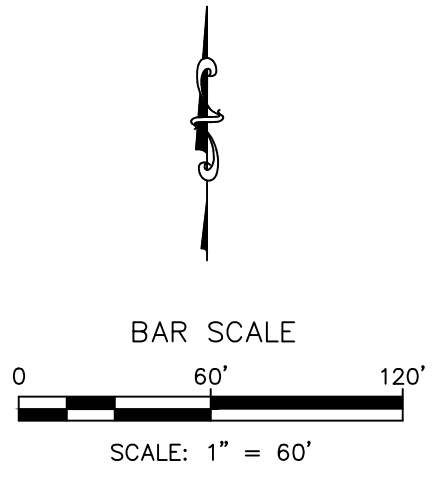
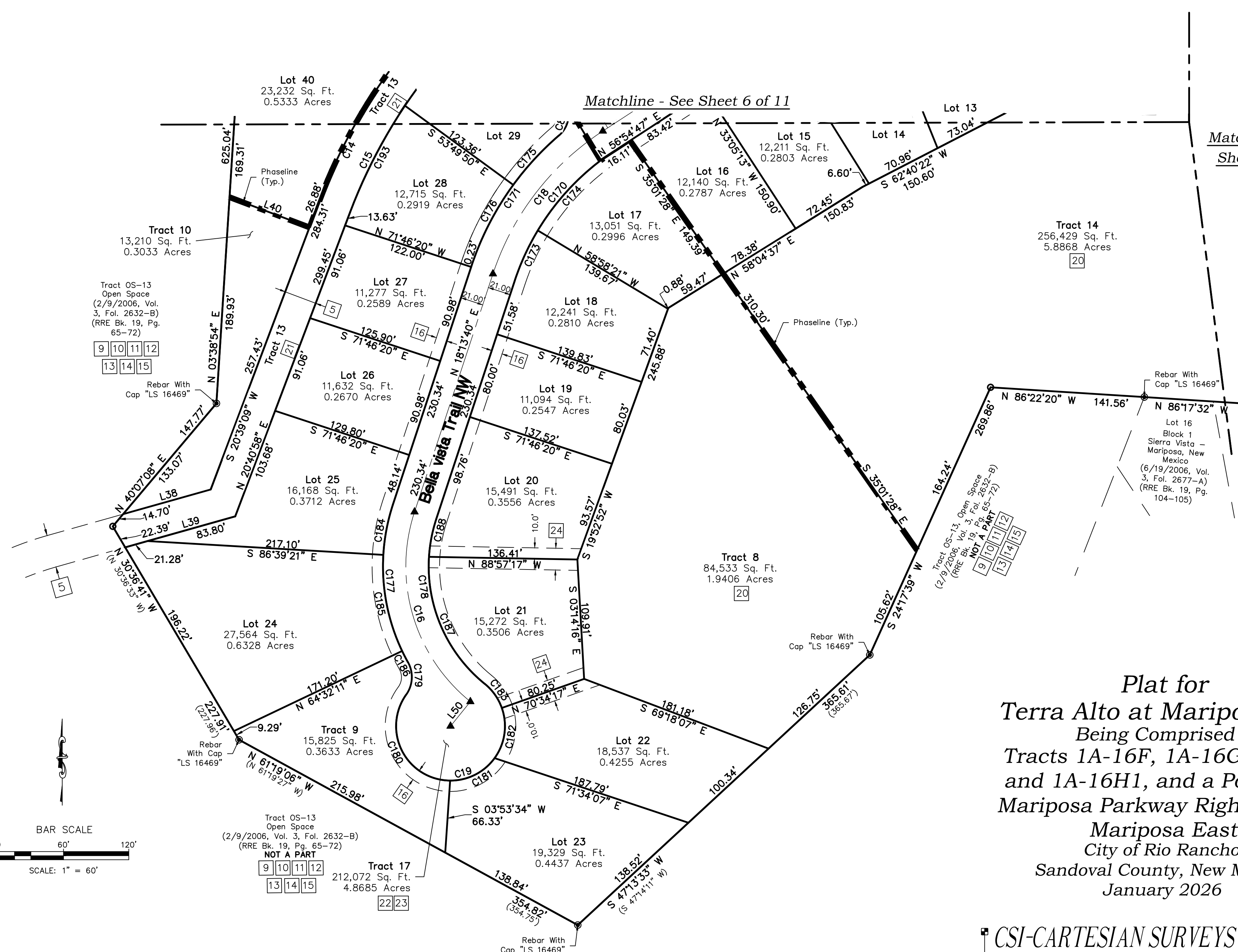
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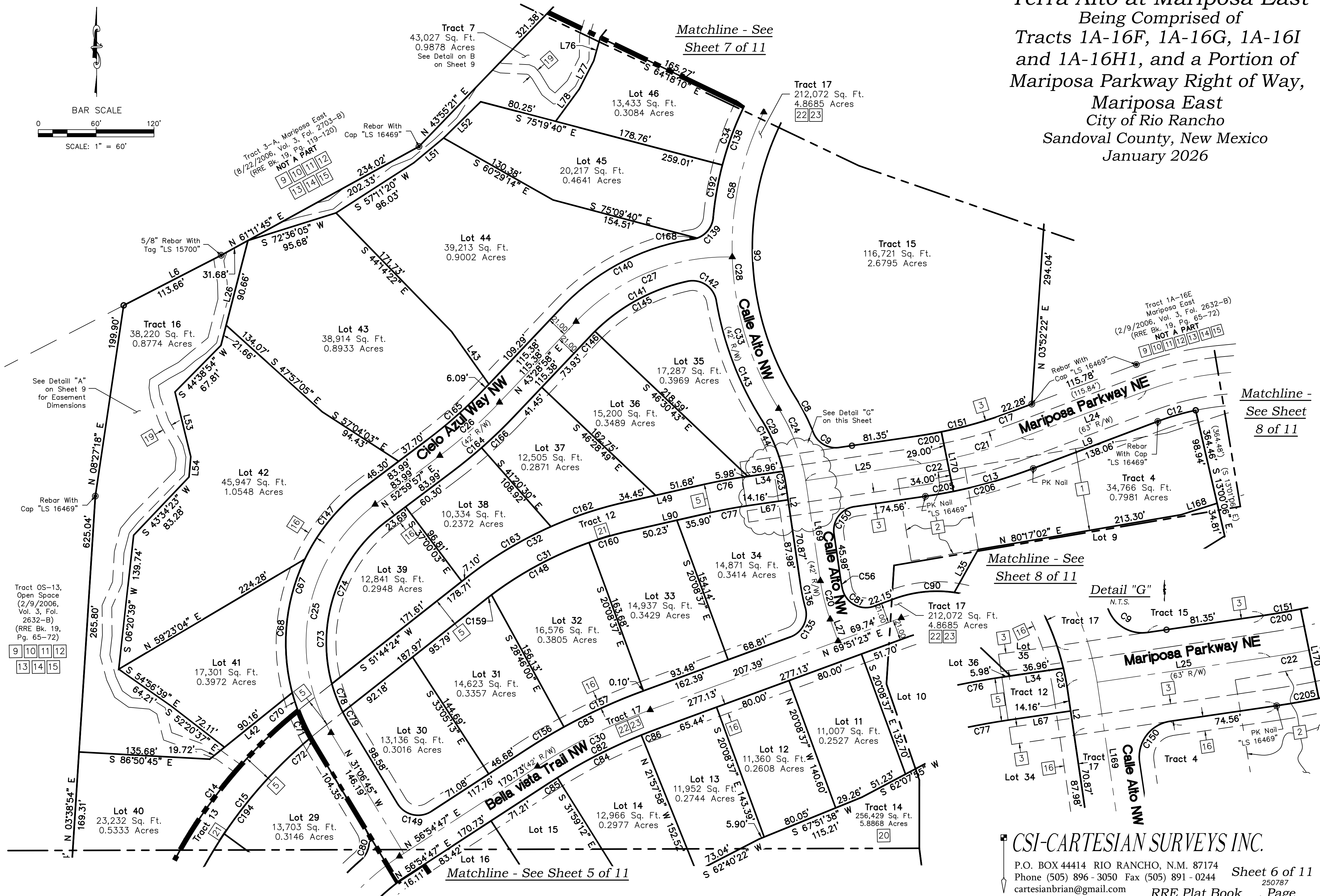
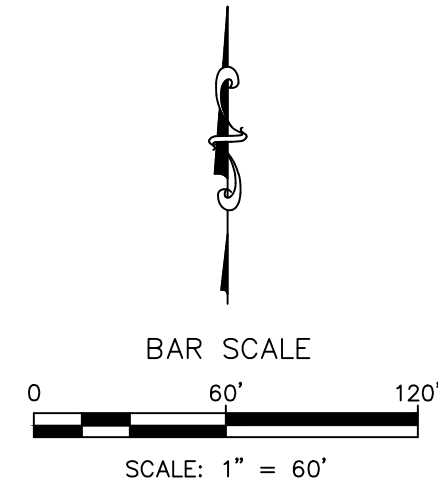




Plat for
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 cartesianbrian@gmail.com
 Sheet 5 of 11
 250787
 RRE Plat Book __, Page __

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 January 2026



Tract 05-13,
 Open Space
 (2/9/2006,
 Vol. 3, Fol.
 2632-B)
 (RRE Bk. 19,
 Pg. 65-72)
 9 10 11 12
 13 14 15

Tract 3-A, Mariposa East
 (8/22/2006, Vol. 3, Fol. 2703-B)
 (RRE Bk. 19, Pg. 119-120)
 NOT A PART
 9 10 11 12
 13 14 15

Tract 1A-16E
 Mariposa East
 (2/9/2006, Vol. 3, Fol. 2632-B)
 (RRE Bk. 19, Pg. 65-72)
 NOT A PART
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Matchline -
 See Sheet
 8 of 11

Matchline - See
 Sheet 8 of 11

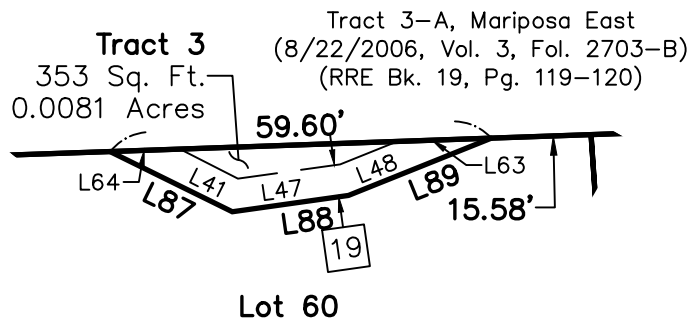
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Matchline - See Sheet 5 of 11

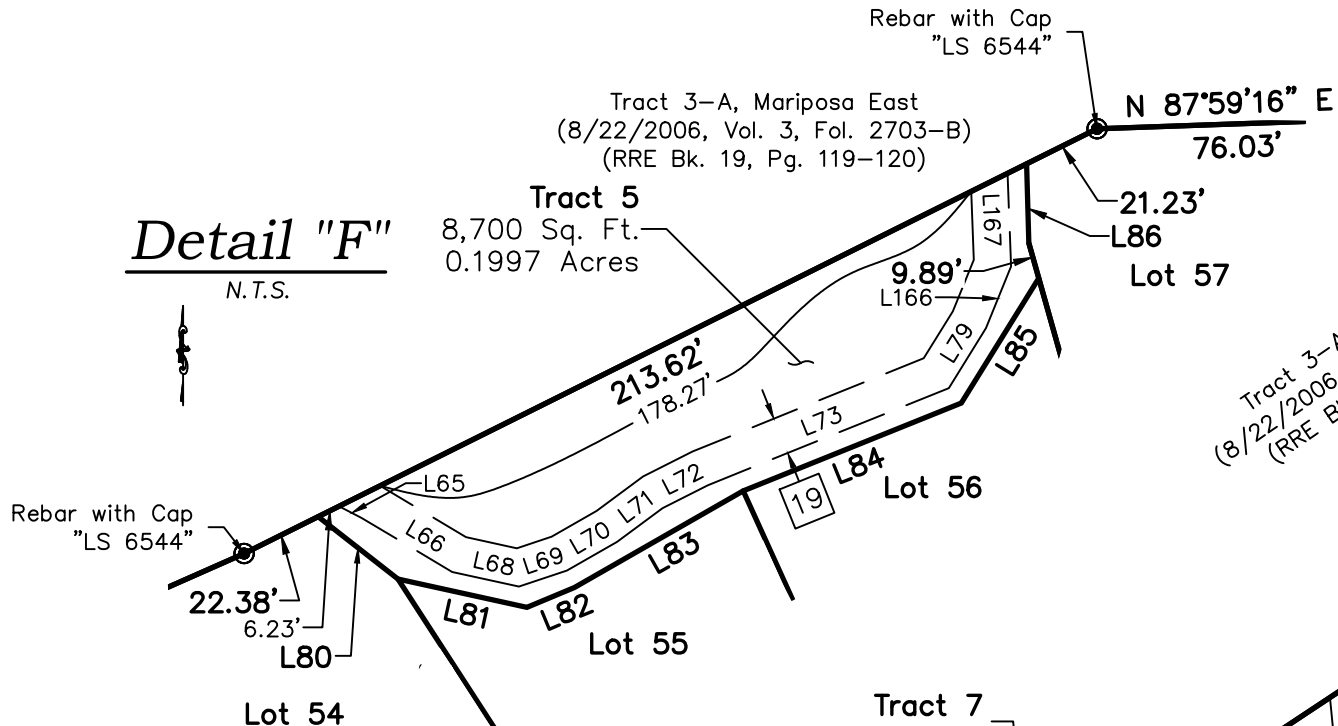
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 Sheet 6 of 11
 250787
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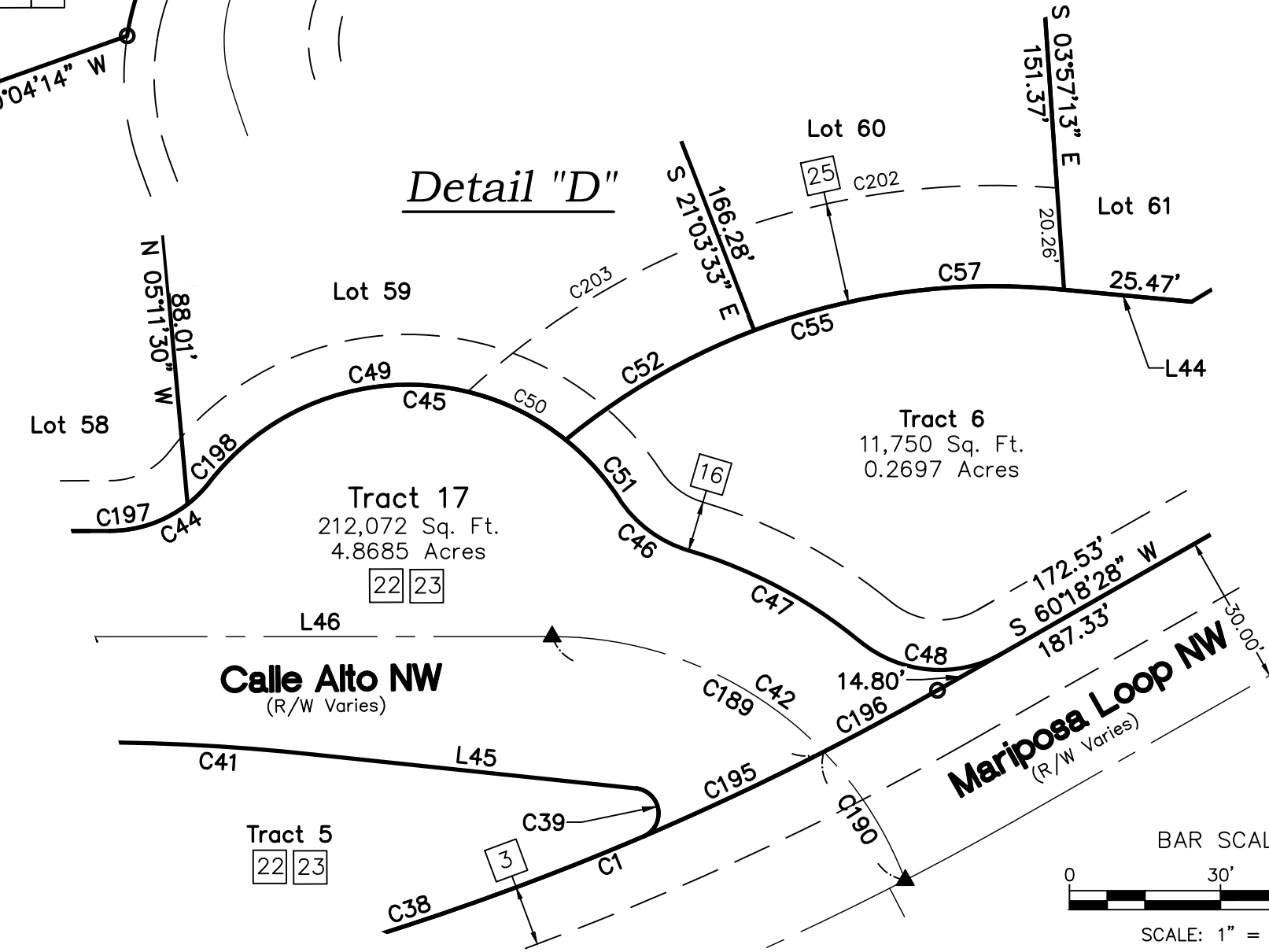
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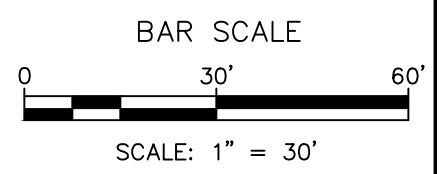
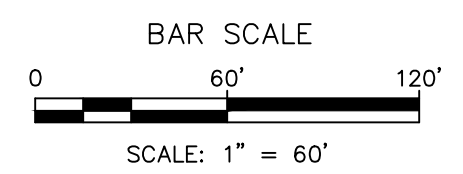
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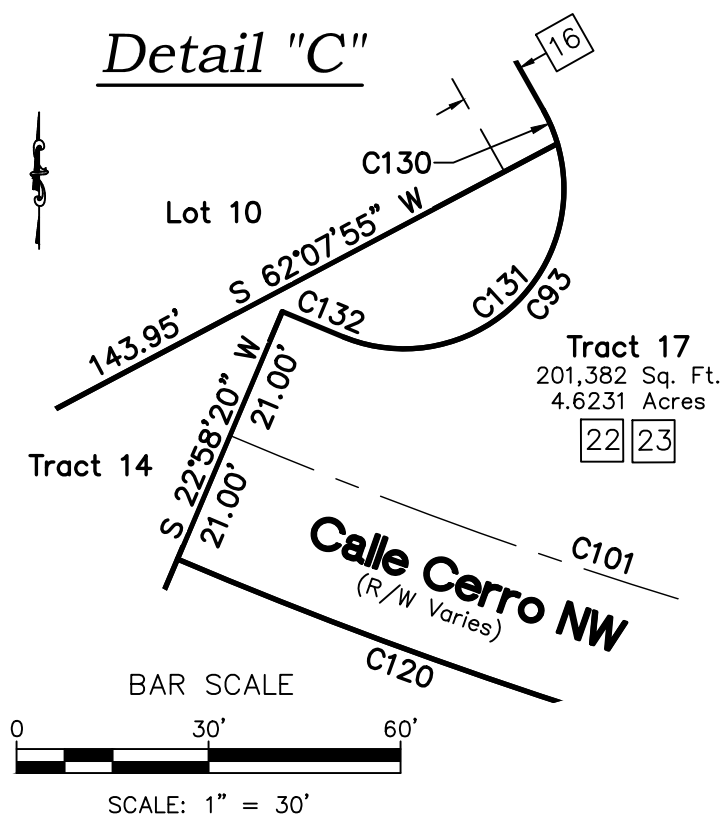
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Matchline - See
Sheet 6 of 11



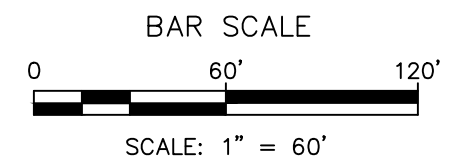
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Sheet 6 of 11

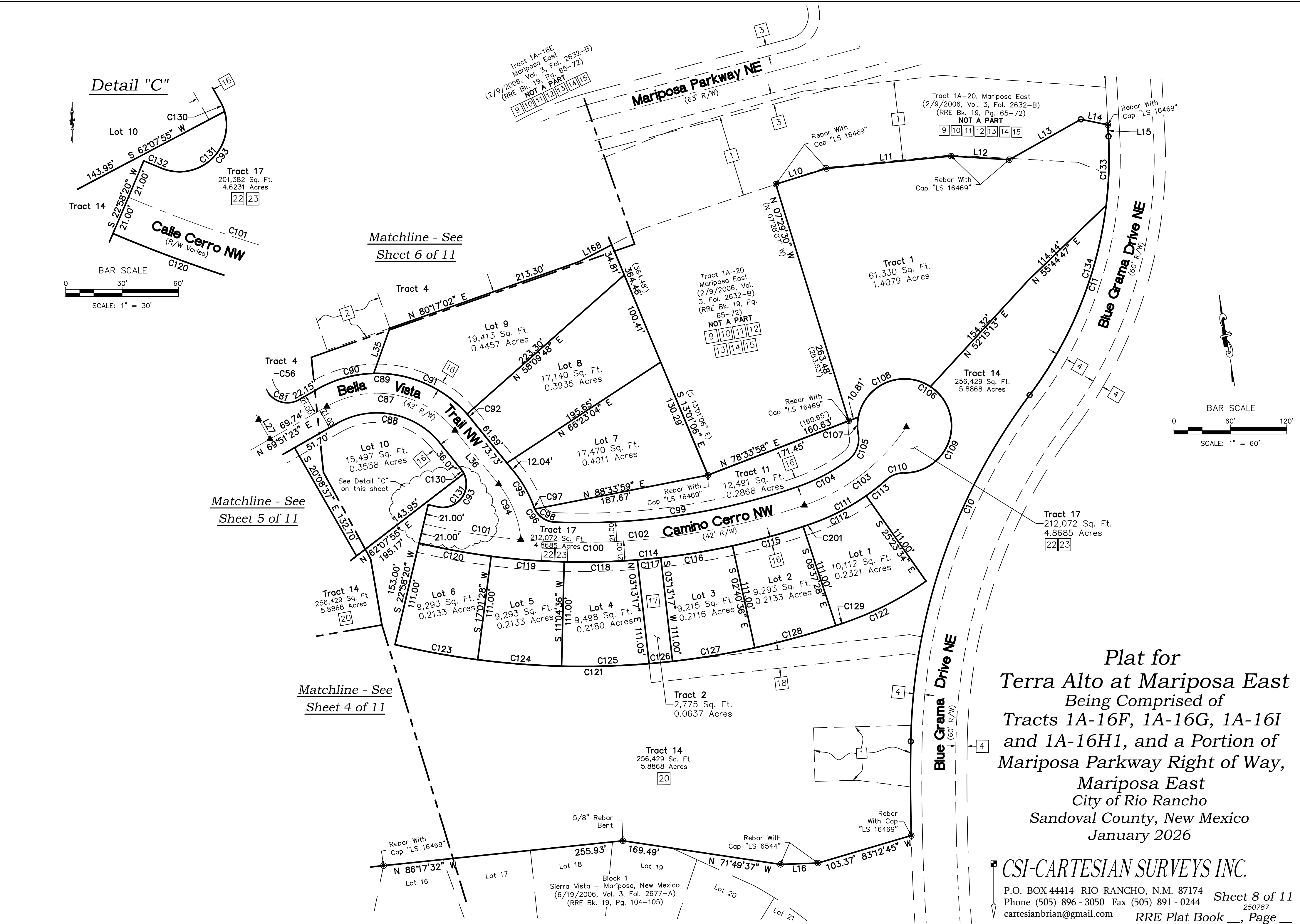
Matchline - See
Sheet 5 of 11

Matchline - See
Sheet 4 of 11



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Mariposa East
City of Rio Rancho
Sandoval County, New Mexico
January 2026**

CSI-CARTESIAN SURVEYS INC.
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250787
RRE Plat Book __, Page __



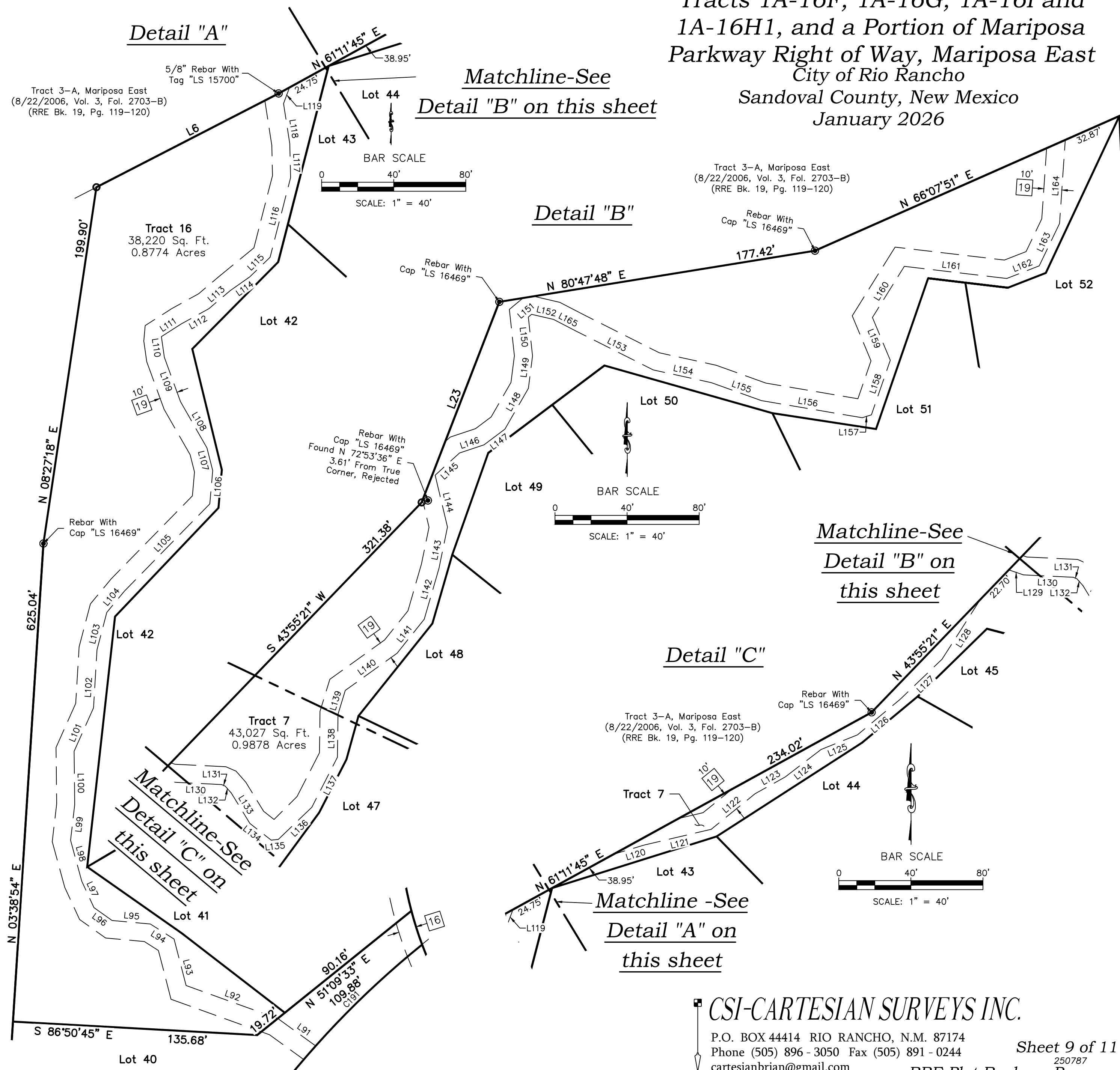
Easement Notes

- 1 EXISTING PUBLIC DRAINAGE EASEMENT GRANTED TO SSCAFCA (12/15/2004, BK. 407, PG. 39898, DOC. NO. 200439898) AND AS SHOWN ON PLATS (7/1/2004, VOL. 3, FOL. 2433-B) (RRE BK. 17, PG. 40-48) AND (2/9/2006, VOL. 3, FOL. 2632-B) (RRE BK. 19, PG. 65-72)
- 2 EXISTING PUBLIC DRAINAGE EASEMENT GRANTED TO SSCAFCA AND MARIPOSA COMMUNITY ASSOCIATION (2/9/2006, VOL. 3, FOL. 2632-B) (RRE BK. 19, PG. 65-72)
- 3 EXISTING 12' P.U.E. (2/9/2006, VOL. 3, FOL. 2632-B) (RRE BK. 19, PG. 65-72)
- 4 EXISTING 12' P.U.E. (7/1/2004, VOL. 3, FOL. 2433-B) (RRE BK. 17, PG. 40-48)
- 5 EXISTING 30' PUBLIC WATERLINE AND REUSE WATER EASEMENT GRANTED TO THE CITY OF RIO RANCHO (2/9/2006, VOL. 3, FOL. 2632-B) (RRE BK. 19, PG. 65-72)
- 6 EXISTING 20' P.U.E. (2/9/2006, VOL. 3, FOL. 2632-B) (RRE BK. 19, PG. 65-72) SHOWN HEREON AS VACATED WITH THE FILING OF THIS PLAT
- 7 EXISTING 20' PUBLIC WATERLINE EASEMENT GRANTED TO THE CITY OF RIO RANCHO (2/9/2006, VOL. 3, FOL. 2632-B) (RRE BK. 19, PG. 65-72) VACATED WITH THE FILING OF THIS PLAT
- 8 EXISTING 10'-15' PUBLIC WATERLINE EASEMENT (8/22/2006, VOL. 3, FOL. 2703-B) (RRE BK. 19, PG. 119-120) VACATED WITH THE FILING OF THIS PLAT
- 9 EXISTING BLANKET EASEMENT FOR INGRESS AND EGRESS OVER THE COMMON AREAS FOR THE ENJOYMENT, USE, ACCESS, AND DEVELOPMENT OF THE PROPERTY (12/23/2004, BK. 407, PG. 41052, DOC. NO. 200441052) (5/3/2005, BK. 408, PG. 15690, DOC. NO. 200515690) (7/8/2005, BK. 409, PG. 25022, DOC. NO. 200525022) PORTION VACATED WITHIN TRACTS 1A-16F, 1A-16G, 1A-16H AND 1A-16I WITH THE FILING OF THIS PLAT
- 10 EXISTING RECIPROCAL APPURTENANT EASEMENTS OF ENCROACHMENT, AND FOR MAINTENANCE OF AND USE OF ANY PERMITTED ENCROACHMENT OF ANY IMPROVEMENTS WITHIN AN ADJOINING UNIT OR PROPERTY (12/23/2004, BK. 407, PG. 41052, DOC. NO. 200441052) PORTION VACATED WITHIN TRACTS 1A-16F, 1A-16G, 1A-16H AND 1A-16I WITH THE FILING OF THIS PLAT
- 11 EXISTING PERPETUAL NON-EXCLUSIVE EASEMENT FOR THE INSTALLATION, MAINTENANCE AND INSPECTIONS OF ALL UTILITY SERVICE LINES AND STRUCTURES, BLANKET IN NATURE (12/23/2004, BK. 407, PG. 41052, DOC. NO. 200441052) PORTION VACATED WITHIN TRACTS 1A-16F, 1A-16G, 1A-16H AND 1A-16I WITH THE FILING OF THIS PLAT
- 12 EXISTING EASEMENT FOR THE MAINTENANCE, EMERGENCY AND ENFORCEMENT OF ALL UNITS WITHIN MARIPOSA ALLOWING THE ASSOCIATION TO ACCESS AND REPAIR AND MAINTAIN SUCH UNITS (12/23/2004, BK. 407, PG. 41052, DOC. NO. 200441052) PORTION VACATED WITHIN TRACTS 1A-16F, 1A-16G, 1A-16H AND 1A-16I WITH THE FILING OF THIS PLAT
- 13 EXISTING PERPETUAL EASEMENT FOR INSTALLATION, MAINTENANCE, AND REPAIR OF SOLAR POWER EQUIPMENT UPON, ACROSS, OVER, AND UNDER MARIPOSA PROPERTIES (12/23/2004, BK. 407, PG. 41052, DOC. NO. 200441052) VACATED WITH THE FILING OF THIS PLAT
- 14 EXISTING EASEMENT FOR CROSS-LOT/UNIT-DRAINAGE (12/23/2004, BK. 407, PG. 41052, DOC. NO. 200441052) PORTION VACATED WITHIN TRACTS 1A-16F, 1A-16G, 1A-16H AND 1A-16I WITH THE FILING OF THIS PLAT
- 15 EXISTING EASEMENT FOR PERIMETER WALLS OR FENCES WITHIN THE MARIPOSA PROPERTIES FOR THE MAINTENANCE, REPAIR AND INSTALLATION OF SUCH WALLS (12/23/2004, BK. 407, PG. 41052, DOC. NO. 200441052) PORTION VACATED WITHIN TRACTS 1A-16F, 1A-16G, 1A-16H AND 1A-16I WITH THE FILING OF THIS PLAT
- 16 10' P.U.E. GRANTED WITH THE FILING OF THIS PLAT
- 17 25' PUBLIC STORM DRAIN AND PUBLIC SANITARY SEWER EASEMENT GRANTED TO THE CITY OF RIO RANCHO WITH THE FILING OF THIS PLAT
- 18 20' PUBLIC SANITARY SEWER EASEMENT GRANTED TO THE CITY OF RIO RANCHO WITH THE FILING OF THIS PLAT
- 19 10' PUBLIC TRAIL EASEMENT GRANTED TO THE MARIPOSA COMMUNITY ASSOCIATION WITH THE FILING OF THIS PLAT
- 20 PUBLIC DRAINAGE EASEMENT, BLANKET IN NATURE, GRANTED TO THE CITY OF RIO RANCHO WITH THE FILING OF THIS PLAT
- 21 PUBLIC TRAIL EASEMENT, BLANKET IN NATURE, GRANTED TO THE MARIPOSA COMMUNITY ASSOCIATION WITH THE FILING OF THIS PLAT
- 22 PUBLIC WATERLINE, PUBLIC SANITARY SEWER AND PUBLIC STORM DRAIN EASEMENT, BLANKET IN NATURE, GRANTED WITH THE FILING OF THIS PLAT
- 23 PRIVATE PEDESTRIAN AND VEHICULAR ACCESS EASEMENTS BENEFITTING HOMEOWNER'S AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION GRANTED WITH THE FILING OF THIS PLAT
- 24 PUBLIC STORM DRAIN EASEMENT GRANTED WITH THE FILING OF THIS PLAT

Easement Notes, continued

- 25 20' PRIVATE ACCESS EASEMENT FOR THE USE AND BENEFIT OF LOTS 59-61 AND TO BE MAINTAINED BY THE OWNERS OF SAID LOTS

Plat for
Terra Alto at Mariposa East
 Being Comprised of
Tracts 1A-16F, 1A-16G, 1A-16I and
1A-16H1, and a Portion of Mariposa
Parkway Right of Way, Mariposa East
 City of Rio Rancho
 Sandoval County, New Mexico
 January 2026





To: Amy Rincon, Director of Development Services
From: Liz Ruiz Carlos, Municipal Planner II
CC: Brian Babyak, Planning Manager
Date: January 13, 2026
Re: Site Plan Approval for Terra Alto at Mariposa

The Mariposa East Mixed Use Activity Center Master Plan Design Guidelines (Attachment I) and Development Guidelines require Site Plan approval for development in the MU-A Zoning District "Per the City of Rio Rancho requirements, the City Director of Development will approve the site plans." These guidelines are included in the Mariposa Master Plan. Ordinance No. 92 Enactment No. 07-90 created an overlay zone that specified development shall occur per the Mariposa Master Plan.

A Site Plan was submitted for Mariposa East, Tract 1A-16I, 1A-16H1, 1A-16F, and 1A16G. The subject area wraps around the Mariposa Town Square. This Site Plan is for a single-family home development and private park. A Site Plan was previously approved on October 24, 2025. In conjunction with the previously approved Site Plan submittal, a Preliminary Plat (Application No. 25-210-00009) for Terra Alto at Mariposa was also submitted and reviewed. The plat was ultimately withdrawn and a new preliminary plat will be submitted at a later time.

Attachment II is the Site Plan submittal package for Terra Alto for review and approval. The subject property consists of 41.2 acres, and the Site Plan denotes 61 residential lots, for an overall density of 1.45 units per acre. The lots will feature 1800-2800sf building footprints. The Site Plan also denotes a private HOA park that will include tennis/pickleball courts and a patio building that includes a lounge/kitchen and restroom. The development is intended to be developed in two phases, with Phase 1 featuring 33 lots and Phase 2 featuring 28 lots.

Access to the preserve and to Antlion Trail will be from Old Ranch Trail. The back property lines are now located a minimum of 10' from the trail, and homes adjacent to the trail will feature a 15' setback from the property line.

The Site Plan has been reviewed by staff. Staff finds that the proposed lot configurations, setbacks, and landscaping meet the requirements of Rio Rancho

Code of Ordinances Chapter 154 Planning and Zoning. Staff recommends approval of the Site Plan.

Attachment I: Mariposa East Mixed Use Activity Center Master Plan Design Guidelines

Attachment II: Site Plan Submittal Package for Terra Alto



**DEVELOPMENT SERVICES DEPARTMENT
CITY OF RIO RANCHO, NEW MEXICO
FINDINGS OF FACT**

APPROVAL OF A REQUEST FOR SITE PLAN APPROVAL FOR TERRA ALTO AT MARIPOSA (MARIPOSA EAST, TRACT 1A16H1, 1A16F, 1A16I, and 1A16G).

**Applicant: ECOTerra Development, LLC
Agent: Consensus Planning, Inc.**

THIS MATTER, having come before the Development Services Department of the City of Rio Rancho, New Mexico, the Development Services Director having taken evidence and considered the merits, has determined and found:

General Findings of Fact:

1. The submitted Site Plan submittal package for Terra Alto (included as Attachment II) complies with the requirements of the Mariposa East Mixed Use Activity Center Master Plan Design Guidelines.
2. The Site Plan meets the requirements of Rio Rancho Code of Ordinances (R.O. 2003) Chapter 154 Planning and Zoning.
3. The intent of including an amenity center and a private park is to create a mix of uses.

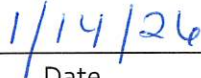
Specific Findings of Fact for Approval of the request:

1. The Development Services Director has the authority to approve the Site Plan per the Mariposa East Mixed Use Activity Center Master Plan Design Guidelines, adopted by Ordinance No. 92 Enactment No. 07, an overlay zone specifying that development shall occur per the Mariposa Master Plan.
2. The applicant has the authority to request site plan approval.
3. Plats must meet Chapter 155 standards, including, but not limited to construction plans for grading and drainage, and utilities.

THEREFORE, the application for site plan approval **is APPROVED** by the Development Services Director of the City of Rio Rancho on January 13, 2026, subject to the conditions, restrictions and stipulations specified above.



Amy Rincon, Development Services Director



Date



MARIPOSA

New Mexico

A High Desert Community

MARIPOSA EAST

MIXED USE ACTIVITY CENTER

MASTER PLAN DESIGN AND DEVELOPMENT
GUIDELINES

INTRODUCTION TO MARIPOSA

A resource as precious as the land which comprises Mariposa demands the utmost sensitivity. Years of exacting analysis, planning, design and exhaustive review were applied to determine the feasibility of integrating an active community within this delicate desert ecosystem.

The mandate set for Mariposa is to achieve "sustainable development." Sustainable development is a concept defined by the United Nations Commission of the Environment as achieving stability for both physical and social systems by meeting the needs of current generations without compromising the ability of future generations to fulfill their needs.

At Mariposa sustainability means design and construction in ways that are intended to preserve the resources, ecosystem and natural beauty of the property. Development will respect nature. A large percentage of the land will remain untouched in order that the rich habitats for plants and animals may continue to thrive. Most arroyos will remain in their natural state with only the vegetation enhanced to increase the wildlife habitat.

Conservation systems are designed to yield improved quality of life and sustainability. Water harvesting, use of treated effluent for all common area irrigation and conservation goals will contribute to a continuing and plentiful supply of quality water. The application of design shall strive to enhance the visual and air quality at Mariposa through sensitive siting of homes and buildings, landscaping, use of lighting and construction standards. In addition, an extensive network of trails and pedestrian connections are planned to encourage fewer automobile trips within the community.

Preserving the Vision

The mixed use area will be governed by several documents, which include the Community Design Standard (“Design Standards”) and The Design and Development Guidelines for Mariposa East Activity Center District (“District Guidelines”).

The purpose of the Design Standards is to provide developers with suggestions and requirements, to help them understand the requirements, best practices and development process in Mariposa. The objective is to create a community that is livable, sustainable and preserves the vision of Mariposa. The prescription for designing and building a community, which will truly be sustainable, are set forth in the Design Standards and in these District Guidelines. These criteria are provided as a starting point for developers and High Desert Investment Corporation (“High Desert”) to collaborate in preserving the vision for this remarkable community. Our goal is to make Mariposa one of the most desirable places to live in the Southwest — a community that balances the needs of the homeowner with a concern for the future of environment.

These District Guidelines may be amended from time to time by High Desert; provided, however, any amendments to the guidelines shall be subject to and shall not be effective without, the prior approval of the City Development Director, or the Planning and Zoning Commission, should the director so determine.

Role of High Desert

High Desert is the creator of the 1000-acre, award winning sustainable community of High Desert, located the northeast side in Albuquerque, adjacent to the Cibola National Forest and Sandia Mountain Wilderness, as well as Mariposa.

High Desert's approach to the development of land reflects commitment to community and deep concern for the environment. High Desert intends to make a major contribution to the quality-of-life in Rio Rancho and the surrounding region by continuing to set the standard for sustainable and sound planning and development.

Mariposa Master Plan and Development Agreement

Upon meeting the applicable goals of the 1991 Comprehensive Plan and the Vision 2020 Plan, the Mariposa Master Plan was adopted by the City of Rio Rancho on February 13, 2002. Shortly thereafter, the Mariposa Development Agreement was executed which, among other things, clearly states that the Master Plan shall serve as a guide for the zoning and development of the entire property. The Master Plan includes a Mixed Use area in Mariposa East, which is subject to these Guidelines.

Mariposa East Mixed Use Activity Center District

The Mariposa East Mixed Use Activity Center District is comprised of approximately 59 acres located at the western end of Mariposa Parkway. It is zoned MU-A and is classified as a Community Center under Section 9-1-31-F of the Rio Rancho Zoning Ordinance. This document is the Design and Development Guidelines for the Mariposa East Activity Center District ("District Guidelines") and once approved by the City these along with the "Master Plan", as defined in the MU-A zone, will be used as the guide of development of this area. High Desert will review and approve any site development plans prior to the submittal to the City. Per the City of Rio Rancho requirements, the City Director of Development will approve the site plans.

There are several "districts" within the Mariposa East Mixed Use Activity Center District, as shown on the attached exhibit titled district map, that have different requirements as listed in these District Guidelines and they are as follows:

Town Center - approximately seven acres located at the northwest corner of Mariposa Parkway and Academy Road.

Public Park - just west of the *Town Center*

Community Center - just west of the *public park*

General Mixed Use - the remaining MU-A zoned property

The intent of the MU-A classification in Mariposa is to:

1. Encourage a greater intensity of development in order to attract the people and commerce necessary to create a vibrant and diverse urban center;
2. Encourage a blending of residential, civic, commercial and office uses that will trade horizontal distance for a vertical mixture of uses;
3. Encourage a mixture of service and employment uses so that residents will have the opportunity to work as well as shop and play within walking distance from their houses, and
4. Encourage planning, design and detailing that reflects the needs of pedestrians, establishes multi-modal circulation opportunities, and creates memorable civic spaces.

Land Uses

Under the definition of a Community Center in the Mixed Use Activity zoning the following uses are permitted.

Residential (Multifamily and Single family)

Commercial:

- Bed and Breakfast Inns

- Boarding or rooming houses

- Clubhouses or buildings for fraternal organizations and non-profit organizations

- Hotels

Retail Sales of the following goods, provided there is no outside storage or activity except for parking:

- Arts and crafts objects, supplies, plus their incidental creation

- Books, magazines, newspapers, and stationery

- Cosmetics, notions and hobbies supplies

- Drugs, medical supplies

- Flowers and plants

- Food and drink for consumption on premise or off, but not drive in restaurants

- Jewelry

Services:

- Barber and beauty

- At home day care, day-care centers and nursery schools

- Dry cleaning station (no processing) and self service laundry

- Instruction in dance, arts or crafts

- Interior Decorating

- Photography

- Repair Shops including automobiles

Undertaking Establishments

Neighborhood gasoline Stations

Stalls or merchandize stands for outdoor sale of goods at street front

Offices:

Businesses and professional offices consistent in use and scale with the purpose, goals and objectives of the Mixed Use District

Research and development excluding those that could be a nuisance or hazard to the surrounding neighborhood

Medical Complexes, professional offices associated with medical complexes

Veterinarians with overnight kenneling facilities for medical purposes only (no boarding kennels)

Civic, Religious and municipal uses

- Libraries, public parks and village squares

- Churches

- Schools

- Public Utilities, provided they are located underground

- Parking Structures

Conditional Uses:

Attachment I

Temporary structures and enclosures used in construction of a building and used for storage of equipment and material. Such structures must be removed after the specific construction project is completed and not to remain in the premises for more than one month after completions.

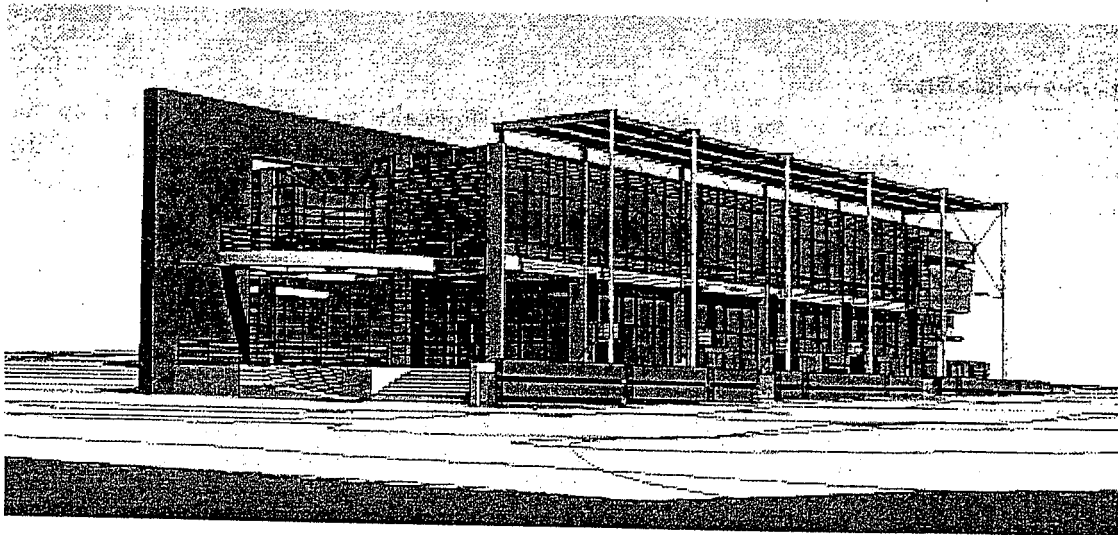
Storage, limited to self-storage units and storage of vehicles, which are behind a wall and not visible from the surrounding neighborhood.

Restaurants with a drive-in facility for take out orders.

Architecture

In many places, major buildings such as a county courthouse or church serve as focal points of the community. Because of the activities they accommodate and their importance to public life, these buildings are often of finer materials and/or receive a higher level of attention to architectural design than other buildings.

While a high level of design is encourage in all buildings, in Mariposa East the Community Center, designed by Antoine Predock and the Town Center buildings, designed by Bill Sabatini, of Dekker, Perish, Sabatini, should be considered icon buildings and are designed to set the tone for the mixed use area as well as the entire community. These building will be constructed early in the development phasing to encourage outstanding architecture throughout the community.

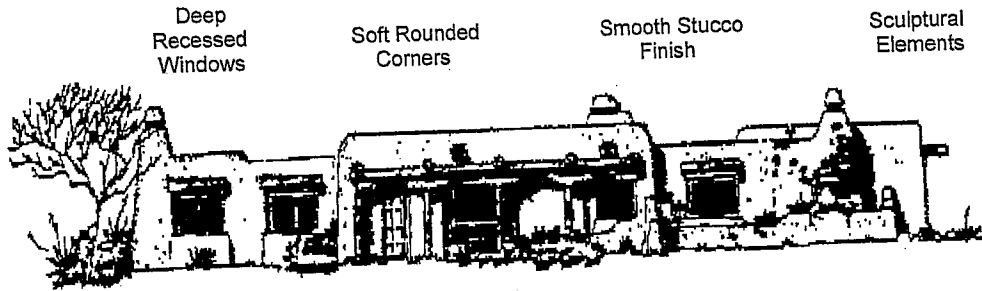


The buildings in the *Town Center* should be contemporary in nature, however, elements of architectural styles other than contemporary can be introduced with approval by High Desert and then the City of Rio Rancho.

If residential, whether single family or multifamily is developed within the mixed use center, the following is a description of the residential architectural styles which are allowed and a description of how those styles should be applied. Other architecturally relevant styles may be considered and approved by High Desert.

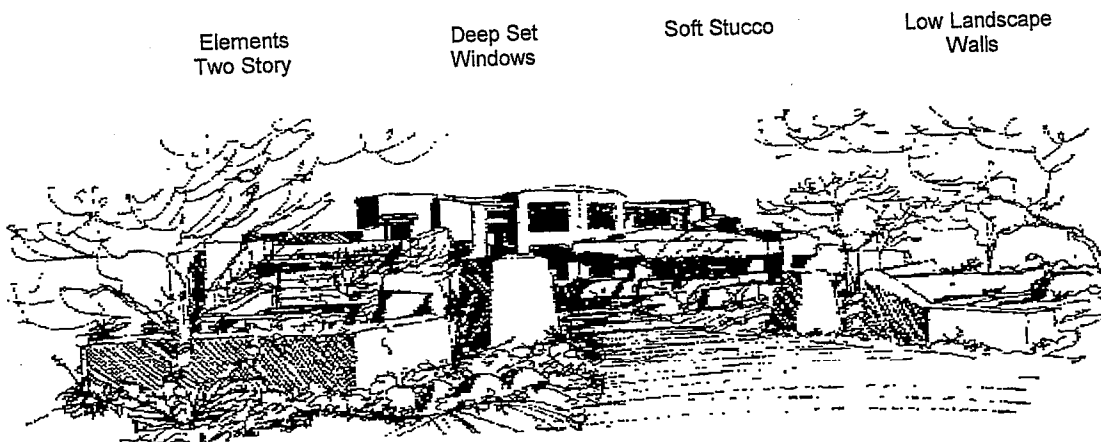
Pueblo Style

Pueblo style is walled architecture recalling the low adobe, flat roofed dwellings of the northern New Mexico Pueblo Indians. Characterized by the "Pueblo Revival" buildings of historic Santa Fe, pueblo style incorporates deep-set doors and windows, dramatically recessed portals or patios, walled entry corners and edges, radius corners and edges, and is always finished in earth tone adobe. The pueblo style uses no arches or pitched roofs and relies exclusively on post and beam or bearing wall construction. Interesting massing and soft edged smooth stucco are distinctive features of this style.



Contemporary Pueblo Style

Contemporary interpretations of pueblo style must be historically or stylistically based on the traditional pueblo or pueblo revival architecture, but with skill and sensitivity can successfully incorporate large glass areas and higher ceilings and walls, crisper lines, nontraditional geometric forms and may include combinations of stone and more contemporary materials without losing the sense of strength and mass of the thick adobe walls. This architectural style is often characterized by the absence of nonfunctional decoration and the lack of traditional pueblo decorative ornamentation or detailing.



Territorial Style

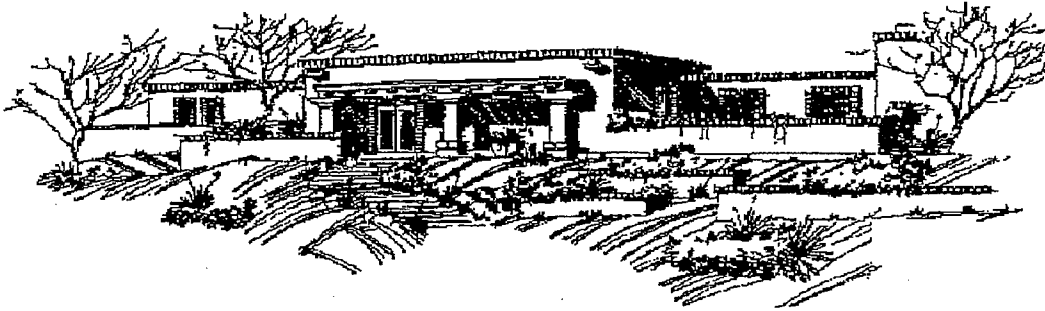
Territorial style is walled architecture, which simulates the low, flat roofed dwellings of territorial New Mexico, during a period when sawmills and brick kilns were first introduced into New Mexico. Brick copings, on the parapet caps, wood columns and decorative wood door and window casings, characterize the style. The territorial style uses no arches or pitched roofs and relies on post and beam and bearing wall construction. Stucco, brick or frame construction, means doors and windows may not be as deeply set, and the edges and corners are not as soft as in the Pueblo style.

Brick or Tile Caps
on Parapets

Flat Roofs
with Low Parapets

"Walled In"
Courtyards

Low Landscape
Walls

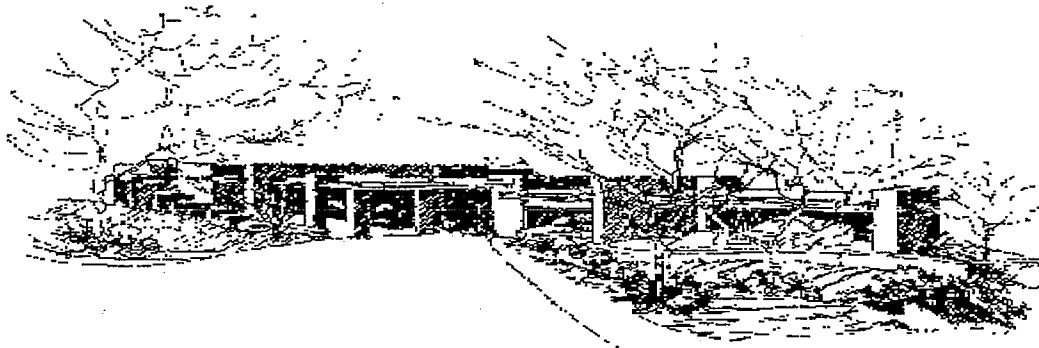


Contemporary Style

Although contemporary architecture is a somewhat ambiguous label, at Mariposa it refers to buildings created today, whose interpretive art form may or may not be historically or stylistically based. Contemporary design embraces the modernist's exploration of technology and new materials and may result in buildings of lighter weight and often unusual or non-classical geometries. To make them more compatible with the Mariposa environment, contemporary style should incorporate set backs and overhangs, interesting use of windows and window setbacks, be carefully integrated with their sites and incorporate strong horizontal lines. With care, contemporary designs can be climatically derived, sensitively and indigenously structured while exploring non-classical and non-stylistic forms, geometries and spaces, and result in highly compatible, environmentally appropriate architecture. Contemporary architecture at Mariposa should reflect the timeless qualities that are always associated with great design and not rush to embrace fleeting fads.

Smooth Plaster Walls, Split Face Block or
Stone, Colored Concrete

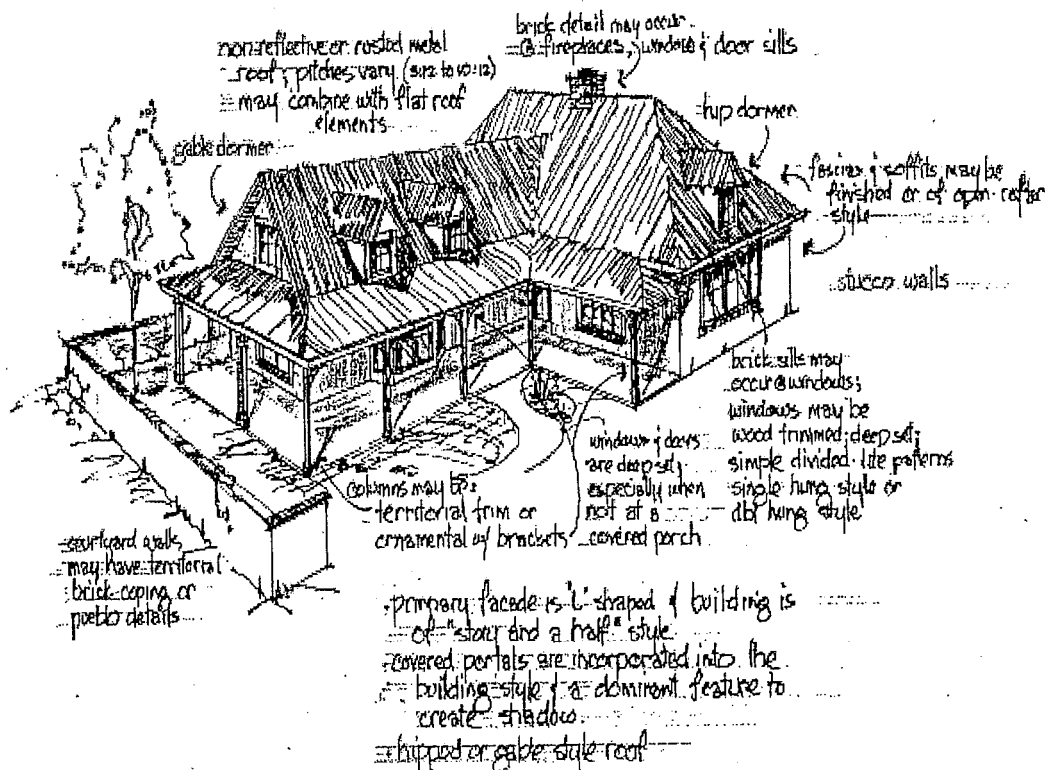
Multi-stepped Wood Fascia



Northern New Mexico Style

Northern New Mexico style, as defined for Mariposa, is most notably characterized by the metal roof. Historically, the metal roof became the preferred method of protecting the exterior stucco surfaces of adobe and territorial facades of homes in the mountainous regions of our state. It is characterized by non-reflective gray metal roofs, hipped and/or gabled, and may include traditional dormers or gable end dormers. Pitches may vary from building to porch or from one roof plane to another; are not greater than 12:12 or less than 3:12 pitch. Column details may be territorial, have ornamental brackets or even have traditional pueblo round viga posts and corbels. Window details may be territorial or pueblo, but in all cases should be recessed not less than 2" from the exterior of finished stucco exterior wall. Bay windows may occur. Overhangs may be finished with fascias and soffits, or open rafter style, are not greater than 24", or 12" at dormers. Brick details may occur at chimney caps, door and windowsills and topping courtyard walls.

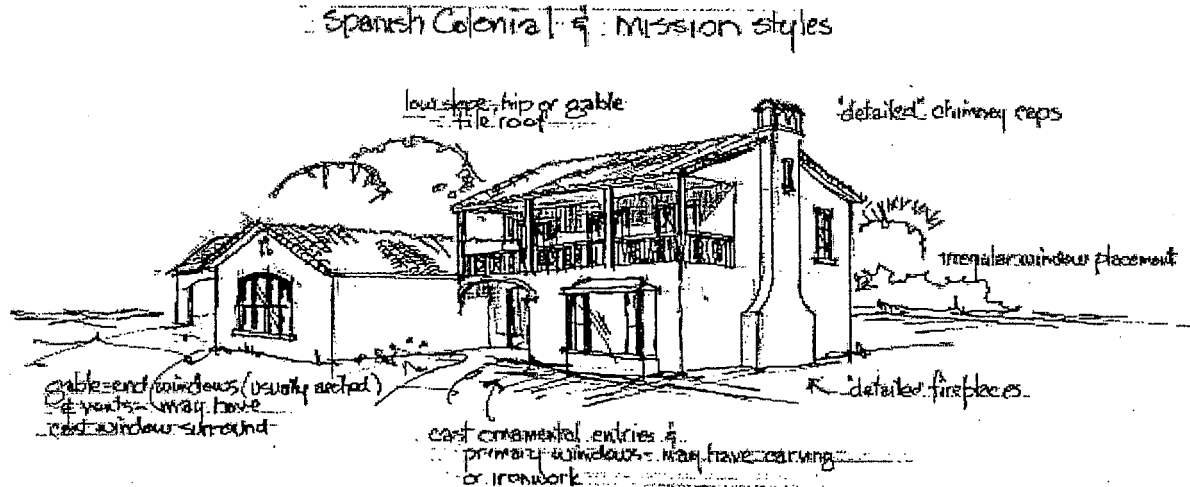
Historically, roof spans were much short than those employed today and as a result traditional northern New Mexico style homes kept very much to scale with the walls that supported them. Since spans of today's trussed roof buildings are greater and have a tendency to create a non-characteristic overstated roof, some flat roof areas with territorial brick parapets or soft rounded pueblo parapets may be used in conjunction with the metal roof. Alternatively, large spans may be broken up by varying plate heights so roofs do not overwhelm the structure.



Spanish Colonial/Spanish Mission Style

Spanish Colonial and Spanish Mission styles, while characterized as uniquely different, have often been used in New Mexico with overlapping components.

The clay tile roofs that characterize this style are most often low slope, less than 6:12 pitch, primarily gable end style. Spans of the pitched areas are usually quite short, so varying plate heights for different roof planes is strongly encouraged to keep the character of the style from being overwhelmed by an out of scale roof. Pueblo flat-roof parapets may be used in combination with the tile roof areas to minimize the scale of roofed areas. Overhangs are typically open rafter or short with stucco detail. Gable-end features may include ornamental windows or round tile attic vents. Window placements are irregular and deep set; in all cases at least 2" back from the exterior wall surface. Fireplaces vary from top to chimney and caps are detailed. Ornamental windows with iron detailing are common, as are entry doors. Second floor porch rails and columns are most often wood.



Materials and Colors

Similar building materials and colors within the *town center* should generally follow the first office building proposed for the *town center* and the *community center*.

The *General Mixed Use*, whether residential, non residential or mixed use, should have exterior surface materials that harmonize with the natural landscape and acknowledging the fact that these building are in a special mixed use area. This may include the traditional materials with additional elements or different colors added or consistent with the materials and colors used in the town and community centers.

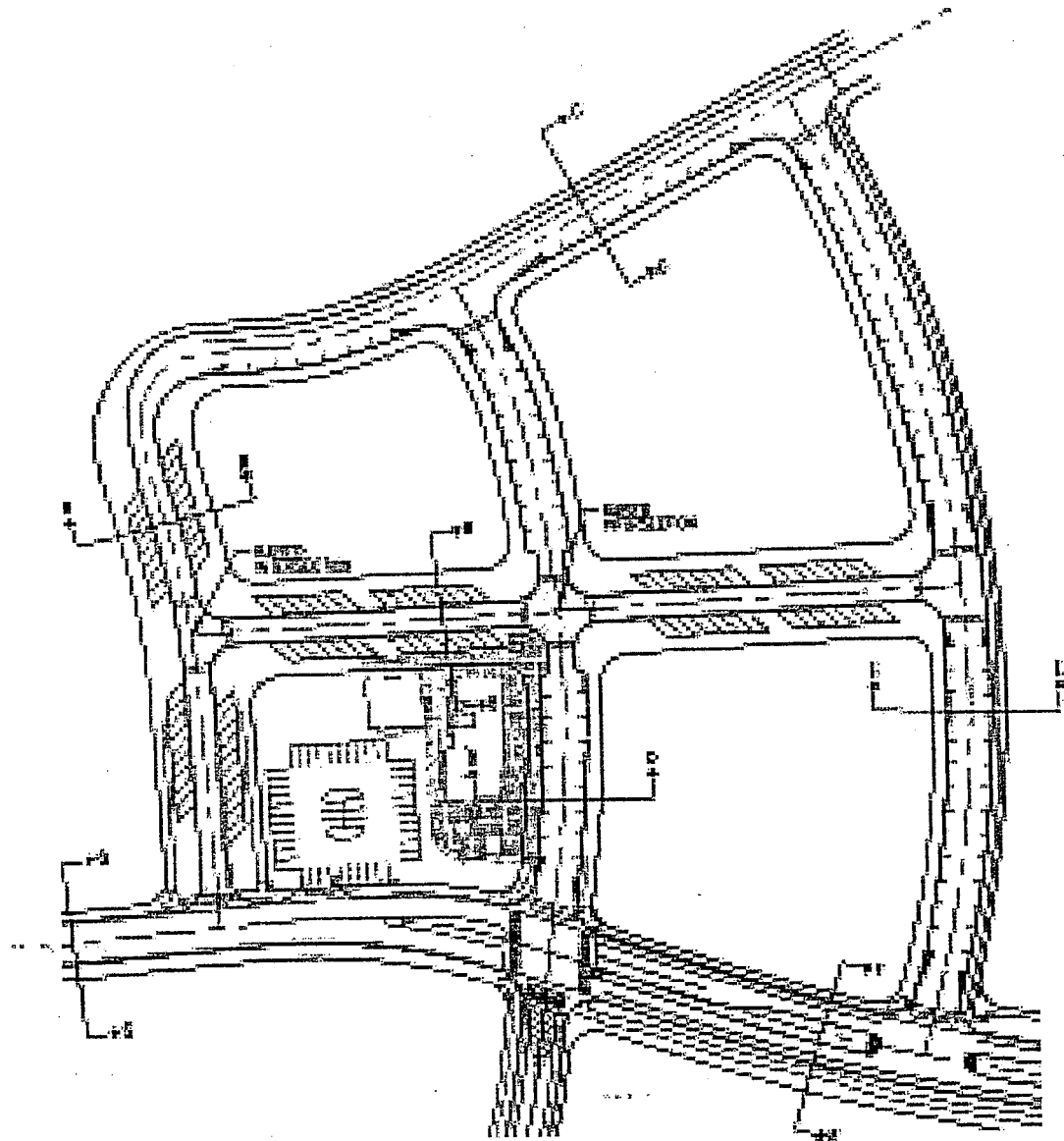
The *Public Park* will incorporate structures that use similar colors and materials as the community center and/or the town center.

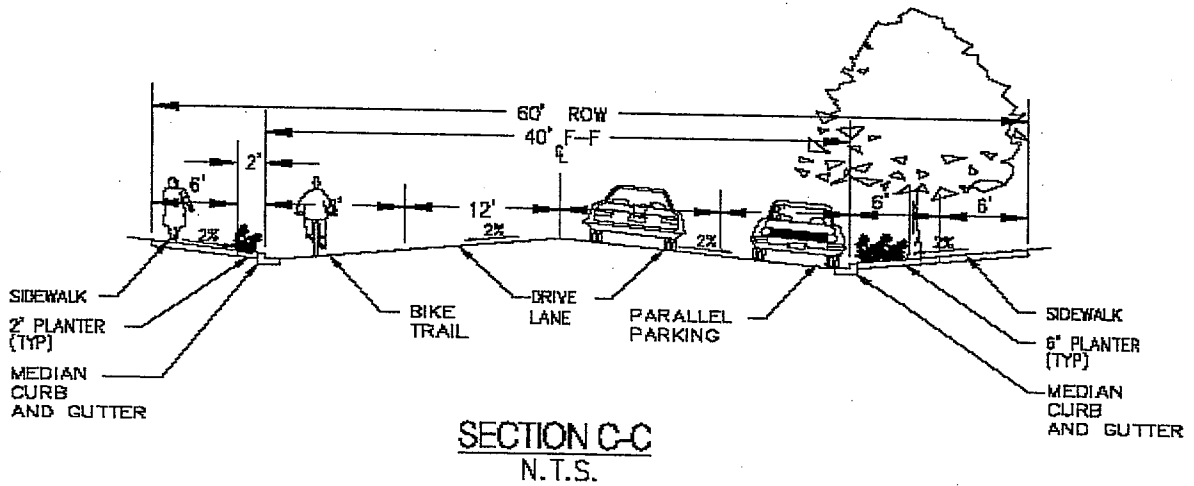
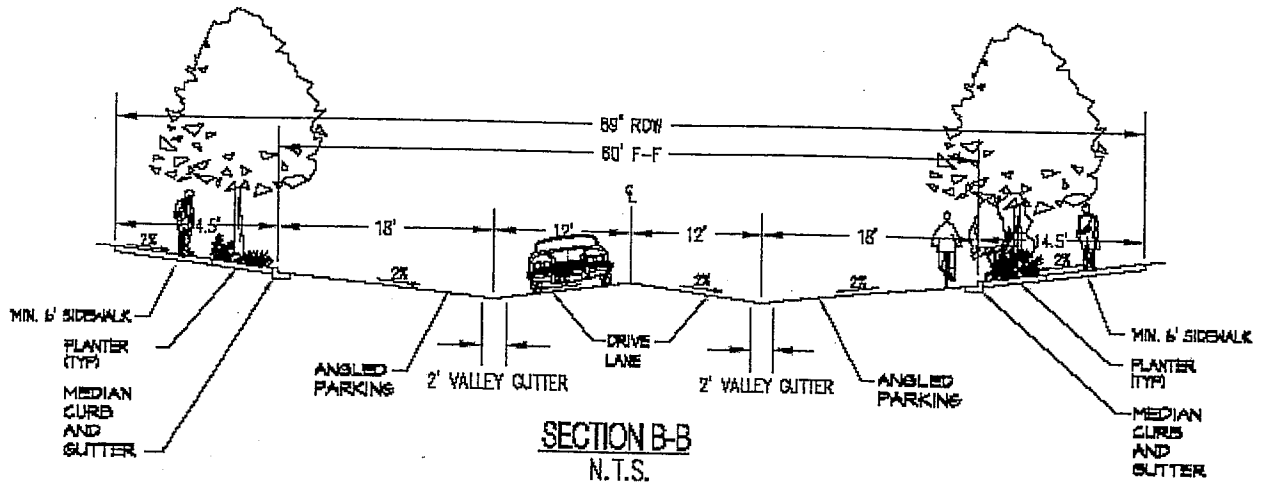
Site Planning

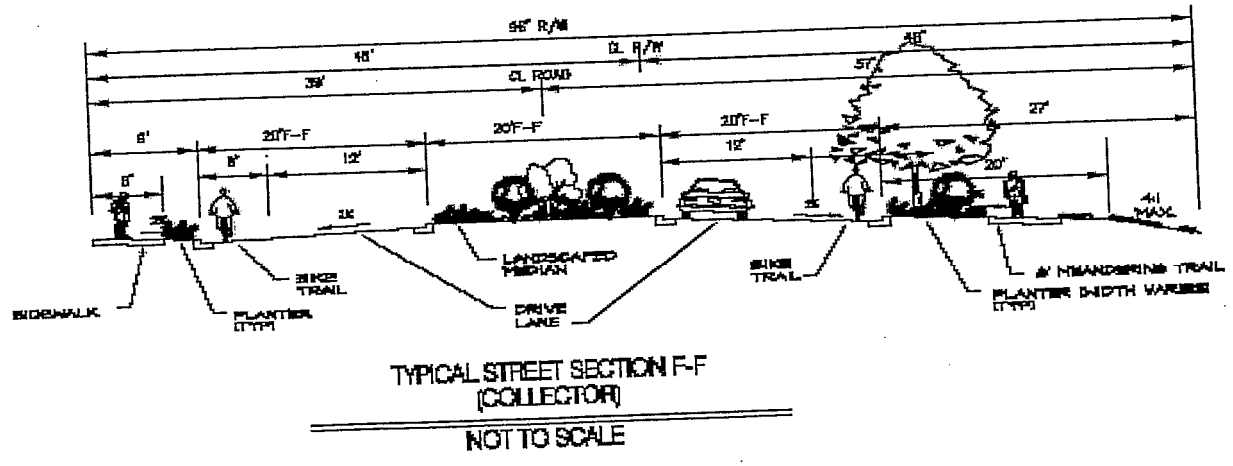
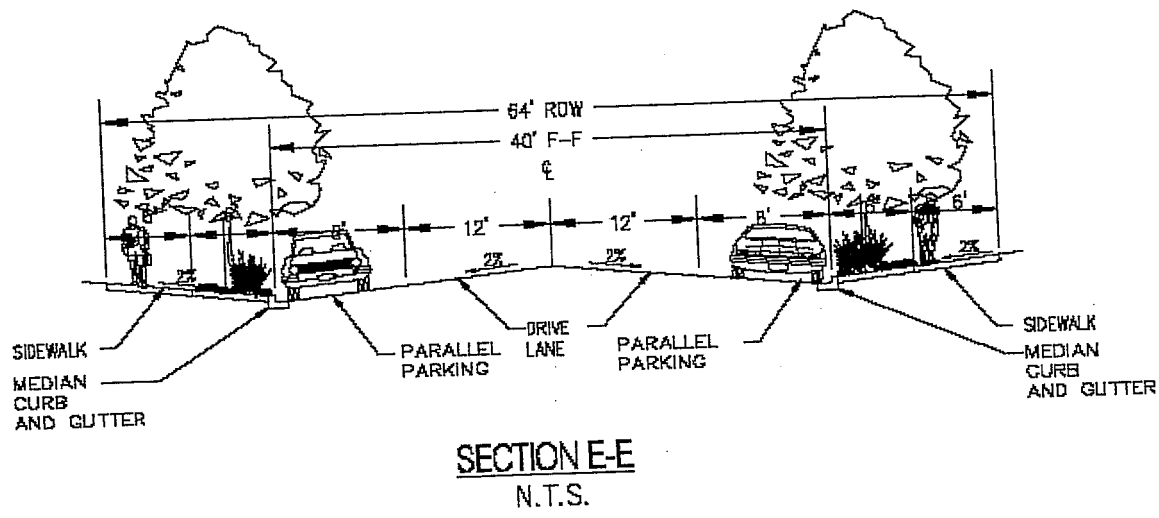
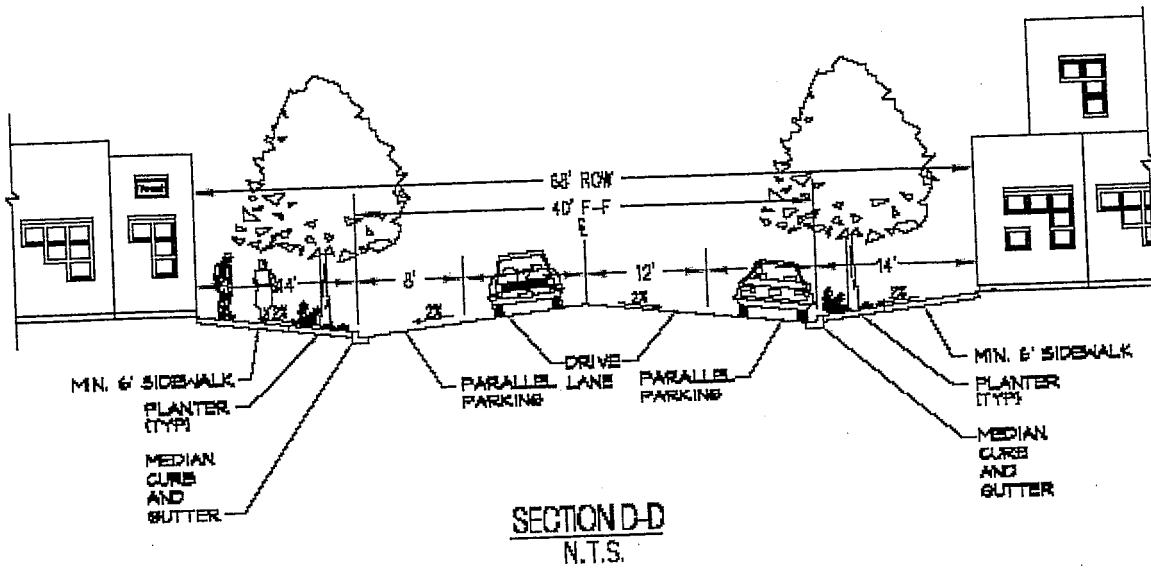
Site Planning at Mariposa is the melding of a number of design and land planning principles, which will allow the vision for this exceptional community to become a reality. Commitment to conservation, preservation and the enhancement of the natural environment is balanced with sensitivity to the economy and efficiency of contemporary building and construction.

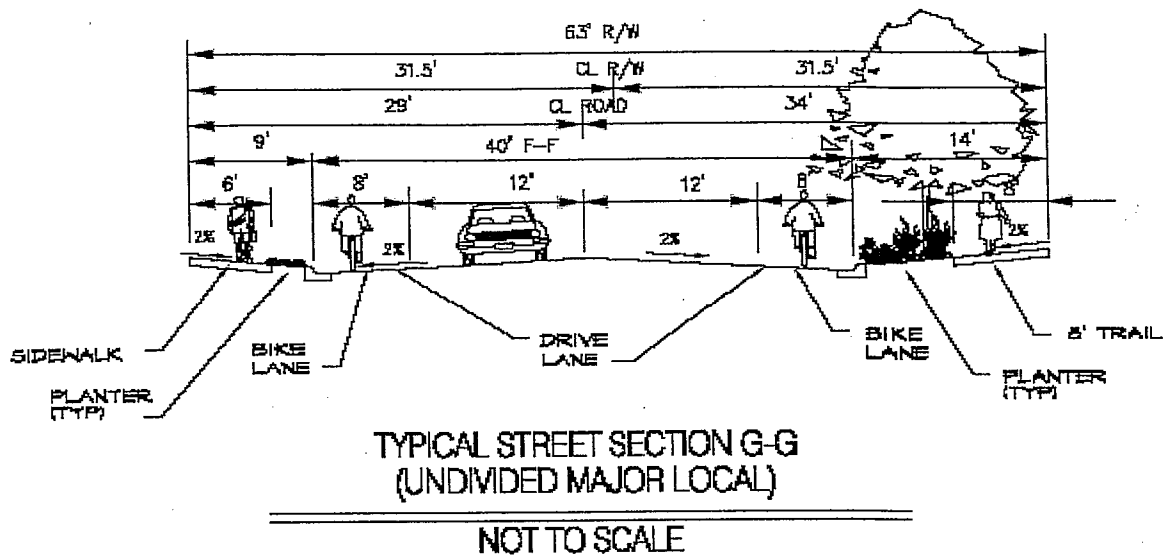
Each individual site plans will address the specific requirements of the City of Rio Rancho MU-A check list for individual site plans.

Transportation









Any other streets will adhere to the approved street sections in the adopted master plan.

Parking

The design objective of the parking areas, whether residential, non-residential, or mixed use, is to provide adequate parking while minimizing the overall impact of the parking areas.

Within the entire mixed use district, the minimum number of parking spaces is based on the use as listed under the MU-A zoning district of the City of Rio Rancho Zoning Ordinance. Since the exact uses are not known, the required number of parking spaces can not be calculated in advance. The calculations will be submitted with the individual site plans. This will include spaces for bicycle and handicapped parking.

Like many new and old town centers on street parking is an important element in creating the town center streetscape and interaction. The *Town Center* will provide both on site and on street parking. Although there are four tracts that make up the *Town Center*, the design of the parking, pedestrian circulation and building siting is created to give the feel and dynamics of one town center. The main focal point of the *Town Center* is the main intersection of the four tracts. The radius distance from that point to anywhere within the *Town Center* is not more than 450 feet, easily within walking distance. All the required parking for the *Town Center* will fall within that distance. Shared and on street parking is encouraged and shared parking agreements will be executed as individual development takes place.

Building Heights

The maximum building height allowed is 48 feet.

The building height is measured as the vertical distance from the highest finished grade relative to the street frontage, up to the eaves or highest level of a flat roof. The height of the parapet walls may vary depending on the need to screen mechanical equipment. Building height to the ridge of a pitched roof structure may vary depending on the roof pitch.

Building Footprint

The maximum allowed building footprint is 15,000 sf for ground floor unless a conditional use is granted which would allow buildings with larger footprints up to 50,000 sf.

Landscaping

Landscape Concept

The intent of the landscape program at Mariposa is to blend the built environment with the landscape by extending the high desert plant communities and ecosystems in to all areas of the landscape. The understanding of the diversity local ecosystems and use of native plants is a critical element in the landscape program. Refer to the Guidelines for Sustainability for a listing of approved plants for use in the landscape as well as installation techniques for plant material and water harvesting structures.

Landscape Zones

A general rule of thumb is to group plantings by similar water needs by concentrating new vegetation in deliberate and strategic locations. This will promote the health of plant communities by ensuring that plants are receiving the appropriate amount of water and reducing potential stress on plants. By selecting native and low-water-use plants, maintenance and water use costs are reduced. Exotic species generally require more water, nitrogen-based fertilizer and pesticides—thereby reducing the overall health of the ecosystem.

1. Urban (Parks, Plazas, Village Core Streetscapes) -- Parks and plazas should have sufficient open areas for play and gathering. Native grasses such as blue grama will be used in place of blue grasses requiring more water except for sport areas that require the installation of such non-native grasses.)
2. Formal -- These areas will install the drought tolerant, predominantly native plant material in a more formal manner to create a theme. These areas are along streets, entries to neighborhoods, parks and some of the front yard areas of the higher density neighborhoods. These areas are commonly found in the neighborhood production homes sites and the mixed-use areas.
3. Oasis -- An Oasis is defined as the home landscape for private areas enclosed by walls or in courtyards created by the building or wall. Homeowners can select from native and some non-native plants from which they can personalize their own oasis. Water harvesting is required of each homeowner in order to take advantage of surface water flow during large rain events, as well as the capture of any runoff from the roof and hardscape.
4. Native/Natural Areas -- Areas where the natural state is the permanent feature of the landscape. Restoration of landscape is required in the event that damage is caused as a result of construction. Supplemental plantings of native plants to these areas is allowed as long as it is presented in a random natural grouping and not a formal, linear form.

Common Area Landscaping Concepts

High Desert will install and the Association will maintain all landscaping in common open space areas, common areas, parks, right-of-ways and entries, unless a different agreement is reached between the parties. A conceptual landscape plan must be submitted to and approved by High Desert utilizing drought tolerant, predominantly native plants.

Street Landscape Zones

The street landscape zones that will be installed by High Desert are conceptually depicted in the diagram below and consist of:

1. Formal Village Core Streetscape – Street trees in sidewalk cutouts, in formal orientation.
2. Neighborhood Entry – All entries will feature similar formal layout.
3. Formal Road Streetscape – Occurs on streets such as Academy Road bound by walls on both sides of the street, formal planting of large masses of monoculture shrubs and street trees.
4. Native Streetscape – The native pallet of landscaping generally occurs along streets that run parallel to arroyos, where streets cross arroyo systems and in the Estate areas of Mariposa. This landscape is designed to reinforce the natural landscape of these areas.
5. Formal and Native Streetscape Interface – Blends landscaping of formal and native plantings.
6. Native Wildflower Zone – Periodic wildflower planting in mass swaths of color, especially at key intersections.
7. Existing Native Landscaping – Existing native landscaping along Mariposa Parkway and other arroyos systems will remain undisturbed.

Common Area Irrigation Systems

The Irrigation System for the Common Areas of the Mariposa Community is a single interconnected and centrally controlled system installed by High Desert and maintained by the Association. As new common areas are developed, either by High Desert or other developers, it is important that all irrigation systems be compatible and connected to the Master Irrigation System infrastructure. The system is designed to operate with either potable water or reuse treated effluent. However, as soon as sufficient treated effluent is available all systems shall use reuse water for common area irrigation. The master irrigation system is centrally controlled and designed to minimize water use, detect leaks, adjust to weather conditions and problems and will be managed by the association.

Irrigation Systems Installed By Others

All irrigation plans must be submitted and approved by High Desert prior to installation. Water use for each system added must be identified on each system design plan. All irrigation systems must use irrigation parts that are compatible to the centrally controlled master irrigation system design for common areas within Mariposa and installed by High Desert. All irrigation plans must be developed electronically for compatibility and a digital file must be submitted upon approval.

Master Irrigation System GIS File

High Desert has developed a digital and graphic Irrigation Master Plan and maintains this information in a Geographic Information System (GIS) file showing location and other pertinent irrigation system information in both mapping and database formats. This GIS database will include all projects associated with common area landscapes including those submitted by other developers.

The Mariposa master irrigation system GIS file is generated in ESRI ArcMap (version 9.0 or later). All final irrigation system data must be submitted in both hardcopy and digital format (either CAD or GIS)

so that it can be directly integrated (or easily converted) into the existing electronic Irrigation Master Plan. The acceptable data formats are AutoCAD 2000 (or most recent version) and ESRI ArcMap shapefiles (version 8.3 or later).

Digital files for all final irrigation plans submitted by other developers must contain the Mariposa survey benchmarks, which will be provided by High Desert in an irrigation system template. This will allow the Mariposa irrigation system GIS to be easily updated as new common areas are developed.

Lighting

Night Sky Protection

Preservation of dark skies is an important quality-of-life component of Mariposa. Implementation of dark sky criteria at Mariposa will set a high standard for exterior lighting and will be required in the mixed-use area.

Lighting Types And Function

1. Site Lighting -- Accent lighting used on the ground, mounted in trees or walls to highlight landscape features at parcel entries only. It can be used for safety or decorative purposes.
2. Architectural Lighting -- Mounted lighting for the purpose of providing general, area, security or decorative illumination at parcel entries or on buildings in the town center.
3. Pedestrian Lighting -- Used especially in the village center and along major sidewalks, fixtures should be placed 20' O.C.; 12 to 18 feet in height. Combine lighting poles with other utilitarian features along sidewalk to reduce visual and physical clutter (i.e. parking meters, banner poles, bike racks, transit stop signage)
4. Street Lighting -- The approved Mariposa street light is an anodized bronze fixture, shoebox shielding, with cut-off lenses, to minimize light pollution. Spacing of street lighting will generally be at intersections and end of streets. A different style fixture may be installed, with approval by High Desert, which would better meet the lighting and design needs of a specific area such as the *Town Center*.

The recommendations and requirements that shall be used are as follows:

1. Lighting should be directed downward.
2. No lighting in the Preserve or common open space areas.
3. Shielding and filtering is required to limit the amount of light emitting from the fixtures.
4. Should consider installation of the most energy efficient light sources, ie fluorescent or solar.
5. High Desert must approve all fixtures.
6. Coordinate landscaping and lighting elements to minimize potential for shadows by using a mixture of street and pedestrian lights and minimizing shadows caused by the conflict between a street light and a street tree.

Prohibited Lighting at Mariposa include:

1. Metal halide
2. Mercury Vapor
3. Quartz

4. Laser light or similar high intensity for advertisement or entertainment
5. Searchlights

Signage

The objective of a signage program is to create one that is unobtrusive and as integral to the environment and architecture as possible. All signs must be approved by High Desert before submittal for a permit by the City, if required. All signs at Mariposa will conform to a unified standard and will comply with City sign codes.

Requirements and Recommendations:

1. No sign or sign structure shall be placed or erected in any place or manner that will obstruct safe visibility for vehicles and pedestrian traffic.
2. Only text and graphics for signs may be internally illuminated; the sign face must remain opaque and be sealed at the seams to eliminate light leaks.
3. Externally illuminated building mounted or entrance signs are allowed as long as the light source is not visible from adjacent properties or public rights of way.
4. Kiosks are allowed and will be reviewed and approved by High Desert.

Prohibited Signage include:

1. Attached cloth or metal canopies with lettering
2. Banners with lettering
3. Painted lettering/symbols on windows
4. Building Mounted signs that exceed the height of the building parapet
5. Backlit box or reader board signs with lettering
6. Murals

Resource Conservation

The entire community of Mariposa is based on the principles of conservation that will yield an improved quality of life and sustainability. Mariposa embraces the concept of sustainable design and development, which includes resource conservation.

Water Conservation

Water is the most precious natural resource in New Mexico and the American Southwest. The economic and environmental health of the state and region is dependent upon the responsible use of our water resources. It is the goal of Mariposa to provide a model of community development, which utilizes the most progressive techniques in water conservation practices. Careful planning and thoughtful design can demonstrate that water conservation is possible without sacrificing lifestyle choices.

Water conserving appliances and fixtures are now commonly available in New Mexico and must be specified for installation. Designers should strongly consider dual plumbing systems to integrate both potable and gray water lines.

1. Specify plumbing fixtures that require less water and exceed fixture requirements of the Energy Policy Act of 1992 (in gallons per minute or gallons per flush). The following flow rates indicate a 20% reduction in the fixture requirements as stated in the Act:
 - a) Lavatory and Kitchen Faucets 2.2 GPM @ 80 PSIG
 - b) Showerheads 2.0 GPM @ 80 PSIG
 - c) Gravity Type Tank Toilets 1.6 GPF
2. No individual wells are allowed at Mariposa.
3. Irrigation systems must be designed so that peak summertime watering can be completed between the hours of 10pm and 6am.
4. Must install water conserving fixtures and appliances i.e. Energy Star* pursuant to the state of the art Green Building Standards per the adopted Master Plan.
5. There is much debate about the water efficiency of refrigerated ac units and evaporative coolers. While the evaporative cooler uses more water than an ac unit, it does take 4 times the amount of electricity to run an ac unit which causes the electric plants to use more water to generate this additional electricity. The most important issue no matter which cooling system is installed is the design of the system itself. This involves more than using the rule of thumb of a unit for x square feet of area to be cooled. It means using a recognized resource such as the Manual J, to help determine the number, location and size of the units. In this case efficiency in design is the most important factor.
6. Mariposa's water budget (balance) assuming reuse to augment outdoor landscaping demand, has the potential to minimize overall reliance on potable water supplies. The water conservation model performed for Mariposa summarizes this, based on the implementation of water conservation and reuse techniques.
7. Use of quality pipes, fittings and valves for leak resistance. Also recommend testing, such as Zero-Read, for leaks.

Drainage and Surface Water Management

Natural Rainfall is a precious resource and should be managed to help sustain the community and the surrounding region. Surface water management is the opportunity to manage the rainfall runoff for beneficial purposes including reduction of construction costs, improved ecosystems and habitats, sustainability of natural drainage patterns and arroyos after development and a return of water to the aquifer; while at the same time managing storm-water flows and drainage in a safe manner approved by the necessary governmental authorities.

Rainwater Collection and Harvesting

Rainwater catchment systems provide a source of soft, high quality water, reduce reliance on other water sources, and in New Mexico, are cost-effective. It is strongly recommended that roofs and hardened surfaces be designed to capture rainwater during storm events and transport it to cisterns or other storage devices for later irrigation use.

Rainwater Harvesting Components:

1. Roof designed as a rainwater catchment area.
2. Downspouts connect to underground cistern.
3. Underground cistern.
4. Irrigation line from cistern to irrigation areas.
5. Hardened surfaces, such as driveways designed to transport flow to surface catchment system.

Energy Efficiency

Mariposa recognizes energy efficiency as one of the most critical aspects of sustainability. The Founder makes a commitment to using renewable sources of energy as well as high standards for energy efficient buildings. The use of natural ventilation, cooling and heating to a practical extent is encouraged.

Indoor lighting and air quality are also special components of this efficiency equation. Tighter roofs, walls and foundations will require Mariposa to address occupancy loads in many of the buildings for air quality requirements and apply the appropriate systems to address these needs. Lighting will be accomplished utilizing day lighting techniques in combination with energy efficient electric lighting.

Building Envelope

The single most important component of an energy efficient building is the performance of the building's envelope. Proper detailing, adequate insulation and appropriate specification will result in buildings that are energy efficiency while also lower operating costs and increasing user comfort. In order to meet the Mariposa commitments for energy efficiency, the following minimum requirements for building R-values should be followed. (This does not insure compliance and should be considered a starting point only.)

Walls – R Value of 20 for exterior wall insulation

Roof - R Value of 38 for Sloped Roofs and R Value of 30 for Flat Roofs

Windows- R Value of 2.63

Windows And Glazing

One of the most misunderstood components of the building envelope is the windows and glazed areas. This is unfortunate, because often windows can be the single most important envelope component because their impact on heating, cooling, lighting and ventilation. Glazing should be selected based on several criteria among them energy performance, daylight contribution, architectural integration, occupant comfort and cost.

Natural and Renewable Resources

Normal home building practices can consume and even waste large quantities of natural resources such as wood, cardboard, plastic and water if not managed carefully. At Mariposa the issue of water conservation, re-use surface water management and water harvesting are discussed in this and other sections of these Guidelines. The main subject of this section deals with the efficient and environmentally conscious use of natural resources such as; wood, cardboard, metal and plastic, both during the design phase of your home as well as during construction.

Building Materials

Material selection is a complex process involving many variables, and considering green building materials can add time and money but more materials are being made available which, when used enough, will reduce the price. It is a fairly new science but one that is a growing and dynamic. Selection of green materials typically involves a review of the product's life cycle impact on the environment, which includes the raw materials used, production process, the transportation, and the disposal, recycling or reuse properties.

When selecting materials to use in the construction of an energy efficient home, the following attributes should be considered.

Renewability

Materials that are rapidly renewable (growth period) and are derived from biological resources such as trees and agricultural products. Examples include bamboo, cork, natural linoleum and some types of wood and engineered wood products.

Recycled Content

Materials with recycled content are available for many types of building products and this technology constantly improving. Examples include Rialtra, types of insulation, recycled plastic lumber and carpet made from recycled materials.

Reusability/Recyclables

Is how easily a product may be reused or recycled once it is no longer needed. Products that can be separated from other materials for reuse or recycling. Examples include metal roofing, lumber and windows and doors.

Durability

This describes the expected maintenance and service life of a product. A low maintenance product with a long service life is preferred.

Embodied Energy

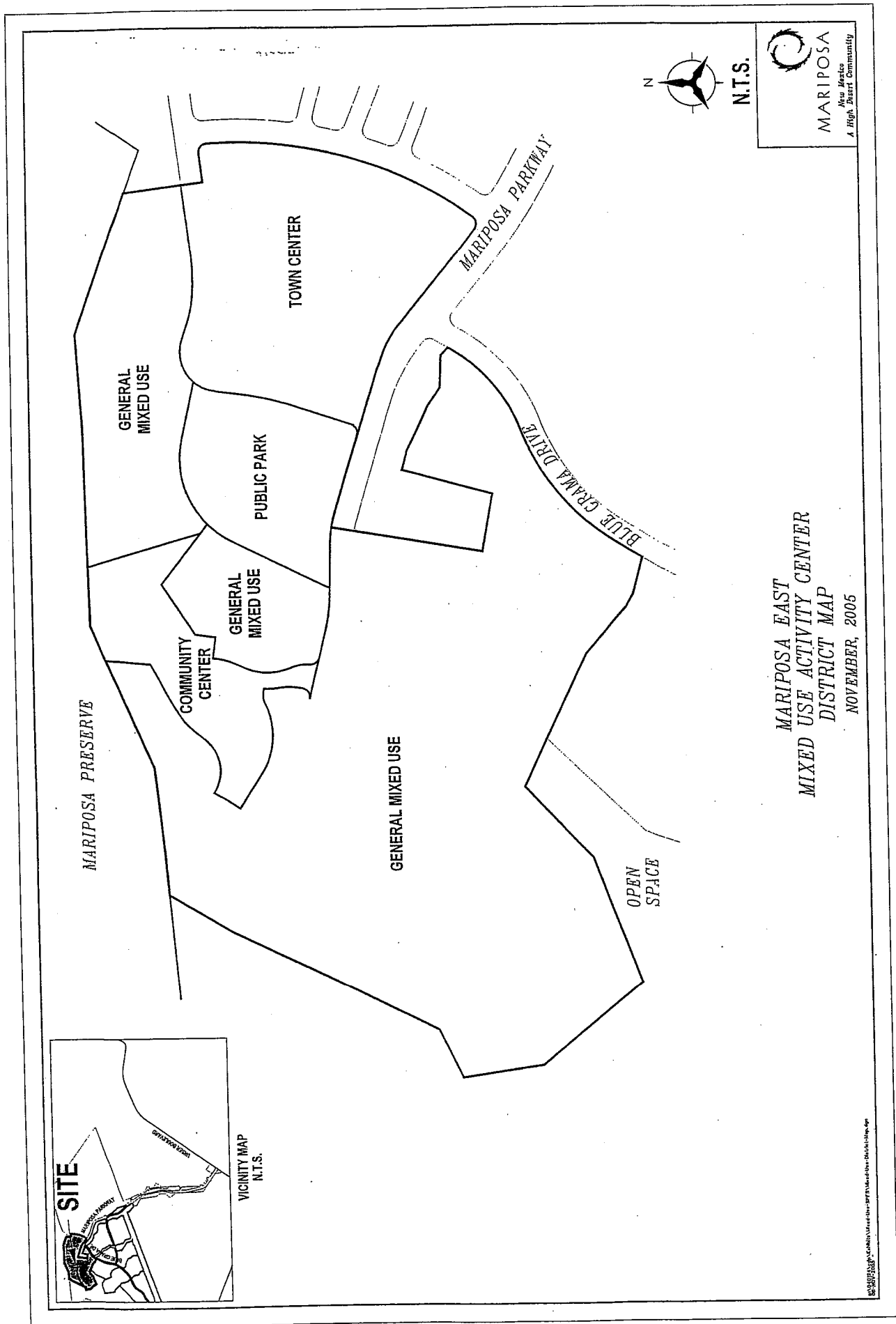
This is the energy required to remove, process, package, transport, and install, dispose (recycle) of materials used in the construction of a home. Up to 70% of the total energy invested in a building's construction is embodied

Environmental Impact

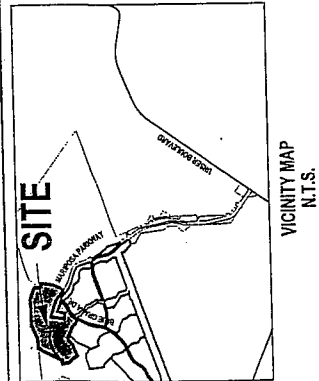
Refers to a products or materials effect on the outdoor environment. Select materials that minimize negative impacts on the ozone and add to global warming thru chemical release as well as minimizing release of toxic waste.

Land

The site planning philosophy of Mariposa is careful integration of the built environment to their natural surroundings so as to limit the intrusion and impact on the natural environment. With the Mixed Use Area there will be areas such as the town center (7 acres), which will be an entire built environment while there will areas designated as open space where there will be no buildings. Within the General Mixed Use , a large portion will be left undeveloped with "islands" of development.



MARIPOSA EAST
 MIXED USE ACTIVITY CENTER
 DISTRICT MAP
 NOVEMBER, 2005



DATE: 11/15/05 BY: [illegible]

PLANNING & ZONING LAND USE APPLICATION

Please check appropriate box

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

Please Print In Ink Only or Type

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

APPLICANT/AGENT INFORMATION

Applicant Name: ECOTerra Development, LLC		Phone: 505-212-7000
Address: 9600 Tennyson St. NE		E-Mail: mifef@thewestway.com
City: Albuquerque	State: NM	Zip: 87122
Proprietary Interest: Developer/Homebuilder		List Owners: Mariposa East, LP
Deed or Ownership Verification Provided: (Initials)		Letter of Authorization Provided: (Initials)
Agent Name: Consensus Planning, Inc.		Phone: 505-764-9801
Address: 302 Eighth Street, NW		E-Mail: cp@consensusplanning.com
City: Albuquerque	State: New Mexico	ZIP Code: 87102

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

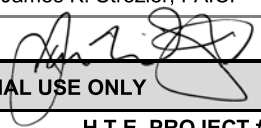
Site Plan Amendment

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit : Mariposa East	Block(s):	Lot(s): Tract 1A16H1, Tract 1A16F, Tract 1A16I, Tract 1A16G
Existing Zoning: MU-A	Proposed Zoning: MU-A	
No. of existing lots: 4	No. of proposed lots: 61	Total area of site (acres): 41. 2

ACKNOWLEDGEMENT

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

Print Name: James K. Strozier, FAICP	Applicant: ECOTerra Development, LLC	Agent: Consensus Planning, Inc.
Signature: 	Date: 1/9/2026	

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

APPLICATION ACCEPTED BY: _____ DATE: _____

Attachment II



HARVARD INVESTMENTS
A HILL COMPANY

January 8, 2026

Ms. Amy Rincon
Director, Development Services Department
City of Rio Rancho
3200 Civic Center Circle NE

Rio Rancho, NM 87144

Re: Updated Letter of Support for the planned development of the Mixed-Use parcel in Mariposa

Ms. Rincon,

This is an updated letter of support for the Mixed-Use parcel at Mariposa. My original letter dated September 18, 2025 is included for reference and is valid on all points. This letter will focus on efforts and engagement with residents over the last few months that have improved the site plan and project.

The updated site plan that is submitted for approval and attached to this letter is a labor of listening to the concerns of the Mariposa residents. Those concerns were heard by listening and walking the rim trail, revising the land plan and a very successful and highly interactive meeting was held with concerned residents at the Mariposa Community Center on December 19th. The presentation was led by Mike Cechinni to a packed multi-purpose room. For over an hour questions and alternatives were discussed, honest answers were provided and the result is the update site plan.

The updated site plan keeps the rim trail intact and only includes 2 short adjustments to the east end of the rim trail behind lots 58-61 as indicated on the attached site plan. These 2 short adjustments were agreed upon with the meeting with the residents and further walked in the field with a select group of residents to make sure they were feasible. The existing trail connection from Old Ranch Road to the Preserve and the Rim Trail will remain intact.

The Rim Trail through the mixed use parcel meanders back and forth between being located on the property within the Preserve and the property of the mixed use parcel. Where the trail is within the mixed use parcel, the trail will be located within a tract to be dedicated to the HOA and will also be within a 10' Public Trail Easement to ensure the trail will remain in its location for the use and enjoyment of the public and residents of Mariposa. A 25' buffer from the centerline of the Rim Trail will be provided to any building structures on the lot

Attachment II

The reroute of the Antlion trail connection to Old Ranch Road that was within lots 24-26 is shown in red to the west of lot 24. This reroute was agreed to in the meeting with the residents with the exact final details to be worked out in the field during the reroute. Another example of listening and working with the residents.

The updated site plan and trail locations are a collaborative effort with the residents and a model of thoughtful development.

We offer our full support for this development and appreciate your continued stewardship for the development of Mariposa and Rio Rancho.

Sincerely,



Roger Theis
Mariposa East, LP

Attachments:

Updated Site Plan

Original Letter of Support



HARVARD INVESTMENTS
A HILL COMPANY

September 18, 2025

Ms. Amy Rincon
Director, Development Services Department
City of Rio Rancho
3200 Civic Center Circle NE
Rio Rancho, NM 87144

Re: Letter of Support for the planned development of the Mixed-Use parcel in Mariposa

Ms. Rincon,

Mariposa East, LP fully supports the planned development of approximately 60 high-end homes on the Mixed-Use parcel. The planned neighborhood will be gated, continue important hiking and bike trail connectivity, and respect the natural beauty of the high desert landscape in Mariposa East. The developers and home builders of the neighborhood have a history of delivering high quality homes within Mariposa East and have held a couple of highly collaborative neighborhood meetings with existing residents where the residents expressed strong support.

Mariposa East, LP and its affiliates, has owned Mariposa East since October 2014. In this 11-year period we have experienced first-hand the changing market dynamics around land uses. The Mixed-Use parcel is allowed to have residential, multi-family and commercial/office uses. The land use that has experienced the most change is in the commercial/office sector, and it continues to evolve as work and shopping habits evolve.

The master plan for the overall Mariposa development was approved in 2002, 23 years ago, during a much different time of society's work and shopping habits. Back in 2002 there was widespread adoption of shopping at brick-and-mortar stores and employees commuting to the office daily. Since that time, there has been a monumental shift to online shopping in addition to work from home opportunities.

Before we can assess the need for additional commercial land or higher density on the Mixed-Use parcel, we need to assess how the existing commercial/office building and vacant commercial/office land is performing. The existing commercial/office building has been in operation since 2007 and in the beginning was primarily used to house the staff of the master developer at the time, High Desert Investment Corporation. This use was the peak time for the building and ever since that time it has experienced little to no leasing for the office component of the building. Additionally, the ground floor commercial opportunities have come and gone over the years with short-lived restaurants.

Attachment II

There are two vacant commercial parcels within Mariposa, one to the west of existing building and one that was platted as part of the "M" parcel, which will remain vacant for the foreseeable future. Commercial and Office property is most successful when located along higher volume travel corridors. If the area in and around Mariposa East would ever need additional commercial/office uses, it is appropriate to locate them at the intersection of Unser Blvd and Mariposa Parkway.

As the master developer, we also assessed if the multi-family use is warranted on the Mixed-Use parcel. Although the multi-family use would be complementary to existing land uses at Mariposa East, there is no current or foreseeable market for it within the master plan and its use is more appropriately located adjacent to high volume traffic corridors, city centers, and similar uses.

The planned development of 60 lots on the Mixed-Use parcel is supported by Mariposa East, LP, for a multitude of reasons. The density of sixty lots on over forty acres is appropriate given the varied terrain of the parcel. The building of the homes on the lots will follow an individual lot grading program to only disturb a portion of each lot which further respects the terrain and natural beauty of the parcel. The limited grading of the planned development supports and accommodates the existing trails through the parcel that the hiking and biking residents use daily. A generous portion of the trails will remain; portions will be relocated through the planned development and portions will be removed. The trail relocations will be thoughtfully coordinated between the master developer, Mixed-Use developer and key resident stakeholders from the hiking and biking clubs in Mariposa. The planned development will offer a residential home product segment that is lacking in Mariposa. It will fill the void between the production home builder lots and the custom lots currently offered.

We offer our full support for this development and appreciate your continued stewardship for the development of Mariposa and Rio Rancho.

Sincerely,



Roger Theis
Mariposa East, LP

Attachment II

January 9, 2026

Ms. Amy Rincon
Director, Development Services Department
City of Rio Rancho
3200 Civic Center Circle NE
Rio Rancho, NM 87144

Re: Support for Proposed Residential Development in Mariposa

Dear Ms. Rincon,

I am writing as a resident of the Mariposa community to express my support for the proposed gated neighborhood of approximately 60 homes to be developed by Mr. Mike Cecchini of ECOterra and Mr. Mike Fietz of Westway Homes on the mixed-use parcel within Mariposa.

Although I no longer serve as President of the Mariposa Neighborhood Association, I previously held that position during the period in which Mr. Cecchini and Mr. Fietz engaged with our community. During that time, I became very familiar with the level of engagement between the builders and our residents. They held multiple public meetings, openly shared their plans, answered questions, and listened to concerns. From those interactions, it was clear that the overwhelming majority of residents were strongly supportive of their approach, particularly their commitment to preserving and integrating the natural landscape rather than removing or reshaping it unnecessarily.

One concern raised by residents involved continued access to nearby walking and hiking trails. In response, the builders voluntarily redesigned aspects of their development to enhance long-term trail access and ensure that these trails would be preserved for community use in the future. This adjustment came at additional cost and created delays for their project, yet they proceeded with it because it was the right decision for Mariposa. Their

Attachment II

willingness to modify plans for the benefit of the community speaks volumes about the type of developers they are.

The choice of residential use for this parcel is both practical and appropriate. While the Mariposa Master Plan originally contemplated possible commercial development, existing commercial spaces within our community, including current vacancies, already accommodate those needs. Commercial trends have also changed significantly since the early 2000s. As a resident who has followed the evolution of our community closely, I believe residential development is the most sensible and beneficial use of this land today.

Mariposa residents value high-quality builders who create high-quality neighborhoods. Mr. Cecchini and Mr. Fietz have demonstrated their commitment to thoughtful design, environmental stewardship, and collaboration with the community. Good builders create good neighborhoods, and strong neighborhoods create strong, vibrant communities.

For these reasons, I support this project and respectfully ask the Planning and Zoning Commission to approve the request.

Thank you for your consideration and for your ongoing efforts to support responsible growth in Rio Rancho.

Sincerely,

Pat Jilek
Mariposa Resident

Patjilek@gmail.com

(701)361-2359

Attachment II

MARIPOSA EAST, LP
17700 N. PACESETTER WAY, SUITE 100
SCOTTSDALE, ARIZONA 85255
PHONE: 480.348.1118

September 29, 2025

Brian Babyak
Division Manager
City of Rio Rancho
Planning and Zoning
3200 Civic Center Cir NE #130
Rio Rancho, New Mexico 87144

Re: Agent Authorization for Mariposa Mixed Use (Tracts 1A-16I, 1A-16H1, 1A-16F, 1A-16G)

Dear Brian:

Mariposa East L.P. authorizes Bohannon Huston, Inc., Consensus Planning and Price Land and Development Group to act as its agents in all matters associated with the above referenced tracts of land including but not limited to Site Plan, preliminary/final plats and construction plan submittals.

Please feel free to let me know if you should have any questions or required any additional information regarding the submittal.

Thank you,

Roger Theis

Mariposa East L.P
By: ABQ-GP. L.L.C.
Its: General Partner
By: Harvard Ventures, Inc.
Its: Manager



By: _____
Roger Theis, Authorized Representative



January 9, 2026

Amy Rincon
Director, Department of Development Services
City of Rio Rancho
3200 Civic Center Circle NE
Rio Rancho, NM 87144

RE: Explanation Letter – Site Development Plan Amendment in Mariposa East

Landscape Architecture
Urban Design
Planning Services

302 Eighth St. NW
Albuquerque, NM 87102

(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

Dear Ms. Rincon:

The purpose of this letter is to provide support for an amendment to the approved site development plan in the MU-A District within the Mariposa East area of the Mariposa Master Plan. This letter provides the justification for the amendment to incorporate modified access to the Mariposa Preserve, 'Rim Trail', and 'Antlion Trail' into the design based on community input. The legal description of the subject property is Mariposa East, Tracts 1A-16I, 1A-16H1, 1A-16F, and a portion of Tract 1A16G.

On November 18, the Applicant and the City of Rio Rancho received comments and concerns regarding a Preliminary Plat and Variance application(s). The next day, the Applicant met with Rogar Theis, Harvard Investments, and the Master Developer, to discuss concerns and discuss a strategy to address these concerns. The development itself was not an issue; rather, an important existing bike trail was inadvertently left off the Site Plan. This led the Applicant to verify and include the trail's location and to reintegrate the Rim Trail into the project's design, along with minor realignments to ensure that the trail and the development can coexist. Furthermore, Public access to the preserve will remain in its original location. To accomplish this, the applicant has separated lots to create a corridor to accommodate the existing public access to the preserve.

The proposed amended Site Plan follows the spirit of Ordinance 33 to include a 50' buffer around the designated Rim Trail. The Rim Trail will have a 10' easement (5' from the trail centerline), and a minimum 10' buffer from the trail and future lots, and the buildings will be set back an additional 15' from the rear property line. In total, this results in a 25' setback from home and the Rim Trail on the development side of the trail.

The existing Antlion Trail alignment will also be slightly modified and relocated closer to the original alignment and to provide access to the Preserve.

Per the City of Rio Rancho Zoning Code 154.32 (E)(5) MU-A Zone Development Review Process and Development Review Committee recommendations, we have provided an updated site development plan and application to the Development Services Director. As stated in the approved Master Plan, this application is to be evaluated based on compliance with the approved Master Plan and guidelines, which in this case is the Mariposa Master Plan and Mariposa East Mixed Use Activity Center Master Plan. We have coordinated with the owner/developer and community trail advocates and submitted our amended site development plan to Harvard Investments and the Neighborhood Association for review and support.

PRINCIPALS

James K. Strozier, FAICP

ASSOCIATES

Ken Romig, PLA, ASLA



Justification

The proposed residential development adheres to the guiding principles for development of Mariposa – *Community, Diversity, and Respect*. Residents of this community will enjoy an environment that enables them to live, work, and play. The Applicant has updated the Site Plan to further refine the design and to incorporate a the Rim Trail that was erroneously left off the original Site Plan.

On November 24, the applicant walked the current Rim Trail, and the surveyor flagged and staked the property boundaries. Most of the Rim Trail alignment is in the public preserve and follows the ridge topography. There were various locations where the Rim Trail encroaches into the Private development area. In order to accommodate the Rim Trail and other trail access locations, several of the lots have been modified to accommodate these changes. Areas where the trail crosses private property are designated as “open space”.

On December 19, the applicant provided alternatives to the community trail advocates, the owner, and applicant: one showing no or limited alternative alignments to the Rim Trail, a second option depicting a significant realignment that relocates the trail off of private property and back into the public preserve, and a reduction of the acreage of a few of the larger lots to allow the Rim Trail to remain largely as is, with a limited number of minor realignments.

This proposed amendment is the result of that collaborative review and is a refinement of the third option. The amendment protects the Rim Trails' future with a buffer/easement and requires an additional building setback on new development. The amendment also addresses and furthers a number of goals and policies as expressed in the City’s Comprehensive Plan and the Mariposa Master Plan. The relationship between this amendment and these goals and policies is described below:

Rio Rancho Comprehensive Plan

The proposed amendment furthers the guiding Goals and Policies of the Rio Rancho Comprehensive Plan, including:

Goal 2 Conservation and the Natural Environment Element

Preserve vegetation and natural resources.

***Applicant Response:** The amendment provides for additional internal open space and open space buffer between the Rim Trail and the preserve boundary.*

Policy 12: Develop and protect a public open space network.

***Applicant Response:** This amendment furthers this policy by preserving and refining the existing Rim Trail and trail access to the preserve.*

Goal 3 Transportation

A balanced transportation system that provides access to a variety of transportation options.



Applicant Response: *The amendment addresses the community trail system and ensures access and preservation of existing trails and access to them and the preserve.*

Goal 6: Quality Of Life

Provide quality-of-life services to meet community needs, assuring that there are strong relationships with all sectors of the community and ample opportunities for citizen engagement.

Applicant Response: *The inclusion of the Rim Trail and clarification on other trail connections amplifies residents' relationship to the adjacent trails and the Mariposa Preserve Open Space.*

2.3.6 Parks & Recreation

In order to attract business development in the City of Rio Rancho, it is also important to factor the amount and quality of the city's Parks and Recreation Facilities. Aside from the business climate of a city, one factor that businesses look at when locating or relocating their company to a city is the quality of the recreational facilities of a city. Therefore, it is important for the City of Rio Rancho to provide parks and recreation facilities at a level of service that is competitive with other cities in the southwest. Parks are an important quality of life aspects addressed in Goal 6 of the City's Strategic Plan. Parks are a gathering place that fosters human interaction, i.e. they are Third Places, which are addressed in the Urban Design Element. A third place is a place (not home or work) where human interaction is fostered on a social level.

Applicant Response: *As presented in the Mariposa East Master Plan, the Rim Trail (along with other trails) is a critical quality of life element for the residents of Mariposa East and the community. This amendment addresses this critical community element and provides for a way to balance the new development with the trails and the adjacent Mariposa Preserve.*

POLICY PR-6: Develop partnerships with Rio Rancho Public Schools, public agencies, and private groups to coordinate and co-locate facilities to meet the open space and recreation needs of the city.

Applicant Response: *The proposed amendment furthers this goal by maintaining a critical trail and connections to the open space for the Mariposa East community. These trails, internal Terra Alto opens space areas, and the Mariposa Preserve are privately owned and maintained and help meet the City's needs for open space and trails.*

Mariposa Master Plan

Two primary trails have been identified to provide residents and visitors recreation opportunities, as well as alternatives to car travel between neighborhoods. The Rim Trail is a scenic path located along the upper edge of the escarpment. The Mariposa Trail is a paved path located along the southern portion of the property. Trails may also be placed in many of the arroyo corridors to provide the community with access to the natural landscape and



to foster pedestrian and bicycle circulation within the property and out into the surrounding community.

Applicant Response: *As identified in the Mariposa Master Plan, the Rim Trail is one of two identified trails for the community. While there are other trails as well, the Rim Trail is specifically identified as an important community amenity. This amendment specifically addresses this amenity and provides for it with minor adjustments. The community expressed concern over the potential loss of this segment of the trail and the owner/developer and applicant have worked to develop a solution that is the subject of this amendment.*

Mariposa East Mixed Use Activity Center District

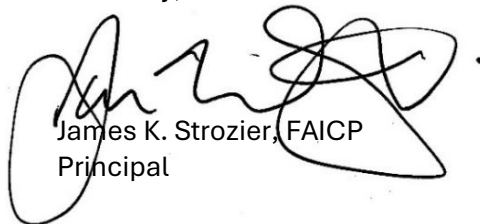
Encourage planning, design, and detailing that reflect the needs of pedestrians, establish multi-modal circulation opportunities, and create memorable civic spaces.

Applicant Response: *The proposed amendment addresses trail access options with existing and relocated trails. The project team analyzed and realigned trails to create/continue access to the preserve, as well as non-vehicular connectivity to the Town Center.*

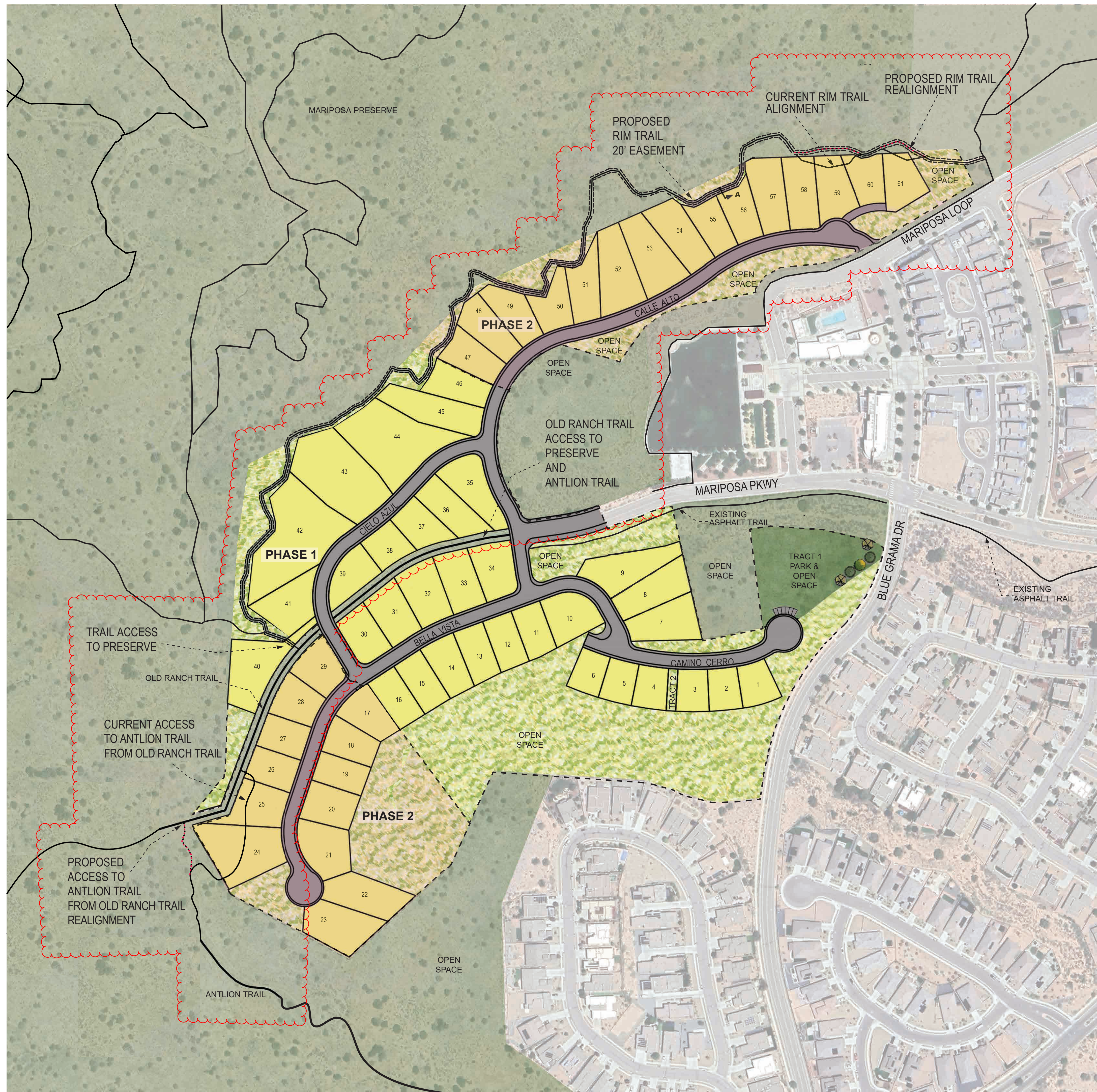
The subject development furthers the intent of the MU-A zone by encouraging walking and biking to, adjacent to, and within the Mariposa Preserve. Single-family residential development is well-suited for this location, thereby further promoting the necessary recreational components in Mariposa East. Residents will have easy access to numerous recreational opportunities, including indoor and outdoor pools, a recreation room, and miles of open-space trails adjacent to and within the community.

We respectfully request approval of this Site Development Plan amendment. Please contact me at cp@consensusplanning.com or (505) 764-9801 if you have any further questions.

Sincerely,



James K. Strozier, FAICP
Principal



SITE AREA: 41.2 ACRES

RESIDENTIAL LOTS: ± 61

BUILDING FOOTPRINTS: APPROXIMATELY 1,800 – 2,800 SF

OPEN SPACE: OPEN SPACE AREAS SHOWN ARE PRELIMINARY AND WILL BE ADJUSTED AS LOT LOCATIONS ARE FINALIZED WITH THE PRELIMINARY PLAT.

ZONING MU-A: SEE MARIPOSA EAST MASTER PLAN MU-A REGULATIONS AND PERMISSIVE USES.

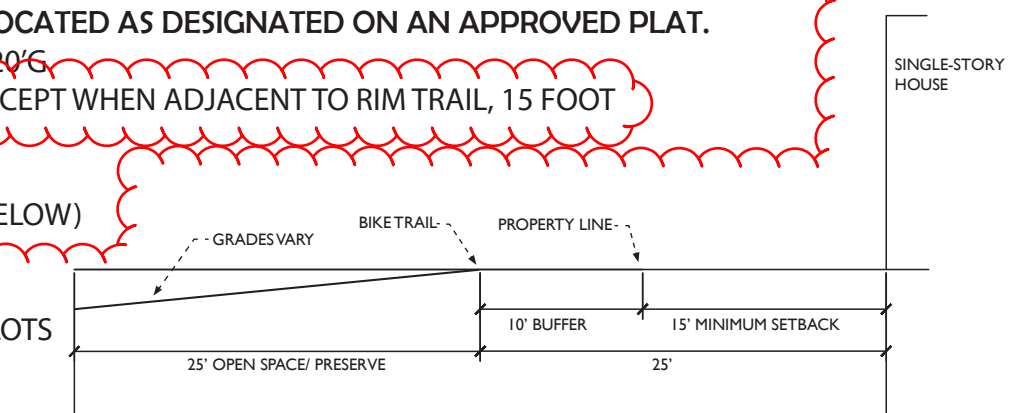
LAND USE: SINGLE-FAMILY RESIDENTIAL AND PRIVATE HOA PARK.

PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS:
 - PRIMARY VEHICULAR ACCESS IS FROM 20' PRIVATE GATED DRIVE VIA MARIPOSA PARKWAY (AN EXISTING COLLECTOR STREET).
 - SECONDARY GATED RESIDENT AND EMERGENCY ACCESS IS PROVIDED AT MARIPOSA LOOP (AN EXISTING LOCAL STREET).
 - PEDESTRIAN ACCESS/CIRCULATION WILL BE PROVIDED VIA PROPOSED LOCAL ROADWAYS AND TRAILS THROUGHOUT THE INTERNAL OPENSOURCE WITH CONNECTIONS TO THE MARIPOSA COMMUNITY TRAILS.

TRAILS ARE INTENDED TO BE SOFT SURFACE TRAILS, AND LOCATIONS SHOWN ARE CONCEPTUAL.
 - ACCESS TO THE PRESERVE WILL BE FROM OLD RANCH TRAIL.
 - ACCESS TO ANTLION TRAIL WILL BE FROM OLD RANCH TRAIL.
 - THE RIM TRAIL WILL HAVE A 10' EASEMENT, A 5' BUFFER FROM THE CENTERLINE.
 - THE BACK PROPERTY LINES WERE SET A MINIMUM OF 10' FROM THE TRAIL.
 - HOMES ADJACENT TO THE RIM TRAIL WILL REQUIRE A 15' SETBACK FROM THE PROPERTY LINE TO PROVIDE A TOTAL 50' TRAIL BUFFER.

SETBACKS: ALL BUILDINGS SHALL BE LOCATED AS DESIGNATED ON AN APPROVED PLAT.

- MINIMUM FRONT YARD SETBACKS: 10', 20'
- MINIMUM REAR YARD SETBACKS: 10', EXCEPT WHEN ADJACENT TO RIM TRAIL, 15 FOOT
- MINIMUM SIDE YARD SETBACKS: 5'
- MINIMUM CORNER SIDE SETBACK: 10'
- MAXIMUM BUILDING HEIGHT 48' (SEE BELOW)



SECTION A: ADJACENT TO RESIDENTIAL LOTS

HEIGHT: THE MU-A ZONE PERMITS BUILDING HEIGHTS UP TO 48 FEET; THIS SITE PLAN RESTRICTS THE HEIGHT TO 20 FEET AND THE HOMES ARE RESTRICTED TO SINGLE STORY HOMES. IF THE TOPOGRAPHIC AND GRADING REQUIRES AN UNDERGROUND GARAGE WITH ACCESS TO THE STREET, THE UNDERGROUND PORTION, SHALL NOT BE INCLUDED IN THE HEIGHT CALCULATION.

PROPOSED DENSITY: THE DENSITY IS 1.45 DWELLING UNITS PER ACRE.

PHASING: THIS PROJECT WILL BE DEVELOPED IN TWO PHASES. A PRELIMINARY PLAT WILL BE DONE FOR THE ENTIRE PROJECT WITH SEPARATE FINAL PLATS FOR EACH PHASE.
 PHASE ONE - LOTS 33
 PHASE TWO - LOTS 28

THIS SITE PLAN CONFORMS WITH THE MARIPOSA EAST MASTER PLAN - DISTRICT GUIDELINES, FUTURE BUILDINGS WILL CONFORM WITH ARCHITECTURE, MATERIALS & COLOR, PARKING, BUILDING HEIGHTS, BUILDING FOOTPRINT, LANDSCAPING, AND LIGHTING REQUIREMENTS. FINAL EASEMENTS AND LOCATIONS WILL BE PROVIDED WITH THE PRELIMINARY PLAT.

SITE UTILITIES: THE PROPOSED DEVELOPMENT WILL BE SERVED BY THE CITY OF RIO RANCHO FOR THE WATER DISTRIBUTION AND FIRE PROTECTION SYSTEMS AND THE SANITARY SEWER COLLECTION SYSTEM. EXISTING MASTER PLAN AND DISTRIBUTION/COLLECTION LINES ARE IN PLACE IN MARIPOSA PARKWAY, MARIPOSA LOOP, AND BLUE GRAMMA.

WATER: AN EXTENSION OF THE EXISTING WATER LINE IN MARIPOSA PARKWAY LOOPED BACK TO THE EXISTING LINE/STUB IN MARIPOSA LOOP WILL SERVE THE INITIAL PHASE OF DEVELOPMENT FOR BOTH DOMESTIC SERVICES AND FIRE PROTECTION. THE ONSITE WATER LINES, FIRE HYDRANTS, AND WATER METERS, AS WELL AS THE OFFSITE EXTENSION AND CONNECTION TO THE EXISTING WATER LINE IN MARIPOSA LOOP, WILL BE DESIGNED THROUGH THE CITY OF RIO RANCHO DEPARTMENT OF PUBLIC WORKS AS A PUBLIC WORK ORDER. ALL WATER LINES WILL BE IN THE FUTURE PUBLIC WATER LINE EASEMENTS.

SANITARY SEWER: THE INITIAL PHASE OF DEVELOPMENT WILL BE SERVED BY A SANITARY SEWER LINE EXTENSION OFF OF MARIPOSA PKWY AND BLUE GRAMA WITH PHASE 2 CONNECTION TO MARIPOSA LOOP AND INTERNAL LINES BUILT IN PHASE 1. THE ON-SITE SANITARY SEWER LINES WILL BE PUBLIC AND BE ACCOMPANIED BY PUBLIC SANITARY SEWER LINE EASEMENTS.

PRIVATE UTILITIES: THE PRIVATE UTILITIES ARE LIMITED TO THE NEW MEXICO GAS COMPANY, PUBLIC SERVICES COMPANY OF NEW MEXICO, LUMEN, AND THE LOCAL CABLE PROVIDER. BY THEIR FRANCHISE AGREEMENT WITH THE CITY OF RIO RANCHO, THEY ARE REQUIRED TO PROVIDE THEIR UTILITY SERVICES THROUGH INDIVIDUAL UTILITY EXTENSION AGREEMENTS. ALL OF THE PRIVATE UTILITY COMPANIES HAVE ACTIVE LINES IN THE ADJACENT EASEMENTS ALONG MARIPOSA PARKWAY AND MARIPOSA LOOP. ALL ONSITE PRIVATE UTILITIES WILL BE WITHIN PUBLIC UTILITY EASEMENTS (P.U.E.S.).

STORM WATER MANAGEMENT: THE DRAINAGE SOLUTION WILL BE IN ACCORDANCE WITH THE STORM WATER MANAGEMENT GUIDELINE AND REQUIREMENTS AS FOUND IN THE DRAINAGE MASTER PLAN FOR MARIPOSA EAST, PREPARED BY BOHANNAN-HUSTON, INC. THE GRADING OF THE PROPOSED HOMES WILL BE INTEGRATED WITH THE NATURAL GRADES TO THE EXTENT PRACTICAL. THE HOMES THAT BACK UP TO A NATURAL RIDGELINE WILL HAVE SHALLOW SWALES USED TO DEFLECT SURFACE DISCHARGE AROUND THE UNITS. STORM WATER WILL BE ROUTED TO WATER HARVESTING DEPRESSIONS INTEGRATED INTO THE NATURAL LANDSCAPE FOR INFILTRATION WITH EXCESS (NOT TO EXCEED UNDEVELOPED CONDITIONS) RELEASED TO HISTORIC FLOW PATHS. ALL STORM WATER RELEASED ONTO PUBLIC ROADWAY OR STORM DRAIN WILL FIRST BE ROUTED THROUGH A DESILTATION, WATER QUALITY POND/FACILITY.

TERRA ALTO

SITE PLAN

Prepared For:

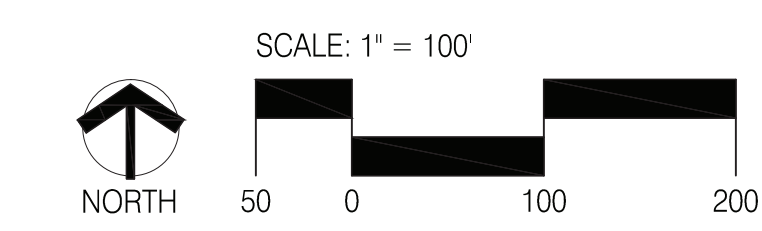
ECOterra Development, LLC
 8100 Wyoming NE M4-347
 Albuquerque, NM 87113

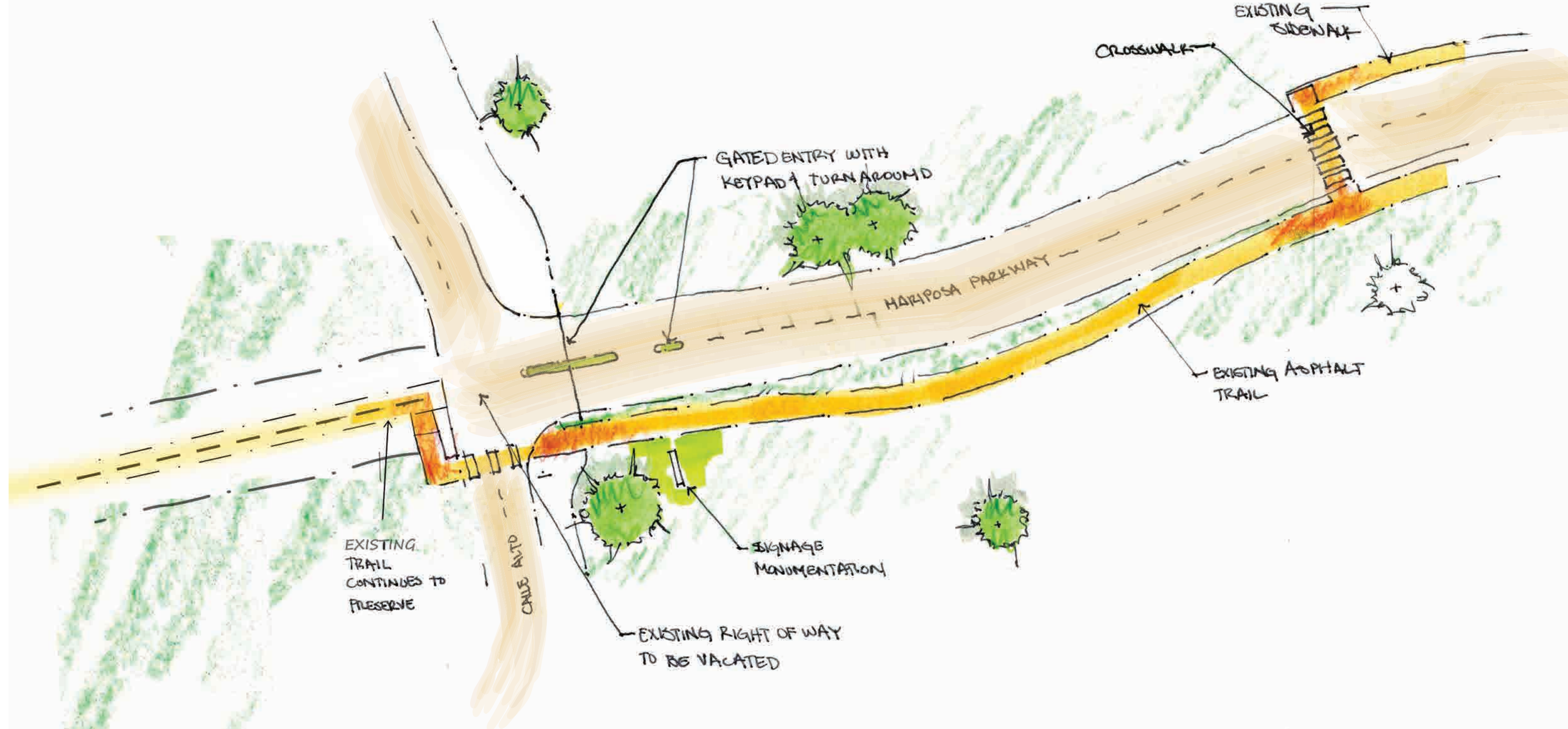
Prepared By:

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 7500 Jefferson St. NW
 Albuquerque, NM 87109

Price Land Development
 500 Marquette Ave. NW Suite 1060
 Albuquerque, NM 87102





ENTRY IMPROVEMENTS



NEIGHBORHOOD PARK

PLANT LEGEND

SYMBOL	SCIENTIFIC NAME COMMON NAME	SIZE	INSTALLED SIZE MATURE SIZE	WATER USE
TREES				
(Symbol)	EXISTING TREE TO REMAIN			
(Symbol)	ACER FREEMANII 'AUTUMN BLAZE' AUTUMN BLAZE MAPLE	2.5" B&B	45' HT. X 35' SPR.	MED
(Symbol)	CELTIS RETICULATA NETLEAF HACKBERRY	2.5" B&B	45' HT. X 35' SPR.	MED
(Symbol)	CERCIS CANADENSIS 'TEXENSIS' TEXAS REDBUD	2.5" B&B	25' HT. X 30' SPR.	MED
(Symbol)	CHILOPSIS LINEARIS 'BUBBA' BUBBA DESERT WILLOW	8' MS	20' HT. X 20' SPR.	RW
(Symbol)	FORESTIERA NEOMEXICANA NEW MEXICO OLIVE	15-GAL	15' HT. X 15' SPR.	LOW+
(Symbol)	PINUS NIGRA AUSTRIAN PINE	8' HT. B&B	35' HT. X 25' SPR.	MED
(Symbol)	PISTACHIA X 'RED PUSH' RED PUSH PISTACHE	2.5" B&B	40' HT. X 40' SPR.	MED
SHRUBS AND GROUNDCOVERS				
(Symbol)	ACHILLEA 'MOONSHINE' MOONSHINE YARROW	1-GAL	2' HT. X 2' SPR.	MED
(Symbol)	AGASTACHE RUPESTRIS LICORICE HUMMINGBIRD MINT	1-GAL	3' HT. X 2' SPR.	LOW
(Symbol)	ARTEMISIA FILIFOLIA SAND SAGE	5-GAL	4' HT. X 4' SPR.	RW
(Symbol)	CALYLOPHUS SERRULATUS ORANGE BUTTERFLY WEED	1-GAL	18" HT. X 18" SPR.	LOW
(Symbol)	CERETOIDES LANATA WINTER FAT	5-GAL	30" HT. X 30" SPR.	LOW
(Symbol)	COMPTONIA PEREGRINA FERN BUSH	5-GAL	4' HT. X 6' SPR.	MED
(Symbol)	CYTISUS SCOPARIUS 'LENA'S BROOM' LENA'S BROOM	5-GAL	4' HT. X 4' SPR.	LOW
(Symbol)	ERICAMERIA LARICIFOLIA DWARF TURPENTINE BUSH	5-GAL	3' HT. X 3' SPR.	LOW
(Symbol)	EUPHORBIA BIGLANDULOSA GOPHER PLANT	3-GAL	3' HT. X 4' SPR.	LOW+
(Symbol)	PINUS MUGO 'PUMILIO' DWARF MUGO PINE	5-GAL	4' HT. X 6' SPR.	MED
(Symbol)	RHUS TRILOBATA 'AUTUMN AMBER' AUTUMN AMBER SUMAC	5-GAL	2' HT. X 8' SPR.	LOW+
(Symbol)	RHUS TRILOBATA THREE-LEAF SUMAC	5-GAL	4' HT. X 6' SPR.	LOW
(Symbol)	SALVIA DORRII PURPLE SAGE	5-GAL	3' HT. X 3' SPR.	MED
(Symbol)	SALVIA GREGGII 'FURMAN'S RED' FURMAN'S RED CHERRY SAGE	3-GAL	30" HT. X 3' SPR.	MED
(Symbol)	SPHAERALCEA A. 'LOUIS HAMILTON' GLOBE MALLOW	5-GAL	2' HT. X 3' SPR.	LOW
DESERT ACCENTS				
(Symbol)	AGAVE HAVARDIANA HARVARD AGAVE	3-GAL	4' HT. X 4' SPR.	RW
(Symbol)	DASYLIRION WHEELERI DESERT SPOON	5-GAL	4' HT. X 4' SPR.	RW
(Symbol)	HESPERALOE PARVIFLORA 'BRAKELIGHTS' BRAKELIGHTS RED YUCCA	3-GAL	3' HT. X 3' SPR.	LOW+
(Symbol)	YUCCA BACCATA BROADLEAF YUCCA	5-GAL	4' HT. X 5' SPR.	RW
ORNAMENTAL GRASSES				
(Symbol)	CALAMOGROSTIS A. 'KARL FOERSTER' KARL FOERSTER FEATHER REED GRASS	5-GAL	30" HT. X 3' SPR.	MED
(Symbol)	MUHLENBERGIA C. 'REGAL MIST' MUHLY GRASS	5-GAL	3' HT. X 4' SPR.	MED

GENERAL LANDSCAPE NOTES:

IRRIGATION SYSTEM
A FULLY AUTOMATED IRRIGATION SYSTEM WILL BE USED TO IRRIGATE TURF AREA, TREE, SHRUB AND GROUND COVER PLANTING AREAS.

IRRIGATION SHALL BE A COMPLETE UNDERGROUND SYSTEM WITH TREES TO RECEIVE (6) 2 GPM DRIP EMITTERS AND SHRUBS TO RECEIVE (2) 2 GPM DRIP EMITTERS. TURF VALVES WITH POP-UP SPRAY HEADS WILL BE OPERATED TO PROVIDE 1/2" OF WATER PER CYCLE (PEAK SEASON).

POINT OF CONNECTION FOR IRRIGATION SYSTEM IS UNKNOWN AT CURRENT TIME AND WILL BE COORDINATED IN THE FIELD. IRRIGATION WILL BE OPERATED BY AUTOMATIC CONTROLLER. LOCATION OF CONTROLLER TO BE FIELD DETERMINED AND POWER SOURCE FOR CONTROLLER TO BE PROVIDED BY OTHERS.

MAINTENANCE RESPONSIBILITY
MAINTENANCE OF THE COMMON AREA LANDSCAPING AND IRRIGATION SYSTEM, INCLUDING THOSE AREAS WITHIN THE PUBLIC R.O.W. SHALL BE THE RESPONSIBILITY OF THE HOME OWNER'S ASSOCIATION.

MAINTENANCE OF FRONT YARD LANDSCAPE AND STREET TREES ALONG INTERNAL RESIDENTIAL LOTS AND IRRIGATION SYSTEM SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL HOMEOWNER.

NO HIGH WATER USE TURF IS SPECIFIED FOR THIS PROJECT. THE PLANT PALETTE IS PREDOMINANTLY COMPRISED OF PLANTS WITH LOW TO MEDIUM WATER USE REQUIREMENTS, THEREBY MINIMIZING IRRIGATION NEEDS WHILE ENSURING THE VIABILITY OF THE PLANTS.

LANDSCAPE PLAN

Prepared For:

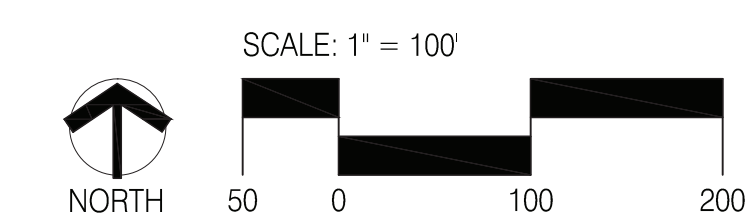
Prepared By:

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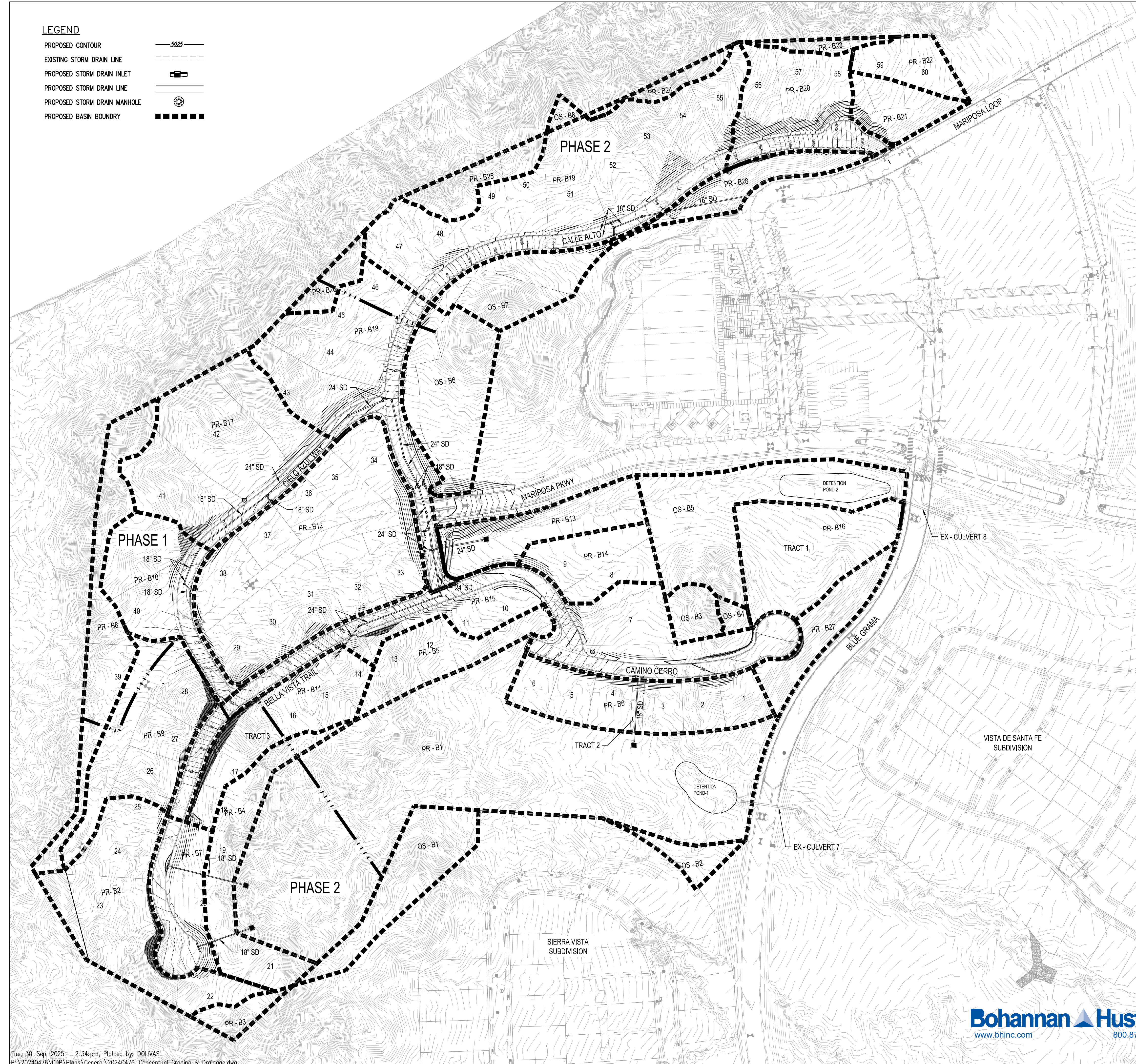


TERRA ALTO

CONCEPTUAL GRADING & DRAINAGE PLAN

LEGEND

- PROPOSED CONTOUR
- EXISTING STORM DRAIN LINE
- PROPOSED STORM DRAIN INLET
- PROPOSED STORM DRAIN LINE
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED BASIN BOUNDARY



NARRATIVE:

EXISTING CONDITIONS:

THE PROPOSED SITE IS LOCATED WITHIN TRACT 1A-16F, TRACT 1A-16H, TRACT 1A-16I OF MARIPOSA EAST. THE SITE IS UNDEVELOPED AND THERE ARE SOME EXISTING TRAILS WITHIN THE SITE BOUNDARY. THERE ARE EXISTING DRAINAGE EASEMENTS GRANTED TO SSCAFCA AND PUBLIC WATERLINE AND REUSE LINE EASEMENT GRANTED TO CoRR WITHIN THE SITE BOUNDARY.

CURRENTLY THE NORTHEAST PORTION OF THE SITE DRAINS TO MARIPOSA LOOP, THE NORTHWEST PORTION DRAINS TOWARD MARIPOSA PARKWAY, AND THE SOUTH PORTION OF THE SITE DRAINS EAST TOWARD EXISTING CULVERTS LOCATED AT BLUE GRAMA DRIVE.

DEVELOPED CONDITIONS:

IN THE DEVELOPED CONDITIONS, THE SITE WILL FOLLOW EXISTING DRAINAGE PATTERN. ONLY TWO OFFSITE BASINS ENTERS INTO PROPOSED ROADWAYS. HOWEVER, ALL THE OFFSITE BASINS HAVE BEEN TAKEN INTO ACCOUNT FOR THE DEVELOPED CONDITIONS DRAINAGE ANALYSIS TO MAKE SURE THE TOTAL FLOW DISCHARGING THE SITE IS WITHIN THE ALLOWABLE LIMIT. TOTAL EXISTING OFFSITE AND DEVELOPED ONSITE FLOWS WILL BE CONVEYED BY THE PROPOSED STREETS AND UNDERGROUND STORM DRAIN PIPE AND THEY WILL DISCHARGE TO THE THREE LOCATIONS AS IN THE EXISTING CONDITIONS. NORTHEAST PORTION OF THE SITE WILL CONTINUE TO DRAIN TO MARIPOSA LOOP, THE NORTHWEST PORTION DRAINS TOWARD EXISTING CULVERT 8 AT BLUE GRAMA DRIVE AND THE SOUTH PORTION OF THE SITE DRAINS EAST TOWARD EXISTING CULVERT 7 LOCATED AT BLUE GRAMA DRIVE. DETENTION PONDS WILL BE PROPOSED WHERE THE DISCHARGE EXCEEDS THE ALLOWABLE RATE AS WELL AS TO PROVIDE REQUIRED SWQV.

GENERAL NOTES:

1. EXISTING TOPO CONTOURS ARE SHOWN AT 1FT INTERVAL.
2. DESIGN CRITERIA FOR GRADING AND DRAINAGE WILL FOLLOW DESIGN STANDARDS ESTABLISHED IN THE MASTERPLAN.
3. STORM DRAIN LOCATIONS ARE APPROXIMATE.

ULTIMATE CONDITIONS

BASIN I.D.	AREA (AC)	UNITS #	% LAND TREATMENT				DISCHARGE (CFS)	
			A	B	C	D	10 YR	100YR
PR - B1	7.19	0.0	19.0%	30.0%	51.0%	0.00%	6.6	15.6
PR - B2	1.81	3.5	0.0%	36.5%	36.5%	27.00%	2.6	5.0
PR - B3	0.20	0.0	33.0%	10.0%	57.0%	0.00%	0.2	0.4
PR - B4	1.11	3.0	0.0%	36.5%	36.5%	27.00%	1.6	3.1
PR - B5	0.81	3.0	0.0%	36.5%	36.5%	27.00%	1.2	2.2
PR - B6	1.37	6.0	0.0%	36.5%	36.5%	27.00%	1.9	3.8
PR - B7	0.82	1.0	0.0%	36.5%	36.5%	27.00%	1.2	2.3
PR - B8	1.20	1.5	0.0%	36.5%	36.5%	27.00%	1.7	3.3
PR - B9	1.53	4.0	0.0%	36.5%	36.5%	27.00%	2.2	4.2
PR - B10	1.19	1.0	0.0%	36.5%	36.5%	27.00%	1.7	3.3
PR - B11	1.16	5.0	0.0%	36.5%	36.5%	27.00%	1.7	3.2
PR - B12	3.53	10.0	0.0%	36.5%	36.5%	27.00%	5.0	9.8
PR - B13	0.91	0.0	25.0%	33.0%	42.0%	0.00%	0.8	1.9
PR - B14	0.73	1.5	0.0%	36.5%	36.5%	27.00%	1.0	2.0
PR - B15	3.07	1.5	0.0%	36.5%	36.5%	27.00%	4.4	8.5
PR - B16	1.41	0.0	37.0%	40.0%	7.0%	16.00%	1.2	2.9
PR - B17	2.41	1.5	0.0%	36.5%	36.5%	27.00%	3.4	6.7
PR - B18	2.23	3.5	0.0%	36.5%	36.5%	27.00%	3.2	6.2
PR - B19	3.71	9.0	0.0%	36.5%	36.5%	27.00%	5.3	10.3
PR - B20	1.29	3.0	0.0%	36.5%	36.5%	27.00%	1.8	3.6
PR - B21	0.49	1.0	0.0%	36.5%	36.5%	27.00%	0.7	1.4
PR - B22	0.45	1.0	0.0%	36.5%	36.5%	27.00%	0.6	1.2
PR - B23	0.14	0.0	14.3%	14.3%	71.4%	0.00%	0.1	0.3
PR - B24	0.19	0.0	4.0%	9.0%	87.0%	0.00%	0.2	0.5
PR - B25	0.45	0.0	9.0%	15.0%	76.0%	0.00%	0.5	1.1
PR - B26	0.23	0.0	0.0%	33.0%	67.0%	0.00%	0.3	0.6
PR - B27	0.62	0.0	6.0%	5.0%	89.0%	0.00%	0.8	1.6
PR - B28	0.57	0.0	16.0%	30.0%	54.0%	0.00%	0.5	1.3
OS - B1	0.91	0.0	7.0%	26.0%	67.0%	0.00%	1.0	2.2
OS - B2	0.24	0.0	24.0%	60.0%	16.0%	0.00%	0.2	0.4
OS - B3	0.24	0.0	8.0%	16.0%	76.0%	0.00%	0.3	0.6
OS - B4	0.09	0.0	0.0%	100.0%	0.00%	0.00%	0.1	0.2
OS - B5	1.79	0.0	42.0%	24.0%	34.0%	0.00%	1.3	3.3
OS - B6	1.39	0.0	37.0%	33.0%	30.0%	0.00%	1.0	2.6
OS - B7	0.82	0.0	16.0%	30.0%	54.0%	0.00%	0.8	1.8
OS - B8	0.07	0.0	0.0%	0.0%	100.0%	0.00%	0.1	0.2
TOTAL	46.36	60.00					56.9	117.6

Prepared For:

ECOTerra

Prepared By:

Consensus Planning, Inc.
Bohannon Huston, Inc.



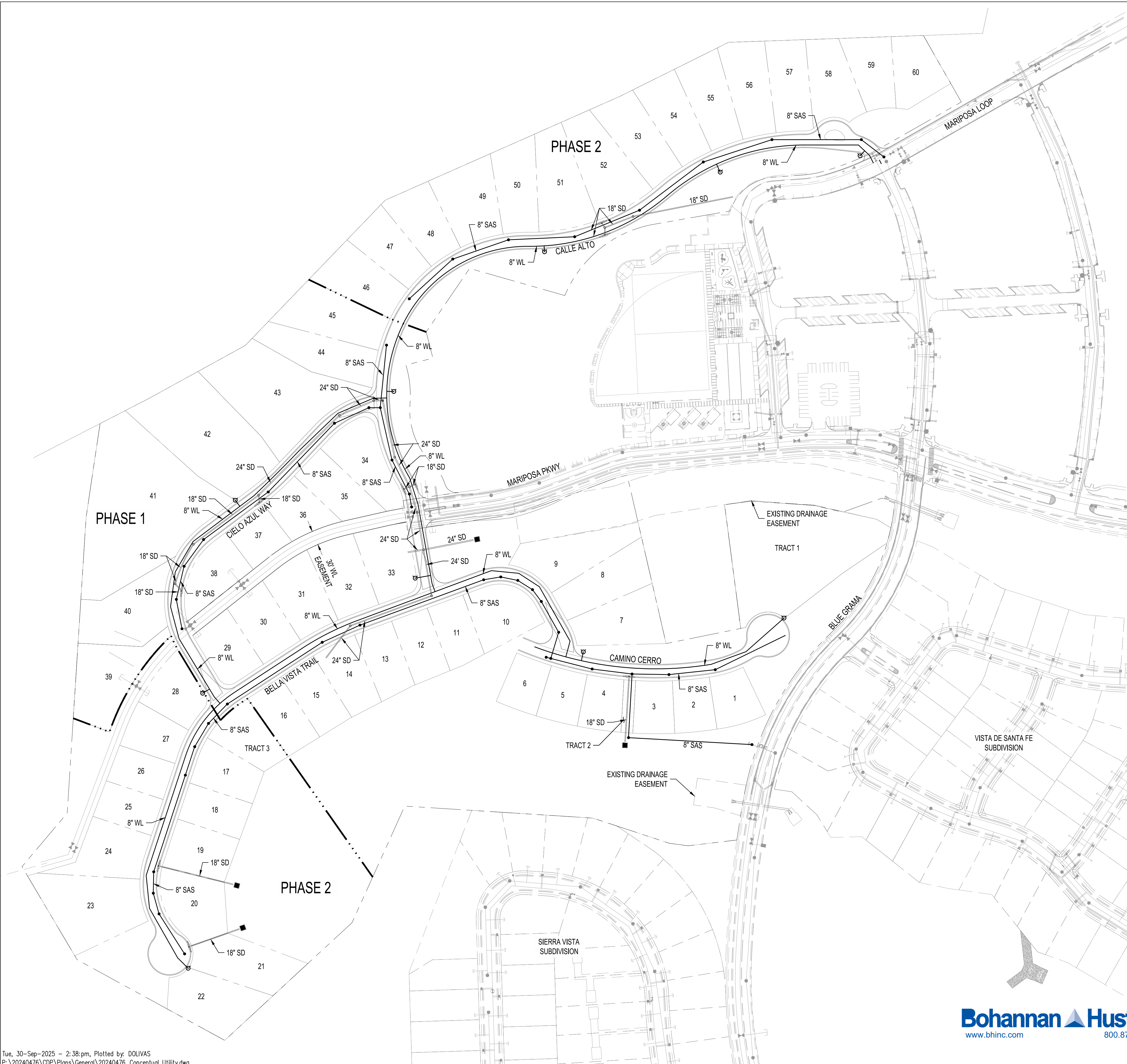
CONSENSUS PLANNING, INC.
Planning / Landscape Architecture
302 Eighth Street NW
Albuquerque, NM 87102
(505) 764-9801 Fax 842-5495
e-mail: cp@consensusplanning.com

Scale: 1" = 100'



TERRA ALTO

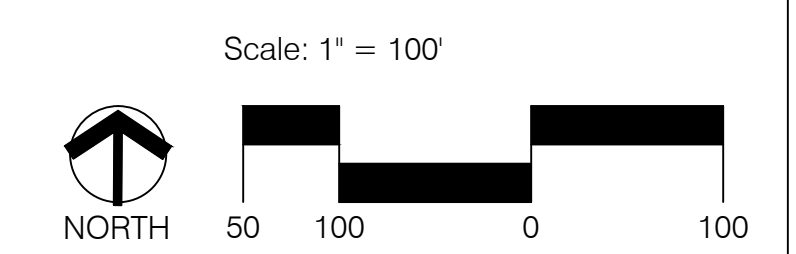
CONCEPTUAL UTILITY PLAN



Prepared For:
ECOTerra

Prepared By:
Consensus Planning, Inc.
Bohannon Huston, Inc.

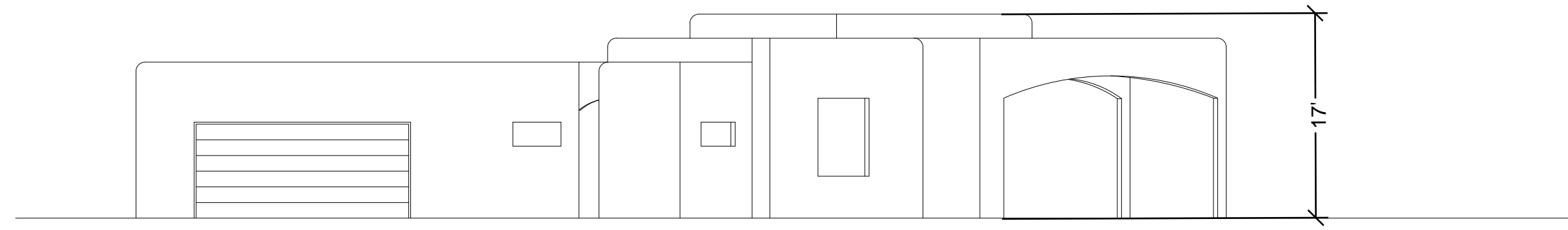
 **CONSENSUS PLANNING, INC.**
 Planning / Landscape Architecture
 302 Eighth Street NW
 Albuquerque, NM 87102
 (505) 764-9801 Fax 842-5495
 e-mail: cp@consensusplanning.com



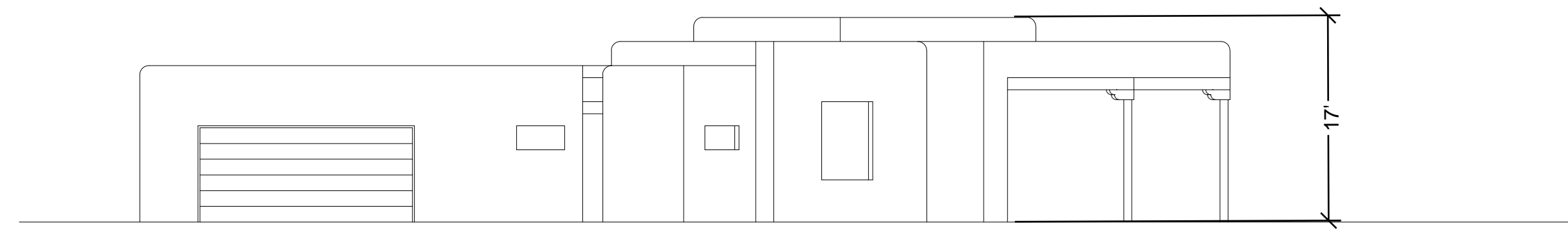
Bohannon Huston
 www.bhinc.com 800.877.5332

NOTE:

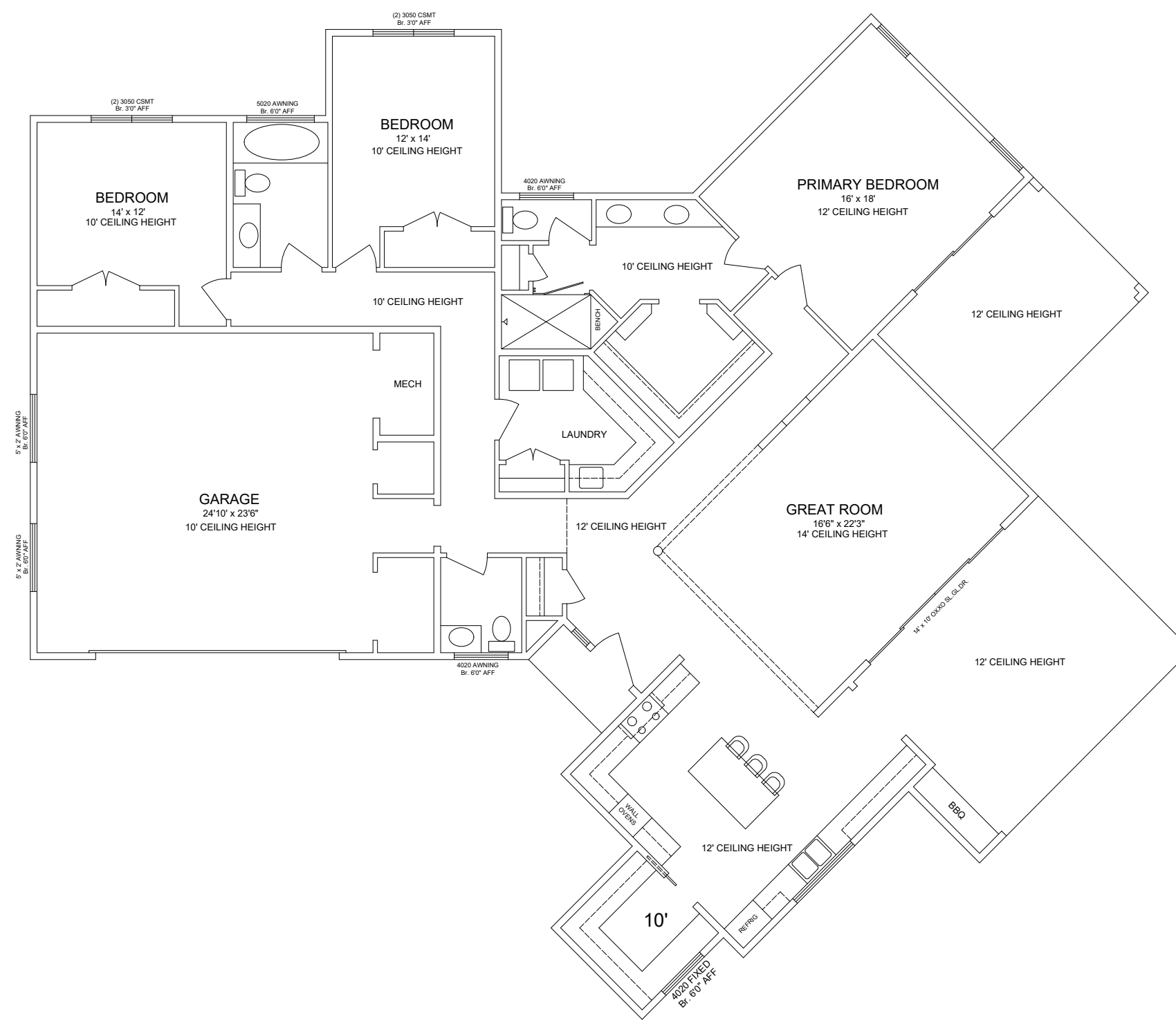
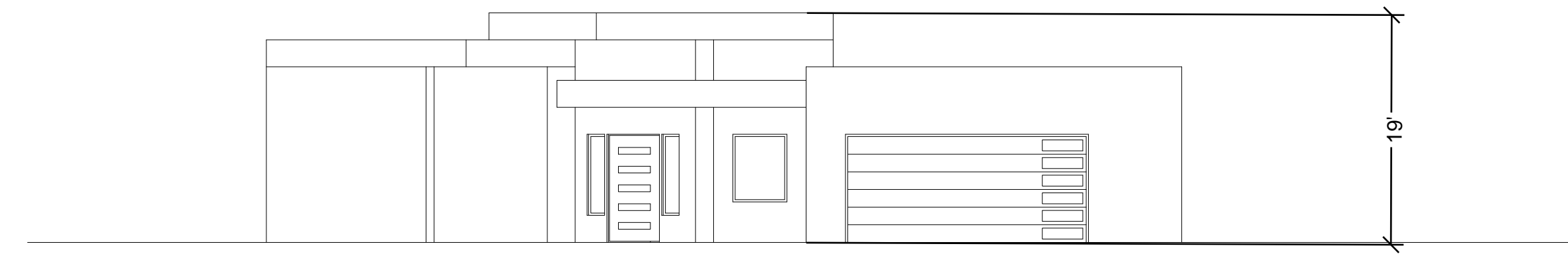
WHERE REQUIRED BY GRADING/TERRAIN ISSUES, THERE MAY BE A OPTION WITH UNDERGROUND GARAGE (SEE HEIGHT).



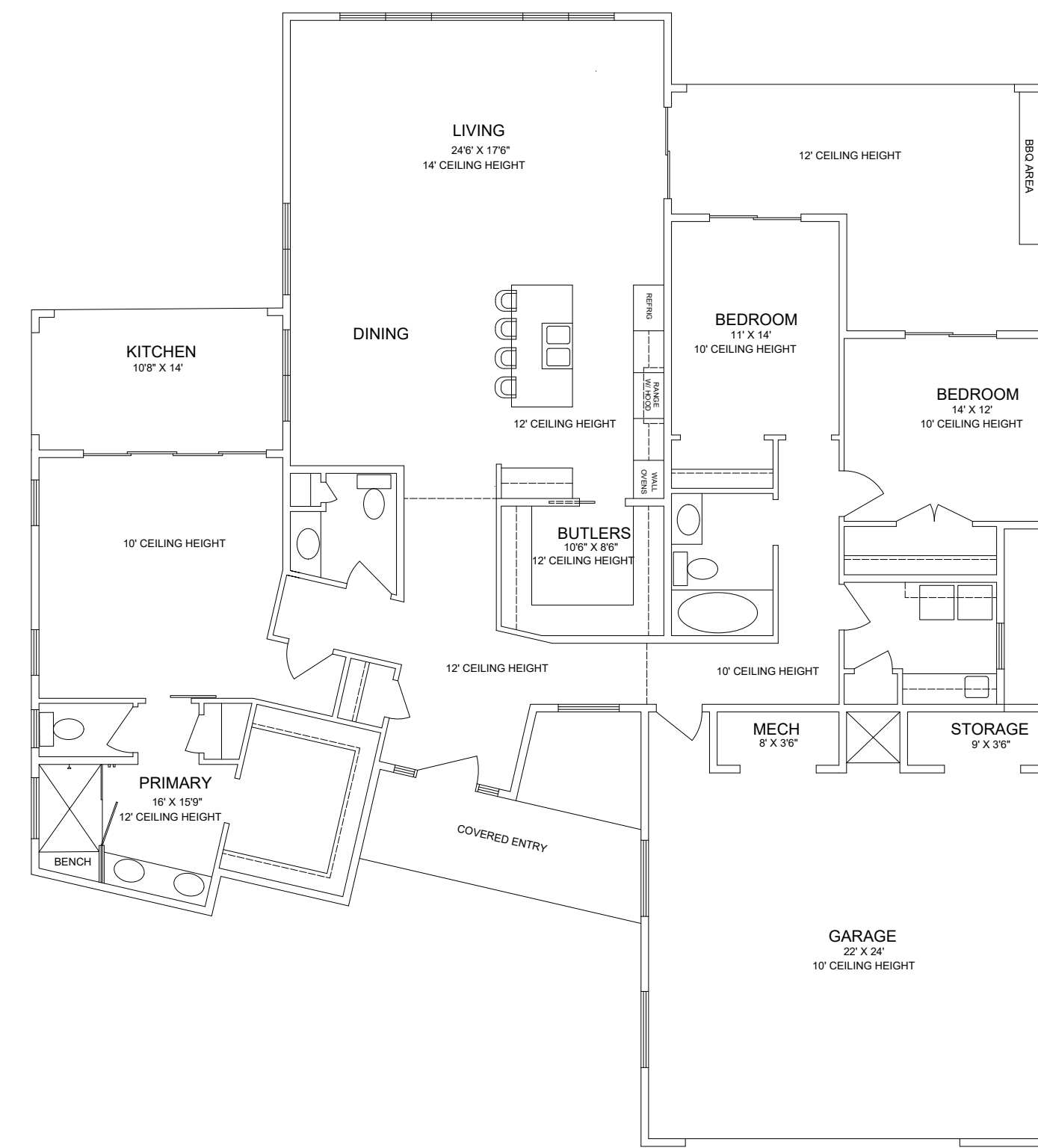
ELEVATION A



ELEVATION B



FLOOR PLAN A



FLOOR PLAN B

TERRA ALTO

ELEVATION & FLOOR PLAN

Prepared For:

Prepared By:

ECOTerra Development, LLC
8100 Wyoming NE M4-347
Albuquerque, NM 87113

Consensus Planning, Inc.
302 Eighth St. NW
Albuquerque, NM 87102

Price Land Development
500 Marquette Ave. NW Suite 1060
Albuquerque, NM 87102

Bohannon Huston
7500 Jefferson St. NW
Albuquerque, NM 87109

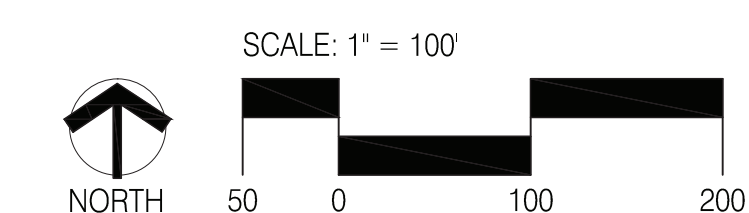
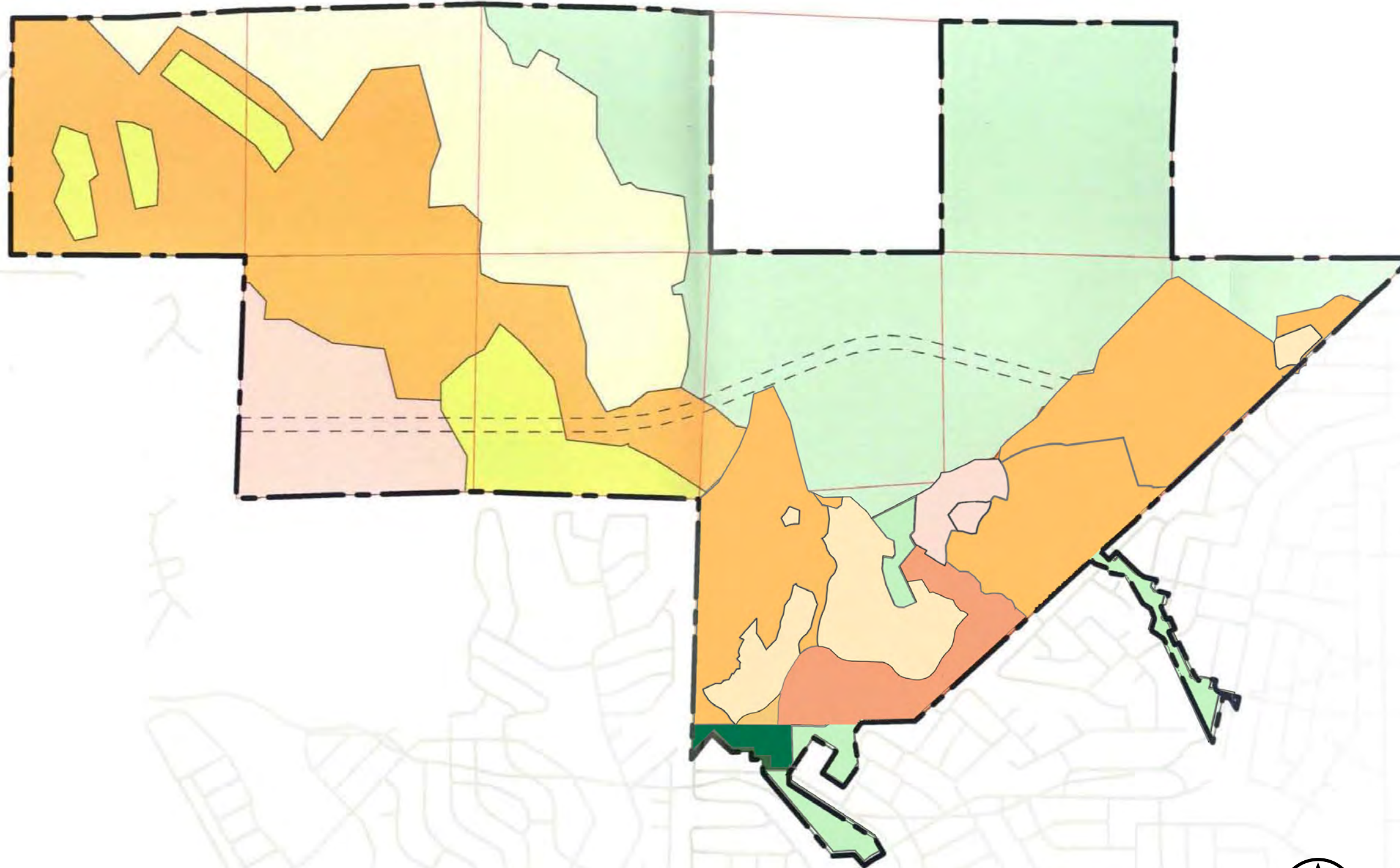


EXHIBIT 1 PROPOSED ZONING (EXHIBIT I)

Ordinance No. 33
AMENDED JANUARY 2019

This map illustrates proposed zone districts only, not Land Use. See Exhibit J for conceptual land use plan.



PROPOSED:

Zone Districts	Total Acres	Planning Area One	Planning Area Two
P (Park)	24	24	0
OS (Open Space)	2,390	125	0
E-1 (Estate Residential)	1,143	256	887
R-1 (Single Family Residential)	152	152	0
R-4 (Single Family Residential)	2,067	842	1,305
R-5 (Single Family Residential)	372	0	372
MU-A (Mixed Use Activity Center)	433	66	367
Total	6,581	1,465	2,931

This map has been prepared to and in the preparation of a land plan for the Mariposa project and is conceptual in nature. The owner reserves the right to revise this map and to relocate or remove public and/or quasi-public areas. This map is not intended to establish any private restrictions, covenants, limitations, easements, or estoppel rights, either express or implied, as to the manner in which this property may be developed or put to use.

ORIGINAL:

Zone Districts	Total Acres	Planning Area One	Planning Area Two
P (Park)	24	24	0
OS (Open Space)	2,310	125	0
E-1 (Estate Residential)	1,495	608	887
R-1 (Single Family Residential)	422	422	0
R-4 (Single Family Residential)	1,532	227	1,305
R-5 (Single Family Residential)	372	0	372
MU-A (Mixed Use Activity Center)	426	59	367
Total	6,581	1,465	2,931








EXHIBIT 4 CONCEPTUAL LAND USE PLAN (EXHIBIT J)

Ordinance No. 33
AMENDED JANUARY 2019

This map illustrates proposed conceptual park, trail, and open space planning. See exhibit i for proposed zoning and exhibit j for proposed land use.

PROPOSED:

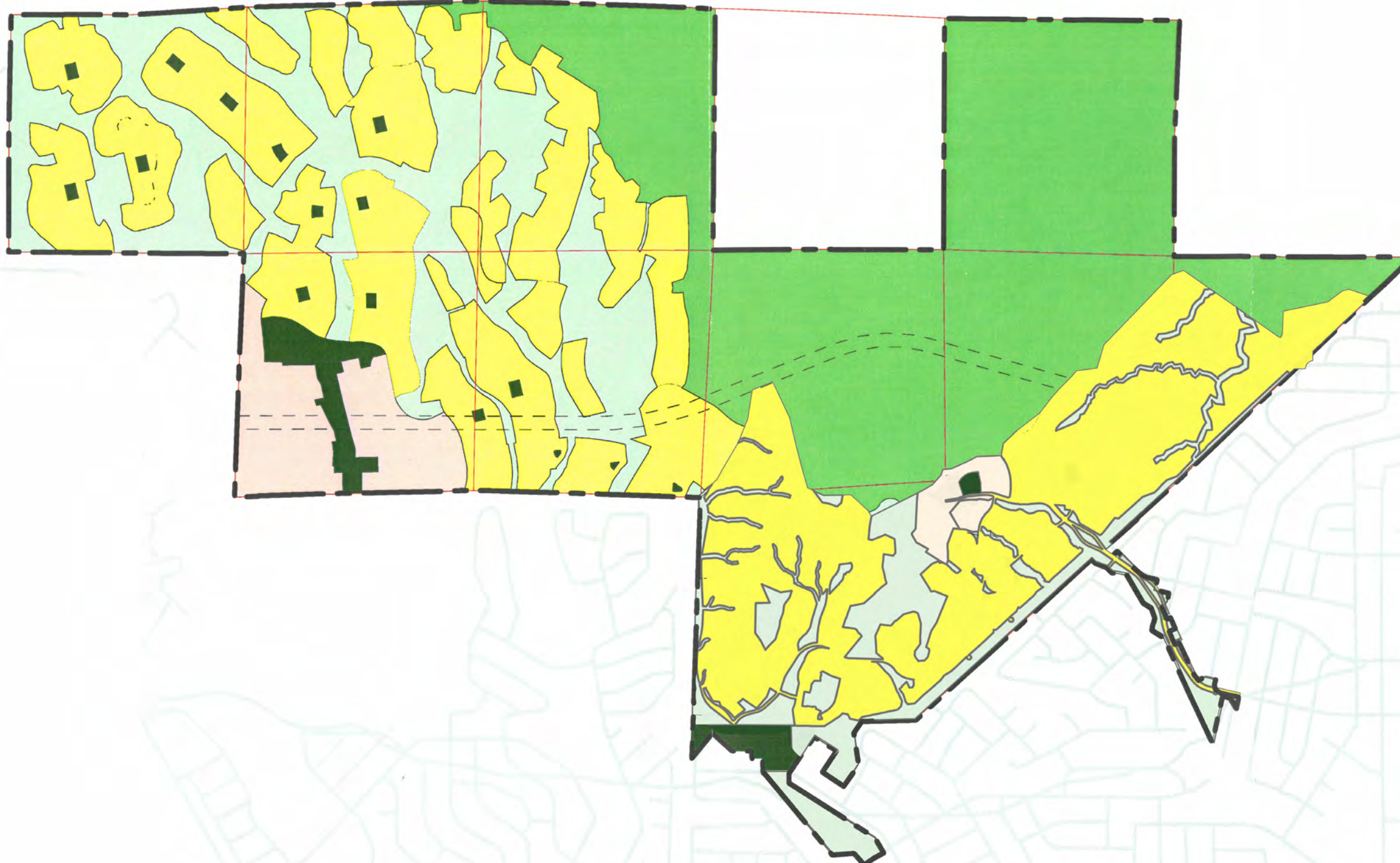
Land Use Types	Total Acres	Planning Area One	Planning Area Two
 Mariposa Preserve	2,185	0	0
 Common Open Space*	1,357	412	945
 Park	162	62	100
 Low/Medium Density Residential	2,529	925	1,604
 Mixed Use	348	66	282
Total	6,581	1,465	2,931

* Common Open Space is part of the underlying residential zone category. Common Open Space is created as part of the future platting action for each residential development. It may include drainage easement and undeveloped areas.

ORIGINAL:

Land Use Types	Total Acres	Planning Area One	Planning Area Two
Mariposa Preserve	2,185	0	0
Common Open Space	1,357	412	945
Park	162	62	100
Residential	2,567	963	1,604
Mixed Use	310	28	282
Total	6,581	1,465	2,931

This map has been prepared to and in the preparation of a land plan for the Mariposa project and is conceptual in nature. The owner reserves the right to revise this map and to relocate or remove public and/or quasi-public areas. This map is not intended to establish any private restrictions, covenants, limitations, easements, or estoppel rights, either express or implied, as to the manner in which this property may be developed or put to use.





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 22, 2026

RE: Preliminary Plat;
Case No. 25-210-00009
Mariposa East, Tracts 1A16H1, 1A16f, 1A16G, and 1A16I

Dear Property Owner:

You are receiving this letter because your property abuts a site where a land development decision is required by the Planning and Zoning Board.

The applicant, ECOTerra Development, LLC, through their agent, Consensus Planning, Inc., requests approval of a Preliminary Plat for the Terra Alto at Mariposa Subdivision; for the subject property legally described as Mariposa East, Tracts 1A16H1, 1A16F, 1A16G, and 1A16I. The subject property comprises approximately 44.4269 acres.

The Planning and Zoning Board will consider the request and make their decision on **Tuesday, February 10, 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. 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.

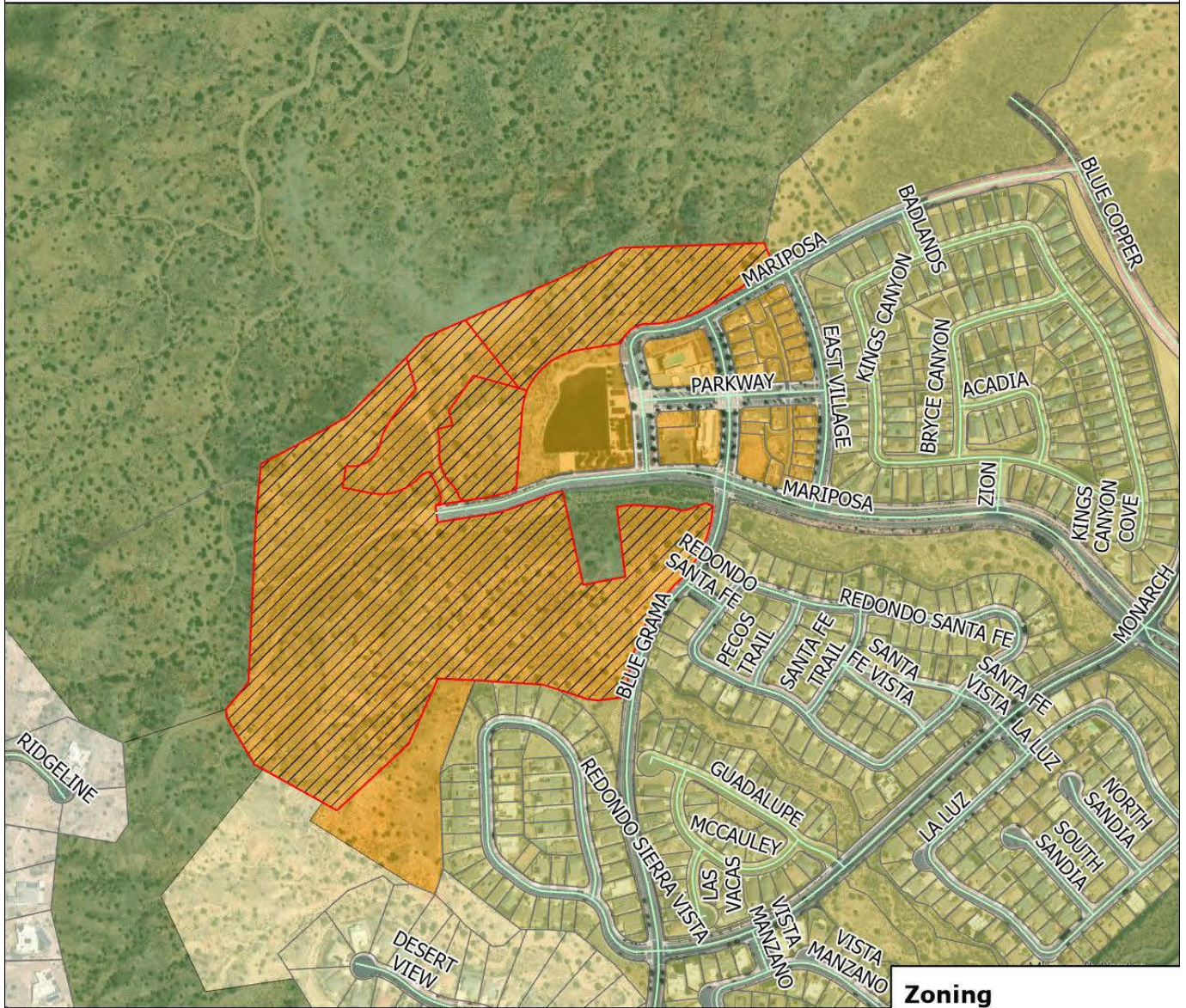
Please contact me via e-mail me at lruizcarlos@rrnm.gov. or call me at 505-896-8785, if you have any questions concerning this matter.

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

PRELIMINARY PLAT MARIPOSA EAST TRACTS 1A16H1, 1A16F, 1A16G AND 1A16I










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
1.22.26

0 0.04 0.08 0.16 Miles



Zoning

-  E-1
-  MU-A
-  OS
-  R-1
-  R-4
-  TZ
-  Parcels selection

**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, February 10, 2026:

Variance

Case #26-110-00002

The applicant, Lomas Encantadas Development Company LLC., requests approval of a Variance to the 10 ft. corner lot side setback requirement at the property legally described as Montreal Phase 1, Block 1, Lot 13. This request will reduce the 10 ft. side setback to 5 ft. The subject property is zoned R-4: Single-Family Residential and is approximately 0.13 acres.

Preliminary/Final Plat

Case #26-210-00002

The Applicants, Pierre and Leslie Amestoy, through their agent, Aldrich Land Surveying, request approval of a Preliminary/Final Plat for the property legally described as Rio Rancho Estates Unit 10, Block 61, Lot 1 dedicating approx. 0.0115 acres of right-of-way to the City of Rio Rancho.

Master Plan

Case #25-400-00005

The Applicant, AMREP Southwest, Inc., through their agent, Consensus Planning, Inc., requests approval of the Vista Alegria Master Plan, comprised of approx. 78.21 acres. The Master Plan boundary includes the subject properties of Rio Rancho Estates Unit 8, Block 57, Lots 1-7, & 18-24; Block 58, Lots 1-7; Rio Rancho Estates Unit 8, Block 58, Lots 9-11, 14-20, & 22-24; Block 61, Lots 1-2, 4-7, 10-11, 14-19, & 21-24; Block 62, Lots 1-2, 4A, 5-6, & 20-22; Block 66, Lots 1-4; and Rio Rancho Estates Unit 8, Block 62, Lots 8-10, & 15-17; Block 66, Lots 8-10, & 13-16.

Zone Map Amendment

Case #25-100-00016

The Applicant, AMREP Southwest, Inc., through their agent, Consensus Planning, Inc., requests approval of a Zone Map Amendment for the subject properties of Rio Rancho Estates Unit 8, Block 57, Lots 1-7, & 18-24; Block 58, Lots 1-7 from M-1: Industrial & Business Park District to R-6: Multi-Family Residential District (Approx. 21.0257 acres); Rio Rancho Estates Unit 8, Block 58, Lots 9-11, 14-20, & 22-24; Block 61, Lots 1-2, 4-7, 10-11, 14-19, & 21-24; Block 62, Lots 1-2, 4A, 5-6, & 20-22; Block 66, Lots 1-4 from M-1: Industrial & Business Park District & R-1: Single-Family Residential District to R-4: Single-Family Residential District (Approx. 44.1824 acres); and Rio Rancho Estates Unit 8, Block 62, Lots 8-10, & 15-17; Block 66, Lots 8-10, & 13-16 from R-1: Single-Family Residential District to R-3: Mixed Residential District (Approx. 13.0039 acres).

Zone Map Amendment

Case #26-100-00004

The Applicant, the City of Rio

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

Rio Rancho Estates Unit 9, Block 51, Lots 9-16; Rio Rancho Estates Unit 9, Block 50, Lot 1 & Lot Arroyo; Rio Rancho Estates Unit 9, Block 22, Lot 14; Rio Rancho Estates Unit 9, Block 12, Lots 2-4; Rio Rancho Estates Unit 9, Block 13, Lots 53-56; Rio Rancho Estates Unit 9, Block 8, Lots 19-20; Rio Rancho Estates Unit 9, Block 7, Lots 22-23; Rio Rancho Estates Unit 9, Block 6, Lots 22-23; Rio Rancho Estates Unit 9, Block 5, Lots 43-44; Rio Rancho Estates Unit 9, Block 4, Lots 43-44; Rio Rancho Estates Unit 9, Block 3, Lots 45-46; Rio Rancho Estates Unit 9, Block 2, Lots 45-46; Rio Rancho Estates Unit 8, Block 79, Lot SUESMT & Lot 54; Rio Rancho Estates Unit 8, Block 78, Lots 12A & 13-18; Rio Rancho Estates Unit 8, Block 70, Lot 27; Rio Rancho Estates Unit 8, Block 70, Parcel A; Rio Rancho Estates Unit 8, Block 69, Lots 27-28; Rio Rancho Estates Unit 8, Block 68, Lots 27-28; Rio Rancho Estates Unit 8, Block 67, Lots 12-13; Rio Rancho Estates Unit 8, Block 66, Lots 12-13; Rio Rancho Estates Unit 8, Block 62, Lots 12-13; Rio Rancho Estates Unit 8, Block 61, Lot 13; Rio Rancho Estates Unit 8, Block 58, Lots 12-13; Rio Rancho Estates Unit 8, Block 57, Lots 12-13; Rio Rancho Estates Unit 8, Block 54, Lots 12-13; Rio Rancho Estates Unit 8, Block 53, Lots 12-13; Rio Rancho Estates Unit 8, Block 50, Lot 13; Rio Rancho Estates Unit 8, Block 49, Lot 12; Rio Rancho Estates Unit 7, Block 58, Lot 20; Rio Rancho Estates Unit 7, Block 59, Lot 19; Rio Rancho Estates Unit 7, Block 60, Lots 19-20; Rio Rancho Estates Unit 7, Block 61, Lots 19-20; Rio Rancho Estates Unit 7, Block 65, Lots 3-4; Rio Rancho Estates Unit 7, Block 69, Lots 76-77; Rio Rancho Estates Unit 7, Block X, Lots 25-37 & 40-52; Rio Rancho Estates Unit 7, Block X, Lots 38-39; Rio Rancho Estates Unit 12, Block 51A, Lot PPRK; Rio Rancho Estates Unit 12, Block 50, Lots 12-13; Rio Rancho Estates Unit 12, Block 48, Tract A; Rio Rancho Estates Unit 12, Block 47, Lots 1 & 68; Rio Rancho Estates Unit 12, Block 44, Lots 9-14; Rio Rancho Estates Unit 12, Block 43, Lot 17; Rio Rancho Estates Unit 12, Block 43, Lot 16; Rio Rancho Estates Unit 12, Block 42, Lots 17-18; Rio Rancho Estates Unit 12, Block 41, Lots 17-18; Rio Rancho Estates Unit 12, Block 40A, Lots 21-22; Rio Rancho Estates Unit 12, Block A, Lot 62; Rio Rancho Estates Unit 12, Block BB, Lot 1; Rio Rancho Estates Unit 12, Block 69, Lot 1-9, 10A & 10B; Rio Rancho Estates Unit 12, Block 68,

Lots 11-16; Rio Rancho Estates Unit 12, Block 67, Lots 1 & 12; Rio Rancho Estates Unit 12, Block 59, Lots 1-2 & 63-64; Rio Rancho Estates Unit 12, Block 52, Lots 1-2 & 52-53; Rio Rancho Estates Unit 12, Block 32, Lots 37-41; Rio Rancho Estates Unit 12, Block 33, Lots 1 & 30; Rio Rancho Estates Unit 12, Block 34, Lots 1 & 34; Rio Rancho Estates Unit 12, Block 35, Lots 1 & 32-33; Rio Rancho Estates Unit 12, Block 36, Lots 1 & 32-33; Rio Rancho Estates Unit 12, Block 37, Lots 1 & 62-63; Rio Rancho Estates Unit 12, Block 38, Lots 1 & 62-63; Rio Rancho Estates Unit 12, Block 39, Lots 1 & 62-63; Rio Rancho Estates Unit 12, Block H, Lot 1; Rio Rancho Estates Unit 10, Block 84, Lots 1, 23, Arroyo & Tract G; Rio Rancho Estates Unit 10, Block 86, Tract 1; Rio Rancho Estates Unit 10, Block 58, Tract F; Rio Rancho Estates Unit 10, Block 54, Lots 1 & 40; Rio Rancho Estates Unit 10, Block 53, Lots 1 & 40; Rio Rancho Estates Unit 10, Block 50, Lots 1 & 40; Rio Rancho Estates Unit 10, Block 48, Lots 1 & 40; Rio Rancho Estates Unit 10, Block 45, Lots 1 & 39; Rio Rancho Estates Unit 10, Block 43, Lot 1 & 38; Rio Rancho Estates Unit 10, Block 3, Lots 1 & 60; Rio Rancho Estates Unit 10, Block 2, Lots 1 & 38; Rio Rancho Estates Unit 10, Block 1, Lots 1 & 80; Cedar Hills 3, Block 18, Parcel C; Rio Rancho Estates Unit 11, Block A, Lot 1; Rio Rancho Estates Unit 11, Block 29, Lot 1 & Lot SUESMT; Rio Rancho Estates Unit 11, Block 21, Lots 1-35; Rio Rancho Estates Unit 11, Block 20, Lots 1-10; Rio Rancho Estates Unit 11, Block T, Lots 1-36; Rio Rancho Estates Unit 11, Block 1, Lots 1-28; Rio Rancho Estates Unit 11, Block UU, Lots 1 & 44; Rio Rancho Estates Unit 22, Block 36, Lot 39B; Rio Rancho Estates Unit 22, Block 37, Lots 29-31; Rio Rancho Estates Unit 22, Block 38, Lots 36-39; Rio Rancho Estates Unit 22, Block 39, Lots 34-36; Rio Rancho Estates Unit 22, Block 40, Lots 30-32; Rio Rancho Estates Unit 22, Block 41, Lots 16-18; Rio Rancho Estates Unit 22, Block 42, Lot 23; Rio Rancho Estates Unit 22, Block AA, Lots 1-8 & Tract A; Rio Rancho Estates Unit 22, Block 89, Lot Arroyo & Tract E; Rio Rancho Estates Unit 22, Block 92, Lots 1, 8-10 & Tract F; Rio Rancho Estates Unit 22, Block 93, Lot 1 & Lot AT&SF; Rio Rancho Estates Unit 22, Block 94, Lot 1; Rio Rancho Estates Unit 22, Block 95, Lot 1 & Lot PSCH; Rio Rancho Estates Unit 22, Tract DD & Tract G; Rio Rancho Estates Unit 22, Block 103, Tract GG & Tract FF; Rio Rancho Estates Unit 22, Block 102, Tract EE & Lot 1; Rio Rancho Estates Unit 22, Block 101, Lot 1; Rio Rancho Estates Unit 22, Block 97, Lots 1-4; Rio Rancho Estates Unit 22, Block 96, Lots 1-26; Rio Rancho Estates Unit 22, Block 100, Lot 1; Rio Rancho Estates Unit 22, Block 63, Tract C & Lot 1; Rio Rancho Estates Unit 22, Block 62, Lots 1-36 & Lot DRN; Rio Rancho Estates Unit 22, Block 56, Tract B & Lot 1; Rio

Rancho Estates Unit 22, Tract H; Rio Rancho Estates Unit 22, Block 131, Lot 11; Rio Rancho Estates Unit 22, Block 130, Lots 1-11; Rio Rancho Estates Unit 22, Block 129, Lots 1-18; and Rio Rancho Estates Unit 22, Block 120, Lots 19-27.

Master Plan

Case #26-400-00001

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

Zone Map Amendment

Case #26-100-00001

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

Subdivision Variance

Case #25-280-00011

The applicant, Clean Slate Properties, LLC, through their agent CSI-Cartesian Surveys, Inc. is requesting approval of a Variance to the required improvements of a subdivision, as outlined by Rio Rancho Municipal Code Chapter 155 Subdivisions, section 155.27 Required Improvements, in order to split a lot at the subject property of 3309 19th Ave SE, legally described as Unit 16, Blk 14, Lot 78. The property is zoned R-1: Single Family Residential District and comprises approximately 0.5 acres.

Preliminary, Final Plat

Case #25-210-00014

The applicant, Clean Slate Properties, LLC, through their agent CSI-Cartesian Surveys, Inc. is requesting approval of a Preliminary, Final Plat to split a lot 3309 19th Ave SE, legally described as Unit 16, Blk 14, Lot 78. The property is zoned R-1: Single Family Residential District and comprises approximately 0.5 acres.

Preliminary Plat

Case #25-210-00009

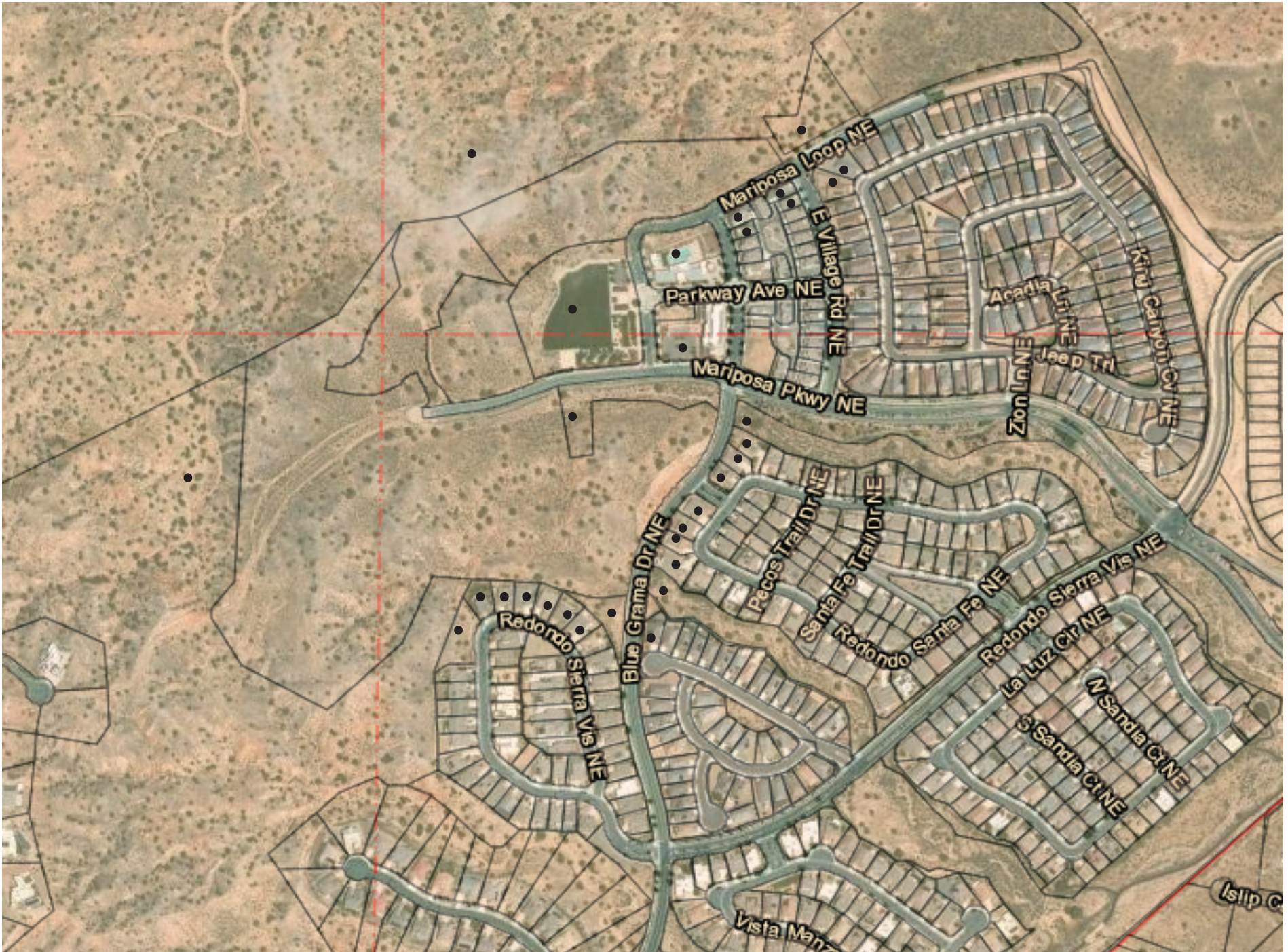
The applicant, ECOTerra Development, LLC, through their agent, Consensus Planning, Inc., requests approval of a Preliminary Plat for the Terra Alto at Mariposa Subdivision. The subject property is legally described as Mariposa East, Tracts 1A16H1, 1A16F, 1A16G, and 1A16I, and is zoned MU-A: Mixed Use Activity Center. The subject property comprises approximately 44.4269 acres.

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 26, 2026



Notice Map: • - Abutting properties, first-class letter



Re: Update: Withdrawal of Terra Alto Plat

From Ken K <king.colorado@msn.com>
Date Thu 1/22/2026 6:32 PM
To LIZBETH RUIZ CARLOS <lruizcarlos@rrnm.gov>

Liz,

Thank you for sending. I was previously not in support of the Terra Alto proposal. However, they have met with residents and plan modifications to keep essentially all of the trail and access points in place, with minor modifications in some spots. I think their new proposal meets the challenge of balancing their business need to build and develop, while maintaining trail access and use for existing residents and I would support the revisions as stated. Thanks.

Ken King

From: LIZBETH RUIZ CARLOS <lruizcarlos@rrnm.gov>
Sent: Thursday, January 22, 2026 3:21 PM
To: lbentley1888@gmail.com <lbentley1888@gmail.com>; ridesouthloop@yahoo.com <ridesouthloop@yahoo.com>; bigring07@yahoo.com <bigring07@yahoo.com>; colt.iori@gmail.com <colt.iori@gmail.com>; cassandra@americanwestwater.com <cassandra@americanwestwater.com>; suzfuqua@gmail.com <suzfuqua@gmail.com>; PaulDGarver@outlook.com <pauldgarver@outlook.com>; ghgreengard@gmail.com <ghgreengard@gmail.com>; jgkarris@gmail.com <jgkarris@gmail.com>; guyone11@icloud.com <guyone11@icloud.com>; king.colorado@msn.com <king.colorado@msn.com>; jkosel89@gmail.com <jkosel89@gmail.com>; gpmcgregor@gmail.com <gpmcgregor@gmail.com>; millerman692@gmail.com <millerman692@gmail.com>; pbmoh1@gmail.com <pbmoh1@gmail.com>; mrkptrs1@yahoo.com <mrkptrs1@yahoo.com>; roachmichael365@gmail.com <roachmichael365@gmail.com>; jake.stechmann@gmail.com <jake.stechmann@gmail.com>
Subject: Re: Update: Withdrawal of Terra Alto Plat

Hello Everyone,

I am reaching out to let you know that we have received an updated Preliminary Plat Application for Terra Alto. You'll find it attached. The plat is slated for the 2/10 PZB hearing and we'll be sending out letters to notify residents within the notification boundary.

Feel free to send in further written comments, and let me know if you all have any questions.

Best,
Liz



Liz Ruiz Carlos
Municipal Planner II

Development Services / Planning and Zoning

O: 505.896.8785

RRNM.gov |



From: LIZBETH RUIZ CARLOS <lruizcarlos@rrnm.gov>

Sent: Tuesday, December 16, 2025 11:29 AM

To: lbentley1888@gmail.com <lbentley1888@gmail.com>; ridesouthloop@yahoo.com <ridesouthloop@yahoo.com>; bigring07@yahoo.com <bigring07@yahoo.com>; colt.lori@gmail.com <colt.lori@gmail.com>; cassandra@americanwestwater.com <cassandra@americanwestwater.com>; suzfuqua@gmail.com <suzfuqua@gmail.com>; PaulDGarver@outlook.com <pauldgarver@outlook.com>; ghgreengard@gmail.com <ghgreengard@gmail.com>; jgkarris@gmail.com <jgkarris@gmail.com>; guyone11@icloud.com <guyone11@icloud.com>; king.colorado@msn.com <king.colorado@msn.com>; jkosel89@gmail.com <jkosel89@gmail.com>; gpmcgregor@gmail.com <gpmcgregor@gmail.com>; millerman692@gmail.com <millerman692@gmail.com>; pbmoh1@gmail.com <pbmoh1@gmail.com>; mrkptrs1@yahoo.com <mrkptrs1@yahoo.com>; roachmichael365@gmail.com <roachmichael365@gmail.com>; jake.stechmann@gmail.com <jake.stechmann@gmail.com>

Subject: Update: Withdrawal of Terra Alto Plat

Good Morning,

I am emailing to let you all know that the Terra Alto Preliminary Plat has been withdrawn and will not be heard at tonight's Planning and Zoning Board Hearing. The applicant plans on making revisions to the plat and being heard at a later date (TBD).

Best,
Liz



Liz Ruiz Carlos
Municipal Planner II

Development Services / Planning and Zoning

O: 505.896.8785

RRNM.gov |



January 9, 2026

Ms. Amy Rincon
Director, Development Services Department
City of Rio Rancho
3200 Civic Center Circle NE
Rio Rancho, NM 87144

Re: Support for Proposed Residential Development in Mariposa

Dear Ms. Rincon,

I am writing as a resident of the Mariposa community to express my support for the proposed gated neighborhood of approximately 60 homes to be developed by Mr. Mike Cecchini of ECOterra and Mr. Mike Fietz of Westway Homes on the mixed-use parcel within Mariposa.

Although I no longer serve as President of the Mariposa Neighborhood Association, I previously held that position during the period in which Mr. Cecchini and Mr. Fietz engaged with our community. During that time, I became very familiar with the level of engagement between the builders and our residents. They held multiple public meetings, openly shared their plans, answered questions, and listened to concerns. From those interactions, it was clear that the overwhelming majority of residents were strongly supportive of their approach, particularly their commitment to preserving and integrating the natural landscape rather than removing or reshaping it unnecessarily.

One concern raised by residents involved continued access to nearby walking and hiking trails. In response, the builders voluntarily redesigned aspects of their development to enhance long-term trail access and ensure that these trails would be preserved for community use in the future. This adjustment came at additional cost and created delays for their project, yet they proceeded with it because it was the right decision for Mariposa. Their

willingness to modify plans for the benefit of the community speaks volumes about the type of developers they are.

The choice of residential use for this parcel is both practical and appropriate. While the Mariposa Master Plan originally contemplated possible commercial development, existing commercial spaces within our community, including current vacancies, already accommodate those needs. Commercial trends have also changed significantly since the early 2000s. As a resident who has followed the evolution of our community closely, I believe residential development is the most sensible and beneficial use of this land today.

Mariposa residents value high-quality builders who create high-quality neighborhoods. Mr. Cecchini and Mr. Fietz have demonstrated their commitment to thoughtful design, environmental stewardship, and collaboration with the community. Good builders create good neighborhoods, and strong neighborhoods create strong, vibrant communities.

For these reasons, I support this project and respectfully ask the Planning and Zoning Commission to approve the request.

Thank you for your consideration and for your ongoing efforts to support responsible growth in Rio Rancho.

Sincerely,

Pat Jilek
Mariposa Resident

Patjilek@gmail.com

(701)361-2359



Outlook

Re: Update: Withdrawal of Terra Alto Plat

From Lori Bentley <lbentley1888@gmail.com>
Date Tue 12/16/2025 11:42 AM
To LIZBETH RUIZ CARLOS <lruizcarlos@rrnm.gov>

Hi Liz:

Thank you for the update. I understand the Preliminary Terra Alto Plat Review will be moved to the February PZBH. I would request that if it is heard in February that the Mariposa Master Plan 2019 Updates - Exhibit 5 OPEN SPACE PLAN (Exhibit K) be included in the Packet submitted to the PBZ Board Members for their review prior to the hearing.

I was somewhat confused as to why it would not have been included in the original Preliminary Terra Alto Plat Review Packet. Additionally please submit this email with any future agenda packets concerning the Terra Alto Project correspondences.

I appreciate your proactive approach of keeping the community updated. Wishing you a joyous Holiday Season.

Best Regards,
Lori Bentley

On Tue, Dec 16, 2025 at 11:30 AM LIZBETH RUIZ CARLOS <lruizcarlos@rrnm.gov> wrote:

Good Morning,

I am emailing to let you all know that the Terra Alto Preliminary Plat has been withdrawn and will not be heard at tonight's Planning and Zoning Board Hearing. The applicant plans on making revisions to the plat and being heard at a later date (TBD).

Best,
Liz



Liz Ruiz Carlos
Municipal Planner II

**Development Services / Planning and
Zoning**

O: 505.896.8785

RRNM.gov |





Mariposa Trails and Development

From Jim Myers <jclmyers@gmail.com>
Date Sun 2/8/2026 4:49 PM
To LIZBETH RUIZ CARLOS <lruizcarlos@rrnm.gov>

You don't often get email from jclmyers@gmail.com. [Learn why this is important](#)

Hi.

I am a one year resident of the Mariposa community. One of the main reasons we chose Mariposa was the access to the trails and the Mariposa Preserve. I have attended a couple of local gatherings where the Ecco Terra developer has presented proposals.

While I am happy that the developer is open to mitigate some of the trail loss from their development, I am concerned that the "re-routing" of the Antlion and Rattlesnake Rim trails may be extremely difficult to actually make the modifications usable for the multi-use trails. It is extremely difficult to judge the rerouted main access to the Mariposa Preserve from Old Ranch Trail from the planning document drawings alone, the terrain is extremely unforgiving. In my opinion, it would have been much better for the community to have the modifications staked out so that they could be reviewed for feasibility rather than just a line on a map.

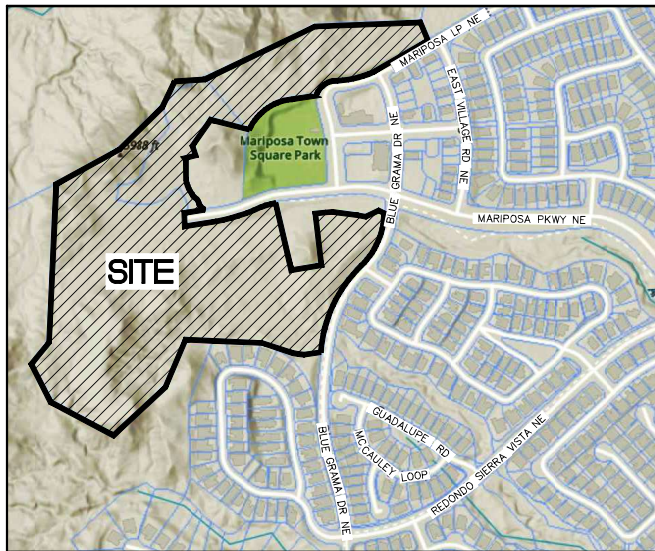
I realize the developer is trying to maximize their profit potential by eliminating (re-routing) sections of the existing trail routes on a couple of their premium lots. If approved, I hope this development does not simply serve the developer, but also the Mariposa and Rio Rancho community.

Thanks for listening,
Jim Myers
6096 Redondo Sierra Vista NE
Rio Rancho, NM 87144

Pictures of the terrain at the Tena A140 Development Proposal. It shows two or more alluvial fans along with several large hills.



How do they plan on developing this area without destroying it. Are the lots going to be laid out on site before this is approved.



Vicinity Map

Notes

- FIELD SURVEY PERFORMED IN MAY AND JUNE 2025.
- ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
- THE PARCELS SHOWN HEREON ARE LOCATED IN SECTIONS 11, 12, 13 AND 14, TOWNSHIP 13 NORTH, RANGE 2 EAST, N.M.P.M..
- THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).
- SUBDIVISION DATA

NUMBER OF TRACTS REPLATTED:	3
NUMBER OF TRACTS CREATED:	13
NUMBER OF LOTS CREATED:	60
MILES OF ROAD CREATED:	0
ACREAGE IN ROADS:	0
ACREAGE DEDICATED BY THIS PLAT	0
TOTAL PLATTED ACREAGE:	41.7109 ACRES
- LOT LINES TO BE ELIMINATED SHOWN HEREON AS.....

Free Consent and Dedication

THE SUBDIVISION SHOWN AND DESCRIBED HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) THEREOF. EXISTING AND/OR GRANTED PUBLIC UTILITY EASEMENTS (P.U.E) AS SHOWN HEREON, UNLESS NOTED OTHERWISE, ARE FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUIT AND PIPES FOR UNDERGROUND UTILITIES. SAID UTILITY COMPANIES HAVE THE RIGHT OF INGRESS/EGRESS FOR CONSTRUCTION OF, MAINTENANCE OF AND REPLACEMENT OF SAID UTILITIES INCLUDING THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS WITHIN SAID P.U.E.. SAID OWNERS CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

REPRESENTATIVE, TITLE _____ DATE _____
 MARIPOSA EAST, LP

STATE OF NEW MEXICO }
 COUNTY OF } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 20____
 BY: REPRESENTATIVE, TITLE, MARIPOSA EAST, LP

BY: _____
 NOTARY PUBLIC

MY COMMISSION EXPIRES _____

Indexing Information

Sections 11, 12, 13 and 14, Township 13 North,
 Range 2 East, N.M.P.M.
 Subdivision: Mariposa East
 Owner: Mariposa East LP
 UPC #: 1-012-077-074-032 (Tract 1A-16F)
 1-012-076-025-506 (Tract 1A-16H1)
 1-012-076-027-434 (Tract 1A-16I)

Purpose of Plat

- ELIMINATE LOT LINES AS SHOWN HEREON.
- GRANT EASEMENTS AS SHOWN HEREON.
- DEDICATE RIGHT OF WAY TO THE CITY OF RIO RANCHO AS SHOWN HEREON.

Legal Description

TRACTS 1A-16-F AND 1A-16-I OF MARIPOSA EAST, 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 FEBRUARY 9, 2006, IN MAP VOLUME 3, FOLIO 2632-B (RRE BK. 19, PG. 65-72).

AND

TRACT 1A-16H-1, PLAT OF TRACTS 3-A & 1A-16H-1 MARIPOSA EAST (A REPLAT OF TRACT 3, MARIPOSA AND TRACT 1-A-16H, MARIPOSA EAST), RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO, JULY, 2006, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAID SUBDIVISION FILED IN THE OFFICE OF THE COUNTY CLERK OF SANDOVAL COUNTY, NEW MEXICO ON AUGUST 22, 2006, IN VOLUME 3, FOLIO 2703-B (RRE BK. 19, PG. 119-120).

Documents

- TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE, HAVING FILE NO. 2917655-AL01 AND AN EFFECTIVE DATE OF FEBRUARY 4, 2025.
- PLAT OF RECORD FOR SUBJECT PROPERTY (TRACT 1A-16F & 1A-16I), FILED IN THE SANDOVAL COUNTY CLERK'S OFFICE ON FEBRUARY 9, 2006, IN VOL. 3, FOL. 2632B (RIO RANCHO ESTATES BK. 19, PG. 65-72).
- PLAT OF RECORD FOR SUBJECT PROPERTIES (TRACT 1A-16H-1), FILED IN THE SANDOVAL COUNTY CLERK'S OFFICE ON AUGUST 22, 2006, IN VOL. 3, FOL. 2703-B (RIO RANCHO ESTATES BK. 19, PG. 119-120).
- SPECIAL WARRANTY DEED FOR SUBJECT PROPERTIES, FILED IN THE SANDOVAL COUNTY CLERK'S OFFICE ON OCTOBER 31, 2014, IN BOOK 417, PAGE 22736, AS DOC. NO. 2014022736.

Public Approvals

CHAIRMAN OF THE RIO RANCHO PLANNING AND ZONING BOARD

APPROVED THE _____ DAY OF _____, 20____

BY: _____
 CHAIRMAN OF THE RIO RANCHO PLANNING AND ZONING BOARD

CITY CLERK'S CERTIFICATE:

I, NOEL C. DAVIS, CITY CLERK OF RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON WAS APPROVED ADMINISTRATIVELY BY THE CITY OF RIO RANCHO DEVELOPMENT SERVICES DEPARTMENT ON THE _____ DAY OF _____, 20____.

BY: _____
 NOEL C. DAVIS, CITY CLERK

TREASURER'S CERTIFICATE:

I, JENNIFER A. TAYLOR, TREASURER OF SANDOVAL COUNTY, NEW MEXICO DO HEREBY CERTIFY THAT THE PREVIOUS TEN (10) YEARS PROPERTY TAXES HAVE BEEN PAID IN FULL.

SANDOVAL COUNTY TREASURER _____ DATE _____

Filing Information

STATE OF NEW MEXICO }
 COUNTY OF SANDOVAL } SS

THIS INSTRUMENT WAS FILED FOR RECORD ON
 ____: ____ AM/PM, _____, 20____

RECORDED IN VOLUME _____ OF RECORDS OF SAID
 COUNTY, FOLIO _____

BY: _____
 DEPUTY

**Plat for
 Terra Alto at Mariposa East
 Being Comprised of
 Tracts 1A-16-F, 1A-16-I and
 1A-16H-1, Mariposa East
 City of Rio Rancho
 Sandoval County, New Mexico
 October 2025**

Plat Approvals

THE UTILITY COMPANY SIGNATURES SHOWN HEREON ARE BY AUTHORIZED COMPANY REPRESENTATIVES.

- CITY OF RIO RANCHO
- QWEST CORPORATION D/B/A CENTURYLINK QC
- PNM ELECTRIC
- NEW MEXICO GAS COMPANY
- SPARKLIGHT
- COMCAST
- EZEE FIBER

Jurisdiction Certification

I, BRIAN J. MARTINEZ, A NEW MEXICO REGISTERED, PROFESSIONAL, LAND SURVEYOR DO HEREBY AFFIRM THAT THE PROPERTY DESCRIBED DOES LIE WITHIN THE PLATTING AND SUBDIVISION JURISDICTION OF THE CITY OF RIO RANCHO, NEW MEXICO.

BRIAN J. MARTINEZ _____ DATE _____
 N.M.R.P.S. No. 18374



Surveyor's Certificate

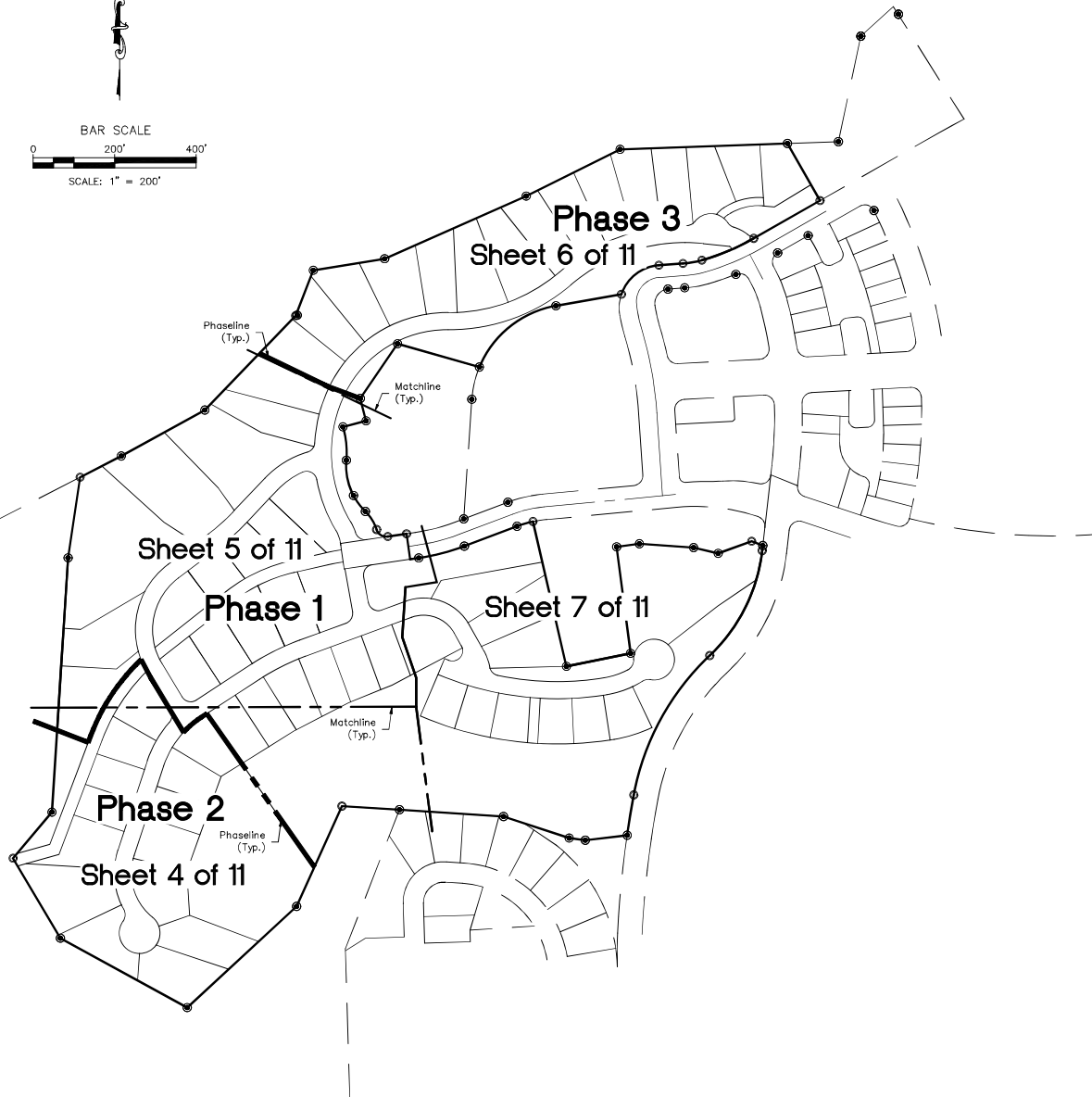
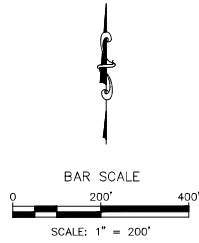
I, BRIAN J. MARTINEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY SUPERVISION, AND MEETS THE MINIMUM REQUIREMENTS OF MONUMENTATION AND SURVEYS FOR THE CITY OF RIO RANCHO SUBDIVISION ORDINANCE CHAPTER 155, AND IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

BRIAN J. MARTINEZ _____ DATE _____
 N.M.R.P.S. No. 18374



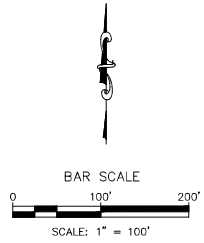
CSI-CARTESIAN SURVEYS INC.
 P.O. BOX 44414 RIO RANCHO, N.M. 87174
 Phone (505) 896 - 3050 Fax (505) 891 - 0244
 cartesianbrian@gmail.com

Plat for
Terra Alto at Mariposa East
Being Comprised of
Tracts 1A-16-F, 1A-16-I and
1A-16H-1, Mariposa East
City of Rio Rancho
Sandoval County, New Mexico
October 2025



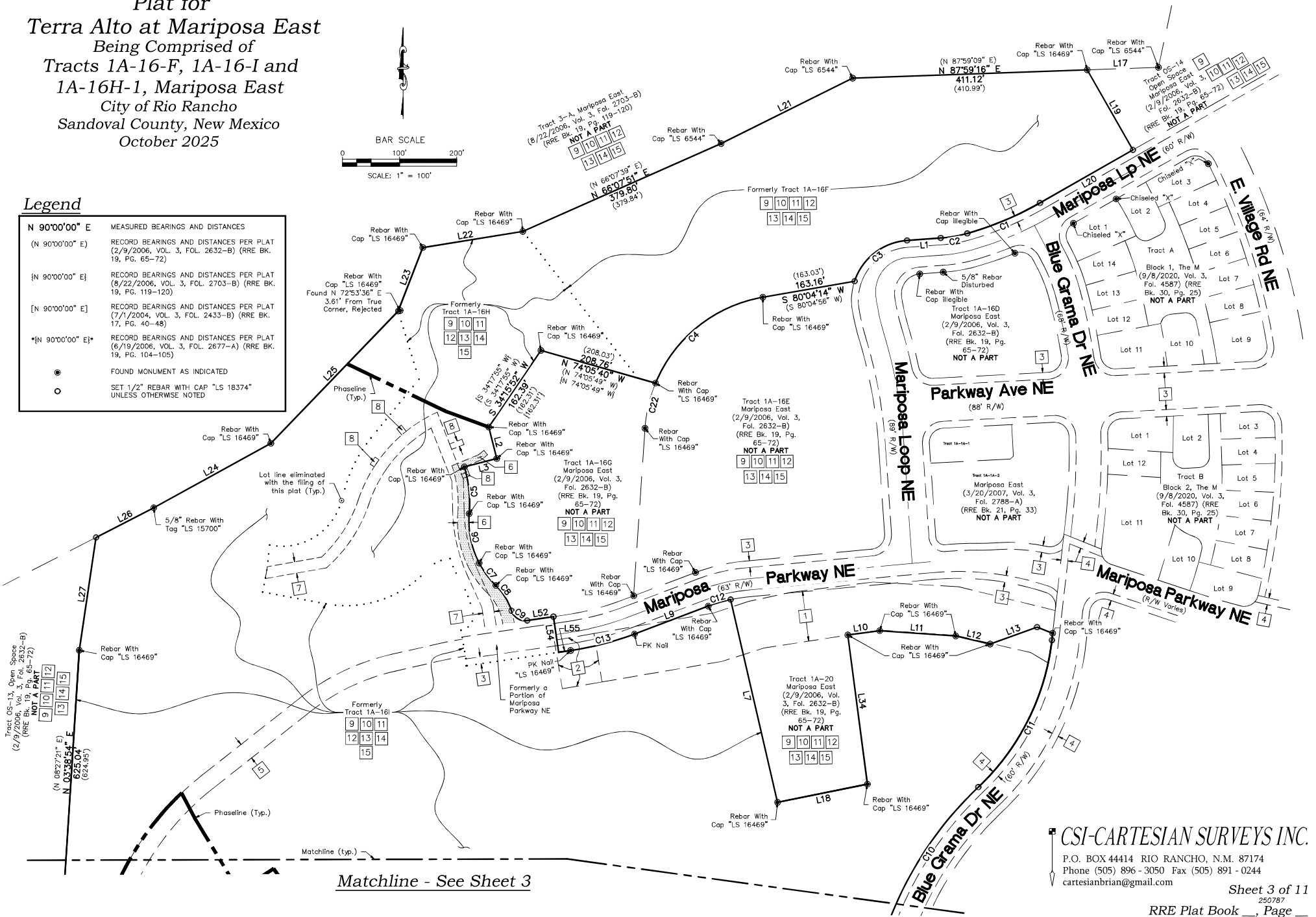
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 1A-16H-1, Mariposa East
 City of Rio Rancho
 Sandoval County, New Mexico
 October 2025



Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (2/9/2006, VOL. 3, FOL. 2632-B) (RRE BK. 19, PG. 65-72)
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES PER PLAT (8/22/2006, VOL. 3, FOL. 2703-B) (RRE BK. 19, PG. 119-120)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PER PLAT (7/1/2004, VOL. 3, FOL. 2433-B) (RRE BK. 17, PG. 40-48)
*{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES PER PLAT (6/19/2006, VOL. 3, FOL. 2677-A) (RRE BK. 19, PG. 104-105)
●	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED



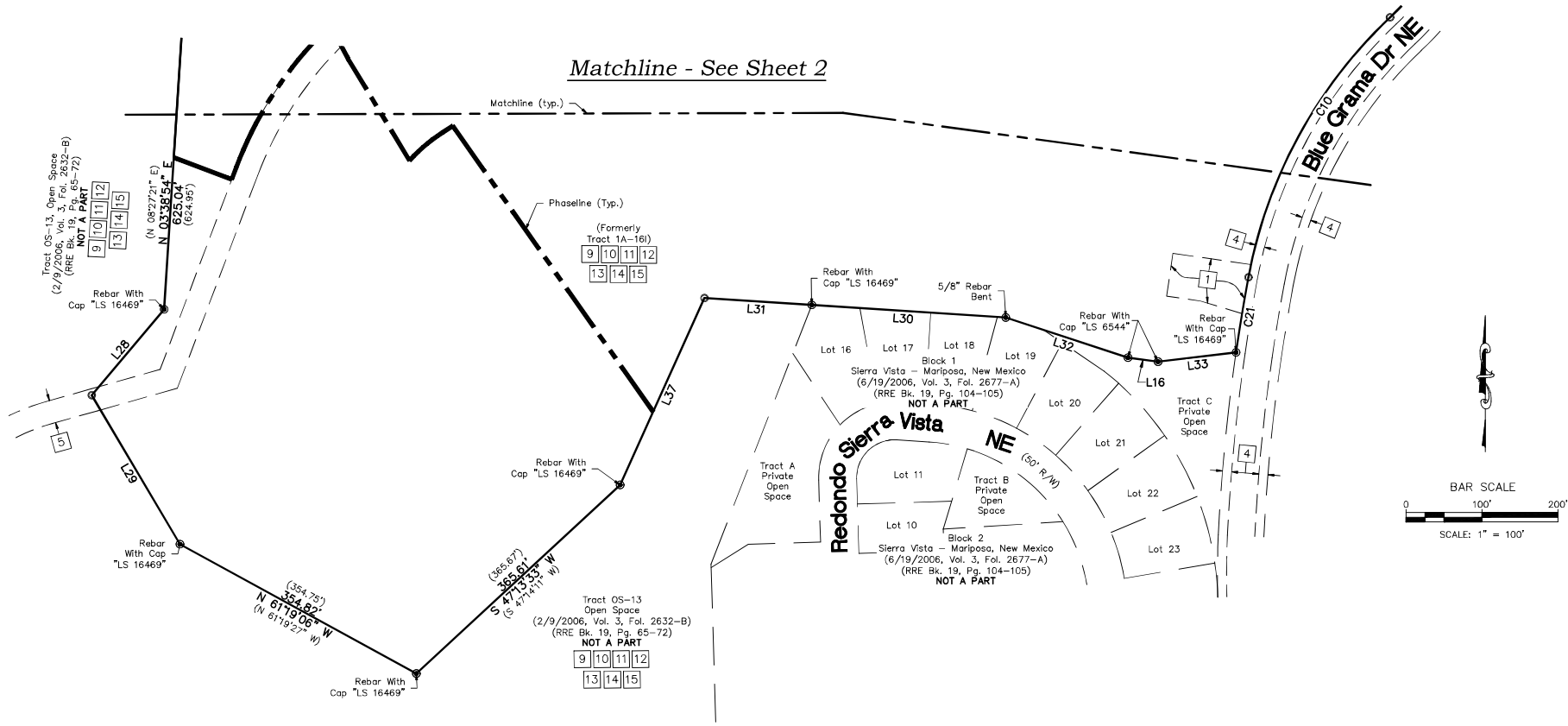
Matchline - See Sheet 3

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 P.O. BOX 44414 RIO RANCHO, N.M. 87174
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 cartesianbrian@gmail.com

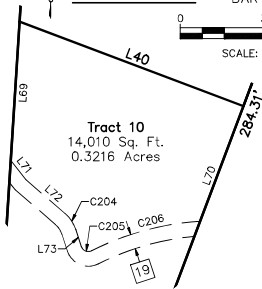
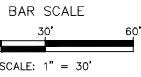
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●	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED

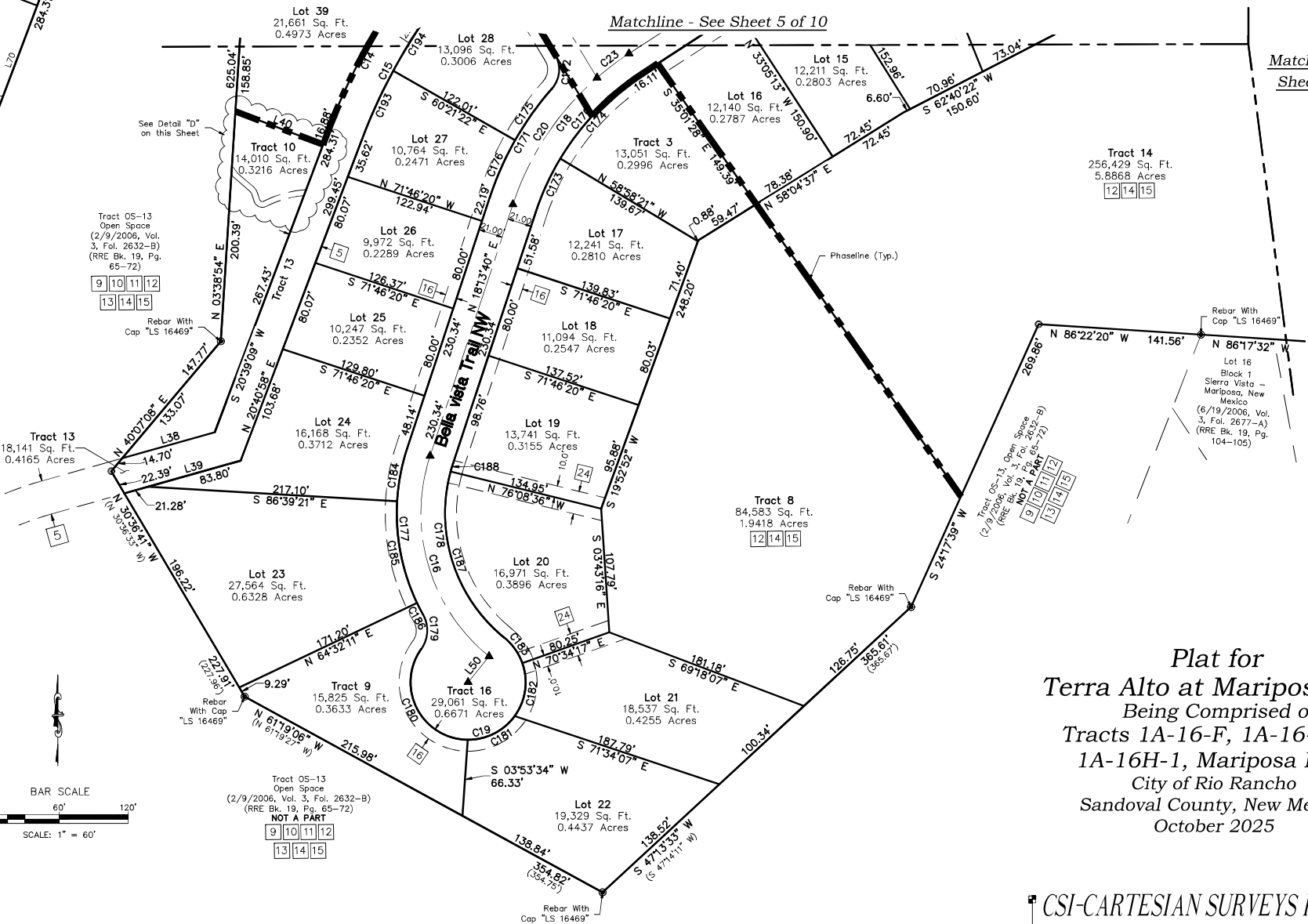


Detail "D"



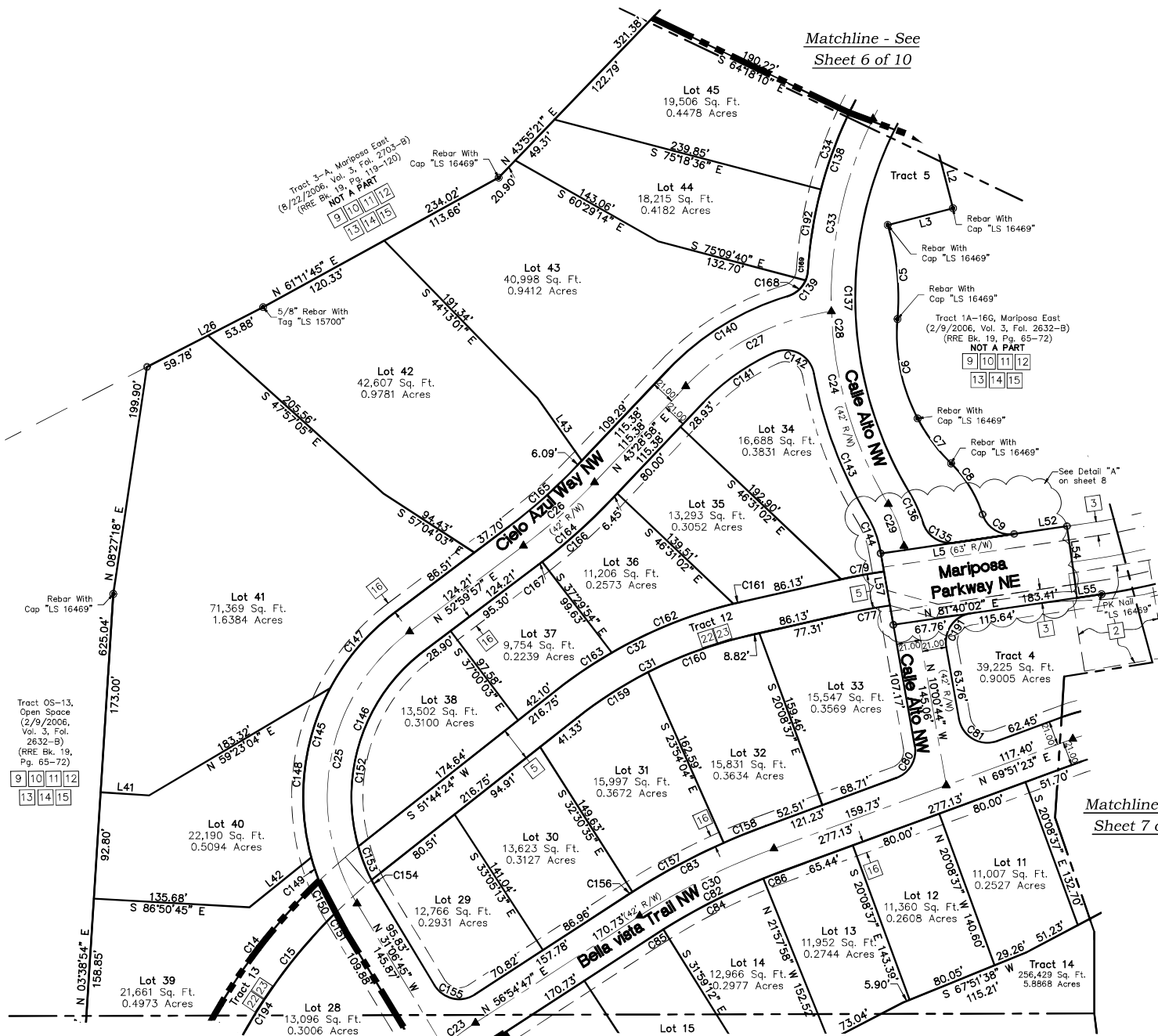
Matchline - See Sheet 5 of 10

Matchline - See Sheet 7 of 10



Plat for
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 1A-16H-1, Mariposa East
 City of Rio Rancho
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City of Rio Rancho
Sandoval County, New Mexico
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Matchline - See
Sheet 6 of 10

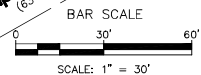
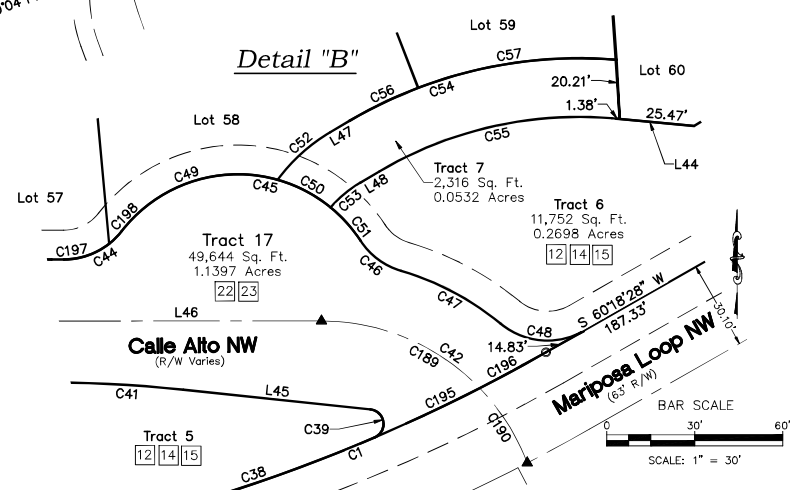
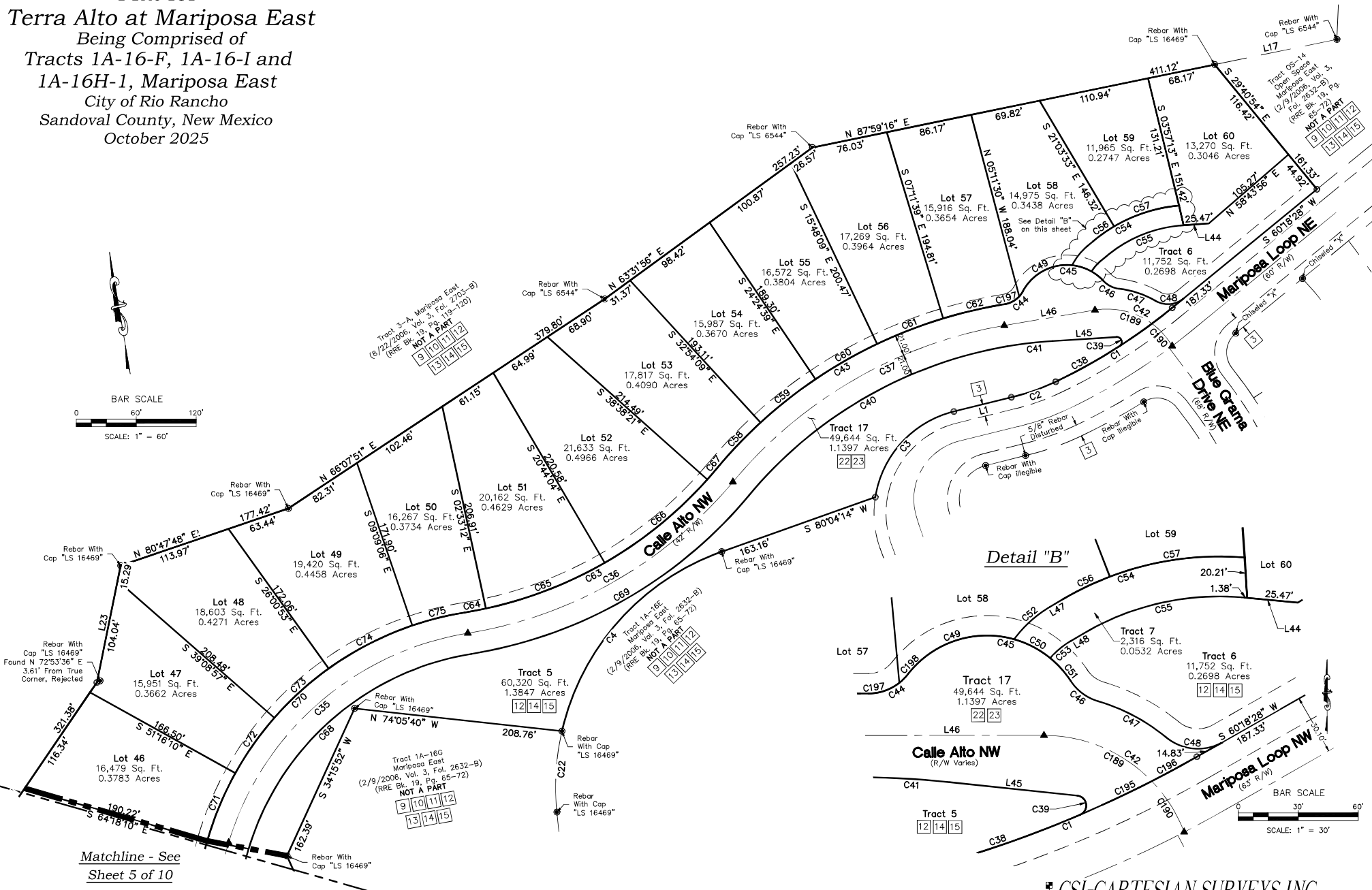
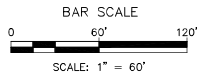
Matchline - See
Sheet 7 of 10

Matchline - See
Sheet 7 of 10

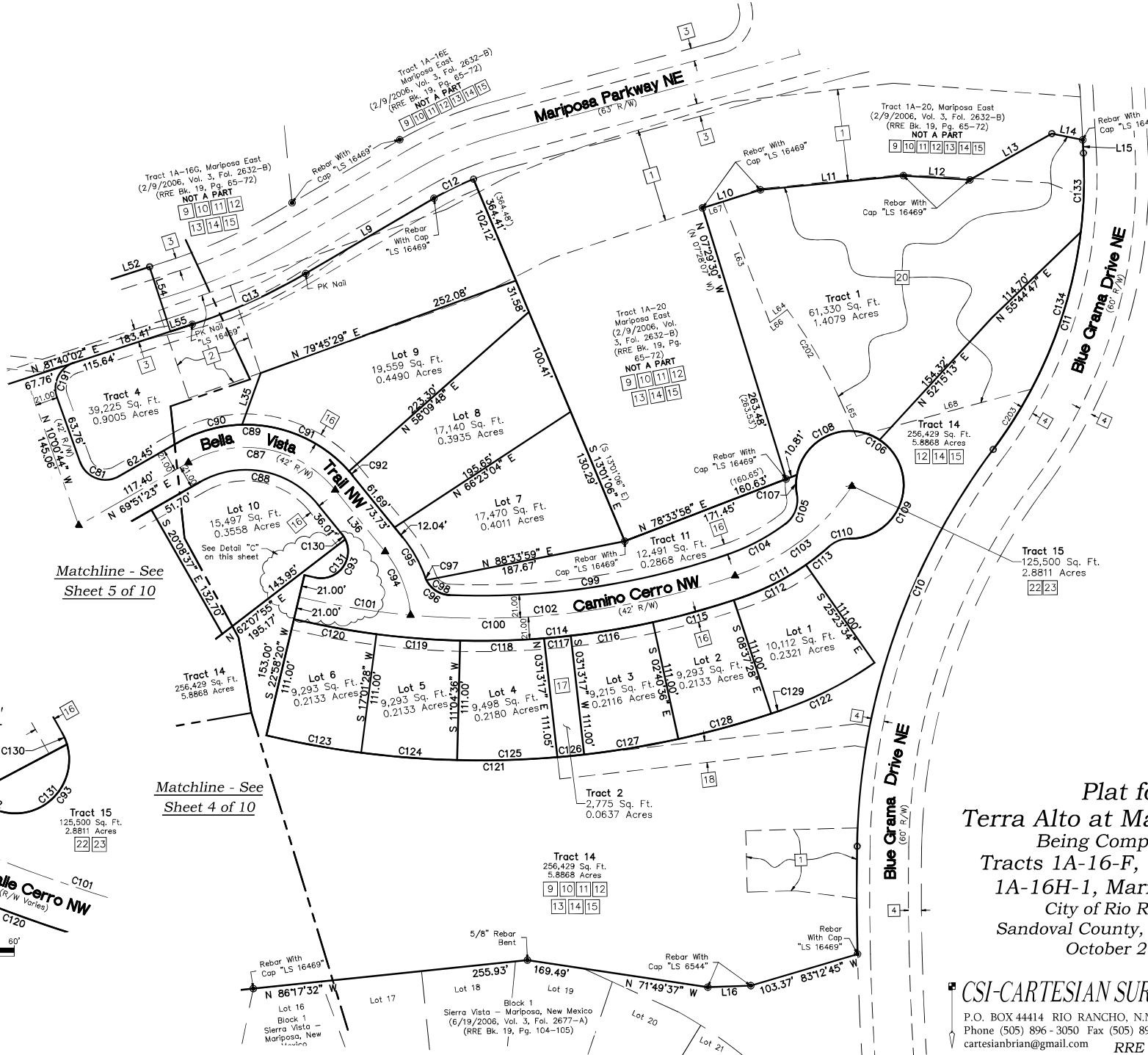
Matchline - See Sheet 4 of 10

CSI-CARTESIAN SURVEYS INC.
 P.O. BOX 44414 RIO RANCHO, N.M. 87174
 Phone (505) 896-3050 Fax (505) 891-0244
 cartesianbrian@gmail.com
 Sheet 6 of 11
 RRE Plat Book __, Page __

Plat for
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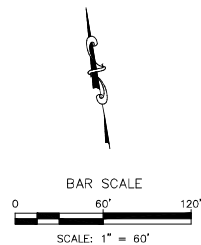
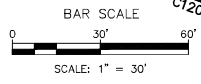
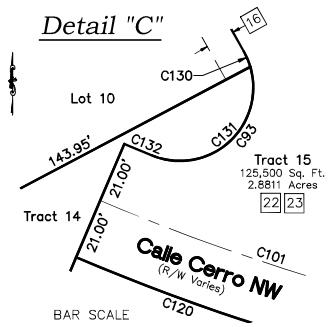
Matchline - See
 Sheet 5 of 10



Matchline - See Sheet 5 of 10

Matchline - See Sheet 4 of 10

Detail "C"



Plat for
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 Sandoval County, New Mexico
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CSI-CARTESIAN SURVEYS INC.
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 Phone (505) 896-3050 Fax (505) 891-0244
 cartesianbrian@gmail.com
 Sheet 8 of 11
 250787
 RRE Plat Book __, Page __

**Plat for
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1A-16H-1, Mariposa East
City of Rio Rancho
Sandoval County, New Mexico
October 2025**

Line Table		
Line #	Direction	Length (ft)
L1	S 85°47'30" W (S 85°48'12" W)	59.21' (59.21')
L2	S 14°25'08" E (S 14°24'35" E) §S 14°24'35" E §	56.84' (56.95') {56.95'}
L3	S 75°35'13" W (S 75°35'25" W) §S 75°35'25" W §	58.69' (58.71') {58.71'}
L4	N 10°00'44" W	2.99'
L5	N 81°39'28" E (N 81°40'28" E) §N 81°40'28" E §	163.68' (117.24') {117.24'}
L6	S 82°19'16" W (N 81°40'28" E)	28.14' (185.23')
L7	S 13°01'06" E (S 13°01'06" E)	364.41' (361.48')
L8	S 82°41'04" W (S 08°19'32" E)	68.59' (63.00')
L9	N 69°18'15" E (N 69°18'15" E)	138.27' (138.27')
L10	N 82°24'54" E (N 82°28'23" E)	56.37' (56.18')
L11	S 86°01'56" E (S 86°02'12" E)	133.43' (133.52')
L12	S 76°47'04" E (S 76°47'27" E)	61.86' (61.85')
L13	N 70°13'10" E (N 70°14'39" E)	87.40' (87.48')
L14	S 68°49'19" E (S 68°47'50" E)	29.27' (29.30')
L15	S 06°31'45" W (S 06°32'33" W) §S 06°32'33" W §	12.26' (12.36')
L16	N 82°21'44" W (N 82°19'47" W) §N 82°19'47" W §	39.95' (40.00') *{40.00'}*
L17	N 87°59'16" E (N 87°59'09" E)	124.84' (124.99')
L18	N 78°33'58" E (N 78°33'58" E)	160.63' (160.65')
L19	S 29°40'54" E (S 29°40'50" E)	161.33' (161.50')
L20	S 60°18'28" W (S 60°19'10" W)	187.33' (187.33')
L21	N 63°31'56" E (S 63°33'20" W)	257.23' (257.28')
L22	N 80°47'48" E §S 80°48'46" W §	177.42' {177.45'}
L23	N 21°02'11" E (N 21°10'10" E) §N 21°10'10" E §	119.33' (119.33') {119.33'}
L24	N 61°11'45" E (N 61°11'12" E) §N 61°11'12" E §	234.02' (233.93') {233.93'}
L25	N 43°55'21" E (N 43°55'14" E)	321.38' (321.41')
L26	N 62°46'11" E (N 62°46'11" E)	113.66' (321.41')
L27	S 08°27'18" W (N 08°27'21" E)	199.90' (321.41')
L28	N 40°07'08" E (N 40°07'17" E)	147.77' (147.81')
L29	S 30°36'41" E (S 30°36'33" E)	227.91' (227.96')
L30	S 86°17'32" E (N 40°07'17" E)	255.93' (255.98') *{255.96'}*
L31	S 86°22'20" E (N 86°20'42" E)	141.56' (141.53')
L32	S 71°49'37" E (N 40°07'17" E)	169.49' (169.49') *{169.49'}*
L33	S 83°12'45" W (S 83°12'45" W) §S 83°12'45" W §	103.37' (103.41') *{103.41'}*
L34	S 07°29'30" E (S 07°28'07" E)	263.48' (263.53')
L35	N 29°27'08" E	51.15'
L36	S 29°24'13" E	73.73'
L37	S 24°17'39" W (S 24°19'18" W)	269.86' (269.82')
L38	N 74°15'57" E	83.63'
L39	N 74°16'05" E	105.06'
L40	S 69°19'02" E	81.57'
L41	S 86°20'39" E	42.32'
L42	N 51°09'33" E	69.12'
L43	S 35°22'47" E	66.82'
L44	S 84°40'08" E	28.20'
L45	S 83°59'30" E	64.08'
L46	N 89°59'19" E	92.00'
L47	S 59°28'21" W	7.63'
L48	S 59°28'21" W	7.63'
L49	N 10°00'44" W	3.61'
L50	N 38°59'30" E	29.00'
L51	S 85°47'56" W	3.04'
L52	N 81°39'28" E	46.52'
L53	S 74°50'26" E	46.09'
L54	S 08°19'32" E	63.03'
L55	S 81°40'02" W	21.45'
L56	S 81°40'02" W	38.88'
L57	S 10°00'44" E	63.03'
L59	S 74°50'26" E	42.94'
L60	N 81°40'02" E	120.58'

Line Table		
Line #	Direction	Length (ft)
L61	N 82°35'06" E	66.77'
L62	S 82°35'06" W	32.03'
L63	N 11°34'32" W	120.62'
L64	N 62°29'19" E	10.00'
L65	S 14°22'49" E	40.58'
L66	S 62°29'19" W	10.00'
L67	S 82°22'30" W	19.87'
L68	N 84°32'52" E	168.61'

Parcel Table		
Parcel Name	Area (Acres)	Area (Sq. Ft.)
Lot 1	0.2321	10,112
Lot 2	0.2133	9,293
Lot 3	0.2116	9,215
Lot 4	0.2180	9,498
Lot 5	0.2133	9,293
Lot 6	0.2133	9,293
Lot 7	0.4011	17,470
Lot 8	0.3935	17,140
Lot 9	0.4490	19,559
Lot 10	0.3558	15,497
Lot 11	0.2527	11,007
Lot 12	0.2608	11,360
Lot 13	0.2744	11,952
Lot 14	0.2977	12,966
Lot 15	0.2803	12,211
Lot 16	0.2787	12,140
Lot 17	0.2810	12,241
Lot 18	0.2547	11,094
Lot 19	0.3155	13,741
Lot 20	0.3896	16,971
Lot 21	0.4255	18,537
Lot 22	0.4437	19,329
Lot 23	0.6328	27,564
Lot 24	0.3712	16,188
Lot 25	0.2352	10,247
Lot 26	0.2289	9,972
Lot 27	0.2471	10,764
Lot 28	0.3006	13,096
Lot 29	0.2931	12,766
Lot 30	0.3127	13,623
Lot 31	0.3672	15,997
Lot 32	0.3634	15,831
Lot 33	0.3569	15,547
Lot 34	0.3831	16,688
Lot 35	0.3052	13,293
Lot 36	0.2573	11,206
Lot 37	0.2239	9,754
Lot 38	0.3100	13,502
Lot 39	0.4973	21,661
Lot 40	0.5094	22,190

Parcel Table		
Parcel Name	Area (Acres)	Area (Sq. Ft.)
Lot 41	1.6384	71,369
Lot 42	0.9781	42,607
Lot 43	0.9412	40,996
Lot 44	0.4182	18,215
Lot 45	0.4478	19,506
Lot 46	0.3783	16,479
Lot 47	0.3662	15,951
Lot 48	0.4271	18,603
Lot 49	0.4458	19,420
Lot 50	0.3734	16,267
Lot 51	0.4629	20,162
Lot 52	0.4966	21,633
Lot 53	0.4090	17,817
Lot 54	0.3670	15,987
Lot 55	0.3804	16,572
Lot 56	0.3964	17,269
Lot 57	0.3654	15,916
Lot 58	0.3438	14,975
Lot 59	0.2747	11,965
Lot 60	0.3046	13,270
Tract 1	1.4079	61,330
Tract 2	0.0637	2,775
Tract 3	0.2996	13,051
Tract 4	0.9005	39,225
Tract 5	1.3847	60,320
Tract 6	0.2698	11,752
Tract 7	0.0532	2,316
Tract 8	1.9418	84,583
Tract 9	0.3633	15,825
Tract 10	0.3216	14,010
Tract 11	0.2868	12,491
Tract 12	0.3605	15,703
Tract 13	0.4165	18,141
Tract 14	5.8868	256,429
Tract 15	2.8811	125,500
Tract 16	0.6671	29,061
Tract 17	1.1397	49,644
Tract 18 Right-of-Way Vacated with the Filing of this Plat	0.2368	10,317

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** for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- C. **Qwest Corporation d/b/a CenturyLink QC** for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- D. **Cable One** for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.
- E. **Comcast** for the installation, maintenance, and service of such lines, cable and other related equipment and facilities reasonably necessary to provide Cable TV services.
- F. **EZEE Fiber** for the installation, maintenance, and service of such lines, cable and other related equipment and facilities reasonably necessary to provide Fiber Optic Internet services.
- G. **City of Rio Rancho Utilities** (water and sanitary sewer) for installation, maintenance, and services of lines and other equipment and facilities reasonably necessary to provide services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, 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 transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

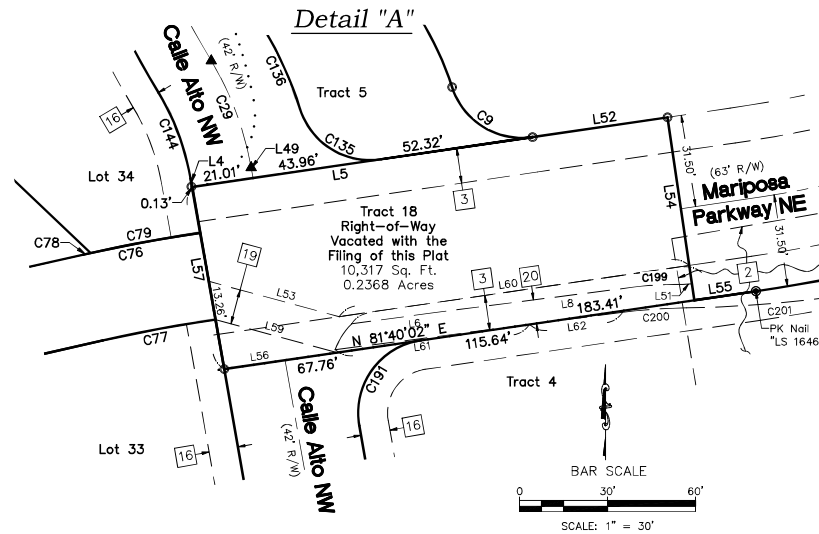
Disclaimer

In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC 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.

Plat for
Terra Alto at Mariposa East
 Being Comprised of
Tracts 1A-16-F, 1A-16-I and
1A-16H-1, Mariposa East
 City of Rio Rancho
 Sandoval County, New Mexico
 October 2025

Easement Notes

- 1 EXISTING PUBLIC DRAINAGE EASEMENT GRANTED TO SSCAFCA (12/15/2004, BK. 407, PG. 39898, DOC. NO. 200439898) AND AS SHOWN ON PLATS (7/1/2004, VOL. 3, FOL. 2433-B) (RRE BK. 17, PG. 40-48) AND (2/9/2006, VOL. 3, FOL. 2632-B) (RRE BK. 19, PG. 65-72)
- 2 EXISTING PUBLIC DRAINAGE EASEMENT GRANTED TO SSCAFCA AND MARIPOSA COMMUNITY ASSOCIATION (2/9/2006, VOL. 3, FOL. 2632-B) (RRE BK. 19, PG. 65-72)
- 3 EXISTING 12' P.U.E. (2/9/2006, VOL. 3, FOL. 2632-B) (RRE BK. 19, PG. 65-72)
- 4 EXISTING 12' P.U.E. (7/1/2004, VOL. 3, FOL. 2433-B) (RRE BK. 17, PG. 40-48)
- 5 EXISTING 30' PUBLIC WATERLINE AND REUSE WATER EASEMENT GRANTED TO THE CITY OF RIO RANCHO (2/9/2006, VOL. 3, FOL. 2632-B) (RRE BK. 19, PG. 65-72)
- 6 EXISTING 20' P.U.E. (2/9/2006, VOL. 3, FOL. 2632-B) (RRE BK. 19, PG. 65-72) SHOWN HEREON AS VACATED WITH THE FILING OF THIS PLAT
- 7 EXISTING 20' PUBLIC WATERLINE EASEMENT GRANTED TO THE CITY OF RIO RANCHO (2/9/2006, VOL. 3, FOL. 2632-B) (RRE BK. 19, PG. 65-72) VACATED WITH THE FILING OF THIS PLAT
- 8 EXISTING 10'-15' PUBLIC WATERLINE EASEMENT (8/22/2006, VOL. 3, FOL. 2703-B) (RRE BK. 19, PG. 119-120) VACATED WITH THE FILING OF THIS PLAT
- 9 EXISTING BLANKET EASEMENT FOR INGRESS AND EGRESS OVER THE COMMON AREAS FOR THE ENJOYMENT, USE, ACCESS, AND DEVELOPMENT OF THE PROPERTY (12/23/2004, BK. 407, PG. 41052, DOC. NO. 200441052) (5/3/2005, BK. 408, PG. 15690, DOC. NO. 200515690) (7/8/2005, BK. 409, PG. 25022, DOC. NO. 200525022) VACATED WITH THE FILING OF THIS PLAT
- 10 EXISTING RECIPROCAL APPURTENANT EASEMENTS OF ENCROACHMENT, AND FOR MAINTENANCE OF AND USE OF ANY PERMITTED ENCROACHMENT OF ANY IMPROVEMENTS WITHIN AN ADJOINING UNIT OR PROPERTY (12/23/2004, BK. 407, PG. 41052, DOC. NO. 200441052) VACATED WITH THE FILING OF THIS PLAT
- 11 EXISTING PERPETUAL NON-EXCLUSIVE EASEMENT FOR THE INSTALLATION, MAINTENANCE AND INSPECTIONS OF ALL UTILITY SERVICE LINES AND STRUCTURES, BLANKET IN NATURE (12/23/2004, BK. 407, PG. 41052, DOC. NO. 200441052) VACATED WITH THE FILING OF THIS PLAT
- 12 EXISTING EASEMENT FOR THE MAINTENANCE, EMERGENCY AND ENFORCEMENT OF ALL UNITS WITHIN MARIPOSA ALLOWING THE ASSOCIATION TO ACCESS AND REPAIR AND MAINTAIN SUCH UNITS (12/23/2004, BK. 407, PG. 41052, DOC. NO. 200441052)
- 13 EXISTING PERPETUAL EASEMENT FOR INSTALLATION, MAINTENANCE, AND REPAIR OF SOLAR POWER EQUIPMENT UPON, ACROSS, OVER, AND UNDER MARIPOSA PROPERTIES (12/23/2004, BK. 407, PG. 41052, DOC. NO. 200441052) VACATED WITH THE FILING OF THIS PLAT
- 14 EXISTING EASEMENT FOR CROSS-LOT/UNIT-DRAINAGE (12/23/2004, BK. 407, PG. 41052, DOC. NO. 200441052)
- 15 EXISTING EASEMENT FOR PERIMETER WALLS OR FENCES WITHIN THE MARIPOSA PROPERTIES FOR THE MAINTENANCE, REPAIR AND INSTALLATION OF SUCH WALLS (12/23/2004, BK. 407, PG. 41052, DOC. NO. 200441052) VACATED WITH THE FILING OF THIS PLAT
- 16 10' P.U.E. GRANTED WITH THE FILING OF THIS PLAT
- 17 25' PUBLIC STORM DRAIN AND PUBLIC SANITARY SEWER EASEMENT GRANTED WITH THE FILING OF THIS PLAT
- 18 20' PUBLIC SANITARY SEWER EASEMENT GRANTED WITH THE FILING OF THIS PLAT
- 19 PUBLIC PEDESTRIAN EASEMENT GRANTED WITH THE FILING OF THIS PLAT
- 20 SIGN EASEMENT GRANTED WITH THE FILING OF THIS PLAT
- 21 PUBLIC SIDEWALK EASEMENT GRANTED WITH THE FILING OF THIS PLAT
- 22 PUBLIC WATERLINE, PUBLIC SANITARY SEWER AND PUBLIC STORM DRAIN EASEMENT, BLANKET IN NATURE, GRANTED WITH THE FILING OF THIS PLAT
- 23 PRIVATE PEDESTRIAN AND VEHICULAR ACCESS EASEMENTS BENEFITTING HOMEOWNER'S AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION GRANTED WITH THE FILING OF THIS PLAT
- 24 PUBLIC STORM DRAIN EASEMENT GRANTED WITH THE FILING OF THIS PLAT



October 15, 2025

Mr. Brian Babyak
City of Rio Rancho
Department of Development Services
3200 Civic Center Circle, NE
Rio Rancho, NM 87144

Re: Preliminary Plat Submittal – Terra Alto (Tract 1A-16I, Tract 1A-16H-1 & Tract 1A-16F,
Mariposa East)

Dear Brian,

This letter is provided as a supplement to the Preliminary Plat Submittal and is intended to provide a written explanation of the requirements outlined in the City's Preliminary Plat Checklist as well as to variance request as listed below. As part of the checklist submittal, the following information is attached for review and comment by the necessary City Agencies and the City Planning and Zoning Commission (no hard copies are being provided as this time):

- A digital copy of Preliminary Plat
- A digital copy of Subdivision Data Sheet
- A digital copy of Preliminary Construction Plans (including Grading Plans)
- A digital copy of Drainage Report
- A digital copy of Traffic Impact Analysis (will be provided once complete)
- A digital copy of Soils Analysis
- A digital copy of the Letter of Water and Sewer Availability (submitted to Steve Gallegos)
- Financial Guarantee (not included at this time)
- Subdivision Infrastructure List (not included at this time)
- A digital copy of the Application
- A digital copy of the Preliminary Plat Requirement Checklist
- A digital copy of the Authorization Letter

This preliminary plat request is made for the purpose of creating a private, gated and age restricted 2 phased subdivision and 16 separate tracts consisting of 60 residential lots, 1 amenity center, newly granted easements, along with vacation of existing easements and right-of-way, where 3 tracts previously existed.

PRELIMINARY PLAT CHECKLIST

A copy of the Preliminary Plat has also been submitted to PNM, Sparklight, Century Link, NM Gas, Comcast and Ezee Fiber for their review. The following items are additional written explanations for items noted as N/A or "No" on the City's Preliminary Plat Checklist:

Construction Plans – Landscape plans will be provided separately through a different submittal process.

Traffic Impact Analysis – This is currently being worked on and will be submitted with this package.

Engineering ▲

Spatial Data ▲

Advanced Technologies ▲

Mr. Brian Babyak
City of Rio Rancho
October 7, 2025
Page 2

Proposed Financial Guaranty – Not provided at this time. It will be submitted with this package.

EASEMENT VACATIONS

1. We are requesting vacation of the 20', 15' and 10' wide public waterline easements within Tract 1A-16H-1. We are also requesting vacation of the 20' public utility easement within Tract 1A-16H-1. Previously this tract was planned for proposed amenity center location. With this development, the amenity center has been relocated to south of Mariposa Parkway. Therefore, the public utility easement is no longer required within this tract.
2. We are requesting vacation of right-of-way at Mariposa Parkway for 142.50 LF from Mariposa Parkway and Calle Alto intersection. This portion of the roadway will serve as primary entrance for the proposed gated private development.
3. We are requesting vacation of Easement No. 9, 10, 11, 12, 13 and 15 as noted in the attached Preliminary Plat.

DESIGN VARIANCES

1. We are requesting a variance to 155.43 regarding 5' minimum width easements on all rear and side lot lines. Because this is a master planned community, all of the utilities will be designed to serve the entire development as a whole and all necessary utility easement corridors have been determined as shown on the preliminary plat including a Public Utility Easement along the front of all lots. Therefore, we are requesting a variance to waive the requirement for easements along the sides and back of each lot.
2. We are requesting a variance to standard 6" curb and gutter to 8" curb and gutter on all private streets.

WATER\SEWER AVAILABILITY LETTER

1. We have submitted an availability request to Steve Gallegos on October 08, 2025. He will supply availability letter once completed.

Please feel free to give me a call at 823-1000 if you should have any questions or require any additional information regarding the submittal.

Sincerely,



Yolanda Padilla Moyer, P.E.
Vice President
Community Development & Planning

Enclosures

cc: Mike Cecchini, EcoTerra (w/encl)
Michael Fietz, Westway Homes (w/encl)
JP Rael, Westway Homes (w/encl)
Scott Steffen, PLDG (w/encl)

SUBDIVISION DATA SHEET:

SUBDIVISION: TERRA ALTO (TRACT 1A-16I, 1A-16H-1 & 1A-16F), MARIPOSA EAST
RIO RANCHO, NEW MEXICO

DEVELOPER: ECOTERRA DEVELOPMENT, LLC
1 RIDGE CT
PLACITAS, NM 87043

OWNER: MARIPOSA EAST L.P
17700 N. PACESETTER WAY
SUITE 100
SCOTTSDALE, AZ 85255

AGENT/ENGINEER: BOHANNAN HUSTON INC.
COURTYARD II
7500 JEFFERSON STREET NE
ALBUQUERQUE, NM 87109

LEGAL DESCRIPTION: A CERTAIN TRACT OF LAND LOCATED WITHIN SECTION 11, 12, 13 AND 14
TOWNSHIP 13 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY
OF RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO.

PURPOSE OF PLAT: THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE TRACT 1A-16I, 1A-16H-1 AND 1A-
16F MARIPOSA EAST, RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO, AS THE
SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, RECORDED IN THE
OFFICE OF THE COUNTY CLERK OF SANDOVAL COUNTY, NEW MEXICO, INTO A 2
PHASED SUBDIVISION AND 16 SEPERATE TRACTS: TERRA ALTO, AT MARIPOSA
CONSISTING OF 60 LOTS AND GRANTED EASEMENTS.

EXISTING ZONING*: MU-A (MIXED USE ACTIVITY)

*THE ZONING IS IN ACCORDANCE WITH THE AMENDED MARIPOSA MASTER PLAN
DATED DECEMBER 12, 2007, AND DEVELOPMENT AGREEMENT; MASTER PLAN
AMENDMENT JANUARY 2019

PROPOSED ZONING: NO ZONE CHANGE.

PRELIMINARY PLAT AND LAND USES:

<u>DESCRIPTION</u>	<u>PROPOSED USE</u>	<u>NO. LOTS/PARCELS</u>
TERRA ALTO	(MU-A) SINGLE FAMILY RESIDENTIAL USE	60
	PRIVATE OPEN SPACE TRACTS	16
TOTAL		76

UTILITIES: UTILITIES WILL BE PROVIDED BY:

TELEPHONE SERVICE – SPARKLIGHT/CABLE ONE
NATURAL GAS SERVICE – NEW MEXICO GAS SERVICES
ELECTRIC SERVICE – PNM ELECTRIC SERVICES
SEWER AND WATER SERVICES – CITY OF RIO RANCHO UTILITIES DEPARTMENT

ALL SANITARY SEWER AND WATER LINES WITHIN THIS APPLICATION ARE TO BE PUBLIC; OWNED AND MAINTAINED BY THE CITY OF RIO RANCHO. SANITARY SEWER WILL GRAVITY DRAIN AND TIE TO EXISTING SANITARY SEWER LINES IN THREE DIFFERENT LOCATIONS (EXISTING 8" SAS AT BLUE GRAMA DR, EXISTING 8" SAS AT MARIPOSA PARKWAY AND EXISTING 8" SAS AT MARIPOSA LOOP) AND ULIMATELY DRAIN EAST TO THE 18" MAIN SANITARY SEWER LINE LOCATED ALONG THE MARIPOSA BOUNDARY. WATER WILL BE SERVED BY THE EXISTING 12" WATERLINE LOCATED IN MARIPOSA PARKWAY AND THE EXISTING 8" WL IN MARIPOSA LOOP. ALL SERVICE LINES WILL GENERALLY BE LOCATED IN THE FRONT OF THE LOTS WITHIN THE RIGHT OF WAY ALONG THE FRONT OF THE LOTS AND WILL BE INSTALLED PRIOR TO OCCUPANCY OF STRUCTURES.

SOLID WASTE DISPOSAL:

WASTE MANAGEMENT, INC. IS CURRENTLY UNDER CONTRACT TO THE CITY OF RIO RANCHO FOR TRASH COLLECTION.

SUBDIVISION ACCESS:

ACCESS TO THE SITE WILL COME FROM MARIPOSA PARKWAY WITH A SECONDARY ACCESS COMING FROM MARIPOSA LOOP.

ROADS:

ALL ROADS WITHIN THIS APPLICATION ARE TO BE PRIVATE. ROADWAY WIDTHS AND CUL-DE-SAC LENGTHS ARE IN ACCORDANCE WITH THE AMENDED MARIPOSA MASTER PLAN AS FOLLOWS:

CLASSIFIED AS A LOCAL STREET

CALLE ALTO, CIELO AZUL WAY, BELLA VISTA TRAIL AND CAMINO CERRO.
42 FT RIGHT OF WAY; 28 FT FACE OF CURB TO FACE OF CURB

MARIPOSA PARKWAY, (PRIVATE GATED SUBDIVISION ENTRANCE)
62' RIGHT OF WAY; WITH A 20' INGRESS AND 20' EGRESS

STORM DRAIN MANAGEMENT PLAN:

THE STORM WATER MANAGEMENT IS IN ACCORDANCE WITH THE CITY OF RIO RANCHO DEVELOPMENT PROCESS MANUAL. DRAINAGE FROM THE PROJECT WILL BE COLLECTED BY THE INTERIOR ROADS AND STORM DRAINS AND WILL BE DIRECTED TO DESIGNATED DISCHARGE LOCATIONS. STORM WATER FROM THE POND WILL BE RELEASED AT A CONTROLLED AT OR LESS THEN THE ALLOWABLE RATE INTO EXISTING DRAINAGE EASEMENTS AND CULVERTS OWNED AND MAINTAINED BY SSCAFCA. EROSION PROTECTION WILL BE PROVIDED AT THE OUTFALLS.

CITY SERVICES:

THE MARIPOSA MASTER PLAN AND THE DEVELOPMENT AGREEMENT IDENTIFY THE FUTURE PUBLIC AND PRIVATE FACILITIES AND CITY SERVICES THAT WILL BE PROVIDED.

PUBLIC SCHOOLS:

THE PROJECT IS LOCATED IN THE RIO RANCHO PUBLIC SCHOOLS DISTRICT.

HOSPITALS:

THE NEAREST MEDICAL FACILITIES ARE UNM SANDOVAL REGIONAL MEDICAL CENTER LOCATED AT PASEO DEL VOLCAN AND BROADMOOR BLVD AND RUST PRESBYTERIAN AT UNSER BLVD AND WESTSIDE BLVD.

SHOPPING FACILITIES:

THE NEAREST SHOPPING FACILITIES ARE LOCATED AT THE CORNER OF NM 528 & US 550 AND SOUTHERN BLVD AND UNSER BLVD

RECREATIONAL FACILITIES:

PER THE APPROVED MASTER PLAN AND DEVELOPMENT AGREEMENT, THERE ARE NO PARKS REQUIRED. HOWEVER, THERE ARE MULTIPLE OPEN SPACE AREAS THROUGHOUT THE DEVELOPMENT. MARIPOSA EAST WILL ULTIMATELY INCLUDE SEVERAL NEIGHBORHOOD PARKS WITHIN MANY OF THE INDIVIDUAL SUBDIVISIONS.

CHARACTER AND LOCATION OF DEVELOPMENT ADJACENT TO PROJECT

MARIPOSA EAST IS BOUNDED ON THE NORTH BY THE MARIPOSA PRESERVE, AND FURTHER NORTH BY THE PUEBLOS OF ZIA AND SANTA ANA. TERRA ALTO IS BOUNDED BY UNDEVELOPED LAND ON NORTH AND WEST, BLUE GRAMA DRIVE TO THE EAST AND SIERRA VISTA SUBDIVISION TO THE SOUTH. MARIPOSA PARKWAY AND MARIPOSA LOOP WILL PROVIDE ACCESS TO THE SITE.

ZONING ON AND ADJACENT TO THE SITE

THE MARIPOSA MASTER PLAN PROVIDES SEVEN DIFFERENT ZONING CATEGORIES WITHIN MARIPOSA EAST. THESE INCLUDED PARKS, OPEN SPACE, E-1 (ESTATE), R-1 (SINGLE FAMILY RESIDENTIAL), R-4 (SINGLE FAMILY RESIDENTIAL), R-5 (SINGLE FAMILY RESIDENTIAL), AND MU-A (MIXED USE ACTIVITY CENTER).

THE PRELIMINARY AND FINAL PLAT FOR THIS SUBMITAL WILL BE DEVELOPING TRACTS THAT INCLUDE MU-A ZONING.

SITES AND APPROXIMATE AREAS FOR ANY MULTI-FAMILY DWELLINGS OR NON-RESIDENTIAL USES

THE APPROVED MARIPOSA MASTER PLAN PROVIDES FOR APPROXIMATELY 146,000 SF OF NON-RESIDENTIAL LAND USES WITHIN MARIPOSA EAST. THIS NON-RESIDENTIAL LAND USE, ALONG WITH POTENTIAL MULTI FAMILY RESIDENTIAL UNITS, ARE TO BE LOCATED WITHIN AN AREA CONTAINING APPROXIMATELY 59 ACRES ZONED MU-A FOR MIXED-USE ACTIVITY CENTER. THE MIXED-USE ACTIVITY CENTER CURRENTLY HAS THE HIGH DESERT OFFICE AND THE MARIPOSA COMMUNITY PARK. THE MIXED-USE AREA IS LOCATED AT THE INTERSECTION OF BLUE GRAMA DRIVE AND MARIPOSA PARKWAY.

THERE WILL BE A SMALL AMENITY LOCATION FOR THE RESIDENTS OF THIS COMMUNITY AS A PART OF THIS SUBMITTAL.

SOILS ANALYSIS REPORT

THE GEOTECHNICAL REPORT IS INCLUDED

SCHEDULE OF LOT DEVELOPMENT AND ESTIMATED SCHEDULE FOR PROVISION OF STREET PAVING, WATER SERVICE, AND SEWER SERVICE

THE PURPOSE OF THIS SUBMITTAL IS TO OBTAIN APPROVAL OF THE PRELIMINARY PLAT AND OF THE PRELIMINARY CONSTRUCTION PLANS FOR THE PROJECT. THE PRELIMINARY PLAT PROPOSES TO CREATE 60 RESIDENTIAL SINGLE FAMILY DETACHED LOTS, 16 PRIVATE OPEN SPACE TRACTS AND AMENITY CENTER. CONSTRUCTION IS PROPOSED TO BEGIN IN THE DECEMBER OF 2025 AND BE COMPLETED IN THE DECEMBER OF 2026. THE FINAL PLATS FOR THE PROJECT WILL BE SUBMITTED FOR APPROVAL FOLLOWING APPROVAL OF THE PRELIMINARY PLAT BY THE PLANNING AND ZONING COMMISSION.

SPECIAL PROBLEM ANALYSIS

THE EXISTING TOPOGRAPHY WITHIN THE SUBDIVISION CONSISTS OF EXTREMELY HILLY TERRAIN. THE TERRAIN SLOPES FROM WEST (MARIPOSA PARKWAY) TO EAST (MARIPOSA BOUNDARY) AND FROM SOUTH TO NORTH. THE SITE IS BOUNDED BY UNDEVELOPED LAND ON NORTH AND WEST, BLUE GRAMA DRIVE TO THE EAST AND SIERRA VISTA SUBDIVISION TO THE SOUTH.

LETTER OF AVAILABILITY OF WATER AND SEWER SERVICE

THE DEVELOPMENT AGREEMENT PROVIDES FOR AVAILABILITY OF WATER AND SEWER SERVICE TO THE PROPERTY. WE HAVE SUBMITTED AN AVAILABILITY LETTER TO THE CITY OF RIO RANCHO UTILITY DEPARTMENT TO STEVE GALLEGOS ON OCTOBER 08, 2025.

FINANCIAL GUARANTY

NOT INCLUDED AT THIS TIME. IT WILL BE SUBMITTED PRIOR TO SUBMITTAL OF FINAL PLAT.

REQUESTED VARIANCES:

A VARIANCE IS REQUESTED FROM 155.43 FRIN PROVIDING A FIVE (5) FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT AROUND EACH SIDE AND REAR PROPERTY LINE EXCEPT FOR THOSE ADJACENT TO A PUBLIC RIGHT OF WAY. BECAUSE THIS IS A MASTERPLAN COMMUNITY, ALL THE UTILITIES ARE DESIGNED TO SERVE THE ENTIRE DEVELOPMENT AND ALL NECESSARY UTILITY EASEMENTS ARE SHOWN ON THE PRELIMINARY PLAT. A 10 FT PUE WILL BE PROVIDED ADJACENT TO ALL PROPOSED INTERNAL RESIDENTIAL STREETS. THEREFORE, WE ARE REQUESTING TO WAIVE THE REQUIREMENT FOR EASEMENTS ALONG THE SIDES AND BACK OF EACH LOT. ALSO A VARIANCE IS REQUESTED TO USE 8" CURB AND GUTTER SINCE ALL THE STREETS ARE PRIVATE.

APPROVED MARIPOSA DESIGN STANDARDS:

THE APPROVED MARIPOSA MASTER PLAN AND DEVELOPMENT AGREEMENT ESTABLISHED SPECIFIC "PROJECT DESIGN STANDARDS" THAT APPLY TO VARIOUS COMPONENTS OF THE PROJECT, INCLUDING THE USE OF BUILDING ENVELOPES, LOT SIZES AND SETBACKS, HOME ORIENTATION, STREET LIGHTING, STREET WIDTH, CUL-DE-SAC LENGTH AND TURNAROUND RADIUS, THE USE OF ESTATE-TYPE CURBS WITHOUT GUTTERS, SIDEWALKS, WALKWAYS, AND BIKE PATHS, STORMWATER DETENTION ON INDIVIDUAL LOTS, STORMWATER DETENTION FACILITY DESIGN, LOT GRADING, AND CROSS-LOT DRAINAGE. FOLLOWING ARE BRIEF SUMMARIES AND/OR EXCERPTS FROM THE MASTER PLAN REGARDING THESE COMPONENTS OF THE MARIPOSA DESIGN STANDARDS:

LOT SIZES AND SETBACKS

LOT SIZES AND SETBACK ARE BASED ON R-4 ZONING PER THE MARIPOSA MASTERPLAN.

FRONT YARD SETBACKS MAY BE REDUCED IN SOME AREAS IN MARIPOSA IN AN EFFORT TO MINIMIZE WATER AND ENERGY USE FOR FRONT YARD LANDSCAPING, AND TO ALLOW FOR DENSITIES IN SUPPORT OF SUSTAINABLE DEVELOPMENT. SETBACKS AT MARIPOSA ARE LISTED BELOW. PLEASE NOTE THAT "BE" INDICATES THE USE OF A BUILDING ENVELOPE TO DEFINE THE DEVELOPABLE AREA OF THE SITE.

ZONE	DISTRICT	FRONT	SIDE	BACK
	E-1	BE*	BE	BE
	R-1	BE/20	BE/5	BE\20
	R-4	10/20G	5	10
	R-5	10/20G	5	10

ORIENTATION OF HOMES

ALL HOMES WILL FACE THE ADDRESS STREET.

STREET LIGHTING

STREET LIGHTS WILL BE PLACED AT INTERSECTIONS WITHIN PRIVATE STREETS.

STREET WIDTH

STREET WIDTHS ESTABLISHED BY THE MARIPOSA MASTER PLAN INCLUDE THE FOLLOWING:

LOCAL "B" – 28' FACE OF CURB TO FACE OF CURB WITHIN 42' R/W;

CUL-DE-SAC LENGTH AND TURNAROUND

CUL-DE-SAC LENGTHS WITHIN MARIPOSA ARE UNLIMITED AS TO LENGTH. CUL-DE-SAC STREETS SHALL TERMINATE IN A TURNAROUND WITH A MINIMUM RADIUS OF 40' PER ADOPTED MASTERPLAN.

CURBS AND GUTTERS

8" CURB AND GUTTER WILL BE USED.

SIDEWALKS, WALKWAYS AND BIKE PATHS

ROADWAYS ARE NOT REQUIRED TO HAVE SIDEWALKS. THERE ARE EXISTING TRAILS WITHIN THE PROPOSED DEVELOPMENT WHICH ARE INTENDED TO REMAIN OR RELOCATED.

LOT GRADING

GRADING WILL BE PROVIDED DURING THE DESIGN OF EACH LOT. CROSS LOT DRAINAGE WILL BE REQUIRED FOR THIS DEVELOPMENT.

PLANNING & ZONING LAND USE APPLICATION

Please check appropriate box

(Fees are listed on the back)

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

Please Print In Ink Only or Type

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

APPLICANT/AGENT INFORMATION

Applicant Name: ECOterra Development LLC		Phone: 505-918-8476
Address: 1 Ridge ct		E-Mail:
City: Placitas	State: NM	Zip: 87043
Proprietary Interest: Developer	List Owners:	
Deed or Ownership Verification Provided: (Initials)	Letter of Authorization Provided: (Initials)	

Agent Name: Bohannan Huston (Yolanda Moyer)		Phone: 505-798-7945
Address: 7500 Jefferson St NE		E-Mail: ypadilla@bhinc.com
City: Albuquerque	State: NM	ZIP Code: 87109

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

Request for preliminary plat approval, vacation of easements and variances.

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit :Mariposa East	Block(s):	Lot(s): Tracts 1A-16F, 1A-16H-1, 1A-16I
Existing Zoning: MU-A	Proposed Zoning: no change	
No. of existing lots: 3	No. of proposed lots: 60	Total area of site (acres) 41.58

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: Yolanda Padilla Moyer	Applicant:	Agent: X
Signature: <i>Yolanda Padilla Moyer</i>		Date: 10/09/2025

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

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



City of Rio Rancho
Development Services
 3900 Southern Boulevard, Ste 103
 Rio Rancho, NM 87124
 (505) 891-5005 Fax: (505) 896-8994

Preliminary Plat Application

Applicant

Name(Print): ECOTerra Development LLC
 Address: 1 Ridge Ct
 City: Placitas State: NM Zip: 87043
 Phone: 505-212-7000 Fax: _____

Agent

Name(Print): Yolanda Padilla Moyer, P.E. (Bohannon Huston, Inc.)
 Job Site Address: 7500 Jefferson CY2
 City: Albuquerque State: NM Zip: 87109
 Phone: 505-823-1000 Fax: 505-798-7988

Legal Description of Property

Existing

Subdivision/Unit: Mariposa East Block: _____ Lot: _____
 Tract/Parcel: Tract 1A-16I, Tract 1A-16H-1 and Tract 1A-16F Zoning: MU-A

Proposed

Subdivision/Unit: Mariposa Mixed Use Block: _____ Lot: 60
 Tract/Parcel: _____ Zoning: MU-A
 Atlas Grid Location: _____
 Subdivider: _____

I have reviewed the application for Preliminary Plat and it is complete.

(Print) Name: Yolanda Padilla Moyer, PE

Applicant Agent

Signature:  Date: 10-15-2025



Preliminary Plat Checklist

Important Notice

Preliminary Plat will not be accepted for review by City Staff until all items listed above in the Preliminary Plat Checklist Certification of Completeness are provided. The Department of Public Infrastructure requires thirty (30) days to review all elements of the Preliminary Plat from the submittal date of a complete application.

The following information shall be submitted as part of the Subdivision Application. A “Yes” indicated the information is complete; a “N/A” indicates that the information is not applicable, and “No” indicates that the information is not complete. **Please not that both “N/A” and “No” responses shall be clarified with a written explanation by the applicant or agent.**

Fees

Less than one (1) acre.....	\$ 133.00 + \$13.00 per lot
One (1) to 4.99 acres.....	\$ 266.00 + \$13.00 per lot
Five (5) to 9.99 acres.....	\$ 531.00 + \$13.00 per lot
Ten (10) to 49.99 acres.....	\$1,063.00 + \$13.00 per lot
Fifty (50) to 100 acres.....	\$1,328.00 + \$13.00 per lot
Over 100 acres.....	\$1,328.00 for the first 100 acres + \$ 266.00 per additional 100 acres, or portion thereof, plus \$ 13.00 per lot.

Preliminary Plat Checklist

Plat Information – 15 paper copies folded to 8.5"x11"

Yes	No	N/A	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Proposed subdivision name.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Present legal description.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Location map showing the site as displayed in current Rio Rancho City Atlas.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Names of the subdivider/agent and principle persons preparing the preliminary plat.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Scale and North Arrow; at least to a scale of one inch (1") to two hundred feet (200') or in increments of 50 feet for clarity (e.g. 1":100' or 1":50').
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Book(s) and page(s) of any previous plat(s), including those for adjacent property.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Proposed benchmark locations and method of tie to permanent survey monuments an proposed location and type of subdivision control monument found or set.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Plat boundary lines, bearing in degrees, minutes and seconds, with basis for bearings noted or shown.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Dimensions in feet and hundredths of feet.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Easements on site (present and proposed) include location, width, and purpose (e.g. public utilities).
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Public right(s)-of-way and/or private easements (present and proposed) providing access to the site, including name and width.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Proposed lot lines and public right-of-way lines, street names and widths; indicate roadways intended to be private and any limitations thereof.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Numbers to identify each lot and block within and abutting the platted area.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Letters to identify each parcel (a lot dedicated to the City) and each tract (a lot to remain in the developer's ownership) within the platted area.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Purposes of lots proposed to be dedicated or reserved for public uses.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Total area of the proposed plat to the nearest one-thousandth (1/1000) acre.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Lot lines, easement lines, and public right-of-way are to be shown as hatched areas.

Subdivision Date Sheet – 8 copies

- | Yes | No | N/A | |
|-------------------------------------|--------------------------|--------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Character and location of development in each direction from site. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Zoning both on, and adjacent to, the site. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Sites and approximate areas for any multi-family dwellings or non-residential uses. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Proposed ground elevation changes to specified design standards shall be summarized |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Soils analysis report shall be summarized as to the adequacy of the solid for the proposed construction. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Schedule of lot development; estimates as to when street paving, water service, and sewer service will be provided. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Special problem analysis shall be summarized to briefly describe any issues such as difficult topography, traffic circulation, or other geographic hazards to life, health or property. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other significant conditions on the site, such as major rock outcrops, trees, structures, etc. shall be summarized. |

Proposed Construction Plans – 8 copies

- | | | | |
|-------------------------------------|-------------------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Existing utilities on, and adjacent to, the site, location and, if obtainable, size of water wells, water reservoirs, water lines, sanitary and storm sewers; location of gas lines, fire hydrants, electric and telephone lines/poles, and street lights. If water mains and sewers are not on or adjacent to the tract, indication of the direction, distance to, and size of the nearest ones showing invert elevation of sewer. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Proposed utilities on and adjacent to the site (fire hydrants, streetlights, etc) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Storm drainage facilities on and adjacent to the site. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Streetscape plan including details on any proposed landscaping in right(s)-of-way, any supporting irrigation system, and the subdivision wall. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Plan for sidewalks (external and internal), streetlight, and all traffic control signs, signals (to be installed consistent with the Manual of Uniform Traffic Control Devices, latest edition). |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Miscellaneous – any other proposed infrastructure not covered above. |

Grading Plan – 8 copies; usually part of construction plan submittal

- | Yes | No | N/A | |
|-------------------------------------|--------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Existing topography |
| | | | Slopes less than 1% - Contour lines at intervals of not more than 1' and spot elevations at all breaks in grade along all drainage channels and swales and at selected points not more than 100' apart. |
| | | | Slopes between 1% and 5% - Contour lines at intervals of not more than 2'. |
| | | | Slopes over 5% - Contour lines at intervals of not more than 5' |
| | | | Elevation shall be based on mean sea level datum as established by the U.S. Geodetic Survey. |
| | | | Topography data shall extend at least 25' beyond the perimeter of the plat. |
| | | | Conditions on adjacent land significantly affecting the design of the subdivision including the approximate direction and gradients of ground slope. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Proposed grading |
| | | | Sufficient spot elevations or contours as appropriate to clearly define proposed grade changes. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Erosion control provisions |
| | | | Text or graphics as appropriate addressing proposed erosion control practices to be implemented by the contractor during construction of the project. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Location and elevation of project benchmark. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | North arrow and scale. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Professional Engineer's Stamp, signed, and dated. |

Preliminary Drainage Report – 4 copies

- | | | | |
|-------------------------------------|--------------------------|--------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | A preliminary drainage report shall be prepared in accordance with the City grading and drainage design requirements and policies and shall include the following:
Hydrology and hydraulics |
| | | | Calculations sufficient to conservatively define easements and parcels (ponds, channels, etc.) |
| | | | Flood Plain Analysis, if within a designated flood hazard area. The Flood Plain Analysis shall conform to requirements as specified in Chapters 152 and 153 (Rio Rancho Ordinance) and, if applicable, SCAFCA and/or AMAFCA policies. Any additional information that the Department of Public Infrastructure may deem necessary |
| | | | Compliance with approved DMP and DIP, if applicable. |

Traffic Impact Analysis – 5 copies

- | | | | |
|--------------------------|-------------------------------------|--------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Traffic Impact Analysis includes counts on major intersections near subdivision and quantified analysis of the impact of the proposed subdivision on traffic flow (TIA guidelines available from the Department of Public Infrastructure). |
|--------------------------|-------------------------------------|--------------------------|--|

Soils Analysis – 4 copies

- | | | | |
|-------------------------------------|--------------------------|--------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Soils analysis report, written by a qualified soils scientist, shall be provided by the subdivider to determine the adequacy of the soil for the proposed construction. |
|-------------------------------------|--------------------------|--------------------------|---|

Special Problem Analysis – if applicable, 8 copies

Yes No N/A

- Special problem analysis shall be prepared, subject to the approval of the City Engineer, to address any issues such as difficult topography, traffic circulation, or other Geographic hazards to life, health, or property.

Letter of Water and Sewer Availability – 8 copies

- Letter of Availability that documents either:
1. The subdivider has made necessary arrangements to serve each lot from water and sewer mains of the central systems serving the City, where feasible and in conformity to City Council policy, or
 2. Where, for any reason, municipal services cannot be provided, the subdivider has evidence that adequate water and sewer service to each lot will be provided in compliance with the requirements of the New Mexico Environmental Department and in conformity to the standard specifications of the City Utilities Division and New Mexico Office of Engineers.

Proposed Financial Guarantee – 8 copies

- Proposed Financial Guarantee for assurance of improvements installation as per Article 155.27 (Rio Rancho Ordinance).

Proposed Subdivision Infrastructure – 5 copies

- A list of all proposed infrastructure improvements for the proposed subdivision, including onsite and offsite roads (street name, description of improvement, “from” and “to” points); drainage (proposed legal description, description of improvement, location); water and wastewater lines (line size, location, “from” and “to” points); and other improvements proposed in the City right-of-way.
- A list of all proposed system level improvements per proposed development agreement or master drainage plan (separated as noted above).

Estimated Costs for Subdivision Infrastructure List – 8 copies

- A list of costs for the subdivision and infrastructure.

Proposed Development Agreement – 8 copies

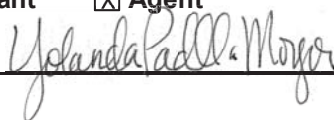
- Spreadsheet showing system level infrastructure to be dedicated to the City for impact fee credits. The developer must negotiate an agreement with the city prior to approval of the final plat and construction of this infrastructure. A standardized spreadsheet has been developed and will be provided to the Agent upon request.

I have reviewed the checklist for Preliminary Plat and it is complete.

(Print) Name: Yolanda Padilla Moyer, PE

Applicant Agent

Signature: _____



Date: _____

10-15-2025



Certificate of Completeness

The following elements constitute a complete application and are to be submitted to the Development Services department

Digital Submittal Only

- 15 paper copies of the plat (folded to 8.5" x 11")
Preliminary Construction Plans including:
- Fire Hydrant Placement Plan
- Streets/Sidewalks/Streetlight Plans
- Proposed Utility Plans
- Streetscape/Landscape Plan
- Traffic Control Plan
- Preliminary Grading Plan
- Offsite improvements
- Preliminary Plat Checklist and Written Explanation
- Approval letter from NMDOT if access is requested to a State Highway
Proposed Financial Guarantee:
- Proposed Infrastructure List
- Related Cost Estimate
- Impact Fee Credit Spreadsheet
Application
Letter of Water/Wastewater Availability
Soils Analysis
Subdivision Data Sheet
Special Problems Analysis
SSCAFCA approval (if required)
Preliminary Drainage Report
Proposed Development Agreement
Traffic Impact Analysis

I have reviewed the application and checklist for Preliminary Plat and it is complete.

Signature of Agent Submitting Subdivision: Yolanda Padilla-Morgan
Date Review Completed: 10-15-2025

Notary Signature:
Date Notarized:

For Office Use Only

I have reviewed the application for Preliminary Plat Approval and find it Complete/Incomplete

Signature of Planner Conducting Review:
Date Review Completed:

05-210000-----
Subdivision Number:

**GEOTECHNICAL EVALUATION
MONARCH AT MARIPOSA SUBDIVISION 1A-16A
A 41.7+ ACRE SINGLE-FAMILY RESIDENTIAL DEVELOPMENT
WEST OF BLUE GAMMA DRIVE
RIO RANCHO, NEW MEXICO**

June 4, 2025

GeoTek Project No. 2863-ABR

Prepared For:
ECOTERRA DEVELOPMENT, LLC
8100 Wyoming Boulevard Northeast M4-347
Albuquerque, New Mexico 87113

GEOTEK RESIDENTIAL, LLC

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- Figure 7, Retaining Wall Detail
- Figure 8, Site Drainage Detail
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- Appendix C, Laboratory Test Results
- Appendix D, Homeowner Maintenance Criteria



GeoTek Residential, LLC
4374 Alexander Blvd NE Suite K-2, Albuquerque, NM 87107
(505) 456-4900 Office (505) 456-4901 Fax

June 4, 2025
Project No. 2863-ABR

ECOTERRA DEVELOPMENT, LLC

8100 Wyoming Boulevard Northeast M4-347
Albuquerque, New Mexico 87113

Subject: **Geotechnical Evaluation**
Monarch at Mariposa Subdivision IA – 16A
A 41.7 ± Acre Single-Family Residential Development
West of Blue Gamma Drive
Rio Rancho, New Mexico

In accordance with your request, GeoTek Residential, LLC (GeoTek) has completed a geotechnical evaluation for the proposed single-family residential subdivision. The purpose of our study was to evaluate the earth materials underlying the site and provide recommendations for project design and construction of the proposed single-family residences based on our findings. This report outlines the geologic and geotechnical conditions of the site based on current data and provides earthwork and construction recommendations with respect to those conditions.

SCOPE OF SERVICES

The scope of our services has included the following:

1. Review of provided reports and data and published geologic maps for the site (Appendix A).
2. Site reconnaissance and geotechnical mapping.
3. Review of aerial photographs.
4. Advancing and logging of nine (9) exploratory borings and nine (9) exploratory test pits (Appendix B).
5. Obtaining samples of representative earth materials, as the borings and test pits were advanced.
6. Performing laboratory testing to measure physical and chemical properties on representative soil samples (Appendix C).
7. Assessment of potential geologic constraints.
8. Engineering and geologic analysis regarding foundation settlement, site preparation and foundation design/construction.
9. Preparation of this report.

SITE DESCRIPTION

The subject site consists of approximately 41.7± acres of vacant land comprised of Sandoval County Assessor's Uniform Parcel Codes (UPC) 1012077074032 (6.27± acres), 1012076025506 (3.83± acres), and 1012076027434 (31.62± acres) within Tract 1A-16A of the Monarch Subdivision in Rio Rancho, New Mexico. The site is bound by vacant land to the north and west, Mariposa Loop, Blue Gamma Drive, and Mariposa Park to the east, and the Sierra Vista Subdivision to the south. The site is mostly undeveloped, however various recreational trails currently traverse the site, including Old Ranch Trail, Ranch Trail Connector, Vista Sandia Trail, and Sawtooth Trail, and underground utilities exist across the site.

Based on our review of historical aerial photographs available from Google Earth and the National Environmental Title Research (NETR) Online Historical Aerials Viewer website, the site has historically been depicted as vacant desert land with an ephemeral drainage traversing the central portion of the site from east to west since at least 1949. The site remained relatively unchanged until 2005, by which time grading activities for the community center and park to the east and the Sierra Vista Subdivision to the south had commenced. Development of the Sierra Vista subdivision has continued throughout recent aerial photographs. Blue Gamma Drive had been paved with asphaltic concrete by this time, and Mariposa Parkway had been cleared of native vegetation and graded. Between 2005 and 2006, the ephemeral drainage traversing the center of the site appears to have been graded for development of the Old Ranch Trail. Mariposa Parkway had been paved with asphaltic concrete by 2007. Construction activities for Mariposa Park, Community Center, and Information Center to the east appear to have been completed by 2009. The site has remained relatively unchanged throughout recent aerial photographs. Artificial fill materials were observed along the various trails developed throughout the site and along existing underground utility lines. Disturbed native soils were encountered in our explorations due to native vegetation and weathering/erosion activities.

According to the provided topographic map, the elevation across proposed structural areas ranges from approximately 5,876 feet to 5,976 feet above mean sea level (msl). Topography across the site has several areas of relatively high relief. The points of higher elevation are typically along the northern and southern project boundaries and generally direct surface runoff to the center of the site, towards Mariposa Parkway and Old Ranch Trail.

PROPOSED DEVELOPMENT

It is our understanding that site development would consist of performing cut and fill earthwork to attain the desired graded configuration(s) for the construction of a residential subdivision consisting of 68 lots of one- to two-story single-family residences and associated improvements. Due to site topography, several large cuts and fills are expected, and the lots will be individually graded. Dead and live foundation loading conditions are expected to be up to 50 kips for column loads and up to 3 kips per linear foot for wall loads. Slab-on-grade construction is anticipated and no basements or below grade structures are proposed.

FIELD STUDIES

Subsurface conditions were explored using a truck-mounted hollow stem auger (HSA) drill rig and track-mounted backhoe. Nine (9) exploratory borings were advanced onsite to depths up to 31 feet below existing grade surface (bgs) and nine (9) test pits were advanced to depths up to 15 feet bgs. Borings were generally advanced in areas of higher elevation and test pits were excavated at lower elevations due to accessibility limitations from the topographic relief across the site. Excavations were not advanced in the vicinity of lots 12 through 20 due to accessibility. Practical refusal was encountered at various depths in our explorations between 2 and 12 feet bgs on cobbles or cemented formational material. Logs of each exploration are included with this report in Appendix B. The borings and test pits were located in the field by use of a cell phone application providing latitude and longitude coordinates. The locations should be considered accurate only to the degree implied by the location method used. The Unified Soil Classification System (USCS) was used to visually classify the subgrade soils. A representative of GeoTek conducted field mapping, logged the explorations, and obtained samples of representative material for laboratory testing. The approximate locations of the explorations and practical refusal depths are indicated on the enclosed Geotechnical Map (Figure 3) and Practical Refusal Depth Map (Figure 4).

REGIONAL GEOLOGY

The site is located within the Rio Grande Rift physiographic province and within piedmont surfaces on the west side of the Albuquerque-Belen Basin. The Albuquerque-Belen basin is part of an interconnected series of north-south aligned grabens and structural basins which have subsided between mountain and highland uplifts comprising the Rio Grande Rift, bisecting the southern Rocky Mountains of northern New Mexico. The Albuquerque-Belen Basin is approximately 100 miles long and varies from 20 to 30 miles wide and was formed during the Tertiary Period when the Sandia-Manzano fault block was uplifted and tilted, forming what is now the present-day Sandia, Manzanita, and Manzano Mountains. The gently sloping surface of the valley fill consists of a series of alluvial fans deposited unconformably on the formations of the Santa Fe Group. The primary stratigraphic units within the Santa Fe Group are the result of fluvial, alluvial, volcanic, and eolian processes related to changes in basin tectonics and to changes in climate over the past few million years.

Locally, the site vicinity lies within colluvial deposits underlain by Pliocene to upper Miocene-aged upper sandstone and siltstone (Tsus) and lower Pleistocene to Miocene-aged upper sandstone and conglomerate (QTsug).

SUBSURFACE CONDITIONS

Artificial Fill / Disturbed Native Soils

Artificial fill materials were observed along the various trails developed throughout the site and along existing underground utility lines. Disturbed native soils were noted in our explorations (up to approximately 2 feet bgs) due to native vegetation and weathering/erosion activities.

Deeper disturbed soils or artificial fill materials may be encountered locally. These materials were similar to the underlying native soils and generally consisted of clayey sand, silty sand, poorly graded gravel with silt and sand, and poorly graded sand with silt with varying amounts of gravel and organic material. Any disturbed native soils or artificial fill materials in structural areas will need to be removed, replaced, or reprocessed, and cleaned of organic material and debris to be used as structural fill material.

Native Alluvial and Colluvial Soils

Native alluvial and colluvial soils generally consisted of clayey sand, silty sand, lean clay, poorly graded gravel with silt and sand, and poorly graded sand with silt. The relative density of the granular soils generally ranged from loose to dense and the moisture content was typically slightly moist. Loose soils were encountered to a maximum depth of 4 feet bgs. Any loose soils encountered in structural areas will need to be removed/remediated and reworked prior to fill placement. Cobbles, likely derived from the underlying bedrock units, and cemented formational materials were encountered in some of our explorations and at practical refusal depths. Exploration logs presented in Appendix B should be referred to for more detailed information.

Formational Material (Tsus/QTsug)

Bedrock is formed through consolidation and lithification of sediments (sedimentary rock), cooling and hardening of magma (igneous rock), or transformation under heat and pressure (metamorphic rock). Bedrock in the site vicinity is typically sedimentary in nature. While sometimes referred to as bedrock in U.S. Geologic Survey publications, the moderately hard to hard cemented materials encountered in our investigations can also be considered formational material. Formational material refers to soils that are undergoing the lithification process but are not yet consolidated enough to form competent bedrock. The formational material encountered in our explorations was moderately to heavily cemented as part of the Pliocene to upper Miocene-aged upper sandstone and siltstone (Tsus) and lower Pleistocene to Miocene-aged upper sandstone and conglomerate (QTsug). Where encountered, the formational material will likely require extraordinary excavation equipment to be excavated to design grade (dependent on the depth of cut) as discussed further in this report. The exploration logs presented in Appendix B should be referred to for more detailed information.

Hydro-Collapse Potential

Hydro-collapsible soils can be identified in the field by evaluation of potential settlement to existing and surrounding improvements, geologic setting, visual porosity, meta-stable soil structure, low in place dry density (approximately 90 pounds per cubic foot (pcf) or less) and laboratory testing, including hydro-consolidation. According to the New Mexico Bureau of Mines and Mineral Resources in an article titled “Geologic Hazards in New Mexico – Part I”, by William C Haneberg, hydro-collapsible soils in the New Mexico area are typically of Holocene age and have never been wetted. They are typically composed of poorly graded eolian (wind-deposited) fine sand and recent debris flows on gently sloping alluvial fan complexes, with minor amounts of clay or evaporites.

The soils encountered during our field investigation were generally colluvial soils overlaying Pliocene to upper Miocene-aged upper sandstone and siltstone (Tsus) or lower Pleistocene to Miocene-aged upper sandstone and conglomerate (QTsug).

Hydro-collapsible soil structure is generally identified in the field or laboratory as porous with sand grains supported by point-to-point contacts and slightly cemented by thin veneers of clays or evaporites (meta-stable soil structure). The soil samples obtained during our field investigation and test pits sidewalls were carefully inspected by representatives of GeoTek in the field and in the laboratory for porosity and meta-stable soil structure. Visible porosity was not noted in subsurface soils. As a result, meta-stable conditions were generally not identified.

Hydro-collapsible soils can also be identified by low in place dry densities (approximately 90 pcf or less). In-situ dry density and moisture testing was performed on samples obtained at depths near the surface to the maximum depth of explorations. Dry densities calculated from laboratory testing across the site ranged from 82.5 to 130.9 pcf, with an average dry density of 112.0 pcf.

Relatively undisturbed ring-lined samples were obtained within the borings at selected depths and tested for one-dimensional collapse by inundating with water at varying loading conditions in pounds per square foot (psf), dependent on the estimated in-situ overburden pressure. Samples were selectively chosen for testing with in-situ dry density values less than 105 pcf or relatively lower blow counts (less than 30 blows per foot). Samples obtained above 5 feet bgs were excluded from selection for collapse testing since the soils at these depths would likely be reworked during grading. None of the ring samples obtained during our investigation below 5 feet bgs had in-situ dry densities less than 105 pcf. As a result, blow counts were primarily used for selective criteria for collapse testing. Our testing indicated collapse potentials ranging from 0.2 to 1.1 percent for soil samples obtained at depths of 5 to 6 feet bgs (500 psf load).

Additionally, during drilling operations and sampling, some disturbance can be caused due to the pounding of the soil into the rings. Houston, 1988 noted that comparison predictions of collapse settlement can range from a 70 percent underestimation to a 300 percent overestimation just based on testing and sample disturbance. Clearly, the exact prediction and assessment of the potential and likelihood of hydro-collapse of subsurface soils is at best difficult. Due to this difficulty, it is our opinion that several methods of identification of hydro-collapsible soils should be performed including evaluation of the nearby and surrounding areas for indications of distress or settlement due to possible hydro-collapse.

Areas on and around the site were observed during our investigation for signs of distress, including nearby residential structures and community center and the asphalt paving along Mariposa Parkway. The areas were noted to display little to no distress due to hydro-consolidation or deep-seated settlement. If the site contained hydro-collapsible soils, it would be our opinion that this would have resulted in subgrade failure or excessive settlement in these areas that would be visually indicative of signs of distress.

Due to the local geology, laboratory testing, and our observations around the site, it is our opinion that the potential for hydro-collapse is generally low provided our earthwork recommendations are followed. Furthermore, the foundation and drainage recommendations presented herein are intended to further reduce the potential for structural movements due to hydro-collapse and consolable potential of the subsurface soils. Maintaining relatively uniform moisture conditions in the bearing soils beneath footings and floor slabs will be important to the overall performance of these features.

Expansion Potential

The near surface soil samples (upper 5 feet bgs) contained 7 to 30 percent fines (passing the No. 200 sieve) and exhibited Plasticity Indices (PI) ranging from Non-Plastic (NP) to 8. Swell potential testing was performed on the subsurface soils and indicated swell potentials ranging from 0.2 to 3.8 percent (60 psf surcharge). The onsite soils are considered to be low expansive (between 0% and 4% with a 60 psf surcharge).

The onsite soils are generally considered to have low expansive potential; however selective grading procedures should be utilized during earthwork to place expansive soils (if encountered) in lower portions of fill zones within structural areas. The earthwork recommendations section of this report further discusses selective grading of expansive soils.

The earthwork recommendations contained within this report are intended to reduce the potential for structural movements due to expansion potentials. During earthwork, the as-graded expansive nature of the near surface soils within the graded building pad should be determined, and appropriate expansive foundation and construction design recommendations should be provided, based on the as-graded soil conditions. Laboratory test results are presented in Appendix C.

SURFACE & GROUND WATER

Surface water was not observed during our evaluation and topography generally direct surface runoff to the center of the site, towards Mariposa Parkway and Old Ranch Trail. The project's design civil engineer should evaluate the potential for flooding. Seeps, springs, or other indications of high ground water levels were not noted on the subject property. Groundwater was not encountered within the subsurface explorations advanced onsite and is not anticipated to adversely affect planned development, provided the earthwork construction methods and/or foundation systems comply with recommendations contained in this report.

According to ground water data obtained from the USGS National Water Information System, an inactive ground water monitoring well approximately 0.9 miles south of the site identified groundwater at approximately 717 feet bgs in 2008. These observations reflect conditions at the time of this investigation and do not preclude changes in local ground water conditions in the future from natural causes, damaged structures (lines, pipes etc.), or heavy irrigation.

TECTONIC FAULTING AND REGIONAL SEISMICITY

Geologic mapping of the area indicates Quaternary-aged normal faults along the east and west boundaries of the site, however, no evidence of faulting onsite was observed during our field reconnaissance and review of historic aerial photos, and the reported slip rates are less than 0.2 millimeters per year. The possibility of ground acceleration or shaking at the site may be considered as approximately similar to the New Mexico region as a whole. It is reasonable to assume that structures built in this area will be subject to at least one seismic event during their life, therefore, it is recommended that all structures be designed and constructed in accordance with the International Residential Code (IRC) and New Mexico Residential Building Code (RBC).

The site is located at approximately 35.3627° N Latitude and -106.6904° W Longitude in Rio Rancho, Sandoval County, New Mexico. The City of Rio Rancho and New Mexico as a state have adopted the current New Mexico Residential Building Code. The 2021 New Mexico RBC further adopts the 2021 International Building Code (IBC). Based on the onsite soils, the site may be characterized as site Class D as determined by the IBC. The mapped spectral response accelerations (SA) for 0.2 second and 1.0 second periods at the site were determined from the ASCE Hazard Tool, 2021 IBC and ASCE/SEI 7-22 reference document. The results are presented in the following table:

Mapped Spectral Response Acceleration (SA)	% of g
0.2 sec period Mapped Spectral Acceleration (S_s)	50.0
1.0 sec period Mapped Spectral Acceleration (S_1)	14.0
0.2 sec period Design Spectral Acceleration (SD_s) – Site Class D	42.0
1.0 sec period Design Spectral Acceleration (SD_1) – Site Class D	25.0

The structural Engineer may either choose the IRC or the IBC design provisions for their structural design as long as the design method complies with local design requirements.

Secondary Seismic Constraints

The following list includes other potential seismic related hazards that have been evaluated with respect to the site, but in our opinion, the potential for these seismically related constraints to affect the site is considered negligible.

- * Liquefaction
- * Dynamic Settlements
- * Surface Fault Rupture
- * Ground Lurching or Shallow Ground Rupture

Summary

It is important to keep in perspective that if a seismic event were to occur on any major fault, intense ground shaking could be induced to this general area.

Potential damage to any settlement sensitive structures would likely be greatest from the vibrations and impelling force caused by the inertia of the structures mass than that created from secondary seismic constraints. Considering the subsurface soil conditions and local seismicity, it is estimated that the site has a low risk associated with the potential for these phenomena to occur and adversely affect surface improvements. These potential risks are no greater at this site than they are for other structures and improvements developed on the alluvial and colluvial materials in this vicinity.

RESULTS OF LABORATORY TESTING

Laboratory tests were performed on representative samples of the onsite earth materials in order to evaluate their physical and chemical characteristics. The tests performed and the results obtained are presented in Appendix C.

CONCLUSIONS

Based on our field exploration, laboratory testing, engineering and geologic analyses, it is our opinion that the subject site is suited for development from a geotechnical engineering and geologic viewpoint. The engineering analyses performed concerning site preparation and the recommendations presented below have been completed using the information provided to us regarding site development. In the event that the information concerning proposed development is not correct, the conclusion and recommendations contained in this report shall not be considered valid unless the changes are reviewed, and the conclusions of this report are modified or approved in writing by this office.

RECOMMENDATIONS-EARTHWORK CONSTRUCTION

General

All grading should conform to the International Residential Code (IRC) and local requirements, except where specifically superseded in the text of this report. During earthwork construction all removals, overexcavation, and grading procedures should be observed and the structural fill selectively tested by a representative of GeoTek. If unusual or unexpected conditions are exposed in the field, they should be reviewed by this office and if warranted, modified and/or additional recommendations will be offered. It is recommended that the earthwork contractor(s) perform their own independent reconnaissance of the site to observe field conditions firsthand. If the contractor(s) should have any questions regarding site conditions, site preparation, or the remedial recommendations provided, they should contact an engineer at GeoTek for any necessary clarifications prior to submitting earthwork bids. All applicable requirements of local and national construction and general industry safety orders, the Occupational Safety and Health Act, and the Construction Safety Act should be met.

Removals/Processing - General

Presented below are removal/processing recommendations for the various earth materials encountered on the project.

Debris, vegetation, and other deleterious material should be stripped/removed from areas proposed for fill placement and disposed of offsite prior to the start of construction. All disturbed native soils and artificial fill materials (up to 2 feet encountered in explorations) in structural areas should be removed to expose competent native material. Deeper fill soils are anticipated within the existing trails throughout the site and along underground utility trenches, but may exist throughout the site. If existing improvements or property line restrictions limit removals, condition specific recommendations would be provided on a case-by-case basis. The bottom of footings should also be embedded below the frost depth line. This can be achieved by embedding the footings a minimum of 18 inches below the adjacent ground surface. Additionally, depending on when construction is performed, any frozen soils should be removed from the areas proposed for fill placement.

Loose native soils were encountered within borings B-1 up to 4 feet bgs and B-6 up to 3 feet bgs. Deeper loose soils may be encountered during grading and should be removed prior to fill placement. Following removal of artificial fill and loose or disturbed native soils, at a minimum, the underlying alluvial and colluvial soils should be removed/processed to a minimum depth of 12 inches. Removal bottom areas should then be processed, moisture conditioned and compacted in accordance with the requirements contained herein.

If expansive clay soils are encountered, an evaluation should be performed by a representative of GeoTek to determine if additional removal is necessary based on the properties, thickness and depth of the layer encountered, and expansion potential of the clay soils. Therefore, we recommend the representative of the geotechnical engineer perform full time observation during grading operations.

For support of structures, in cut and fill areas, the building pad should be provided a minimum 42-inch-thick fill blanket (or a minimum 24-inches of compacted fill below the footings, whichever is deeper) for adequate and more uniform support conditions for the proposed structures and improvements (e.g., flatwork, block walls, etc.). Processing should extend at least five feet laterally beyond proposed structures and improvements (e.g., flatwork, block walls, etc.). The enclosed Figure 5: Overexcavation/Fill Blanket should be referred to for more information.

Moderately hard to hard cemented formational material was encountered in our explorations. As an alternative, all foundations could be supported on suitable, hard, cemented material or competent bedrock (if encountered). Suitable cemented formational material would be similar to the materials encountered in our investigations. Slab support would still require proper removals and low expansive engineered fill. Formational materials or bedrock are likely to be encountered during excavation depending on the depth of excavation and location of the building pads. If these materials are encountered during the overexcavation, excavation may potentially be terminated; however, this will need to be determined on a case-by-case basis by a representative of GeoTek.

Foundations for the proposed structures may be founded on suitable formational material or competent bedrock, however, in order to avoid the potential for differential settlement, the entire foundation would need to be supported entirely on the competent bedrock or formational material.

If this is not possible, bedrock or cemented formational material should be removed to a minimum depth of 24-inches below the bottom of the footing and replaced with compacted fill. This can best be determined in the field based upon the conditions exposed. Termination of any excavation on bedrock will need to be reviewed by GeoTek. Therefore, we recommend the representative of the geotechnical engineer perform full time observation during grading operations.

With the results of the explorations, there is a strong possibility that bedrock or cemented formational materials will be encountered during earthwork and grading activities. The depth of interior utilities and exterior improvements should be considered during grading as over excavation of certain areas may facilitate later improvement construction by the subcontractors. Depending upon where grades are set, it may be desirable for the developer to have a thicker fill blanket so that excavation into the fill will be easier. In this case, the pads should be over-excavated, and fill screened so that no greater than twelve-inch sized materials are allowed in the fill. If earthwork balance is a concern, a rock crusher could be used to reduce the amount of oversized materials while also producing more workable fill material.

Transitional Lots

Depending on the desired grade on the lots, some lots may be considered transitional lots. Transitional lots are defined as lots that are partially cut and partially fill or fill lots with more than a 3:1 (maximum fill thickness: minimum fill thickness) ratio of fill depth across the building envelope. To mitigate some of the differential settlement which will occur on transitional lots, the cut or shallow fill side should be over-excavated/processed to a depth not to exceed the 3:1 ratio of fill across the building envelope.

Based on the provided topographic map, some of the proposed lots have more than 20 feet of elevation change across the building pad and many have at least 5. Due to the relatively high topographic relief across many of the proposed building pads, we recommend a representative of the geotechnical engineer perform full time observation during grading operations.

Fill bottoms should be terraced to provide more uniform support of the structural fill. If fill is to be placed on a slope that is steeper than 5 to 1 (horizontal to vertical) then the native slope will need to be properly keyed and benched prior to fill placement. Keys should be a minimum 2-feet deep and 10-foot wide, when the slope height exceeds 20 feet. Benches should be a maximum 3 feet vertical and be at least 6 feet wide (Figure 6).

Fill Placement

Subsequent to completing the recommended removals/processing and ground preparation, excavated onsite soils may be placed in relatively thin lifts (with a maximum lift thickness of 12 inches), cleaned of vegetation and debris, brought to at least optimum moisture content, and compacted to a minimum relative compaction of 90 percent of the laboratory standard ASTM D-1557.

It should be noted that the maximum lift thickness requirement to meet both the minimum relative compaction and moisture content requirements is a function of several variables including (but not limited to) the type of soil (e.g., clay, silt, sand, gravel, cobbles, etc.), type and size of compaction equipment (e.g., sheep's foot roller, scraper, jumping jack, etc.), number of passes, frequency of operation of compaction equipment, moisture content, confinement (e.g., relatively soft bottom versus bedrock), etc. Thus, the maximum lift thickness can vary considerably and still achieve proper moisture content and relative compaction. The maximum lift thickness should be appropriately decreased based on the factors listed above. It is left to a representative of GeoTek (e.g., grading/field technician) to determine the appropriate lift thickness based on observation and testing of the fill. Excessive lift thickness (in the judgment of a GeoTek representative) will result in issuing of non-compliance.

Several cobbles were identified in the natural soils at the site. Oversized materials, greater than 6 inches but less than 12 inches, may be used in the lower portions of fill zones over 2 feet below finished grade beneath future structures provided that the oversized particles are distributed throughout the fill materials, and no nesting of oversized particles occurs (no open voids in the fill materials). Particles in excess of 12 inches in size may be used in the deeper fill areas with the approval of the geotechnical engineer. However, the large particles must not be placed in close proximity to other large particles, and they must be placed in such a manner as to allow the compaction equipment to adequately compact the soil between and around the oversized large particles. The importance of flooding the soil-rock fill cannot be overemphasized, and as much construction traffic as reasonable possible should be routed over such fills.

A sufficient number of field density tests shall be performed to provide an opinion to the degree of compaction achieved. Field density tests should be performed at a minimum rate of one test for every 1000 cubic yards of material placed, one for every vertical foot of material placed, or where there is a change in material, whichever is greater. If needed, when testing the fill for dry density and moisture content, a pothole/test pit should be excavated to a minimum depth to remove any loose surficial material. The area should then be leveled prior to performing a density test. A failing soil density test is based on either a dry density of less than 90% relative compaction and/or moisture content less than the soil's optimum moisture content as determined by ASTM D-1557.

Fill Material

On-Site Soil:

On-site low-expansive soils that are cleaned of organics, oversized material, and debris may be used as fill material, provided foundation recommendations contained herein are followed. If expansive clay soils are encountered, an evaluation should be performed by a representative of GeoTek to determine if additional removal is necessary based on the properties, thickness and depth of the layer encountered, and expansion potential of the clay soils.

Import Material:

A sample of any intended import material should first be submitted to GeoTek so that, if necessary, additional laboratory or chemical testing can be performed to verify that the material is low expansive and compatible with onsite soils. In general, import fill materials should comply with the following minimum guidelines:

- * Free of organic matter and debris.
- * Maintain less than 4.0 percent expansion (60 psf surcharge).
- * Maximum plasticity index (PI) of 12 (can be waived for low expansive).
- * One hundred percent passing the six-inch screen.
- * Less than 50 percent passing a No. 200 screen.
- * Maintain less than 1,000 ppm (parts per million) sulfate content.

Excavation Difficulty

We present the following general comments regarding excavation conditions for the owners' and designers' information with the understanding that they are approximations based on widely spaced borings and test pits. More accurate information regarding the excavation conditions should be evaluated by contractors or other interested parties from test pit excavations using the intended equipment and extending to the required depths.

Practical refusal was encountered between 2 and 12 feet bgs on cobbles using a Geoprobe hollow stem auger drill rig and at 9 feet bgs on cemented formational material using a track-mounted mini-excavator. It should be noted that the depth of practical refusal is dependent on the type of equipment used.

Excavations extending into the underlying soil and bedrock may be difficult to excavate and may require special excavation equipment (i.e., hoe-ram, rock saw, large excavator). Instability in the form of slope raveling, caving, and sloughing is possible in excavations and trenches at the site. Excavations and trenches should be braced, sloped, and/or designed as required to provide personnel safety and satisfy safety code regulations.

Observation and Testing

During earthwork construction all removal/processing and the general grading procedures should be observed and the fill selectively tested by a representative(s) of GeoTek. If unusual or unexpected conditions are exposed in the field, they should be reviewed by GeoTek and if warranted, modified and/or additional recommendations will be offered. All applicable requirements both the local and national construction and general industry safety orders, the Occupational Safety and Health Act, and the Construction Safety Act should be met.

Earthwork Settlements

Ground settlement should be anticipated due to primary consolidation and secondary compression.

The total amount of settlement and time over which it occurs is dependent upon various factors, including material type, depth of fill, depth of removals, initial and final moisture content, and in-place density of subsurface materials. Compacted fills, to the heights anticipated, are not generally prone to excessive settlement. However, some settlement of the left in-place alluvium and colluvium is expected, and the majority of this settlement is anticipated to occur during grading.

Slope Stability

No significantly higher (greater than 10 feet) slopes are anticipated to be constructed onsite. All slopes should be designed at gradients of 2 to 1 (Horizontal to Vertical) or flatter. The slopes should be constructed in accordance with the minimum requirements of the IRC and local municipalities. Cut and fill slopes are anticipated to perform adequately in the future with respect to gross and surficial stability if the soil materials are maintained in a solid to semi-solid state (as defined by the soils Atterberg Limits) and are limited to the heights prescribed herein. Slopes should be adequately protected from erosion.

Earthwork Balance

The volume change of excavated materials upon compaction as engineered fill is anticipated to vary with material type and location. It is anticipated that the alluvial and colluvial materials will subside approximately 0.025 to 0.075 feet due to soil consolidation and the loading conditions created by earthwork equipment. Graded areas are not anticipated to have significant subsidence due to earthwork. The overall earthwork shrinkage may be approximated by using the following parameters:

- Disturbed Native Soils / Native Alluvium / Native Colluvium 10% to 20% shrinkage
- Cemented Formational Materials / Bedrock 0% to 10% bulking

It should be noted that the above factors are estimates only, based on experience and preliminary data. Final earthwork balance factors could vary. In this regard, it is recommended that balance areas be reserved where grades could be adjusted up or down near the completion of grading in order to accommodate yardage imbalance for the project.

RECOMMENDATIONS – FOUNDATIONS

General

Foundation design and construction recommendations are based on laboratory testing and engineering analysis performed on near surface earth materials. The proposed foundation systems should be designed and constructed in accordance with the guidelines contained herein, local requirements, and the IBC. Based on our preliminary laboratory testing, the soils onsite were found to be low expansive. During earthwork, the as-graded expansive nature of the near surface soils within the graded building pads should be determined. Provided our recommendations presented in this report are followed, we project the as-graded condition of the building pads to be low expansive.

Appropriate expansive foundation and construction design recommendations should be provided, based on the as-graded soil conditions. For budget and design consideration, it is our opinion the following foundation recommendations could be utilized, however, at the completion of grading, final foundation recommendations should be determined by GeoTek. The information and recommendations presented below are not meant to supersede design by a registered structural engineer. Upon request, GeoTek could provide additional input/consultation regarding soil parameters as related to foundation design.

All footings should maintain a minimum horizontal distance of five (5) feet from the outside bottom edge of the footing to the face of an adjacent descending slope. These recommendations are provided for relatively light foundation loading conditions, such as those anticipated for the proposed structure. Foundation loads are anticipated to be less than 50 kips for column loads and less than 3 kips per lineal foot for wall loads.

Conventional Foundations

The proposed structures can be supported on a conventional shallow foundation system, provided the soils are reworked as outlined in this report and our recommendations are followed. Shallow spread foundations bearing on the properly compacted engineered fill as outlined above can be designed for a total allowable soil bearing pressure of 2,000 psf. Generally, a one-third increase may be applied to the design bearing pressure when considering short duration wind or seismic loads.

- The allowable soil bearing pressure may be increased by 300 psf, to a maximum of 3,000 psf, for each additional foot of either the width or depth beyond those recommended below.
- For lateral sliding resistance, a 0.40 coefficient of friction may be utilized for concrete to soil contact when multiplied by the dead load.
- Passive earth pressure may be computed as an equivalent fluid having a density of 300 pounds per square foot per foot of depth with a maximum earth pressure of 3,000 pounds per square foot.
- Exterior footings should be founded at least 18 inches below lowest adjacent grade to provide adequate embedment and frost protection depth. Individual, and continuous wall footings should have a minimum width of 12 inches, or as determined by building codes or the Structural Engineer.
- All footings should be reinforced with a minimum of two No. 4 reinforcing bars, one placed near the top and one placed near the bottom of the footing.
- Interior footings, including individual column and continuous wall footings, should be founded with a nominal width of 12 inches or as determined by building codes or the Structural Engineer.
- Isolated footings should be founded at least 18 inches below adjacent grade and should be a minimum of 4 square feet in area. Isolated footings should be provided with sufficient flexural and dowel reinforcement.

- The interior flat portions of the slab should be underlain by a minimum of four (4) inches of sand or gravel.
- The concrete slab should be a minimum of 4 inches thick with No. 3 rebar reinforcing bars located on 18-inch center in two directions or as determined by the Structural Engineer.
- The minimum area, depths and widths are recommended for ease of construction and to provide a margin of safety against a local shear or punching failure of the foundation soils.
- The need for interior stiffening beams should be assessed by the Structural Engineer in accordance with the applicable building codes.
- If a vapor retarder or radon barrier is used it should conform to the specifications presented in ASTM E1745 and should be placed as described in ASTM E1643 and the Guide for Concrete Floor and Slab Construction, published by the American Concrete Institute (ACI 302.1R) or to local standard-of-care.

Compacted engineered fill materials will lose moisture and density over time in the arid environment of New Mexico. The upper 12 inches of fill material in structural areas should be re-moisture conditioned, proof rolled as necessary, and re-certified just prior to placement of the foundation system.

Foundation Settlement

Total settlement of the structure with foundations supported entirely on engineered fill is estimated to be less than 1-inch. Differential settlement should be less than $\frac{3}{4}$ of an inch. The settlement estimates presented assume that a stable subgrade soil moisture content will be maintained and that fill soils are properly compacted.

Retaining and Block Walls

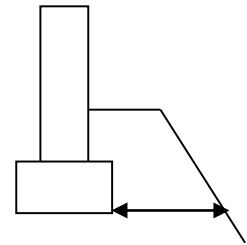
The design parameters provided below assume that low expansive soils are used to backfill any retaining walls. If expansive soils are used to backfill the walls, increased active and at-rest earth pressures will need to be utilized for design. Building walls, below grade, should be waterproofed or damp-proofed, depending on the degree of moisture protection desired.

Design

- 1.□ An allowable bearing value of 1,500 pounds per square foot may be used for design of footings which maintain a minimum width of 12 inches and a minimum embedment depth below the frost line into the properly compacted fill soils. The bearing value may be increased by one-third for seismic or other temporary loads. A bearing value increase of 300 psf is allowed for each additional foot of width or depth up to a maximum bearing value of 3,000 psf without additional review.
- 2.□ For lateral sliding resistance, a 0.40 coefficient of friction may be utilized for a concrete to soil contact when multiplied by the dead load.

3. Passive earth pressure may be computed as an equivalent fluid having a density of 300 pounds per square foot per foot of depth with a maximum earth pressure of 2,500 pounds per square foot. However, for block and retaining walls within 5 feet of descending slopes, passive earth pressures should be considered negligible without further review by GeoTek.
4. When combining passive pressure and frictional resistance, the passive pressure component should be reduced by one-third.
5. GeoTek recommends the following with regards to horizontal set back of block and retaining wall footings. The recommendations are minimums and do not account for erosion, therefore, slopes should be maintained. For block or retaining walls near slopes, the horizontal set back measured from the outside edge of the block or retaining wall footing to any adjacent descending slope face should follow the table shown below:

Descending Slope Height	Minimum Horizontal Setback
Up to 5 feet high	2' 8"
Greater than 5 feet and up to 8 feet high	3' 8"
Greater than 8 feet and up to 10 feet high	4' 8"



Wall Foundation Construction

The following table contains foundation design and construction recommendations for walls that are constructed on low expansive soils. Footings should be founded at a minimum depth below the lowest adjacent grade per the table below.

EXPANSIVE NATURE OF SOIL	MINIMUM FOOTING DEPTH (1)
	Retaining Walls & Block Walls
LOW	18 inches

(1) denotes that depth should be measured from the lowest adjacent grade

All walls should be reinforced per the design of the structural engineer. Provided the recommendations contained in this report are followed, GeoTek projects that the graded condition of structural areas will be low expansive. The structural engineer should consider this in their design for reinforcing and control joint spacing. The walls should use both vertical and horizontal reinforcement and be designed to resist the effects a two-way 1/400 angular distortion would impart on a wall. Prior to pouring concrete, the subgrade soils should be lightly moisture conditioned to prevent loss of water during pouring and curing of the concrete.

Restrained Walls

Any retaining walls that will be restrained prior to placing and compacting backfill material or that have reentrant or male corners, should be designed for an at-rest equivalent fluid pressure of 65 pcf, plus any applicable surcharge loading. For areas of male or re-entrant corners, the restrained wall design should extend a minimum distance of twice the height of the wall laterally from the corner.

Cantilevered Walls

The recommendations presented below are for cantilevered retaining walls up to 10 feet high. Active earth pressure may be used for retaining wall design, provided the top of the wall is not restrained from minor deflections. An equivalent fluid pressure approach may be used to compute the horizontal pressure against the wall. Appropriate fluid unit weights are given below for specific slope gradients of the retained material. These do not include other superimposed loading conditions such as traffic, structures, seismic events, or adverse geologic conditions.

Surface Slope of Retained Material (H:V)	Equivalent Fluid Weight (P.C.F.)
Level	40
3 to 1	50
2 to 1	65

Wall Backfill and Drainage

All retaining walls should be provided with an adequate backdrain and outlet system (a minimum of 1 outlet per 10 feet of wall) to prevent buildup of hydrostatic pressures and be designed in accordance with minimum standards presented herein. Gravel used in backdrain systems should be a minimum of 12 inches of 3/4 to 1-1/2 inch clean crushed rock wrapped in filter fabric that extends to within 18 inches of the surface (Figure 7). The surface of the backfill should be sealed by pavement or the top 18 inches compacted with native low permeability soil. Proper surface drainage should also be provided. Manufactured alternatives to a gravel backdrain system are available but should be reviewed by GeoTek prior to installation.

Expected Wall Movements

A retaining wall has to translate laterally to reach full passive pressure/resistance. At 0.5% strain, 1/2 the passive pressure is mobilized, and at 2% strain the full passive pressure is mobilized. For an 18-inch embedment this can be 0.36 inches. In addition, wall rotation is expected to reach an active design state. This rotation, at a minimum, needs to undergo 0.5% strain and walls are often considered to rotate between 0.005 to 0.02 times their height, dependent upon the soil condition, with no adverse effects expected. In the undersigned opinion, a value of 0.01 times the height of the wall is a maximum rotation that should typically be expected. For a 10-foot-high wall this amounts to 1.2 inches of movement that can occur at the top of the wall. Walls should be expected to translate/move/rotate quite a bit, and the higher the wall the more movement that should be expected.

PRELIMINARY PAVEMENT SECTIONS

Onsite Pavement Sections

Traffic information was not provided to us for the planned internal streets; however, we anticipate that traffic will consist of passenger vehicles and periodic small to medium sized trucks. In lieu of project specific design parameters, general traffic and subgrade parameter assumptions were used for this design. We assumed that the pavements would be supported by a compacted subgrade of the on-site soil. The natural sandy soils at the site should provide suitable support for pavements, provided that they are prepared as recommended in this report.

The design of asphaltic concrete (AC) pavement sections is based on the American Association of State Highway and Transportation Officials (AASHTO) Guide for Design of Pavement Structures procedure. The recommended pavement sections are designed utilizing the City of Rio Rancho Department of Public Works Standard Draying No. PS-01, dated May 22, 2008. We estimated a correlated R-Value based on the sieve analysis and plasticity index data. We made the additional assumptions in our analysis of soil conditions and traffic data:

- Correlated R-Value of 38
- Design life of 20 years (periodic pavement maintenance required)
- 5% Annual Growth Rate
- Design ESAL of 346,300 for Residential Streets and 728,800 for Collectors
- 90% Reliability of Asphalt

The pavement sections are recommended as shown in the following table:

Pavement Area	Minimum Asphalt Concrete Thickness (inches)	Minimum Base Course Material Thickness (inches)
Residential Streets / Light Duty Parking Areas	3.0	4.0
Collector Streets / Heavy Duty Parking Areas	5.0	6.0

Based on our analysis of the assumed traffic design parameters, the minimum pavement thickness is 3 inches of AC over 4 inches of Base Course material for residential streets, and 5 inches of AC over 6 inches of Base Course material for collector streets results in a structural number sufficient for this site. All Base Course and asphaltic concrete should conform with City of Rio Rancho and New Mexico Department of Transportation (NMDOT) specifications, where required.

Pavement Construction

All section changes should be properly transitioned. If adverse conditions are encountered during the preparation of subgrade materials, special construction methods may need to be employed. All subgrade materials should be processed to a minimum depth of 12 inches and compacted to a minimum relative compaction of 95 percent near optimum moisture content. All Base Course should be compacted to a minimum relative compaction of 95 percent at or below optimum moisture content. Materials within the City of Rio Rancho right-of-way should further conform to the municipality's requirements and specifications.

The recommended pavement sections provided in the previous table are implied as minimums. If thinner or highly variable pavement sections are constructed, increased maintenance and repair should be expected. If the ADT or ADTT (average daily truck traffic) increases beyond that intended, as reflected by the traffic index(s) used for design, increased maintenance and repair could be required for the pavement section. Positive site drainage should be always maintained. Water should not be allowed to pond or seep into the ground. If planters or landscaping are adjacent to paved areas, measures should be taken to minimize the potential for water to enter the pavement section

DEVELOPMENT CRITERIA

Homeowner's Maintenance Criteria

Appendix D contains some homeowner maintenance criteria as developed from a geotechnical perspective. We would strongly suggest that this section be reviewed and fully disclosed to the future homeowners so they better understand their responsibility in properly maintaining the exterior of the residence and the adverse effects to the structure and improvements when not properly maintained.

Site Improvements

Soil movement is problematic with respect to the design, construction, and long-term performance of concrete flatwork. Due to the nature of concrete flatwork, it is essentially impossible to totally mitigate the effects of soil movement. Recommendations for exterior concrete flatwork design and construction can be provided upon request. If, in the future, any additional improvements are planned for the site, additional recommendations concerning the geological or geotechnical aspects of design and construction of said improvements could be provided upon request. This office should be notified in advance of any fill placement, grading, or trench backfilling after rough grading has been completed. This includes any grading, utility trench, and retaining wall backfills.

Landscape Maintenance and Planting

Water has been shown to weaken the inherent strength of all earth materials. Graded slopes constructed within and utilizing onsite materials may be erosive. Eroded debris may be reduced, and surficial slope stability enhanced by establishing and maintaining a suitable vegetation cover as soon as possible after construction. Compaction to the face of fill slopes would help to reduce short-term erosion until vegetation is established.

Plants selected for landscaping should be lightweight, deep-rooted types, which require little water and are capable of surviving the prevailing climate. From a geotechnical standpoint, leaching is not recommended for establishing landscaping. If the surface soils are processed to adding amendments, they should be recompacted to 90 percent compaction (Based on ASTM D-1557).

Only the minimum amount of irrigation necessary to sustain plant life should be provided. Over watering landscape areas could adversely affect proposed site improvements. We recommend that any proposed open bottom planter areas adjacent to the structure be eliminated or set back a minimum distance of five (5) feet and suggest that desert landscape using xeriscape technology is used outside of this buffer zone. As an alternative, closed bottom type planters could be utilized. An outlet, placed in the bottom of the planter, could be installed to direct drainage away from structures or any exterior concrete flatwork. Irrigation timers should be adjusted on a monthly basis in accordance with the local Water Authority/Water District's posted "Watering Schedule" for low use conditions.

Soil Corrosion Potential

Soils within the area vary in corrosive potential to concrete and metal; therefore, materials selected for construction purposes should be resistant to corrosion as discussed below. Testing of on-site soils indicated sulfate contents of 26 parts per million (ppm) which may be characterized as negligible sulfate content (ACI 318 – less than 1,000 ppm). Type II cement or equivalent for negligible sulfate exposure conditions is acceptable for concrete mixtures. The designer should use the corrosion test results in this report to evaluate the need for corrosion protection in accordance with ACI requirements. All concrete should be designed, mixed, placed, finished, and cured in accordance with guidelines presented by the Portland Cement Association (PCA), ACI, and IBC.

Based on our experience, native soils in New Mexico generally contain chloride contents of less than 500 ppm, therefore protection of reinforcing steel is not required for foundations. All concrete should be designed, mixed, placed, finished, and cured in accordance with guidelines presented by the Portland Cement Association (PCA), ACI, and IBC.

Trench Excavation

All footing trench excavations should be observed by a representative of this office prior to placing reinforcement. Footing trench spoil and any excess soils generated from utility trench excavations should be compacted to a minimum relative compaction of 90 percent if not removed from the site. Considering the nature of the onsite soils, it should be anticipated that caving or sloughing could be a factor in subsurface excavations. Shoring or excavating the trench walls at the angle of repose (typically 25 to 45 degrees) may be necessary and should be anticipated in non-cemented soils. All excavations should be observed by one of our representatives and conform to national and local safety codes.

Utility Trench Backfill

Considering the overall nature of the soil encountered onsite, it should be anticipated that materials will need to be imported to the site for use as pipe bedding and pipe zone material. Utility trench backfill should be placed to the following standards:

1. All onsite interior and exterior utility trench backfill should be brought to near optimum moisture content and then compacted to obtain a minimum relative compaction of 90 percent of the laboratory standard. Sand backfill, unless excavated from the trench, should not be used adjacent to perimeter footings or in trenches on slopes. Compaction testing and observation, along with probing should be performed to verify the desired results.
2. Offsite utility trenches should be compacted in accordance with the governing jurisdiction's requirements. Compaction testing and observation, along with probing should be performed to verify the desired results.

Drainage

Positive site drainage should be maintained at all times in accordance with the IBC (Figure 8). The slope of the ground away from the foundations should be a minimum of one unit vertical to 20 units horizontal (5-percent slope). Drainage should not flow uncontrolled down any descending slope. Water should be directed away from foundations and not allowed to pond and/or seep into the ground. Pad drainage should be directed toward the street or other approved area. Roof gutters and down spouts should be considered to control roof drainage. Down spouts should outlet onto paved areas or a minimum of five feet from proposed structures or into a subsurface drainage system. If areas of seepage develop, recommendations for minimizing this effect could be provided upon request.

PLAN REVIEW AND CONSTRUCTION OBSERVATIONS

Final foundation and improvement plans should be submitted to this office for review and comment as they become available, to minimize any misunderstandings between the plans and recommendations presented herein. If conditions are found to differ substantially from those stated, appropriate recommendations would be offered at that time. In addition, site preparation, foundation excavations, and earthwork construction performed on the site should be observed and tested by this representatives of this office. These representatives would have at least the following duties:

- Observe and document adequate removal of existing surficial vegetation, artificial fill, disturbed native soils, debris, and other deleterious materials.
- Observe and approve the exposed removals under structural areas to document that it meets project requirements.
- Approve material used as engineered fill in structural areas and document that it meets project requirements.

- Monitor and test the progress of earthwork and compaction operations.
- Inspect footing excavations to document that footings are founded in competent material.

LIMITATIONS

The materials encountered on the project site and utilized in the referenced laboratory study are believed representative of the area; however, soil materials vary in character between excavations. Site conditions may vary due to seasonal changes or other factors. Grading, trench backfilling and/or foundation construction procedures should be observed and selectively tested by a representative of GeoTek.

If unusual or unexpected conditions are exposed in the field, they should be reviewed by this office and if warranted, modified and/or additional recommendations will be offered. Since our study is based upon the site materials observed, selective laboratory testing and engineering analysis, the conclusions and recommendations are professional opinions. These opinions have been derived in accordance with current standards of practice and no warranty is expressed or implied. Standards of practice are subject to change with time.

GeoTek assumes no responsibility or liability for work, testing, or recommendations performed or provided by others. If another party provides observation and testing during the earthwork phases of the project, the testing company must assume responsibility as the Geotechnical Engineer of Record by concurring with the findings and recommendations of this report or by providing amended recommendations and testing.

The opportunity to be of service is greatly appreciated. If you have any questions concerning this report or if we may be of further assistance, please do not hesitate to contact the undersigned.

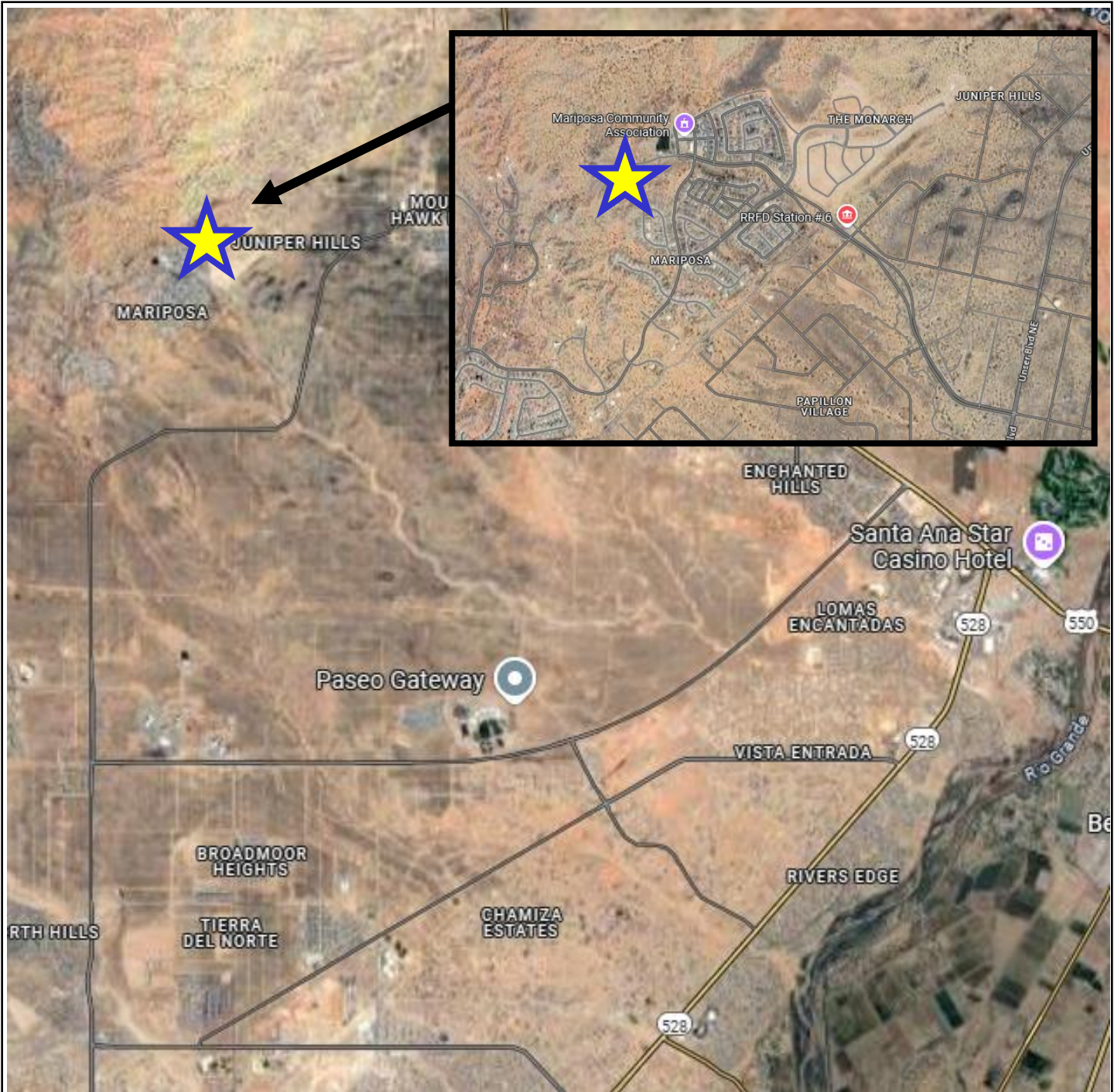
Respectfully submitted,
GeoTek Residential, LLC



Ashley Heeg, E.I.
Staff Professional



Alex S. Koehler, P.E.
Project Engineer



APPROXIMATE SITE LOCATION



NOT TO SCALE

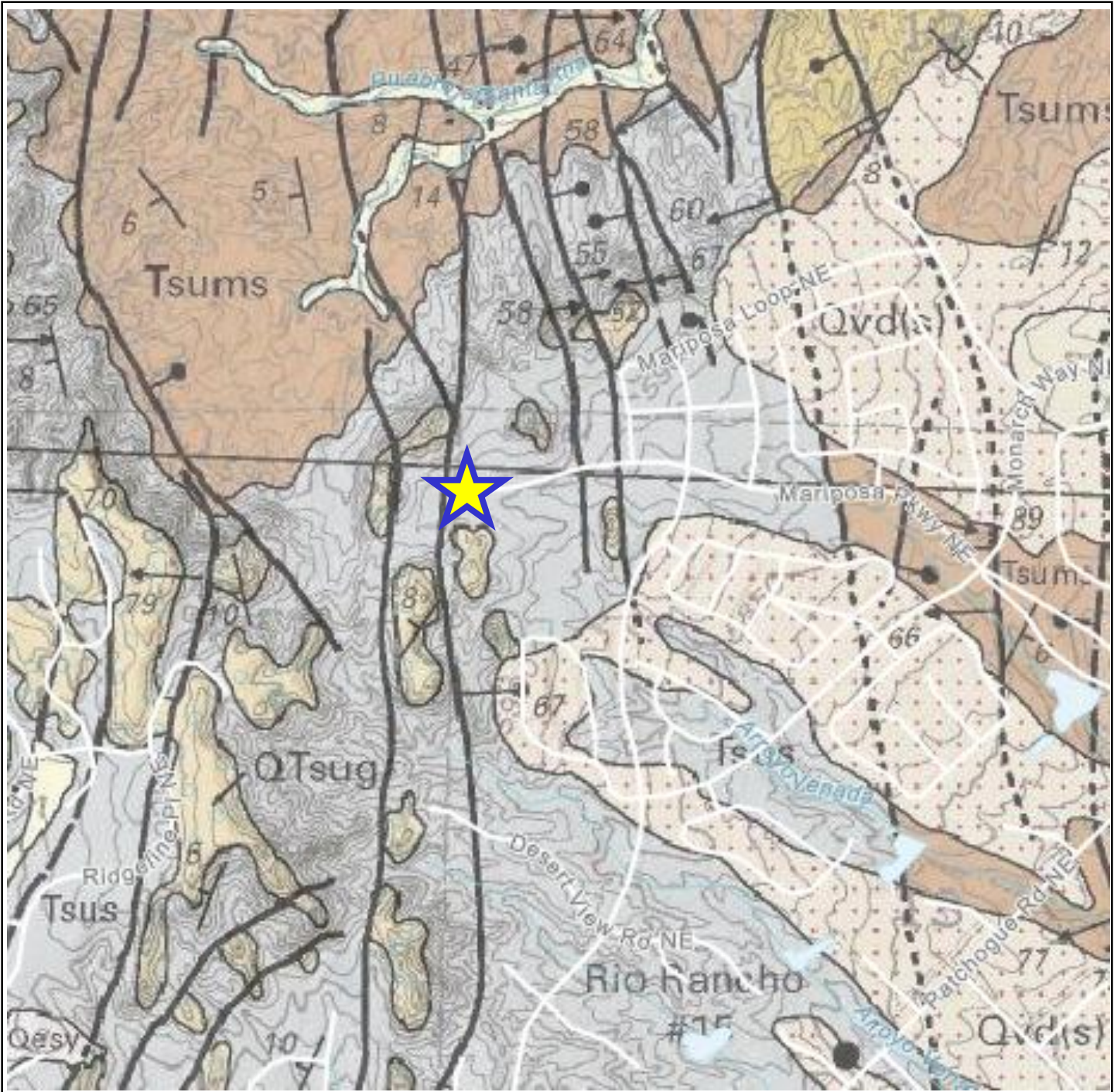


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FIGURE I

SITE LOCATION MAP

Monarch at Mariposa IA-16A
 A 41.7± Acre Single-Family Residential Development
 Rio Rancho, New Mexico
 Prepared for: ECOTERRA DEVELOPMENT, LLC



APPROXIMATE SITE LOCATION



NOT TO SCALE



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**FIGURE 2
 REGIONAL GEOLOGY**

Monarch at Mariposa IA-16A
 A 41.7± Acre Single-Family Residential Development
 Rio Rancho, New Mexico

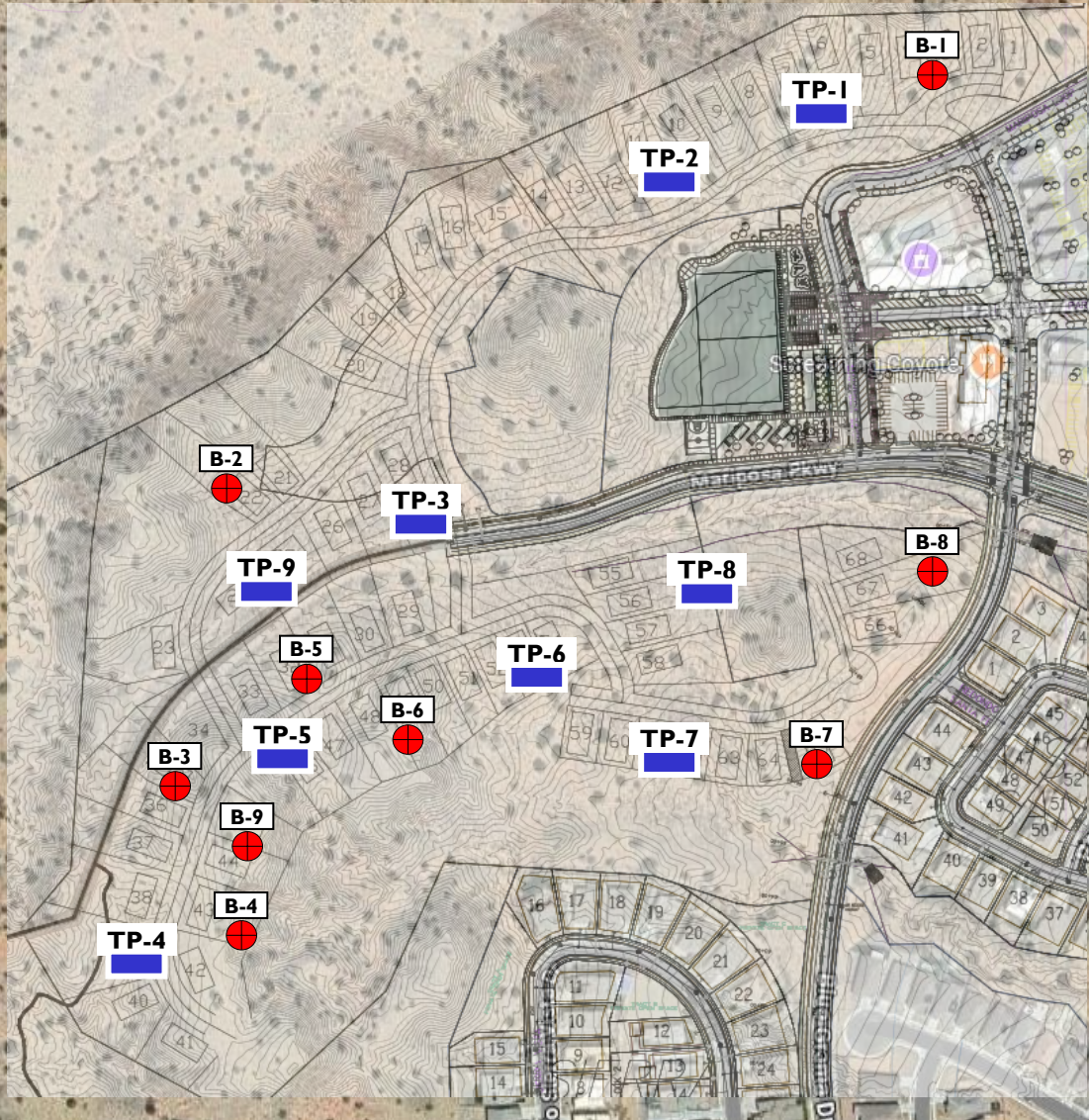
Prepared for: **ECOTERRA DEVELOPMENT, LLC**

GEOTECHNICAL ENVIRONMENTAL MATERIALS

Project No.:
2863-ABR

Report Date:
June 2025

Drawn By:
AH



- APPROXIMATE GEOTEK TEST PIT LOCATIONS
- APPROXIMATE GEOTEK BORING LOCATIONS

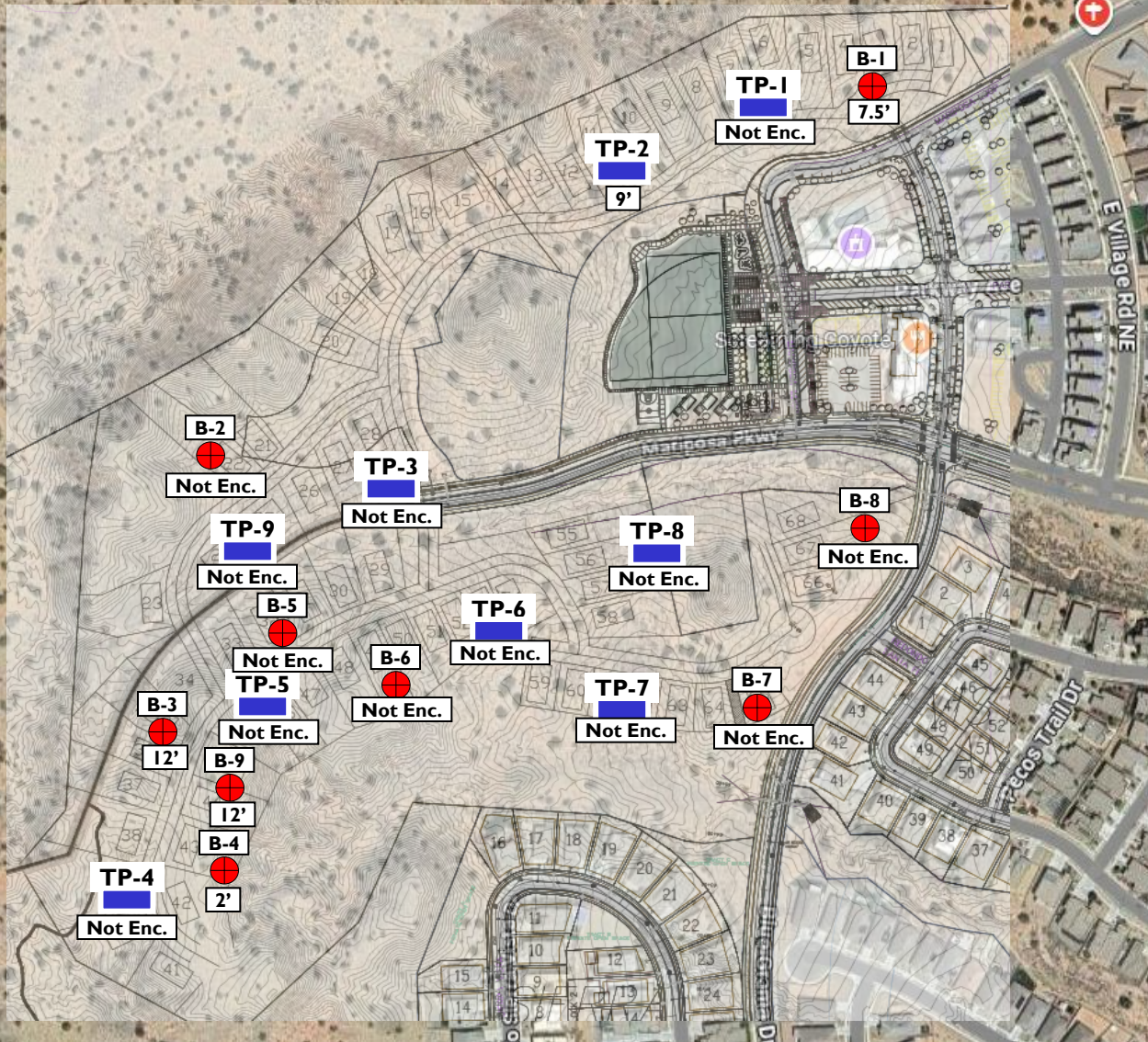


NOT TO SCALE



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FIGURE 3
GEOTECHNICAL MAP
 Monarch at Mariposa 1A-16A
 A 41.7+ Acre Single-Family Residential Development
 Rio Rancho, New Mexico
 Prepared for: ECOTERRA DEVELOPMENT, LLC



- APPROXIMATE GEOTEK TEST PIT LOCATIONS
- APPROXIMATE GEOTEK BORING LOCATIONS
- APPROXIMATE PRACTICAL REFUSAL DEPTH

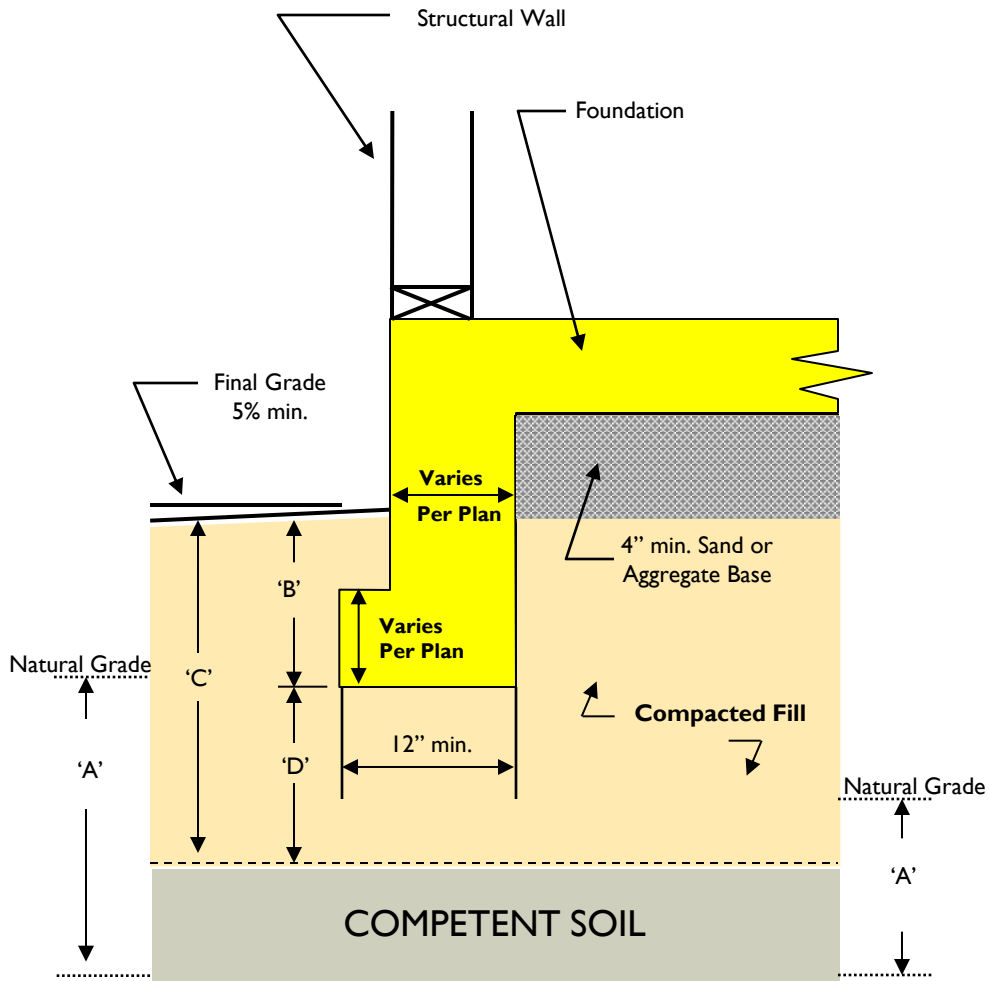


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FIGURE 4
ARTIFICIAL FILL MAP
 Monarch at Mariposa 1A-16A
 A 41.7+ Acre Single-Family Residential Development
 Rio Rancho, New Mexico
 Prepared for: ECOTERRA DEVELOPMENT, LLC



- 'A' – Remove All Loose Soils and Disturbed Native/Artificial Fill , Then Process Minimum 12" Into Underlying Soils & As Deep As Necessary for Fill Blanket
- 'B' – Depth of Footing = 18" min
- 'C' – 42" min. Fill Blanket OR All Footings on Cemented Formational Material
- 'D' – 24" min. Compacted Fill Below Foundations OR All Footings on Cemented Formational Material

LOW EXPANSIVE CONDITIONS*

*** Expansive Conditions To Be Verified at Completion of Grading**

Note: Concrete Slab shown is a "typical" detail only. Actual shape and dimensions to be designed by structural engineer and detailed in the project plans. The purpose of this detail is to show minimum footing depth, width, loose soil processing depths, and fill blanket thickness.

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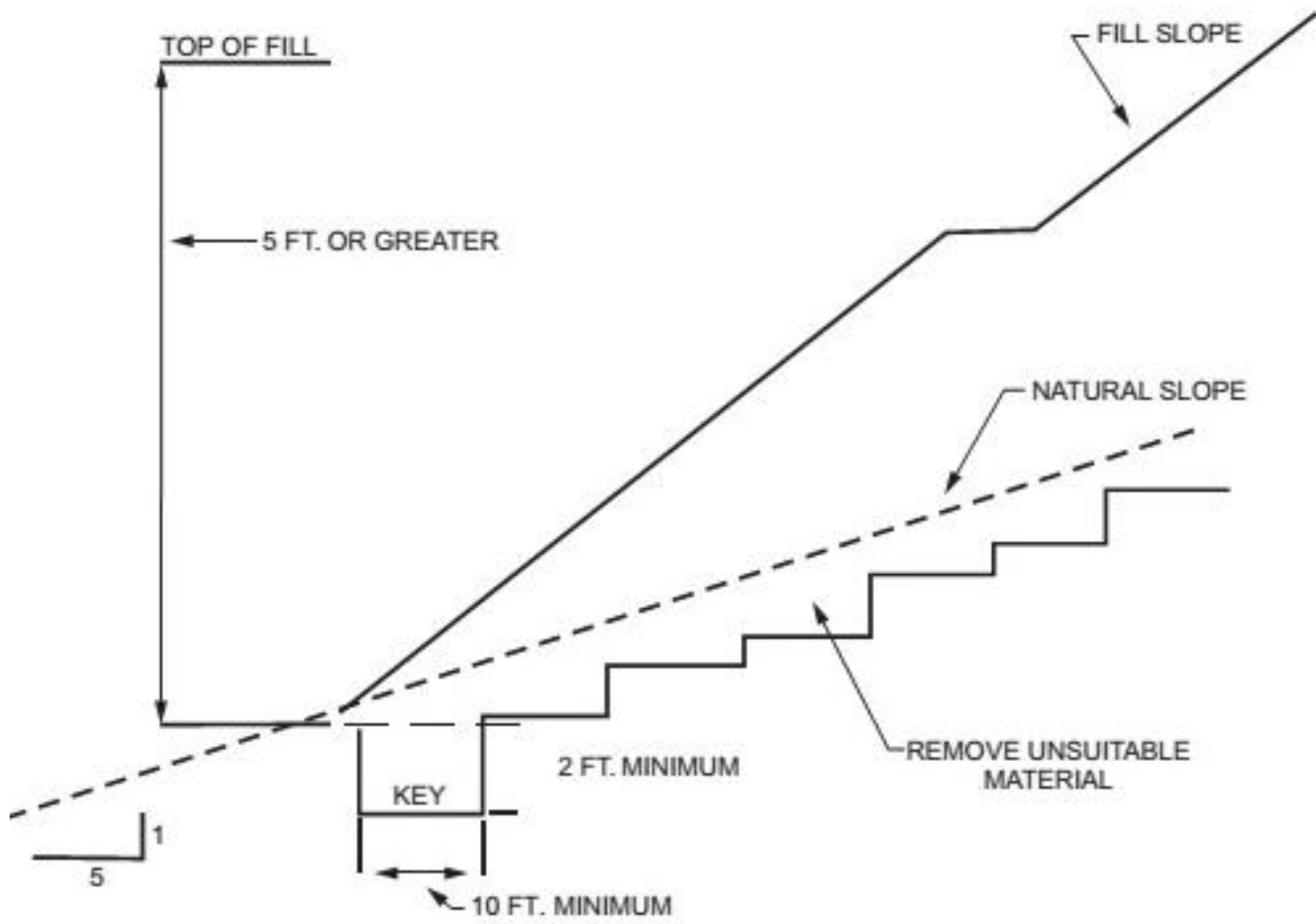
GEOTECHNICAL ENVIRONMENTAL MATERIALS

FIGURE 5
OVEREXCAVATION / FILL BLANKET
 Monarch at Mariposa 1A-16A
 A 41.7+ Acre Single-Family Residential Development
 Rio Rancho, New Mexico
 Prepared for: ECOTERRA DEVELOPMENT, LLC

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For SI: 1 foot = 304.8 mm.

FIGURE J107.3 BENCHING DETAILS



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GEOTECHNICAL ENVIRONMENTAL MATERIALS

FIGURE 6
FILL OVER NATURAL SLOPE DETAIL
 Monarch at Mariposa 1A-16A
 A 41.7± Acre Single-Family Residential Development
 Rio Rancho, New Mexico
 Prepared for: ECOTERRA DEVELOPMENT, LLC

Project No.:

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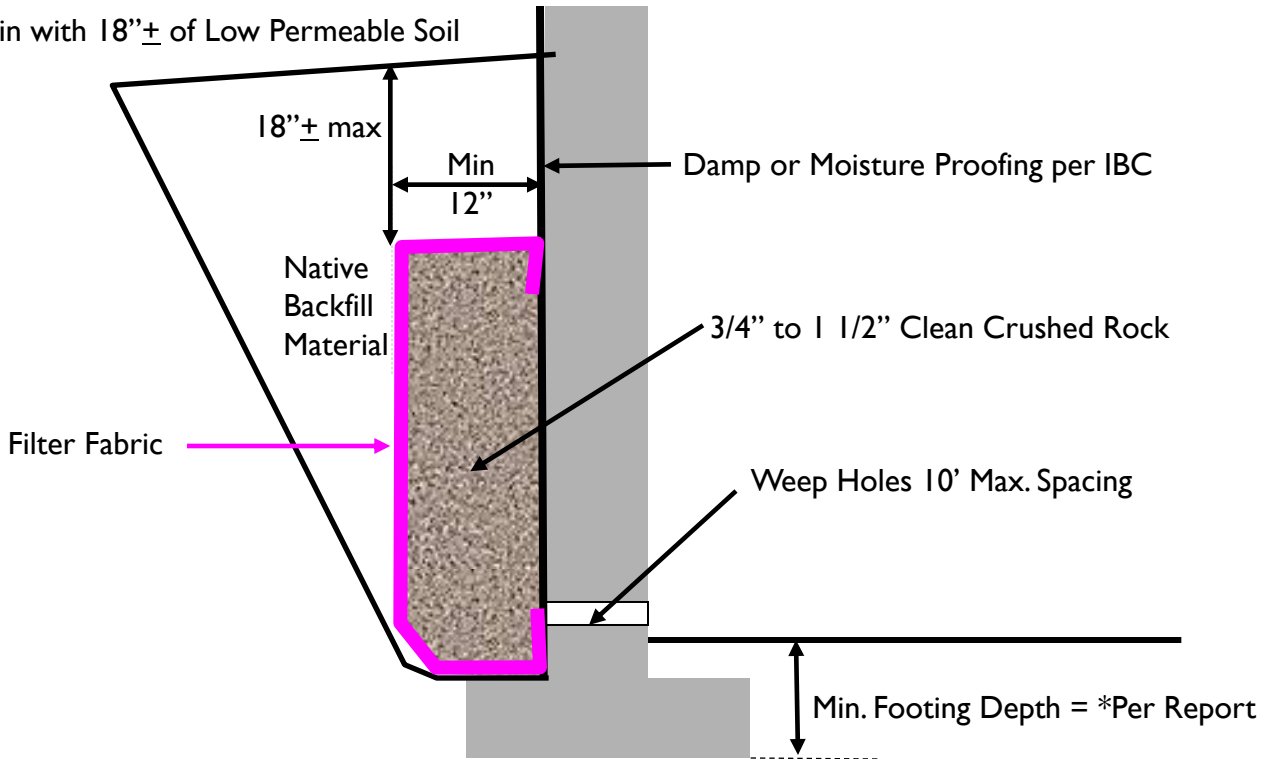
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Cap Drain with 18"± of Low Permeable Soil



RETAINING WALL DETAIL

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GEOTECHNICAL ENVIRONMENTAL MATERIALS

FIGURE 7

RETAINING WALL DETAIL

Monarch at Mariposa 1A-16A
A 41.7± Acre Single-Family Residential Development
Rio Rancho, New Mexico
Prepared for: ECOTERRA DEVELOPMENT, LLC

Project No.:

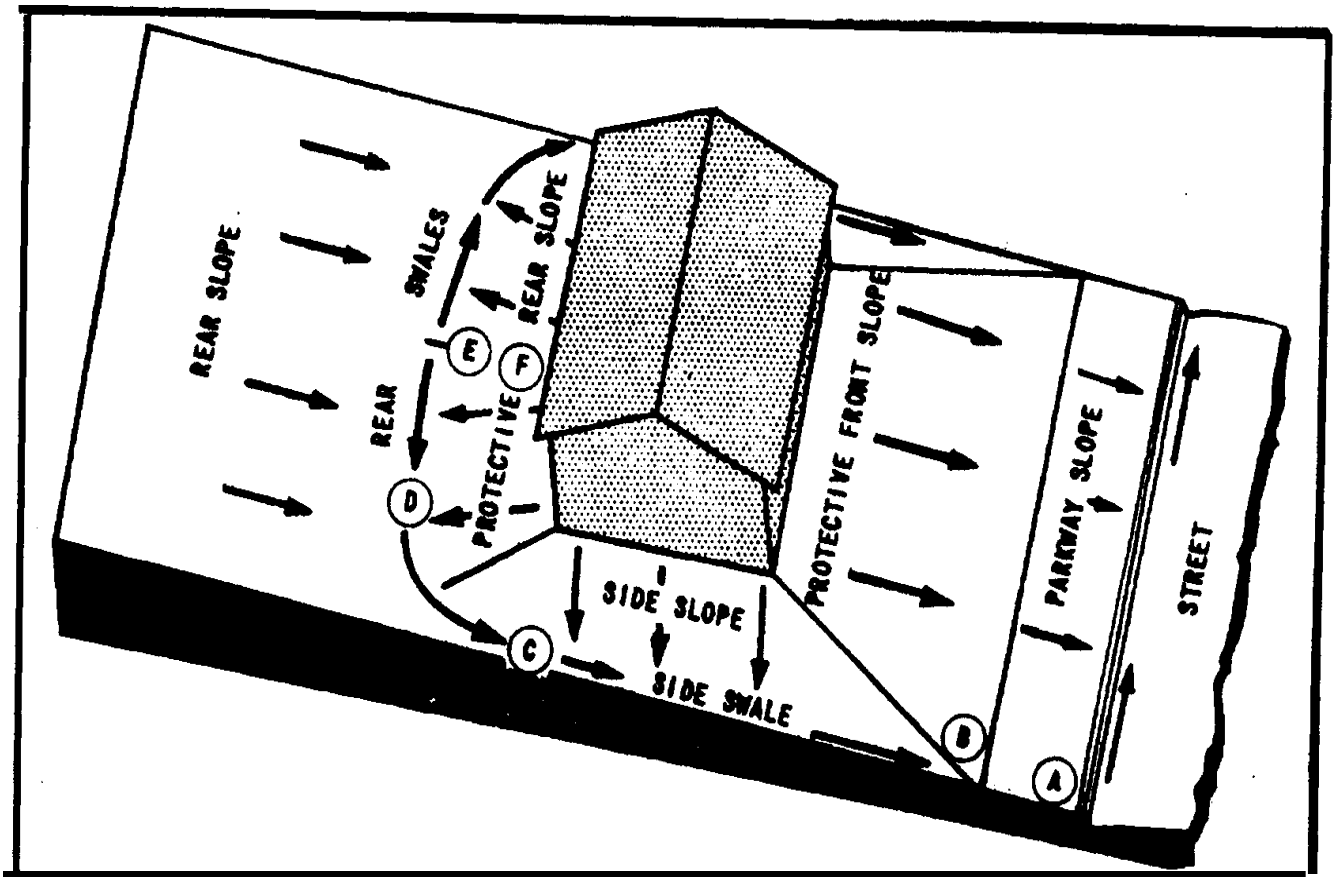
2863-ABR

Report Date:

June 2025

Drawn By:

AH



Positive site drainage should be maintained at all times. Drainage should not flow uncontrolled down any descending slope. Water should be directed away from foundations and not allowed to pond and/or seep into the ground. Pad drainage should be directed towards the street or other approved area. Roof gutters and down spouts should be considered to control roof drainage. Down spouts should outlet onto paved areas or a minimum of five feet from proposed structures or into a subsurface drainage system. Areas of seepage June develop due to irrigation or heavy rainfall. Minimizing irrigation will lessen this potential. If areas of seepage develop, recommendations for minimizing this effect could be provided upon request.

FIGURE 8
SITE DRAINAGE DETAIL

Monarch at Mariposa 1A-16A
A 41.7+ Acre Single-Family Residential Development
Rio Rancho, New Mexico
Prepared for: ECOTERRA DEVELOPMENT, LLC



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APPENDIX A

REFERENCES

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APPENDIX B



R **2** **R**
R **M** **M**
 r **D**
 R **M**

D
M **D** **M**
R **R**
D **2** **2**

Depth (ft)	Sample Type	Blows/Foot	Soil Pattern	USCS Symbol	Description	Consistency	Liquid Limit (LL) & Plasticity Index (PI)				
							Water Content (%)	Dry Density (pcf)	Collapse (%)	Swell (%)	Plasticity Index
0				M	M R	MD					
2					M R D R D MM	MD					
7				M	M R D M D M	MD					
2					M R D M D M	MD					
7					M R D M D M						



R

R 2R
 R M R
 R D
 R R M

D
 M D
 R R D
 D 72

Depth (ft)	Sample Type	Blows/Foot	Soil Pattern	USCS Symbol	Consistency	R R			
						Water Content (%)	Dry Density (pcf)	Swell (%)	Plasticity Index
0	R	72		M R D R D M M	D				
2	R			M R D R D M M	D				
7	R			D R D M D	MD				
7	R	7		R R D D	D	2			
2				r d r D					
2				D r R					
2				r d r d					

APPENDIX C

LABORATORY TESTS RESULTS (2863-ABR)

MOISTURE CONTENT AND IN SITU DRY DENSITY OF SOIL

Moisture content and in situ dry density tests were performed on samples of soil. The samples were weighed and dried back in a low temperature oven to determine the weight of the dried sample and moisture loss. The dry density was calculated using the known volume of the thin-walled brass ring sample. The percent moisture and dry density were then determined in accordance with ASTM D7263. The test results are presented on the boring and test pit logs.

MAXIMUM DRY DENSITY AND OPTIMUM MOISTURE CONTENT

The maximum dry density and optimum moisture content of selected representative soil samples were evaluated using the Modified Proctor method in general accordance with ASTM D1557. Test results are presented in the following pages.

PARTICLE SIZE ANALYSIS

Sieve analyses were performed in general accordance with ASTM test method C136 / C117. Test results are presented in the following plates.

ATTERBERG LIMITS

Atterberg limits were performed on representative samples in general accordance with AASHTO T89 and T90. Test results are shown in the following pages.

CHEMICAL TESTING (Sulfates)

Testing was performed to determine the amount of water-soluble salt in representative samples of the soil. Individual test results denote the parts per million analytes soluble in water at a 1:5 (soil to water) extraction ratio. The samples were prepared and tested in accordance with EPA procedures. All chemical testing was performed by *Eurofins*. Test results are presented on the following pages.

SWELL TESTS

Swell tests were performed on remolded samples of soil. The samples were remolded at ± 90 percent of the material's maximum dry density and oven dried to below the materials shrinkage limit. All samples were then placed under a 60 pound per square foot surcharge to simulate typical residential floor slab loading conditions and inundated with water for at least 24 hours. The percent swell was then recorded as the amount of vertical rise compared to the original one-inch sample height.

COLLAPSE TESTING

In-situ soil samples were obtained from ring samples and various loads were applied to determine the percent collapse in general accordance with ASTM D2435 and D4546. The samples were inundated with water at predetermined loads to estimate the percent hydro-collapse. Test results are presented in the following pages.



Mr. D. R.

2 R

Mr. D.

Mr. M.

Mr. D.	Mr. M.	Dr. D.
2	2	
	2	
2	2	2
2		
2		2
2		
2	2	
2	2	
2		2
		7
	2	
	2	
		2
	2	
	2	
		27
	2	
	2	
7	2	7
7		7
7		
7		2
7	2	2
	2	2
		2



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4374 Alexander Blvd NE Suite K-2, Albuquerque, NM 87107
(505) 456-4900 Office (505) 456-4901 Fax

□□□ □□□□□□□□□□	□□□ □□□ D □□□□	M □□□□□ r □□□□ □	Dr □□ D □□□□□□□□□□□□□□□□
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□□□	□□□□□	□□□	□□□□□
□□□	□□□□□	2□□	□□□ 7
□□□	2□□2□□	□□□	□□□□□
□□□	2□□□	□ 7	□□□□□
□□□	□□□□□	2□□	□□□□□



Material Test Report

Report No: MAT:25-00631-S05
 Issue No: 1

Client: EcoTerra Development, LLC **CC:**

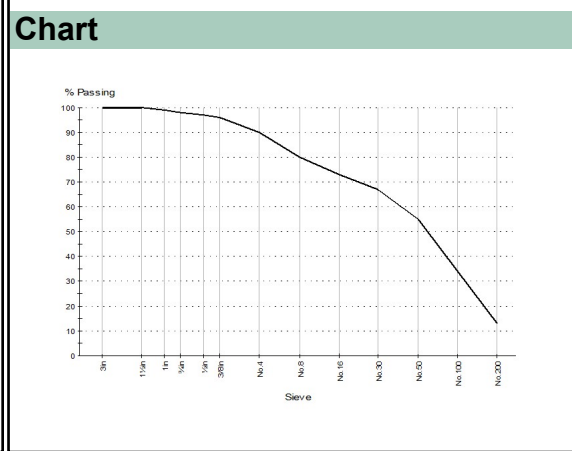
Project: 2863-ABR
 Monarch at Mariposa 1A-16A


 Reviewed By: Alexander Koehler
 (Staff Professional)
 Date of Issue: 5/2/2025
 THIS DOCUMENT SHALL NOT BE REPRODUCED EXCEPT IN FULL

Sample Details	
Sample ID	25-00631-S05
Date Sampled	4/17/2025
Specification	Generic Sieve
Sampled By	Ashley Heeg
Location	B-2, 0-3'

Particle Size Distribution		
Method:	ASTM C 136, ASTM C 117	
Date Tested:		
Tested By:		
Sieve Size	% Passing	Limits
3in	100	
1½in	100	
1in	99	
¾in	98	
½in	97	
3/8in	96	
No.4	90	
No.8	80	
No.16	73	
No.30	67	
No.50	55	
No.100	34	
No.200	13	

Other Test Results			
Description	Method	Result	Limits
Liquid Limit (%)	AASHTO T 89	N/A	
Plastic Limit (%)	AASHTO T 90	NP	
Plasticity Index	AASHTO T 90	NP	
Maximum Dry Unit Weight (lb/ft³)	ASTM D 1557	126.7	
Corrected Maximum Dry Unit Weight (lb/ft³)		126.7	
Optimum Water Content (%)		7.1	
Corrected Optimum Water Content (%)		7.1	
Method		A	
Preparation Method		Moist	
Rammer Type		6-27	
Group Symbol	ASTM D 2487	SM	
Group Name		Silty sand	



Comments
 NP = Non Plastic




Material Test Report

Report No: MAT:25-00631-S01
 Issue No: 1

Client: EcoTerra Development, LLC **CC:**

Project: 2863-ABR
 Monarch at Mariposa 1A-16A



Alexander Koehler
 Reviewed By: Alexander Koehler
 (Staff Professional)
 Date of Issue: 5/2/2025

THIS DOCUMENT SHALL NOT BE REPRODUCED EXCEPT IN FULL

Sample Details

Sample ID 25-00631-S01
Date Sampled 4/17/2025
Specification Generic Sieve
Sampled By Ashley Heeg
Location B-□, 0-3'

Particle Size Distribution

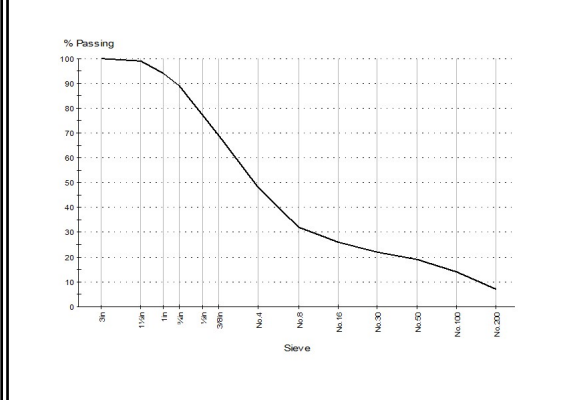
Method: ASTM C 136, ASTM C 117
Date Tested:
Tested By:

Sieve Size	% Passing	Limits
3in	100	
1½in	99	
1in	94	
¾in	89	
½in	77	
3/8in	69	
No.4	48	
No.8	32	
No.16	26	
No.30	22	
No.50	19	
No.100	14	
No.200	7.0	

Other Test Results

Description	Method	Result	Limits
Liquid Limit (%)	AASHTO T 89	20	
Plastic Limit (%)	AASHTO T 90	NP	
Plasticity Index	AASHTO T 90	NP	
Group Symbol	ASTM D 2487	GP-GM	
Group Name	Poorly graded gravel with silt and sand		

Chart



Comments

NP = Non Plastic




Material Test Report

Report No: MAT:25-00631-S02
Issue No: 1

Client: EcoTerra Development, LLC **CC:**

Project: 2863-ABR
 Monarch at Mariposa 1A-16A


 Reviewed By: Alexander Koehler
 (Staff Professional)
 Date of Issue: 5/2/2025
 THIS DOCUMENT SHALL NOT BE REPRODUCED EXCEPT IN FULL

Sample Details

Sample ID 25-00631-S02
Date Sampled 4/17/2025
Specification Generic Sieve
Sampled By Ashley Heeg
Location B-□, 0-3'

Particle Size Distribution

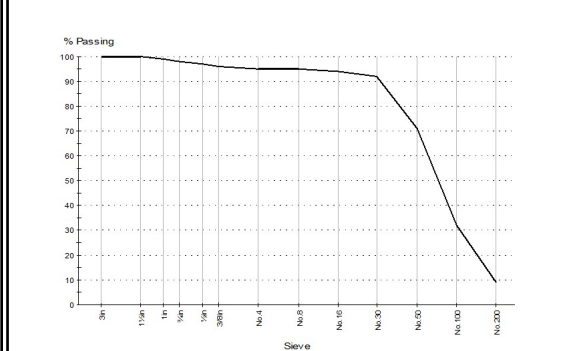
Method: ASTM C 136, ASTM C 117
Date Tested:
Tested By:

Sieve Size	% Passing	Limits
3in	100	
1½in	100	
1in	99	
¾in	98	
½in	97	
3/8in	96	
No.4	95	
No.8	95	
No.16	94	
No.30	92	
No.50	71	
No.100	32	
No.200	9.1	

Other Test Results

Description	Method	Result	Limits
Liquid Limit (%)	AASHTO T 89	N/A	
Plastic Limit (%)	AASHTO T 90	NP	
Plasticity Index	AASHTO T 90	NP	
Group Symbol	ASTM D 2487	SP-SM	
Group Name	Poorly graded sand with silt		

Chart



Comments

NP = Non Plastic





Material Test Report

Report No: MAT:25-00634-S01
 Issue No: 1

Client: EcoTerra Development, LLC **CC:**

Project: 2863-ABR
 Monarch at Mariposa 1A-16A

Reviewed By: Alexander Koehler
 (Staff Professional)
 Date of Issue: 5/2/2025

THIS DOCUMENT SHALL NOT BE REPRODUCED EXCEPT IN FULL

Sample Details

Sample ID 25-00634-S01
Date Sampled 4/16/2025
Specification Generic Sieve
Sampled By Quinn Fredine
Location B-7, 0-3'

Particle Size Distribution

Method: ASTM C 136, ASTM C 117

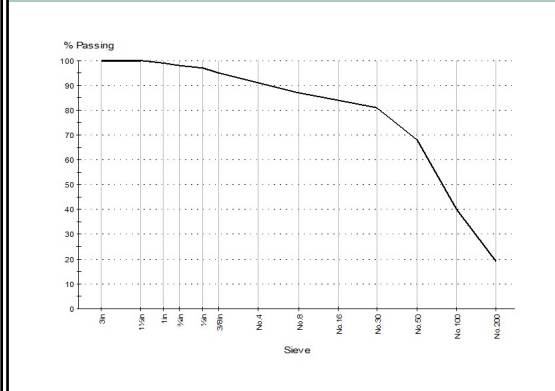
Date Tested:
Tested By:

Other Test Results

Description	Method	Result	Limits
Liquid Limit (%)	AASHTO T 89	17	
Plastic Limit (%)	AASHTO T 90	NP	
Plasticity Index	AASHTO T 90	NP	
Maximum Dry Unit Weight (lb/ft ³)	ASTM D 1557	127.2	
Corrected Maximum Dry Unit Weight (lb/ft ³)		127.2	
Optimum Water Content (%)		9.6	
Corrected Optimum Water Content (%)		9.6	
Method		A	
Preparation Method		Moist	
Rammer Type		6-27	
Group Symbol	ASTM D 2487	SM	
Group Name		Silty sand	

Sieve Size	% Passing	Limits
3in	100	
1½in	100	
1in	99	
¾in	98	
½in	97	
3/8in	95	
No.4	91	
No.8	87	
No.16	84	
No.30	81	
No.50	68	
No.100	40	
No.200	19	

Chart



Comments

NP = Non Plastic



Report No: MAT:25-00634-S02

Issue No: 1

Material Test Report

Client: EcoTerra Development, LLC **CC:**

Project: 2863-ABR
 Monarch at Mariposa 1A-16A



Alexander Koehler

Reviewed By: Alexander Koehler
 (Staff Professional)
 Date of Issue: 5/2/2025

THIS DOCUMENT SHALL NOT BE REPRODUCED EXCEPT IN FULL

Sample Details

Sample ID 25-00634-S02
Date Sampled 4/16/2025
Specification Generic Sieve
Sampled By Quinn Fredine
Location B-7, 12-13'

Other Test Results

Description	Method	Result	Limits
Liquid Limit (%)	AASHTO T 89	28	
Plastic Limit (%)	AASHTO T 90	14	
Plasticity Index	AASHTO T 90	14	
Group Symbol	ASTM D 2487	SC	
Group Name		Clayey sand	

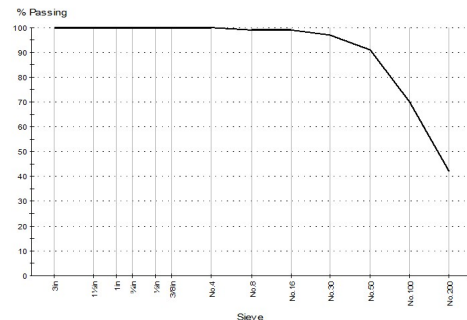
Particle Size Distribution

Method: ASTM C 136, ASTM C 117

Date Tested:
Tested By:

Sieve Size	% Passing	Limits
3in	100	
1½in	100	
1in	100	
¾in	100	
½in	100	
3/8in	100	
No.4	100	
No.8	99	
No.16	99	
No.30	97	
No.50	91	
No.100	70	
No.200	42	

Chart



Comments

N/A




Report No: MAT:25-00631-S03

Issue No: 1

Material Test Report

Client: EcoTerra Development, LLC **CC:**

Project: 2863-ABR
 Monarch at Mariposa 1A-16A


 Reviewed By: Alexander Koehler
 (Staff Professional)
 Date of Issue: 5/2/2025
 THIS DOCUMENT SHALL NOT BE REPRODUCED EXCEPT IN FULL

Sample Details

Sample ID 25-00631-S03
Date Sampled 4/17/2025
Specification Generic Sieve
Sampled By Ashley Heeg
Location B-□, 0-3'

Particle Size Distribution

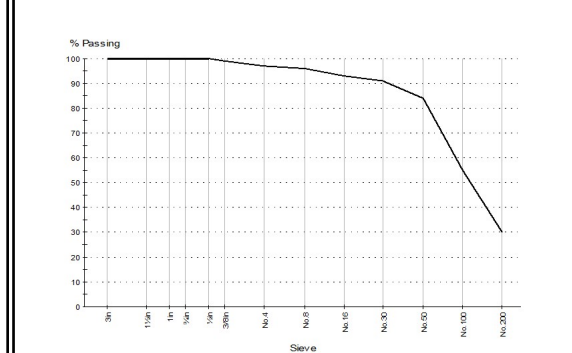
Method: ASTM C 136, ASTM C 117
Date Tested:
Tested By:

Sieve Size	% Passing	Limits
3in	100	
1½in	100	
1in	100	
¾in	100	
½in	100	
3/8in	99	
No.4	97	
No.8	96	
No.16	93	
No.30	91	
No.50	84	
No.100	55	
No.200	30	

Other Test Results

Description	Method	Result	Limits
Liquid Limit (%)	AASHTO T 89	24	
Plastic Limit (%)	AASHTO T 90	16	
Plasticity Index	AASHTO T 90	8	
Group Symbol	ASTM D 2487	SC	
Group Name		Clayey sand	

Chart



Comments

N/A





Material Test Report

Report No: MAT:25-00634-S03
 Issue No: 1

Client: EcoTerra Development, LLC **CC:**

Project: 2863-ABR
 Monarch at Mariposa 1A-16A

Reviewed By: Alexander Koehler
 (Staff Professional)
 Date of Issue: 5/2/2025
 THIS DOCUMENT SHALL NOT BE REPRODUCED EXCEPT IN FULL

Sample Details

Sample ID 25-00634-S03
Date Sampled 4/16/2025
Specification Generic Sieve
Sampled By Quinn Fredine
Location B-□, 8-9'

Particle Size Distribution

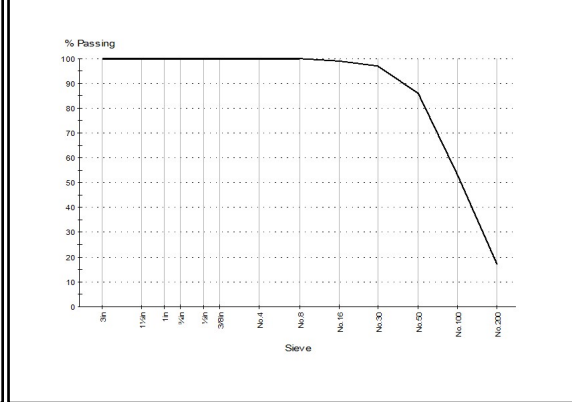
Method: ASTM C 136, ASTM C 117
Date Tested:
Tested By:

Sieve Size	% Passing	Limits
3in	100	
1½in	100	
1in	100	
¾in	100	
½in	100	
3/8in	100	
No.4	100	
No.8	100	
No.16	99	
No.30	97	
No.50	86	
No.100	53	
No.200	17	

Other Test Results

Description	Method	Result	Limits
Liquid Limit (%)	AASHTO T 89	N/A	
Plastic Limit (%)	AASHTO T 90	NP	
Plasticity Index	AASHTO T 90	NP	
Group Symbol	ASTM D 2487	SM	
Group Name		Silty sand	

Chart



Comments

NP = Non Plastic




Material Test Report

Report No: MAT:25-00634-S04
 Issue No: 1

Client: EcoTerra Development, LLC **CC:**

Project: 2863-ABR
 Monarch at Mariposa 1A-16A


Alexander Koehler
 Reviewed By: Alexander Koehler
 (Staff Professional)
 Date of Issue: 5/2/2025
 THIS DOCUMENT SHALL NOT BE REPRODUCED EXCEPT IN FULL

Sample Details

Particle Size Distribution

Sample ID 25-00634-S04
Date Sampled 4/16/2025
Specification Generic Sieve
Sampled By Quinn Fredine
Location B-□, 12-13'

Method: ASTM C 136, ASTM C 117

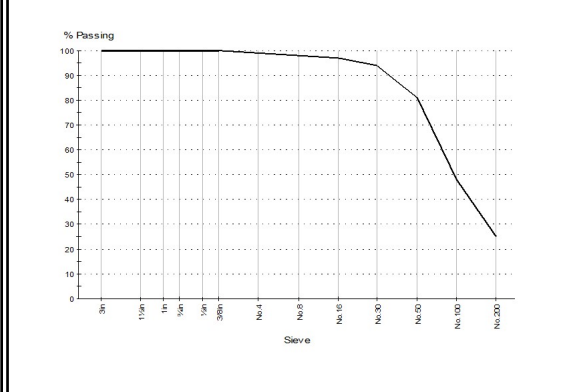
Date Tested:
Tested By:

Other Test Results

Sieve Size	% Passing	Limits
3in	100	
1½in	100	
1in	100	
¾in	100	
½in	100	
3/8in	100	
No.4	99	
No.8	98	
No.16	97	
No.30	94	
No.50	81	
No.100	48	
No.200	25	

Description	Method	Result	Limits
Liquid Limit (%)	AASHTO T 89	20	
Plastic Limit (%)	AASHTO T 90	NP	
Plasticity Index	AASHTO T 90	NP	
Group Symbol	ASTM D 2487	SM	
Group Name		Silty sand	

Chart



Comments

NP = Non Plastic




Material Test Report

Report No: MAT:25-00631-S04
 Issue No: 1

Client: EcoTerra Development, LLC **CC:**

Project: 2863-ABR
 Monarch at Mariposa 1A-16A


 Reviewed By: Alexander Koehler
 (Staff Professional)
 Date of Issue: 5/2/2025
 THIS DOCUMENT SHALL NOT BE REPRODUCED EXCEPT IN FULL

Sample Details

Particle Size Distribution

Sample ID 25-00631-S04
Date Sampled 4/17/2025
Specification Generic Sieve
Sampled By Ashley Heeg
Location B-□, 0-2'

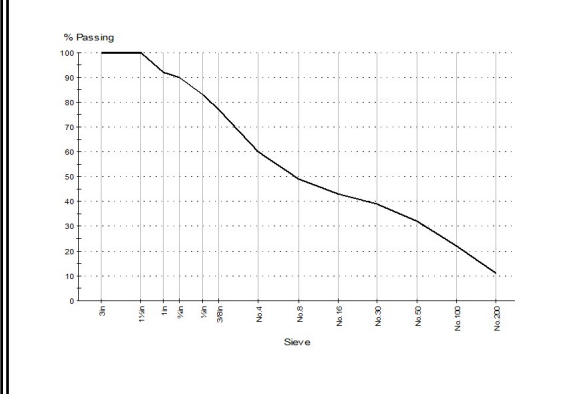
Method: ASTM C 136, ASTM C 117
Date Tested:
Tested By:

Other Test Results

Description	Method	Result	Limits
Liquid Limit (%)	AASHTO T 89	22	
Plastic Limit (%)	AASHTO T 90	NP	
Plasticity Index	AASHTO T 90	NP	
Group Symbol	ASTM D 2487	SP-SM	
Group Name	Poorly graded sand with silt and gravel		

Sieve Size	% Passing	Limits
3in	100	
1½in	100	
1in	92	
¾in	90	
½in	83	
3/8in	77	
No.4	60	
No.8	49	
No.16	43	
No.30	39	
No.50	32	
No.100	22	
No.200	11	

Chart



Comments

NP = Non Plastic





Material Test Report

Report No: MAT:25-00654-S02
Issue No: 1

Client: EcoTerra Development, LLC **CC:**

Project: 2863-ABR
 Monarch at Mariposa 1A-16A

Reviewed By: Alexander Koehler
 (Staff Professional)
 Date of Issue: 5/8/2025

THIS DOCUMENT SHALL NOT BE REPRODUCED EXCEPT IN FULL

Sample Details

Particle Size Distribution

Sample ID 25-00654-S02
Date Sampled 4/24/2025
Specification Generic Sieve
Sampled By Quinn Fredine
Location TP-2, 1-3'

Method: ASTM C 136, ASTM C 117

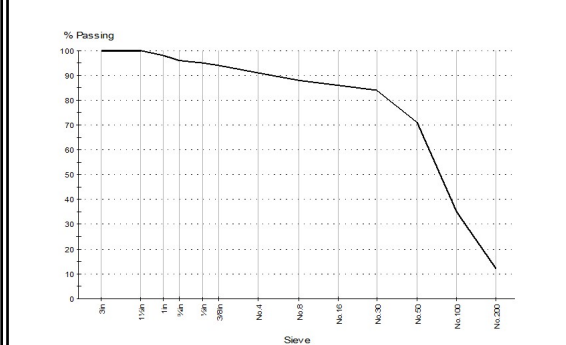
Date Tested:
Tested By:

Other Test Results

Sieve Size	% Passing	Limits
3in	100	
1½in	100	
1in	98	
¾in	96	
½in	95	
3/8in	94	
No.4	91	
No.8	88	
No.16	86	
No.30	84	
No.50	71	
No.100	35	
No.200	12	

Description	Method	Result	Limits
Liquid Limit (%)	AASHTO T 89	N/A	
Plastic Limit (%)	AASHTO T 90	NP	
Plasticity Index	AASHTO T 90	NP	
Group Symbol	ASTM D 2487	SP-SM	
Group Name	Poorly graded sand with silt		

Chart



Comments

NP = Non Plastic





Material Test Report

Report No: MAT:25-00654-S01
 Issue No: 1

Client: EcoTerra Development, LLC **CC:**

Project: 2863-ABR
 Monarch at Mariposa 1A-16A



 Reviewed By: Alexander Koehler
 (Staff Professional)
 Date of Issue: 5/2/2025
 THIS DOCUMENT SHALL NOT BE REPRODUCED EXCEPT IN FULL

Sample Details

Particle Size Distribution

Sample ID 25-00654-S01
Date Sampled 4/24/2025
Specification Generic Sieve
Sampled By Quinn Fredine
Location TP-6, 1-3'

Method: ASTM C 136, ASTM C 117

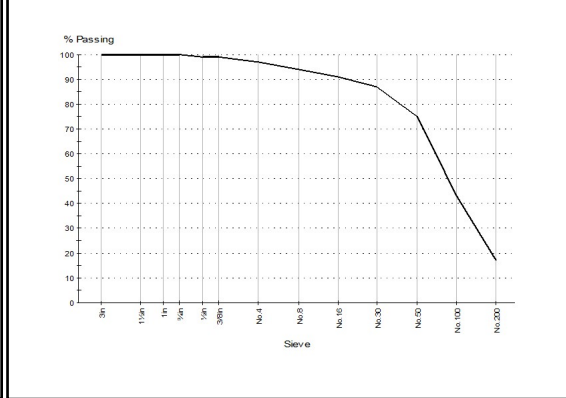
Date Tested:
Tested By:

Other Test Results

Description	Method	Result	Limits
Liquid Limit (%)	AASHTO T 89	N/A	
Plastic Limit (%)	AASHTO T 90	NP	
Plasticity Index	AASHTO T 90	NP	
Group Symbol	ASTM D 2487	SM	
Group Name		Silty sand	

Sieve Size	% Passing	Limits
3in	100	
1½in	100	
1in	100	
¾in	100	
½in	99	
3/8in	99	
No.4	97	
No.8	94	
No.16	91	
No.30	87	
No.50	75	
No.100	43	
No.200	17	

Chart



Comments

NP = Non Plastic



Report No: PTR:25-00631-S05

Issue No: 1

Proctor Report

Client: EcoTerra Development, LLC

CC:

Project: 2863-ABR
 Monarch at Mariposa 1A-16A



Alexander Koehler

Reviewed By: Alexander Koehler
 (Staff Professional)
 Date of Issue: 5/2/2025

THIS DOCUMENT SHALL NOT BE REPRODUCED EXCEPT IN FULL

Sample Details

Sample ID: 25-00631-S05

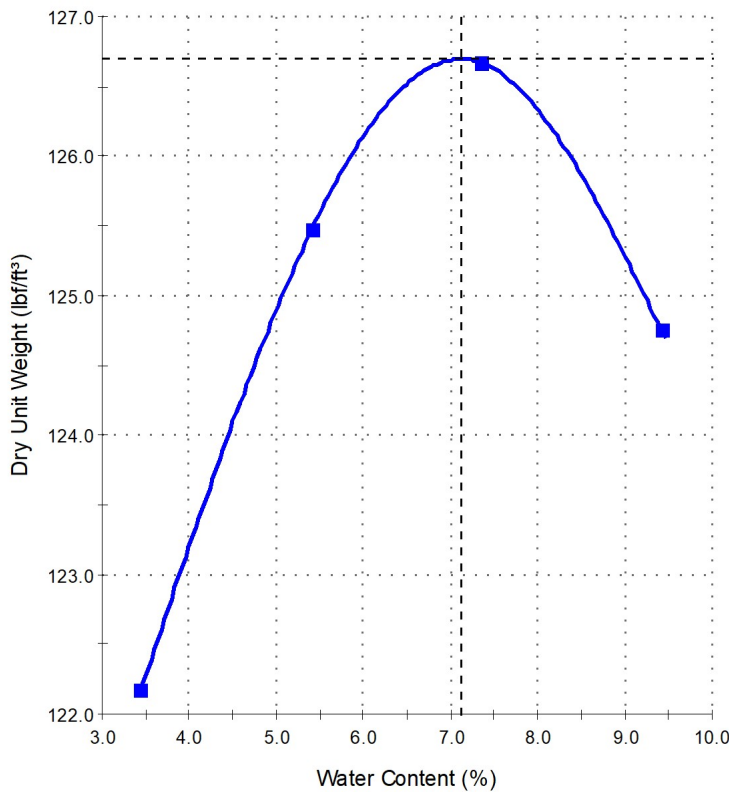
Date Sampled: 4/17/2025

Sampled By: Ashley Heeg

Specification: Generic Sieve

Location: B-2, 0-3'

Dry Unit Weight - Water Content Relationship



Test Results

ASTM D 1557

Maximum Dry Unit Weight (lb/ft³): 126.7

Optimum Water Content (%): 7.1

Method: A

Preparation Method: Moist

Rammer Type: 6-27

Tested By:

Date Tested:

AASHTO T 89/T 90

Liquid Limit (%): N/A

Plastic Limit (%): NP

Plasticity Index (%): NP

Tested By:

Date Tested:

Comments

NP = Non Plastic




Report No: PTR:25-00634-S01
Issue No: 1

Proctor Report

Client: EcoTerra Development, LLC **CC:**

Project: 2863-ABR
 Monarch at Mariposa 1A-16A

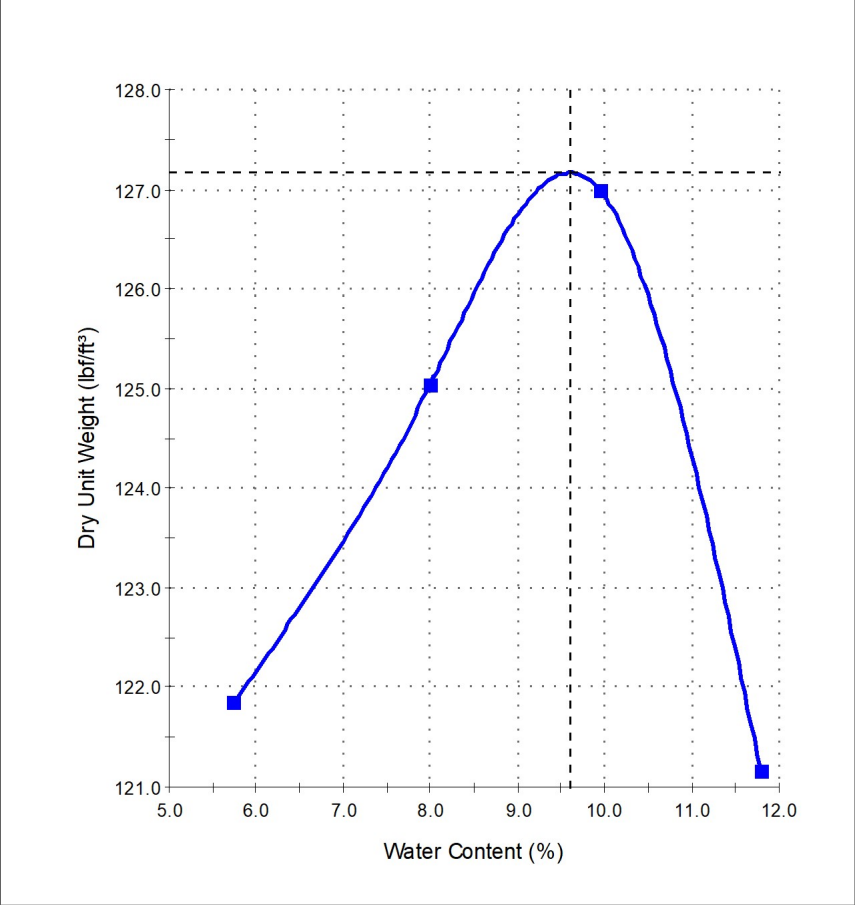


Alexander Koehler
 Reviewed By: Alexander Koehler
 (Staff Professional)
 Date of Issue: 5/2/2025
 THIS DOCUMENT SHALL NOT BE REPRODUCED EXCEPT IN FULL

Sample Details

Sample ID: 25-00634-S01 **Date Sampled:** 4/16/2025
Sampled By: Quinn Fredine
Specification: Generic Sieve
Location: B-7, 0-3'

Dry Unit Weight - Water Content Relationship



Test Results

ASTM D 1557
Maximum Dry Unit Weight (lb/ft³): 127.2
Optimum Water Content (%): 9.6
 Method: A
 Preparation Method: Moist
 Rammer Type: 6-27
 Tested By:
 Date Tested:

AASHTO T 89/T 90
 Liquid Limit (%): 17
 Plastic Limit (%): NP
 Plasticity Index (%): NP
 Tested By:
 Date Tested:

Comments

NP = Non Plastic



GeoTek Residential, LLC
 4374 Alexander Blvd NE Suite K-2, Albuquerque, NM 87107
 (505) 456-4900 Office (505) 456-4901 Fax

Rent Schedule

Effective Date: 2/1/2020

Property Address: _____

Unit Number: _____

Month	Start Date	End Date	Rent Amount	Security Deposit
2020-02-01	2/1/2020	2/28/2020	700	0
2020-03-01	3/1/2020	3/31/2020	700	0
2020-04-01	4/1/2020	4/30/2020	700	0
2020-05-01	5/1/2020	5/31/2020	700	0
2020-06-01	6/1/2020	6/30/2020	700	0

Notes: This schedule is subject to change without notice. All payments are due on the 1st of each month. Late fees apply after 5 days past due.



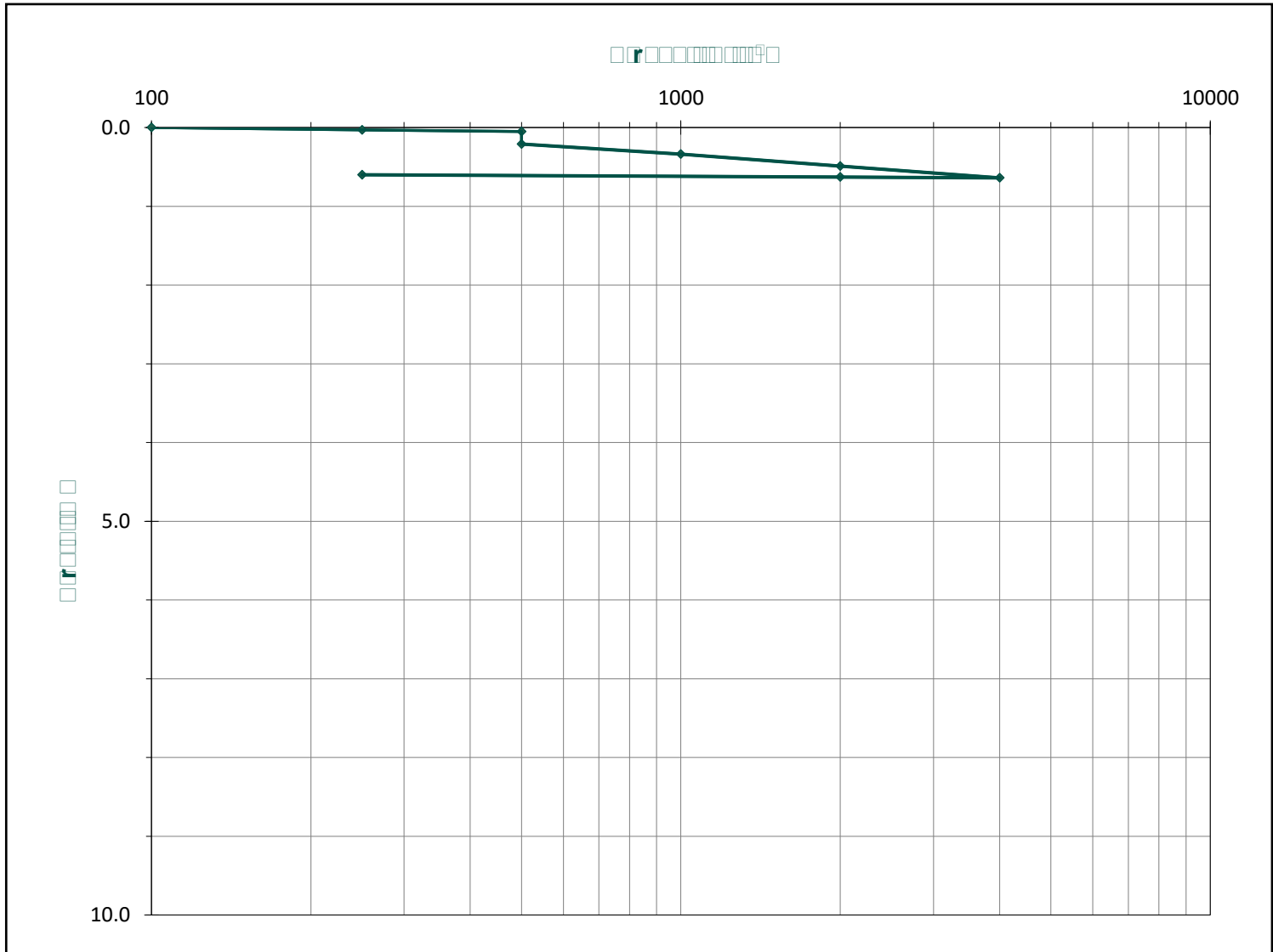
Drainage Coefficient (d) and Retention Ratio (R) Parameters

Retention Ratio (R) = 2

Drainage Coefficient (d) = 0.2

Retention Ratio (R) = 2

Drainage Coefficient (d)	Retention Ratio (R)	Drainage Coefficient (d)	Retention Ratio (R)	Drainage Coefficient (d)	Retention Ratio (R)
B-4	5-6'	109.4	1.4	0.2	500





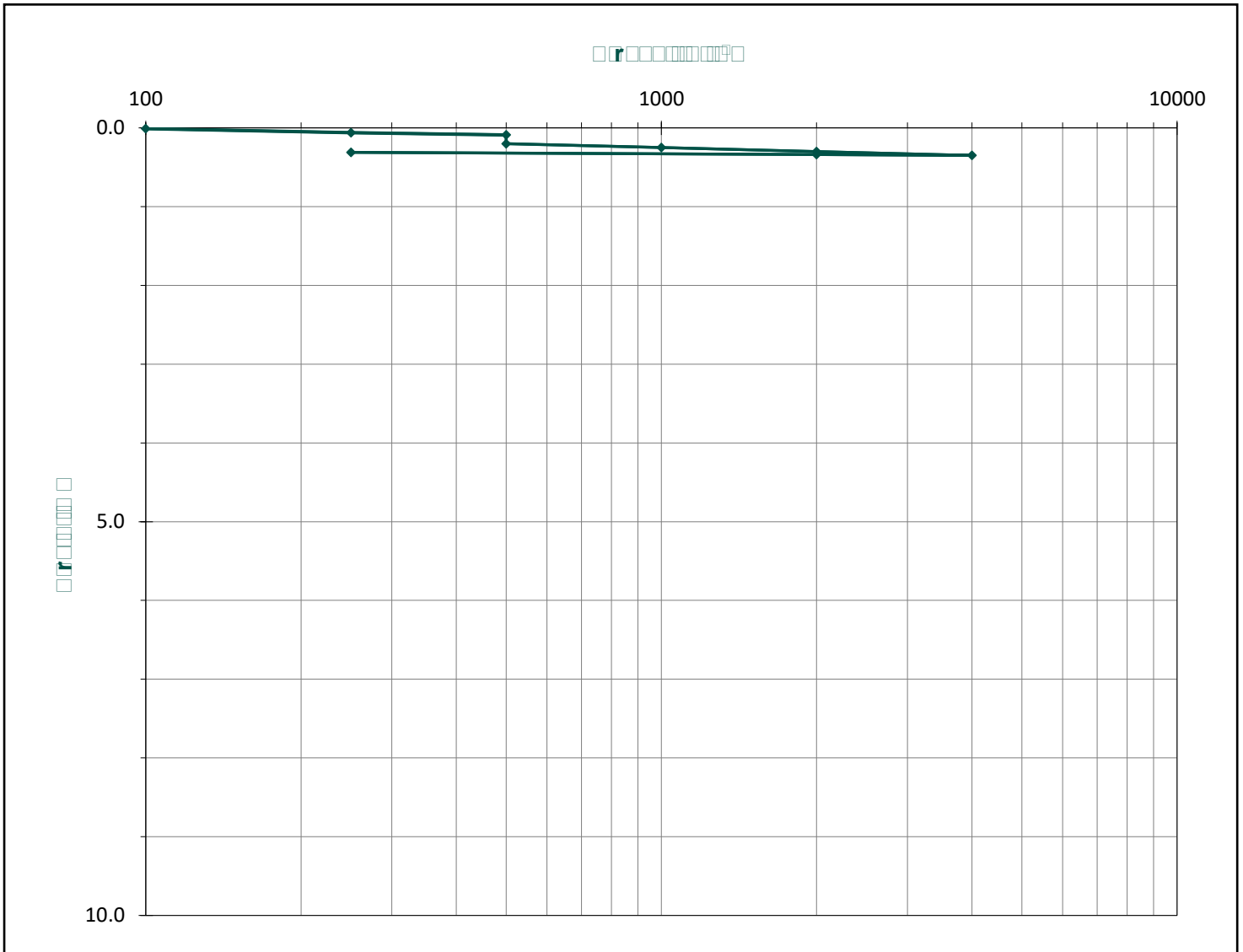
Drainage Coefficient (d) and Retention Ratio (R) Parameters

Retention Ratio (R) = 2

Drainage Coefficient (d) = 0.1

Retention Ratio (R) = 2

Drainage Coefficient (d)	Retention Ratio (R)	Drainage Coefficient (d)	Retention Ratio (R)	Drainage Coefficient (d)	Retention Ratio (R)
B-7	5-6'	108.5	1.5	0.1	500





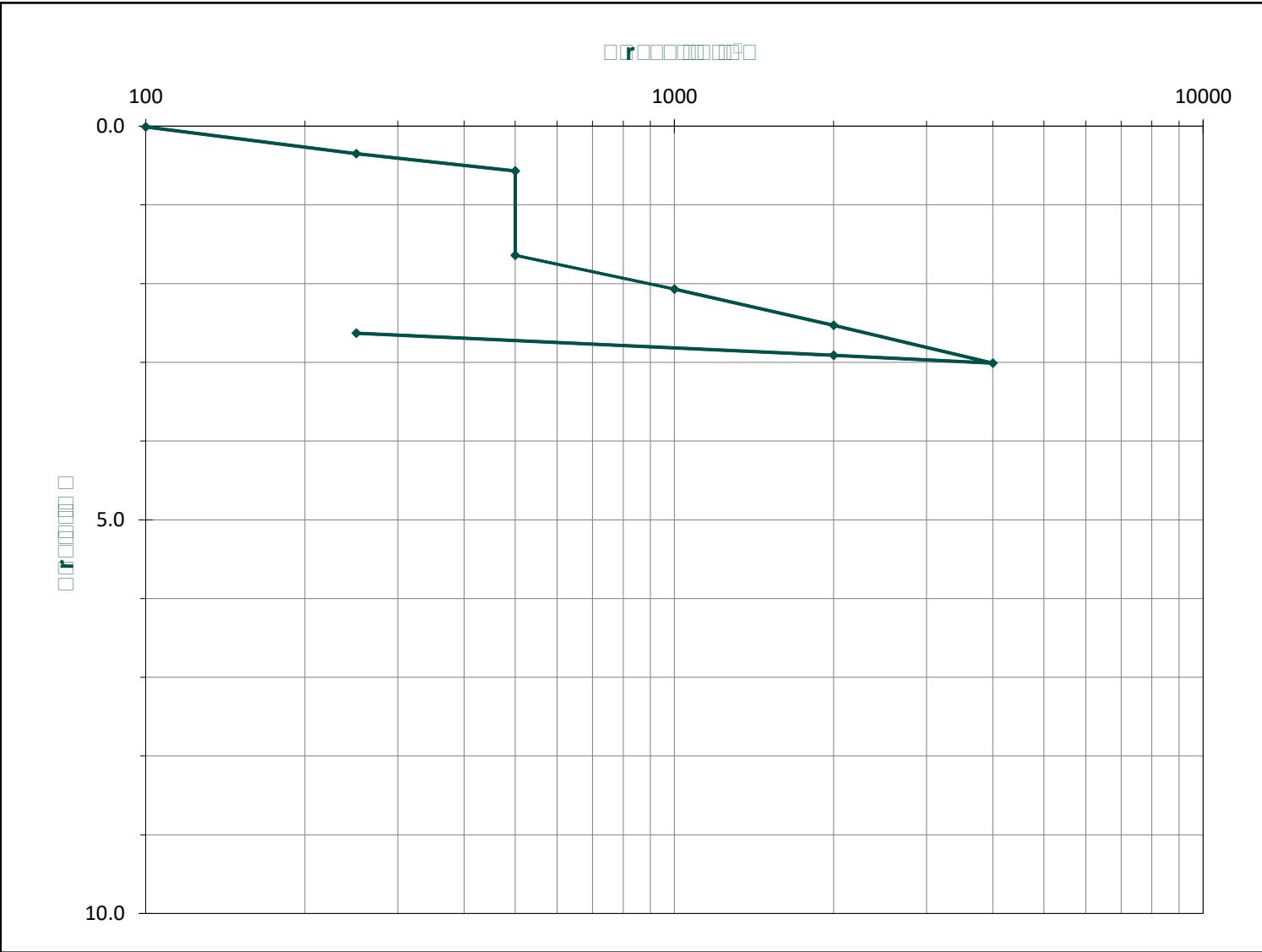
Drainage Coefficient (d) and Retention Ratio (R) parameters

2

Drainage Coefficient (d) parameter

Retention Ratio (R) parameter

Drainage Coefficient (d)	Retention Ratio (R)	Drainage Coefficient (d)	Retention Ratio (R)	Drainage Coefficient (d)	Retention Ratio (R)
B-10	5-6'	106.2	2.6	1.1	500



Client Sample Results

Client: Geotek
Project/Site: Monarch @ Mariposa 2A-V6A

Job ID: 885-23498-1

Client Sample ID: B-7 0-3'
Date Collected: 04/16/25 10:00
Date Received: 04/21/25 13:32

Lab Sample ID: 885-23498-1
Matrix: Solid

Method: EPA 300.0 - Anions, Ion Chromatography

Analyte	Result	Qualifier	RL	Unit	D	Prepared	Analyzed	Dil Fac
Sulfate	26		7.5	mg/Kg		04/22/25 09:57	04/22/25 18:42	5

- 1
- 2
- 3
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- 5
- 6
- 7
- 8
- 9
- 10
- 11

APPENDIX D

HOMEOWNER MAINTENANCE CRITERIA

Landscape Maintenance and Planting

Only the amount of irrigation necessary to sustain plant life should be provided. Over watering the landscape areas could adversely affect proposed site improvements and cause residential distress. Irrigation systems should be reviewed on at least a monthly basis for; leaks, damaged pipes, breaks, dysfunctional sprinkler heads, etc., and if found should be repaired as soon as possible. We recommend that any proposed open bottom planter areas, adjacent to proposed structures, be eliminated for a minimum distance of 5 feet and, outside the zone, desert landscape using xeriscape technology be used. As an alternative, closed bottom type planters could be utilized. An outlet, placed in the bottom of the planter, could be installed to direct drainage away from structures or any exterior concrete flatwork.

Water has been shown to weaken the inherent strength of all earth materials. Slope stability is significantly reduced by overly wet conditions. Graded slopes constructed within and utilizing onsite materials would be erosive. Eroded debris may be minimized and surficial slope stability enhanced by establishing and maintaining a suitable vegetation cover as soon as possible after construction. Compaction to the face of fill slopes would tend to minimize short-term erosion until vegetation is established. Plants selected for landscaping should be lightweight, deep-rooted types, which require little water and are capable of surviving the prevailing climate. From a geotechnical standpoint leaching is not recommended for establishing landscaping. If the surface soils are processed for the purpose of adding amendments, they should be recompact to 90 percent compaction.

Drainage

Positive site drainage should be maintained at all times in accordance with the IBC. Drainage should not flow uncontrolled down any descending slope. Water should be directed away from foundations and not allowed to pond and/or seep into the ground. Pad drainage should be directed toward the street or other approved area. Roof gutters and down spouts should be considered to control roof drainage. Down spouts should outlet onto paved areas or a minimum of five feet from proposed structures or into a subsurface drainage system. Areas of seepage may develop due to irrigation or heavy rainfall. Minimizing irrigation will lessen this potential. If areas of seepage develop, recommendations for minimizing this effect could be provided upon request.

Site Improvements

As is commonly known, expansive soils are problematic with respect to the design, construction and long-term performance of concrete flatwork. Due to the nature of concrete flatwork, it is essentially impossible to totally mitigate the effects of soil expansion. Typical measures to control soil expansion for structures include; low expansive soil caps, deepened foundation system, post-tensioned slabs, increased structural design, and soil pre-saturation. As they are generally not cost effective, these measures are very seldom utilized for flatwork because it's less costly to simply replace any damaged or distressed sections than to "structurally" design them. Even if "structural" design parameters are applied to flatwork construction, there would still be relative movements between adjoining types of structures and other improvements (i.e., curb and sidewalk).

HOMEOWNER MAINTENANCE CRITERIA (Cont.)

This is particularly true as the level of care during construction of flatwork is often not as meticulous as that for structures. Unfortunately, it is fairly common practice for flatwork to be poured on subgrade soils, which have been allowed to dry out since site grading.

Generally, after flatwork construction is completed, landscape irrigation begins, utility lines are pressurized, and drainage systems are utilized presenting the potential for water to enter the dry subgrade soils and causing the soil to expand. Recommendations for exterior concrete flatwork design and construction can be provided upon request.

If, in the future, any additional improvements are planned for the site, recommendations concerning the geological or geotechnical aspects of design and construction of said improvements could be provided upon request, please contact a representative of GeoTek for appropriate geotechnical consultation. All trench excavations should be observed by a representative of this office. Trench soil and any excess soils generated from trench excavations should be compacted to a minimum relative compaction of 90 percent if not removed from the site. This office should be notified in advance of any fill placement, grading, or trench backfilling after rough grading has been completed. This includes any grading, utility trench and retaining wall backfills.

Soil Corrosion

Chemical testing was performed on soils representative of this project. According to the test results, the soil contains concentrations of sulfates to be categorized as “negligible” as defined by the International Building Code (IBC) Section 1904 and American Concrete Institute (ACI) Building Code Requirements for Structural Concrete (ACI 318). Type II cement or equivalent for negligible sulfate exposure conditions is acceptable for concrete mixtures. The designer should use the corrosion test results in this report to evaluate the need for corrosion protection in accordance with ACI requirements. All concrete should be designed, mixed, placed, finished, and cured in accordance with guidelines presented by the Portland Cement Association (PCA), ACI, and IBC.

Based on our experience, native soils in New Mexico generally contain chloride contents of less than 500 ppm, therefore protection of reinforcing steel is not required foundations. Provided on-site soils contain less than 500 ppm chlorides, protection from corrosion due to chlorides is not required. If concrete is in direct contact with soils containing concentrations of greater than 500 ppm chlorides, tendons and reinforcing steel should be protected from corrosion in conformance with Table 10.1 in Section 10 of the Standard Requirements for Design and Analysis of Shallow Post-Tensioned Concrete Foundations of Expansive and Stable Soils.

October 8, 2025

Steve Gallegos
Deputy Director Utilities Department
Department of Development Services
3200 Civic Center Circle, NE
Rio Rancho, NM 87144

Re: Water and Wastewater Availability Approval Request for Terra Alto Subdivision (Tract 1A-16I, 1A-16H and 1A-16F, Mariposa East)

Dear Mr. Gallegos,

I am writing to request a water and sewer availability letter for the above-mentioned subdivision. This project is within Mariposa East and consists of 60 single-family units and a small approximate 500SF amenity center. The development will occur in two phases.

The entire site is located within pressure zone 7. With Phase 1, a new 8" waterline tie to the existing 12" line located at Mariposa Parkway and existing waterline easement. With Phase 2, a new 8" waterline tie to the existing 8" line located at Mariposa Loop and the newly installed 8" waterline with phase 1.

A new 8" sanitary sewer line will tie to the existing sanitary line in three different locations. With Phase 1, the connections will be to the existing 8" sanitary sewer stub located in at Blue Grama Drive west of Vista de Santa Fe and the other connection will be to the existing 8" sanitary sewer line in Mariposa Parkway. With Phase 2, connections will be to the existing 8" sanitary sewer stub located at Mariposa Loop at Blue Grama and the new built 8" SAS with Phase 1.

Please refer to the enclosed utility exhibit.

Please feel free to give me a call at 823-1000 if you should have any questions or require any additional information regarding the submittal.

Sincerely,



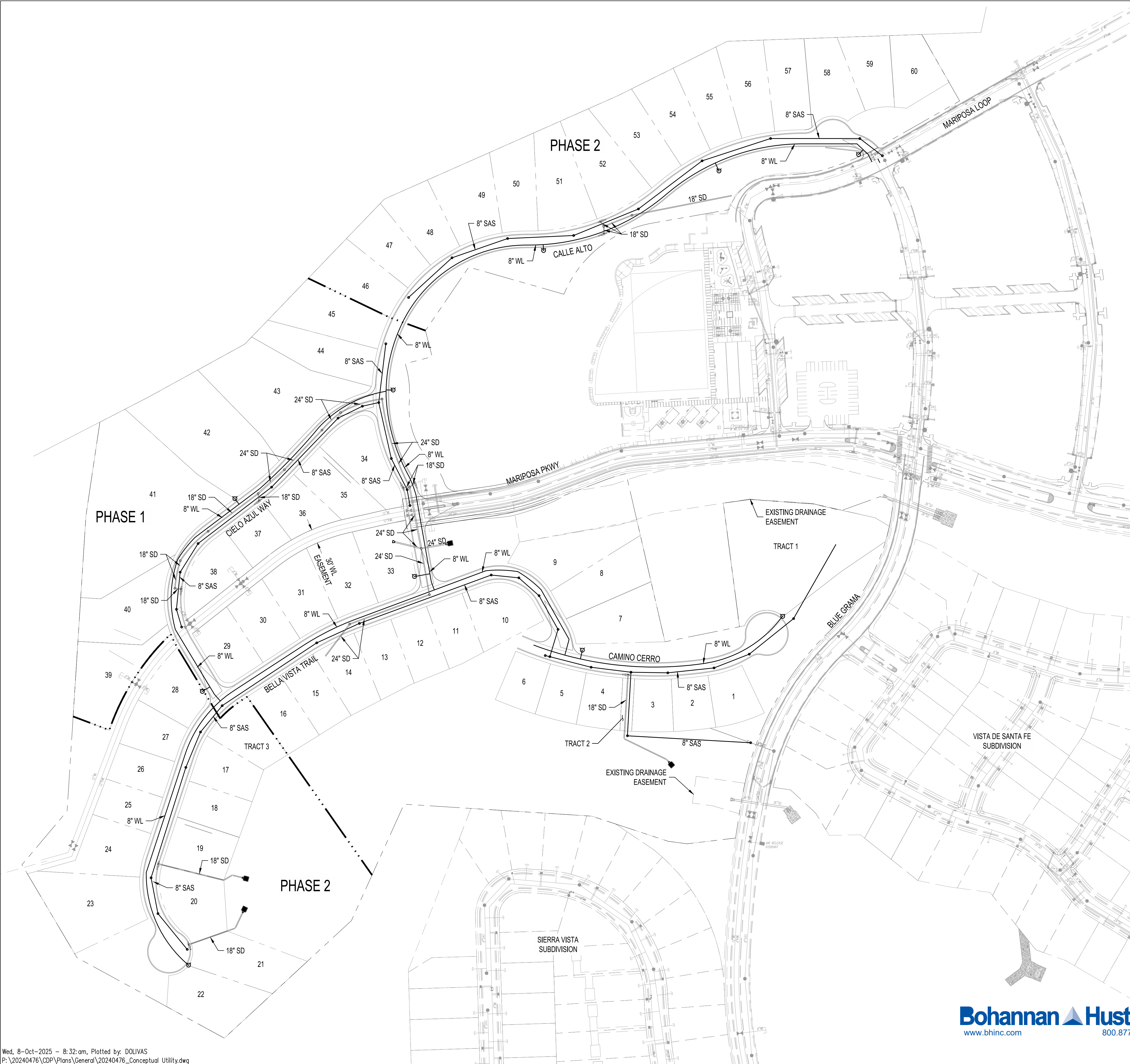
Yolanda Padilla Moyer, P.E.
Vice President
Community Development & Planning

Enclosures

cc: Michael Fietz, Westway Homes (w/encl)
JP Rael, Westway Homes (w/encl)
Mike Cecchini, EcoTerra (w/encl)

TERRA ALTO

CONCEPTUAL UTILITY PLAN



Prepared For:
ECOTerra

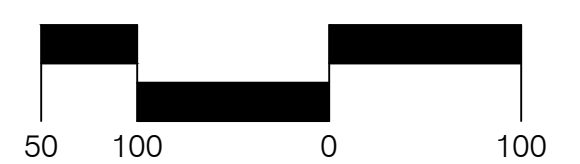
Prepared By:
Consensus Planning, Inc.
Bohannon Huston, Inc.



CONSENSUS PLANNING, INC.
Planning / Landscape Architecture
302 Eighth Street NW
Albuquerque, NM 87102
(505) 764-9801 Fax 842-5495
e-mail: cp@consensusplanning.com



Scale: 1" = 100'



September, 2025

Sheet 4 of 5

Bohannon Huston
www.bhinc.com 800.877.5332

**MARIPOSA EAST, LP
17700 N. PACESETTER WAY, SUITE 100
SCOTTSDALE, ARIZONA 85255
PHONE: 480.348.1118**

September 29, 2025

Brian Babyak
Division Manager
City of Rio Rancho
Planning and Zoning
3200 Civic Center Cir NE #130
Rio Rancho, New Mexico 87144

Re: Agent Authorization for Mariposa Mixed Use (Tracts 1A-16I, 1A-16H1, 1A-16F)

Dear Brian:

Mariposa East L.P. authorizes Bohannon Huston, Inc., Consensus Planning and Price Land and Development Group to act as its agents in all matters associated with the above referenced tracts of land including but not limited to Site Plan, preliminary/final plats and construction plan submittals.

Please feel free to let me know if you should have any questions or required any additional information regarding the submittal.

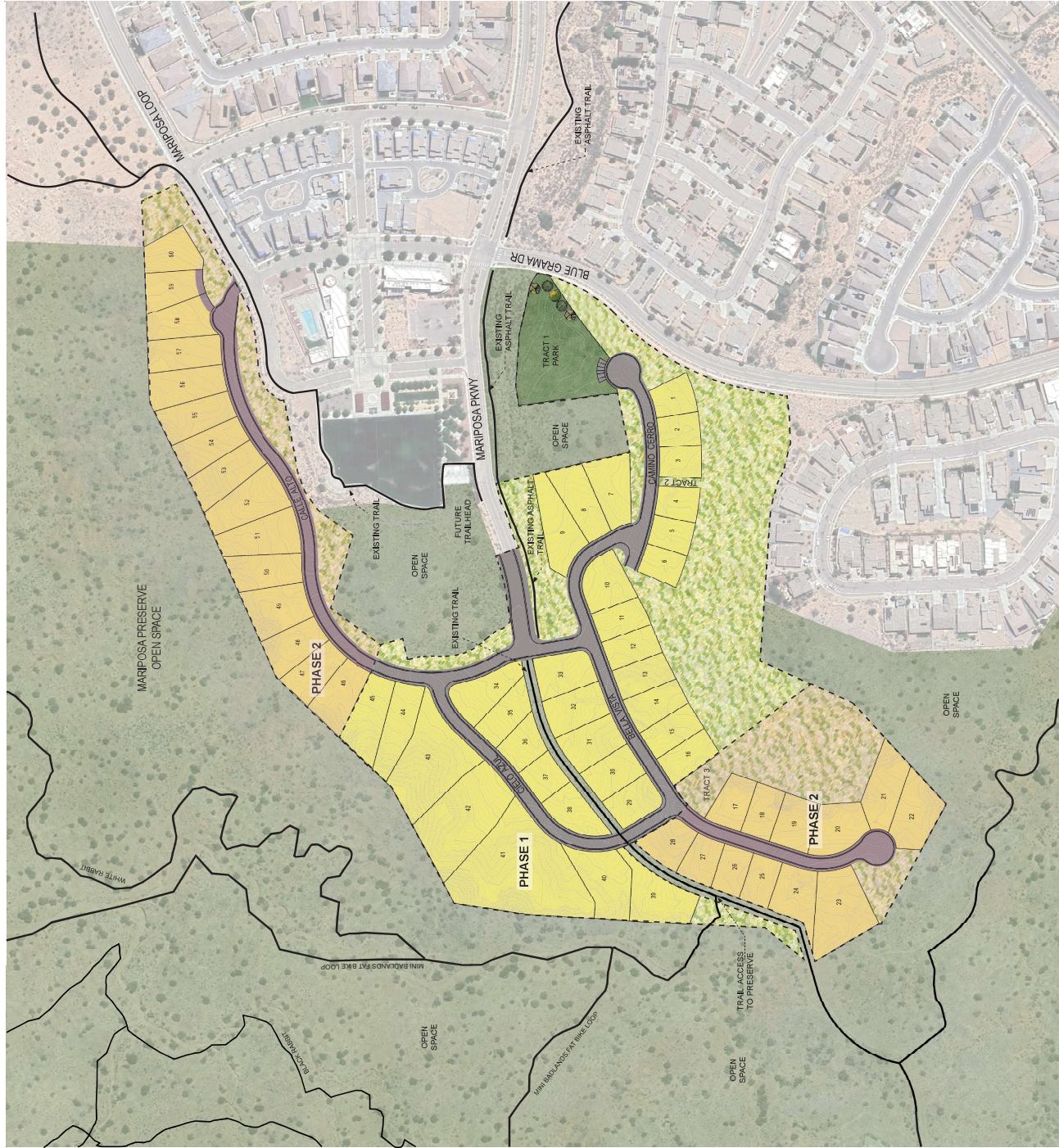
Thank you,

Roger Theis

Mariposa East L.P
By: ABQ-GP. L.L.C.
Its: General Partner
By: Harvard Ventures, Inc.
Its: Manager



By: _____
Roger Theis, Authorized Representative



SITE AREA - 41.2 ACRES

RESIDENTIAL LOTS = 60

BUILDING FOOTPRINTS - APPROXIMATELY 1,800 - 2,800 SF

OPEN SPACE, OPEN SPACE AREAS SHOWN ARE PRELIMINARY AND WILL BE ADJUSTED AS LOT LOCATIONS ARE FINALIZED WITH THE PRELIMINARY PLAN.

ZONING MAP - SEE MARIPOSA EAST MASTER PLAN IN A REGULATIONS AND PERMISSIVE USES.

LAND USE - SINGLE-FAMILY RESIDENTIAL AND PRIVATE HOA PARK.

RESTRICTIONS AND VEHICULAR ACCESS AND EGRESS:

- PRIMARY VEHICULAR ACCESS IS FROM 20' PRIVATE GATED DRIVE VIA MARIPOSA PARWAY AN EXISTING COLLECTOR STREET.
- SECONDARY GATED RESIDENT AND EMERGENCY ACCESS PROVIDED AT MARIPOSA LOOP AN EXISTING LOCAL STREET.
- TRAILS ARE TO BE CONNECTED TO LOCAL ROADS AND TRAILS THROUGHOUT THE INTERNAL OPEN SPACE WITH CONNECTIONS TO THE MARIPOSA COMMUNITY TRAILS.
- TRAILS ARE INTENDED TO BE SOFT SURFACE TRAILS, AND LOCATIONS SHOWN ARE CONCEPTUAL.

SETBACKS: ALL BUILDINGS SHALL BE LOCATED AS DETERMINED ON AN APPROVED PLAT.

- MINIMUM FRONT YARD SETBACKS: 10'

- MINIMUM SIDE YARD SETBACKS: 5'

- MINIMUM BUILDING HEIGHT: 8' (SEE BELOW)

HEIGHT: ONE STORY PERMITTED BUILDING HEIGHTS UP TO 45 FEET. THIS SITE PLAN RESTRICTS THE HEIGHT TO 20 FEET AND THE HOMES ARE RESTRICTED TO SINGLE STORY HOMES. IF THE TOPOGRAPHIC AND GRADING REQUIRES AN UNDERGROUND GARAGE WITH ACCESS TO THE STREET, THE UNDERGROUND PORTION, SHALL NOT BE INCLUDED IN THE HEIGHT CALCULATION.

PROPOSED DENSITY:

THE DENSITY IS 1.45 DWELLING UNITS PER ACRE.

PARKING: THE PROPOSED DEVELOPMENT WILL BE DEVELOPED IN TWO PHASES. A PRELIMINARY PLAT WILL BE DONE FOR THE ENTIRE PROJECT WITH SEPARATE FINAL PLATS FOR EACH PHASE.

PHASE ONE - LOTS 33

PHASE TWO - LOTS 27

THIS SITE PLAN CONFORMS WITH THE MARIPOSA EAST MASTER PLAN - CONCEPT GUIDELINES. FUTURE BUILDINGS WILL CONFORM WITH ARCHITECTURE, MATERIALS & COLOR, PAINTING, BUILDING HEIGHTS, BUILDING FOOTPRINT, LANDSCAPING, AND LIGHTING REQUIREMENTS. FINAL EASEMENTS AND LOCATIONS WILL BE PROVIDED WITH THE PRELIMINARY PLAT.

SITE UTILITIES:

THE PROPOSED DEVELOPMENT WILL BE SERVED BY THE CITY OF RIO RANCHO FOR THE WATER DISTRIBUTION AND FIRE PROTECTION SYSTEMS AND THE COUNTY OF SANTIAGO FOR THE SEWER COLLECTION SYSTEMS. EXISTING MASTER PLAN AND DISTRIBUTION COLLECTION LINES ARE IN PLACE IN MARIPOSA PARWAY, MARIPOSA LOOP, AND BLUE GRAMA.

- WATER: AN EXTENSION OF THE EXISTING WATER LINE IN MARIPOSA PARWAY LOOPED BACK TO THE EXISTING LINE IN MARIPOSA LOOP, WILL BE DESIGNED THROUGH THE CITY OF RIO RANCHO DEPARTMENT OF PUBLIC WORKS AS A PUBLIC WORK ORDER. ALL WATER LINES WILL BE IN THE FUTURE PUBLIC WATER LINE EASEMENTS.

- SANITARY SEWER: THE INITIAL PHASE OF DEVELOPMENT WILL BE SERVED BY A SANITARY SEWER LINE EXTENSION OFF OF MARIPOSA PKWY AND BLUE GRAMA WITH PHASE 2 CONNECTION TO MARIPOSA LOOP AND INTERNAL LINES BUILT IN PHASE 1. THE ON-SITE SANITARY SEWER LINES WILL BE PUBLIC AND BE ACCOMPANIED BY PUBLIC SANITARY SEWER LINE EASEMENTS.

- PRIVATE UTILITIES: THE PRIVATE UTILITIES ARE LIMITED TO THE NEW MEXICO GAS COMPANY, PUBLIC SERVICE COMPANY OF NEW MEXICO, LUMEN, AND THE LOCAL CABLE PROVIDER BY THEIR FRANCHISE AGREEMENT WITH THE CITY OF RIO RANCHO. THEY ARE REQUIRED TO PROVIDE A 10' WIDE EASEMENT FOR THE UTILITIES. THE UTILITIES SHALL BE INSTALLED IN THE ADJACENT EASEMENTS ALONG MARIPOSA PARWAY AND MARIPOSA LOOP. ALL ON-SITE PRIVATE UTILITIES WILL BE WITHIN PUBLIC UTILITY EASEMENTS (PALES).

STORM WATER MANAGEMENT:

THE DRAINAGE SOLUTION WILL BE IN ACCORDANCE WITH THE STORM WATER MANAGEMENT GUIDELINE AND REQUIREMENTS AS FOUND IN THE DRAINAGE MASTER PLAN FOR MARIPOSA EAST, PREPARED BY BOHANNAN-HUSTON, INC. THE GRADING OF THE PROPOSED HOMES WILL BE INTEGRATED WITH THE NATURAL GRADIENT TO THE EXISTING MARIPOSA LOOP. THE HOMES THAT BACK UP TO A NATURAL RIDGE LINE WILL HAVE DEPRESSIONS INTEGRATED INTO THE NATURAL LANDSCAPE FOR INFILTRATION WITH EXCESS FLOW NOT TO EXCEED UNDESIGNED CONDITIONS THROUGH A DISSEMINATION, WATER QUALITY POND/FACILITY.

TERRA ALTO

SITE PLAN

Prepared For:

ECOterra Development, LLC
 8100 Vista Verde Blvd, Suite 207
 Albuquerque, NM 87113

Prepared By:

Consensus Planning, Inc.
 300 Central Ave, Suite 207
 Albuquerque, NM 87102

Bohannon Huston
 7500 Jefferson St, NW
 Albuquerque, NM 87109

Price Land Development
 500 Harsco Ave, NW Suite 1060
 Albuquerque, NM 87102



GENERAL LANDSCAPE NOTES:

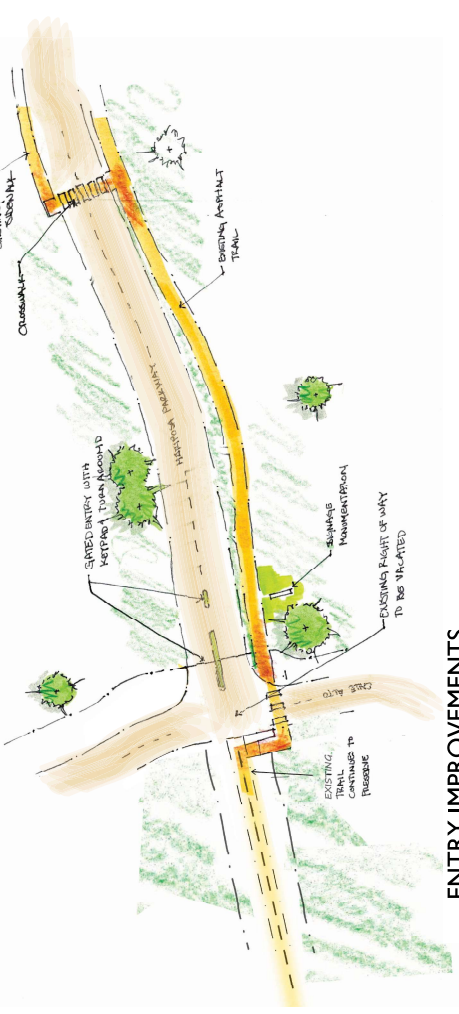
IRRIGATION SYSTEM
A FULLY AUTOMATED IRRIGATION SYSTEM WILL BE USED TO IRRIGATE TURF AREA, TREE, SHRUB AND GROUND COVER PLANTING AREAS.
IRRIGATION SHALL BE A COMPLETE UNDERGROUND SYSTEM WITH TREES TO RECEIVE (6) 2 GPM CHIP EMITTERS AND SHRUBS TO RECEIVE (2) 2 GPM CHIP EMITTERS. TURF VALVES WITH POP-UP SPRAY HEADS WILL BE OPERATED TO PROVIDE 1.2" OF WATER PER CYCLE (PEAK SEASON).
POINT OF CONNECTION FOR IRRIGATION SYSTEM IS UNKNOWN AT CURRENT TIME AND WILL BE COORDINATED IN THE FIELD. IRRIGATION WILL BE OPERATED BY AUTOMATIC CONTROLLER. LOCATION OF CONTROLLER TO BE FIELD DETERMINED AND POWER SOURCE FOR CONTROLLER TO BE PROVIDED BY OTHERS.

MAINTENANCE RESPONSIBILITY
MAINTENANCE OF THE COMMON AREA LANDSCAPING AND IRRIGATION SYSTEM INCLUDING THOSE AREAS WITHIN THE PUBLIC ROW SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION.
MAINTENANCE OF FRONT YARD LANDSCAPE AND STREET TREES ALONG INTERNAL RESIDENTIAL LOTS AND IRRIGATION SYSTEM SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL HOMEOWNER.

NO HIGH WATER USE IS SPECIFIED FOR THIS PROJECT. THE PLANT PALETTE IS PREDOMINANTLY COMPOSED OF PLANTS WITH LOW TO MEDIUM WATER USE REQUIREMENTS, THEREBY MINIMIZING IRRIGATION NEEDS WHILE ENSURING THE VIABILITY OF THE PLANTS.

PLANT LEGEND

SYMBOL	SCIENTIFIC NAME COMMON NAME	SEE	INSTALL SIZE MATURE SIZE	WATER USE
	EXISTING TREE TO REMAIN			
	ACER FREEMANI 'AUTUMN BLAZE'	2-2' B&B	45 FT. X 3.5" SPR.	MED
	CELTIS LAURATA	2-2' B&B	45 FT. X 3.5" SPR.	MED
	CELTIS LAURATA	2-2' B&B	45 FT. X 3.5" SPR.	MED
	CELTIS LAURATA	2-2' B&B	45 FT. X 3.5" SPR.	MED
	CELTIS LAURATA	2-2' B&B	45 FT. X 3.5" SPR.	MED
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	CELTIS LAURATA	2-2' B&B	45 FT. X 3.5" SPR.	MED
	CELTIS LAURATA	2-2' B&B	45 FT. X 3.5" SPR.	MED



ENTRY IMPROVEMENTS



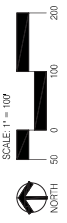
LANDSCAPE PLAN

Prepared For:
ECOVERA Development, LLC
8100 Valley Road, Suite 207
Albuquerque, NM 87113

Prepared By:
Consensus Planning, Inc.
3000 Central Ave., Suite 100
Albuquerque, NM 87102

Bohannon Huston
7500 Jefferson St. NW
Albuquerque, NM 87109

Price Land Development
500 Marquette Ave. NW Suite 1000
Albuquerque, NM 87102

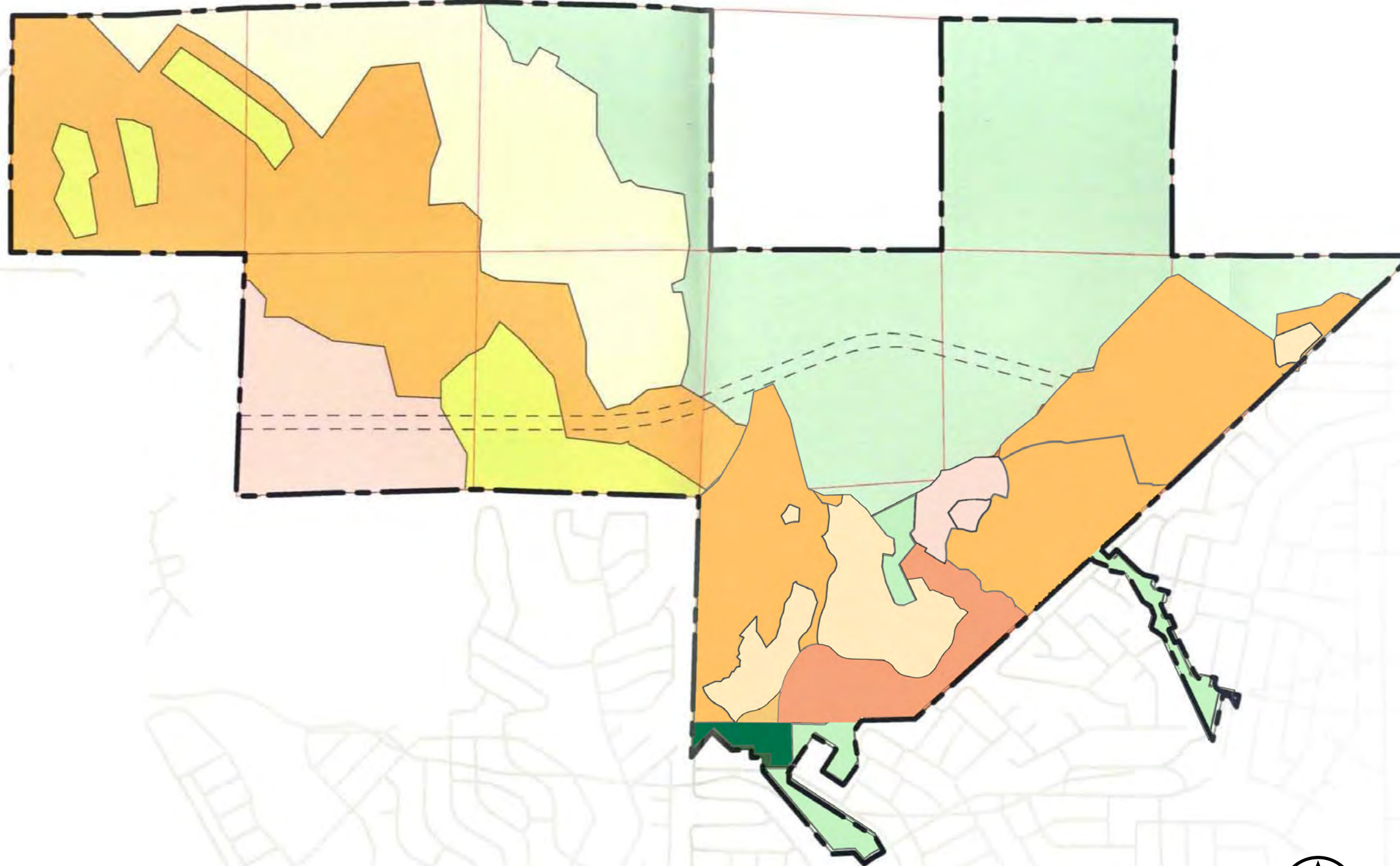


NEIGHBORHOOD PARK

EXHIBIT 1 PROPOSED ZONING (EXHIBIT I)

Ordinance No. 33
AMENDED JANUARY 2019

This map illustrates proposed zone districts only, not Land Use. See Exhibit J for conceptual land use plan.



PROPOSED:

Zone Districts	Total Acres	Planning Area One	Planning Area Two
P (Park)	24	24	0
OS (Open Space)	2,390	125	0
E-1 (Estate Residential)	1,143	256	887
R-1 (Single Family Residential)	152	152	0
R-4 (Single Family Residential)	2,067	842	1,305
R-5 (Single Family Residential)	372	0	372
MU-A (Mixed Use Activity Center)	433	66	367
Total	6,581	1,465	2,931

This map has been prepared to and in the preparation of a land plan for the Mariposa project and is conceptual in nature. The owner reserves the right to revise this map and to relocate or remove public and/or quasi-public areas. This map is not intended to establish any private restrictions, covenants, limitations, easements, or estoppel rights, either express or implied, as to the manner in which this property may be developed or put to use.

ORIGINAL:

Zone Districts	Total Acres	Planning Area One	Planning Area Two
P (Park)	24	24	0
OS (Open Space)	2,310	125	0
E-1 (Estate Residential)	1,495	608	887
R-1 (Single Family Residential)	422	422	0
R-4 (Single Family Residential)	1,532	227	1,305
R-5 (Single Family Residential)	372	0	372
MU-A (Mixed Use Activity Center)	426	59	367
Total	6,581	1,465	2,931








EXHIBIT 4 CONCEPTUAL LAND USE PLAN (EXHIBIT J)

Ordinance No. 33
AMENDED JANUARY 2019

This map illustrates proposed conceptual park, trail, and open space planning. See exhibit i for proposed zoning and exhibit j for proposed land use.

PROPOSED:

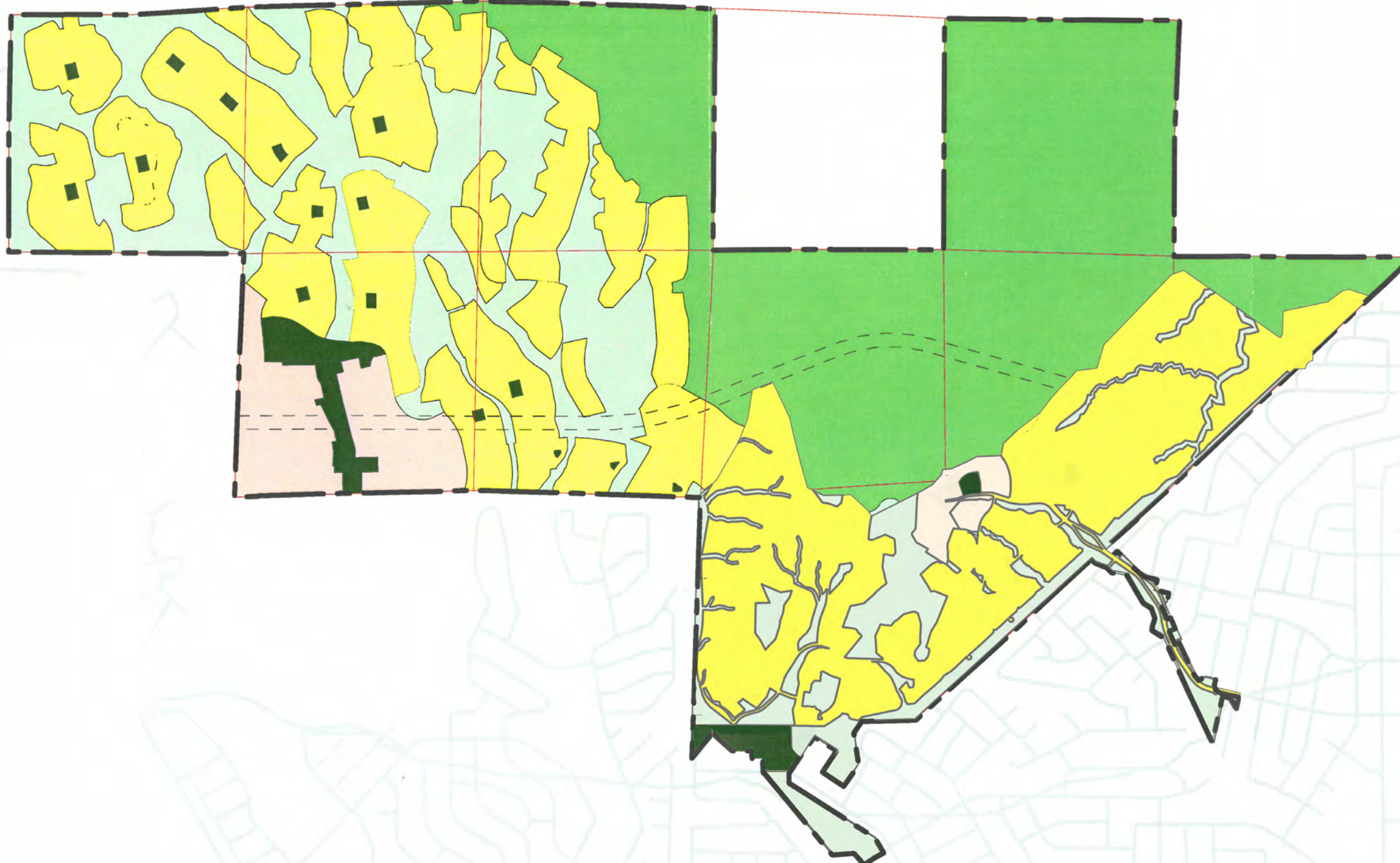
Land Use Types	Total Acres	Planning Area One	Planning Area Two
 Mariposa Preserve	2,185	0	0
 Common Open Space*	1,357	412	945
 Park	162	62	100
 Low/Medium Density Residential	2,529	925	1,604
 Mixed Use	348	66	282
Total	6,581	1,465	2,931

* Common Open Space is part of the underlying residential zone category. Common Open Space is created as part of the future platting action for each residential development. It may include drainage easement and undeveloped areas.


ORIGINAL:

Land Use Types	Total Acres	Planning Area One	Planning Area Two
Mariposa Preserve	2,185	0	0
Common Open Space	1,357	412	945
Park	162	62	100
Residential	2,567	963	1,604
Mixed Use	310	28	282
Total	6,581	1,465	2,931

This map has been prepared to and in the preparation of a land plan for the Mariposa project and is conceptual in nature. The owner reserves the right to revise this map and to relocate or remove public and/or quasi-public areas. This map is not intended to establish any private restrictions, covenants, limitations, easements, or estoppel rights, either express or implied, as to the manner in which this property may be developed or put to use.





To: Amy Rincon, Director of Development Services 
From: Liz Ruiz Carlos, Municipal Planner II
CC: Brian Babyak, Planning Manager
Date: October 24, 2025
Re: Site Plan Approval for Terra Alto at Mariposa

The Mariposa East Mixed Use Activity Center Master Plan Design Guidelines (Attachment I) and Development Guidelines require Site Plan approval for development in the MU-A Zoning District "Per the City of Rio Rancho requirements, the City Director of Development will approve the site plans." These guidelines are included in the Mariposa Master Plan. Ordinance No. 92 Enactment No. 07-90 created an overlay zone that specified development shall occur per the Mariposa Master Plan.

A Site Plan was submitted for Mariposa East, Tract 1A-16I, 1A-16H1 and 1A-16F. The subject area wraps around the Mariposa Town Square. This Site Plan is for a single-family home development and private park. In conjunction with this Site Plan submittal a Preliminary Plat (Application No. 25-210-00009) for the Terra Alto at Mariposa is currently under review.

Attachment II is the Site Plan submittal package for Terra Alto for review and approval. The subject property consists of 41.2 acres, and the Site Plan denotes 60 residential lots, for an overall density of 1.45 units per acre. The lots will feature 1800-2800sf building footprints. The Site Plan also denotes a private HOA park that will include tennis/pickleball courts and a patio building that includes a lounge/kitchen and restroom. The development is intended to be developed in two phases, with Phase 1 featuring 33 lots and Phase 2 featuring 27 lots.

The Site Plan has been reviewed by staff. Staff finds that the proposed lot configurations, setbacks, and landscaping meet the requirements of Rio Rancho Code of Ordinances Chapter 154 Planning and Zoning. Staff recommends approval of the Site Plan.

Attachment I: Mariposa East Mixed Use Activity Center Master Plan Design Guidelines
Attachment II: Site Plan Submittal Package for Terra Alto



**DEVELOPMENT SERVICES DEPARTMENT
CITY OF RIO RANCHO, NEW MEXICO
FINDINGS OF FACT**

**APPROVAL OF A REQUEST FOR SITE PLAN APPROVAL FOR TERRA ALTO AT MARIPOSA
(MARIPOSA EAST, TRACT 1A16H1, 1A16F and 1A16I).**

**Applicant: ECOTerra Development, LLC
Agent: Consensus Planning, Inc.**

THIS MATTER, having come before the Development Services Department of the City of Rio Rancho, New Mexico, the Development Services Director having taken evidence and considered the merits, has determined and found:


General Findings of Fact:

1. The submitted Site Plan submittal package for Terra Alto (included as Attachment II) complies with the requirements of the Mariposa East Mixed Use Activity Center Master Plan Design Guidelines.
2. The Site Plan meets the requirements of Rio Rancho Code of Ordinances (R.O. 2003) Chapter 154 Planning and Zoning.
3. The intent of including an amenity center and a private park is to create a mix of uses.

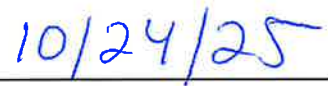
Specific Findings of Fact for Approval of the request:

1. The Development Services Director has the authority to approve the Site Plan per the Mariposa East Mixed Use Activity Center Master Plan Design Guidelines, adopted by Ordinance No. 92 Enactment No. 07, an overlay zone specifying that development shall occur per the Mariposa Master Plan.
2. The applicant has the authority to request site plan approval.
3. Plats must meet Chapter 155 standards, including, but not limited to construction plans for grading and drainage, and utilities.

THEREFORE, the application for site plan approval **is APPROVED** by the Development Services Director of the City of Rio Rancho on October 24, 2025, subject to the conditions, restrictions and stipulations specified above.



Amy Rincon, Development Services Director



Date



MARIPOSA

New Mexico

A High Desert Community

MARIPOSA EAST

MIXED USE ACTIVITY CENTER

MASTER PLAN DESIGN AND DEVELOPMENT
GUIDELINES

INTRODUCTION TO MARIPOSA

A resource as precious as the land which comprises Mariposa demands the utmost sensitivity. Years of exacting analysis, planning, design and exhaustive review were applied to determine the feasibility of integrating an active community within this delicate desert ecosystem.

The mandate set for Mariposa is to achieve "sustainable development." Sustainable development is a concept defined by the United Nations Commission of the Environment as achieving stability for both physical and social systems by meeting the needs of current generations without compromising the ability of future generations to fulfill their needs.

At Mariposa sustainability means design and construction in ways that are intended to preserve the resources, ecosystem and natural beauty of the property. Development will respect nature. A large percentage of the land will remain untouched in order that the rich habitats for plants and animals may continue to thrive. Most arroyos will remain in their natural state with only the vegetation enhanced to increase the wildlife habitat.

Conservation systems are designed to yield improved quality of life and sustainability. Water harvesting, use of treated effluent for all common area irrigation and conservation goals will contribute to a continuing and plentiful supply of quality water. The application of design shall strive to enhance the visual and air quality at Mariposa through sensitive siting of homes and buildings, landscaping, use of lighting and construction standards. In addition, an extensive network of trails and pedestrian connections are planned to encourage fewer automobile trips within the community.

Preserving the Vision

The mixed use area will be governed by several documents, which include the Community Design Standard (“Design Standards”) and The Design and Development Guidelines for Mariposa East Activity Center District (“District Guidelines”).

The purpose of the Design Standards is to provide developers with suggestions and requirements, to help them understand the requirements, best practices and development process in Mariposa. The objective is to create a community that is livable, sustainable and preserves the vision of Mariposa. The prescription for designing and building a community, which will truly be sustainable, are set forth in the Design Standards and in these District Guidelines. These criteria are provided as a starting point for developers and High Desert Investment Corporation (“High Desert”) to collaborate in preserving the vision for this remarkable community. Our goal is to make Mariposa one of the most desirable places to live in the Southwest — a community that balances the needs of the homeowner with a concern for the future of environment.

These District Guidelines may be amended from time to time by High Desert; provided, however, any amendments to the guidelines shall be subject to and shall not be effective without, the prior approval of the City Development Director, or the Planning and Zoning Commission, should the director so determine.

Role of High Desert

High Desert is the creator of the 1000-acre, award winning sustainable community of High Desert, located the northeast side in Albuquerque, adjacent to the Cibola National Forest and Sandia Mountain Wilderness, as well as Mariposa.

High Desert's approach to the development of land reflects commitment to community and deep concern for the environment. High Desert intends to make a major contribution to the quality-of-life in Rio Rancho and the surrounding region by continuing to set the standard for sustainable and sound planning and development.

Mariposa Master Plan and Development Agreement

Upon meeting the applicable goals of the 1991 Comprehensive Plan and the Vision 2020 Plan, the Mariposa Master Plan was adopted by the City of Rio Rancho on February 13, 2002. Shortly thereafter, the Mariposa Development Agreement was executed which, among other things, clearly states that the Master Plan shall serve as a guide for the zoning and development of the entire property. The Master Plan includes a Mixed Use area in Mariposa East, which is subject to these Guidelines.

Mariposa East Mixed Use Activity Center District

The Mariposa East Mixed Use Activity Center District is comprised of approximately 59 acres located at the western end of Mariposa Parkway. It is zoned MU-A and is classified as a Community Center under Section 9-1-31-F of the Rio Rancho Zoning Ordinance. This document is the Design and Development Guidelines for the Mariposa East Activity Center District ("District Guidelines") and once approved by the City these along with the "Master Plan", as defined in the MU-A zone, will be used as the guide of development of this area. High Desert will review and approve any site development plans prior to the submittal to the City. Per the City of Rio Rancho requirements, the City Director of Development will approve the site plans.

There are several "districts" within the Mariposa East Mixed Use Activity Center District, as shown on the attached exhibit titled district map, that have different requirements as listed in these District Guidelines and they are as follows:

Town Center - approximately seven acres located at the northwest corner of Mariposa Parkway and Academy Road.

Public Park - just west of the *Town Center*

Community Center - just west of the *public park*

General Mixed Use - the remaining MU-A zoned property

The intent of the MU-A classification in Mariposa is to:

1. Encourage a greater intensity of development in order to attract the people and commerce necessary to create a vibrant and diverse urban center;
2. Encourage a blending of residential, civic, commercial and office uses that will trade horizontal distance for a vertical mixture of uses;
3. Encourage a mixture of service and employment uses so that residents will have the opportunity to work as well as shop and play within walking distance from their houses, and
4. Encourage planning, design and detailing that reflects the needs of pedestrians, establishes multi-modal circulation opportunities, and creates memorable civic spaces.

Land Uses

Under the definition of a Community Center in the Mixed Use Activity zoning the following uses are permitted.

Residential (Multifamily and Single family)

Commercial:

- Bed and Breakfast Inns

- Boarding or rooming houses

- Clubhouses or buildings for fraternal organizations and non-profit organizations

- Hotels

Retail Sales of the following goods, provided there is no outside storage or activity except for parking:

- Arts and crafts objects, supplies, plus their incidental creation

- Books, magazines, newspapers, and stationery

- Cosmetics, notions and hobbies supplies

- Drugs, medical supplies

- Flowers and plants

- Food and drink for consumption on premise or off, but not drive in restaurants

- Jewelry

Services:

- Barber and beauty

- At home day care, day-care centers and nursery schools

- Dry cleaning station (no processing) and self service laundry

- Instruction in dance, arts or crafts

- Interior Decorating

- Photography

- Repair Shops including automobiles

Undertaking Establishments

Neighborhood gasoline Stations

Stalls or merchandize stands for outdoor sale of goods at street front

Offices:

Businesses and professional offices consistent in use and scale with the purpose, goals and objectives of the Mixed Use District

Research and development excluding those that could be a nuisance or hazard to the surrounding neighborhood

Medical Complexes, professional offices associated with medical complexes

Veterinarians with overnight kenneling facilities for medical purposes only (no boarding kennels)

Civic, Religious and municipal uses

- Libraries, public parks and village squares

- Churches

- Schools

- Public Utilities, provided they are located underground

- Parking Structures

Conditional Uses:

Attachment I

Temporary structures and enclosures used in construction of a building and used for storage of equipment and material. Such structures must be removed after the specific construction project is completed and not to remain in the premises for more than one month after completions.

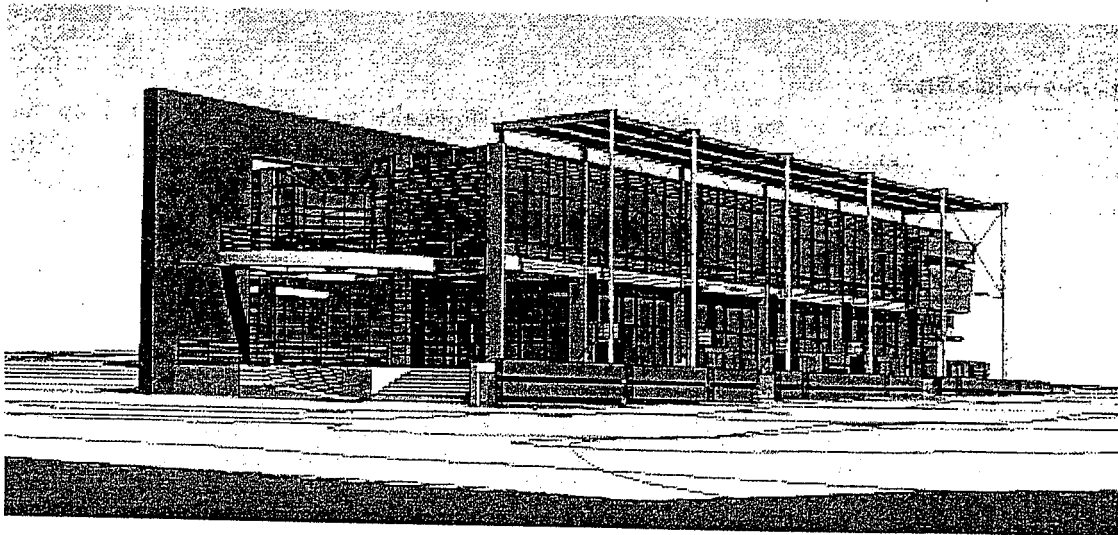
Storage, limited to self-storage units and storage of vehicles, which are behind a wall and not visible form the surrounding neighborhood.

Restaurants with a drive-in facility for take out orders.

Architecture

In many places, major buildings such as a county courthouse or church serve as focal points of the community. Because of the activities they accommodate and their importance to public life, these buildings are often of finer materials and/or receive a higher level of attention to architectural design than other buildings.

While a high level of design is encourage in all buildings, in Mariposa East the Community Center, designed by Antoine Predock and the Town Center buildings, designed by Bill Sabatini, of Dekker, Perish, Sabatini, should be considered icon buildings and are designed to set the tone for the mixed use area as well as the entire community. These building will be constructed early in the development phasing to encourage outstanding architecture throughout the community.

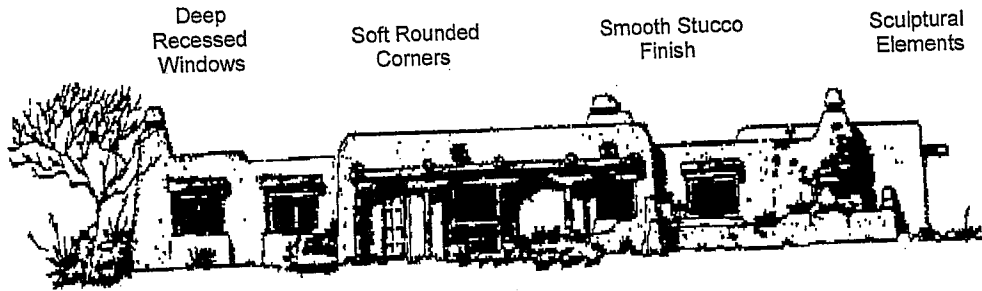


The buildings in the *Town Center* should be contemporary in nature, however, elements of architectural styles other than contemporary can be introduced with approval by High Desert and then the City of Rio Rancho.

If residential, whether single family or multifamily is developed within the mixed use center, the following is a description of the residential architectural styles which are allowed and a description of how those styles should be applied. Other architecturally relevant styles may be considered and approved by High Desert.

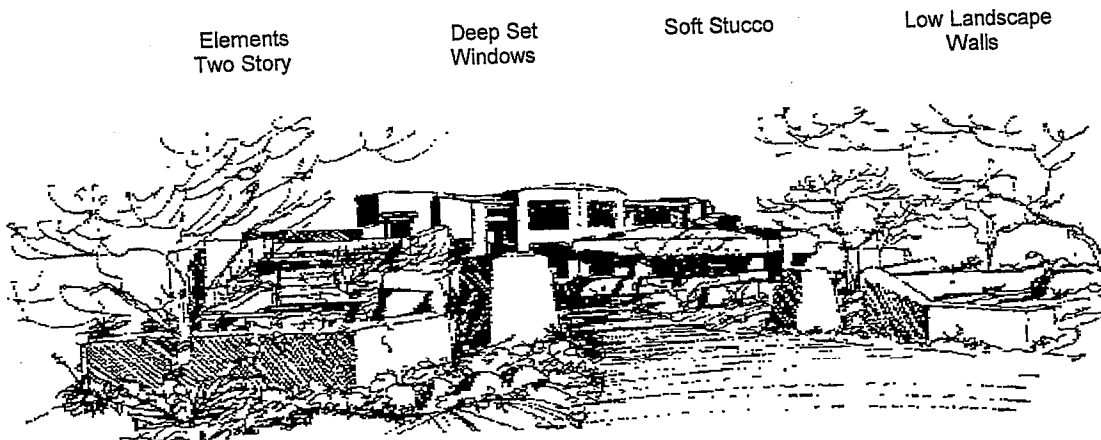
Pueblo Style

Pueblo style is walled architecture recalling the low adobe, flat roofed dwellings of the northern New Mexico Pueblo Indians. Characterized by the "Pueblo Revival" buildings of historic Santa Fe, pueblo style incorporates deep-set doors and windows, dramatically recessed portals or patios, walled entry corners and edges, radius corners and edges, and is always finished in earth tone adobe. The pueblo style uses no arches or pitched roofs and relies exclusively on post and beam or bearing wall construction. Interesting massing and soft edged smooth stucco are distinctive features of this style.



Contemporary Pueblo Style

Contemporary interpretations of pueblo style must be historically or stylistically based on the traditional pueblo or pueblo revival architecture, but with skill and sensitivity can successfully incorporate large glass areas and higher ceilings and walls, crisper lines, nontraditional geometric forms and may include combinations of stone and more contemporary materials without losing the sense of strength and mass of the thick adobe walls. This architectural style is often characterized by the absence of nonfunctional decoration and the lack of traditional pueblo decorative ornamentation or detailing.



Territorial Style

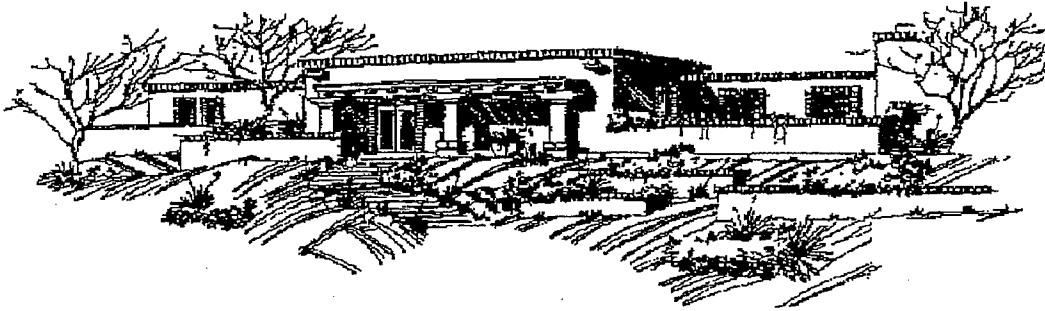
Territorial style is walled architecture, which simulates the low, flat roofed dwellings of territorial New Mexico, during a period when sawmills and brick kilns were first introduced into New Mexico. Brick copings, on the parapet caps, wood columns and decorative wood door and window casings, characterize the style. The territorial style uses no arches or pitched roofs and relies on post and beam and bearing wall construction. Stucco, brick or frame construction, means doors and windows may not be as deeply set, and the edges and corners are not as soft as in the Pueblo style.

Brick or Tile Caps
on Parapets

Flat Roofs
with Low Parapets

"Walled In"
Courtyards

Low Landscape
Walls

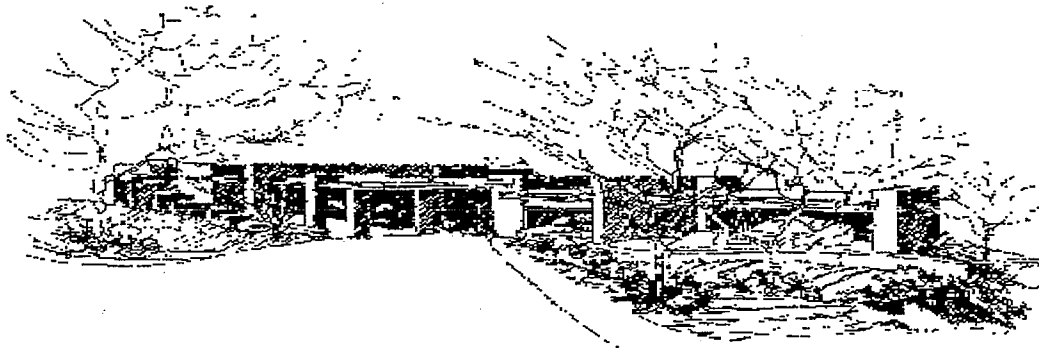


Contemporary Style

Although contemporary architecture is a somewhat ambiguous label, at Mariposa it refers to buildings created today, whose interpretive art form may or may not be historically or stylistically based. Contemporary design embraces the modernist's exploration of technology and new materials and may result in buildings of lighter weight and often unusual or non-classical geometries. To make them more compatible with the Mariposa environment, contemporary style should incorporate set backs and overhangs, interesting use of windows and window setbacks, be carefully integrated with their sites and incorporate strong horizontal lines. With care, contemporary designs can be climatically derived, sensitively and indigenously structured while exploring non-classical and non-stylistic forms, geometries and spaces, and result in highly compatible, environmentally appropriate architecture. Contemporary architecture at Mariposa should reflect the timeless qualities that are always associated with great design and not rush to embrace fleeting fads.

Smooth Plaster Walls, Split Face Block or
Stone, Colored Concrete

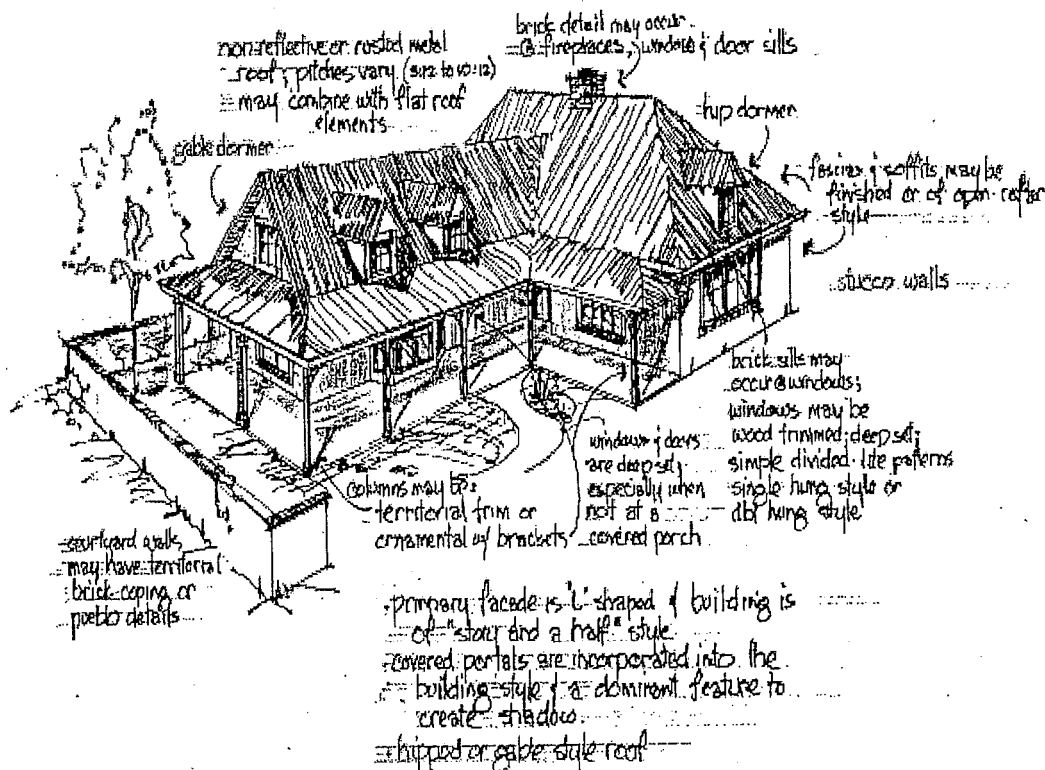
Multi-stepped Wood Fascia



Northern New Mexico Style

Northern New Mexico style, as defined for Mariposa, is most notably characterized by the metal roof. Historically, the metal roof became the preferred method of protecting the exterior stucco surfaces of adobe and territorial facades of homes in the mountainous regions of our state. It is characterized by non-reflective gray metal roofs, hipped and/or gabled, and may include traditional dormers or gable end dormers. Pitches may vary from building to porch or from one roof plane to another; are not greater than 12:12 or less than 3:12 pitch. Column details may be territorial, have ornamental brackets or even have traditional pueblo round viga posts and corbels. Window details may be territorial or pueblo, but in all cases should be recessed not less than 2" from the exterior of finished stucco exterior wall. Bay windows may occur. Overhangs may be finished with fascias and soffits, or open rafter style, are not greater than 24", or 12" at dormers. Brick details may occur at chimney caps, door and windowsills and topping courtyard walls.

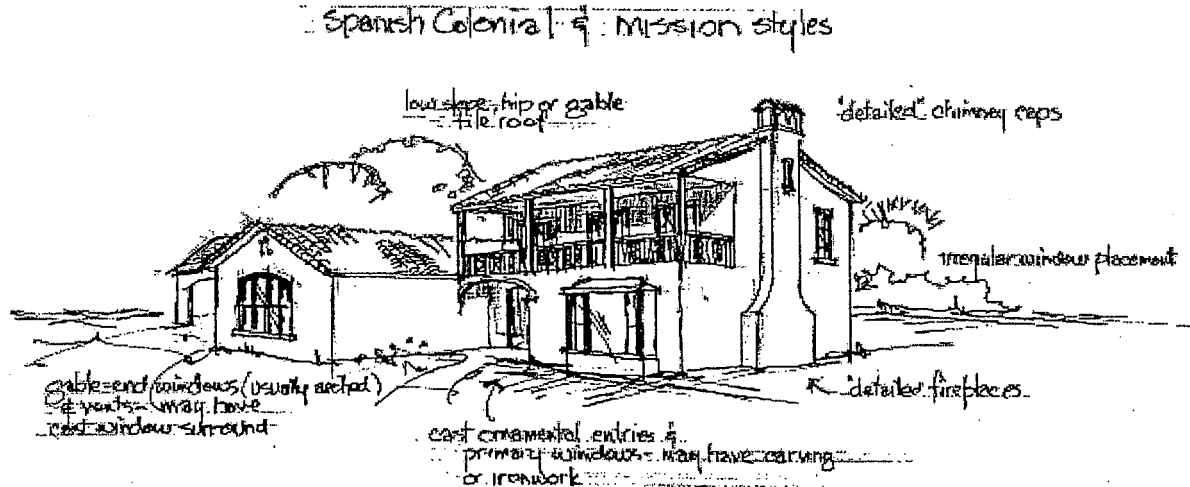
Historically, roof spans were much short than those employed today and as a result traditional northern New Mexico style homes kept very much to scale with the walls that supported them. Since spans of today's trussed roof buildings are greater and have a tendency to create a non-characteristic overstated roof, some flat roof areas with territorial brick parapets or soft rounded pueblo parapets may be used in conjunction with the metal roof. Alternatively, large spans may be broken up by varying plate heights so roofs do not overwhelm the structure.



Spanish Colonial/Spanish Mission Style

Spanish Colonial and Spanish Mission styles, while characterized as uniquely different, have often been used in New Mexico with overlapping components.

The clay tile roofs that characterize this style are most often low slope, less than 6:12 pitch, primarily gable end style. Spans of the pitched areas are usually quite short, so varying plate heights for different roof planes is strongly encouraged to keep the character of the style from being overwhelmed by an out of scale roof. Pueblo flat-roof parapets may be used in combination with the tile roof areas to minimize the scale of roofed areas. Overhangs are typically open rafter or short with stucco detail. Gable-end features may include ornamental windows or round tile attic vents. Window placements are irregular and deep set; in all cases at least 2" back from the exterior wall surface. Fireplaces vary from top to chimney and caps are detailed. Ornamental windows with iron detailing are common, as are entry doors. Second floor porch rails and columns are most often wood.



Materials and Colors

Similar building materials and colors within the *town center* should generally follow the first office building proposed for the *town center* and the *community center*.

The *General Mixed Use*, whether residential, non residential or mixed use, should have exterior surface materials that harmonize with the natural landscape and acknowledging the fact that these building are in a special mixed use area. This may include the traditional materials with additional elements or different colors added or consistent with the materials and colors used in the town and community centers.

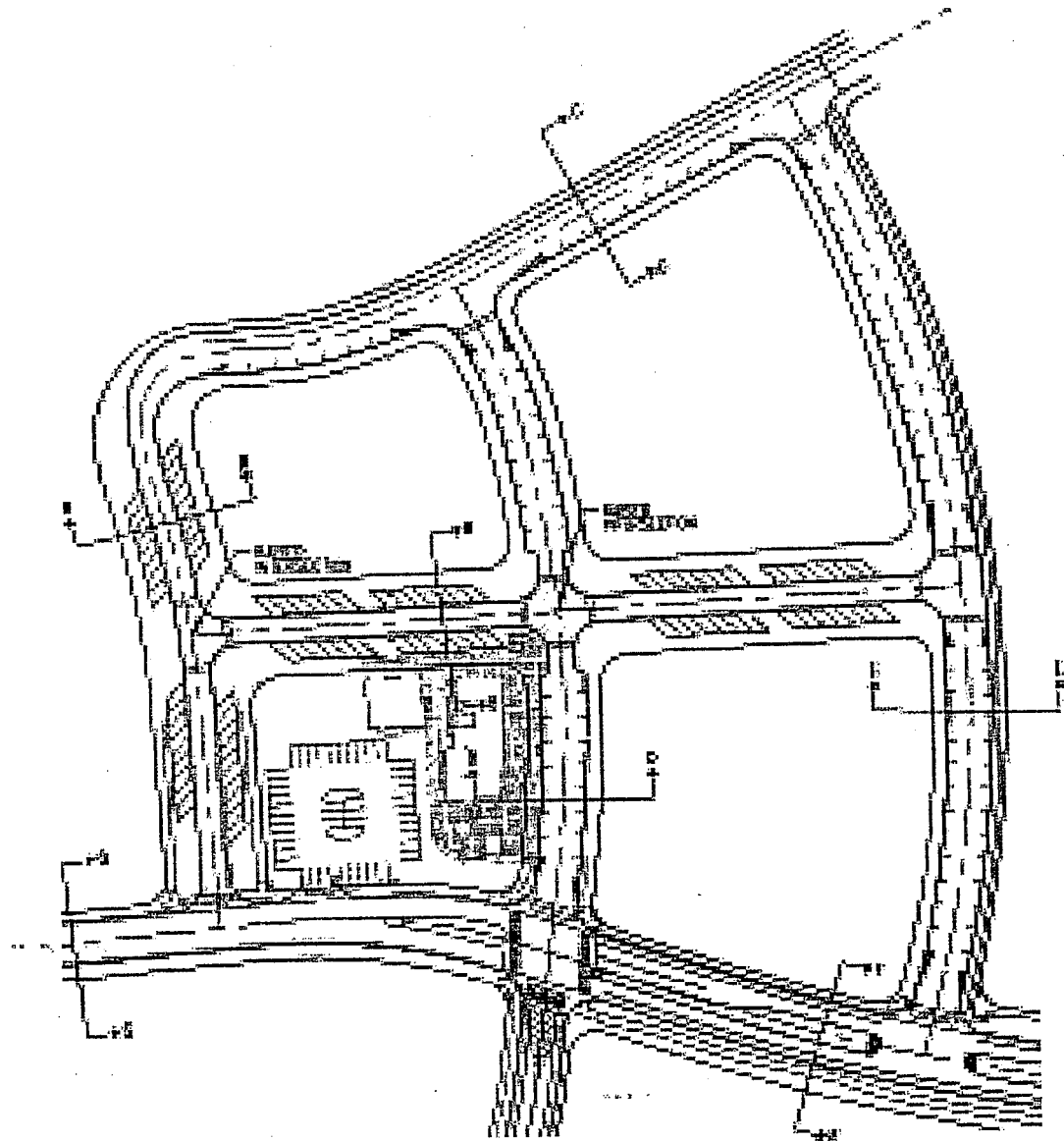
The *Public Park* will incorporate structures that use similar colors and materials as the community center and/or the town center.

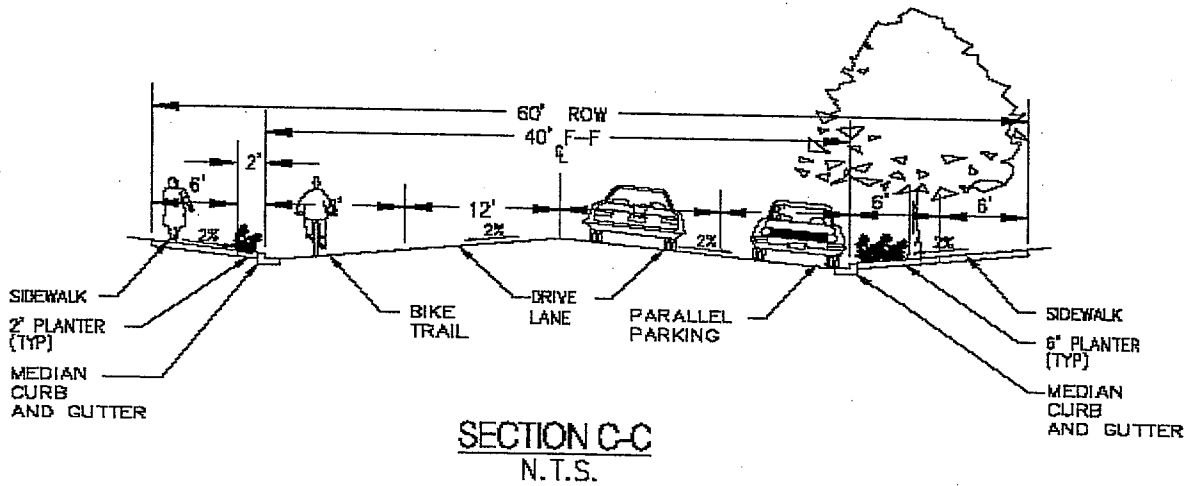
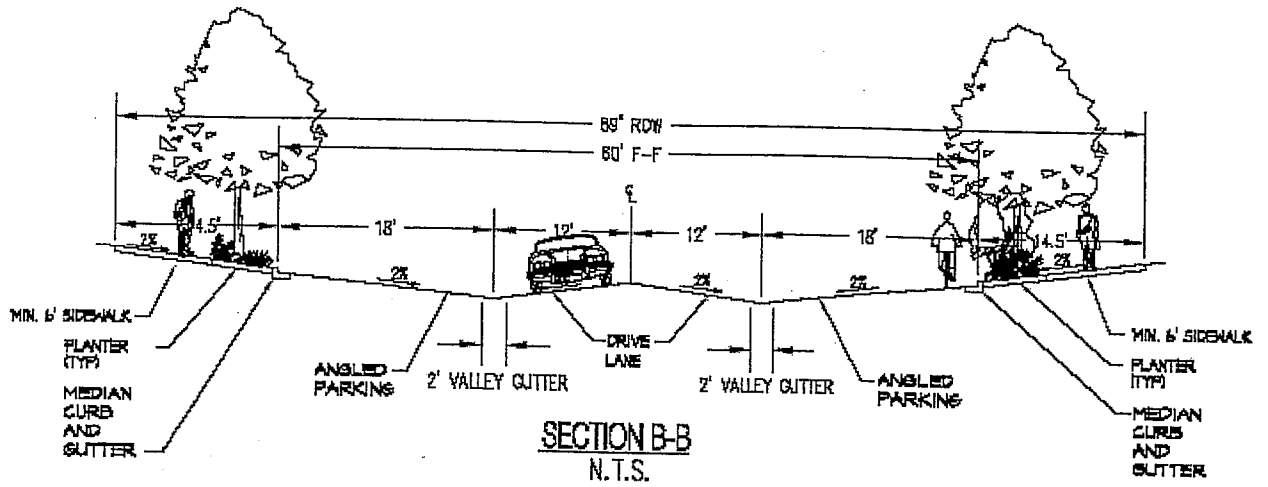
Site Planning

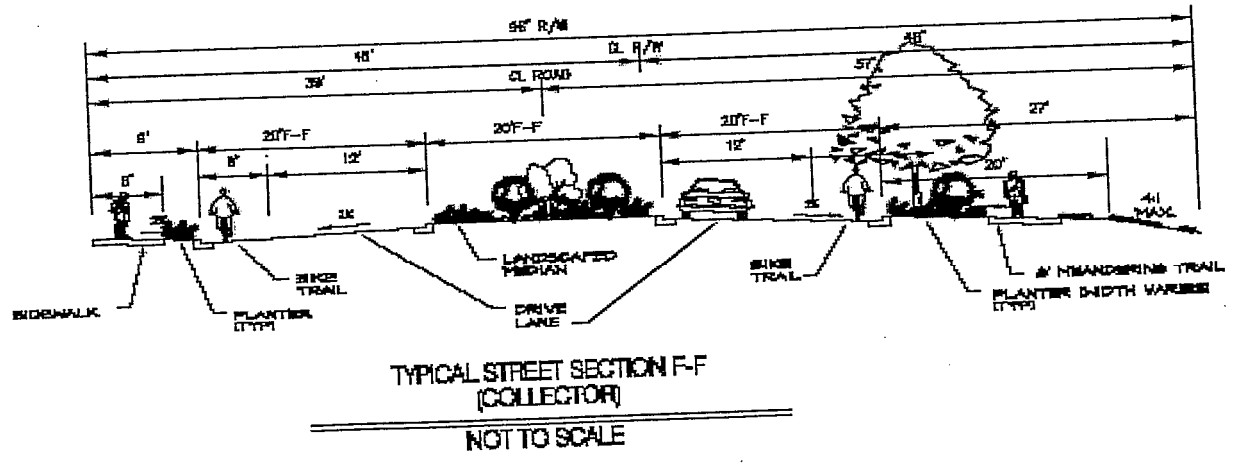
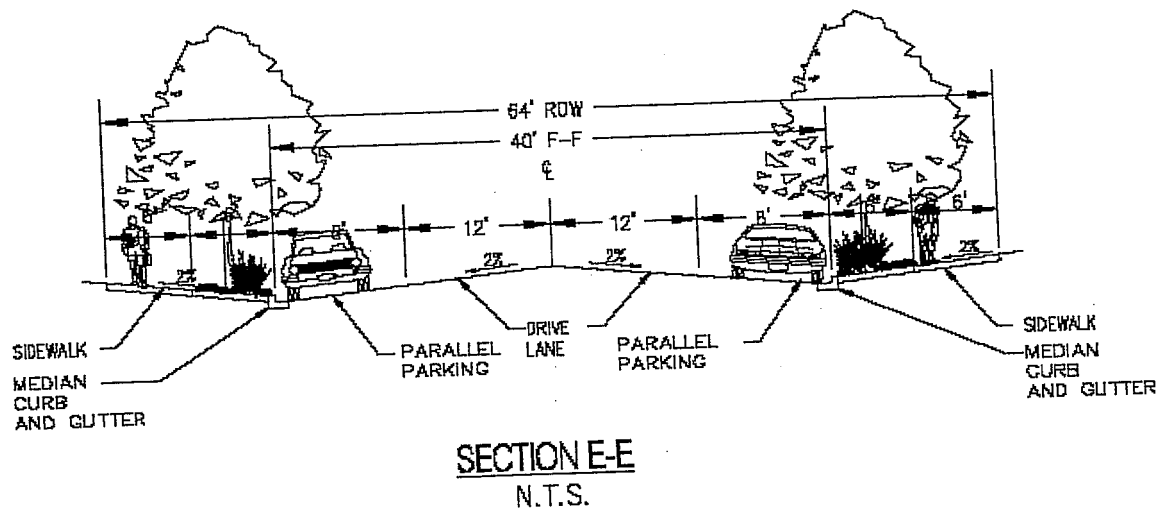
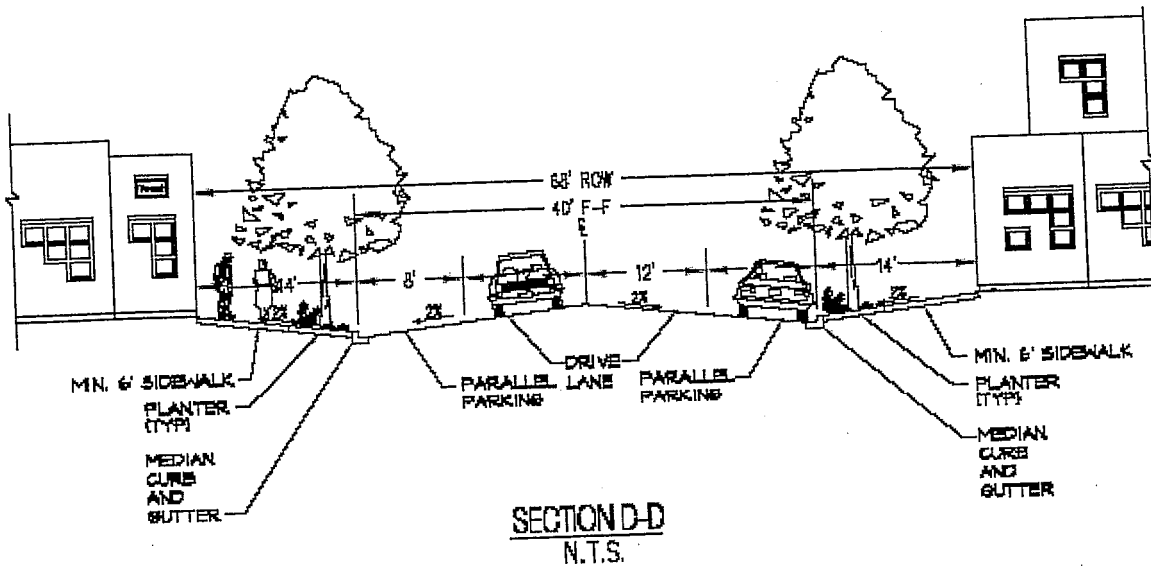
Site Planning at Mariposa is the melding of a number of design and land planning principles, which will allow the vision for this exceptional community to become a reality. Commitment to conservation, preservation and the enhancement of the natural environment is balanced with sensitivity to the economy and efficiency of contemporary building and construction.

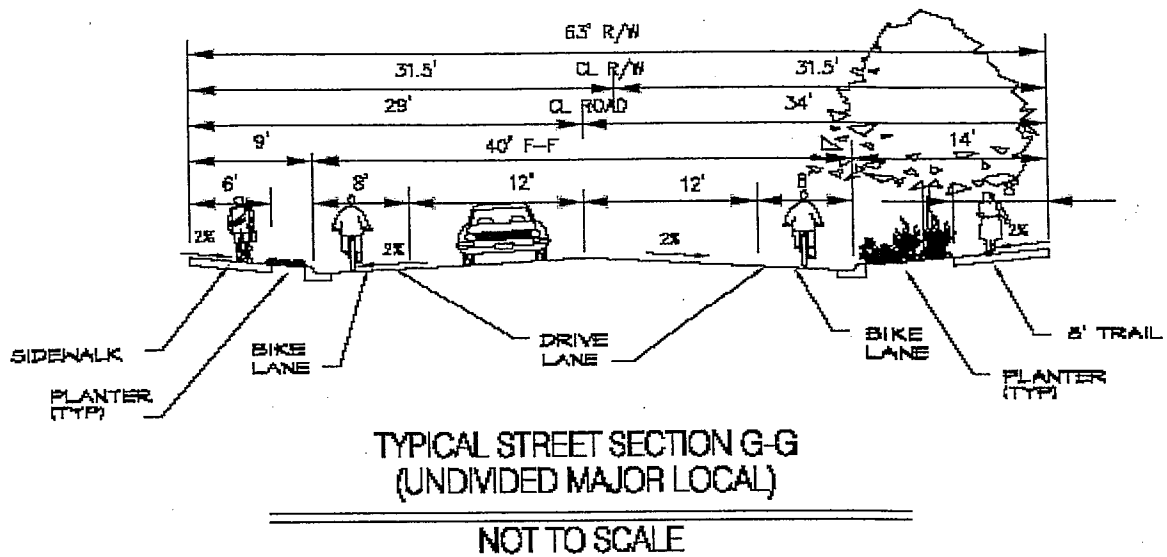
Each individual site plans will address the specific requirements of the City of Rio Rancho MU-A check list for individual site plans.

Transportation









Any other streets will adhere to the approved street sections in the adopted master plan.

Parking

The design objective of the parking areas, whether residential, non-residential, or mixed use, is to provide adequate parking while minimizing the overall impact of the parking areas.

Within the entire mixed use district, the minimum number of parking spaces is based on the use as listed under the MU-A zoning district of the City of Rio Rancho Zoning Ordinance. Since the exact uses are not known, the required number of parking spaces can not be calculated in advance. The calculations will be submitted with the individual site plans. This will include spaces for bicycle and handicapped parking.

Like many new and old town centers on street parking is an important element in creating the town center streetscape and interaction. The *Town Center* will provide both on site and on street parking. Although there are four tracts that make up the *Town Center*, the design of the parking, pedestrian circulation and building siting is created to give the feel and dynamics of one town center. The main focal point of the *Town Center* is the main intersection of the four tracts. The radius distance from that point to anywhere within the *Town Center* is not more than 450 feet, easily within walking distance. All the required parking for the *Town Center* will fall within that distance. Shared and on street parking is encouraged and shared parking agreements will be executed as individual development takes place.

Building Heights

The maximum building height allowed is 48 feet.

The building height is measured as the vertical distance from the highest finished grade relative to the street frontage, up to the eaves or highest level of a flat roof. The height of the parapet walls may vary depending on the need to screen mechanical equipment. Building height to the ridge of a pitched roof structure may vary depending on the roof pitch.

Building Footprint

The maximum allowed building footprint is 15,000 sf for ground floor unless a conditional use is granted which would allow buildings with larger footprints up to 50,000 sf.

Landscaping

Landscape Concept

The intent of the landscape program at Mariposa is to blend the built environment with the landscape by extending the high desert plant communities and ecosystems in to all areas of the landscape. The understanding of the diversity local ecosystems and use of native plants is a critical element in the landscape program. Refer to the Guidelines for Sustainability for a listing of approved plants for use in the landscape as well as installation techniques for plant material and water harvesting structures.

Landscape Zones

A general rule of thumb is to group plantings by similar water needs by concentrating new vegetation in deliberate and strategic locations. This will promote the health of plant communities by ensuring that plants are receiving the appropriate amount of water and reducing potential stress on plants. By selecting native and low-water-use plants, maintenance and water use costs are reduced. Exotic species generally require more water, nitrogen-based fertilizer and pesticides—thereby reducing the overall health of the ecosystem.

1. Urban (Parks, Plazas, Village Core Streetscapes) -- Parks and plazas should have sufficient open areas for play and gathering. Native grasses such as blue grama will be used in place of blue grasses requiring more water except for sport areas that require the installation of such non-native grasses.)
2. Formal -- These areas will install the drought tolerant, predominantly native plant material in a more formal manner to create a theme. These areas are along streets, entries to neighborhoods, parks and some of the front yard areas of the higher density neighborhoods. These areas are commonly found in the neighborhood production homes sites and the mixed-use areas.
3. Oasis -- An Oasis is defined as the home landscape for private areas enclosed by walls or in courtyards created by the building or wall. Homeowners can select from native and some non-native plants from which they can personalize their own oasis. Water harvesting is required of each homeowner in order to take advantage of surface water flow during large rain events, as well as the capture of any runoff from the roof and hardscape.
4. Native/Natural Areas -- Areas where the natural state is the permanent feature of the landscape. Restoration of landscape is required in the event that damage is caused as a result of construction. Supplemental plantings of native plants to these areas is allowed as long as it is presented in a random natural grouping and not a formal, linear form.

Common Area Landscaping Concepts

High Desert will install and the Association will maintain all landscaping in common open space areas, common areas, parks, right-of-ways and entries, unless a different agreement is reached between the parties. A conceptual landscape plan must be submitted to and approved by High Desert utilizing drought tolerant, predominantly native plants.

Street Landscape Zones

The street landscape zones that will be installed by High Desert are conceptually depicted in the diagram below and consist of:

1. Formal Village Core Streetscape – Street trees in sidewalk cutouts, in formal orientation.
2. Neighborhood Entry – All entries will feature similar formal layout.
3. Formal Road Streetscape – Occurs on streets such as Academy Road bound by walls on both sides of the street, formal planting of large masses of monoculture shrubs and street trees.
4. Native Streetscape – The native pallet of landscaping generally occurs along streets that run parallel to arroyos, where streets cross arroyo systems and in the Estate areas of Mariposa. This landscape is designed to reinforce the natural landscape of these areas.
5. Formal and Native Streetscape Interface – Blends landscaping of formal and native plantings.
6. Native Wildflower Zone – Periodic wildflower planting in mass swaths of color, especially at key intersections.
7. Existing Native Landscaping – Existing native landscaping along Mariposa Parkway and other arroyos systems will remain undisturbed.

Common Area Irrigation Systems

The Irrigation System for the Common Areas of the Mariposa Community is a single interconnected and centrally controlled system installed by High Desert and maintained by the Association. As new common areas are developed, either by High Desert or other developers, it is important that all irrigation systems be compatible and connected to the Master Irrigation System infrastructure. The system is designed to operate with either potable water or reuse treated effluent. However, as soon as sufficient treated effluent is available all systems shall use reuse water for common area irrigation. The master irrigation system is centrally controlled and designed to minimize water use, detect leaks, adjust to weather conditions and problems and will be managed by the association.

Irrigation Systems Installed By Others

All irrigation plans must be submitted and approved by High Desert prior to installation. Water use for each system added must be identified on each system design plan. All irrigation systems must use irrigation parts that are compatible to the centrally controlled master irrigation system design for common areas within Mariposa and installed by High Desert. All irrigation plans must be developed electronically for compatibility and a digital file must be submitted upon approval.

Master Irrigation System GIS File

High Desert has developed a digital and graphic Irrigation Master Plan and maintains this information in a Geographic Information System (GIS) file showing location and other pertinent irrigation system information in both mapping and database formats. This GIS database will include all projects associated with common area landscapes including those submitted by other developers.

The Mariposa master irrigation system GIS file is generated in ESRI ArcMap (version 9.0 or later). All final irrigation system data must be submitted in both hardcopy and digital format (either CAD or GIS)

so that it can be directly integrated (or easily converted) into the existing electronic Irrigation Master Plan. The acceptable data formats are AutoCAD 2000 (or most recent version) and ESRI ArcMap shapefiles (version 8.3 or later).

Digital files for all final irrigation plans submitted by other developers must contain the Mariposa survey benchmarks, which will be provided by High Desert in an irrigation system template. This will allow the Mariposa irrigation system GIS to be easily updated as new common areas are developed.

Lighting

Night Sky Protection

Preservation of dark skies is an important quality-of-life component of Mariposa. Implementation of dark sky criteria at Mariposa will set a high standard for exterior lighting and will be required in the mixed-use area.

Lighting Types And Function

1. Site Lighting -- Accent lighting used on the ground, mounted in trees or walls to highlight landscape features at parcel entries only. It can be used for safety or decorative purposes.
2. Architectural Lighting -- Mounted lighting for the purpose of providing general, area, security or decorative illumination at parcel entries or on buildings in the town center.
3. Pedestrian Lighting -- Used especially in the village center and along major sidewalks, fixtures should be placed 20' O.C.; 12 to 18 feet in height. Combine lighting poles with other utilitarian features along sidewalk to reduce visual and physical clutter (i.e. parking meters, banner poles, bike racks, transit stop signage)
4. Street Lighting -- The approved Mariposa street light is an anodized bronze fixture, shoebox shielding, with cut-off lenses, to minimize light pollution. Spacing of street lighting will generally be at intersections and end of streets. A different style fixture may be installed, with approval by High Desert, which would better meet the lighting and design needs of a specific area such as the *Town Center*.

The recommendations and requirements that shall be used are as follows:

1. Lighting should be directed downward.
2. No lighting in the Preserve or common open space areas.
3. Shielding and filtering is required to limit the amount of light emitting from the fixtures.
4. Should consider installation of the most energy efficient light sources, ie fluorescent or solar.
5. High Desert must approve all fixtures.
6. Coordinate landscaping and lighting elements to minimize potential for shadows by using a mixture of street and pedestrian lights and minimizing shadows caused by the conflict between a street light and a street tree.

Prohibited Lighting at Mariposa include:

1. Metal halide
2. Mercury Vapor
3. Quartz

4. Laser light or similar high intensity for advertisement or entertainment
5. Searchlights

Signage

The objective of a signage program is to create one that is unobtrusive and as integral to the environment and architecture as possible. All signs must be approved by High Desert before submittal for a permit by the City, if required. All signs at Mariposa will conform to a unified standard and will comply with City sign codes.

Requirements and Recommendations:

1. No sign or sign structure shall be placed or erected in any place or manner that will obstruct safe visibility for vehicles and pedestrian traffic.
2. Only text and graphics for signs may be internally illuminated; the sign face must remain opaque and be sealed at the seams to eliminate light leaks.
3. Externally illuminated building mounted or entrance signs are allowed as long as the light source is not visible from adjacent properties or public rights of way.
4. Kiosks are allowed and will be reviewed and approved by High Desert.

Prohibited Signage include:

1. Attached cloth or metal canopies with lettering
2. Banners with lettering
3. Painted lettering/symbols on windows
4. Building Mounted signs that exceed the height of the building parapet
5. Backlit box or reader board signs with lettering
6. Murals

Resource Conservation

The entire community of Mariposa is based on the principles of conservation that will yield an improved quality of life and sustainability. Mariposa embraces the concept of sustainable design and development, which includes resource conservation.

Water Conservation

Water is the most precious natural resource in New Mexico and the American Southwest. The economic and environmental health of the state and region is dependent upon the responsible use of our water resources. It is the goal of Mariposa to provide a model of community development, which utilizes the most progressive techniques in water conservation practices. Careful planning and thoughtful design can demonstrate that water conservation is possible without sacrificing lifestyle choices.

Water conserving appliances and fixtures are now commonly available in New Mexico and must be specified for installation. Designers should strongly consider dual plumbing systems to integrate both potable and gray water lines.

1. Specify plumbing fixtures that require less water and exceed fixture requirements of the Energy Policy Act of 1992 (in gallons per minute or gallons per flush). The following flow rates indicate a 20% reduction in the fixture requirements as stated in the Act:
 - a) Lavatory and Kitchen Faucets 2.2 GPM @ 80 PSIG
 - b) Showerheads 2.0 GPM @ 80 PSIG
 - c) Gravity Type Tank Toilets 1.6 GPF
2. No individual wells are allowed at Mariposa.
3. Irrigation systems must be designed so that peak summertime watering can be completed between the hours of 10pm and 6am.
4. Must install water conserving fixtures and appliances i.e. Energy Star* pursuant to the state of the art Green Building Standards per the adopted Master Plan.
5. There is much debate about the water efficiency of refrigerated ac units and evaporative coolers. While the evaporative cooler uses more water than an ac unit, it does take 4 times the amount of electricity to run an ac unit which causes the electric plants to use more water to generate this additional electricity. The most important issue no matter which cooling system is installed is the design of the system itself. This involves more than using the rule of thumb of a unit for x square feet of area to be cooled. It means using a recognized resource such as the Manual J, to help determine the number, location and size of the units. In this case efficiency in design is the most important factor.
6. Mariposa's water budget (balance) assuming reuse to augment outdoor landscaping demand, has the potential to minimize overall reliance on potable water supplies. The water conservation model performed for Mariposa summarizes this, based on the implementation of water conservation and reuse techniques.
7. Use of quality pipes, fittings and valves for leak resistance. Also recommend testing, such as Zero-Read, for leaks.

Drainage and Surface Water Management

Natural Rainfall is a precious resource and should be managed to help sustain the community and the surrounding region. Surface water management is the opportunity to manage the rainfall runoff for beneficial purposes including reduction of construction costs, improved ecosystems and habitats, sustainability of natural drainage patterns and arroyos after development and a return of water to the aquifer; while at the same time managing storm-water flows and drainage in a safe manner approved by the necessary governmental authorities.

Rainwater Collection and Harvesting

Rainwater catchment systems provide a source of soft, high quality water, reduce reliance on other water sources, and in New Mexico, are cost-effective. It is strongly recommended that roofs and hardened surfaces be designed to capture rainwater during storm events and transport it to cisterns or other storage devices for later irrigation use.

Rainwater Harvesting Components:

1. Roof designed as a rainwater catchment area.
2. Downspouts connect to underground cistern.
3. Underground cistern.
4. Irrigation line from cistern to irrigation areas.
5. Hardened surfaces, such as driveways designed to transport flow to surface catchment system.

Energy Efficiency

Mariposa recognizes energy efficiency as one of the most critical aspects of sustainability. The Founder makes a commitment to using renewable sources of energy as well as high standards for energy efficient buildings. The use of natural ventilation, cooling and heating to a practical extent is encouraged.

Indoor lighting and air quality are also special components of this efficiency equation. Tighter roofs, walls and foundations will require Mariposa to address occupancy loads in many of the buildings for air quality requirements and apply the appropriate systems to address these needs. Lighting will be accomplished utilizing day lighting techniques in combination with energy efficient electric lighting.

Building Envelope

The single most important component of an energy efficient building is the performance of the building's envelope. Proper detailing, adequate insulation and appropriate specification will result in buildings that are energy efficiency while also lower operating costs and increasing user comfort. In order to meet the Mariposa commitments for energy efficiency, the following minimum requirements for building R-values should be followed. (This does not insure compliance and should be considered a starting point only.)

Walls – R Value of 20 for exterior wall insulation

Roof - R Value of 38 for Sloped Roofs and R Value of 30 for Flat Roofs

Windows- R Value of 2.63

Windows And Glazing

One of the most misunderstood components of the building envelope is the windows and glazed areas. This is unfortunate, because often windows can be the single most important envelope component because their impact on heating, cooling, lighting and ventilation. Glazing should be selected based on several criteria among them energy performance, daylight contribution, architectural integration, occupant comfort and cost.

Natural and Renewable Resources

Normal home building practices can consume and even waste large quantities of natural resources such as wood, cardboard, plastic and water if not managed carefully. At Mariposa the issue of water conservation, re-use surface water management and water harvesting are discussed in this and other sections of these Guidelines. The main subject of this section deals with the efficient and environmentally conscious use of natural resources such as; wood, cardboard, metal and plastic, both during the design phase of your home as well as during construction.

Building Materials

Material selection is a complex process involving many variables, and considering green building materials can add time and money but more materials are being made available which, when used enough, will reduce the price. It is a fairly new science but one that is a growing and dynamic. Selection of green materials typically involves a review of the product's life cycle impact on the environment, which includes the raw materials used, production process, the transportation, and the disposal, recycling or reuse properties.

When selecting materials to use in the construction of an energy efficient home, the following attributes should be considered.

Renewability

Materials that are rapidly renewable (growth period) and are derived from biological resources such as trees and agricultural products. Examples include bamboo, cork, natural linoleum and some types of wood and engineered wood products.

Recycled Content

Materials with recycled content are available for many types of building products and this technology constantly improving. Examples include Rialtra, types of insulation, recycled plastic lumber and carpet made from recycled materials.

Reusability/Recyclables

Is how easily a product may be reused or recycled once it is no longer needed. Products that can be separated from other materials for reuse or recycling. Examples include metal roofing, lumber and windows and doors.

Durability

This describes the expected maintenance and service life of a product. A low maintenance product with a long service life is preferred.

Embodied Energy

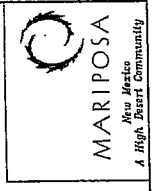
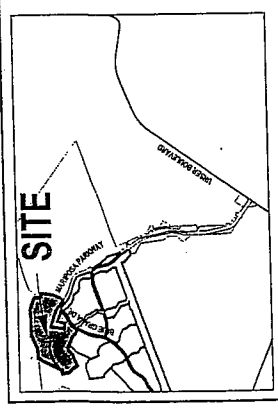
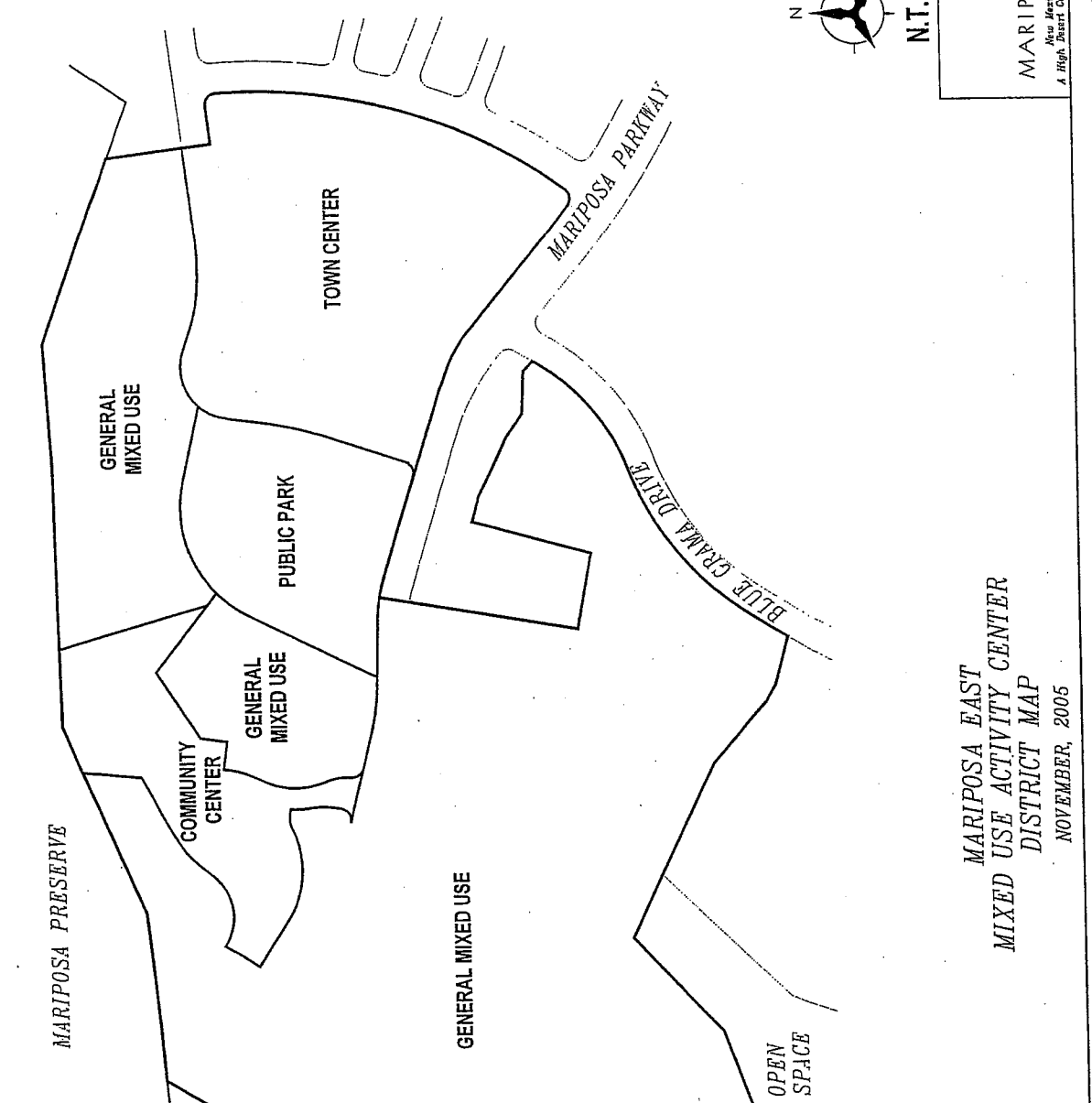
This is the energy required to remove, process, package, transport, and install, dispose (recycle) of materials used in the construction of a home. Up to 70% of the total energy invested in a building's construction is embodied

Environmental Impact

Refers to a products or materials effect on the outdoor environment. Select materials that minimize negative impacts on the ozone and add to global warming thru chemical release as well as minimizing release of toxic waste.

Land

The site planning philosophy of Mariposa is careful integration of the built environment to their natural surroundings so as to limit the intrusion and impact on the natural environment. With the Mixed Use Area there will be areas such as the town center (7 acres), which will be an entire built environment while there will areas designated as open space where there will be no buildings. Within the General Mixed Use , a large portion will be left undeveloped with "islands" of development.



MARIPOSA EAST
MIXED USE ACTIVITY CENTER
DISTRICT MAP
NOVEMBER, 2005

ES:09/15/05 8:36 AM C:\Users\Administrator\Desktop\Map_05_11_05.dwg

Attachment II

PLANNING & ZONING LAND USE APPLICATION

Please check appropriate box

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

Please Print In Ink Only or Type

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

APPLICANT/AGENT INFORMATION

Applicant Name: ECOTerra Development, LLC		Phone: 505-212-7000
Address: 9600 Tennyson St. NE		E-Mail: mifef@thewestway.com
City: Albuquerque	State: NM	Zip: 87122
Proprietary Interest: Developer/Homebuilder		List Owners: Mariposa East, LP
Deed or Ownership Verification Provided: (Initials)		Letter of Authorization Provided: (Initials)
Agent Name: Consensus Planning, Inc.		Phone: 505-764-9801
Address: 302 Eighth Street, NW		E-Mail: cp@consensusplanning.com
City: Albuquerque	State: New Mexico	ZIP Code: 87102

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

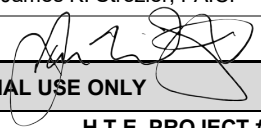
Site Plan Approval of Single-family residential development.

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit : Mariposa East	Block(s):	Lot(s): Tract 1A16H1, Tract 1A16F, Tract 1A16I
Existing Zoning: MU-A	Proposed Zoning: MU-A	
No. of existing lots: 3	No. of proposed lots: 60	Total area of site (acres): 41. 2

ACKNOWLEDGEMENT

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

Print Name: James K. Strozier, FAICP	Applicant: ECOTerra Development, LLC	Agent: Consensus Planning, Inc.
Signature: 	Date: 10/3/2025	

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

APPLICATION ACCEPTED BY: _____ DATE: _____

MARIPOSA EAST, LP
17700 N. PACESETTER WAY, SUITE 100
SCOTTSDALE, ARIZONA 85255
PHONE: 480.348.1118

Attachment II

September 29, 2025

Brian Babyak
Division Manager
City of Rio Rancho
Planning and Zoning
3200 Civic Center Cir NE #130
Rio Rancho, New Mexico 87144

Re: Agent Authorization for Mariposa Mixed Use (Tracts 1A-16I, 1A-16H1, 1A-16F)

Dear Brian:

Mariposa East L.P. authorizes Bohannon Huston, Inc., Consensus Planning and Price Land and Development Group to act as its agents in all matters associated with the above referenced tracts of land including but not limited to Site Plan, preliminary/final plats and construction plan submittals.

Please feel free to let me know if you should have any questions or required any additional information regarding the submittal.

Thank you,

Roger Theis

Mariposa East L.P
By: ABQ-GP. L.L.C.
Its: General Partner
By: Harvard Ventures, Inc.
Its: Manager



By: _____
Roger Theis, Authorized Representative



October 6, 2025

Amy Rincon
Director, Department of Development Services
City of Rio Rancho
3200 Civic Center Circle NE
Rio Rancho, NM 87144

RE: Explanation Letter – Site Development Plan in Mariposa East

Landscape Architecture
Urban Design
Planning Services

302 Eighth St. NW
Albuquerque, NM 87102

(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

Dear Ms. Rincon:

The purpose of this letter is to provide an explanation for a site development plan in the MU-A District and justification for single-family housing development without a commercial land use component. The legal description of the subject property is Mariposa East, Tracts 1A-16I, 1A-16H1, and 1A-16F. Our project team met with the Development Review Committee on May 22, 2025, and had follow-up conversations with City Staff. The project team reached out to and received support letters from the Mariposa Neighborhood Association, the owner/master developer – Mariposa East, LP, and the listing agent representing the property owner of the existing Commercial/Office Building.

Per the City of Rio Rancho Zoning Code 154.32 (E)(5) MU-A Zone Development Review Process and Development Review Committee recommendations, we have provided a site development plan and application to the Development Services Director. As stated in the approved Master Plan, this application is to be evaluated based on compliance with the approved Master Plan and guidelines, which in this case is the Mariposa East Master Plan. We submitted our site development plan and application to Harvard Investments, the Master Developer, for review per Master Plan regulations (see attached Letter).

Our Client, ECOterra Development, LLC, is proposing to develop 60 single-story, single-family homes on 42.2 acres. These homes will be adjacent to the existing Mariposa Community Center, Town Center, public park, and Mariposa Preserve open space. Pedestrian connections will be available to promote walkability to and from the Community Center, Town Center, and Mariposa Preserve.

Justification

The proposed residential development adheres to the guiding principles for development of Mariposa – Community, Diversity, and Respect. Residents of this community will enjoy an environment that enables them to live, work, and play.

The subject development area, previously planned for mixed-use, integrating both commercial and residential, has undergone a change in market demand. The current demand focuses less on commercial and office space and more on providing high-quality, sustainable housing. The demand for commercial or office lease spaces in the Community/Office Building property is limited, as verified by the Listing Agent for the property owner of the Community/Office Building (see attached Letter from Mr. Jeff Stuve). The Mariposa Neighborhood Association is aware that commercial needs and patterns have changed considerably since the early 2000s, and residential development is a more suitable and sustainable use for this land today (see attached Letter from Pat Jilek, President, Mariposa Neighborhood

PRINCIPALS

James K. Strozier, FAICP

ASSOCIATES

Ken Romig, PLA, ASLA
Erin Callahan, AICP



Association. Furthermore, the existing commercial/office building has been in operation since 2007, primarily used as an office for High Desert Investment Corporation. Ever since that time, it has experienced little to no leasing for the office component of the building. Additionally, the ground floor commercial opportunities have come and gone over the years with short-lived restaurants. Commercial and Office property is most successful when located along higher-volume travel corridors. If the area in and around Mariposa East ever needs additional commercial/office uses, there is a small (.2 acre), vacant tract just west of the existing building on the south side of Parkway Avenue. If additional commercial uses were needed, it is appropriate to locate those uses at the intersection of Unser Blvd and Mariposa Parkway (see attached Letter from Roger Theis, Master Developer, Mariposa East, LP).

There is a current demand for new homes near vibrant gathering spaces with recreational amenities. This development features a small private/HOA park that includes a covered seating area overlooking tennis/pickleball matches, as well as a clubhouse for indoor activities and restrooms. All park development is designed to minimize impact on the surrounding environment and neighbors to the east.

Mariposa East Mixed Use Activity Center District

The proposed development meets and furthers the intent of the MU-A classification in Mariposa.

1. Encourage a greater intensity of development in order to attract the people and commerce necessary to create a vibrant and diverse urban center;

Response: The proposed residential development borders the existing Mariposa Community Center, Town Center, and public park, which contains opportunities for recreation, socialization, dining, and work. Building residential homes will only add to the vibrancy and diversity of this center by bringing more traffic through the Center and new customers. The area is currently undeveloped and provides no benefit to the surrounding civic and commercial/office uses.

2. Encourage a blending of residential, civic, commercial and office uses that will trade horizontal distance for a vertical mixture of uses;

Response: The development of the proposed homes will contribute to a community that currently lacks sufficient housing supply, while also addressing the current lack of demand for commercial and office space. The existing Town Center features a mix of vertical uses, including office space and a restaurant. Civic and recreational uses are met by the public park and Community Center, which contains a weight room, exercise classrooms, and a pool. The proposed new residential development will complement the existing civic, commercial, and office uses.

3. Encourage a mixture of service and employment uses so that residents will have the opportunity to work as well as shop and play within walking distance from their houses, and

Response: The development will surround the community's Town Center. Residents of this community will enjoy an environment that enables them to live, work, and play. The development area, featuring single-family homes, will be situated within walking distance of the Mariposa Community Center,



Town Center, and a public park. The current market demand for service and employment is static, and this development is not adding to that land use percentage. The current configuration provides residents with ample opportunities for office and retail space. The development features a private/HOA park with tennis/pickleball courts, as well as an indoor clubhouse gathering space, all of which are within walking distance of the proposed homes.

4. Encourage planning, design, and detailing that reflect the needs of pedestrians, establish multi-modal circulation opportunities, and create memorable civic spaces.

Response: The proposed development is situated in an area that maximizes multi-modal transportation options with existing and relocated trails. Residents will have the opportunity to walk, bike, or drive to access the nearby civic space. Pedestrian connections throughout the development will provide residents with easy access to the community center, open spaces, office spaces, and a restaurant. The project team analyzed and realigned trails to create/continue access to the preserve, as well as non-vehicular connectivity to the Town Center.

Mariposa East Master Plan

Within the MU-A zone of the Mariposa East Master Plan, single-family residential development is a permitted use. The Mariposa East Master Plan provides design standards and other regulations to guide development within the Plan area. The following outlines how the Site Development Plan falls in line with and furthers these standards and regulations:

Architecture Element:

Response: The proposed single-family homes will be limited to the architectural styles outlined in the Mariposa East Master Plan, including Pueblo, Contemporary Pueblo, Territorial, Contemporary, Northern New Mexico, and Spanish Colonial/Spanish Mission.

Materials and Colors:

Response: The exterior surface materials used will be in harmony with the natural landscape.

Transportation:

Response: Streets are properly scaled with minimal impact to the surrounding environment to create a more attractive community. The trails will facilitate multimodal transportation options, including vehicles, bicycles, and pedestrians.

Parking:

Response: Each lot will feature an enclosed garage capable of parking two vehicles. Driveways will be designed to minimize impact to the surrounding environment.

Building Heights:

Response: The MU-A zone permits building heights up to 48 feet. This Site Plan restricts the height to 20 feet, and the homes are restricted to single-story homes. If the topographic and grading require an underground garage



with access to the street, the underground portion shall not be included in the height calculation.

Building Footprint:

Response: Building footprints are approximately 1,800 – 2,800 square feet.

Landscaping:

Response: The goal of this development is to minimize impact on the natural environment. Common open spaces and residential landscaping will consist of a new native landscape and the preservation of existing natural vegetation. Any additional landscaping will adhere to the Guidelines for Sustainability outlined in the Mariposa Master Plan.

Lighting:

Response: Exterior lighting will comply with the recommendations and requirements outlined in the Mariposa East Master Plan to preserve the area's dark skies. All exterior lighting will be directed downward, will not be located in common open space areas, will be shielded and filtered, energy efficient, and designed to minimize shadows. Low-level path lighting will be the preferred option for all exterior lighting. All exterior lighting fixtures will be approved by Harvard Investments, per the Mariposa East Master Plan.

Signage:

Response: Any signage within the development will comply with the requirements and recommendations outlined in the Mariposa East Master Plan and will be reviewed by the Sustainability Review Board prior to any submittal. Signs will not obstruct safe visibility and will not contain lighting that is disruptive to adjacent properties or the public right-of-way. All signage will comply with the unified standard within the Mariposa community. The entry feature design will mimic the surrounding high desert environment, in keeping with the natural character of the Mariposa community.

Resource Conservation:

Response: The subject development will embrace the concept of sustainable design and development by minimizing impact on the surrounding environment. Homes, streets, and other neighborhood features will be designed to limit the intrusion and impact on the natural landscaping and the adjacent Mariposa Preserve.

Rio Rancho Comprehensive Plan

The proposed residential development adheres to the guiding Goals and Policies of the Rio Rancho Comprehensive Plan, including:

Conservation and the Natural Environment Element

- Goal Con-2: Preserve vegetation and natural resources.
- Policy Con-12: Develop and protect a public open space network.

Response: The development is intended to cause minimal impact and be sensitive to the surrounding environment. Single-family homes will be developed with surrounding common Open Space to preserve the region's landscape and enhance the quality of life for surrounding residents. The project will be adjacent to the Mariposa Preserve Open Space and trails. Re-aligned pedestrian and bicycle connections will be provided to link the proposed development with the Mariposa Preserve Open Space.



Land Use Element

- Goal L-3: Maintain a balance of land uses throughout the City.
- Policy L-2: Promote and support development that incorporates walkability.

Response: This vacant land just west of and surrounding the Mariposa community center is an ideal spot for new residential development. The site's location on the outskirts of the metro area supports single-family residential development for those looking to travel into the City for services and don't want to live directly in the city. The proposed development's proximity to the Mariposa Community Center, Town Center, and public park promotes and supports walkability and bicycle travel.

Population and Housing Element

- Goal PH-2: Maintain the strength, vitality, and stability of all residential neighborhoods and types.
- Goal PH-4: To ensure that single-family and multi-family residential neighborhoods provide an attractive living environment.

Response: The proposed single-family homes will feature a high-quality design that is in keeping with the surrounding environment and existing Mariposa development. The homes will provide an attractive living environment, promoting quality of life and a more rural lifestyle. The development will be located within walking and biking distance to the Mariposa Community Center, Town Center, Mariposa Preserve, trails, and public park, thus enhancing the living environment through an increased sense of community.

Transportation Element

- Goal TR-3: A balanced transportation system that provides access to a variety of transportation options.

Response: The proposed development is located within walking and biking distance to the Mariposa Community Center, Town Center, public park, and office/retail space. Pedestrian connections will be provided to and from the Community Center and Open Space through a series of sidewalks and trails.

Parks and Recreation Element

- Goal PR-1: Establish new and maintain existing recreation and senior centers, parks, trails and open space that foster a quality community, support a strong economy, and meet the needs of current and future residents.
- Goal PR-2: Be responsive to the recreational needs of the community.
- Policy PR-2: Establish a coordinated and connected system of open space throughout the city that preserves natural systems, protects wildlife habitat and corridors, and provides land for low impact recreation.

Response: The proposed single-family homes are located adjacent to the Mariposa Preserve Open Space and include additional areas of preserved Open Space within the development. The Preserve and common Open Space areas will preserve natural systems, protect wildlife habitats, and provide for low-impact recreation. The Open Space offers miles of trails to cater to the recreational needs of nearby residents. Additionally, the project



will realign trails and add needed segments for connectivity. The development will offer a vibrant gathering space, including shaded seating overlooking tennis and/or pickleball matches.

Urban Design Element

- Goal UD-2: Create traditional neighborhood patterns that support a sense of place.
- Goal UD-3: Create street patterns with development that fosters human interaction.
- Goal UD-4: Create safe developments that discourage crime.
- Goal UD-6: Support development that links neighborhoods and encourages the use of all modes of transportation.

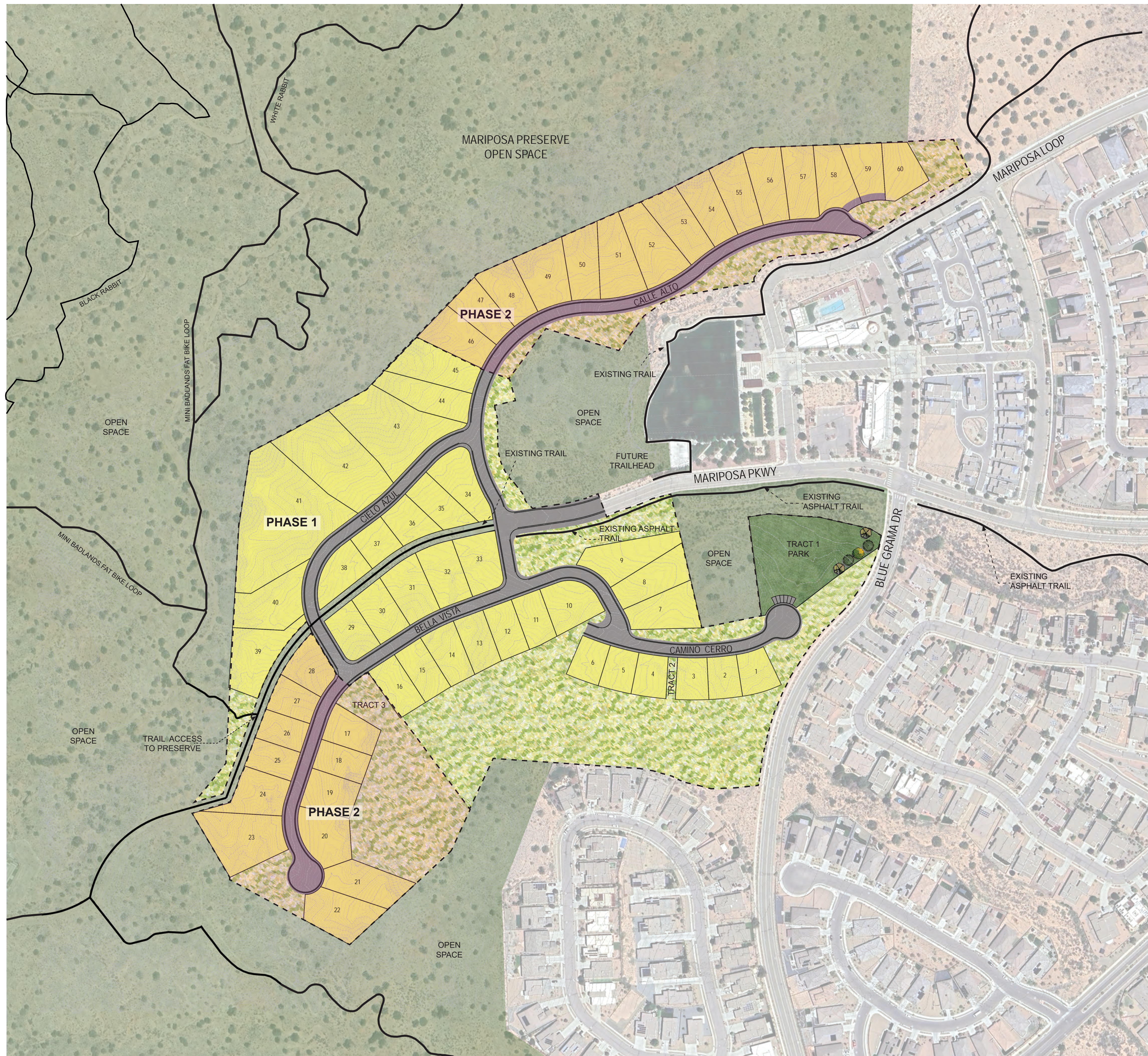
Response: The proposed development will feature a neighborhood pattern with trails and common open space that will be in keeping with the surrounding landscape and built environment. The development will discourage crime with security gates at each entrance to the neighborhood. Pedestrian connections throughout the development, via trails and sidewalks, will link the neighborhood to the new park, fostering human interaction.

The subject development furthers the intent of the MU-A zone by encouraging residential development within walking and biking distance to the Mariposa Town Center. Single-family residential development is well-suited for this location and will provide new high-quality homes, thereby further promoting the necessary blend of commercial, civic, and recreational components in Mariposa East. Residents will have easy access to numerous recreational opportunities, including an indoor and outdoor pool, recreation room, and miles of open space trails adjacent to and within the community.

We respectfully request approval of this Site Development Plan. Please contact me at cp@consensusplanning.com or (505) 764-9801 if you have any further questions.

Sincerely,

James K. Strozier, FAICP
Principal



SITE AREA: 41.2 ACRES

RESIDENTIAL LOTS: ± 60

BUILDING FOOTPRINTS: APPROXIMATELY 1,800 – 2,800 SF

OPEN SPACE: OPEN SPACE AREAS SHOWN ARE PRELIMINARY AND WILL BE ADJUSTED AS LOT LOCATIONS ARE FINALIZED WITH THE PRELIMINARY PLAT.

ZONING MU-A: SEE MARIPOSA EAST MASTER PLAN MU-A REGULATIONS AND PERMISSIVE USES.

LAND USE: SINGLE-FAMILY RESIDENTIAL AND PRIVATE HOA PARK.

PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS:

- PRIMARY VEHICULAR ACCESS IS FROM 20' PRIVATE GATED DRIVE VIA MARIPOSA PARKWAY (AN EXISTING COLLECTOR STREET).
- SECONDARY GATED RESIDENT AND EMERGENCY ACCESS IS PROVIDED AT MARIPOSA LOOP (AN EXISTING LOCAL STREET).
- PEDESTRIAN ACCESS/CIRCULATION WILL BE PROVIDED VIA PROPOSED LOCAL ROADWAYS AND TRAILS THROUGHOUT THE INTERNAL OPEN SPACE WITH CONNECTIONS TO THE MARIPOSA COMMUNITY TRAILS.
- TRAILS ARE INTENDED TO BE SOFT SURFACE TRAILS, AND LOCATIONS SHOWN ARE CONCEPTUAL.

SETBACKS: ALL BUILDINGS SHALL BE LOCATED AS DESIGNATED ON AN APPROVED PLAT.

- MINIMUM FRONT YARD SETBACKS: 10', 20'G
- MINIMUM REAR YARD SETBACKS: 10'
- MINIMUM SIDE YARD SETBACKS: 5'
- MINIMUM CORNER SIDE SETBACK: 10'
- MAXIMUM BUILDING HEIGHT 48' (SEE BELOW)

HEIGHT:

THE MU-A ZONE PERMITS BUILDING HEIGHTS UP TO 48 FEET; THIS SITE PLAN RESTRICTS THE HEIGHT TO 20 FEET AND THE HOMES ARE RESTRICTED TO SINGLE STORY HOMES. IF THE TOPOGRAPHIC AND GRADING REQUIRES AN UNDERGROUND GARAGE WITH ACCESS TO THE STREET, THE UNDERGROUND PORTION, SHALL NOT BE INCLUDED IN THE HEIGHT CALCULATION.

PROPOSED DENSITY:

THE DENSITY IS 1.45 DWELLING UNITS PER ACRE.

PHASING: THIS PROJECT WILL BE DEVELOPED IN TWO PHASES. A PRELIMINARY PLAT WILL BE DONE FOR THE ENTIRE PROJECT WITH SEPARATE FINAL PLATS FOR EACH PHASE.

PHASE ONE – LOTS 33

PHASE TWO – LOTS 27

THIS SITE PLAN CONFORMS WITH THE MARIPOSA EAST MASTER PLAN - DISTRICT GUIDELINES, FUTURE BUILDINGS WILL CONFORM WITH ARCHITECTURE, MATERIALS & COLOR, , PARKING, BUILDING HEIGHTS, BUILDING FOOTPRINT, LANDSCAPING, AND LIGHTING REQUIREMENTS. FINAL EASEMENTS AND LOCATIONS WILL BE PROVIDED WITH THE PRELIMINARY PLAT.

SITE UTILITIES:

THE PROPOSED DEVELOPMENT WILL BE SERVED BY THE CITY OF RIO RANCHO FOR THE WATER DISTRIBUTION AND FIRE PROTECTION SYSTEMS AND THE SANITARY SEWER COLLECTION SYSTEM. EXISTING MASTER PLAN AND DISTRIBUTION/COLLECTION LINES ARE IN PLACE IN MARIPOSA PARKWAY, MARIPOSA LOOP, AND BLUE GRAMMA.

- WATER: AN EXTENSION OF THE EXISTING WATER LINE IN MARIPOSA PARKWAY LOOPED BACK TO THE EXISTING LINE/STUB IN MARIPOSA LOOP WILL SERVE THE INITIAL PHASE OF DEVELOPMENT FOR BOTH DOMESTIC SERVICES AND FIRE PROTECTION. THE ONSITE WATER LINES, FIRE HYDRANTS, AND WATER METERS, AS WELL AS THE OFFSITE EXTENSION AND CONNECTION TO THE EXISTING WATER LINE IN MARIPOSA LOOP, WILL BE DESIGNED THROUGH THE CITY OF RIO RANCHO DEPARTMENT OF PUBLIC WORKS AS A PUBLIC WORK ORDER. ALL WATER LINES WILL BE IN THE FUTURE PUBLIC WATER LINE EASEMENTS.

- SANITARY SEWER: THE INITIAL PHASE OF DEVELOPMENT WILL BE SERVED BY A SANITARY SEWER LINE EXTENSION OFF OF MARIPOSA PKWY AND BLUE GRAMA WITH PHASE 2 CONNECTION TO MARIPOSA LOOP AND INTERNAL LINES BUILT IN PHASE 1. THE ON-SITE SANITARY SEWER LINES WILL BE PUBLIC AND BE ACCOMPANIED BY PUBLIC SANITARY SEWER LINE EASEMENTS.

- PRIVATE UTILITIES: THE PRIVATE UTILITIES ARE LIMITED TO THE NEW MEXICO GAS COMPANY, PUBLIC SERVICES COMPANY OF NEW MEXICO, LUMEN, AND THE LOCAL CABLE PROVIDER. BY THEIR FRANCHISE AGREEMENT WITH THE CITY OF RIO RANCHO, THEY ARE REQUIRED TO PROVIDE THEIR UTILITY SERVICES THROUGH INDIVIDUAL UTILITY EXTENSION AGREEMENTS. ALL OF THE PRIVATE UTILITY COMPANIES HAVE ACTIVE LINES IN THE ADJACENT EASEMENTS ALONG MARIPOSA PARKWAY AND MARIPOSA LOOP. ALL ONSITE PRIVATE UTILITIES WILL BE WITHIN PUBLIC UTILITY EASEMENTS (P.U.E.S.).

STORM WATER MANAGEMENT:

THE DRAINAGE SOLUTION WILL BE IN ACCORDANCE WITH THE STORM WATER MANAGEMENT GUIDELINE AND REQUIREMENTS AS FOUND IN THE DRAINAGE MASTER PLAN FOR MARIPOSA EAST, PREPARED BY BOHANNAN-HUSTON, INC. THE GRADING OF THE PROPOSED HOMES WILL BE INTEGRATED WITH THE NATURAL GRADES TO THE EXTENT PRACTICAL. THE HOMES THAT BACK UP TO A NATURAL RIDGELINE WILL HAVE SHALLOW SWALES USED TO DEFLECT SURFACE DISCHARGE AROUND THE UNITS. STORM WATER WILL BE ROUTED TO WATER HARVESTING DEPRESSIONS INTEGRATED INTO THE NATURAL LANDSCAPE FOR INFILTRATION WITH EXCESS (NOT TO EXCEED UNDEVELOPED CONDITIONS) RELEASED TO HISTORIC FLOW PATHS. ALL STORM WATER RELEASED ONTO PUBLIC ROADWAY OR STORM DRAIN WILL FIRST BE ROUTED THROUGH A DESILTATION, WATER QUALITY POND/FACILITY.

TERRA ALTO

SITE PLAN

Prepared For:

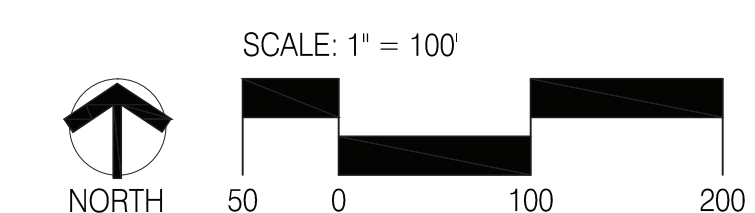
ECOterra Development, LLC
8100 Wyoming NE M4-347
Albuquerque, NM 87113

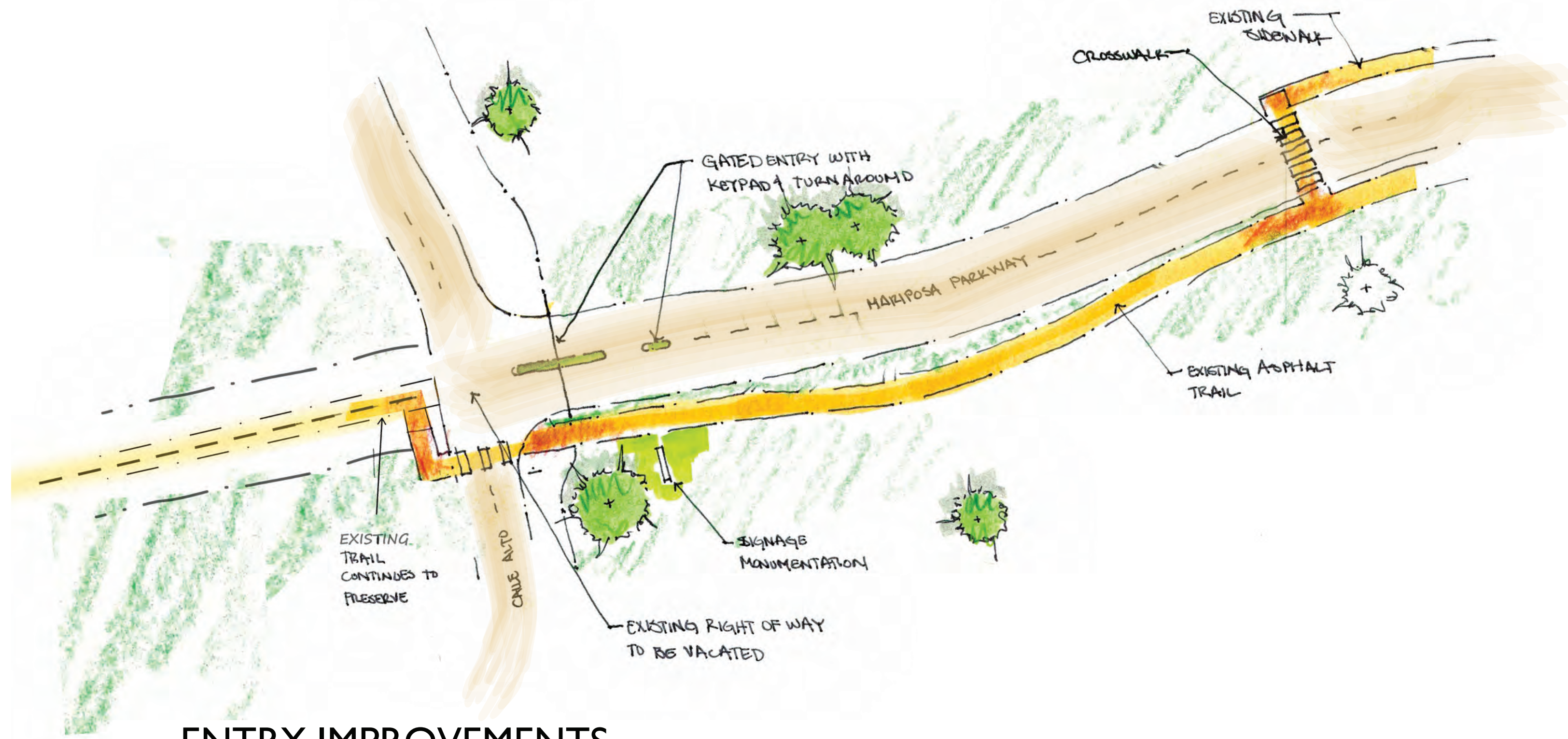
Prepared By:

Consensus Planning, Inc.
302 Eighth St. NW
Albuquerque, NM 87102

Bohannon Huston
7500 Jefferson St. NW
Albuquerque, NM 87109

Price Land Development
500 Marquette Ave. NW Suite 1060
Albuquerque, NM 87102





ENTRY IMPROVEMENTS



NEIGHBORHOOD PARK

PLANT LEGEND

SYMBOL	SCIENTIFIC NAME COMMON NAME	SIZE	INSTALLED SIZE MATURE SIZE	WATER USE
TREES				
(Symbol)	EXISTING TREE TO REMAIN			
(Symbol)	ACER FREEMANII 'AUTUMN BLAZE' AUTUMN BLAZE MAPLE	2.5" B&B	45' HT. X 35' SPR.	MED
(Symbol)	CELTIS RETICULATA NETLEAF HACKBERRY	2.5" B&B	45' HT. X 35' SPR.	MED
(Symbol)	CERCIS CANADENSIS 'TEXENSIS' TEXAS REDBUD	2.5" B&B	25' HT. X 30' SPR.	MED
(Symbol)	CHILOPSIS LINEARIS 'BUBBA' BUBBA DESERT WILLOW	8' M5	20' HT. X 20' SPR.	RW
(Symbol)	FORESTIERA NEOMEXICANA NEW MEXICO OLIVE	15-GAL	15' HT. X 15' SPR.	LOW+
(Symbol)	PINUS NIGRA AUSTRIAN PINE	8' HT. B&B	35' HT. X 25' SPR.	MED
(Symbol)	PISTACHIA X 'RED PUSH' RED PUSH PISTACHE	2.5" B&B	40' HT. X 40' SPR.	MED
SHRUBS AND GROUNDCOVERS				
(Symbol)	ACHILLEA 'MOONSHINE' MOONSHINE YARROW	1-GAL	2' HT. X 2' SPR.	MED
(Symbol)	AGASTACHE RUPESTRIS LICORICE HUMMINGBIRD MINT	1-GAL	3' HT. X 2' SPR.	LOW
(Symbol)	ARTEMISIA FILIFOLIA SAND SAGE	5-GAL	4' HT. X 4' SPR.	RW
(Symbol)	CALYLOPHUS SERRULATUS ORANGE BUTTERFLY WEED	1-GAL	18" HT. X 18" SPR.	LOW
(Symbol)	CERETOIDES LANATA WINTER FAT	5-GAL	30" HT. X 30" SPR.	LOW
(Symbol)	COMPTONIA PEREGRINA FERN BUSH	5-GAL	4' HT. X 6' SPR.	MED
(Symbol)	CYTISUS SCOPARIUS 'LENA'S BROOM' LENA'S BROOM	5-GAL	4' HT. X 4' SPR.	LOW
(Symbol)	ERICAMERIA LARICIFOLIA DWARF TURPENTINE BUSH	5-GAL	3' HT. X 3' SPR.	LOW
(Symbol)	EUPHORBIA BIGLANDULOSA GOPHER PLANT	3-GAL	3' HT. X 4' SPR.	LOW+
(Symbol)	PINUS MUGO 'PUMILIO' DWARF MUGO PINE	5-GAL	4' HT. X 6' SPR.	MED
(Symbol)	RHUS TRILOBATA 'AUTUMN AMBER' AUTUMN AMBER SUMAC	5-GAL	2' HT. X 8' SPR.	LOW+
(Symbol)	RHUS TRILOBATA THREE-LEAF SUMAC	5-GAL	4' HT. X 6' SPR.	LOW
(Symbol)	SALVIA DORRII PURPLE SAGE	5-GAL	3' HT. X 3' SPR.	MED
(Symbol)	SALVIA GREGGII 'FURMAN'S RED' FURMAN'S RED CHERRY SAGE	3-GAL	30" HT. X 3' SPR.	MED
(Symbol)	SPHAERALCEA A. 'LOUIS HAMILTON' GLOBE MALLOW	5-GAL	2' HT. X 3' SPR.	LOW
DESERT ACCENTS				
(Symbol)	AGAVE HAVARDIANA HARVARD AGAVE	3-GAL	4' HT. X 4' SPR.	RW
(Symbol)	DASYLIRION WHEELERI DESERT SPOON	5-GAL	4' HT. X 4' SPR.	RW
(Symbol)	HESPERALOE PARVIFLORA 'BRAKELIGHTS' BRAKELIGHTS RED YUCCA	3-GAL	3' HT. X 3' SPR.	LOW+
(Symbol)	YUCCA BACCATA BROADLEAF YUCCA	5-GAL	4' HT. X 5' SPR.	RW
ORNAMENTAL GRASSES				
(Symbol)	CALAMOGROSTIS A. 'KARL FOERSTER' KARL FOERSTER FEATHER REED GRASS	5-GAL	30" HT. X 3' SPR.	MED
(Symbol)	MUHLENBERGIA C. 'REGAL MIST' MUHLY GRASS	5-GAL	3' HT. X 4' SPR.	MED

GENERAL LANDSCAPE NOTES:

IRRIGATION SYSTEM
A FULLY AUTOMATED IRRIGATION SYSTEM WILL BE USED TO IRRIGATE TURF AREA, TREE, SHRUB AND GROUND COVER PLANTING AREAS.

IRRIGATION SHALL BE A COMPLETE UNDERGROUND SYSTEM WITH TREES TO RECEIVE (6) 2 GPM DRIP EMITTERS AND SHRUBS TO RECEIVE (2) 2 GPM DRIP EMITTERS. TURF VALVES WITH POP-UP SPRAY HEADS WILL BE OPERATED TO PROVIDE 1/2" OF WATER PER CYCLE (PEAK SEASON).

POINT OF CONNECTION FOR IRRIGATION SYSTEM IS UNKNOWN AT CURRENT TIME AND WILL BE COORDINATED IN THE FIELD. IRRIGATION WILL BE OPERATED BY AUTOMATIC CONTROLLER. LOCATION OF CONTROLLER TO BE FIELD DETERMINED AND POWER SOURCE FOR CONTROLLER TO BE PROVIDED BY OTHERS.

MAINTENANCE RESPONSIBILITY
MAINTENANCE OF THE COMMON AREA LANDSCAPING AND IRRIGATION SYSTEM, INCLUDING THOSE AREAS WITHIN THE PUBLIC R.O.W. SHALL BE THE RESPONSIBILITY OF THE HOME OWNER'S ASSOCIATION.

MAINTENANCE OF FRONT YARD LANDSCAPE AND STREET TREES ALONG INTERNAL RESIDENTIAL LOTS AND IRRIGATION SYSTEM SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL HOMEOWNER.

NO HIGH WATER USE TURF IS SPECIFIED FOR THIS PROJECT. THE PLANT PALETTE IS PREDOMINANTLY COMPRISED OF PLANTS WITH LOW TO MEDIUM WATER USE REQUIREMENTS, THEREBY MINIMIZING IRRIGATION NEEDS WHILE ENSURING THE VIABILITY OF THE PLANTS.

LANDSCAPE PLAN

Prepared For:

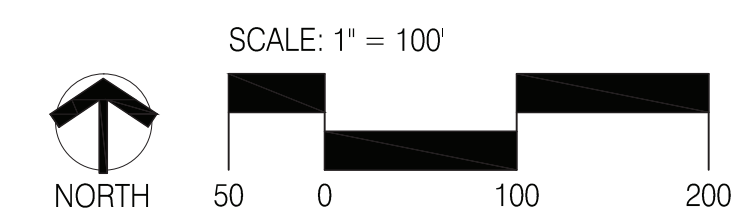
ECOterra Development, LLC
8100 Wyoming NE M4-347
Albuquerque, NM 87113

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Albuquerque, NM 87102

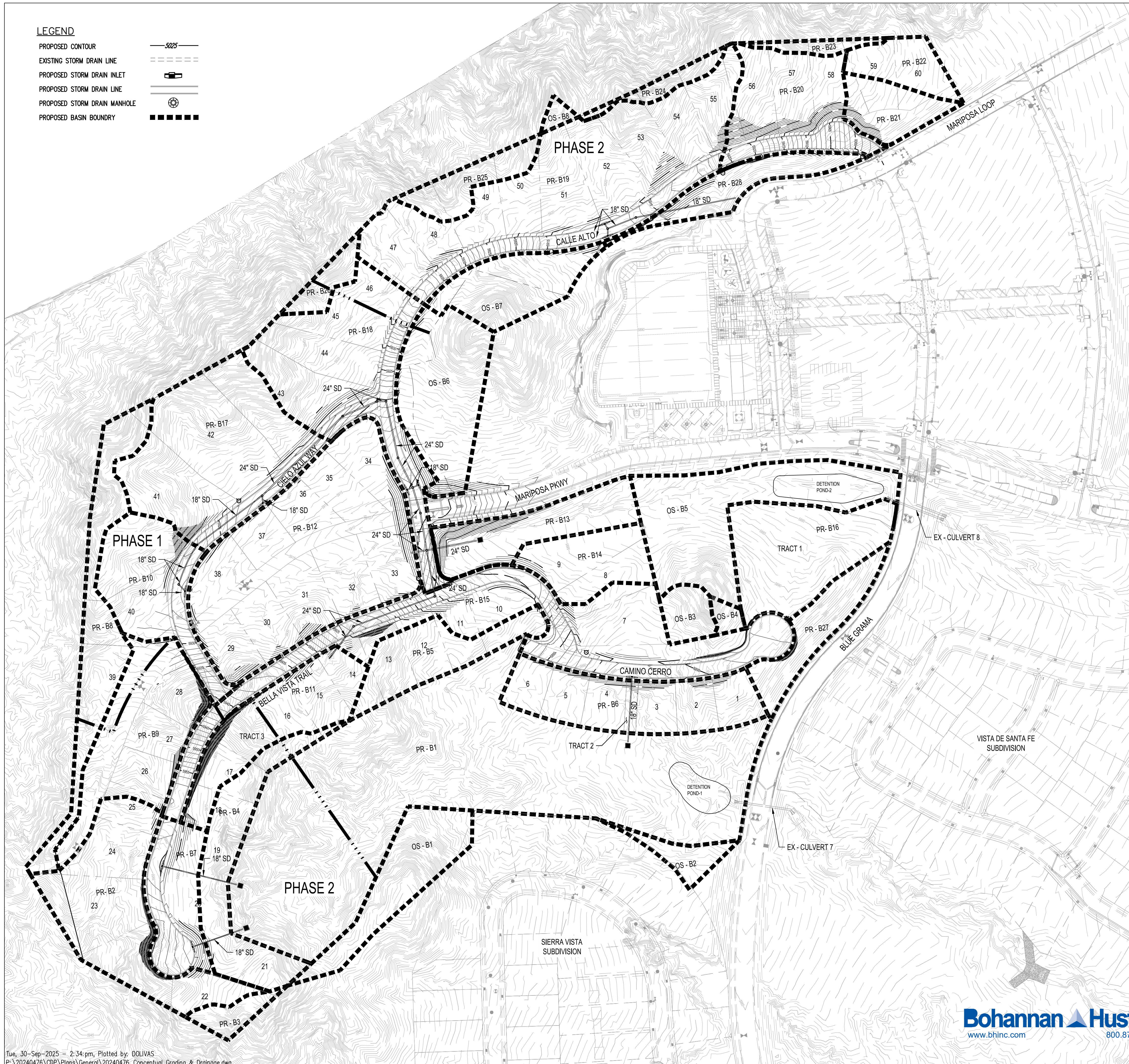


TERRA ALTO

CONCEPTUAL GRADING & DRAINAGE PLAN

LEGEND

- PROPOSED CONTOUR
- EXISTING STORM DRAIN LINE
- PROPOSED STORM DRAIN INLET
- PROPOSED STORM DRAIN LINE
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED BASIN BOUNDARY



NARRATIVE:

EXISTING CONDITIONS:

THE PROPOSED SITE IS LOCATED WITHIN TRACT 1A-16F, TRACT 1A-16H, TRACT 1A-16I OF MARIPOSA EAST. THE SITE IS UNDEVELOPED AND THERE ARE SOME EXISTING TRAILS WITHIN THE SITE BOUNDARY. THERE ARE EXISTING DRAINAGE EASEMENTS GRANTED TO SSCAFCA AND PUBLIC WATERLINE AND REUSE LINE EASEMENT GRANTED TO CoRR WITHIN THE SITE BOUNDARY.

CURRENTLY THE NORTHEAST PORTION OF THE SITE DRAINS TO MARIPOSA LOOP, THE NORTHWEST PORTION DRAINS TOWARD MARIPOSA PARKWAY, AND THE SOUTH PORTION OF THE SITE DRAINS EAST TOWARD EXISTING CULVERTS LOCATED AT BLUE GRAMA DRIVE.

DEVELOPED CONDITIONS:

IN THE DEVELOPED CONDITIONS, THE SITE WILL FOLLOW EXISTING DRAINAGE PATTERN. ONLY TWO OFFSITE BASINS ENTERS INTO PROPOSED ROADWAYS. HOWEVER, ALL THE OFFSITE BASINS HAVE BEEN TAKEN INTO ACCOUNT FOR THE DEVELOPED CONDITIONS DRAINAGE ANALYSIS TO MAKE SURE THE TOTAL FLOW DISCHARGING THE SITE IS WITHIN THE ALLOWABLE LIMIT. TOTAL EXISTING OFFSITE AND DEVELOPED ONSITE FLOWS WILL BE CONVEYED BY THE PROPOSED STREETS AND UNDERGROUND STORM DRAIN PIPE AND THEY WILL DISCHARGE TO THE THREE LOCATIONS AS IN THE EXISTING CONDITIONS. NORTHEAST PORTION OF THE SITE WILL CONTINUE TO DRAIN TO MARIPOSA LOOP, THE NORTHWEST PORTION DRAINS TOWARD EXISTING CULVERT 8 AT BLUE GRAMA DRIVE AND THE SOUTH PORTION OF THE SITE DRAINS EAST TOWARD EXISTING CULVERT 7 LOCATED AT BLUE GRAMA DRIVE. DETENTION PONDS WILL BE PROPOSED WHERE THE DISCHARGE EXCEEDS THE ALLOWABLE RATE AS WELL AS TO PROVIDE REQUIRED SWQV.

GENERAL NOTES:

1. EXISTING TOPO CONTOURS ARE SHOWN AT 1FT INTERVAL.
2. DESIGN CRITERIA FOR GRADING AND DRAINAGE WILL FOLLOW DESIGN STANDARDS ESTABLISHED IN THE MASTERPLAN.
3. STORM DRAIN LOCATIONS ARE APPROXIMATE.

ULTIMATE CONDITIONS

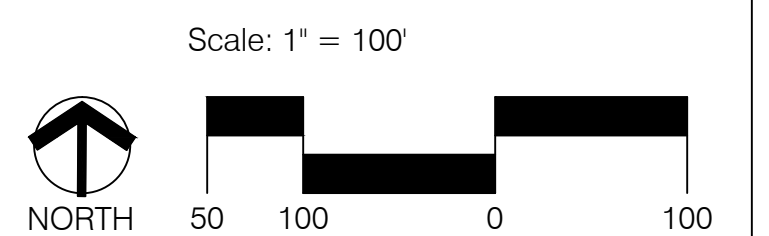
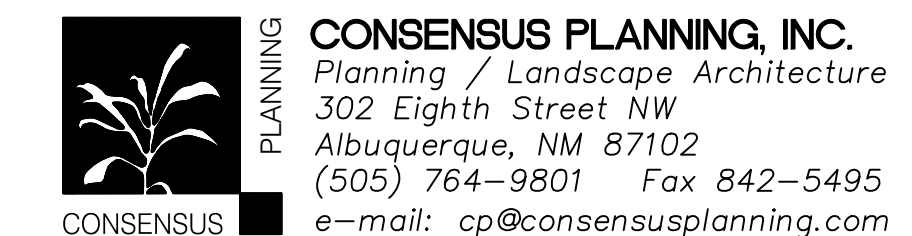
BASIN I.D.	AREA (AC)	UNITS #	% LAND TREATMENT				DISCHARGE (CFS)	
			A	B	C	D	10 YR	100YR
PR - B1	7.19	0.0	19.0%	30.0%	51.0%	0.00%	6.6	15.6
PR - B2	1.81	3.5	0.0%	36.5%	36.5%	27.00%	2.6	5.0
PR - B3	0.20	0.0	33.0%	10.0%	57.0%	0.00%	0.2	0.4
PR - B4	1.11	3.0	0.0%	36.5%	36.5%	27.00%	1.6	3.1
PR - B5	0.81	3.0	0.0%	36.5%	36.5%	27.00%	1.2	2.2
PR - B6	1.37	6.0	0.0%	36.5%	36.5%	27.00%	1.9	3.8
PR - B7	0.82	1.0	0.0%	36.5%	36.5%	27.00%	1.2	2.3
PR - B8	1.20	1.5	0.0%	36.5%	36.5%	27.00%	1.7	3.3
PR - B9	1.53	4.0	0.0%	36.5%	36.5%	27.00%	2.2	4.2
PR - B10	1.19	1.0	0.0%	36.5%	36.5%	27.00%	1.7	3.3
PR - B11	1.16	5.0	0.0%	36.5%	36.5%	27.00%	1.7	3.2
PR - B12	3.53	10.0	0.0%	36.5%	36.5%	27.00%	5.0	9.8
PR - B13	0.91	0.0	25.0%	33.0%	42.0%	0.00%	0.8	1.9
PR - B14	0.73	1.5	0.0%	36.5%	36.5%	27.00%	1.0	2.0
PR - B15	3.07	1.5	0.0%	36.5%	36.5%	27.00%	4.4	8.5
PR - B16	1.41	0.0	37.0%	40.0%	7.0%	16.00%	1.2	2.9
PR - B17	2.41	1.5	0.0%	36.5%	36.5%	27.00%	3.4	6.7
PR - B18	2.23	3.5	0.0%	36.5%	36.5%	27.00%	3.2	6.2
PR - B19	3.71	9.0	0.0%	36.5%	36.5%	27.00%	5.3	10.3
PR - B20	1.29	3.0	0.0%	36.5%	36.5%	27.00%	1.8	3.6
PR - B21	0.49	1.0	0.0%	36.5%	36.5%	27.00%	0.7	1.4
PR - B22	0.45	1.0	0.0%	36.5%	36.5%	27.00%	0.6	1.2
PR - B23	0.14	0.0	14.3%	14.3%	71.4%	0.00%	0.1	0.3
PR - B24	0.19	0.0	4.0%	9.0%	87.0%	0.00%	0.2	0.5
PR - B25	0.45	0.0	9.0%	15.0%	76.0%	0.00%	0.5	1.1
PR - B26	0.23	0.0	0.0%	33.0%	67.0%	0.00%	0.3	0.6
PR - B27	0.62	0.0	6.0%	5.0%	89.0%	0.00%	0.8	1.6
PR - B28	0.57	0.0	16.0%	30.0%	54.0%	0.00%	0.5	1.3
OS - B1	0.91	0.0	7.0%	26.0%	67.0%	0.00%	1.0	2.2
OS - B2	0.24	0.0	24.0%	60.0%	16.0%	0.00%	0.2	0.4
OS - B3	0.24	0.0	8.0%	16.0%	76.0%	0.00%	0.3	0.6
OS - B4	0.09	0.0	0.0%	100.0%	0.00%	0.00%	0.1	0.2
OS - B5	1.79	0.0	42.0%	24.0%	34.0%	0.00%	1.3	3.3
OS - B6	1.39	0.0	37.0%	33.0%	30.0%	0.00%	1.0	2.6
OS - B7	0.82	0.0	16.0%	30.0%	54.0%	0.00%	0.8	1.8
OS - B8	0.07	0.0	0.0%	0.0%	100.0%	0.00%	0.1	0.2
TOTAL	46.36	60.00					56.9	117.6

Prepared For:

ECOTerra

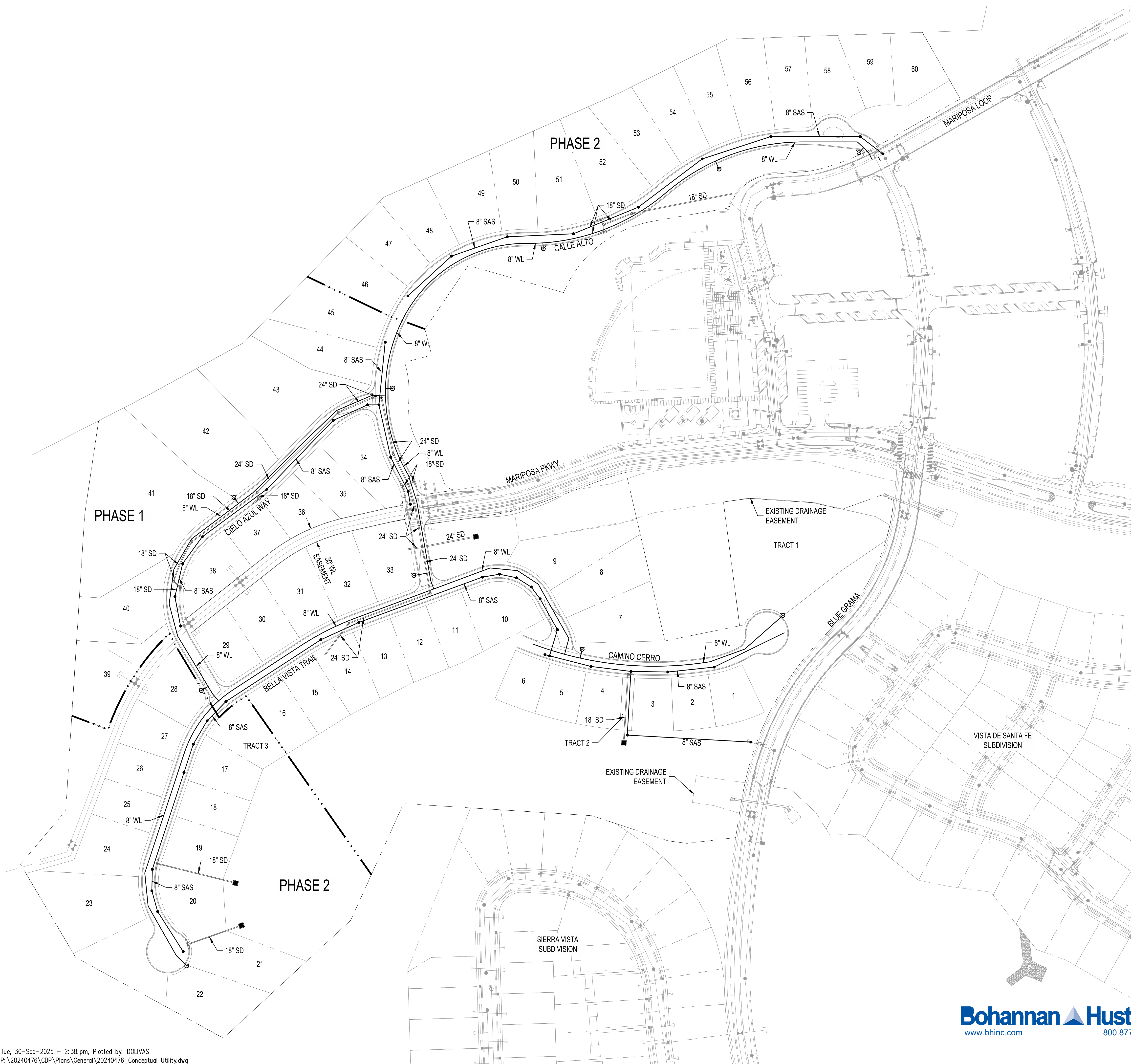
Prepared By:

Consensus Planning, Inc.
Bohannon Huston, Inc.



TERRA ALTO

CONCEPTUAL UTILITY PLAN

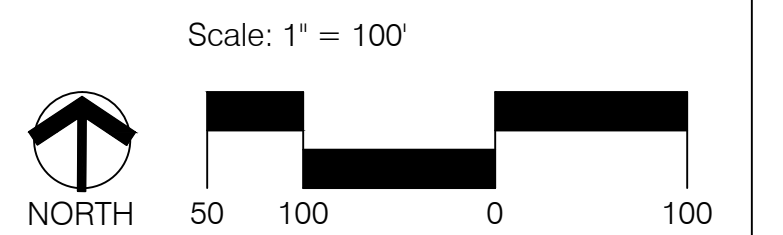


Prepared For:
ECOTerra

Prepared By:
Consensus Planning, Inc.
Bohannon Huston, Inc.

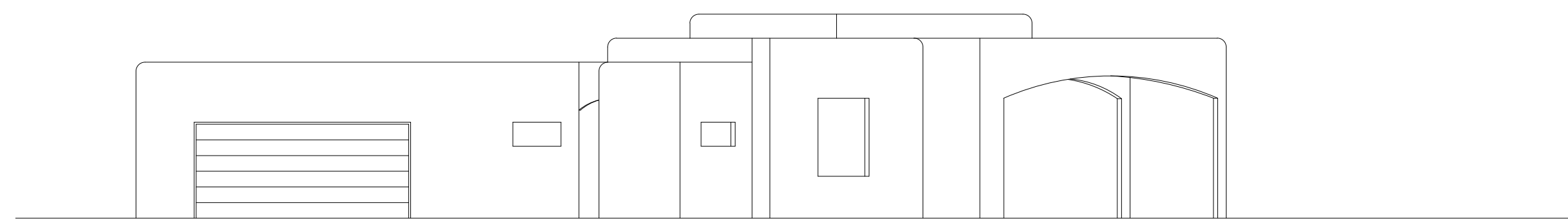

CONSENSUS PLANNING, INC.
 Planning / Landscape Architecture
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 Albuquerque, NM 87102
 (505) 764-9801 Fax 842-5495
 e-mail: cp@consensusplanning.com


 www.bhinc.com 800.877.5332

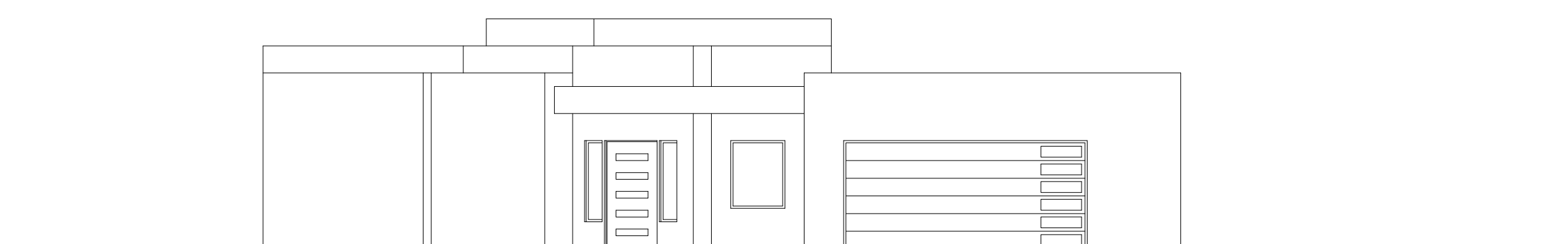


NOTE:

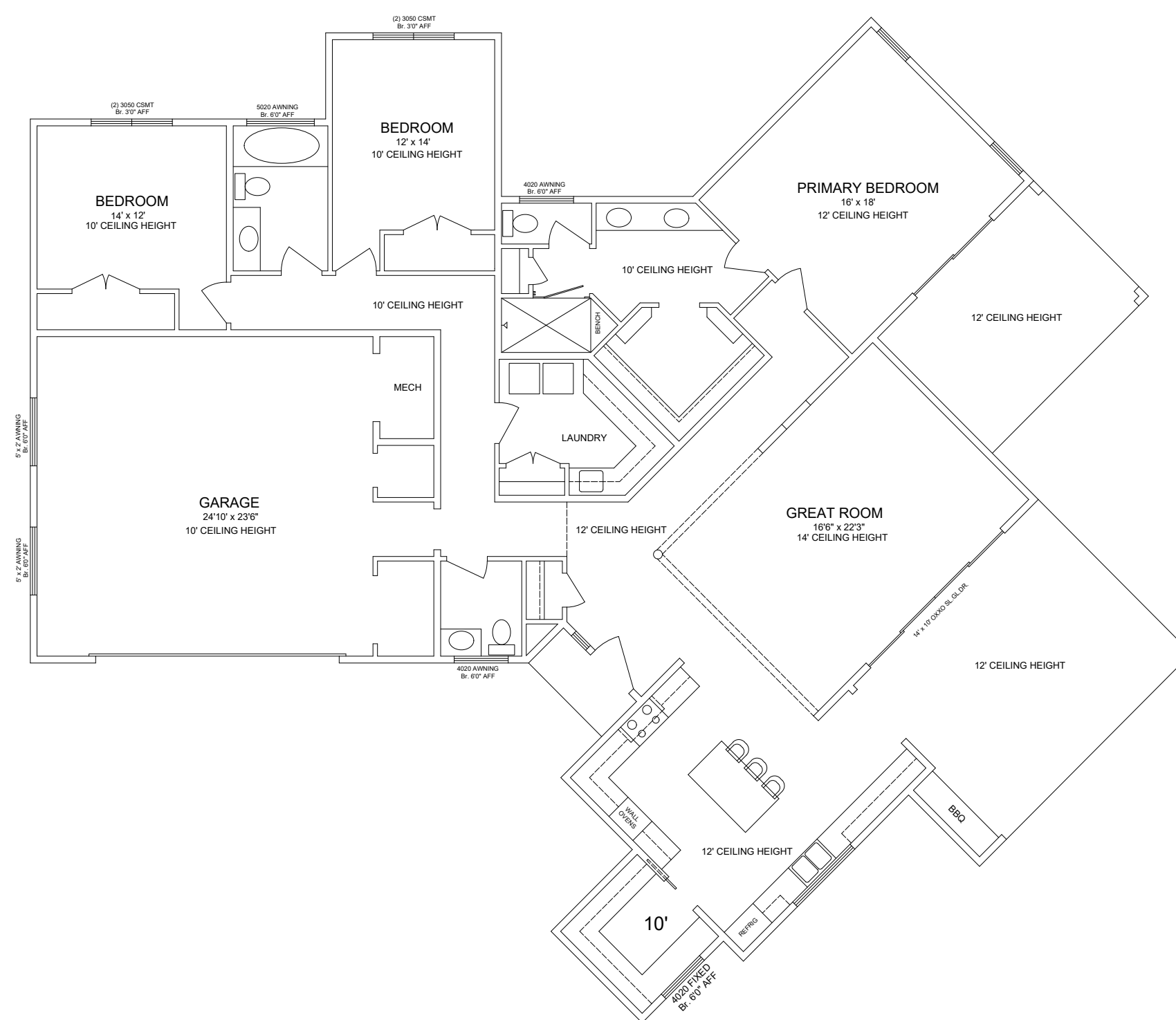
WHERE REQUIRED BY GRADING/TERRAIN ISSUES, THERE MAY BE A OPTION WITH UNDERGROUND GARAGE (SEE HEIGHT).



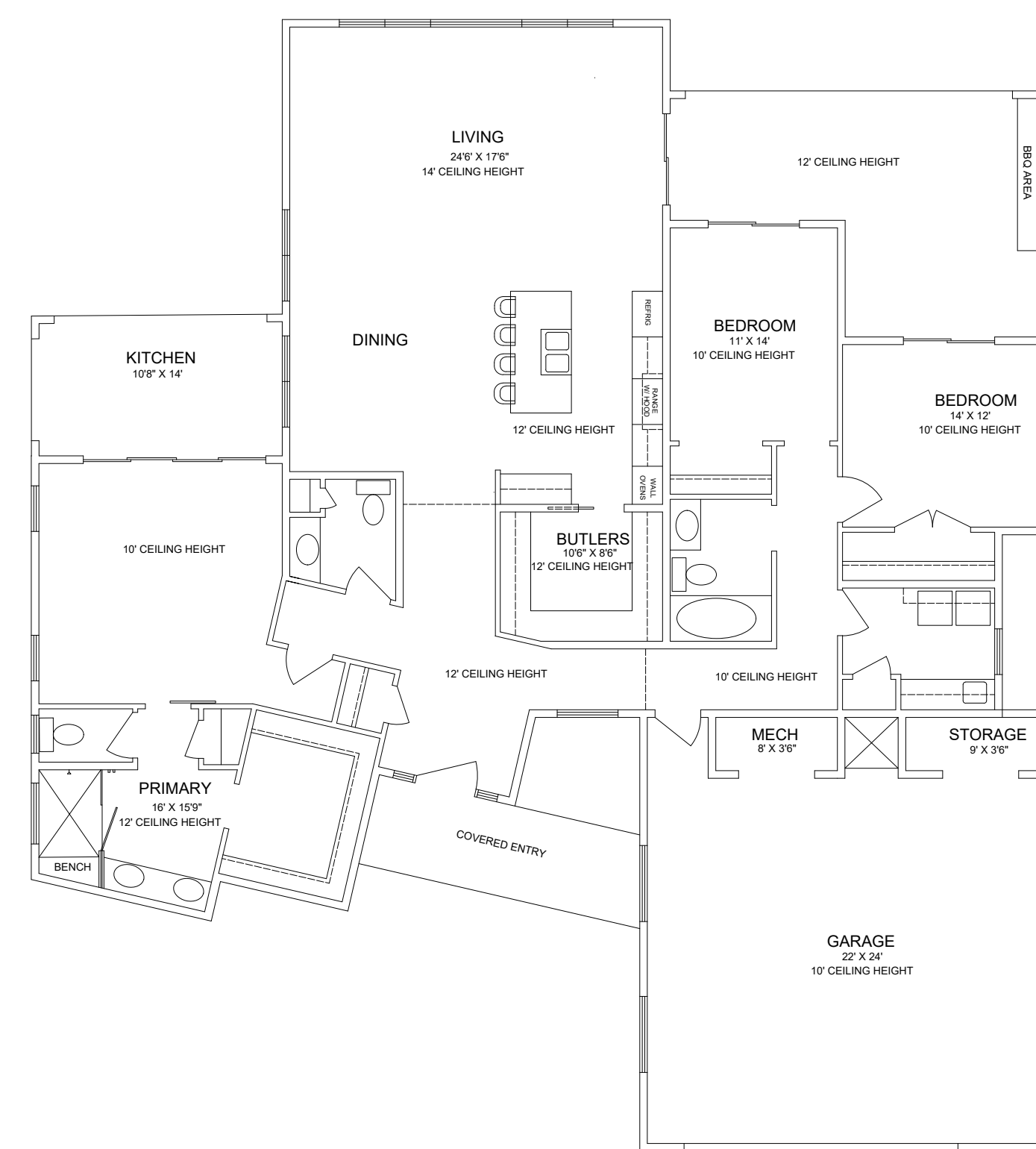
ELEVATION A



ELEVATION B



FLOOR PLAN A



FLOOR PLAN B

TERRA ALTO

ELEVATION & FLOOR PLAN

Prepared For:

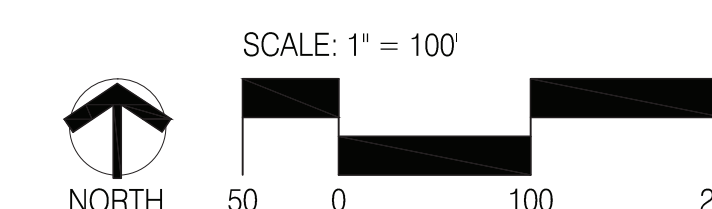
Prepared By:

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8100 Wyoming NE M4-347
Albuquerque, NM 87113

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Albuquerque, NM 87102

Bohannon Huston
7500 Jefferson St. NW
Albuquerque, NM 87109

Price Land Development
500 Marquette Ave. NW Suite 1060
Albuquerque, NM 87102





Terra Alto - Hiking Trails

From Lori Bentley <lbentley1888@gmail.com>
Date Thu 11/20/2025 9:07 AM
To LIZBETH RUIZ CARLOS <lruizcarlos@rrnm.gov>

You don't often get email from lbentley1888@gmail.com. [Learn why this is important](#)

I am writing in support of requiring the Terra Alto development to comply with the requirements within the Master Plan and 2014 Development Agreement between the city and Harvard.

The hiking trails are a integral part of the Mariposa Community and our property values. Our community would ask that access to the trails not be restricted in anyway that violates the Master Plan.

I thank you in advance for assuring that the beloved trails are left open to all our residents and community.

Thank you
Lori Bentley
Jemez Vista @ Mariposa

Nov. 16, 2025

City of Rancho Development Services Department

ATTN: Liz Ruiz Carlos, municipal planner

3200 Civic Center Circle NE

Rio Rancho, NM. 87144

RE: Preliminary Plat – Terra Alto

Dear members of the Planning and Zoning Board,

We are writing as dedicated residents of Mariposa and are grateful for the city's commitment to fostering vibrant, sustainable growth in our community. Mariposa's unique blend of modern living and stunning natural landscapes has made it a cherished home for so many, and your stewardship ensures this balance endures for future generations.

As we consider opportunities to enhance the Terra Alto subdivision, we're sharing some solutions that support innovative development while protecting and elevating the beloved trail system as recognized by the Mariposa Master Plan. These ideas draw from the Master Plan's vision, established precedents and proven successes _ all aimed at strengthening community connections and quality of life.

First, designating **Easement #23 as public rather than private** would provide a simple yet powerful way to safeguard shared access. By clarifying this in the public domain, we can ease residents' concerns about potential future gating that might restrict the trail to subdivision homeowners alone. This solution aligns with Mariposa's ethos of inclusive outdoor enjoyment.

Second, **affirming protections for the Rim Trail** would honor its central role in our community's identity. It's one of Mariposa's primary trails. Developers and real estate agents have highlighted this scenic path along the upper escarpment edge as a major draw. In fact, the Development Agreement negotiated by Harvard and the city includes exhibits that convey the Rim Trail in its entirety. The amenities identified in the document were used to calculate the impact credits provided by the city to the developer. Also keep in mind that Ordinance No. 33, which accompanies the 2019 amended Master Plan, thoughtfully established safeguards for both existing and future trails. The language specifically requires a buffer to prevent erosion and protect adjacent properties like the Mariposa Preserve, which is owned by the Albuquerque Academy.

The extreme topography of Terra Alto is detailed in the plat application. It indicates that most building envelopes likely would be sited closer to the street, leaving a natural buffer intact for the Rim Trail. Moreover, Mariposa already sets a strong precedent with trail easements on private lots, demonstrating that such integrations enhance rather than hinder development.

Trails like the Rim Trail are more than amenities; they are vital for health, recreation and social bonds, connecting residents to nature and each other while boosting property values. Communities nationwide recognize this: Bentonville, Arkansas, has transformed into a national model by expanding its trail network to over 100 miles, earning top rankings for livability and spurring economic vitality through increased walking, biking and tourism. By embracing easements here, we have an opportunity to further improve Terra Alto's design, contribute to Mariposa's legacy and make Rio Rancho a destination point.

Finally, **to further minimize impacts and streamline access to the Preserve and the Rim Trail**, establishing a public pedestrian easement between Lots 39 and 40 offers an efficient solution. Mirroring Mariposa's existing successful easements, this would preserve connectivity without additional land disturbance. Paired with the public designation of Easement #23, these steps would address neighborhood priorities while enabling Terra Alto to be a premier subdivision.

These solutions have the potential to weave Terra Alto into Mariposa's fabric even more beautifully, upholding the Master Plan's forward-thinking spirit while meeting the requirements in the Development Agreement. We would welcome the chance to discuss them further and collaborate on implementation.

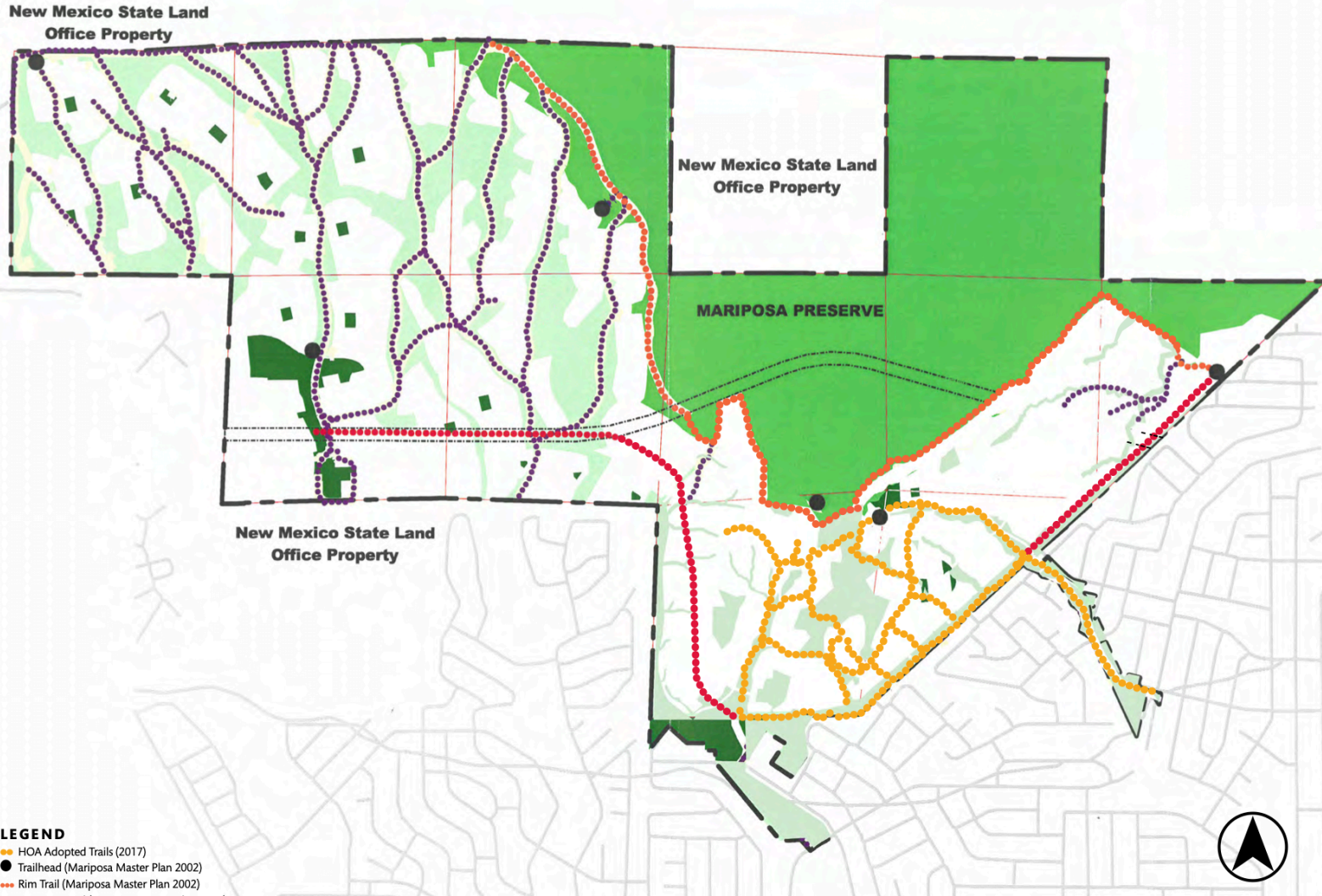
Sincerely,

Zach and Susan Bryan

Mariposa's first residents

EXHIBIT 5 OPEN SPACE PLAN (EXHIBIT K)

Ordinance No. 33
AMENDED JANUARY 2019



- LEGEND**
- HOA Adopted Trails (2017)
 - Trailhead (Mariposa Master Plan 2002)
 - Rim Trail (Mariposa Master Plan 2002)
 - Mariposa Trail (Mariposa Master Plan 2002)
 - Community Trail (Mariposa Master Plan 2002)

PROPOSED:

Land Use	Total Acres	Planning Area One	Planning Area Two
... Trail System	39 miles	6 miles	33 miles

Open Space Elements	Total Acres	Planning Area One	Planning Area Two
■ Mariposa Preserve*	2,185	0	0
■ Park	162	62	100
■ Common Open Space	1,357	412	945
Total	3,705	474	1,045

* The Mariposa Preserve is not included in either Planning Area One or Two and therefore is not part of this calculation.

ORIGINAL:

Open Space Elements	Miles	Planning Area One	Planning Area Two
... Trail System	39 miles	6 miles	33 miles

Open Space Elements	Total Acres	Planning Area One	Planning Area Two
■ Mariposa Preserve	2,185	0	0
■ Parks	162	62	100
■ Common Open Space	1,357	412	945
Total	3,704	474	1,045

This map has been prepared to and in the preparation of a land plan for the Mariposa project and is conceptual in nature. The owner reserves the right to revise this map and to relocate or remove public and/or quasi-public areas. This map is not intended to establish any private restrictions, covenants, limitations, easements, or estoppel rights, either express or implied, as to the manner in which this property may be developed or put to use.

PUBLIC AND COMMUNITY FACILITIES AND SERVICES

The Mariposa Master Plan includes the following distribution of recreation facilities:

Facility Type	Acres PA1	Acres PA2	Mariposa Preserve	Total
Neighborhood Park	38	76		114
Community Park	24	24		48
Community/Senior Ctr*		3		3
Aquatic Center		4		4
Open Space	412	945	2185	3542
Total Parks/Open Space/Centers	474	1052	2185	3711
Total Trails + Bikeways	6 miles	33 miles		39 miles

**It might be appropriate to fulfill the same level of service with several smaller centers distributed throughout the site.*

The Mariposa Preserve, Trails and Other Open Space

The quality of the Mariposa development will in large part be judged on the condition and treatment of its natural landscape. The most dominant open space feature of the Master Plan is the Mariposa Preserve. Other major open space components include all of the arroyos, significant natural areas that are considered desirable to preserve in their natural or man-made states, and an adjacent price of property that is designated as open space through a lease with the New Mexico State Land Office.

Two primary trails have been identified to provide residents and visitors recreation opportunities, as well as alternatives to car travel between neighborhoods. **The Rim Trail is a scenic path located along the upper edge of the escarpment.** The Mariposa Trail is a paved path located along the southern portion of the property. Trails may also be placed in many of the arroyo corridors to provide the community with access to the natural landscape and to foster pedestrian and bicycle circulation within the property and out into the surrounding community.

Open space corridors and protected areas will be defined and designated in a coordinated manner to complement the system of parks and other community facilities planned for the property and the surrounding region. Refer to Section 5: Natural Resource and Landscape Management for additional information on open space and trails at Mariposa.

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

- A. The subject properties identified in Section 1, above are subject to all zoning regulations and requirements for development of the property in conformance with amended Mariposa Master Plan and subsequent ordinances which include Ordinance No. 92, Enactment No. 07-90 and Ordinance No. 15, Enactment No. 15-13.
- B. In addition, the subject property described as Mariposa East, Tract 1A-21A-1 and any further subdivision thereof, shall be in conformance with the following design standards:
 - 1. Areas where existing E-1 zoned properties share a boundary with an R-4 zoned property shall provide a buffer zone consistent of an existing Natural Buffer (slope, and/or drainage wash areas with use restrictions or easements). In the absence of an existing Natural Buffer, the minimum buffer width shall be a 50' buffer from the R-4 property line or wall to the E-1 property line.
 - 2. Any R-4 lot directly abutting an E-1 lot, shall be limited to a single-story home with a maximum height of 20 feet.
 - 3. Any R-4 lot the directly abutting an E-1 lot, shall have a minimum rear setback of 25 feet. Within the rear setback area there shall be no additional structural improvements other than fences or walls.
- C. Upon development of subject properties listed in Section 1, shall preserve existing trails, and minimize impact of new development on those trails, by

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providing a 50' buffer (25' from centerline of the trail on both sides) for all existing and future planned trails which are not currently platted or identified within an existing trail/open space easement. Including, but not limited to those trails identified in the Mariposa Master Plan on the Open Space Plan Exhibit K map (as approved by Resolution No. 9, Enactment No. 02-007 by the Governing Body on February 13, 2002). Original trail network layout (as approved by the Governing Body on February 13, 2002) shall be maintained and accommodated for during the preliminary plat stage and finalized with an easement or other legal encumbrance at the time of final plat.

- D. The Applicant shall update the current Mariposa Drainage Management Plan to match the approved zoning either in total or by tract as referenced in the application at a future date or day as required by City Staff and/or SSCAFCA.



Public Trail Easement in Mariposa

From Lori Colt <colt.lori@gmail.com>
Date Mon 11/24/2025 6:26 AM
To LIZBETH RUIZ CARLOS <lruizcarlos@rrnm.gov>

[You don't often get email from colt.lori@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Hello Liz,

I'm a Mariposa resident in Rio Rancho and one of the reasons that makes our community so special is its access to unceded native lands. These beautiful, undeveloped lands serve as a reprieve and refuge and I enjoy them frequently through hiking. Unfortunately, more development has been approved, but protecting resident's access to these trails is imperative. I hope you will take this into consideration during your next city planning meeting.

Thank you,

Lori Colt
6019 Redondo Sierra Vista NE
RR, NM 87144

November 18, 2025

Re: Proposed Terra Alto Preliminary Plat Approval (Agenda Item #10 on the 11/18/2025 PRB Agenda)

Dear Rio Rancho Planning and Zoning Board Members,

I am writing this comment letter to you regarding the proposed preliminary plat approval for Terra Alto @ Mariposa. The preliminary plat that was submitted to the city differs from the plans that were presented to the public on two occasions this past spring (Attachment A). During these two public meeting presentations (one held during an Mariposa Neighborhood Association meeting, and the other held during an HOA meeting), the Applicant, EcoTerra, committed to keeping the existing trails located within the proposed development area intact.

However, as the submitted preliminary plat currently is presented, access to the Mariposa Preserve (a public preserve owned by the Albuquerque Academy) will be severely restricted because the existing Old Ranch Trail (Easement No. 23) will become private; private easements will cut off the northernmost section of the existing Antlion Trail; and the Rim Trail will be completely eliminated.

As I will demonstrate below, the three existing trails that will be severely impacted or destroyed by the proposed gated Terra Alto @ Mariposa development—the Rim Trail, Antlion Trail, and Old Ranch Road—are required to be preserved by the Mariposa Master Plan as amended in 2019, the 2019 City Ordinance No. 33, and the 2014 Development Agreement between the primary Mariposa Developer, Harvard Ventures, Inc, and the city of Rio Rancho. Though the Applicant tries to assuage this concern with numerous assurances that the project will “realign these trails and add needed segments for connectivity,” I strongly believe the city should require written commitments from the Applicant that these existing trails and reasonable access to the Preserve will be preserved before the preliminary plat is approved. And, at the very least, indicate on the preliminary plat exactly where these trails will be realigned along with associated deeded public easements.

The 2019 Rezoning Action of Mariposa East & City Ordinance No. 33

In 2018, Harvard Ventures/Mariposa East, LP (the Applicant) requested a comprehensive rezoning of Mariposa East, which was approved by the Governing Body on January 23, 2019. The rezoning will ultimately convert 382.20 acres from Estate (E-1) lots to Residential 4 (R-4) lots; 168.44 acres from Residential 1 (R-1) lots to R-4 lots and 87.75 acres from Open Space (OS) to R-4 lots. Because of this significant loss of open space, the rezoning was vehemently opposed to by a group of residents. To make the rezoning more palatable to the residents, the Governing Body encouraged the residents, the developer, and their lawyers to negotiate some concessions before they approved the massive rezoning request. Section 2 of Ordinance No. 33 is one of the results of those negotiations. Section 2.C., which is directed to the preservation of trails, reads as follows:

Upon development of subject properties listed in Section 1, [the developer] shall preserve **existing** trails, and minimize impact of new development on those trails, by providing a 50-foot buffer (25 feet from centerline of both sides) for all **existing** and future planned trails which are not currently platted or identified within an existing

trail/open space easement. Including, but not limited to those trails identified in the Mariposa Master Plan on the Open Space Plan Exhibit K map. (Emphasis added).

The proposed Terra Alto @ Mariposa development, which is proposed to be a private, gated neighborhood, is one of the “subject properties listed in Section 1.”

Monarch @ Mariposa Phase I

Now I am going to revisit the submittal of the preliminary plat for Monarch Phase I that the PZB approved on October 12, 2021. The Mariposa Neighborhood Association and its members appealed PZB’s approval, and the Governing Body heard the appeal on January 27, 2022. Why is this relevant? Because the development of Monarch was going to destroy four existing trails located within the proposed development area and our argument was that Section 2.C. of Ordinance No. 33 was included to mitigate the impacts of rezoning by protecting existing trails that run within and along the escarpments of arroyos, thereby protecting valuable open space. We also argued that the word “existing” means “in existence or operation at the time under consideration,” which applied to the four trails at issue. And that the use of the word “all” indicates that the intent of the Ordinance was to protect trails that were in place at the time the Ordinance was passed.

However, the Applicant and their attorney Matthew Spangler argued in an October 8, 2021, letter to Mr. Thomas Lampo of DSD (Attachment B), that the language in Section 2.C limits the protection of existing trails to only those that are depicted on the Mariposa Master Plan, not all existing trails. Specifically, they argued that the language was “intended to protect the planned trail system and to ensure that sufficient open space width is preserved on either side of those trails shown in the original Mariposa Master Plan Exhibit K, and those additional trails identified in the amended 2019 Mariposa Master Plan Exhibit K.”

Mr. Spangler’s letter continues to define existing trails in paragraph three of his letter: “In January 2019, at the time of the approval of the Resolution and the Ordinance, portions of the trails shown on the original Mariposa Master Plan Exhibit K were constructed in Phase I of the Mariposa development. These existing constructed trails in Phase I were portions of the Mariposa Trail and the Community Trail System. In addition, the original Master Plan Exhibit K identified trails that were planned in future phases and not yet constructed.” Mr. Spangler also contends in his letter that the trails agreed upon in Ordinance No. 33 were the trails shown on Exhibit K to the Mariposa Master Plan together with certain updated trails identified on the revised Exhibit K and those revised trails shown on the amended Master Plan Exhibit K as “HOA Adopted Trails” (2017) and include existing trails within Phase 1 of Mariposa.

Moreover, in their comments recommending approval of Monarch Phase I, Development Services included the following language with regard to their interpretation of the requirements of the Master Plan:

CONFORMANCE WITH MARIPOSA MASTER PLAN: The Mariposa Master Plan designates Tract 1A13A and all other tracts referred to as the "Northern Tracts" as future neighborhoods with R-4 zoning. In addition, the Master Plan requires that all new development occurring near existing trails be buffered by at least 25' on both sides of the centerline of the trail. This application would be an action in meeting the policies of the Mariposa Master Plan. Staff recommends the Planning and Zoning Board finds this criteria is satisfied. (Emphasis added)

The arguments made by Development Services, the Applicant, and Mr. Spangler were very persuasive to the Governing Body because they voted to deny our appeal and approve the preliminary plat for Monarch Phase I. However, these arguments also now set precedent and the criteria supporting our arguments against approval of the Terra Alto development as currently submitted because it does not protect the existing trails within the development's envelope, which are depicted in Exhibit K of both the original and amended Mariposa Master Plan and which have been previously recognized by the developer, nor does it preserve reasonable access to the Mariposa Preserve.

Rim Trail

The Rim Trail is recognized as one of Mariposa's primary trails, as it is aligned along the escarpment to the Mariposa Preserve. This scenic trail offers views of not only of the beauty of the Preserve, but the Jemez Mountains and other distinct topographical features of the landscape. The Rim Trail is not only recognized as an existing trail by Exhibit K of the original and amended Mariposa Master Plans and identified in the Master Plan as one of two Mariposa primary trails, but it is also identified in the 2014 Development Agreement negotiated between Harvard Ventures and the city of Rio Rancho, which includes exhibits that convey the Rim Trail in its entirety. Additionally, the Development Agreement for Mariposa East recognizes the Rim Trail as a creditable improvement and tentatively allocates the "New Developer" (Harvard Ventures) \$125,775 in impact fees. The Rim Trail was also featured in the original Mariposa Sales Brochure (Attachment C) and continues to be featured in numerous other marketing materials.

Antlion and Old Ranch Road Trails

The Antlion and Old Ranch Road Trails are also recognized as existing trails by Exhibit K of the original and amended Mariposa Master Plans. Further, they are depicted on trail signs posted around Mariposa, as well as the trail map that is handed out to new residents (Attachment D).

Conclusion

Based on the information provided above, I strongly urge the PZB to send the preliminary plat back to the Applicant for further consideration that would preserve the existing trails located within the proposed development area and reasonable public access to the Mariposa Preserve.

Respectfully,
Cassandra D'Antonio
Mariposa Resident

ATTACHMENT A

Applicant's Plans Shown to Residents at Mariposa Public Meetings





ATTACHMENT B

Matthew Spangler, Esq 2021 Letter to DSD



SPANGLER PACHECO & WERBELOW

MATTHEW M. SPANGLER
CHRISTOPHER M. PACHECO
OF COUNSEL
LEEANN WERBELOW*
*also licensed in Colorado

ALEXANDRA N. LOPEZ
NATHANIEL A. LENKE
ERIC RHOADES

October 8, 2021

VIA EMAIL (tlampo@rrnm.gov)
AND U.S. MAIL

Mr. Thomas Lampo
Municipal Planner II
Development Services Department
City of Rio Rancho
3200 Civic Center Circle N.E.
Rio Rancho, New Mexico 87144

Re: Mariposa Development
Preliminary Plat #21-210-00015 – Monarch Phase 1

Dear Mr. Lampo:

Our law office represents Mariposa East, LP, an Arizona limited partnership (“Mariposa”). Recently, Mariposa submitted a proposed preliminary plat (the “Plat”) to the City of Rio Rancho (the “City”) Planning and Zoning Commission (the “Commission”) known as Monarch Phase 1 for certain real property currently known as Tract 1A-13-A of Mariposa East (the “Property”). At the Commission hearing on September 28, 2021, certain neighbors opposed the approval of the Plat because the Plat does not recognize as “trails” certain areas where unauthorized activity has occurred. This letter addresses those comments and requests that the Commission approve the Plat at its hearing on October 12, 2021.

In 2019, the City amended the Mariposa Master Plan and the applicable zoning ordinance for a portion of the Mariposa development. The Master Plan amendment is City Resolution No. 19-006 (the “Resolution”). The zone map amendment is City Enactment No. 19-08 (the “Ordinance”). Both the Resolution and the Ordinance contain substantially similar language regarding the development of the rezoned areas. See Section 3 of the Resolution and Section 2(C) of the Ordinance. Both these Sections state that upon development of the subject properties, the development “shall preserve existing trails, and minimize the impact of new development on those trails, by providing a 50’ buffer (25’ from the centerline of the trail on both sides) for all existing and future planned trails which are not currently platted or identified within an existing trail/open space easement. Including, but not limited to those trails identified on the Mariposa Master Plan on the Open Space Plan Exhibit K map (as approved by Resolution 9, Enactment No 02-007 by the Governing Body on February 13, 2002). Original trail network layout (as approved by the Governing Body on February 13, 2002) shall be maintained and accommodated for during the preliminary plat stage and finalized with an easement or other legal encumbrance at the time of

333 RIO RANCHO BLVD., SUITE 401, RIO RANCHO, NEW MEXICO 87124

P.O. BOX 15698, RIO RANCHO, NM 87174

TELEPHONE: (505) 892-3607 | FACSIMILE: (505) 892-1864

www.lsplegal.com | lsp@lsplegal.com

Mr. Thomas Lampo

October 8, 2021

Page 2

final plat.” This language does not in any way speak to or legitimize as trails the areas identified in the neighbors’ comments. Rather, this language is intended to protect the planned trail system and to ensure that sufficient open space width is preserved on either side of those trails shown in the original Mariposa Master Plan Exhibit K and those additional trails identified in the amended Mariposa Master Plan Exhibit K.

In January 2019, at the time of the approval of the Resolution and the Ordinance, portions of the trails shown on the original Mariposa Master Plan Exhibit K were constructed in Phase 1 of the Mariposa development. These existing constructed trails in Phase 1 were portions of the Mariposa Trail and the Community Trail. In addition, the original Master Plan Exhibit K identified trails that were planned in future phases and not yet constructed. As part of the Resolution and the Ordinance, it was agreed by the City and Mariposa that the planned trails shown on Exhibit K and, to the extent feasible, the existing Phase 1 trails shown on Exhibit K, have a 50’ wide buffer around them to allow each trail to be usable open space. The trails agreed upon in the Resolution and the Ordinance were the trails shown on Exhibit K to the Mariposa Master Plan together with certain updated trails identified on the revised Exhibit K attached to the amended Mariposa Master Plan. The revised trails are shown on the amended Master Plan Exhibit K as “HOA Adopted Trails (2017)” and include existing trails within Phase 1 of Mariposa.

I have enclosed with this letter both the Exhibit K from the original Master Plan and the amended Exhibit K from the amended Master Plan for your information and review. In no way did the trail language in the Resolution and the Ordinance include the type of paths identified by the neighbors. These paths are areas where unauthorized persons have entered land owned by Mariposa. These paths have never been known as “trails” for planning purposes within the Mariposa Master Plan. They are simply not a part of either the Resolution or the Ordinance.

The Plat is fully compliant with the applicable City subdivision code and both the Resolution and the Ordinance. Mariposa has included on the Plat the next phase of the Mariposa Trail as shown on Exhibit K as required by the Resolution and the Ordinance. Therefore, the Plat should be approved. Please include this letter in the record for this matter and as information presented to the Commission for the hearing next week. If you have any questions regarding this letter, please do not hesitate to contact me. Thank you.

Sincerely,

SPANGLER PACHECO & WERBELOW PA



Matthew M. Spangler

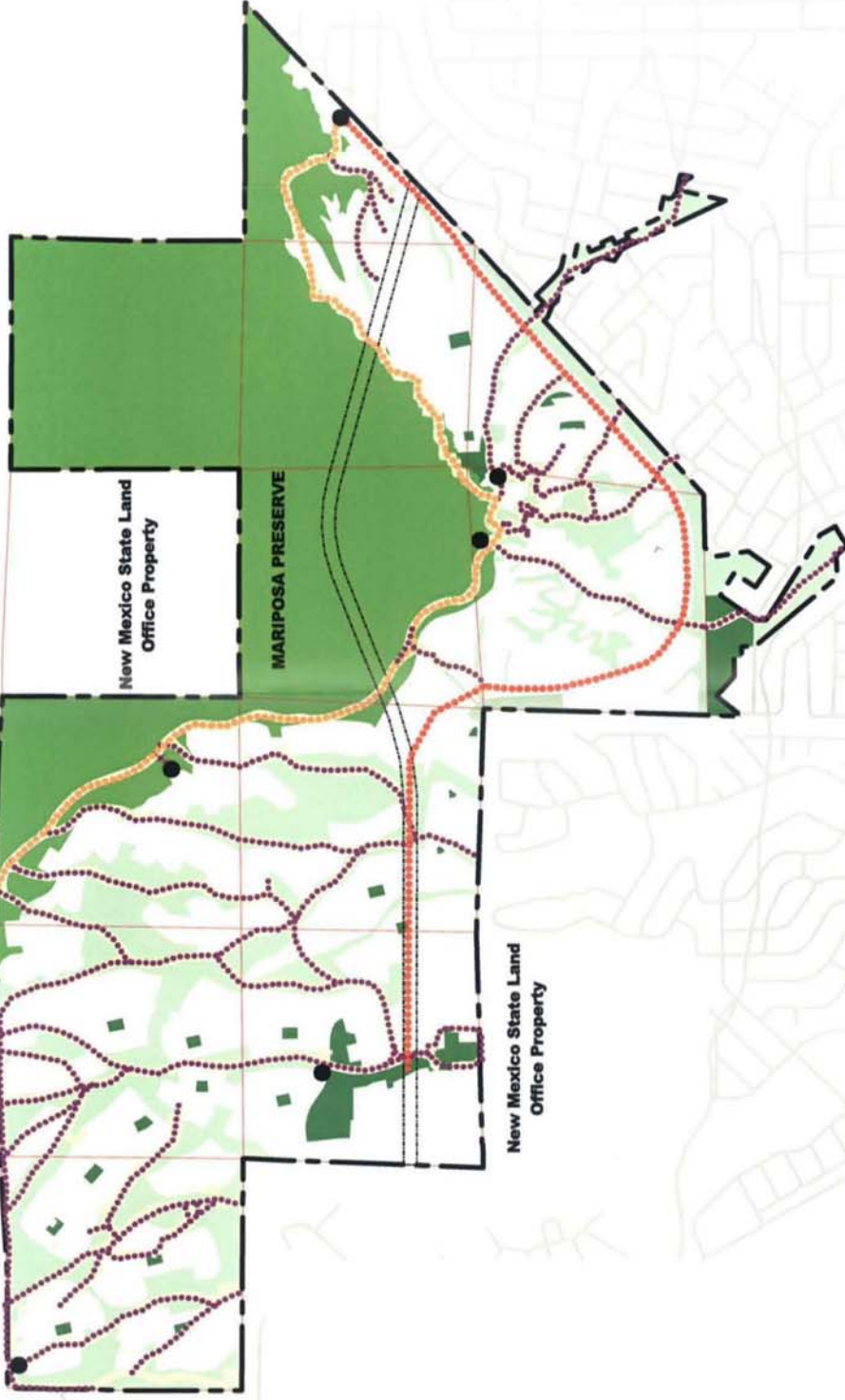
MMS/dt

cc: Greg Lauer, Esq. (w/encs.) (via email: glauer@rrnm.gov)

Tim Brislin (w/encs.)

Jack Eichorn (w/encs.)

New Mexico State Land
Office Property



--- Property Boundary
--- Easement / Right of Way
--- Section Lines
--- Roads

DESIGNWORKSHOP

LANDSCAPE ARCHITECTURE LAND PLANNING URBAN DESIGN TOURISM PLANNING
801 Rio Grande Blvd N.W. #E-130, Albuquerque New Mexico 87104
(505) 243-8333 FAX (505) 243-8337 WWW.DESIGNWORKSHOP.COM

THIS MAP HAS BEEN PREPARED TO AID IN THE PREPARATION OF A LAND PLAN FOR THE MARIPOSA PROJECT AND IS CONCEPTUAL IN NATURE. THE OWNER RESERVES THE RIGHT TO REVISE THIS MAP AND TO RELOCATE OR REMOVE PUBLIC AND/OR PRIVATE UTILITIES AND TO IMPOSE ANY NECESSARY EASEMENTS, RIGHTS, EITHER EXPRESS OR IMPLIED, AS TO THE MANNER IN WHICH THIS PROPERTY MAY BE DEVELOPED OR PUT TO USE.



M A R I P O S A

**Open Space Plan
Exhibit K**

THIS MAP ILLUSTRATES PROPOSED CONCEPTUAL PARK TRAIL AND OPEN SPACE PLANNING. SEE EXHIBIT L FOR CONCEPTUAL ZONING AND EXHIBIT F FOR PROPOSED LAND USE.



Open Space Elements	Total Area	Planning Area Size	Planning Area Type
Trail System	38 miles	5 miles	33 miles
Multi-Use Trail (red)	3,145 acres	8 miles	8 acres
Community Trail (orange)	162 acres	82 miles	102 acres
Public	1,327 acres	412 miles	843 acres
Commons Open Space	3,714 acres	474 miles	1,342 acres



Developed from Land Use Concept Plan as Areas deferred from development and potentially used for recreation

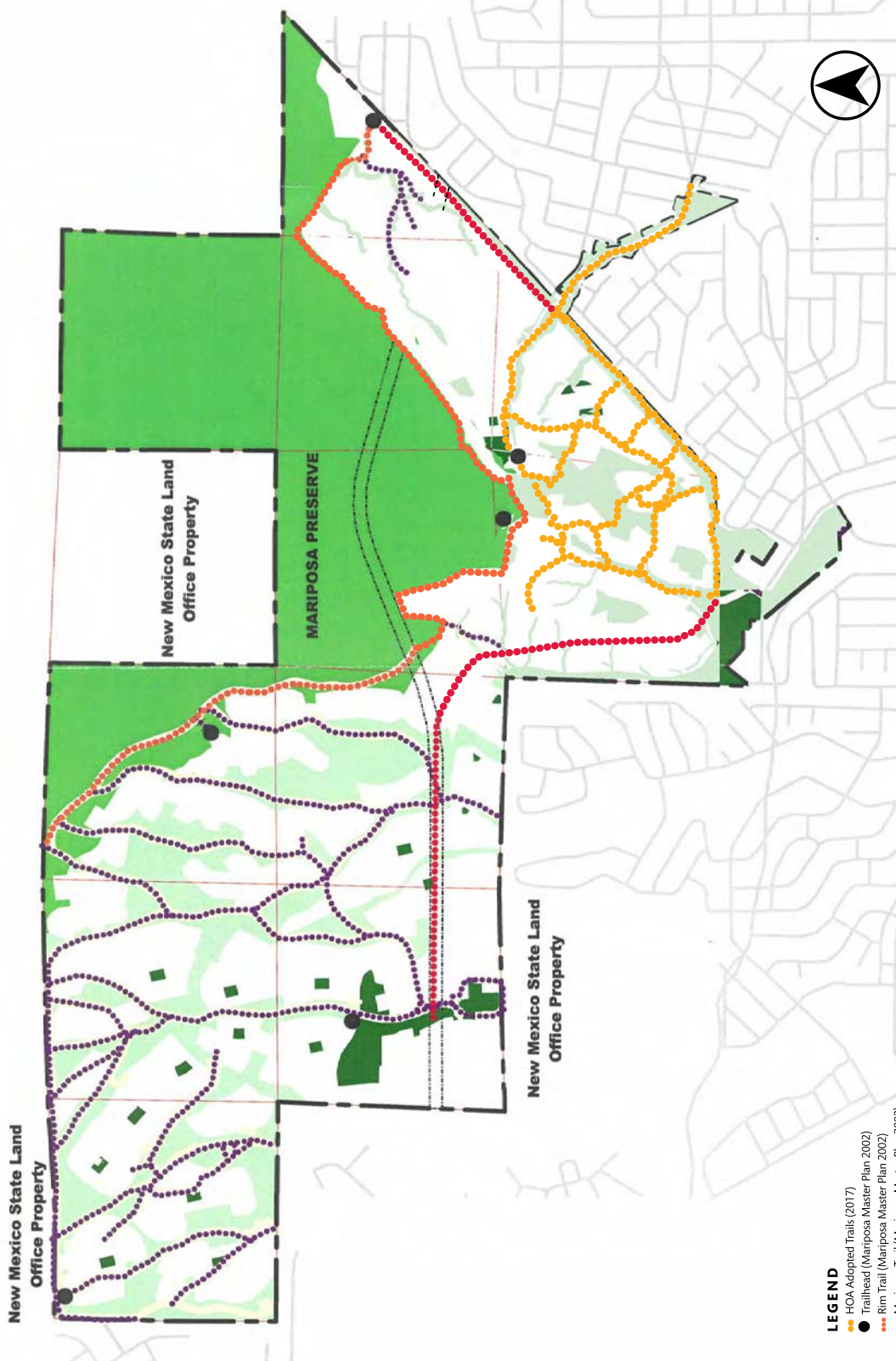
SOURCE

Copyright: High Desert Investment Corporation

NOTES

11/26/01

EXHIBIT 5 OPEN SPACE PLAN (EXHIBIT K)



Ordinance No. 33
AMENDED JANUARY 2019

PROPOSED:

Land Use	Total Acres	Planning Area One	Planning Area Two
Trail System	39 miles	6 miles	33 miles
Open Space Elements	Total Acres	Planning Area One	Planning Area Two
Mariposa Preserve*	2,185	0	0
Park	162	62	100
Common Open Space	1,357	412	945
Total	3,705	474	1,045

* The Mariposa Preserve is not included in either Planning Area One or Two and therefore is not part of this calculation.

ORIGINAL:

Open Space Elements	Miles	Planning Area One	Planning Area Two
Trail System	39 miles	6 miles	33 miles
Open Space Elements	Total Acres	Planning Area One	Planning Area Two
Mariposa Preserve	2,185	0	0
Parks	162	62	100
Common Open Space	1,357	412	945
Total	3,704	474	1,045

This map has been prepared to and in the preparation of a land plan for the Mariposa project and is conceptual in nature. The owner reserves the right to revise this map and to relocate or remove public and/or quasi-public areas. This map is not intended to establish any private restrictions, covenants, limitations, easements, or estoppel rights, either express or implied, as to the manner in which this property may be developed or put to use.

- LEGEND**
- HOA Adopted Trails (2017)
 - Trailhead (Mariposa Master Plan, 2002)
 - Rim Trail (Mariposa Master Plan, 2002)
 - Mariposa Trail (Mariposa Master Plan, 2002)
 - Community Trail (Mariposa Master Plan, 2002)

ATTACHMENT C

**Original Mariposa Sales Brochure
Featuring The Rim Trail**

use of the runoff while at the same time carefully controlling the discharge from Mariposa in order to maintain the health of the natural arroyo systems.

HABITAT PRESERVATION AND OPEN SPACE

The very nature of land development alters landscape and habitat characteristics. We are committed to minimizing those impacts at Mariposa. We intend to *preserve significant landforms and their associated habitats* within the community and preserve significant portions of the property as *natural open space*. Protected areas include the Mariposa Preserve (over 2,200 acres) and the interconnected, interior open space areas within the developed portions of the property. *Open space preservation efforts* at Mariposa will be augmented with targeted programs to offset the impacts of development activities and to further integrate the natural and built environments.

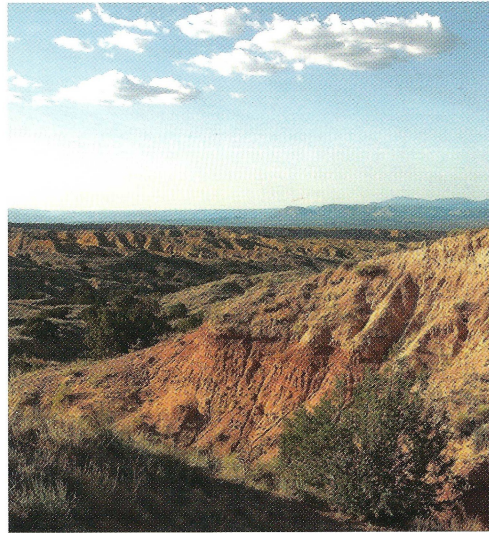
Walk along the escarpment on Rim Trail and among the junipers. Scramble to the top of an outcropping. Meditate on an overlook. All this will be possible by

using the extensive network of trails that will

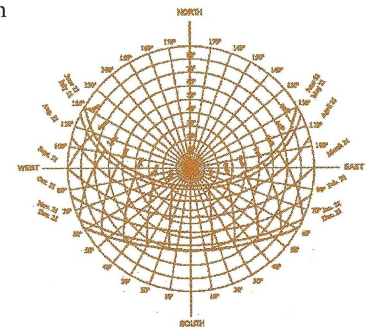
be provided in Mariposa. In Mariposa East, there will be over ten miles of trails for walking, jogging, cycling and wandering. These trails will bring the visitor close to nature and enhance the appreciation of this high desert we call home.



CULTURAL RESOURCES The entire Mariposa property has been *surveyed for cultural resources* and the plan adopted for the development of the property



avoids most of the sites discovered during the survey effort. The project team has worked closely with the State Historical Preservation Office, the federal government, Native American tribes and others to develop and implement a comprehensive cultural resource evaluation, assessment and data recovery plan for Mariposa that will lead to a better understanding of the history of the region

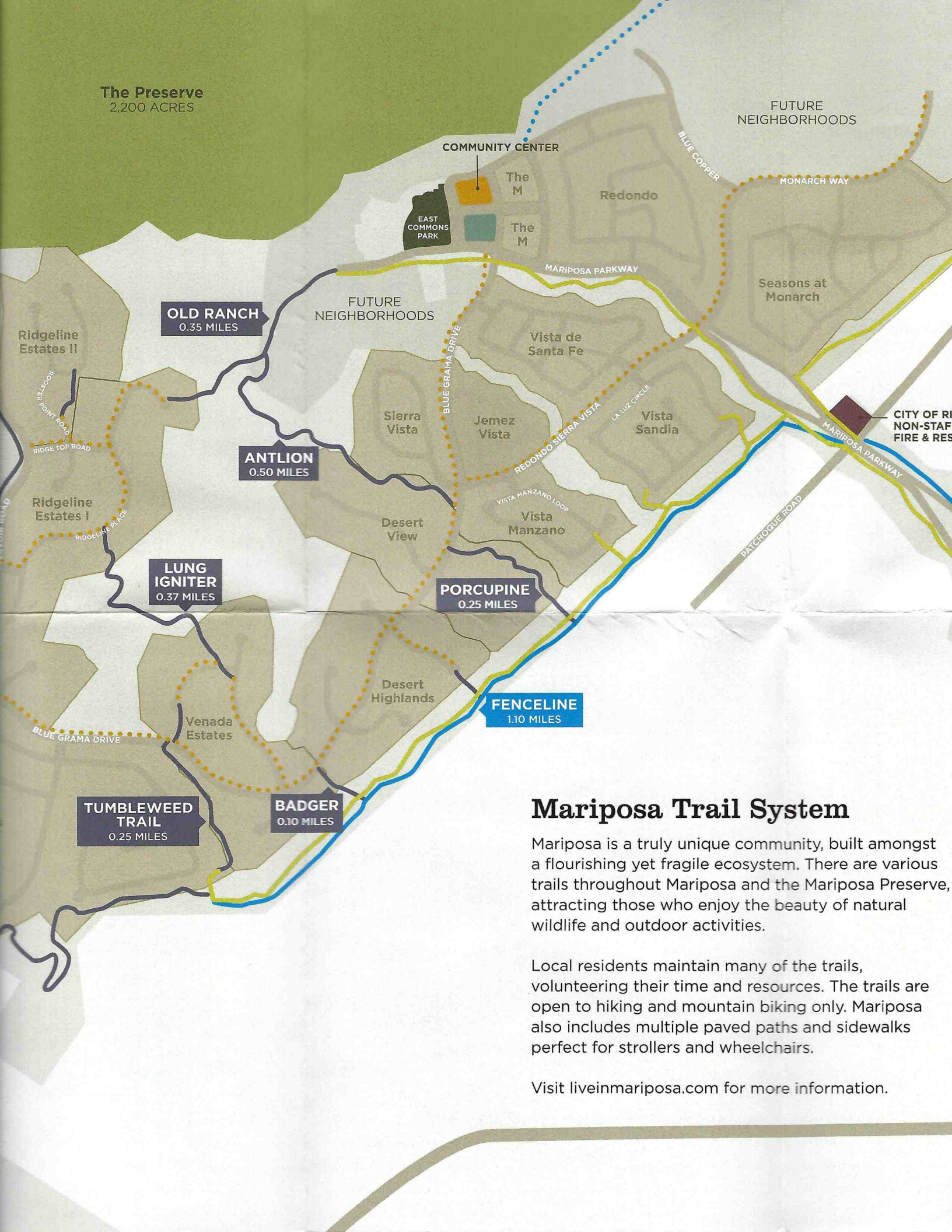


ARCHITECTURAL AND BUILDING STANDARDS

Building in Mariposa will be the result of the melding of a number of *design and land planning principles*, which will allow the vision for this community to become a reality. The rich heritage of design in New Mexico will be combined with Mariposa's *commitment to conservation, preservation and the enhancement of the natural environment*. Issues such as positioning building on the land to minimize its impact on the terrain and optimize solar exposure are examples of how the goal of *reducing man's impact on the land* will be achieved.

ATTACHMENT D
CURRENT MARIPOSA TRAIL MAP

The Preserve
2,200 ACRES



Mariposa Trail System

Mariposa is a truly unique community, built amongst a flourishing yet fragile ecosystem. There are various trails throughout Mariposa and the Mariposa Preserve, attracting those who enjoy the beauty of natural wildlife and outdoor activities.

Local residents maintain many of the trails, volunteering their time and resources. The trails are open to hiking and mountain biking only. Mariposa also includes multiple paved paths and sidewalks perfect for strollers and wheelchairs.

Visit liveinmariposa.com for more information.



Terra Alto preliminary plans in Mariposa

From Suzanne Fuqua <suzfuqua@gmail.com>
Date Tue 11/18/2025 9:45 AM
To LIZBETH RUIZ CARLOS <lruizcarlos@rrnm.gov>

You don't often get email from suzfuqua@gmail.com. [Learn why this is important](#)

Dear City Planner Ruiz Carlos,

We are residents of Mariposa and unable to attend the meeting either in person or by Zoom this evening. So, I am writing to you about the proposed Terra Alto neighborhood.

The Mariposa master plan, as we understand it and as it was modified in 2019, requires the preservation of certain trails such as Rim Trail and Old Ranch Trail among others. The current Terra Alto plan, again as we understand it from reviewing the submitted documents, does not provide for public trail easements or the preservation of those trails. And it must.

There were verbal assurances at a meeting held by the developers about Terra Alto that we attended that public access trails would be preserved. It seems that those assurances do not appear in the submitted documents. What is the purpose of a master plan which takes enormous effort and input to develop and adopt if it is not adhered to? A master plan is a vision for a unique area and if it is inconvenient to development should be reopened for review if necessary but not ignored.

And verbal assurances are not the same as public easements for trails that have existed for possibly 20 years and have been used by hikers and mountain bikers alike. I love living in Mariposa because it is unique. The trails are a huge part of that uniqueness.

It has come to our attention that a letter of support for Terra Alto based on verbal representations of preservation of trail easements was written by the Mariposa Neighborhood Association (MNA) of which we are members by virtue of paying dues and living in Mariposa. There was no notification of members about that letter that apparently was written by one person who may have claimed to represent the entire MNA and was based on verbal representations that have not been included in the plans. We do not support this letter or approval of the plans as presented.

We ask that you require changes to the proposed plans that include public easements to Old Ranch Trail and the Rim Trail and that adhere to the master plan.

Sincerely,

Suzanne Fuqua
Wilson Good
2745 La Luz Circle NE

--

Confidentiality Notice: This email and/or any attachments may contain privileged and/or confidential information protected from disclosure and solely for use by the intended recipient(s). If the reader of this email is not an intended recipient, or an employee or agent responsible for delivering this email to the intended recipient(s), the reader is hereby notified that any review, dissemination, distribution, printing, or copying of this email and/or any attachment(s) is strictly prohibited. Any unintended recipient(s) must notify the sender immediately and delete this email and/or any attachment(s).

To: City of Rio Rancho Planning and Zoning Board

Subject: Formal Opposition to Subdivision Variance – ECOTerra Development, LLC, Mariposa East

ATTN: Liz Ruiz Carlos, Municipal Planner II, Development Services Department

Date: 11/9/2025

Dear Members of the Planning and Zoning Board:

I am writing to express my strong opposition to the proposed Subdivision Variance submitted by ECOTerra Development, LLC for their development in Mariposa East. Our home at 6032 Redondo Sierra Vista NE directly abuts the planned development, and the approval of this variance would result in significant harm to my property's value, privacy, and quality of life.

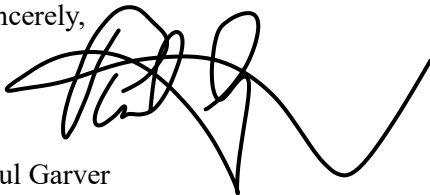
As original owners, my partner and I purchased this lot specifically for its "Beneficial, Mountain View," which was formally noted in the appraisal at the time of sale. The builder charged a \$12,500 lot premium for this view, which we paid in full. The proposed development would eliminate this view, undermining the value of my investment and the integrity of the original subdivision design.

Subdivision variances are intended to address unique hardships or to improve community design—not to facilitate developments that diminish neighboring property values or violate the expectations set by prior planning approvals. The loss of a view that was appraised and monetized as part of our home purchase is not only a financial injury but also a material change to the conditions under which we bought the property. This raises ethical and legal concerns regarding the City's duty to protect existing homeowners and uphold fair development practices.

Furthermore, the City has a responsibility to ensure that development decisions promote the health, safety, and general welfare of its residents. Approving this variance would instead prioritize corporate interests at the expense of homeowners who have made substantial investments based on the City's original planning standards. This is especially troubling given the history of questionable development practices in Mariposa, which have repeatedly placed residents at severe risk and disadvantage.

I respectfully request that this letter be included in the public comments for the upcoming hearing on this matter. See attached supporting documents, which include the original appraisal and lot premium documentation. I urge the Board to deny the requested variance and to stand with the residents of Rio Rancho in protecting our homes, our investments, and our community standards.

Sincerely,

A handwritten signature in black ink, appearing to read 'Paul Garver', with a long, sweeping underline that extends to the right.

Paul Garver

6032 Redondo Sierra Vista NE

Rio Rancho, NM

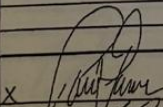
Attachment 1 – Construction Purchase Agreement, 2011

SKY VIEW HOMES, INC.
CONSTRUCTION PURCHASE AGREEMENT

ADDENDUM #2

The following agreement is an addendum to the purchase agreement between SKY VIEW HOMES, INC. and the PURCHASER, PAUL D. GARVER, dated 7/30/11.
 Property Address: 6032 REDONDO SIERRA VISTA, RIO RANCHO, NM 87144
 Legal Description: LOT 16, BLOCK 1 - SIERRA VISTA @ MARIPOSA

	Base Price	\$254,900
	(LOT 16, BLK 1-SV) LOT PREMIUM	12,500
	BASE + LOT TOTAL	\$267,400
With these upgrades:		
(1)	STAINED TRIM, BASEBOARDS, + DOORS (BIRCH DOORS STAINED)	\$834
(2)	TILED FLOORS: DINING ROOM HALL TO BEDROOMS 2 + 3	\$1080 \$885
(3)	COVERED PATIO WITH WOOD VIGAS (POSTS) + WOOD BEAMS	\$834
(4)	CELESTIAL FIXED WINDOWS ON WEST DINING RM WALL: (3) - 2.0 X 2.0	\$546
(5)	HOT TUB STUB TO OUTSIDE	\$765
(6)	GRANITE COUNTERTOPS (KITCHEN) INCLUDES STAINLESS STEEL WITH UNDERMOUNT SINK	\$3153
(7)	KITCHEN APPLIANCE UPGRADE - SVH BLACK w/ SMOOTH TOP ELECTRIC RANGE, MICROWAVE + DISHWASHER	\$400
(8)	GAS STUB OUT @ FIREPLACE	\$160
(9)	CEILING FAN PRE-WIRE w/ SWITCH (\$120 EACH) IN MASTER BEDROOM + BEDROOMS 2 + 3	\$360
(10)	SVH - CULTURE MARBLE SHOWER PAN IN MASTER SHOWER	\$395
	Sub Total of Upgrades	\$ 9412
	(SANDOVAL CO.) 7.0625% Gross Receipt Tax (to be calculated at COE, as needed)	\$ 664.72
	Sub Total Including Taxes	\$ 10,076.72
	Base Price	\$ 267,400
	Total of Upgrades Plus Tax	\$ 10,076.72
	Total Sales Price	\$ 277,476.72

X 
 Purchaser

X PAUL GARVER
 Purchaser

X 7-30-2011 5:14 PM
 Date Time

Seller

Seller

7-31-11
 Date Time

Attachment 2 – Original Appraisal

FHAF 361-3774823
FHAF 361-3774823
File # 2784-E

Uniform Residential Appraisal Report

The purpose of this summary appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property.

Property Address 6032 Redondo Sierra Vis NE City Rio Rancho State NM Zip Code 87144
 Borrower Paul Garver Owner of Public Record Sky View Homes, Inc County Sandoval

Legal Description Lot 16, Block 1, Sierra Vista Mariposa Assessor's Parcel # 1-012-076-048-397
 Neighborhood Name Mariposa Tax Year 2011 R.E. Taxes \$ 254
 Occupant Owner Tenant Vacant Map Reference MAPSCO 18-A2 Census Tract 0107.11
 Property Rights Appraised Fee Simple Leasehold Other (describe) Special Assessments \$ 0 PUD HOA \$ 56 per year per month
 Assignment Type Purchase Transaction Refinance Transaction Other (describe)

Lender/Client SunTrust Mortgage, Inc Address 901 Sawmies Ave MTG-1244 Richmond VA 23224
 Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? Yes No
 Report data source(s) used, offering price(s), and date(s)
 DOM 0: The subject property is currently under contract for sale for \$277,477. It is a private sale not listed in the MLS Database.

I did did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed.
 Arms length sale. The subject is currently under contract for sale for \$277,477. No financing concessions were noted. See attached null purpose supplemental addendum.

Contract Price \$ 277,477 Date of Contract 07/30/2011 Is the property seller the owner of public record? Yes No Data Source(s) Sandoval County
 Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower? Yes No
 If Yes, report the total dollar amount and describe the items to be paid.

Note: Race and the racial composition of the neighborhood are not appraisal factors.

Neighborhood Characteristics		One-Unit Housing Trends		One-Unit Housing		Present Land Use %	
Location <input type="checkbox"/> Urban <input type="checkbox"/> Suburban <input checked="" type="checkbox"/> Rural	Property Values <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining	PRICE	AGE	One-Unit	80	%	
Built-Up <input type="checkbox"/> Over 75% <input checked="" type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	Demand/Supply <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	\$(000)	(yrs)	2-4 Unit		%	
Growth <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	Marketing Time <input type="checkbox"/> Under 3 mths <input type="checkbox"/> 3-6 mths <input checked="" type="checkbox"/> Over 6 mths	207	Low	Multi-Family		%	
Neighborhood Boundaries		699	High	Commercial		%	
Neighborhood Boundaries consist of Rainbow Blvd to the West, Unser Blvd to the East, Highway 550 to the North & Progress Blvd to the South.		350	Pred.	Other	20	%	
Neighborhood Description		Due to unconventional boundaries, the subject's area is considered to be all of the area referred to as Mariposa. Employment opportunities, schools, shopping, & medical facilities are all located in the immediate area.					
Market Conditions (including support for the above conclusions) The market in the subject's neighborhood appears to be active. There appears to be an adequate supply of homes and vacant land to meet the current demand. The growth for the area is steady with property values remaining stable. Interest rates remain at levels that buyers consider attractive. Sellers need not negotiate a sale over finance related concessions...							

Dimensions 11,343 Square Feet Area 11,343 SF Shape Irregular View 8.Mn.
 Specific Zoning Classification R-4 Zoning Description Residential Zone: Single Family Residential District
 Zoning Compliance Legal Legal Nonconforming (Grandfathered Use) No Zoning Illegal (describe)
 Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use? Yes No If No, describe.

Utilities Public Other (describe) Public Other (describe) Off-site Improvements-Type Public Private
 Electricity Water City Water Street Asphalt
 Gas Natural Gas Sanitary Sewer City Sewer Alley None
 FEMA Special Flood Hazard Area Yes No FEMA Flood Zone X FEMA Map # 35043C1900D FEMA Map Date 03/18/2008
 Are the utilities and off-site improvements typical for the market area? Yes No If No, describe.
 Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? Yes No If Yes, describe.
 No adverse site conditions were noted. See attached supplemental addendum.

General Description	Foundation	Exterior Description materials/condition	Interior materials/condition
Units <input checked="" type="checkbox"/> One <input type="checkbox"/> One with Accessory Unit # of Stories <u>1</u> Type <input checked="" type="checkbox"/> Det <input type="checkbox"/> Att <input type="checkbox"/> S-Det./End Unit <input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const. Design (Style) <u>Pueblo/Gd</u> Year Built <u>2012</u> Effective Age (Yrs) <u>0</u>	<input checked="" type="checkbox"/> Concrete Slab <input type="checkbox"/> Craw Space <input type="checkbox"/> Full Basement <input type="checkbox"/> Partial Basement Basement Area <u>0</u> sq ft Basement Finish <u>0</u> % <input type="checkbox"/> Outside Entry/Exit <input type="checkbox"/> Sump Pump Evidence of <input type="checkbox"/> Infestation <input type="checkbox"/> Dampness <input type="checkbox"/> Settlement	Foundation Walls <u>Concrete/Good</u> Exterior Walls <u>Frame/Stucco/Good</u> Roof Surface <u>Slight Pitch/T&G/Gd</u> Gutters & Downspouts <u>Canales/Good</u> Window Type <u>Thermal/Good</u> Storm Sash/Insulated <u>Yes/Good</u> Screens <u>Yes/Good</u>	Floors <u>Tile/Carpet/Good</u> Walls <u>Drywall/Good</u> Trim/Finish <u>Wood/Good</u> Bath Floor <u>Tile/Good</u> Bath Wainscot <u>Tile/Good</u> Car Storage <input type="checkbox"/> None <input checked="" type="checkbox"/> Driveway # of Cars <u>2</u> Driveway Surface <u>Concrete</u> <input checked="" type="checkbox"/> Garage # of Cars <u>2</u> Carport # of Cars <u>0</u> <input checked="" type="checkbox"/> Att. <input type="checkbox"/> Det <input type="checkbox"/> Built-in
Attic <input type="checkbox"/> Drop Stair <input type="checkbox"/> Floor <input type="checkbox"/> Finished	Heating <input checked="" type="checkbox"/> F/W <input type="checkbox"/> HWB <input type="checkbox"/> Radiant <input type="checkbox"/> Other Fuel <u>Natural Gas</u> Cooling <input checked="" type="checkbox"/> Central Air Conditioning <input type="checkbox"/> Individual <input type="checkbox"/> Other	Amenities <input type="checkbox"/> WoodStove(s) # <u>0</u> <input checked="" type="checkbox"/> Fireplace(s) # <u>1</u> <input checked="" type="checkbox"/> Fence Wall <input checked="" type="checkbox"/> Patio/Deck/C Pat. <input checked="" type="checkbox"/> Porch <u>Cov Porch</u> <input type="checkbox"/> Pool <u>None</u> <input type="checkbox"/> Other <u>None</u>	
Appliances <input type="checkbox"/> Refrigerator <input checked="" type="checkbox"/> Range/Oven <input checked="" type="checkbox"/> Dishwasher <input checked="" type="checkbox"/> Disposal <input checked="" type="checkbox"/> Microwave <input type="checkbox"/> Washer/Dryer <input type="checkbox"/> Other (describe)	Finished area above grade contains <u>6</u> Rooms <u>3</u> Bedrooms <u>2.0</u> Bath(s) <u>1.937</u> Square Feet of Gross Living Area Above Grade	Additional features (special energy efficient items, etc.) The subject has a gas fireplace, thermal windows, skylights & ceiling fans throughout. Other energy efficient items are consistent with homes constructed within this time frame. See attached addendum. Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.) The improvements have been recently constructed & have not previously been occupied. The entire structure & all components are new & the dwelling features no physical depreciation. The overall condition of the subject is considered to be good.	

Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? Yes No If Yes, describe
 No physical deficiencies or adverse conditions that would affect the livability, soundness, or structural integrity of the property were noted at the time of inspection by the appraiser. However, the appraiser is not an expert in structural engineering and can not make assessments on structural deficiencies. See attached contingent & limiting conditions.

Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? Yes No If No, describe
 The construction, functional utility, condition, design and appeal of the subject conform to other homes in the neighborhood. See attached addendum.

Attachment 3 – Map of Mariposa East, circa 2011, and still on Display at Community Center





Mariposa Trails

From Gail G <ghgreengard@gmail.com>
Date Wed 12/3/2025 11:31 AM
To LIZBETH RUIZ CARLOS <lruizcarlos@rrnm.gov>

You don't often get email from ghgreengard@gmail.com. [Learn why this is important](#)
<https://youtu.be/0HbV8Q1UoxE?si=5WCGk4tiz1FSjbGe>

Hello,

I'm writing to register my stance on the paths in Mariposa. My husband and I bought our lot in 2006, impressed by the care that had been taken in designing the neighborhoods and the paths that were available. Over time, we've noticed paths get cut off when new houses are built. Now that you're looking at plats for new neighborhoods, I encourage you to insist that the paths that are already there be left alone, and the platting allows for them to stay where they are.

Now I hear that EcoTerra (who built our house, the very first one built by them in Mariposa) is thinking of closing off some of the existing trails.

I encourage you to **follow the initial Master Plan** and not allow any more trails to be cut off. We moved out there for the trails and the dark skies, both of which seem to be going by the wayside. A few more feet back isn't going to spoil anyone's view or enjoyment of their land, but it will definitely maintain the spirit of this special place.

Please don't take things away from the people who are already here.

Thank you for your consideration,

Gail and Jeff Greengard
1916 Ridge Court NE,
Mariposa, Rio Rancho



Public Comment about ECOterra's Site Plan for Terra Alto

From John Karris <jgkarris@gmail.com>

Date Mon 11/17/2025 12:24 PM

To LIZBETH RUIZ CARLOS <lruizcarlos@rrnm.gov>

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Hello Ms. Ruiz,

I would like to submit the following as a comment to ECOterra's Site Plan for Terra Alto, which the Planning and Zoning Commission will be discussing at a Public Hearing on November 18, 2025.

A. The Mariposa Master Plan and Development Agreement for Mariposa East Require the Mariposa Preserve to be Public Open Space with Controlled Public Access for Recreational and Educational Purposes.

1. Excerpts from Mariposa Master Plan

“The Mariposa Preserve, a starkly beautiful desert landscape with 2,185 acres of public open space with controlled public access, will serve as the centerpiece for the development.” Mariposa Master Plan, Executive Summary page II.

“Utilizing the Mariposa Preserve as a "living laboratory," it is also anticipated that the Mariposa Community Foundation, Community Council, or other such entity will provide interpretive programs for Mariposa residents, school children, and other visitors from Rio Rancho and the surrounding community.” Mariposa Master Plan, page 6-11.

“The quality of the Mariposa development will in large part be judged on the condition and treatment of its natural landscape. The most dominant open space feature of the Master Plan is the Mariposa Preserve.” Mariposa Master Plan, page 7-5.

2. Provisions of Development Agreement for Mariposa East

“9. Major Open Space. The Master Plan identifies $\pm 2,207$ acres of the Property as the "Mariposa Preserve" to be maintained as privately owned open space. The Mariposa Preserve is proposed to be zoned open space. The Mariposa Preserve shall be subject to the following limitations and uses (the "Mariposa Preserve Uses"):

9.1 The Mariposa Preserve shall be used exclusively for open space, recreational and educational uses and structures incidental to such uses; and,

9.2 The Mariposa Preserve shall be available to the public, including public schools, for recreational and educational purposes, subject to reasonable limitations as are required to protect the fragile environment of the Mariposa Preserve.”

Development Agreement for Mariposa East, pages 19-20.

B. The Mariposa Master Plan and City Ordinance No. 33 Require Preservation of the Rim Trail. Additionally, the Development Agreement for Mariposa East recognizes the Rim Trail as a creditable improvement and tentatively allocates the “New Developer” (Harvard Ventures) \$125,775 in impact fees.

1. Excerpts from Master Plan

“Two primary trails have been identified to provide residents and visitors recreation opportunities, as well as alternatives to car travel between neighborhoods. The Rim Trail is a scenic path located along the upper edge of the escarpment.” Mariposa Master Plan, page 7-5

Exhibit K (Open Space Plan) depicts the entire Rim Trail on a map.

2. Excerpts from City Ordinance No. 33 (Enactment No. 19-08)

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

C. Upon development of subject properties listed in Section 1, shall preserve existing trails, and minimize impact of new development on those trails, by providing a 50’ buffer (25’ from centerline of the trail on both sides) for all existing and future planned trails which are not currently platted or identified within an existing trail/open space easement. Including, but not limited to those trails identified in the Mariposa Master Plan on the Open Space Plan Exhibit K map (as approved by Resolution No. 9, Enactment No. 02-007) by the Governing Body on February 13, 2002). Original trail network layout (as approved by the Governing Body on February 13, 2002) shall be maintained and accommodated for during the preliminary plat stage and finalized with an easement or other legal encumbrance at the time of final plat.”

3. Excerpts from Development Agreement for Mariposa East

“3.6 Impact Fee Credits. This Agreement constitutes compliance with Rio Rancho Revised Ordinances Section 9-11-2, regarding the computation of Impact Fee Credits. Exhibits "C-1, C-2, D-1, D-2, E-1, E-2, H-1, H-2, I-1 and I-2" herein comply with Section 9-11-2(A)(3) (c&d) requiring an estimation of the value of approved system improvements and a schedule of initiation and completion thereof. Exhibit "O" complies with Section 9-11-2(A)(3)(d) regarding calculation of applicable impact fees otherwise due. The parties understand and agree that these exhibits reflect estimates. However, the parties agree that so long as the improvements shown and described on the Exhibits attached hereto are constructed, the parties shall accept the estimates shown in Exhibit G as the value of these improvements and the amount of credits available to the New Developer.” Pages 10-11

C. ECOterra Development LLC’s Terra Alto Site Plan Needs to be Modified to Ensure that the Mariposa Preserve Remains Accessible to the Public, and there is a 50’ Buffer Around the Rim Trail.

1. The “Private Easement” running along the road serving Lots 29 - 38 (Easement # 23) needs to be changed to a “Public Easement.” Otherwise, it will be impossible for the public to access the “Public Easement” running along the private road

serving Lots 39 and 24 - 28, which provides access to the southwest portion of the Mariposa Preserve.

2. A Public Easement between Lots 39 and 40 should be included to provide more reasonable and direct access into the Mariposa Preserve.

3. A 50 foot buffer (25 feet from the centerline on both sides) needs to be maintained for the Rim Trail during the plat stage and finalized with a public easement or other legal encumbrance at the time of final plat.

Please include my comments as part of the record for tomorrow's meeting of the Planning and Zoning Commission.

Thank you,

John Karris



Trails in Mariposa

From guyone11@icloud.com <guyone11@icloud.com>

Date Mon 12/15/2025 9:55 AM

To Planning <Planning@rrnm.gov>

[Some people who received this message don't often get email from guyone11@icloud.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Hello,

My wife and I live in Mariposa and enjoy hikes along the trails.

We have used the Ranch trail on occasion and would be concerned if it were to no longer exist due to the Eco Terra planned development.

Removing it to build houses will cause expenses to provide an alternative near the community center to both access the preserve as well as

When we sometimes walk to the community center and use the Ranch trail. Antlion also might be affected but we have not really used that one but know of neighbors who do.

I'm all for further building in Mariposa and understand that certain trails might be removed during such development however we need to maintain certain key trails so as to provide access to the preserve - I know there are alternatives to accessing the preserve however there really aren't alternative to walk from the northern estates area down to the community center and park - at least not ones as direct - to me it is a key access route whether hiking or biking.

Thanks you

Guy & Janeen Kedzierski

5704 Pikes Peak Loop

Rio Rancho

630 484 6413



PUBLIC Comment Rio Rancho ECO Terra Planned Development

From Ken K <king.colorado@msn.com>

Date Sat 12/13/2025 11:46 AM

To Planning <Planning@rrnm.gov>

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

To whom it may concern:

I am writing to express my concerns with the proposed ECO Terra development in the Mariposa Subdivision of Rio Rancho. While the Mariposa Master Plan allows for development in the area of interest, the Master Plan clearly outlines the importance of preserving trails in the community. Specifically, "trails" is referenced 34 times in this document in relation to maintaining open space; encouraging pedestrian/bike use and access; promoting outdoor activities; to serve as a mode of transportation system to reduce driving within common points; and to facilitate social interactions with walkers and bikers. This particular Master Plan outlining the importance of trail use was adopted by the HOA in 2019. I do not object to the concept of a development in this area. However, I do object to any elimination or modification to the existing trail system and current residents should maintain their public access to the preserve area they currently enjoy. Thank you.

Ken King
2525 Vista Manzano Loop NE
Rio Rancho, NM 87144



Subject: Re: Planning and Zoning Meeting for ECOterra's Terra Alto Development (Agenda Item 10)

From Jennifer Kosel <jkosel89@gmail.com>

Date Tue 11/18/2025 9:23 AM

To LIZBETH RUIZ CARLOS <lruizcarlos@rrnm.gov>

You don't often get email from jkosel89@gmail.com. [Learn why this is important](#)

To: Liz Ruiz Carlos, City Planner

As long-time Mariposa residents, hiking & biking enthusiasts, and owners of multiple properties in Mariposa—including a property which contains a portion of the Old Ranch Trail — my husband and I would like to share several concerns for consideration by the Planning and Zoning Committee. Specifically, we are requesting thoughtful attention to:

Designated Trail Access & Parking:

- Please ensure that trail access and parking for hikers and bikers is located in public areas such as the Community Center, not near private residences. At present, some trail users park in the cul-de-sac in front of our property and even on our property. If access to the Old Ranch Trail near the Recreation Center is eliminated, then the upper trail head at the Ridgeline Place cul-de-sac will become the only parking for this trail-- at the expense of the cul-de-sac property owners. **If the lower end of the Old Ranch Trail is closed to public access, we recommend closing/eliminating all of the Old Ranch Trail.**

Trail Placement & Easements:

- Any new or relocated trails should be thoughtfully placed away from and not encroaching on private lots, which increases the risk of loitering, property damage, and disruption to homeowners. Trails must be placed within designated easements or not at all.

Policing & Maintenance:

- Clear guidelines and enforcement mechanisms should be established to ensure respectful use of the trails and surrounding areas. In the past, property owners have attempted to close many non-sanctioned trails. However, many hikers and bikers have ignored posted signage, removed barriers, and continued to utilize the previously existing trail anyway.

Protecting Property Owners:

- The new development must balance public access with the rights and privacy of residents who have invested years into maintaining their homes and land. Trails in and around Mariposa should enhance the neighborhood and provide enjoyment for the residents and visitors, not detract from and devalue the property.

We appreciate your attention to these matters and hope our input will help shape a responsible approach to trail planning.

Sincerely,

Ted & Jennifer Kosel

Mariposa Homeowners & Estate Property Owners



Mariposa Trails

From Gordon McGregor <gpmcgregor@gmail.com>

Date Mon 11/17/2025 5:52 PM

To LIZBETH RUIZ CARLOS <lruizcarlos@rrnm.gov>

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Ms. Carlos,

Once again, the original plan for Mariposa's trail system is threatened by development. Please, please, please do not allow this to happen. I am so tired of the pro-development/anti-citizen stance of city government. I pray you will preserve our trail system as it was originally designed and allow us to keep what makes Mariposa special.

Many thanks for your consideration,
Gordon

Gordon McGregor
2521 Vista Manzano Loop NE
Rio Rancho, NM 87144
505-252-2566



Access to the Mariposa Preserve

From millerman692 <millerman692@gmail.com>
Date Tue 11/18/2025 9:14 AM
To LIZBETH RUIZ CARLOS <lruizcarlos@rrnm.gov>

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Good day Ms. Ruiz-Carlos. Last year I visited Rio Rancho from Florida and rode my bike on the Mariposa Trails. I parked my car at the community center and my first impression was this: What a balanced blend of homes and natural areas to be enjoyed by all. Plenty of homes, buildings, and pavement, right next to natural New Mexico.

Please support protections to keep easement #23 public rather than private so it can be enjoyed by the greatest number of people, not just the homeowners- keep the area inclusive. I hope that you and your family have walked or biked the trails to know what I mean. I hope to be back next month, but this time I want to be there to see the sunset. If I, as a visitor, love the area, I believe the Mariposa Trails can be a draw for more visitors and bring money to local businesses. Please support the proposed easements. Thank you and Happy Thanksgiving!

Jeff Miller
Lake City, FL



Mariposa Trails

From peggy mohoric <pbmoh1@gmail.com>
Date Sun 11/30/2025 12:19 PM
To LIZBETH RUIZ CARLOS <lruizcarlos@rrnm.gov>

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I live in the Sierra Vista neighborhood in Mariposa and would like to request our trails be preserved. I have lived here for almost 9 years, and I moved here because I like to ride my bike and walk on the trails.


In looking at the plans for the new development it appears we are losing some existing trails. Can you please make sure any building leaves these trails intact.

Thank you Peggy Mohoric



Opposition to proposed Terra Alto

From Mark Peters <mrkptrs1@yahoo.com>
Date Tue 11/18/2025 1:20 PM
To LIZBETH RUIZ CARLOS <lruizcarlos@rrnm.gov>

 2 attachments (1 MB)

Mariposa East Trails.png; Mariposa Trail and Trail Access Elimination.jpeg;

Dear Members of the Planning and Zoning Board,
My wife Elizabeth and I purchased our property at 2509 Redondo Santa Fe in Vista de Santa Fe of the Mariposa Subdivision in 2021. We love its quietness, its night sky, our view of the hills behind our home and for its immediate access to the hiking trails close to our home. From what I have been able to understand from the submitted online documents is that several of the trails apparently will be eliminated (Ranch Trail Connector, Vista Sandia, Sawtooth, and Rattlesnake Rim) and access to the western trails will be eliminated as Terra Alto is to be a gated community.

We use the stated trails for biking, hiking and access to other trails. Others have stated this in much greater detail in their letters which have been included in the documents for tonight's meeting (such as Zach and Susan Bryan, Pam Troutman, and John Karris.

We stand with them in opposition of the plans as submitted and in support for establishing public trail easements.

Sincerely
Mark Peters and Elizabeth O'Brien-Peters



Mariposa trail easements

From Michael Roach <roachmichael365@gmail.com>

Date Sun 11/23/2025 12:59 PM

To LIZBETH RUIZ CARLOS <lruizcarlos@rrnm.gov>

Cc Lori Colt <colt.lori@gmail.com>

You don't often get email from roachmichael365@gmail.com. [Learn why this is important](#)

Hi Liz,

We must have public trail easements in Mariposa. Please help protect the beauty and natural spaces we all drank the kool aid for when we all bought here.

Registered voter and resident of Mariposa.

Thank you,

Michael Roach

Mariposa Resident.



Public Comment for Planning & Zoning Board Meeting - November 18 2025

From Jake Stechmann <jake.stechmann@gmail.com>

Date Mon 11/17/2025 1:18 PM

To Planning <Planning@rrnm.gov>

Cc LIZBETH RUIZ CARLOS <lruizcarlos@rrnm.gov>; BRIAN BABYAK <bbabyak@rrnm.gov>

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Submitted by:

Jacob Stechmann
5448 Pikes Peak Loop NE
Rio Rancho, NM 87144

Agenda Item 10: Preliminary Plat for Terra Alto at Mariposa

Stance:

I am opposed to this project as it is currently being presented.

When ECOTerra attended meetings at Mariposa, they expressed that the Old Ranch Trail which extends from the end of Mariposa Pkwy to Ridgeline Pl would remain open to the public. In order to ensure this, there needs to be an easement. The trail is currently in the proposed plat, but since plats can and do change an easement is needed to ensure that trail remains.

ECOTerra also stated that access to the preserve would not be hindered. The proposed plat accounts for this, but an easement is needed so that access to the preserve will not be put at risk in the future.

Page 232 of the Agenda Packet references a letter of support from the Mariposa Neighborhood Association (MNA). My assumption is that letter was written after ECOTerra attended an MNA meeting and ensured residents that access to the preserve and the Old Ranch Trail would not be affected by the development. The MNA is not elected by the residents of Mariposa and their letter of support should not be considered as representing the opinions of anyone other than the MNA Board. Also, since that letter was written every member of the MNA board has resigned from their role with the MNA.



Terra Alto destruction of access to The Preserves in Mariposa

From Pamela Troutman <petroutman@outlook.com>

Date Sun 11/16/2025 7:29 AM

To LIZBETH RUIZ CARLOS <lruizcarlos@rrnm.gov>; Gregory Hull <ghull@rrnm.gov>; Bob Tyler <btyler@rrnm.gov>

Cc Z B <ridesouthloop@yahoo.com>

 4 attachments (8 MB)

Screenshot 2025-11-16 065952.png; Screenshot 2025-11-16 065904.png; Screenshot 2025-11-16 065836.png; Mariposa trails around CC.png;

To the Rio Rancho governing entities,

I would like to protest the abolishment of trails as well as established and documented access routes to the Mariposa Preserves with the development of the Terra Alto neighborhood in Mariposa. The **least** that should be done is provide a detailed document to the residents of Mariposa on how access will be provided and constructed by ECOTerra for the public and residents outside the Terra Alto development for safe and enjoyable trail access. One of the reasons my husband and I moved to Mariposa is to access the Preserves and enjoy safe trails. I have walked the Old Ranch Trail on many occasions and hope to continue to do so for as long as I live in my forever home in Mariposa.

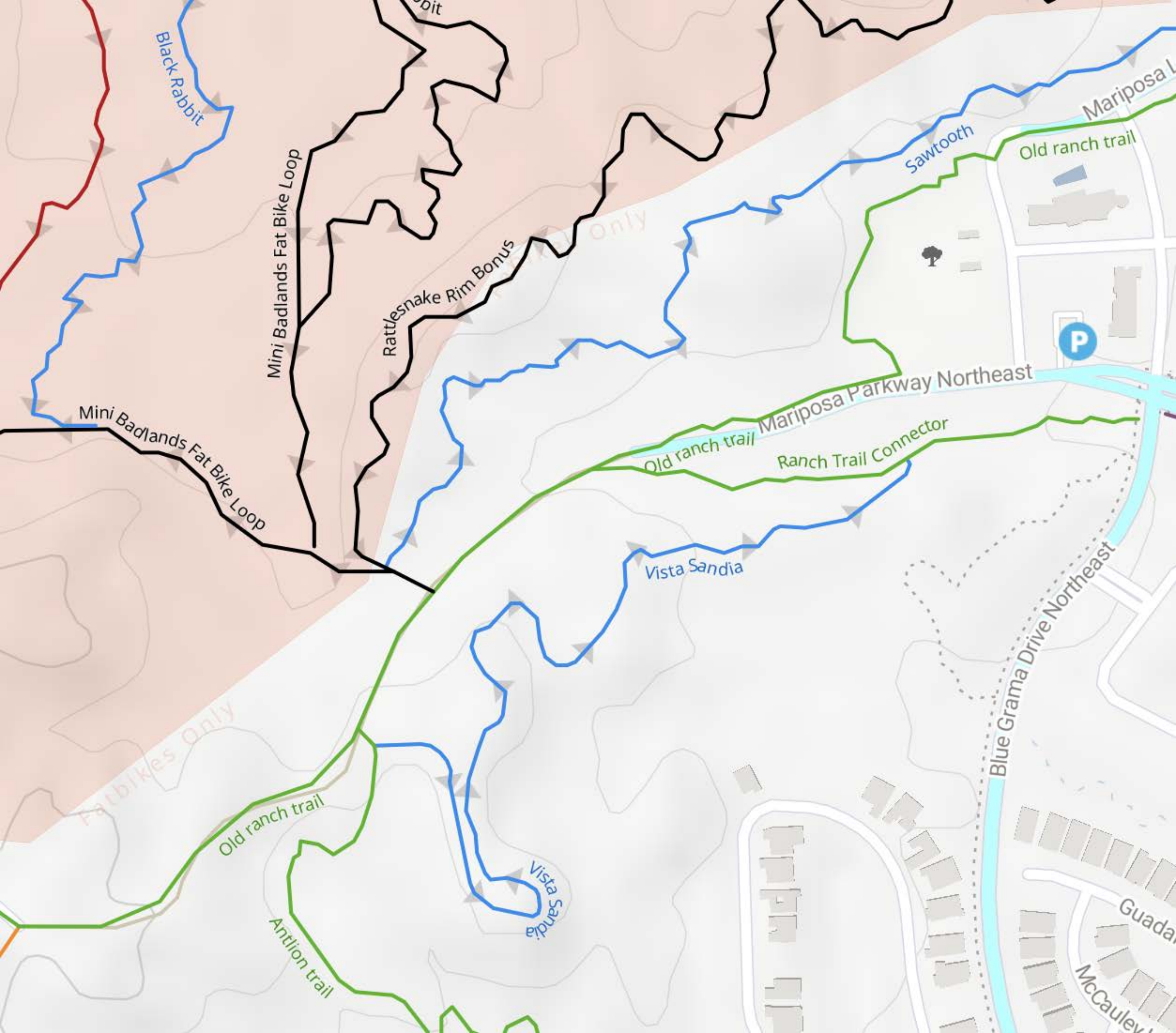
In the attachments, the yellow highlighted line is Old Ranch Trail. The current access to the Preserve is where proposed lots 39 and 40 share a lot line. The backs of lots 41 through 45 border the top escarpment of the Preserve where the Rim Trail is currently located. The main preserve arroyo is down that steep slope from the Rim Trail. Under their plan, Antlion would have to be rerouted at its western end to avoid ECOTerra's property. It would join ORT farther up the hill. A new entrance trail would then have to be built to access the Preserve (that's detailed in the red circle that points to an open space area behind proposed lot 26.) This is very steep terrain, so great care would have to be taken to lay out the trail to ensure the slope is amenable to all levels of hikers and bikers and to ensure trail sustainability.

Here you will find the agenda, which includes links to the plat with easement notes, a trails map and other related documents:

<https://d3n9y02raazwpg.cloudfront.net/riorancho/0b5c1343-b5c0-11f0-8df7-005056a89546-1e230407-530e-4597-bb6b-981103e42a0a-1762805110.pdf>

I am unable to attend the meeting on Tuesday night, but please consider this communication my voice in this development matter.

Pam Troutman
1831 Castle Peak Loop NE
Mariposa, Rio Rancho



Black Rabbit

Mini Badlands Fat Bike Loop

Rattlesnake Rim Bonus

Mini Badlands Fat Bike Loop

Sawtooth

Old ranch trail

Mariposa L

P

Mariposa Parkway Northeast

Old ranch trail

Ranch Trail Connector

Vista Sandia

Old ranch trail

Antlion trail

Vista Sandia

Blue Grama Drive Northeast

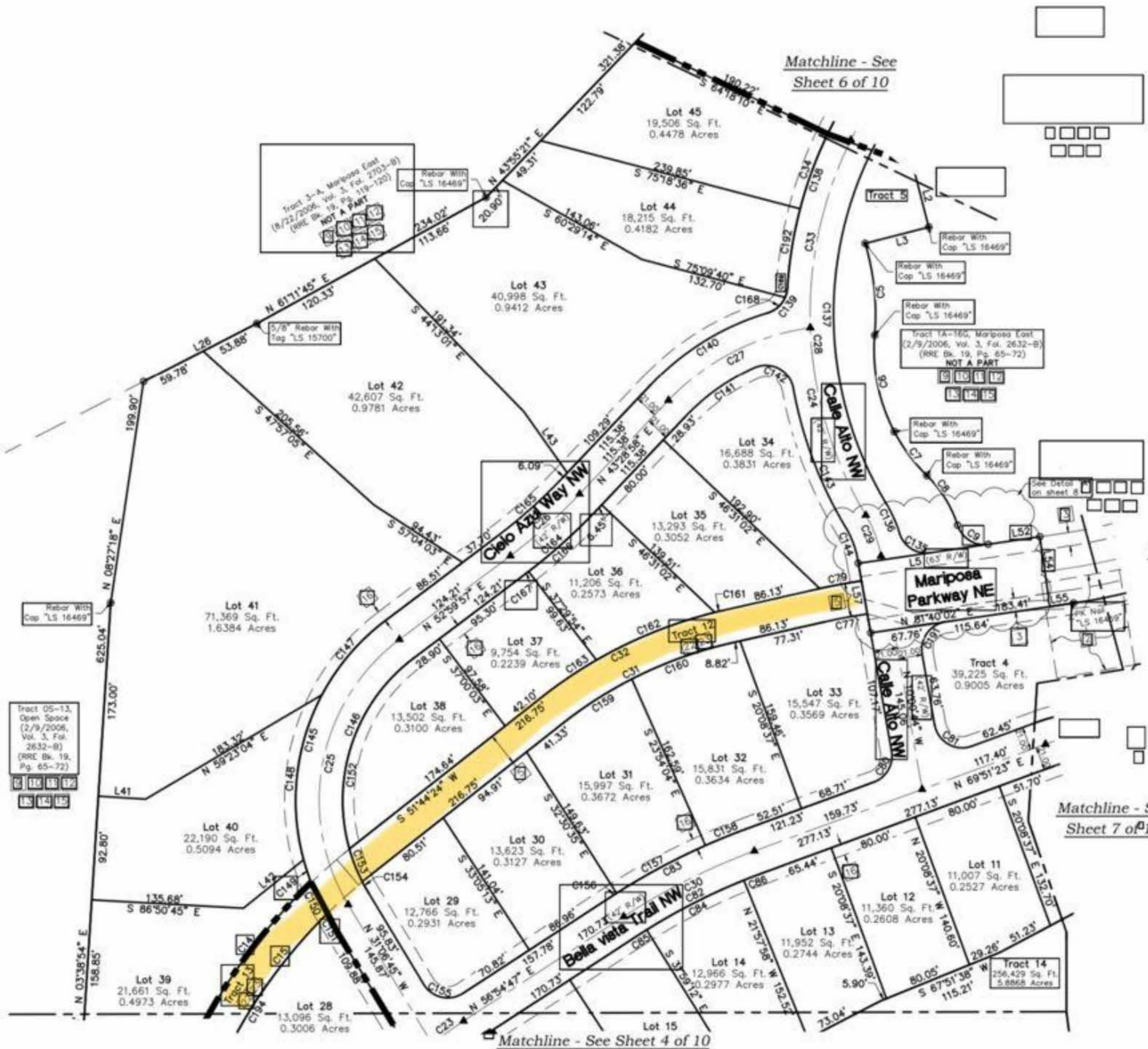
Guada

McCauley

Fatbikes Only

Hiking Only

**Plat for
Terra Alto at Mariposa East
Being Comprised of
Tracts 1A-16-F, 1A-16-I and
1A-16H-1, Mariposa East
City of Rio Rancho
Sandoval County, New Mexico
October 2025**

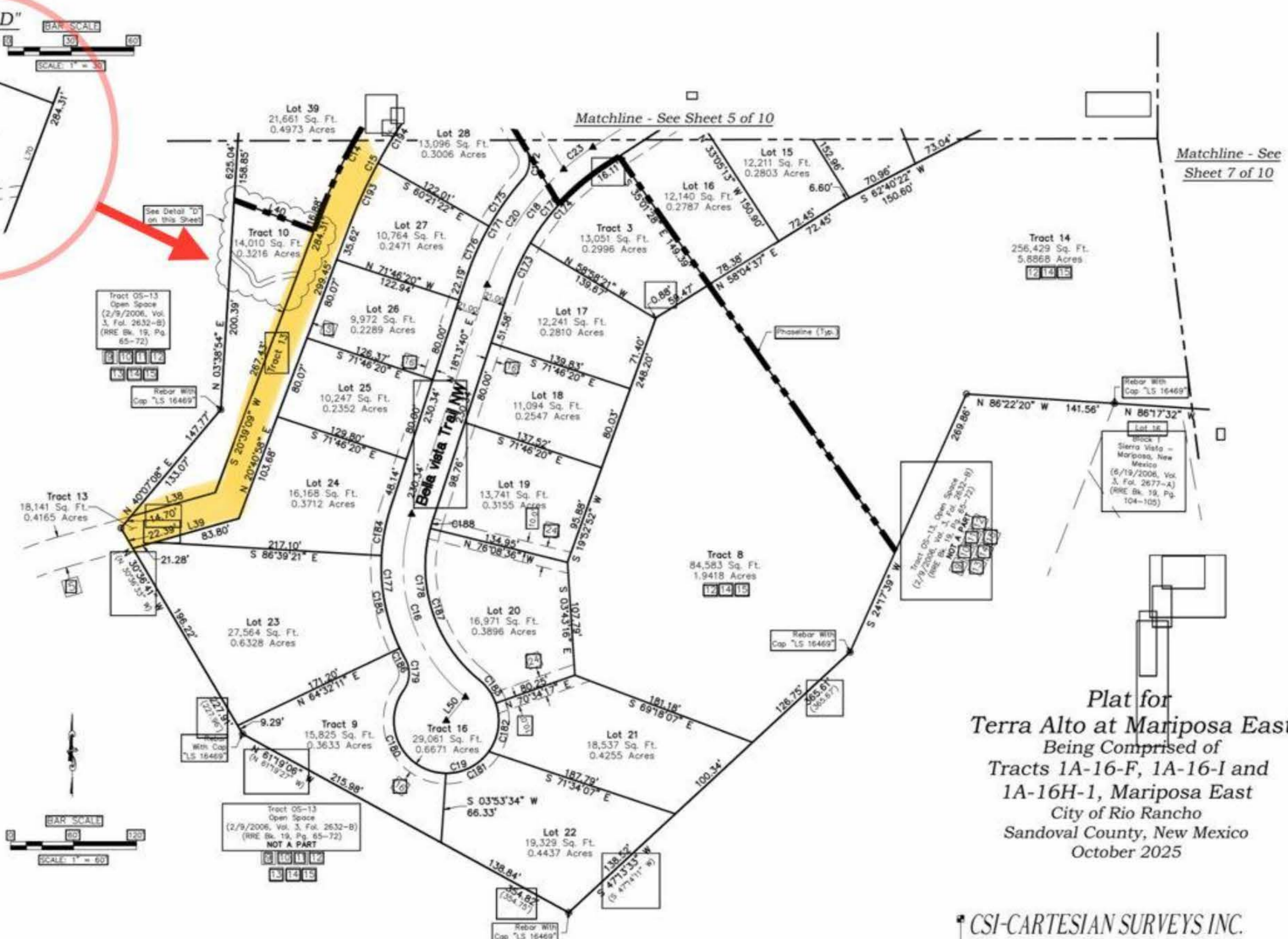
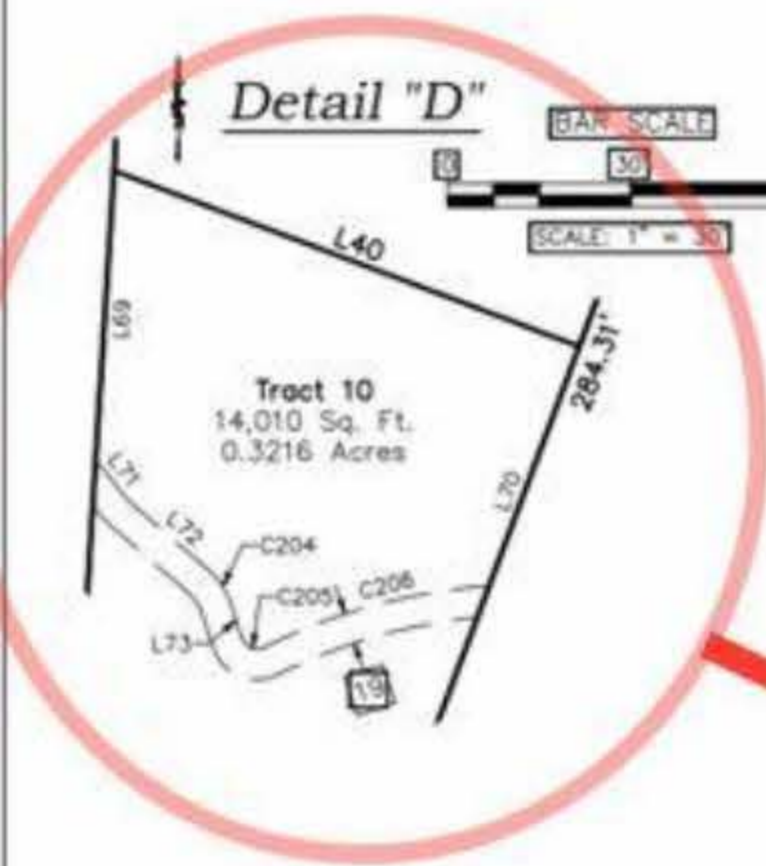


Matchline - See
Sheet 6 of 10

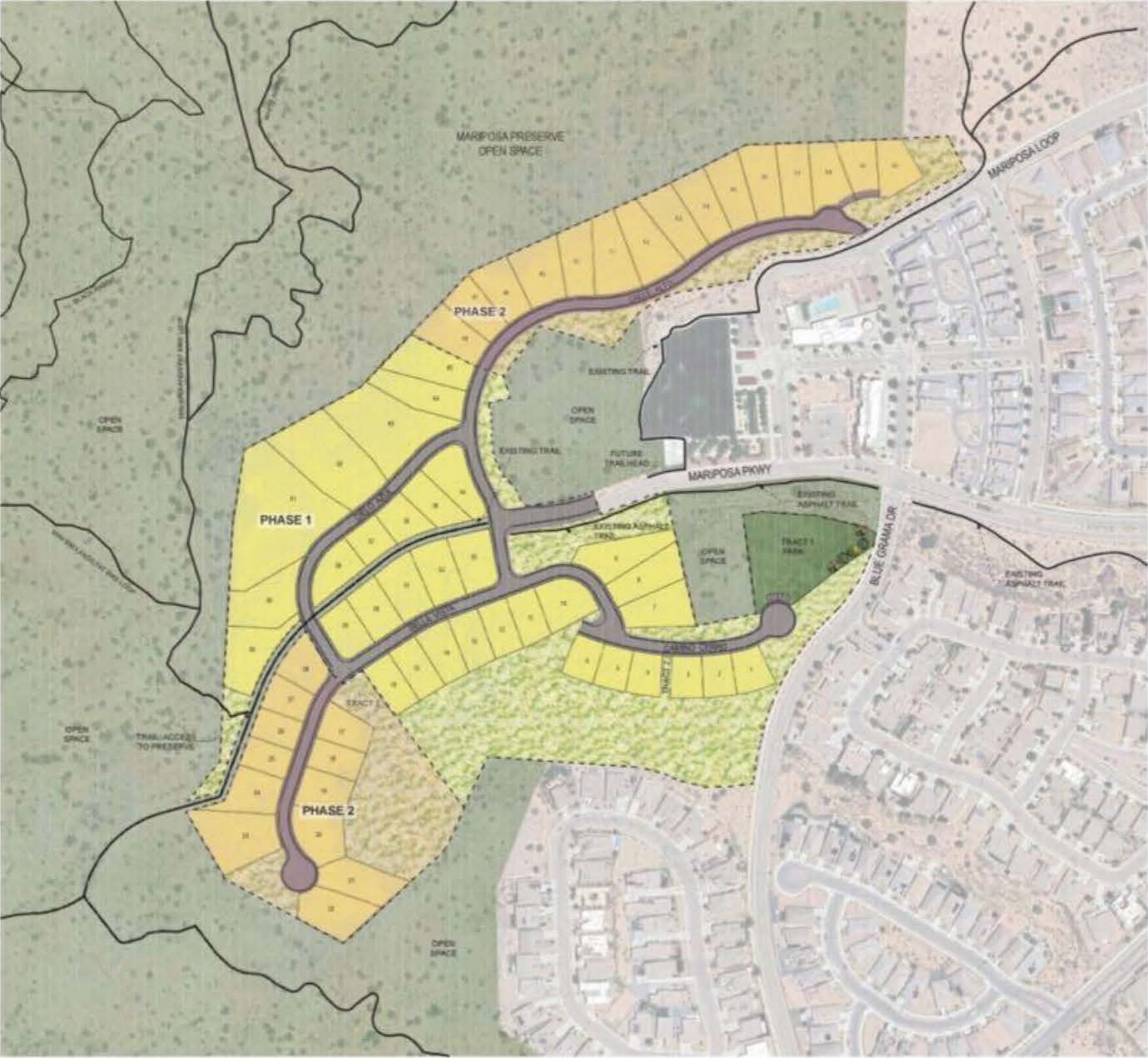
Matchline - See
Sheet 7 of 10

Matchline - See
Sheet 7 of 10

Matchline - See Sheet 4 of 10



Plat for
Terra Alto at Mariposa East
 Being Comprised of
 Tracts 1A-16-F, 1A-16-I and
 1A-16H-1, Mariposa East
 City of Rio Rancho
 Sandoval County, New Mexico
 October 2025



SITE AREA: 41.2 ACRES

RESIDENTIAL LOTS: 190

BUILDING FOOTPRINTS APPROXIMATELY 1,800 - 2,800 SF

OPEN SPACE: OPEN SPACE AREAS SHOWN ARE PRELIMINARY AND WILL BE ADJUSTED AS LOT LOCATIONS ARE FINALIZED WITH THE PRELIMINARY PLAN.

ZONING: MUA. SEE MARIPOSA EAST MASTER PLAN MUA REGULATIONS AND PERMISSIBLE USES.

LAND USE: SINGLE-FAMILY RESIDENTIAL AND PRIVATE HOA PARK.

PEDESTRIAN AND VEHICULAR ACCESS AND EGRESS:

- PRIMARY VEHICULAR ACCESS IS FROM 20 PRIVATE GATED DRIVE VIA MARIPOSA PARKWAY (AN EXISTING COLLECTOR STREET).
- SECONDARY GATED RESIDENT AND EMERGENCY ACCESS IS PROVIDED AT MARIPOSA LOOP (AN EXISTING LOCAL STREET).
- PEDESTRIAN ACCESS/CIRCULATION WILL BE PROVIDED VIA PROPOSED LOCAL ROADWAYS AND TRAILS THROUGHOUT THE INTERNAL OPEN SPACE WITH CONNECTIONS TO THE MARIPOSA COMMUNITY TRAILS.
- TRAILS ARE INTENDED TO BE SOFT SURFACE TRAILS, AND LOCATIONS SHOWN ARE CONCEPTUAL.

SETBACKS: ALL BUILDINGS SHALL BE LOCATED AS DESIGNATED ON AN APPROVED FINAL PLAN.

- MINIMUM FRONT YARD SETBACKS: 10'-0"
- MINIMUM REAR YARD SETBACKS: 10'
- MINIMUM SIDE YARD SETBACKS: 5'
- MINIMUM CORNER SIDE SETBACKS: 10'
- MINIMUM BUILDING HEIGHT: 40' (SEE BELOW)

HEIGHT:

THE MUA ZONE PERMITS BUILDING HEIGHTS UP TO 40 FEET; THIS SITE PLAN RESTRICTS THE HEIGHT TO 20 FEET AND THE HOMES ARE RESTRICTED TO SINGLE STORY HOMES. IF THE TOPOGRAPHIC AND GRADING REQUIRES AN UNDERGROUND GARAGE WITH ACCESS TO THE STREET, THE UNDERGROUND PORTION SHALL NOT BE INCLUDED IN THE HEIGHT CALCULATION.

PROPOSED DENSITY:

THE DENSITY IS 1.45 DWELLING UNITS PER ACRE.

GRADING: THIS PROJECT WILL BE DEVELOPED IN TWO PHASES. A PRELIMINARY FINAL PLAN WILL BE DONE FOR THE ENTIRE PROJECT WITH SEPARATE FINAL PLANS FOR EACH PHASE.

PHASE ONE - LOTS 1-33

PHASE TWO - LOTS 34-190

THIS SITE PLAN CONFORMS WITH THE MARIPOSA EAST MASTER PLAN - DISTRICT GUIDELINES. FUTURE BUILDINGS WILL CONFORM WITH ARCHITECTURE, MATERIALS & COLOR, FINISHES, BUILDING HEIGHTS, BUILDING FOOTPRINT, LANDSCAPING, AND LIGHTING REQUIREMENTS. FINAL EXTERIORS AND LOCATIONS WILL BE PROVIDED WITH THE PRELIMINARY PLAN.

SITE UTILITIES:

THE PROPOSED DEVELOPMENT WILL BE SERVED BY THE CITY OF RIO RANCHO FOR THE WATER DISTRIBUTION AND FIRE PROTECTION SYSTEMS AND THE SANITARY SEWER COLLECTION SYSTEM. EXISTING MASTER PLAN AND DISTRIBUTION COLLECTION LINES ARE IN PLACE IN MARIPOSA PARKWAY, MARIPOSA LOOP, AND BLUE GRAMA DR.

- WATER: AN EXTENSION OF THE EXISTING WATER LINE IN MARIPOSA PARKWAY (LOPED BACK TO THE EXISTING LINE) IN MARIPOSA LOOP WILL SERVE THE INITIAL PHASE OF DEVELOPMENT FOR BOTH DOMESTIC SERVICES AND FIRE PROTECTION. THE ON-SITE WATER LINES, FIRE HYDRANTS, AND WATER METERS, AS WELL AS THE OFF-SITE EXTENSION AND CONNECTION TO THE EXISTING WATER LINE IN MARIPOSA LOOP WILL BE DESIGNED THROUGH THE CITY OF RIO RANCHO DEPARTMENT OF PUBLIC WORKS AS A PUBLIC WORKS ORDER. ALL WATER LINES WILL BE IN THE FUTURE PUBLIC WATER LINE EASEMENTS.

- SANITARY SEWER: THE INITIAL PHASE OF DEVELOPMENT WILL BE SERVED BY A SANITARY SEWER LINE EXTENSION OFF OF MARIPOSA PARKWAY AND BLUE GRAMA DR WITH PHASE 2 CONNECTION TO MARIPOSA LOOP AND INTERNAL LINES BUILT IN PHASE 1. THE ON-SITE SANITARY SEWER LINES WILL BE PUBLIC AND BE ACCOMPANIED BY PUBLIC SANITARY SEWER LINE EASEMENTS.

- PRIVATE UTILITIES: THE PRIVATE UTILITIES ARE LIMITED TO THE NEW MEXICO GAS COMPANY PUBLIC SERVICES CORP. OF NEW MEXICO, LUMEN, AND THE LOCAL CABLE PROVIDER. BY THEIR LICENSE AGREEMENT WITH THE CITY OF RIO RANCHO, THEY ARE REQUIRED TO PROVIDE THEIR UTILITY SERVICES THROUGH INDIVIDUAL UTILITY EXTENSION AGREEMENTS. ALL OF THE PRIVATE UTILITY COMPANIES HAVE ACTIVE LINES IN THE ADJACENT EASEMENTS ALONG MARIPOSA PARKWAY AND MARIPOSA LOOP. ALL ON-SITE PRIVATE UTILITIES WILL BE WITHIN PUBLIC UTILITY EASEMENTS (PUELS).

STORM WATER MANAGEMENT:

THE DRAINAGE SOLUTION WILL BE IN ACCORDANCE WITH THE STORM WATER MANAGEMENT GUIDELINES AND REQUIREMENTS AS FOUND IN THE DRAINAGE MASTER PLAN FOR MARIPOSA EAST, PREPARED BY BOHANNAN HUSTON, INC. THE GRADING OF THE PROPOSED HOMES WILL BE INTEGRATED WITH THE NATURAL GRADES TO THE EXTENT PRACTICAL. THE HOMES THAT BACK UP TO A NATURAL RIDGELINE WILL HAVE SHALLOW SWALES USED TO DEFLECT SURFACE DISCHARGE AROUND THE UNITS. STORM WATER WILL BE ROUTED TO WATER HARVESTING DEPRESSIONS INTEGRATED INTO THE NATURAL LANDSCAPE FOR INFILTRATION WITH EXCESS (NOT TO EXCEED UNDEVELOPED CONDITIONS) BELONG TO HISTORIC FLOW PATHS. ALL STORM WATER RELEASED ONTO PUBLIC ROADSWAY OR STORM DRAIN WILL FIRST BE ROUTED THROUGH A DETENTION, WATER QUALITY POND/FACILITY.

TERRA ALTO

SITE PLAN

Prepared For:

ECOterra Development, LLC
8100 Wyoming NE, #4-347
Abingdon, NY 87113

Prepared By:

Consensus Planning, Inc.
302 Eighth St. NW
Abingdon, NY 87102

Bohannon Huston
7300 Jefferson St. NW
Abingdon, NY 87109

Price Land Development
100 Plaquemine Ave. NW, Suite 1060
Abingdon, NY 87103





Terra Alto preliminary plans in Mariposa

From Suzanne Fuqua <suzfuqua@gmail.com>
Date Tue 11/18/2025 9:45 AM
To LIZBETH RUIZ CARLOS <lruizcarlos@rrnm.gov>

You don't often get email from suzfuqua@gmail.com. [Learn why this is important](#)

Dear City Planner Ruiz Carlos,

We are residents of Mariposa and unable to attend the meeting either in person or by Zoom this evening. So, I am writing to you about the proposed Terra Alto neighborhood.

The Mariposa master plan, as we understand it and as it was modified in 2019, requires the preservation of certain trails such as Rim Trail and Old Ranch Trail among others. The current Terra Alto plan, again as we understand it from reviewing the submitted documents, does not provide for public trail easements or the preservation of those trails. And it must.

There were verbal assurances at a meeting held by the developers about Terra Alto that we attended that public access trails would be preserved. It seems that those assurances do not appear in the submitted documents. What is the purpose of a master plan which takes enormous effort and input to develop and adopt if it is not adhered to? A master plan is a vision for a unique area and if it is inconvenient to development should be reopened for review if necessary but not ignored.

And verbal assurances are not the same as public easements for trails that have existed for possibly 20 years and have been used by hikers and mountain bikers alike. I love living in Mariposa because it is unique. The trails are a huge part of that uniqueness.

It has come to our attention that a letter of support for Terra Alto based on verbal representations of preservation of trail easements was written by the Mariposa Neighborhood Association (MNA) of which we are members by virtue of paying dues and living in Mariposa. There was no notification of members about that letter that apparently was written by one person who may have claimed to represent the entire MNA and was based on verbal representations that have not been included in the plans. We do not support this letter or approval of the plans as presented.

We ask that you require changes to the proposed plans that include public easements to Old Ranch Trail and the Rim Trail and that adhere to the master plan.

Sincerely,

Suzanne Fuqua
Wilson Good
2745 La Luz Circle NE

--

Confidentiality Notice: This email and/or any attachments may contain privileged and/or confidential information protected from disclosure and solely for use by the intended recipient(s). If the reader of this email is not an intended recipient, or an employee or agent responsible for delivering this email to the intended recipient(s), the reader is hereby notified that any review, dissemination, distribution, printing, or copying of this email and/or any attachment(s) is strictly prohibited. Any unintended recipient(s) must notify the sender immediately and delete this email and/or any attachment(s).



Subject: Re: Planning and Zoning Meeting for ECOTerra's Terra Alto Development (Agenda Item 10)

From Jennifer Kosel <jkosel89@gmail.com>

Date Tue 11/18/2025 9:23 AM

To LIZBETH RUIZ CARLOS <lruizcarlos@rrnm.gov>

You don't often get email from jkosel89@gmail.com. [Learn why this is important](#)

To: Liz Ruiz Carlos, City Planner

As long-time Mariposa residents, hiking & biking enthusiasts, and owners of multiple properties in Mariposa—including a property which contains a portion of the Old Ranch Trail — my husband and I would like to share several concerns for consideration by the Planning and Zoning Committee. Specifically, we are requesting thoughtful attention to:

Designated Trail Access & Parking:

- Please ensure that trail access and parking for hikers and bikers is located in public areas such as the Community Center, not near private residences. At present, some trail users park in the cul-de-sac in front of our property and even on our property. If access to the Old Ranch Trail near the Recreation Center is eliminated, then the upper trail head at the Ridgeline Place cul-de-sac will become the only parking for this trail-- at the expense of the cul-de-sac property owners. **If the lower end of the Old Ranch Trail is closed to public access, we recommend closing/eliminating all of the Old Ranch Trail.**

Trail Placement & Easements:

- Any new or relocated trails should be thoughtfully placed away from and not encroaching on private lots, which increases the risk of loitering, property damage, and disruption to homeowners. Trails must be placed within designated easements or not at all.

Policing & Maintenance:

- Clear guidelines and enforcement mechanisms should be established to ensure respectful use of the trails and surrounding areas. In the past, property owners have attempted to close many non-sanctioned trails. However, many hikers and bikers have ignored posted signage, removed barriers, and continued to utilize the previously existing trail anyway.

Protecting Property Owners:

- The new development must balance public access with the rights and privacy of residents who have invested years into maintaining their homes and land. Trails in and around Mariposa should enhance the neighborhood and provide enjoyment for the residents and visitors, not detract from and devalue the property.

We appreciate your attention to these matters and hope our input will help shape a responsible approach to trail planning.

Sincerely,

Ted & Jennifer Kosel

Mariposa Homeowners & Estate Property Owners



Mariposa Trails

From Gordon McGregor <gpmcgregor@gmail.com>

Date Thu 12/18/2025 2:42 PM

To Planning <Planning@rrnm.gov>

Good afternoon;

Once again, the original plan for Mariposa's trail system is threatened by development. Please, please, please do not allow this to happen. I am so tired of the pro-development/anti-citizen stance of city government. I pray you will preserve our trail system as it was originally designed and allow us to keep what makes Mariposa special.

Many thanks for your consideration,
Gordon

Gordon McGregor
2521 Vista Manzano Loop NE
Rio Rancho, NM 87144
505-252-2566



CITY OF RIO RANCHO COVER PAGE

**Legislation Item: 26-400-
00001**

AGENDA DATE:
February 10, 2026

DEPARTMENT:
Development Services

SUBJECT:
Master Plan. The applicant, Cielo Bonito, LLC requests approval of the Cielo Bonito Master Plan at the location legally described as Unit 21, Block 22, Lots 4-30, 45-48, Block 23, Lots 3-23, 45-64 and Block 24, Lots 51-70. Staff contact is Tamarah Martinez and staff recommends the Planning and Zoning Board recommend approval of the Master Plan to the Governing Body, with findings and conditions.

BACKGROUND AND ANALYSIS:

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

REVIEW CRITERIA:

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

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

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

SITE ANALYSIS:

The subject property is approximately 44.74 acres, located in the northern part of Rio Rancho, adjacent to the Northern Meadows and Cielo Azul subdivisions, bordered by Camino de Los Montoyas (residential road) to the north, Shiloh Road (residential road) to the south, Wilpett Drive (major collector) to the west and Lookover Dr (residential road) to the east. It is within the PGWSAP which goals are to guide and manage the physical development within the planning area by prescribing land uses and establishing limited access points. The PGWSAP identifies the area being rezoned as Medium-Density Residential. The land is currently zoned as TZ: Transitional Zoning and R-3: Mixed Residential Zoning districts.

LAND USE:

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

PARKS AND OPEN SPACE:

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

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

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

GRADING AND DRAINAGE:

According to the Cielo Bonito Master Plan "The Southern Sandoval County Arroyo Flood Control Authority (SSCAFCA) has jurisdiction over certain drainage channels in the Sandoval County portion of Rio Rancho. There are SCAFCA drainage facilities at the west portion of the community area that border Wilpett Rd. Subject to approval from SCAFCA, the project will utilize these facilities for drainage. Storm water drainage and water quality discharge will meet the applicable standards per the Rio Rancho DPM and City of Rio Rancho Ordinances. Storm runoff flows westerly into an existing detention pond facility along Wilpett Dr. Subject to SCAFCA approval, the development will utilize these ponds for drainage and the ponds will be expanded to accommodate additional runoff generated by the 100 year storm event."

TRANSPORTATION AND CIRCULATION:

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

street network.

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

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

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

UTILITIES:

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

DESIGN STANDARDS:

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

PHASING AND FINANCING:

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

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

NOTIFICATIONS:

Notifications were sent to affected property owners in conjunction with the Master Plan Amendment and Zone Map Amendment requests. A legal advertisement was placed in the January 26, 2026 edition of the Albuquerque Journal. A sign was posted on the property one week prior to the

hearing. All legal notification requirements have been met.

INTERDEPARTMENTAL/ INTERAGENCY REVIEW:

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

IMPACT:

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

GENERAL FINDINGS OF FACT:

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

SPECIFIC FINDINGS OF FACT AND CONDITIONS OF APPROVAL:

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

ALTERNATIVES:

1. The Planning & Zoning Board may recommend approval of the request to the Governing Body.
2. The Planning & Zoning Board may recommend denial of the request to the Governing Body.
3. The Planning & Zoning Board may modify the request and recommend the Governing Body approve such modifications.
4. The Planning & Zoning Board may continue to public hearing to request additional information or to consider testimony provided at the public hearing.

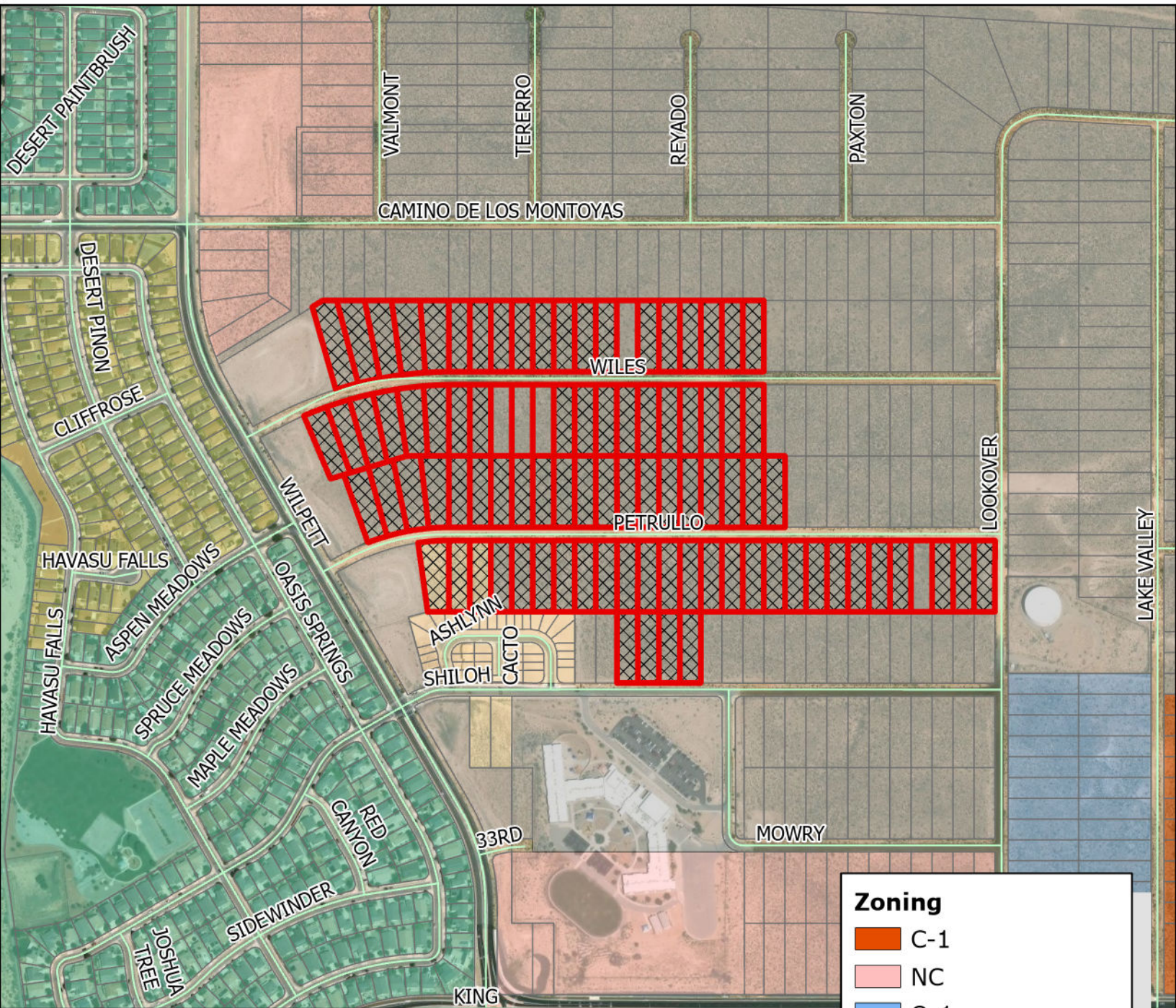
DEPARTMENT RECOMMENDATION:

Staff recommends the Planning and Zoning Board recommend approval of the Master Plan to the Governing Body with findings and conditions.

ATTACHMENT: [Zoning, Location.pdf](#)

ATTACHMENT: [UPDATED Application MP - Cielo Bonito Dev. 1.21.26.pdf](#)
ATTACHMENT: [Reproduction of Notices.pdf](#)
ATTACHMENT: [Reviewer Comments.pdf](#)
ATTACHMENT: [Draft_Resolution_CieloBonito.doc](#)

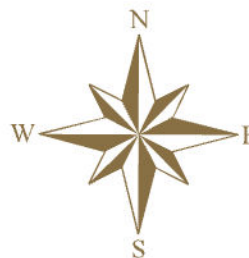
CIELO BONITO MASTER PLAN ZONE MAP AMENDMENT



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

Map courtesy of Tamarah Martinez
1.21.26

0 0.04 0.08 0.16 Miles



Zoning

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

PLANNING & ZONING LAND USE APPLICATION

Please check appropriate box

(Fees are listed on the back)

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

Please Print In Ink Only or Type

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

APPLICANT/AGENT INFORMATION

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

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

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

Master Plan for the following parcels


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

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

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

ACKNOWLEDGEMENT

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

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

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

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

The background of the top half of the page is a mosaic of small, irregular shapes in various colors, creating a textured effect. The colors transition from light blue and white at the top to warm orange and red at the bottom, suggesting a sunset or sunrise over a landscape. The text is centered over this background.

Cielo Bonito Master Plan

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

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

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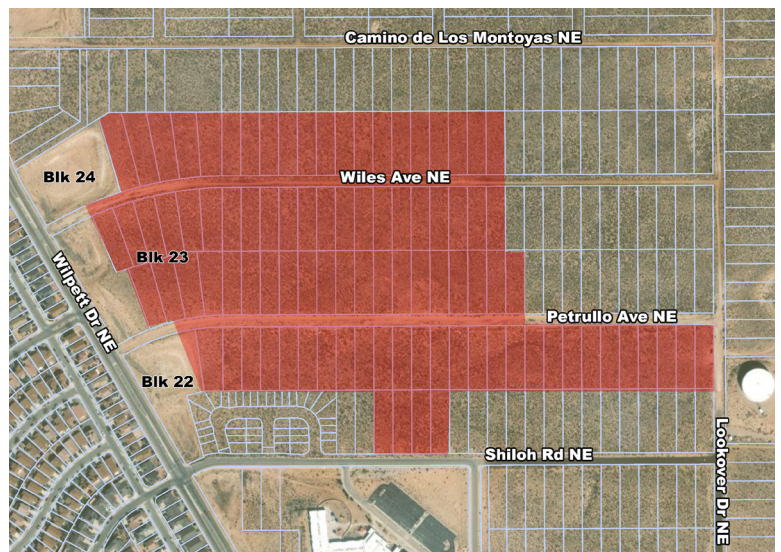
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Appendix C: Conceptual Utility Plan	
Appendix D: Conceptual Circulation Plan	

OVERVIEW

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

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



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

The goals and objectives of this master plan include:

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

EXISTING CONDITIONS & SITE ANALYSIS

Demographics

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

Natural Environment

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

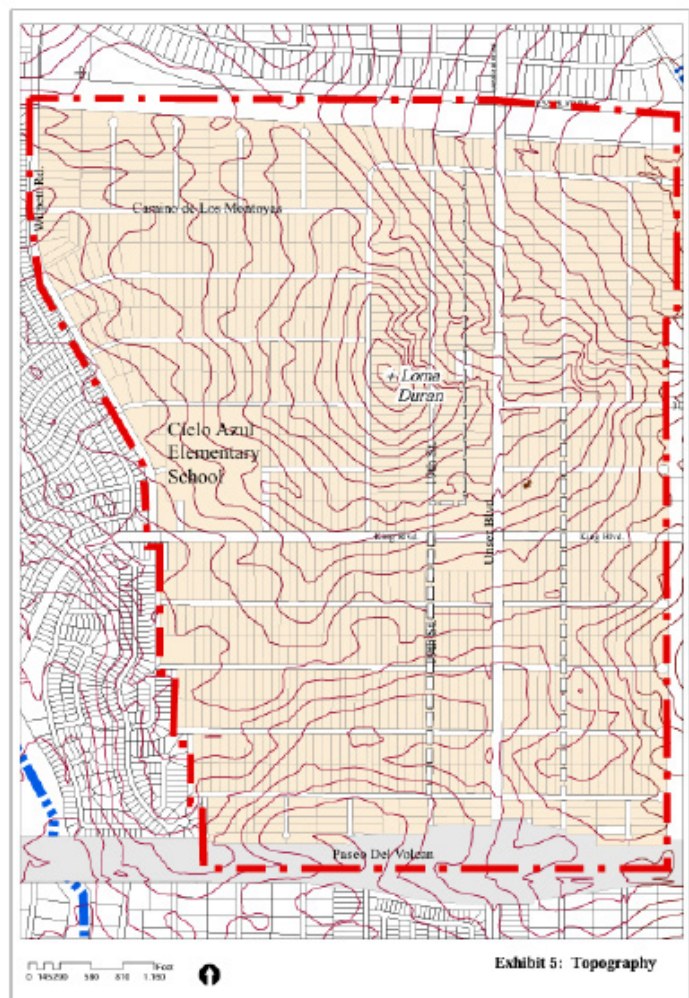


Figure from pg. 11 of Paseo Gateway West SAP

PROPOSED LAND USE, ZONING AND DENSITY

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

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

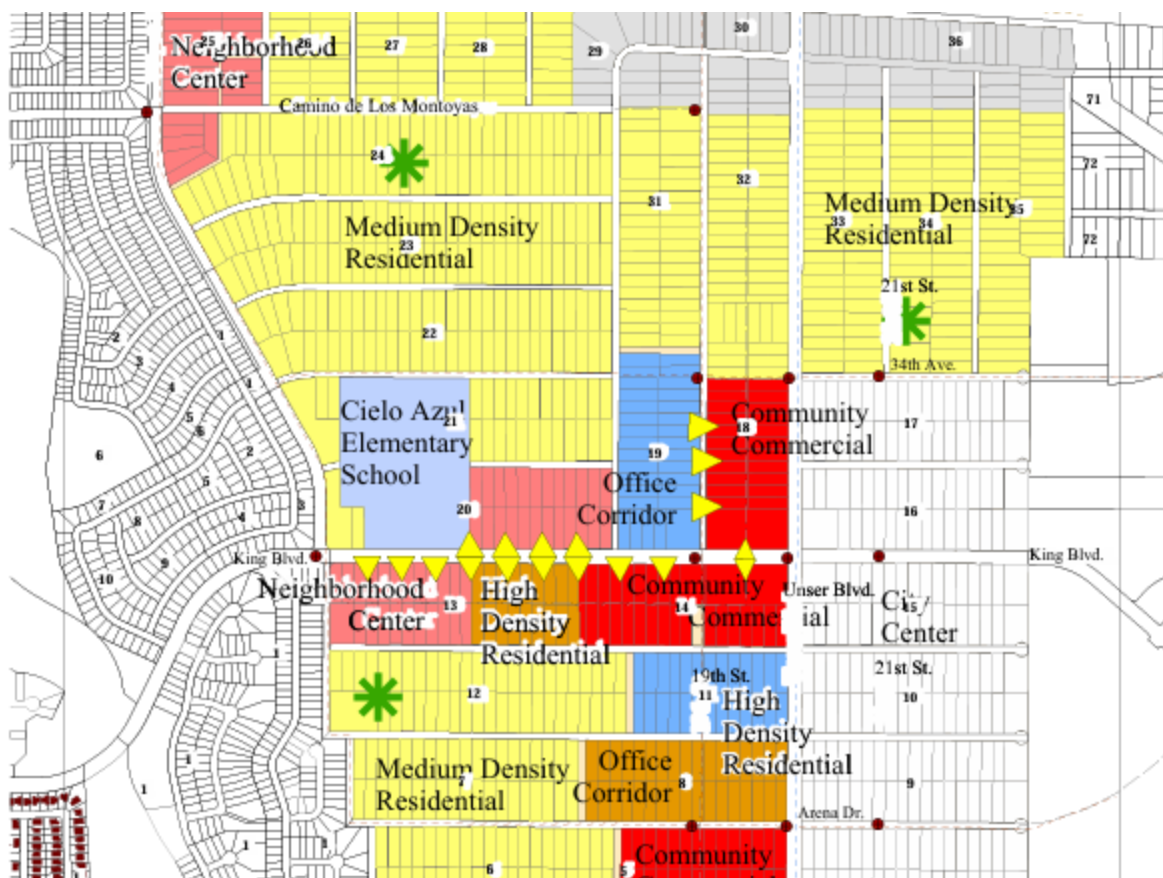


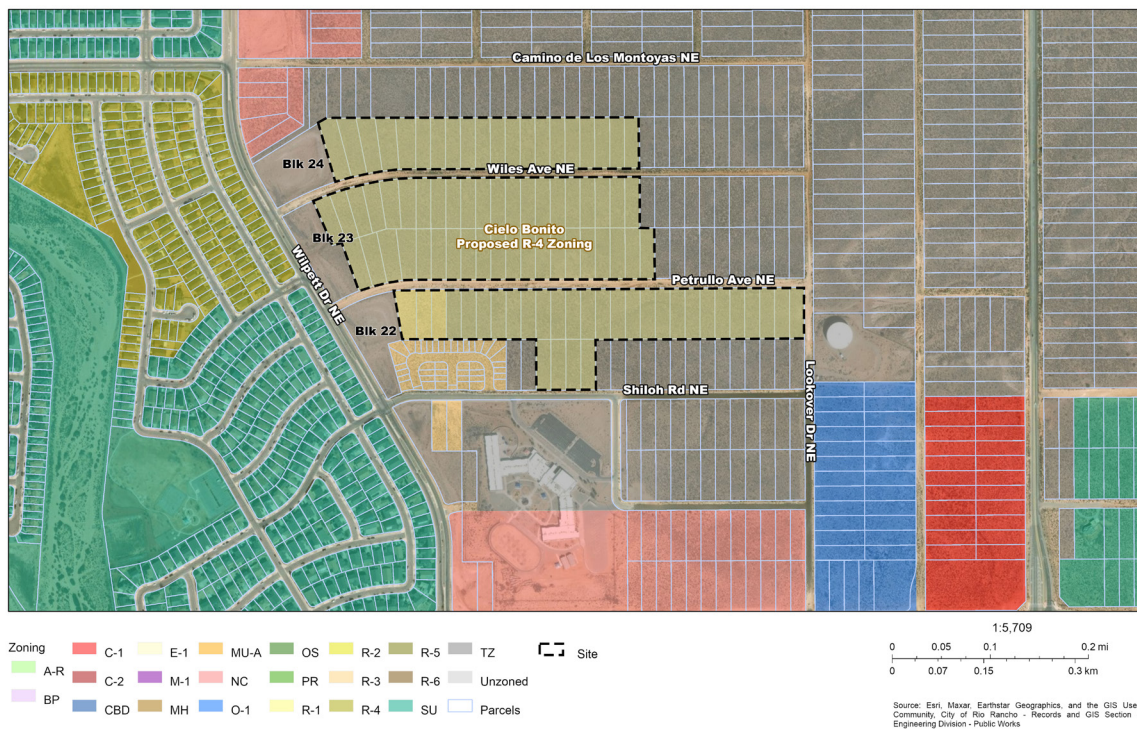
Figure from pg. 35 of Paseo Gateway West SAP

PROPOSED LAND USE, ZONING AND DENSITY CONT.

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

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

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

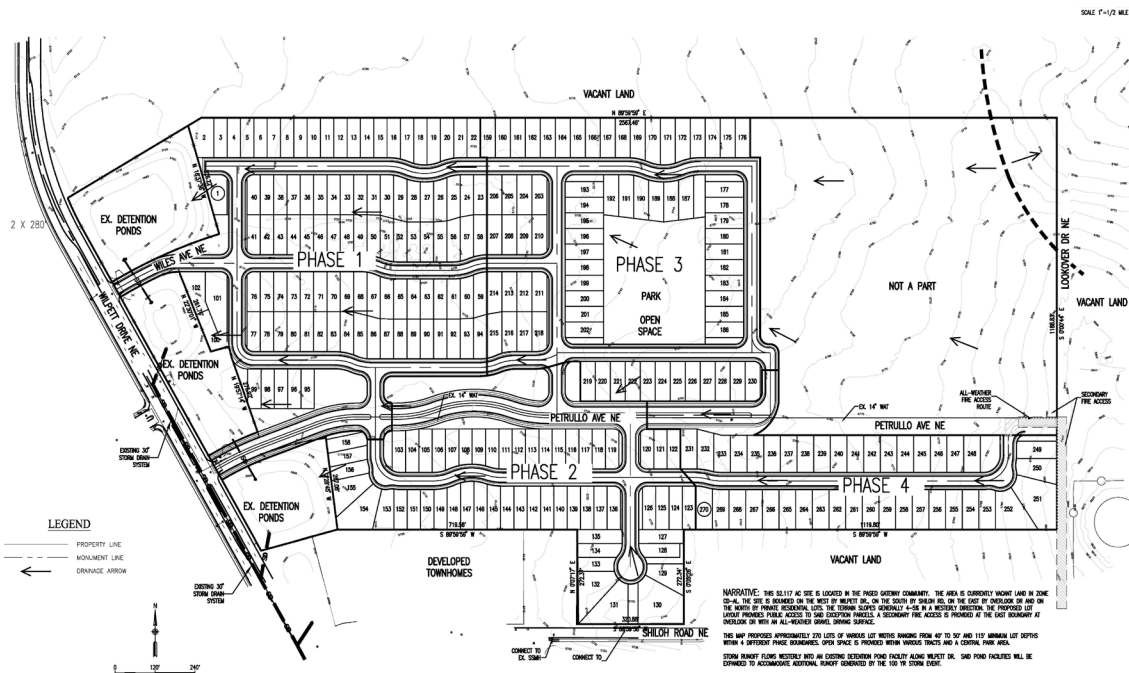


CONCEPTUAL DRAINAGE PLAN

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

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

The following shows the conceptual drainage plan for the community.



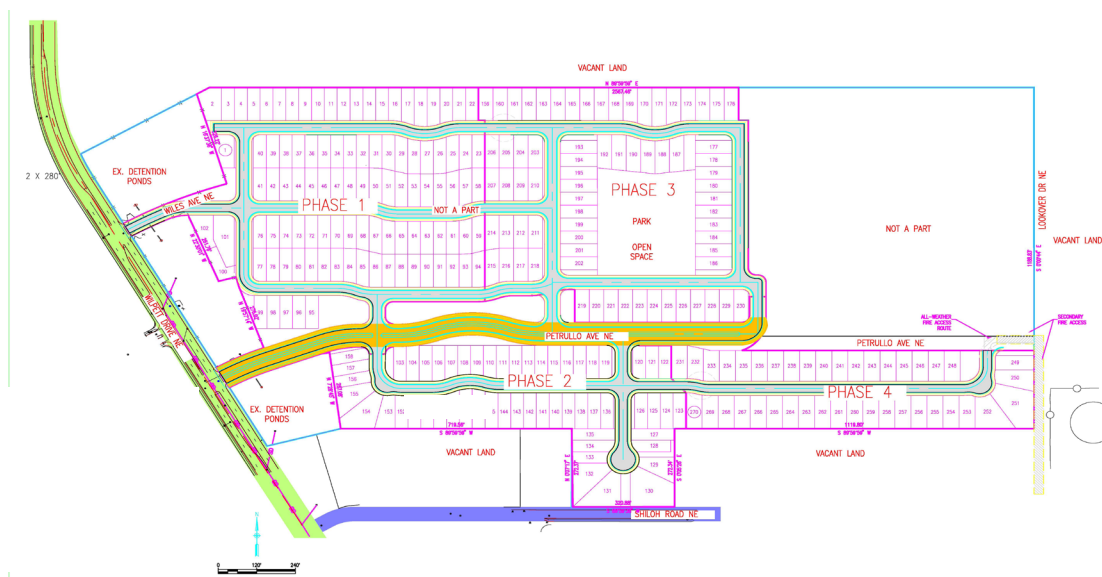
CIRCULATION & TRANSPORTATION

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

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

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

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

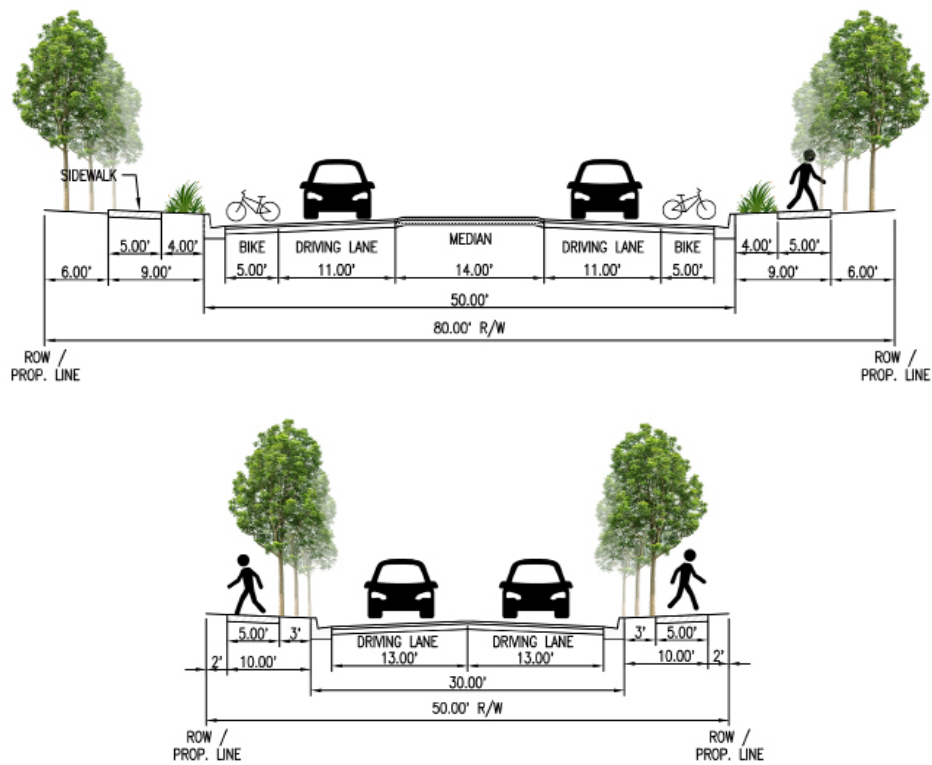


CIRCULATION & TRANSPORTATION CONT.

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

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

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

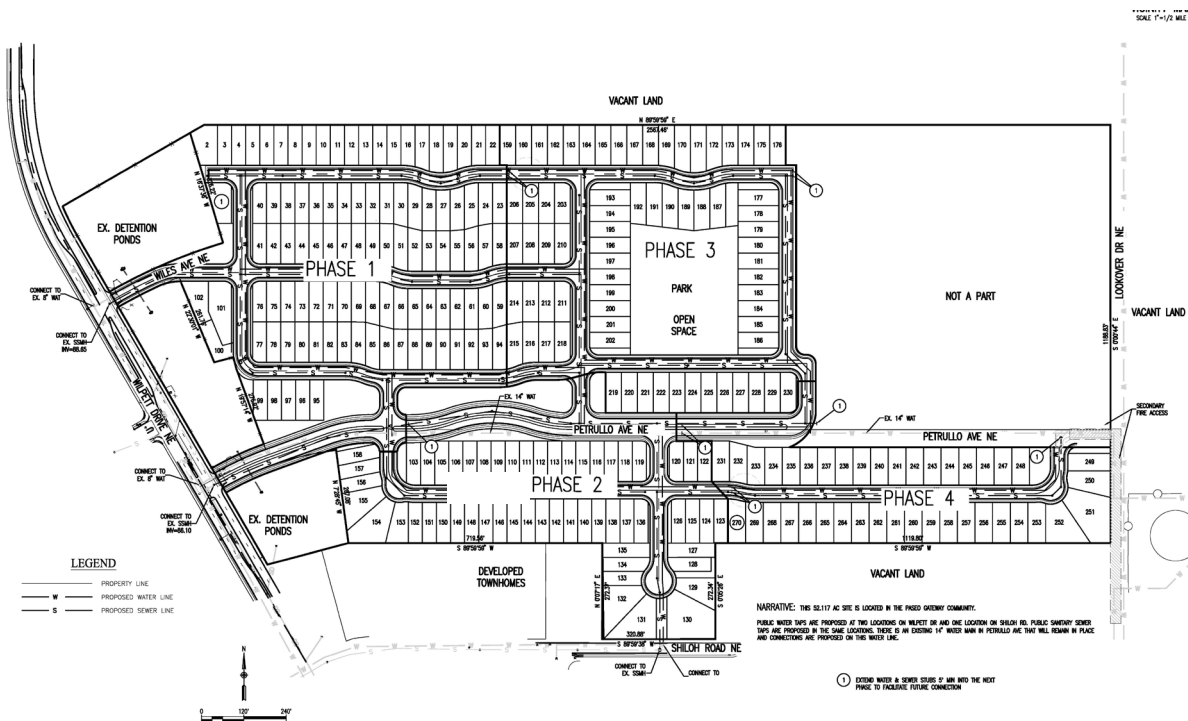


CONCEPTUAL UTILITY PLAN

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

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

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



DESIGN GUIDELINES

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

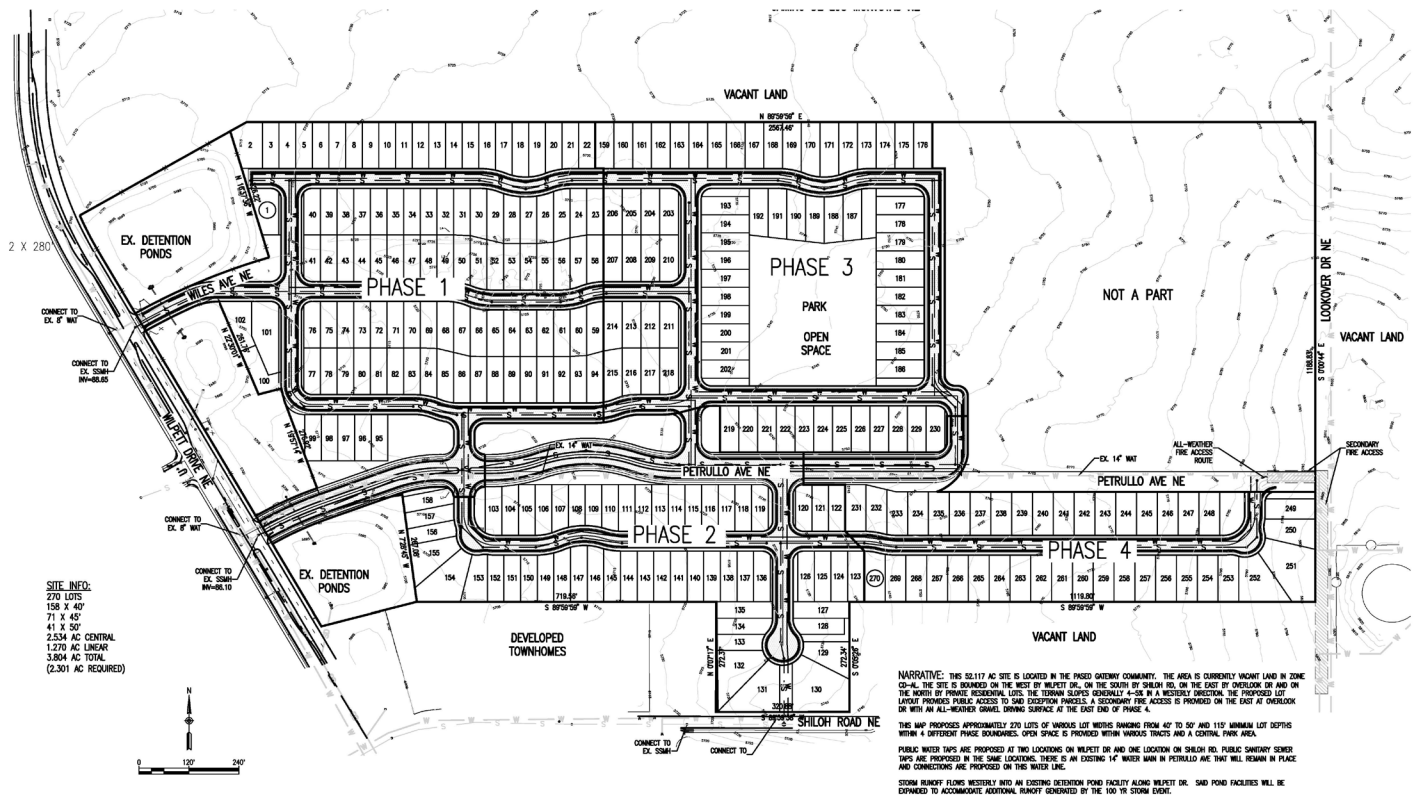
The Cielo Bonito community shall create a total of 270 single-family residential lots. There will be a variety of lot sizes, ranging from 40', 45' and 50' widths, with 115' minimum lot depths that will meet the minimum area and width as required by the R-4 zoning designation. There will be a 2.5 acre,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

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

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

See the conceptual sketch plan on page 13.

DESIGN GUIDELINES CONT.



IMPLEMENTATION

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

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

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

3.1 Land Use

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

3.2 Accessibility

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

3.5 Utilities

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

3.6 Community Facilities

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

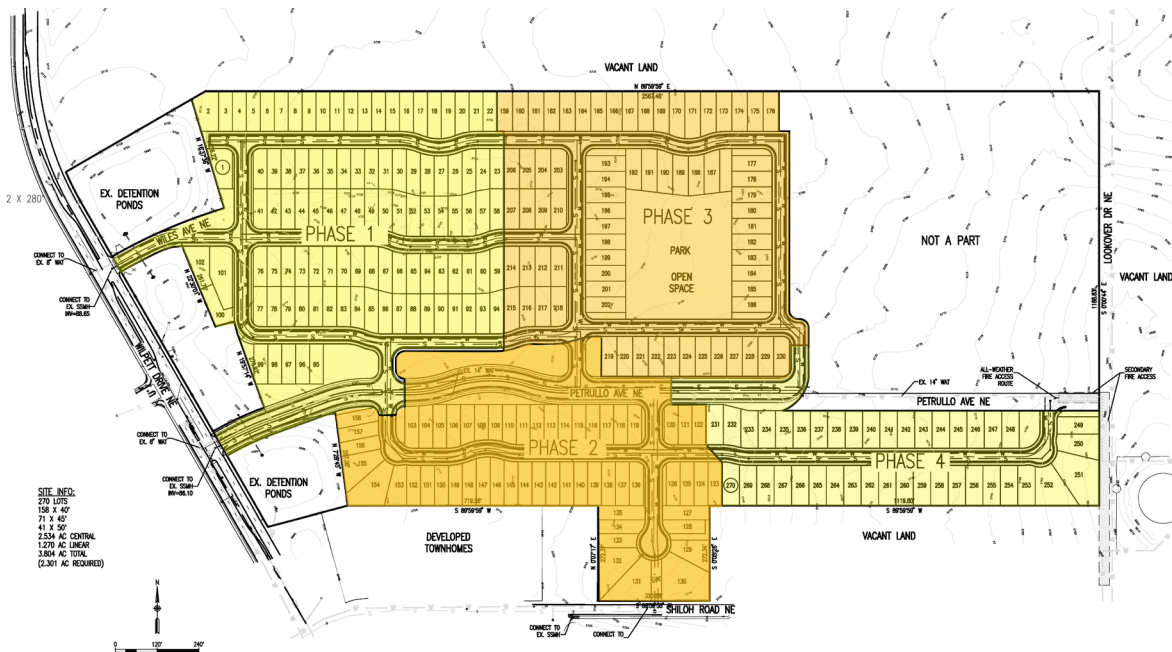
IMPLEMENTATION

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

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

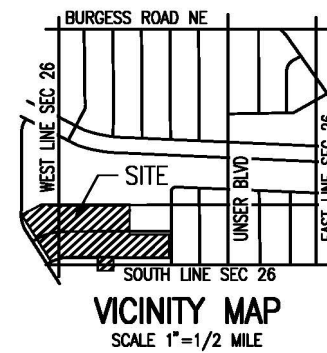
---The plan anticipates each phase will be designed as fully self-sufficient with regards to utility and streets infrastructure. Dead-end water and sewer stubs will be installed 5' past the last phase boundary with appurtenant valves to facilitate utility extensions into the next phase.

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

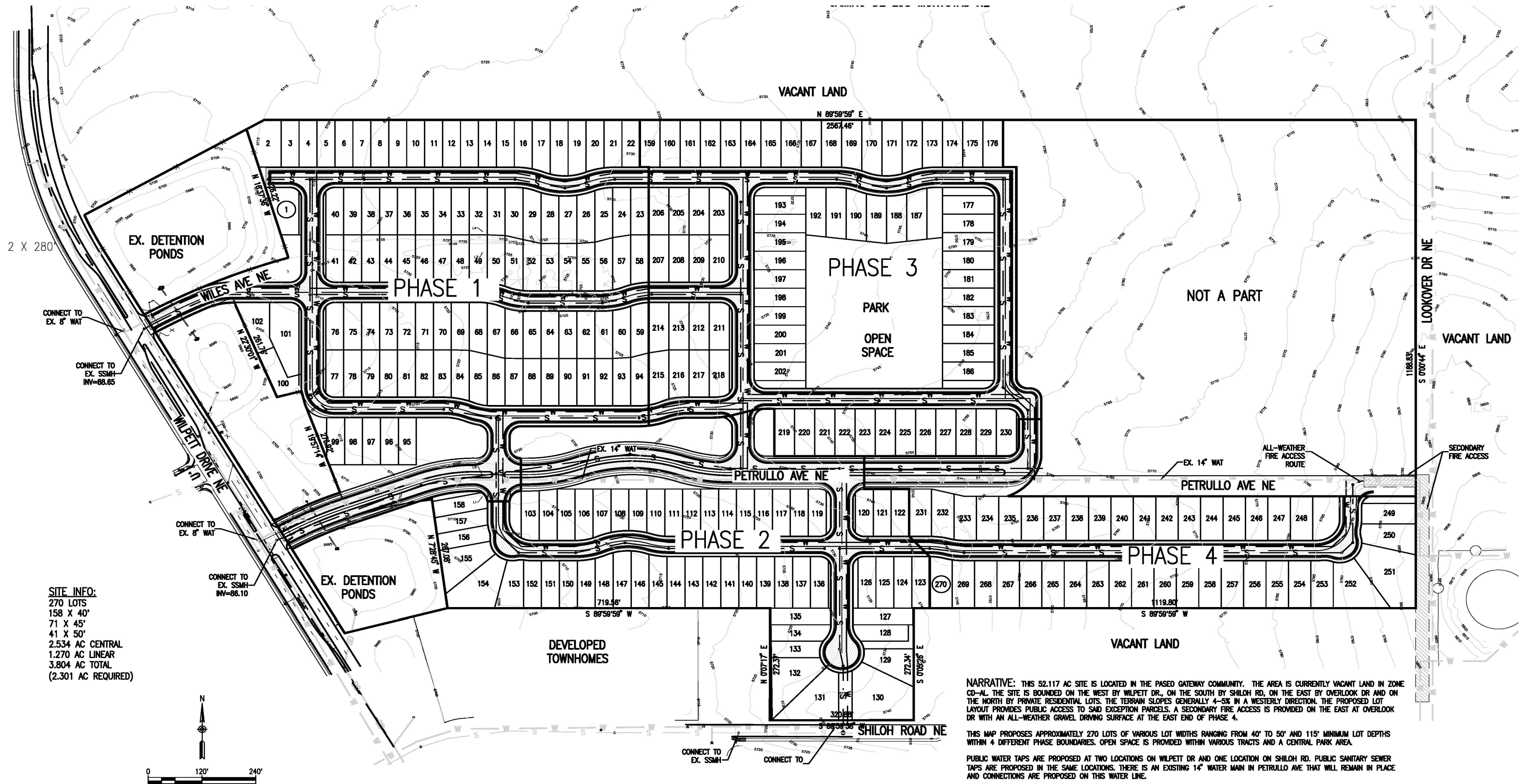


CIELO BONITO MASTER SKETCH PLAN

CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO



City of Rio Rancho



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

NARRATIVE: THIS 52,117 AC SITE IS LOCATED IN THE PASEO GATEWAY COMMUNITY. THE AREA IS CURRENTLY VACANT LAND IN ZONE CD-AL. THE SITE IS BOUNDED ON THE WEST BY WILPETT DR., ON THE SOUTH BY SHILOH RD., ON THE EAST BY OVERLOOK DR AND ON THE NORTH BY PRIVATE RESIDENTIAL LOTS. THE TERRAIN SLOPES GENERALLY 4-5% IN A WESTERLY DIRECTION. THE PROPOSED LOT LAYOUT PROVIDES PUBLIC ACCESS TO SAID EXCEPTION PARCELS. A SECONDARY FIRE ACCESS IS PROVIDED ON THE EAST AT OVERLOOK DR WITH AN ALL-WEATHER GRAVEL DRIVING SURFACE AT THE EAST END OF PHASE 4.

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

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

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

NO.	DESCRIPTION	DATE	BY
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PCW CIVIL SOLUTIONS
LLC
(435) 770-2382

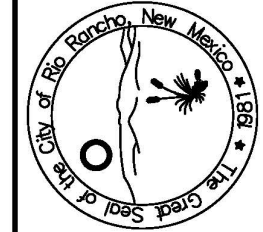
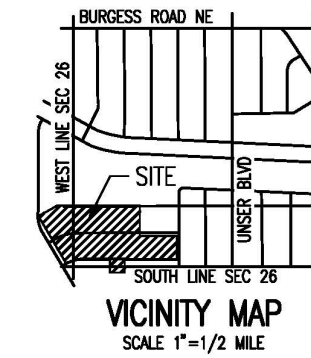
CIELO BONITO
SKETCH PLAN

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

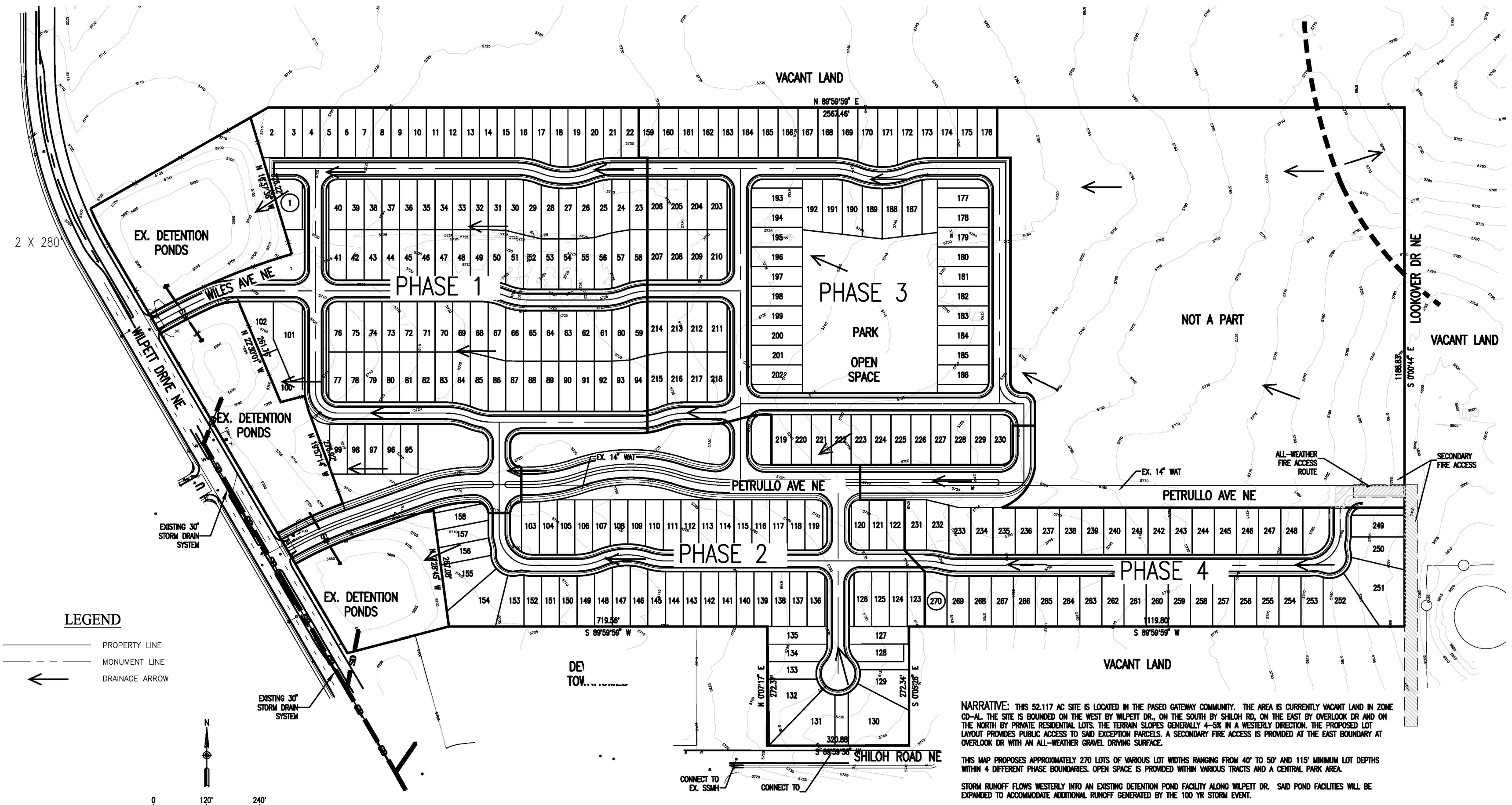
SHEET:
1 OF 4

CIELO BONITO DRAINAGE CONCEPT

CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO



City of Rio Rancho



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

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

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

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PCW CIVIL SOLUTIONS
LLC
(435) 770-2382

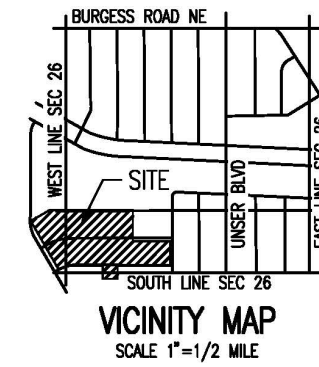
CIELO BONITO
DRAINAGE CONCEPT

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DESIGNED BY: TGH
DRAWN BY: PKD
CHECKED BY: PCW
DATE: 12-11-2025
DPI CHK:

SHEET:
2 OF 4

CIELO BONITO UTILITY CONCEPT

CITY OF RIO RANCHO SANDOVAL COUNTY, NEW MEXICO



City of Rio Rancho

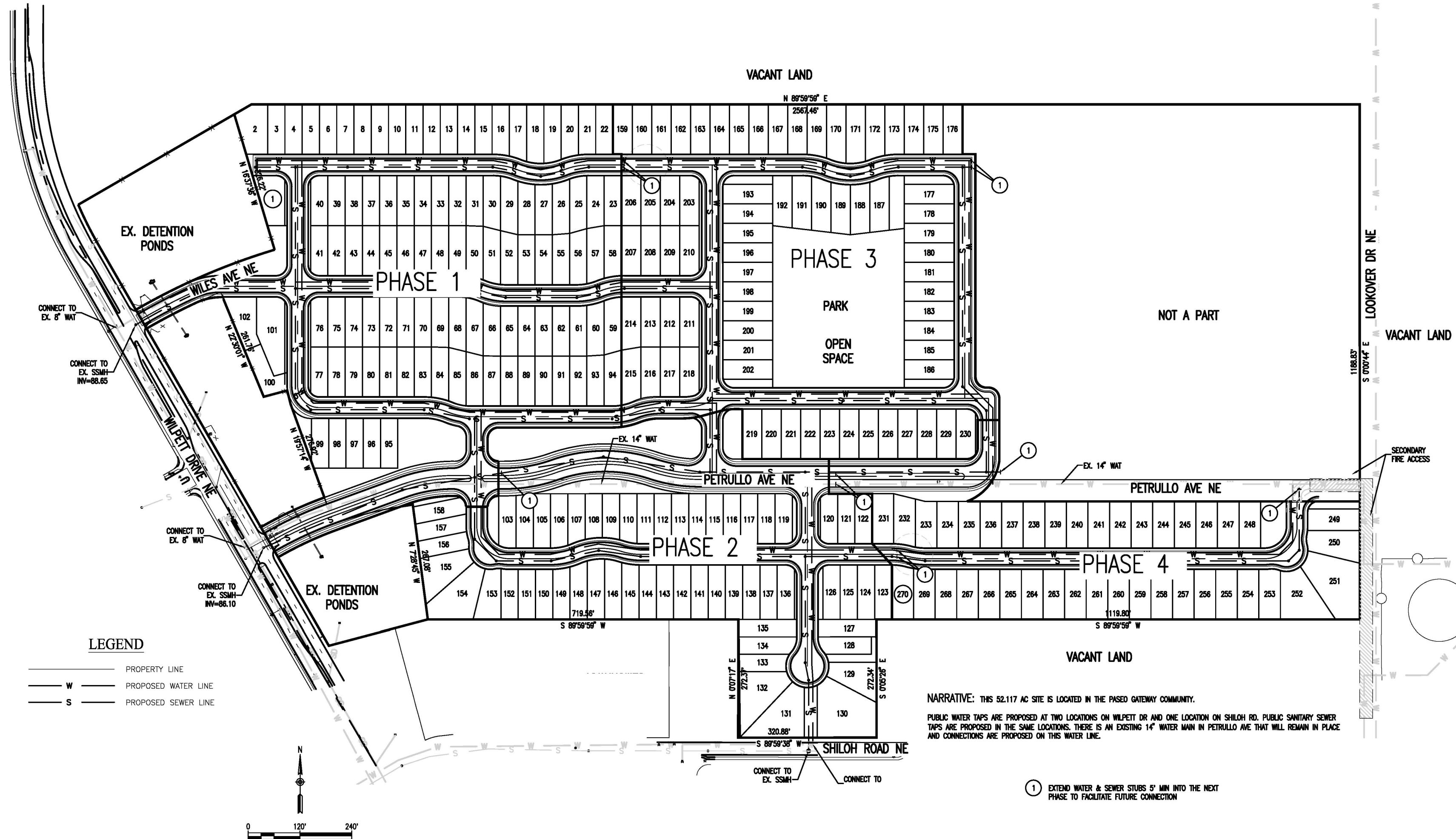
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REVISIONS (OR CHANGE NOTICES)

PCW CIVIL SOLUTIONS
LLC
(435) 770-2382

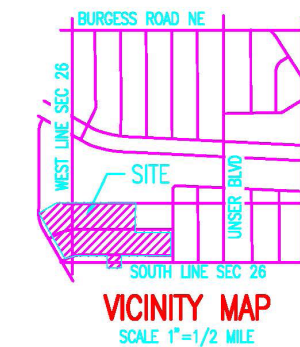
CIELO BONITO
UTILITY CONCEPT

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



CIELO BONITO STREET PLAN

CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO



City of Rio Rancho

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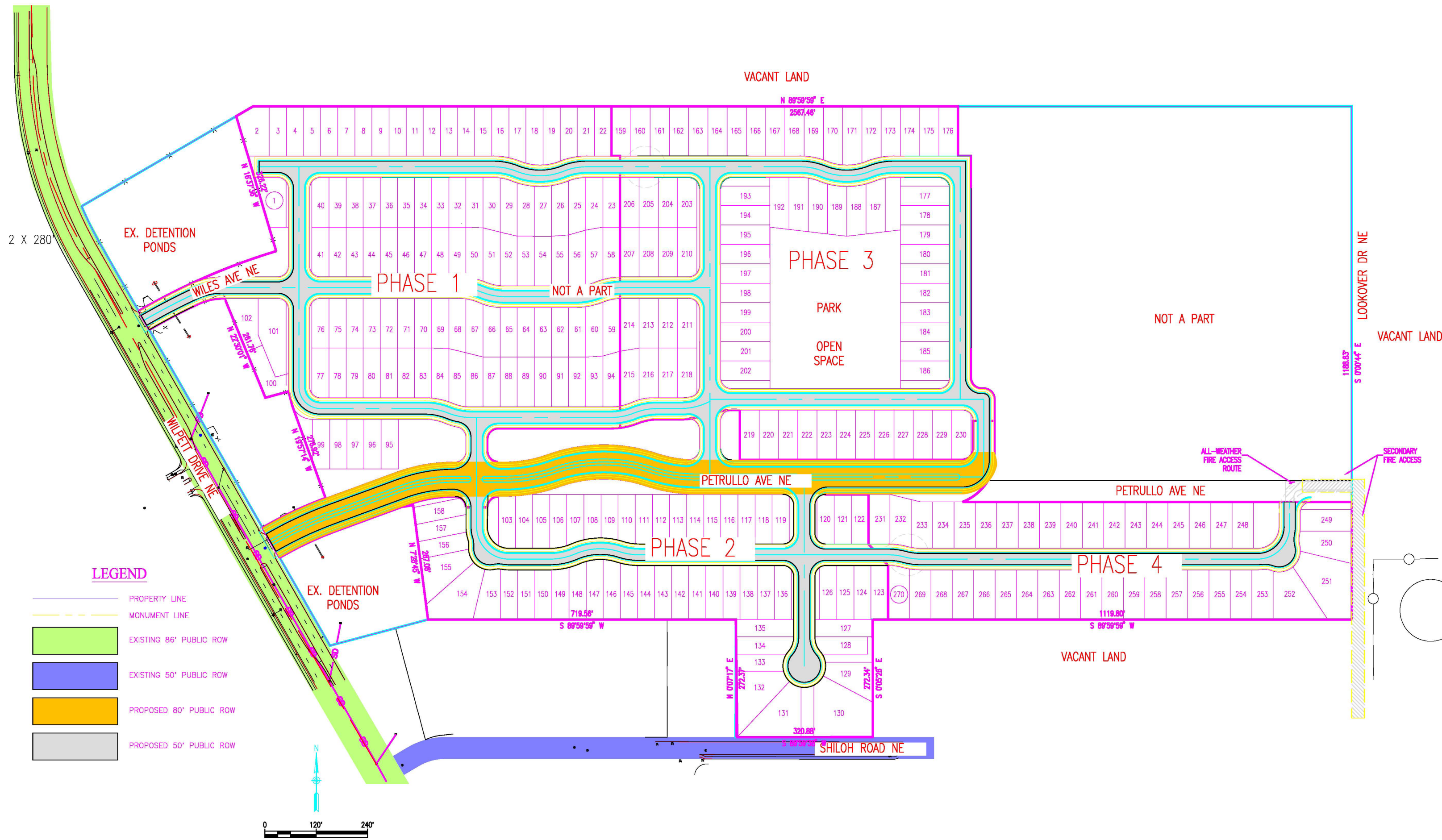
PCW CIVIL SOLUTIONS
LLC
(435) 770-2382

CIELO BONITO
STREET PLAN

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DRAWN BY: PKD
CHECKED BY: PCW

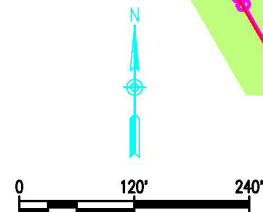
DATE: 12-11-2025
DPI CHK:

SHEET:
4 OF 4



LEGEND

- PROPERTY LINE
- MONUMENT LINE
- EXISTING 86' PUBLIC ROW
- EXISTING 50' PUBLIC ROW
- PROPOSED 80' PUBLIC ROW
- PROPOSED 50' PUBLIC ROW





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 21, 2026

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

Dear Property Owner:

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

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

The **Planning and Zoning Board** will consider the request and decide their approval on **Tuesday, February 10, 2026** at 6:00 pm at City Hall in the **Council Chambers**.

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

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

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

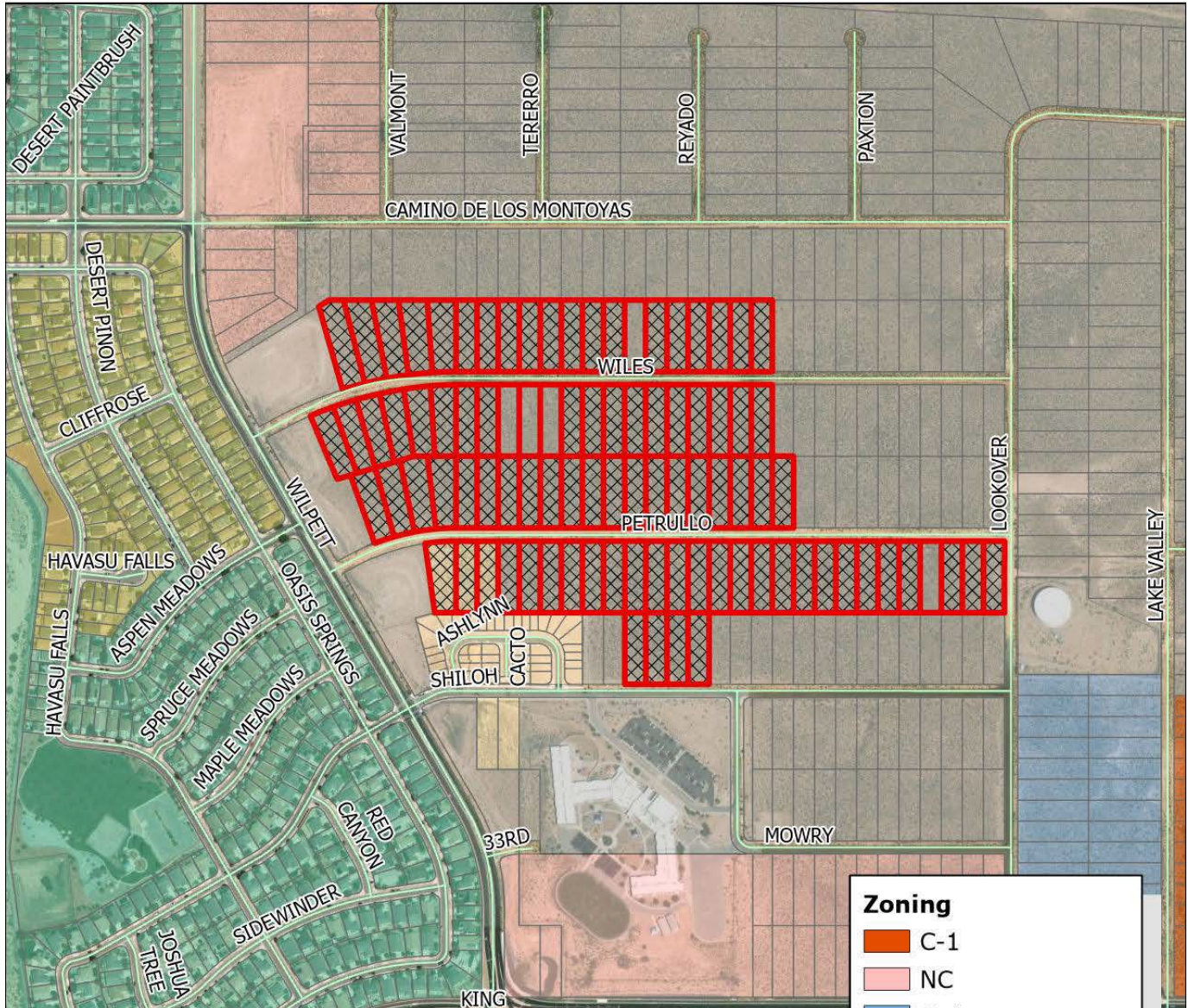
If you are an individual with a disability who is in need of a reader, amplifier, qualified sign language interpreter, or any form of auxiliary aid or service to attend or participate in the hearing or meeting, please contact the City Clerk, 505-891-5004, as soon as possible prior to the meeting. Please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

Respectfully,

Tamarah Martinez

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

CIELO BONITO MASTER PLAN ZONE MAP AMENDMENT



Zoning

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

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

0 0.04 0.08 0.16 Miles



**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, February 10, 2026:

Variance

Case #26-110-00002

The applicant, Lomas Encantadas Development Company LLC., requests approval of a Variance to the 10 ft. corner lot side setback requirement at the property legally described as Montreal Phase 1, Block 1, Lot 13. This request will reduce the 10 ft. side setback to 5 ft. The subject property is zoned R-4: Single-Family Residential and is approximately 0.13 acres.

Preliminary/Final Plat

Case #26-210-00002

The Applicants, Pierre and Leslie Amestoy, through their agent, Aldrich Land Surveying, request approval of a Preliminary/Final Plat for the property legally described as Rio Rancho Estates Unit 10, Block 61, Lot 1 dedicating approx. 0.0115 acres of right-of-way to the City of Rio Rancho.

Master Plan

Case #25-400-00005

The Applicant, AMREP Southwest, Inc., through their agent, Consensus Planning, Inc., requests approval of the Vista Alegria Master Plan, comprised of approx. 78.21 acres. The Master Plan boundary includes the subject properties of Rio Rancho Estates Unit 8, Block 57, Lots 1-7, & 18-24; Block 58, Lots 1-7; Rio Rancho Estates Unit 8, Block 58, Lots 9-11, 14-20, & 22-24; Block 61, Lots 1-2, 4-7, 10-11, 14-19, & 21-24; Block 62, Lots 1-2, 4A, 5-6, & 20-22; Block 66, Lots 1-4; and Rio Rancho Estates Unit 8, Block 62, Lots 8-10, & 15-17; Block 66, Lots 8-10, & 13-16.

Zone Map Amendment

Case #25-100-00016

The Applicant, AMREP Southwest, Inc., through their agent, Consensus Planning, Inc., requests approval of a Zone Map Amendment for the subject properties of Rio Rancho Estates Unit 8, Block 57, Lots 1-7, & 18-24; Block 58, Lots 1-7 from M-1: Industrial & Business Park District to R-6: Multi-Family Residential District (Approx. 21.0257 acres); Rio Rancho Estates Unit 8, Block 58, Lots 9-11, 14-20, & 22-24; Block 61, Lots 1-2, 4-7, 10-11, 14-19, & 21-24; Block 62, Lots 1-2, 4A, 5-6, & 20-22; Block 66, Lots 1-4 from M-1: Industrial & Business Park District & R-1: Single-Family Residential District to R-4: Single-Family Residential District (Approx. 44.1824 acres); and Rio Rancho Estates Unit 8, Block 62, Lots 8-10, & 15-17; Block 66, Lots 8-10, & 13-16 from R-1: Single-Family Residential District to R-3: Mixed Residential District (Approx. 13.0039 acres).

Zone Map Amendment

Case #26-100-00004

The Applicant, the City of Rio

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

Rio Rancho Estates Unit 9, Block 51, Lots 9-16; Rio Rancho Estates Unit 9, Block 50, Lot 1 & Lot Arroyo; Rio Rancho Estates Unit 9, Block 22, Lot 14; Rio Rancho Estates Unit 9, Block 12, Lots 2-4; Rio Rancho Estates Unit 9, Block 13, Lots 53-56; Rio Rancho Estates Unit 9, Block 8, Lots 19-20; Rio Rancho Estates Unit 9, Block 7, Lots 22-23; Rio Rancho Estates Unit 9, Block 6, Lots 22-23; Rio Rancho Estates Unit 9, Block 5, Lots 43-44; Rio Rancho Estates Unit 9, Block 4, Lots 43-44; Rio Rancho Estates Unit 9, Block 3, Lots 45-46; Rio Rancho Estates Unit 9, Block 2, Lots 45-46; Rio Rancho Estates Unit 8, Block 79, Lot SUESMT & Lot 54; Rio Rancho Estates Unit 8, Block 78, Lots 12A & 13-18; Rio Rancho Estates Unit 8, Block 70, Lot 27; Rio Rancho Estates Unit 8, Block 70, Parcel A; Rio Rancho Estates Unit 8, Block 69, Lots 27-28; Rio Rancho Estates Unit 8, Block 68, Lots 27-28; Rio Rancho Estates Unit 8, Block 67, Lots 12-13; Rio Rancho Estates Unit 8, Block 66, Lots 12-13; Rio Rancho Estates Unit 8, Block 62, Lots 12-13; Rio Rancho Estates Unit 8, Block 61, Lot 13; Rio Rancho Estates Unit 8, Block 58, Lots 12-13; Rio Rancho Estates Unit 8, Block 57, Lots 12-13; Rio Rancho Estates Unit 8, Block 54, Lots 12-13; Rio Rancho Estates Unit 8, Block 53, Lots 12-13; Rio Rancho Estates Unit 8, Block 50, Lot 13; Rio Rancho Estates Unit 8, Block 49, Lot 12; Rio Rancho Estates Unit 7, Block 58, Lot 20; Rio Rancho Estates Unit 7, Block 59, Lot 19; Rio Rancho Estates Unit 7, Block 60, Lots 19-20; Rio Rancho Estates Unit 7, Block 61, Lots 19-20; Rio Rancho Estates Unit 7, Block 65, Lots 3-4; Rio Rancho Estates Unit 7, Block 69, Lots 76-77; Rio Rancho Estates Unit 7, Block X, Lots 25-37 & 40-52; Rio Rancho Estates Unit 7, Block X, Lots 38-39; Rio Rancho Estates Unit 12, Block 51A, Lot PPRK; Rio Rancho Estates Unit 12, Block 50, Lots 12-13; Rio Rancho Estates Unit 12, Block 48, Tract A; Rio Rancho Estates Unit 12, Block 47, Lots 1 & 68; Rio Rancho Estates Unit 12, Block 44, Lots 9-14; Rio Rancho Estates Unit 12, Block 43, Lot 17; Rio Rancho Estates Unit 12, Block 43, Lot 16; Rio Rancho Estates Unit 12, Block 42, Lots 17-18; Rio Rancho Estates Unit 12, Block 41, Lots 17-18; Rio Rancho Estates Unit 12, Block 40A, Lots 21-22; Rio Rancho Estates Unit 12, Block A, Lot 62; Rio Rancho Estates Unit 12, Block BB, Lot 1; Rio Rancho Estates Unit 12, Block 69, Lot 1-9, 10A & 10B; Rio Rancho Estates Unit 12, Block 68,

Lots 11-16; Rio Rancho Estates Unit 12, Block 67, Lots 1 & 12; Rio Rancho Estates Unit 12, Block 59, Lots 1-2 & 63-64; Rio Rancho Estates Unit 12, Block 52, Lots 1-2 & 52-53; Rio Rancho Estates Unit 12, Block 32, Lots 37-41; Rio Rancho Estates Unit 12, Block 33, Lots 1 & 30; Rio Rancho Estates Unit 12, Block 34, Lots 1 & 34; Rio Rancho Estates Unit 12, Block 35, Lots 1 & 32-33; Rio Rancho Estates Unit 12, Block 36, Lots 1 & 32-33; Rio Rancho Estates Unit 12, Block 37, Lots 1 & 62-63; Rio Rancho Estates Unit 12, Block 38, Lots 1 & 62-63; Rio Rancho Estates Unit 12, Block 39, Lots 1 & 62-63; Rio Rancho Estates Unit 12, Block H, Lot 1; Rio Rancho Estates Unit 10, Block 84, Lots 1, 23, Arroyo & Tract G; Rio Rancho Estates Unit 10, Block 86, Tract 1; Rio Rancho Estates Unit 10, Block 58, Tract F; Rio Rancho Estates Unit 10, Block 54, Lots 1 & 40; Rio Rancho Estates Unit 10, Block 53, Lots 1 & 40; Rio Rancho Estates Unit 10, Block 50, Lots 1 & 40; Rio Rancho Estates Unit 10, Block 48, Lots 1 & 40; Rio Rancho Estates Unit 10, Block 45, Lots 1 & 39; Rio Rancho Estates Unit 10, Block 43, Lot 1 & 38; Rio Rancho Estates Unit 10, Block 3, Lots 1 & 60; Rio Rancho Estates Unit 10, Block 2, Lots 1 & 38; Rio Rancho Estates Unit 10, Block 1, Lots 1 & 80; Cedar Hills 3, Block 18, Parcel C; Rio Rancho Estates Unit 11, Block A, Lot 1; Rio Rancho Estates Unit 11, Block 29, Lot 1 & Lot SUESMT; Rio Rancho Estates Unit 11, Block 21, Lots 1-35; Rio Rancho Estates Unit 11, Block 20, Lots 1-10; Rio Rancho Estates Unit 11, Block T, Lots 1-36; Rio Rancho Estates Unit 11, Block 1, Lots 1-28; Rio Rancho Estates Unit 11, Block UU, Lots 1 & 44; Rio Rancho Estates Unit 22, Block 36, Lot 39B; Rio Rancho Estates Unit 22, Block 37, Lots 29-31; Rio Rancho Estates Unit 22, Block 38, Lots 36-39; Rio Rancho Estates Unit 22, Block 39, Lots 34-36; Rio Rancho Estates Unit 22, Block 40, Lots 30-32; Rio Rancho Estates Unit 22, Block 41, Lots 16-18; Rio Rancho Estates Unit 22, Block 42, Lot 23; Rio Rancho Estates Unit 22, Block AA, Lots 1-8 & Tract A; Rio Rancho Estates Unit 22, Block 89, Lot Arroyo & Tract E; Rio Rancho Estates Unit 22, Block 92, Lots 1, 8-10 & Tract F; Rio Rancho Estates Unit 22, Block 93, Lot 1 & Lot AT&SF; Rio Rancho Estates Unit 22, Block 94, Lot 1; Rio Rancho Estates Unit 22, Block 95, Lot 1 & Lot PSCH; Rio Rancho Estates Unit 22, Tract DD & Tract G; Rio Rancho Estates Unit 22, Block 103, Tract GG & Tract FF; Rio Rancho Estates Unit 22, Block 102, Tract EE & Lot 1; Rio Rancho Estates Unit 22, Block 101, Lot 1; Rio Rancho Estates Unit 22, Block 97, Lots 1-4; Rio Rancho Estates Unit 22, Block 96, Lots 1-26; Rio Rancho Estates Unit 22, Block 100, Lot 1; Rio Rancho Estates Unit 22, Block 63, Tract C & Lot 1; Rio Rancho Estates Unit 22, Block 62, Lots 1-36 & Lot DRN; Rio Rancho Estates Unit 22, Block 56, Tract B & Lot 1; Rio

Rancho Estates Unit 22, Tract H; Rio Rancho Estates Unit 22, Block 131, Lot 11; Rio Rancho Estates Unit 22, Block 130, Lots 1-11; Rio Rancho Estates Unit 22, Block 129, Lots 1-18; and Rio Rancho Estates Unit 22, Block 120, Lots 19-27.

you are encouraged to submit a written comment to planning@rrnm.gov. Written comments will be inserted into the public record.

Journal: January 26, 2026

**Master Plan
Case #26-400-00001**

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

**Zone Map Amendment
Case #26-100-00001**

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

**Subdivision Variance
Case #25-280-00011**

The applicant, Clean Slate Properties, LLC, through their agent CSI-Cartesian Surveys, Inc. is requesting approval of a Variance to the required improvements of a subdivision, as outlined by Rio Rancho Municipal Code Chapter 155 Subdivisions, section 155.27 Required Improvements, in order to split a lot at the subject property of 3309 19th Ave SE, legally described as Unit 16, Blk 14, Lot 78. The property is zoned R-1: Single Family Residential District and comprises approximately 0.5 acres.

**Preliminary, Final Plat
Case #25-210-00014**

The applicant, Clean Slate Properties, LLC, through their agent CSI-Cartesian Surveys, Inc. is requesting approval of a Preliminary, Final Plat to split a lot 3309 19th Ave SE, legally described as Unit 16, Blk 14, Lot 78. The property is zoned R-1: Single Family Residential District and comprises approximately 0.5 acres.

**Preliminary Plat
Case #25-210-00009**

The applicant, ECOTerra Development, LLC, through their agent, Consensus Planning, Inc., requests approval of a Preliminary Plat for the Terra Alto at Mariposa Subdivision. The subject property is legally described as Mariposa East, Tracts 1A16H1, 1A16F, 1A16G, and 1A16I, and is zoned MU-A: Mixed Use Activity Center. The subject property comprises approximately 44.4269 acres.

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,



DEVELOPMENT SERVICES DEPARTMENT— TRANSMITTAL AND REVIEW SHEET

DATE: January 6, 2026

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

FROM: Development Services Department, Planning & Zoning Division

RE: Master Plan, Zone Map Amendment: DSD #26-400-00001, 26-100-00001 (please reference these #'s with any correspondence) Cielo Bonito.

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

Please review and provide recommendations, comments or corrections on this form and return via hand delivery, fax or e-mail by Tuesday, **January 27, 2026**. If redline comments are made on the plat, please also provide me with a copy. Please contact Tamarah Martinez at 505-896-8793 or e-mail tamartinez@rrnm.gov if you have any questions or would like to review a hard copy at my office.

This item has been reviewed and is hereby:

- RECOMMENDED FOR APPROVAL
- RETURNED FOR REVISIONS RESUBMITTAL REQUIRED
- RETURNED WITH COMMENTS RESUBMITTAL NOT REQUIRED

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

Dyane N. Sonier

01/27/2026

Reviewer

Date

PLANNING & ZONING LAND USE APPLICATION

Please check appropriate box

(Fees are listed on the back)

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

Please Print In Ink Only or Type

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

APPLICANT/AGENT INFORMATION

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

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

Master Plan for the following parcels


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

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

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

ACKNOWLEDGEMENT

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

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

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

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

The background of the top half of the page is a mosaic of small, irregular shapes in various colors, creating a textured effect. The colors transition from light blue and white at the top, representing a sky with clouds, to warm orange and red tones at the bottom, representing a sunset or sunrise over a landscape. The title text is centered over this mosaic.

Cielo Bonito Master Plan

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

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

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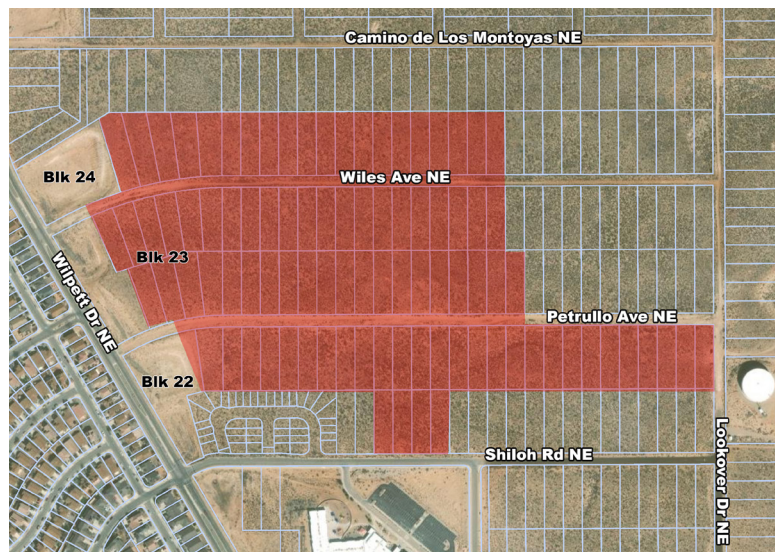
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Conceptual Circulation & Transportation	9
Conceptual Utility Plan	11
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Appendix B: Conceptual Drainage Plan	
Appendix C: Conceptual Utility Plan	
Appendix D: Conceptual Circulation Plan	

OVERVIEW

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

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



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

The goals and objectives of this master plan include:

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

EXISTING CONDITIONS & SITE ANALYSIS

Demographics

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

Natural Environment

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

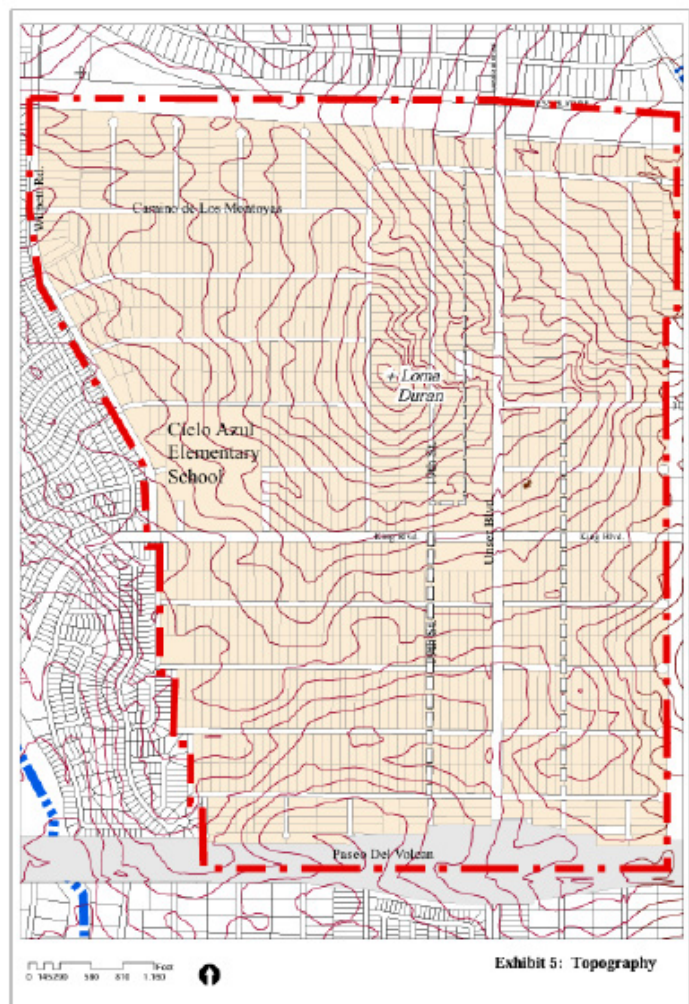


Figure from pg. 11 of Paseo Gateway West SAP

PROPOSED LAND USE, ZONING AND DENSITY

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

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

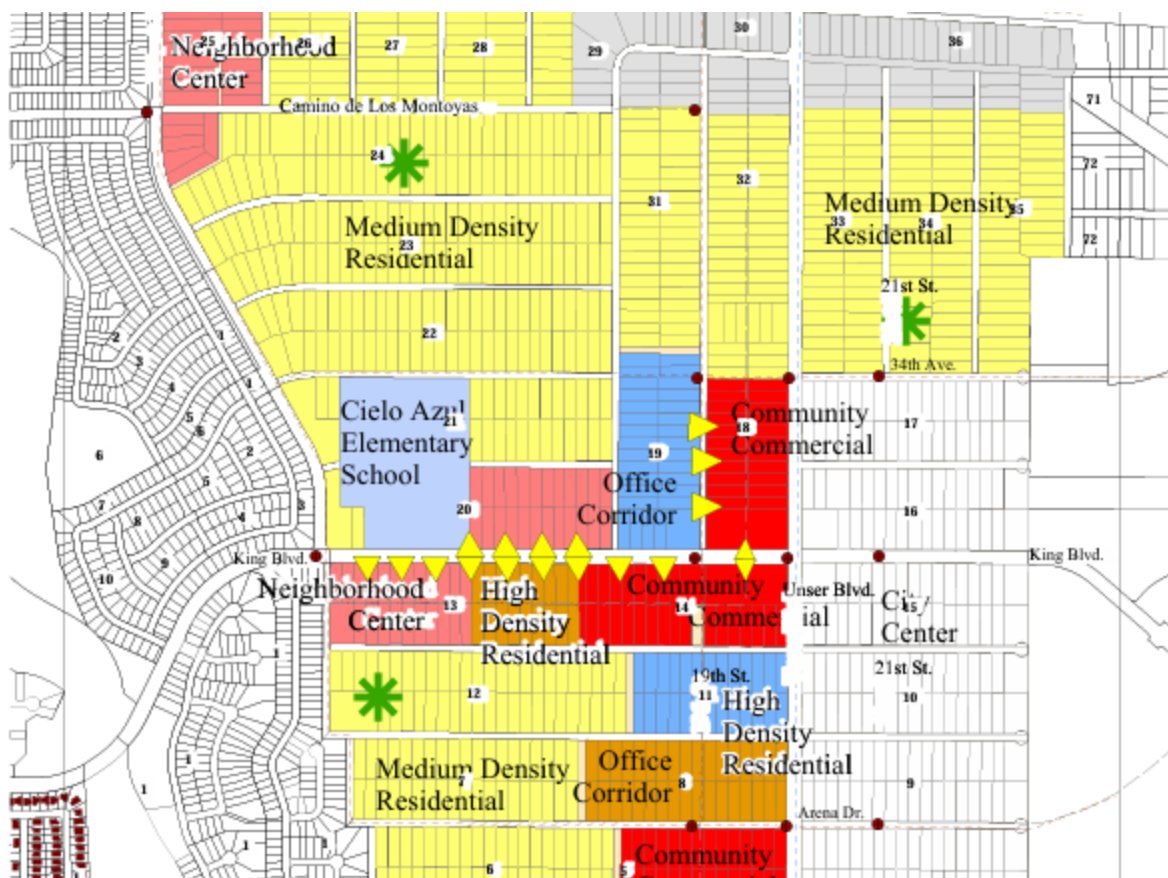


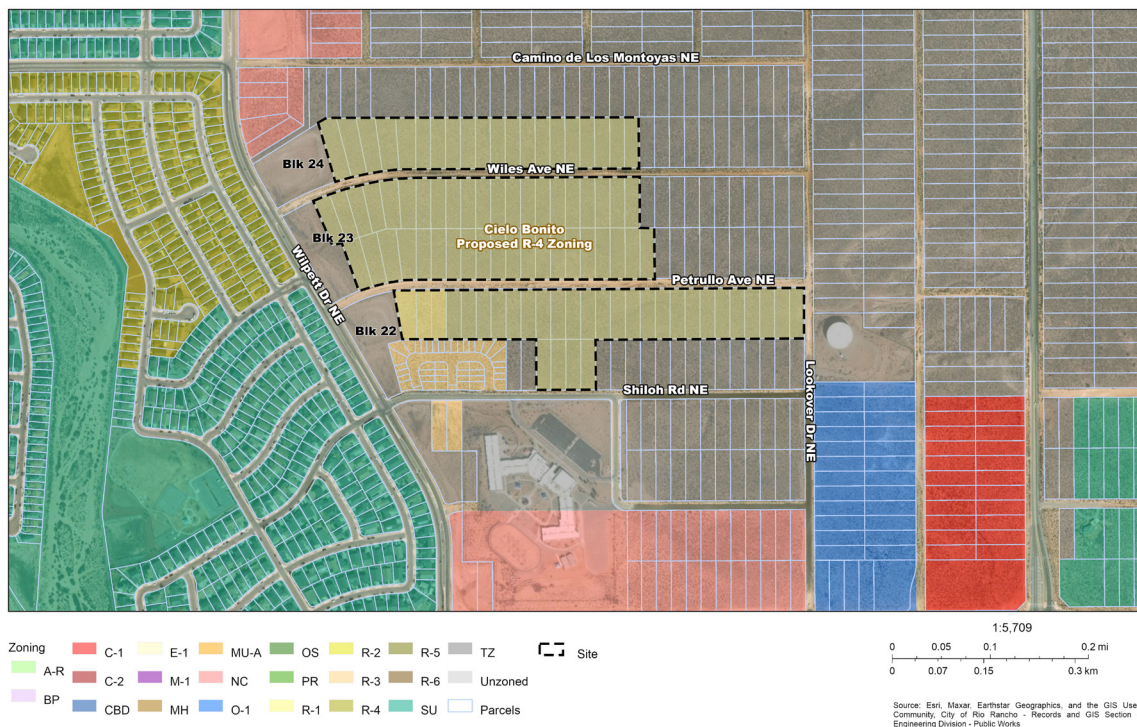
Figure from pg. 35 of Paseo Gateway West SAP

PROPOSED LAND USE, ZONING AND DENSITY CONT.

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

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

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

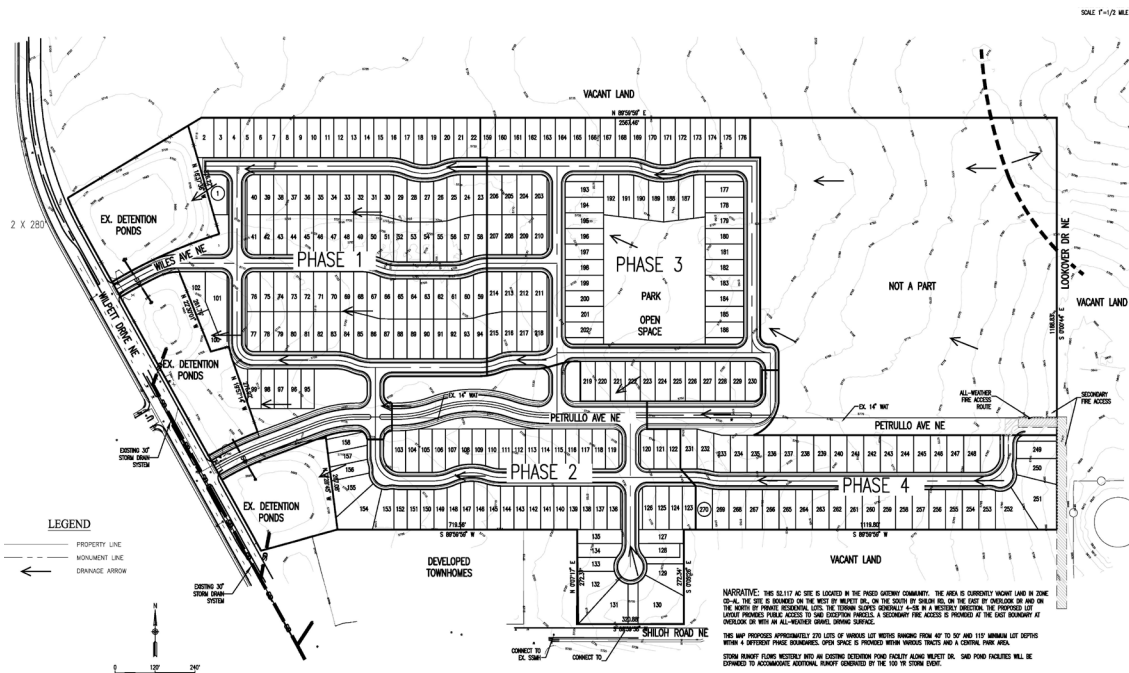


CONCEPTUAL DRAINAGE PLAN

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

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

The following shows the conceptual drainage plan for the community.



CIRCULATION & TRANSPORTATION

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

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

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

are (P) The minimum radius at the centerline for horizontal curves on streets shall be as follows:
 If a plan are required, the plans shall be revised if applicable technical standards are met.

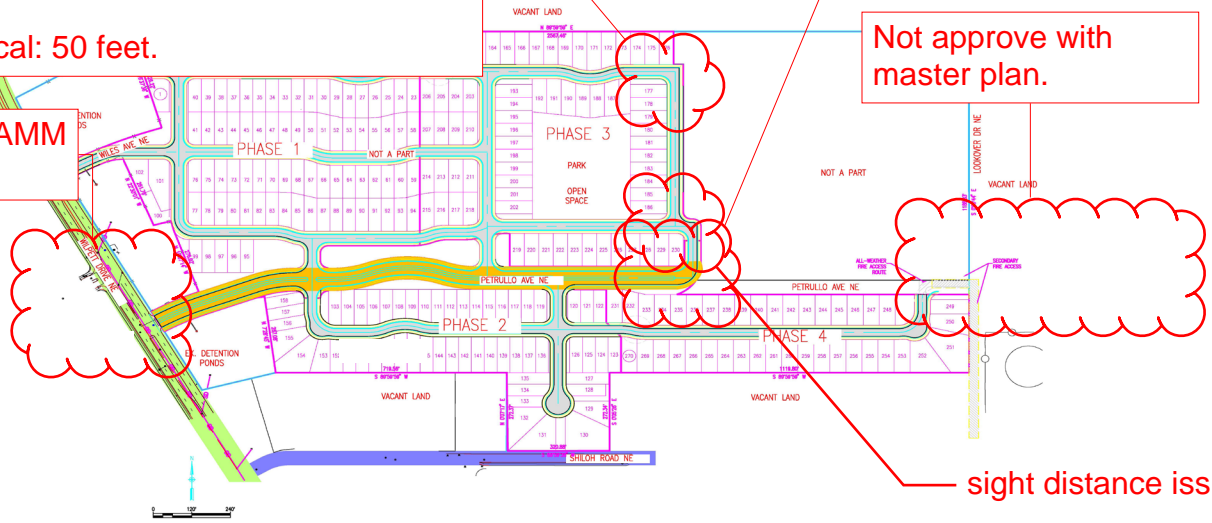
- (1) Arterial: 400 feet;
- (2) Collector: 200 feet; and
- (3) Local: 50 feet.

Does not meet SAMM spacing.

how does this road end?

Not approve with master plan.

sight distance issue



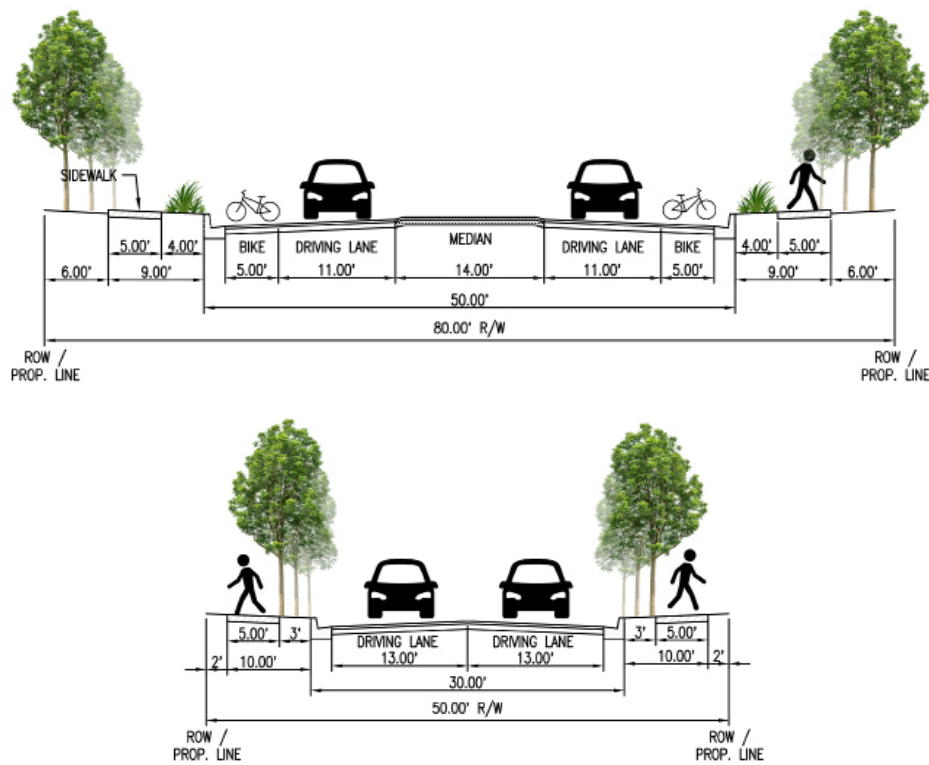
CIRCULATION & TRANSPORTATION CONT.

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

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

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

illustrative figures
should not have
measurements

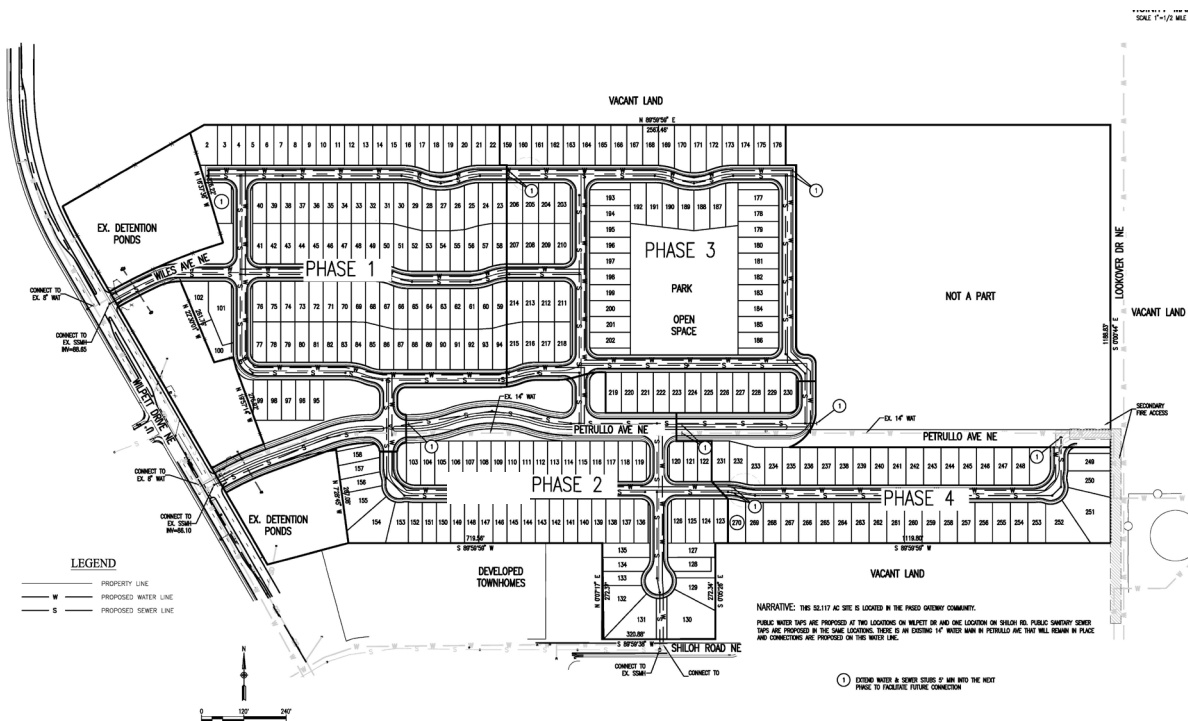


CONCEPTUAL UTILITY PLAN

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

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

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



DESIGN GUIDELINES

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

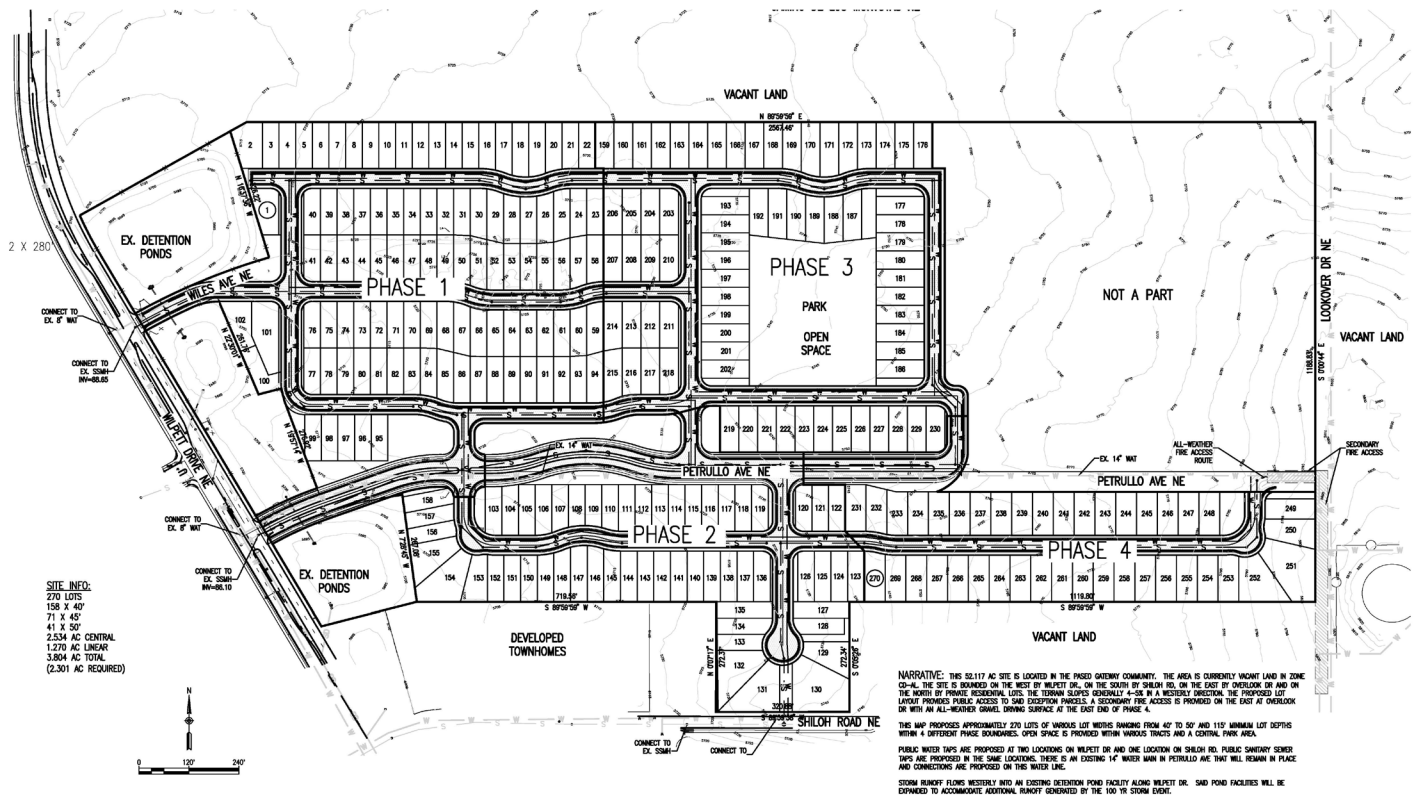
The Cielo Bonito community shall create a total of 270 single-family residential lots. There will be a variety of lot sizes, ranging from 40', 45' and 50' widths, with 115' minimum lot depths that will meet the minimum area and width as required by the R-4 zoning designation. There will be a 2.5 acre,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

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

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

See the conceptual sketch plan on page 13.

DESIGN GUIDELINES CONT.



IMPLEMENTATION

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

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

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

3.1 Land Use

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

3.2 Accessibility

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

3.5 Utilities

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

3.6 Community Facilities

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

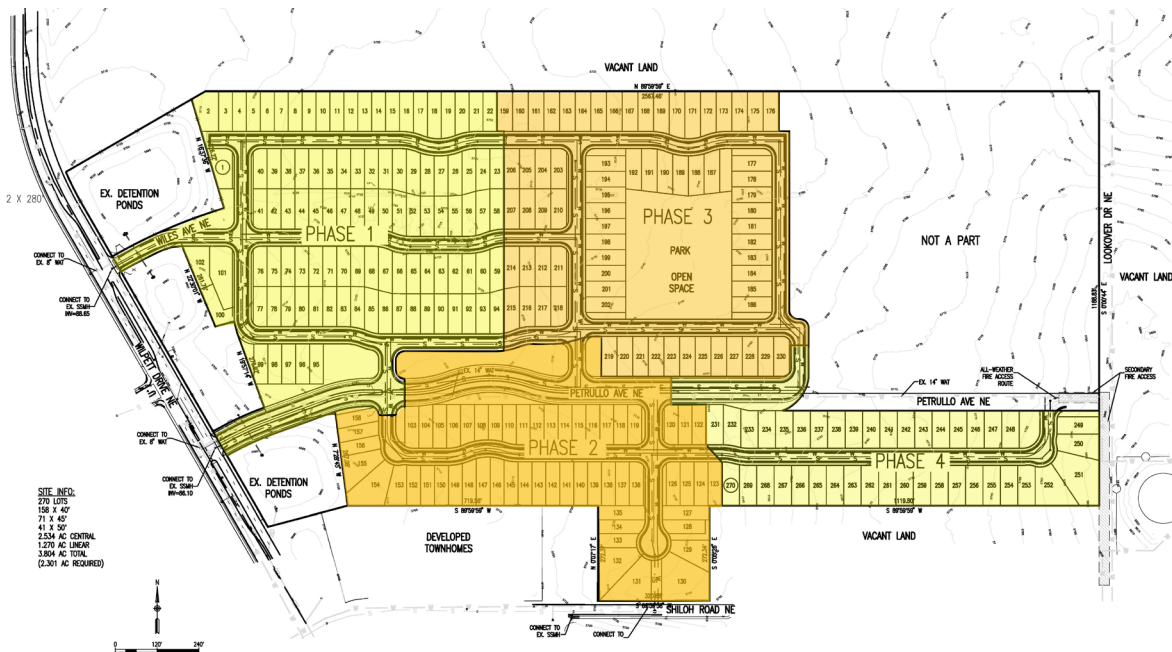
IMPLEMENTATION

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

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

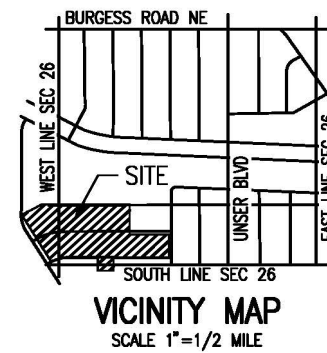
---The plan anticipates each phase will be designed as fully self-sufficient with regards to utility and streets infrastructure. Dead-end water and sewer stubs will be installed 5' past the last phase boundary with appurtenant valves to facilitate utility extensions into the next phase.

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

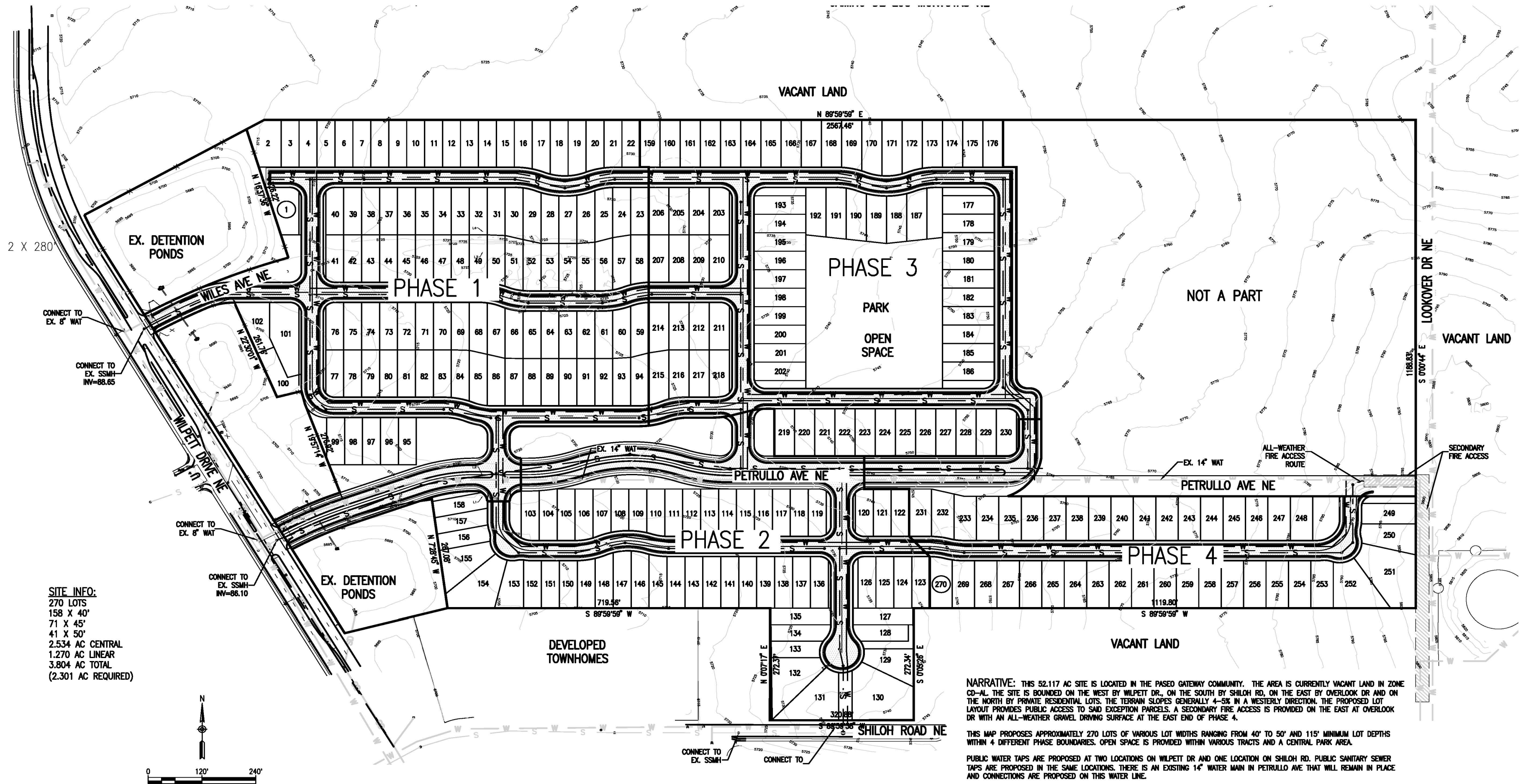


CIELO BONITO MASTER SKETCH PLAN

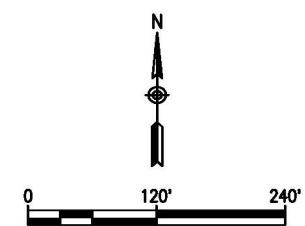
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO



City of Rio Rancho



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



NARRATIVE: THIS 52,117 AC SITE IS LOCATED IN THE PASEO GATEWAY COMMUNITY. THE AREA IS CURRENTLY VACANT LAND IN ZONE CD-AL. THE SITE IS BOUNDED ON THE WEST BY WILPETT DR., ON THE SOUTH BY SHILOH RD., ON THE EAST BY OVERLOOK DR AND ON THE NORTH BY PRIVATE RESIDENTIAL LOTS. THE TERRAIN SLOPES GENERALLY 4-5% IN A WESTERLY DIRECTION. THE PROPOSED LOT LAYOUT PROVIDES PUBLIC ACCESS TO SAID EXCEPTION PARCELS. A SECONDARY FIRE ACCESS IS PROVIDED ON THE EAST AT OVERLOOK DR WITH AN ALL-WEATHER GRAVEL DRIVING SURFACE AT THE EAST END OF PHASE 4.

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

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

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

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

PCW CIVIL SOLUTIONS
LLC
(435) 770-2382

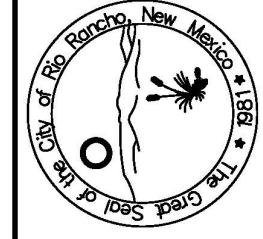
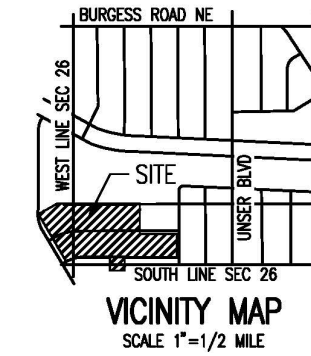
CIELO BONITO
SKETCH PLAN

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

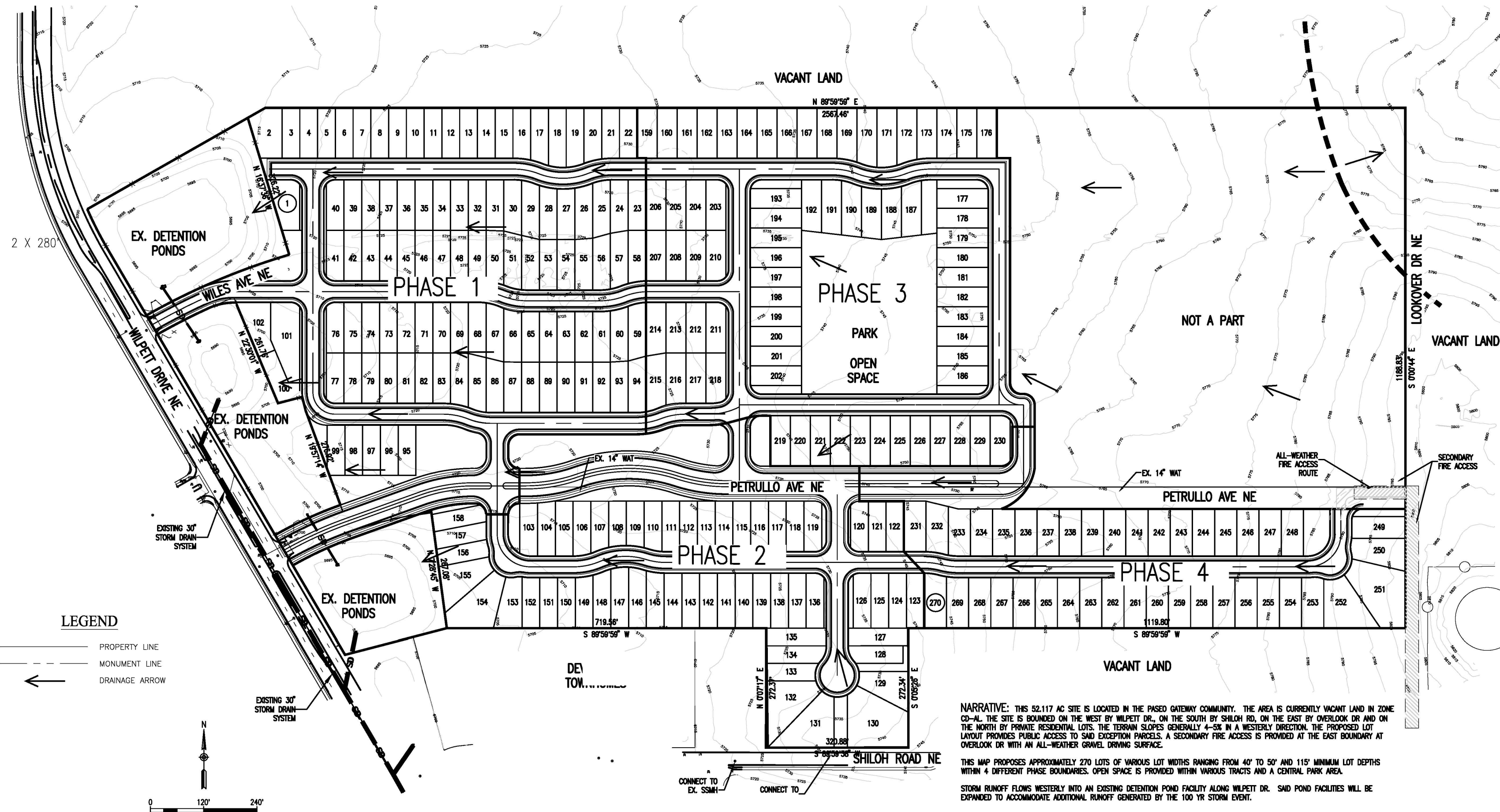
SHEET:
1 OF 4

CIELO BONITO DRAINAGE CONCEPT

CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO



City of Rio Rancho



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

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

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

NO.	DESCRIPTION	DATE	BY
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PCW CIVIL SOLUTIONS
LLC
(435) 770-2382

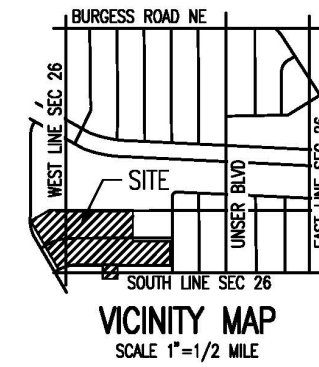
CIELO BONITO
DRAINAGE CONCEPT

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

SHEET:
2 OF 4

CIELO BONITO UTILITY CONCEPT

CITY OF RIO RANCHO SANDOVAL COUNTY, NEW MEXICO



City of Rio Rancho

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REVISIONS (OR CHANGE NOTICES)

PCW CIVIL SOLUTIONS
LLC
(435) 770-2382

CIELO BONITO
UTILITY CONCEPT

PROJECT NO. M25021

DESIGNED BY: TGH

DRAWN BY: PKD

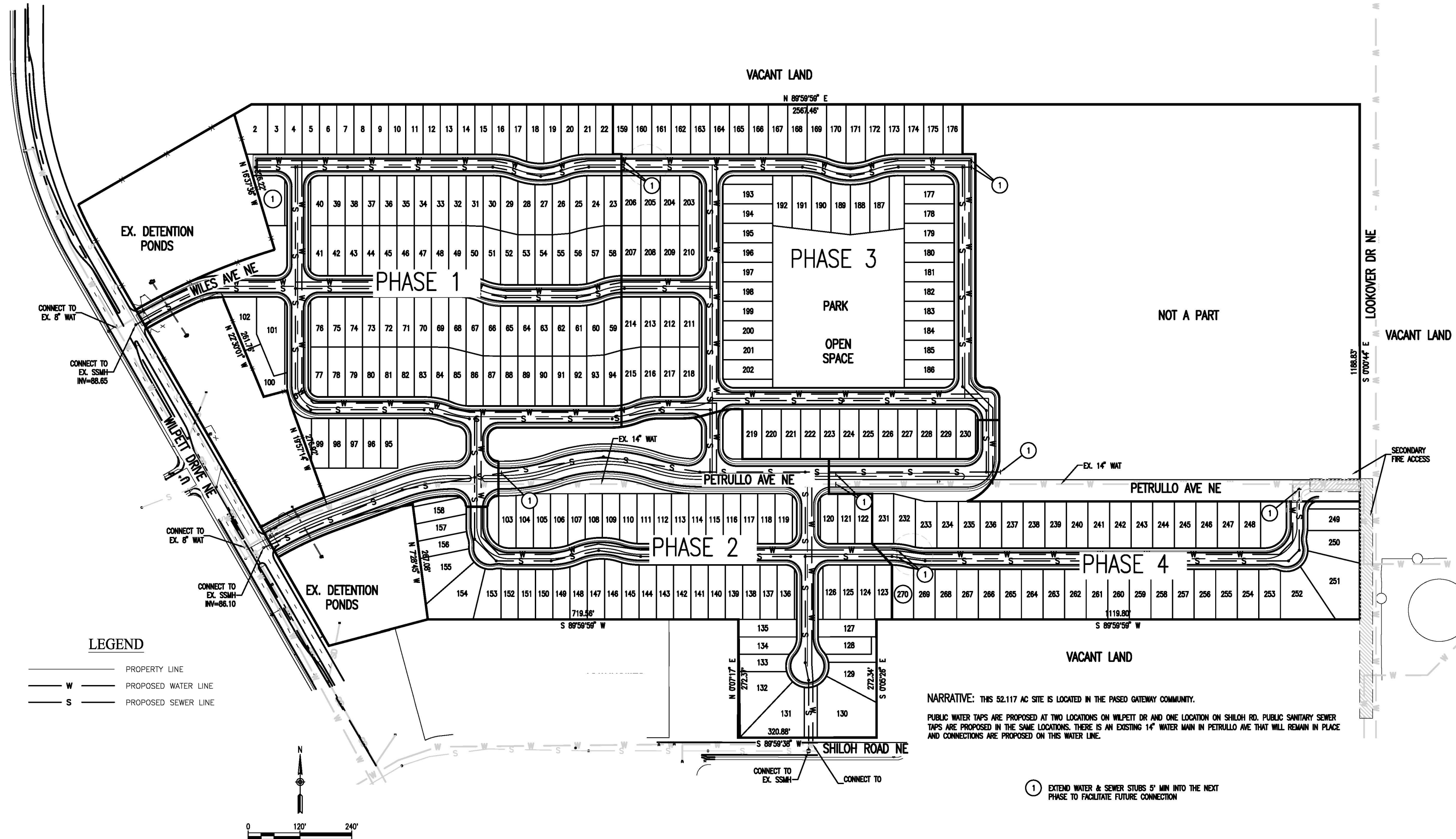
CHECKED BY: PCW

DATE: 12-11-2025

DPI CHK:

SHEET:

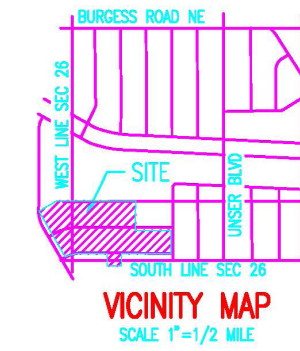
3 OF 4



CIELO BONITO STREET PLAN

CITY OF RIO RANCHO

SANDOVAL COUNTY, NEW MEXICO



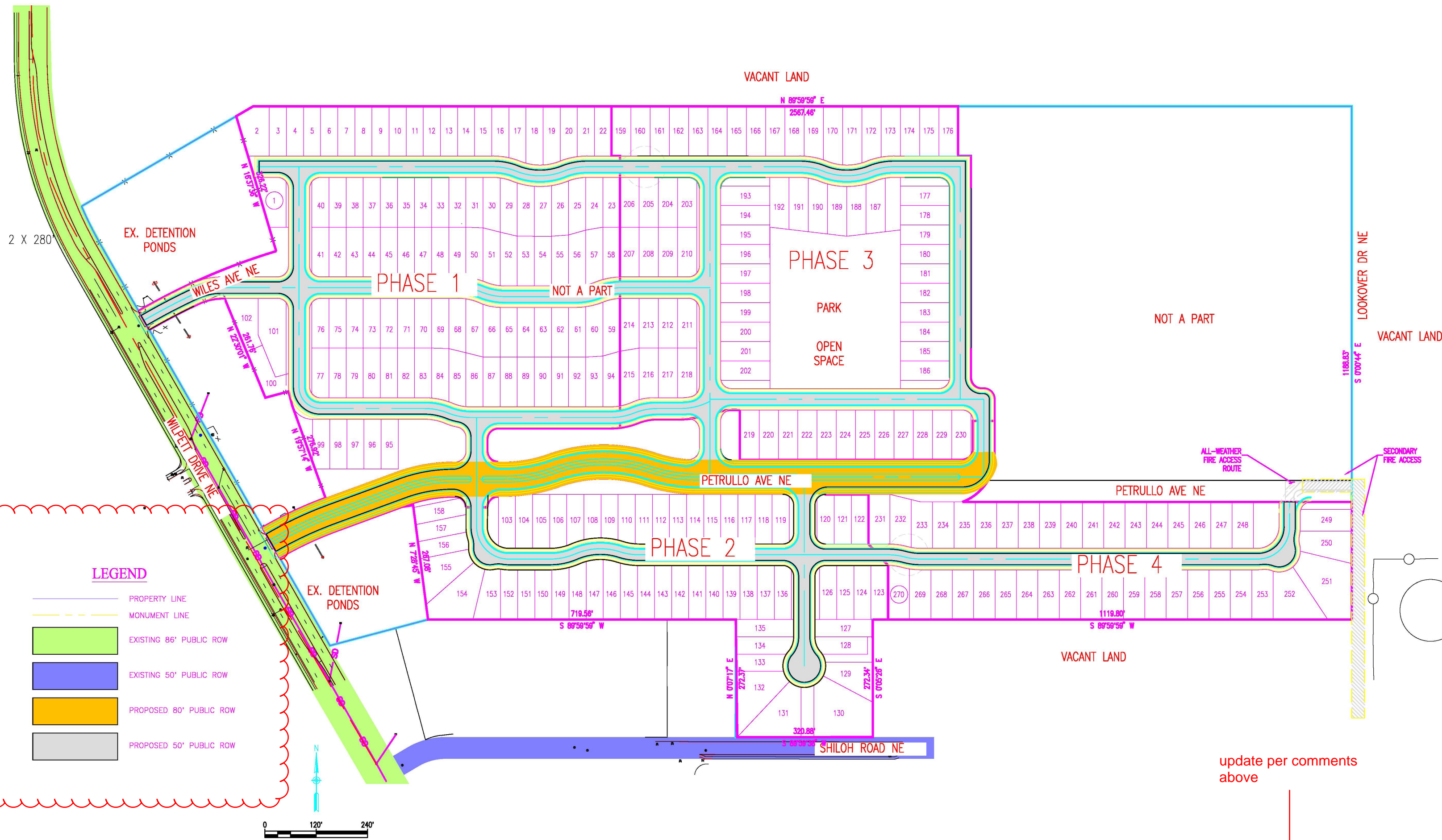
City of Rio Rancho

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PCW CIVIL SOLUTIONS
LLC
(435) 770-2382

CIELO BONITO
STREET PLAN

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





**CITY OF RIO RANCHO
RESOLUTION**

RESOLUTION NO.

ENACTMENT NO.

RESOLUTION ADOPTING THE CIELO BONITO MASTER PLAN

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

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

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

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

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

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

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

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

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

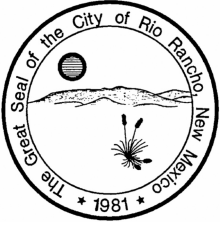
ADOPTED THIS _____ DAY OF _____, 2026.

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Greggory D. Hull, Mayor

ATTEST:

Noel C. Davis, City Clerk
(SEAL)



CITY OF RIO RANCHO COVER PAGE

**Legislation Item: 26-100-
00001**

AGENDA DATE:
February 10, 2026

DEPARTMENT:
Development Services

SUBJECT:
Zone Map Amendment. The applicant, Cielo Bonito, LLC requests approval of a Zone Map Amendment request for approximately 44.94 acres from TZ Transitional Zoning and R-3: Mixed Residential to R-4, Single-Family Residential for the properties legally described as Unit 21, Block 22, Lots 4-26, 28-30, 45-48; Block 23, Lots 3-10, 14-23, 45-64; and Block 24, Lots 51-56, 58-70. Staff contact is Tamarah Martinez and staff recommend the Planning and Zoning Board recommend approval of the Zone Map Amendment to the Governing Body, with findings and conditions.

BACKGROUND AND ANALYSIS:

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

The subject property is currently zoned TZ: Transitional Zoning and R-3: Mixed Residential and is located within the Paseo Gateway West Specific Area Plan (PGWSAP). Adjacent properties to the north are zoned TZ and NC: Neighborhood Commercial, to the east TZ and O-1: Office, south are TZ, R-3: Mixed Residential, and NC: Neighborhood Commercial, while lots to the west are zoned TZ, R-4 Single Family Residential and SU: Special Use for the Northern Meadows neighborhood.

CONFORMANCE WITH THE CITY ZONING ORDINANCE:

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

The application, presented as an attachment, meets the minimum submittal requirements for the proposed zoning request.

Pursuant to the criteria provided by R.O. 2003 Section 150.07 (D) (1) through (4), and (E) through (G), a request for change in zoning designation must address the following policies and criterion for a zone map change:

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

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

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

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

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

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

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

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

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

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

Staff recommends that the Board finds that the request meets the following goals and policies stated in the Comprehensive Plan: Goal L-2: "Encourage consolidation of lots to promote a variety

of land uses in a planned manner" and Policy L-1: "Encourage the master planning of developments that establish a community character that considers circulation, landscaping, open space, storm drainage, utilities, and building location and design in the master plan."

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

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

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

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

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

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

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

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

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

Per the applicant- Not applicable.

Staff recommends that the Planning and Zoning Board find that the criterion is not applicable.

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

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

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

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

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

Staff recommends the Board finds that the request is not a spot zone, in that the zoning facilities the proposed land uses designated in the PGWSAP Land Use Map.

NOTIFICATIONS:

In accordance with State Statute NMSA § 3-21-6, which stipulates notification procedures for this type of zoning action, all property owners within 100 feet of the subject property were sent a certified letter containing a notice of action and impending Planning and Zoning Board hearing, with return service requested. A notice sign was erected on the subject property on February 2, 2026 by the applicant, as required by ordinance, and a legal notice was published in the Albuquerque Journal on January 26, 2026.

INTERDEPARTMENTAL/ INTERAGENCY REVIEW:

Reviewing Agency Received Application for Review Comments:

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

IMPACT:

Staff recommends the Planning and Zoning Board recommend approval of the zone map

amendment to Governing Body, subject to the findings and conditions listed below:

GENERAL FINDINGS OF FACT:

1. The Planning and Zoning Board may make a recommendation to the Governing Body on the applicant's request for a zone map amendment.
2. Following procedures for a zone map amendment, proper notice of hearing on this matter was given.
3. The applicant has the authority to make an application to request a zone map amendment.
4. The applicant and adjacent property owners received due process, as proper notice and an opportunity to present views was given.

SPECIFIC FINDINGS OF FACT:

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

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

ALTERNATIVES:

The Planning and Zoning Board may:

1. Recommend approval of the request to the Governing Body;
2. Recommend denial of the request to the Governing Body;
3. Modify the request and recommend the Governing Body approve such modifications;
4. Postpone the item and continue the public hearing in order to further review.

DEPARTMENT RECOMMENDATION:

Staff recommends the Planning and Zoning Board recommend approval of the Zone Map Amendment to the Governing Body, with findings and conditions.

ATTACHMENT: [Application ZMA - Cielo Bonito Dev. 2.2.26.pdf](#)

ATTACHMENT: [Zoning, Location.pdf](#)

ATTACHMENT: [Reproduction of Notices.pdf](#)

ATTACHMENT: [Draft_Ordinance_CieloBonitoZMA_BMB_AR.doc](#)

PLANNING & ZONING LAND USE APPLICATION

Please check appropriate box

(Fees are listed on the back)

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

Please Print In Ink Only or Type

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

APPLICANT/AGENT INFORMATION

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

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


ZMA request to change zoning designation from TZ to R-4
Blk 22, Lots 4-26, 28-30, 45-48, Blk 23, Lots 3-10, 14-23, 45-64 Blk 24, Lots 51-56, 58-70, Unit 21

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit : U21	Block(s): 22,23,24	Lot(s): See Exhibit A
Existing Zoning: TZ	Proposed Zoning: R-4	
No. of existing lots:	No. of proposed lots:	Total area of site (acres) 44.94

ACKNOWLEDGEMENT

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

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

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

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

Via Emailed PDF to:

December 29, 2025

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

RE: Zone Map Amendment

To Whom It May Concern:

Cielo Bonito Development, LLC is developing a master plan project which consists of 47.44+/- acres of vacant land, currently comprised of 92 +/- platted parcels, with the intention of creating a residential subdivision, located with the City of Rio Rancho and Sandoval County, New Mexico. Please reference Exhibit "A" for the parcels included in this request for a Zone Map Amendment.

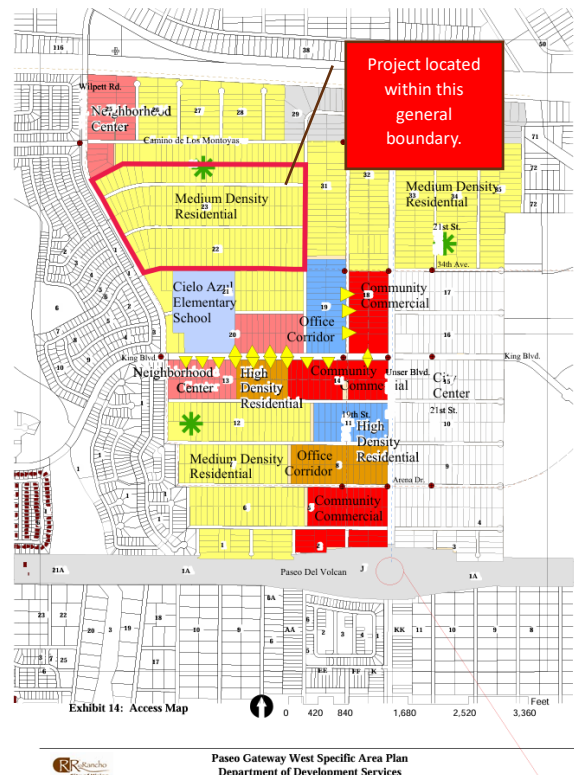
These parcels are a part of the Paseo Gateway West Specific Area Plan, approved December 2008, amended February 2010.

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

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

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

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



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

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

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

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

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

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

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

CIELO BONITO DEVELOPMENT, LLC

P.O. Box 9043 • Albuquerque, NM 87119

505.898.6622 • Fax 505.898.2781

e-mail | mail@scmpartners.com

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

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

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

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

Not applicable.

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

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

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

CIELO BONITO DEVELOPMENT, LLC

P.O. Box 9043 • Albuquerque, NM 87119

505.898.6622 • Fax 505.898.2781

e-mail | mail@scmpartners.com

April 1, 2025

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

To Whom It May Concern:

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

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

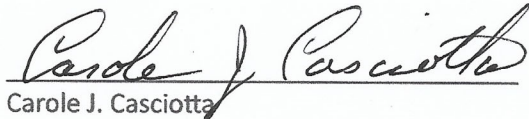
This authorization shall include, but is not limited to, the regulatory and permitting process, subdivision of land, special use, zone map amendments, re-zoning, master plans, removal of restrictive covenants and variance requests.

Owner:

John M. and Carole J. Casciotta


John M. Casciotta

Date: Apr. 24, 2025


Carole J. Casciotta

Date: Apr. 24, 2025

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

June 3, 2024

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

To Whom It May Concern:

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

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

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

Owner:

Larry and Judy Cottom



Larry Cottom

Date: 6-13-24



Judy Cottom

Date: 6-13-24

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

June 3, 2024

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

To Whom It May Concern:

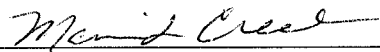
The purpose of this letter is to provide authorization to Cielo Bonito Development, LLC to act as agent on behalf of the owners for all necessary steps related to the development process of the property, which is legally known as:

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

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

Owner:

Creel Revocable Living Trust



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

Date: 6/21/2024

September 14, 2024

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

To Whom It May Concern:

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

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

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

Owner:

Gloria L. Holliday

Name: Gloria L. Holliday

Date: 9/17/2024

Phone: 702 372 2230

Email: Gloria.holliday@gmail.com

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

September 20, 2024

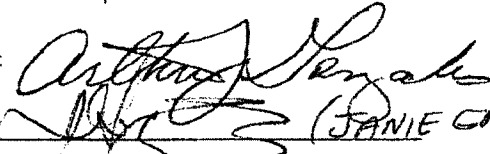
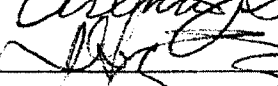
City of Rio Rancho
Development Services Department, Ste. 130
Rio Rancho, NM 87144

To Whom It May Concern:

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

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

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

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

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

June 3, 2024

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

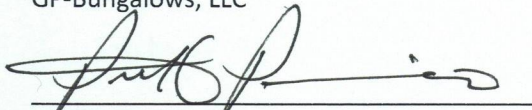
To Whom It May Concern:

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

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

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

Owner:
GP-Bungalows, LLC



Patrick Pirraglio, Member

Phone: 801-718-1299

Email: gp Bungalows@gmail.com

7927 South 2840 West

West Jordan, UT 84088

Date: 6-5-2024

July 11, 2025

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

To Whom It May Concern:

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

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

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

Owner:

Authentisign

Lenny Grant

07/14/25

Date: 07/14/25

Name: Lenny Grant

Phone:

Email:

Address:

August 22, 2025

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

To Whom It May Concern:

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

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

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

Owner:

Lora Gumley

Date: 8/25/25

Name: Lora Gumley

Phone: 281-253-1937

Email: sunnydz4me@aol.com

Address:

June 3, 2024

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

To Whom It May Concern:

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

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

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

Owner:
Robert J. Higgins

Brenda M. Thompson POA for Robert J. Higgins Date: 6/9/24
Brenda M Thompson, POA for Robert J. Higgins *Higgins*
Phone: 507-244-0248
Email: lwe4adventures@hotmail.com
2415 Islandview Dr.
Albert Lea, MN 56007

June 3, 2024

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

To Whom It May Concern:

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

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

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

Owner:

Jay D. Hunter


Jay Hunter

Phone: 801-791-8919

Email: jayhunter97@gmail.com

12 Park Place

Thompson Falls, MT 59873

Date: 5 JUN 2024

July 11, 2025

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

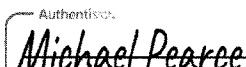
To Whom It May Concern:

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

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

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

Owner:

Authentic:
 _____

Name: Michael Pearce

Phone:

Email:

Address:

07/15/25
Date: _____

June 3, 2024

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

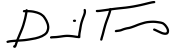
To Whom It May Concern:

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

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

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

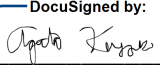
Owner:
Red Roan Enterprises, LLC



David Torres

Date: 6/5/2024

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

DocuSigned by:


Agata Keijzik
CE997EDF80584A4...

Date: 6/10/2024

January 15, 2025

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

To Whom It May Concern:

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

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

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

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



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

Date: 18 April, 2025

July 24, 2025

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

To Whom It May Concern:

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

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

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

Owner:

Nucito IRA, LLC

Authentisign
Bart Murphy, Manager

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

Date: 07/24/25

July 23, 2025

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

To Whom It May Concern:

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

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

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

Owner:

Little IRA, LLC

Authentisign


Date: 07/24/25

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

October 5, 2025

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

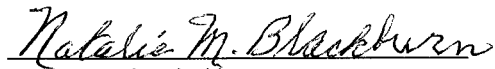
To Whom It May Concern:

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

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

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

Owner:



Date: 10-10-05-2025

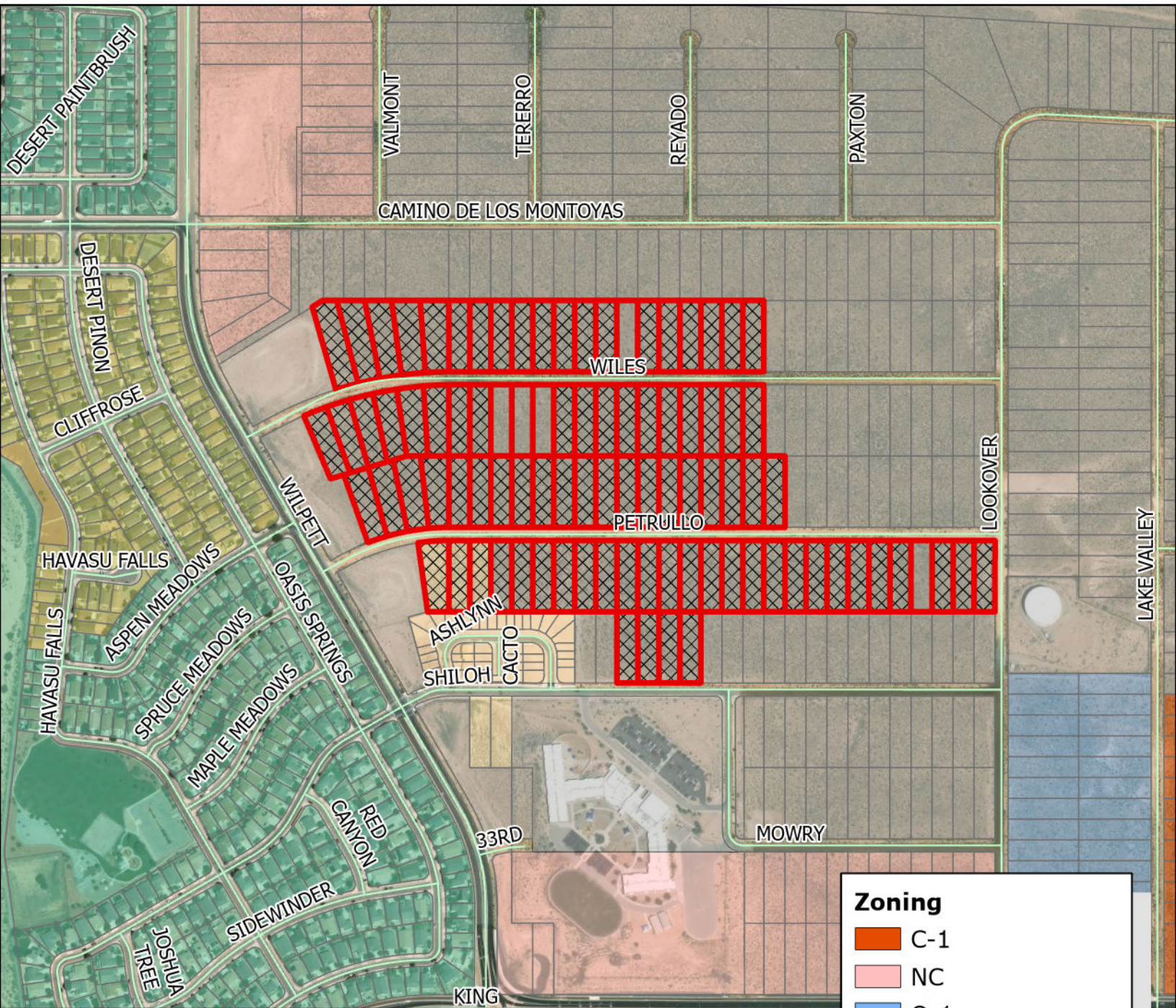
Name: Natalie Blackburn

Phone: (360) 293-7266

Email:

Address: 1903 24th St.
Anacortes, WA 98221

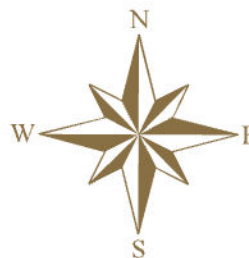
CIELO BONITO MASTER PLAN ZONE MAP AMENDMENT



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

Map courtesy of Tamarah Martinez
1.21.26

0 0.04 0.08 0.16 Miles



Zoning

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



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 21, 2026

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

Dear Property Owner:

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

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

The **Planning and Zoning Board** will consider the request and decide their approval on **Tuesday, February 10, 2026** at 6:00 pm at City Hall in the **Council Chambers**.

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

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

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

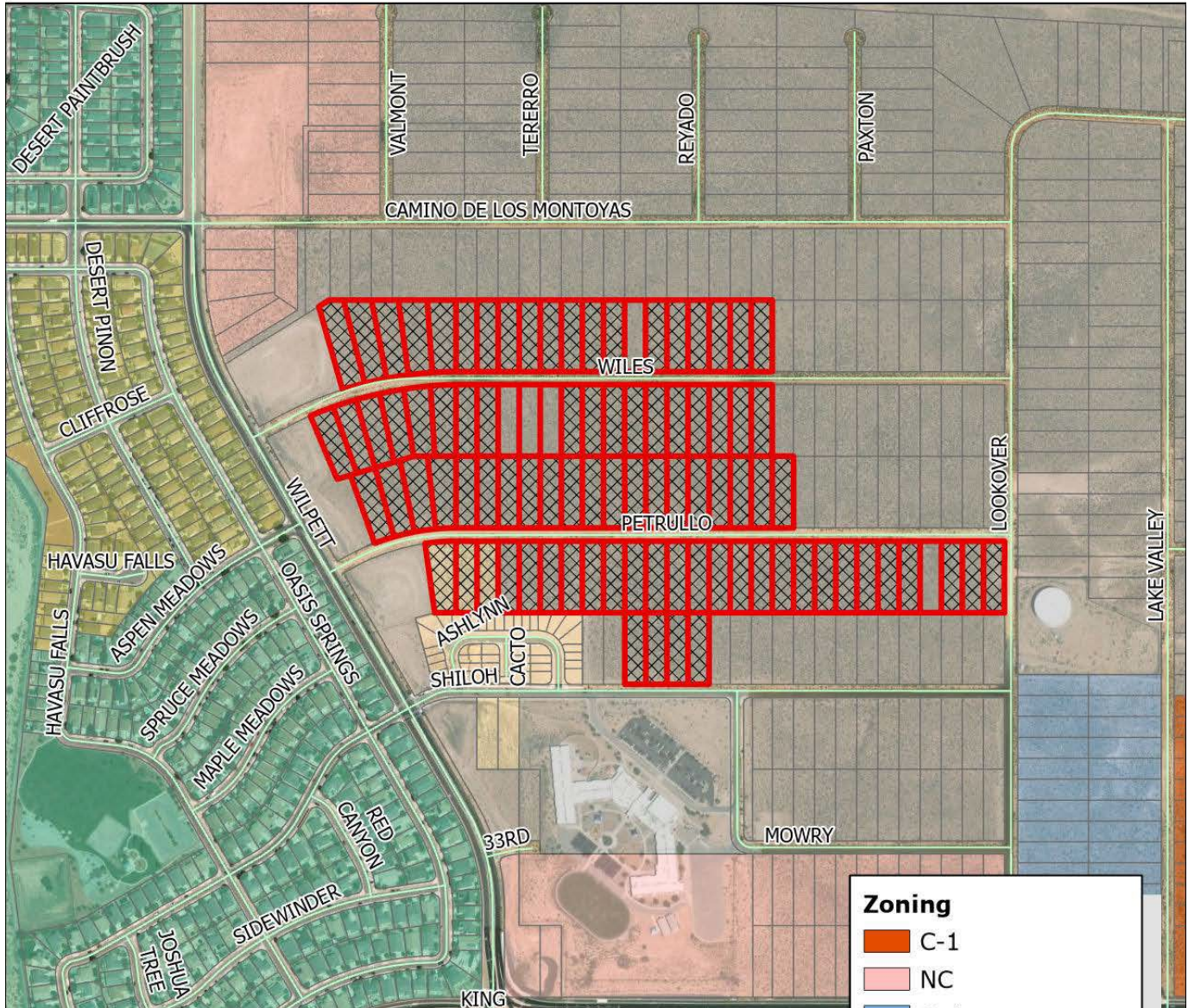
If you are an individual with a disability who is in need of a reader, amplifier, qualified sign language interpreter, or any form of auxiliary aid or service to attend or participate in the hearing or meeting, please contact the City Clerk, 505-891-5004, as soon as possible prior to the meeting. Please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

Respectfully,

A handwritten signature in cursive script that reads 'Tamarah Martinez'.

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

CIELO BONITO MASTER PLAN ZONE MAP AMENDMENT

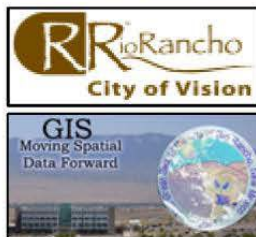


Zoning

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

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

0 0.04 0.08 0.16 Miles



**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, February 10, 2026:

Variance

Case #26-110-00002

The applicant, Lomas Encantadas Development Company LLC., requests approval of a Variance to the 10 ft. corner lot side setback requirement at the property legally described as Montreal Phase 1, Block 1, Lot 13. This request will reduce the 10 ft. side setback to 5 ft. The subject property is zoned R-4: Single-Family Residential and is approximately 0.13 acres.

Preliminary/Final Plat

Case #26-210-00002

The Applicants, Pierre and Leslie Amestoy, through their agent, Aldrich Land Surveying, request approval of a Preliminary/Final Plat for the property legally described as Rio Rancho Estates Unit 10, Block 61, Lot 1 dedicating approx. 0.0115 acres of right-of-way to the City of Rio Rancho.

Master Plan

Case #25-400-00005

The Applicant, AMREP Southwest, Inc., through their agent, Consensus Planning, Inc., requests approval of the Vista Alegria Master Plan, comprised of approx. 78.21 acres. The Master Plan boundary includes the subject properties of Rio Rancho Estates Unit 8, Block 57, Lots 1-7, & 18-24; Block 58, Lots 1-7; Rio Rancho Estates Unit 8, Block 58, Lots 9-11, 14-20, & 22-24; Block 61, Lots 1-2, 4-7, 10-11, 14-19, & 21-24; Block 62, Lots 1-2, 4A, 5-6, & 20-22; Block 66, Lots 1-4; and Rio Rancho Estates Unit 8, Block 62, Lots 8-10, & 15-17; Block 66, Lots 8-10, & 13-16.

Zone Map Amendment

Case #25-100-00016

The Applicant, AMREP Southwest, Inc., through their agent, Consensus Planning, Inc., requests approval of a Zone Map Amendment for the subject properties of Rio Rancho Estates Unit 8, Block 57, Lots 1-7, & 18-24; Block 58, Lots 1-7 from M-1: Industrial & Business Park District to R-6: Multi-Family Residential District (Approx. 21.0257 acres); Rio Rancho Estates Unit 8, Block 58, Lots 9-11, 14-20, & 22-24; Block 61, Lots 1-2, 4-7, 10-11, 14-19, & 21-24; Block 62, Lots 1-2, 4A, 5-6, & 20-22; Block 66, Lots 1-4 from M-1: Industrial & Business Park District & R-1: Single-Family Residential District to R-4: Single-Family Residential District (Approx. 44.1824 acres); and Rio Rancho Estates Unit 8, Block 62, Lots 8-10, & 15-17; Block 66, Lots 8-10, & 13-16 from R-1: Single-Family Residential District to R-3: Mixed Residential District (Approx. 13.0039 acres).

Zone Map Amendment

Case #26-100-00004

The Applicant, the City of Rio

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

Rio Rancho Estates Unit 9, Block 51, Lots 9-16; Rio Rancho Estates Unit 9, Block 50, Lot 1 & Lot Arroyo; Rio Rancho Estates Unit 9, Block 22, Lot 14; Rio Rancho Estates Unit 9, Block 12, Lots 2-4; Rio Rancho Estates Unit 9, Block 13, Lots 53-56; Rio Rancho Estates Unit 9, Block 8, Lots 19-20; Rio Rancho Estates Unit 9, Block 7, Lots 22-23; Rio Rancho Estates Unit 9, Block 6, Lots 22-23; Rio Rancho Estates Unit 9, Block 5, Lots 43-44; Rio Rancho Estates Unit 9, Block 4, Lots 43-44; Rio Rancho Estates Unit 9, Block 3, Lots 45-46; Rio Rancho Estates Unit 9, Block 2, Lots 45-46; Rio Rancho Estates Unit 8, Block 79, Lot SUESMT & Lot 54; Rio Rancho Estates Unit 8, Block 78, Lots 12A & 13-18; Rio Rancho Estates Unit 8, Block 70, Lot 27; Rio Rancho Estates Unit 8, Block 70, Parcel A; Rio Rancho Estates Unit 8, Block 69, Lots 27-28; Rio Rancho Estates Unit 8, Block 68, Lots 27-28; Rio Rancho Estates Unit 8, Block 67, Lots 12-13; Rio Rancho Estates Unit 8, Block 66, Lots 12-13; Rio Rancho Estates Unit 8, Block 62, Lots 12-13; Rio Rancho Estates Unit 8, Block 61, Lot 13; Rio Rancho Estates Unit 8, Block 58, Lots 12-13; Rio Rancho Estates Unit 8, Block 57, Lots 12-13; Rio Rancho Estates Unit 8, Block 54, Lots 12-13; Rio Rancho Estates Unit 8, Block 53, Lots 12-13; Rio Rancho Estates Unit 8, Block 50, Lot 13; Rio Rancho Estates Unit 8, Block 49, Lot 12; Rio Rancho Estates Unit 7, Block 58, Lot 20; Rio Rancho Estates Unit 7, Block 59, Lot 19; Rio Rancho Estates Unit 7, Block 60, Lots 19-20; Rio Rancho Estates Unit 7, Block 61, Lots 19-20; Rio Rancho Estates Unit 7, Block 65, Lots 3-4; Rio Rancho Estates Unit 7, Block 69, Lots 76-77; Rio Rancho Estates Unit 7, Block X, Lots 25-37 & 40-52; Rio Rancho Estates Unit 7, Block X, Lots 38-39; Rio Rancho Estates Unit 12, Block 51A, Lot PPRK; Rio Rancho Estates Unit 12, Block 50, Lots 12-13; Rio Rancho Estates Unit 12, Block 48, Tract A; Rio Rancho Estates Unit 12, Block 47, Lots 1 & 68; Rio Rancho Estates Unit 12, Block 44, Lots 9-14; Rio Rancho Estates Unit 12, Block 43, Lot 17; Rio Rancho Estates Unit 12, Block 43, Lot 16; Rio Rancho Estates Unit 12, Block 42, Lots 17-18; Rio Rancho Estates Unit 12, Block 41, Lots 17-18; Rio Rancho Estates Unit 12, Block 40A, Lots 21-22; Rio Rancho Estates Unit 12, Block A, Lot 62; Rio Rancho Estates Unit 12, Block BB, Lot 1; Rio Rancho Estates Unit 12, Block 69, Lot 1-9, 10A & 10B; Rio Rancho Estates Unit 12, Block 68,

Lots 11-16; Rio Rancho Estates Unit 12, Block 67, Lots 1 & 12; Rio Rancho Estates Unit 12, Block 59, Lots 1-2 & 63-64; Rio Rancho Estates Unit 12, Block 52, Lots 1-2 & 52-53; Rio Rancho Estates Unit 12, Block 32, Lots 37-41; Rio Rancho Estates Unit 12, Block 33, Lots 1 & 30; Rio Rancho Estates Unit 12, Block 34, Lots 1 & 34; Rio Rancho Estates Unit 12, Block 35, Lots 1 & 32-33; Rio Rancho Estates Unit 12, Block 36, Lots 1 & 32-33; Rio Rancho Estates Unit 12, Block 37, Lots 1 & 62-63; Rio Rancho Estates Unit 12, Block 38, Lots 1 & 62-63; Rio Rancho Estates Unit 12, Block 39, Lots 1 & 62-63; Rio Rancho Estates Unit 12, Block H, Lot 1; Rio Rancho Estates Unit 10, Block 84, Lots 1, 23, Arroyo & Tract G; Rio Rancho Estates Unit 10, Block 86, Tract 1; Rio Rancho Estates Unit 10, Block 58, Tract F; Rio Rancho Estates Unit 10, Block 54, Lots 1 & 40; Rio Rancho Estates Unit 10, Block 53, Lots 1 & 40; Rio Rancho Estates Unit 10, Block 50, Lots 1 & 40; Rio Rancho Estates Unit 10, Block 48, Lots 1 & 40; Rio Rancho Estates Unit 10, Block 45, Lots 1 & 39; Rio Rancho Estates Unit 10, Block 43, Lot 1 & 38; Rio Rancho Estates Unit 10, Block 3, Lots 1 & 60; Rio Rancho Estates Unit 10, Block 2, Lots 1 & 38; Rio Rancho Estates Unit 10, Block 1, Lots 1 & 80; Cedar Hills 3, Block 18, Parcel C; Rio Rancho Estates Unit 11, Block A, Lot 1; Rio Rancho Estates Unit 11, Block 29, Lot 1 & Lot SUESMT; Rio Rancho Estates Unit 11, Block 21, Lots 1-35; Rio Rancho Estates Unit 11, Block 20, Lots 1-10; Rio Rancho Estates Unit 11, Block T, Lots 1-36; Rio Rancho Estates Unit 11, Block 1, Lots 1-28; Rio Rancho Estates Unit 11, Block UU, Lots 1 & 44; Rio Rancho Estates Unit 22, Block 36, Lot 39B; Rio Rancho Estates Unit 22, Block 37, Lots 29-31; Rio Rancho Estates Unit 22, Block 38, Lots 36-39; Rio Rancho Estates Unit 22, Block 39, Lots 34-36; Rio Rancho Estates Unit 22, Block 40, Lots 30-32; Rio Rancho Estates Unit 22, Block 41, Lots 16-18; Rio Rancho Estates Unit 22, Block 42, Lot 23; Rio Rancho Estates Unit 22, Block AA, Lots 1-8 & Tract A; Rio Rancho Estates Unit 22, Block 89, Lot Arroyo & Tract E; Rio Rancho Estates Unit 22, Block 92, Lots 1, 8-10 & Tract F; Rio Rancho Estates Unit 22, Block 93, Lot 1 & Lot AT&SF; Rio Rancho Estates Unit 22, Block 94, Lot 1; Rio Rancho Estates Unit 22, Block 95, Lot 1 & Lot PSCH; Rio Rancho Estates Unit 22, Tract DD & Tract G; Rio Rancho Estates Unit 22, Block 103, Tract GG & Tract FF; Rio Rancho Estates Unit 22, Block 102, Tract EE & Lot 1; Rio Rancho Estates Unit 22, Block 101, Lot 1; Rio Rancho Estates Unit 22, Block 97, Lots 1-4; Rio Rancho Estates Unit 22, Block 96, Lots 1-26; Rio Rancho Estates Unit 22, Block 100, Lot 1; Rio Rancho Estates Unit 22, Block 63, Tract C & Lot 1; Rio Rancho Estates Unit 22, Block 62, Lots 1-36 & Lot DRN; Rio Rancho Estates Unit 22, Block 56, Tract B & Lot 1; Rio

Rancho Estates Unit 22, Tract H; Rio Rancho Estates Unit 22, Block 131, Lot 11; Rio Rancho Estates Unit 22, Block 130, Lots 1-11; Rio Rancho Estates Unit 22, Block 129, Lots 1-18; and Rio Rancho Estates Unit 22, Block 120, Lots 19-27.

**Master Plan
Case #26-400-00001**

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

**Zone Map Amendment
Case #26-100-00001**

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

**Subdivision Variance
Case #25-280-00011**

The applicant, Clean Slate Properties, LLC, through their agent CSI-Cartesian Surveys, Inc. is requesting approval of a Variance to the required improvements of a subdivision, as outlined by Rio Rancho Municipal Code Chapter 155 Subdivisions, section 155.27 Required Improvements, in order to split a lot at the subject property of 3309 19th Ave SE, legally described as Unit 16, Blk 14, Lot 78. The property is zoned R-1: Single Family Residential District and comprises approximately 0.5 acres.

**Preliminary, Final Plat
Case #25-210-00014**

The applicant, Clean Slate Properties, LLC, through their agent CSI-Cartesian Surveys, Inc. is requesting approval of a Preliminary, Final Plat to split a lot 3309 19th Ave SE, legally described as Unit 16, Blk 14, Lot 78. The property is zoned R-1: Single Family Residential District and comprises approximately 0.5 acres.

**Preliminary Plat
Case #25-210-00009**

The applicant, ECOTerra Development, LLC, through their agent, Consensus Planning, Inc., requests approval of a Preliminary Plat for the Terra Alto at Mariposa Subdivision. The subject property is legally described as Mariposa East, Tracts 1A16H1, 1A16F, 1A16G, and 1A16I, and is zoned MU-A: Mixed Use Activity Center. The subject property comprises approximately 44.4269 acres.

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 26, 2026



**CITY OF RIO RANCHO
ORDINANCE**

ORDINANCE NO.

ENACTMENT NO.

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

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

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

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

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

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

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

WHEREAS: a public hearing occurred, in accordance with procedures set forth in R.O. 2003 Section 150.07, and NMSA 1978 Section 3-21-6, on the proposed zoning district and Official Zone Map changes hereinafter described were duly advertised and held by the Governing Body of the City of Rio Rancho on

1 February 26, 2026, and the Governing Body heard interested parties and
2 citizens for and against the proposed amendments; and,
3

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

11
12 **NOW THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF**
13 **RIO RANCHO:**

14
15 **Section 1. Rezoning of Property.** The Official Zone Ordinance is hereby amended by
16 assigning a zoning designation on approximately 44.94 acres from TZ: Transitional Zoning
17 and R-3: Mixed Residential to R-4: Single-Family Residential on the land legally described
18 as:

19
20 Unit 21, Block 22, Lots 4-26, 28-31, and 45-48; Block 23, Lots 3-10, 14-23,
21 28-32, 38 and 42-64; and Block 24, Lots 41-49, 51-56, 58-66, and 68-70, as
22 shown on the plat entitled: "BLOCKS 1 THRU 36 COMMERCIAL TRACTS
23 A,B,C, & D MULTIPLE TRACTS AA & BB UNIT TWENTY-ONE RIO
24 RANCHO ESTATES SANDOVAL COUNTY NEW MEXICO SECTIONS
25 26,27,34, & 35 T 13 N, R 2 E, N.M.P.M." filed in the office of the County
26 Clerk of Sandoval County, New Mexico on November 4, 1969 (RRE Book 2,
27 Page 8).
28

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

- 31 A. The properties identified in Section 1, above, are subject to all requirements of the
32 R-4: Single-Family Residential District as set forth in R.O. 2003 Section 154.11 (as
33 of the effective date of this ordinance or as subsequently amended).
34 B. The properties identified in Section 1, above, are subject to all land use and
35 development standards and regulations per the Cielo Bonito Master Plan.
36

37 **Section 3. Severability Clause.** If any section, paragraph, clause, or provision of
38 this Ordinance, or any section, paragraph, clause, or provision of any regulation
39 promulgated hereunder shall for any reason be held to be invalid, unlawful, or
40 enforceable, the invalidity, illegality, or unenforceability of such section, paragraph,
41 clause, or provision shall not affect the validity of the remaining portions of this
42 Ordinance or the regulation so challenged.
43

44 **Section 4. Effective Date.** This Ordinance shall become effective ten days after
45 adoption.
46

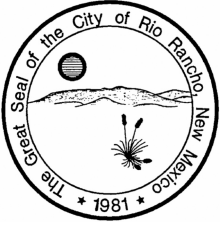
47 ADOPTED THIS _____ DAY OF _____, 2026.
48
49
50

Greggory D. Hull, Mayor

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8

ATTEST:

Noel C. Davis, City Clerk
(SEAL)



CITY OF RIO RANCHO COVER PAGE

**Legislation Item: 25-280-
00011**

AGENDA DATE:
February 10, 2026

DEPARTMENT:
Development Services

SUBJECT:
Subdivision Variance. The applicant, Clean Slate Properties, LLC, through their agent CSI-Cartesian Surveys, Inc, is requesting approval of a Variance to the required improvements of a subdivision, as outlined by Rio Rancho Municipal Code Chapter 155 Subdivisions, Section 155.27 Required Improvements, in order to subdivide a lot at the subject property of 3309 19th Ave SE, legally described as Unit 16, Blk 14, Lot 78. Staff contact is Tamarah Martinez and staff recommends denial.

BACKGROUND AND ANALYSIS:

The applicant, Clean Slate Properties, LLC, through their agent CSI-Cartesian Surveys, Inc, is requesting approval of a Variance to the required improvements of a subdivision, as outlined by Rio Rancho Municipal Code Chapter 155 Subdivisions, Section 155.27 Required Improvements for the installation of sidewalk and sewer. The variance request has been submitted since the subject property does not have access to City Sewer or have sidewalks along 34th St SE.

The request is for the proposed subdivision at the subject property of 3309 19th Ave SE, legally described as Unit 16, Block 14, Lot 78. The Preliminary/Final plat for the lot subdivision of Unit 16, Block 14, Lot 78 into two lots will be heard concurrently under case number 25-210-0014. All the attachments will be included in this case.

The property is zoned R-1: Single-Family Residential District per Ordinance No. 81-15 and comprises approximately 0.5 acres. The subject property is located at 3309 19th Ave SE, at the intersection of 19th Ave SE (major collector) and 34th St SE (residential). The subject property is located approximately half a mile west of NM Highway 528.

The applicant requests a subdivision variance to Rio Rancho Code of Ordinances (R.O. 2003) §155.27 Required Improvements, which states:

"(A) Authorization. Receipt of the signed copy of the preliminary plat is authorization for the subdivider to proceed with the minimum improvements required by these regulations. Prior to the construction of any improvements or to the submission of any bond, the subdivider shall furnish the Planning Board with all plans and data necessary for the construction of the improvements. These plans shall be examined by the Planning Board and will be approved if in accordance with the following requirements. Following the approval, construction can be started or the amount of bond determined...

(C) Installation of improvements. The subdivider may prepare and secure approval of the preliminary plat and then install improvements in the area covered by the preliminary plat. Improvements must be installed only in that part of the area for which a final plat will be submitted

for approval and filing. The improvements to be installed shall include the following"...

(3) Sidewalks.

a. Sidewalks and/or shared paths shall be provided by the developer and shall be constructed under the supervision of the City Engineer and subject their approval in accordance with the design standards outlined in the DPM Chapter 4 Transportation.

b. Warrants. Sidewalks shall be required on both sides of arterial and collector streets when abutting land zoned for non-residential and multi-family, and when abutting church and school grounds. Sidewalks shall be required on both sides of all local streets in a logical manner to facilitate pedestrian access. Shared use paths may be constructed in lieu of sidewalks on collector and arterial roadways. Either a sidewalk or shared use path must be provided on both sides of the street. Shared use paths shall not be built in lieu of on-street bicycle facilities where such facilities are required. For specific design standards for sidewalks and shared use paths, please reference the DPM, Chapter 4 Transportation.

(4) Water and sewer mains. The subdivider shall make necessary arrangements to serve each lot from water and sewer mains of the central systems serving the City, where feasible and in conformity to Governing Body policy. Where, for any reason, municipal services cannot be provided, the subdivider shall present evidence that adequate water and sewer service to each lot will be provided in compliance with the requirements of the New Mexico Environmental Improvement Division and in conformity to the standard specifications of the City construction of all water and sewer lines shall be under the supervision and approval of the City Engineer. Refer to DPM Chapter 5 Water and Wastewater."

REVIEW CRITERIA:

R.O. 2003 § 155.60 (A) addresses variances, stating "Variance from the strict application of design standards may be allowed in cases where unusual conditions exist, or a variance would provide an improved design. Financial gain, loss or monetary savings cannot be considered solely as a basis for a variance request."

The applicant has provided a justification narrative in support of this variance request (included as an Attachment) and it states:

"The nearest sanitary sewer manhole is approximate 2,000 feet away at the intersection of 19th Avenue (recently paved) and Grande Boulevard. The construction of a sewer line to provide service to this lot is not financially feasible and overburden the development of the property. The New Mexico Environmental Department will allow for advanced treatment septic systems to be used on 0.25 acre lots. We ask that you grant us a variance from this requirement so that a house can be constructed on the already divided quarter acre lot. In addition, to the sewer requirement we would like to request that sidewalk, in front of the lot, not be required at this time. There is currently sidewalk along the side lot on 19th Avenue with direction handicap ramps crossing 34th Street. However, there is no sidewalk anywhere along 34th Street currently."

Staff recommends the Planning and Zoning Board finds that the south side of the property and surrounding properties along 19th Ave SE have sidewalks and a variance request to these requirements would not provide for an improved design. There is not an unusual condition which exists and financial feasibility cannot be solely considered as the basis for the request.

Staff recommends the Board finds that there is not an unusual condition of this property that separates it from other properties that must comply with the subdivision ordinance, and the resulting reliance on advanced septic would not result in an improved design. The applicant has not provided

sufficient justification for the subdivision that meets the requirements of R.O. 2003 § 155.60(A). The subject property is a buildable lot, therefore the applicant is not being denied the reasonable use of their land.

Policy A-2 of the City's Comprehensive Plan (Chapter 3, Annexations, Antiquated Platting & Addressing) is to, "Require appropriate development standards for infrastructure and environmental improvements for both newly platted lots and antiquated lots." Staff recommends the Board finds that creating an additional buildable lot in an area that lacks access to sanitary sewer is not in alignment with the Comprehensive Plan.

Allowing for the subdivision of a lot that does not have access to the necessary infrastructure furthers the proliferation of substandard antiquated platted lots which diminishes the overall health and welfare of the City. The requirements of R.O. 2003 § 155.28(B) (2) read in part "...relief may not be granted if it is detrimental to the public good or impairs the intent and purpose of these regulations or the desirable developments of the community in accordance with plans and policies of the Governing Body."

Staff recommends the Planning and Zoning Board find that the Subdivision Variance request does not meet the criteria for a Variance provided in R.O. 2003 § 155.60(A) as no unusual conditions exist, and a Variance would not provide an improved design for the neighborhood and City.

NOTIFICATIONS:

Neighboring property owners within 100 feet of the subject property were sent a certified mailed letter 15 days prior to the hearing date of the Planning and Zoning Board, and property owners between 100-300 feet were sent a postcard 15 days in advance of the hearing. A notice sign was erected on the subject property on February 2, 2026 by the applicant, as required by ordinance, and a legal notice was published in the Albuquerque Journal on January 26, 2026. All notification requirements for this hearing have been met.

INTERDEPARTMENTAL/INTERAGENCY REVIEW:

Reviewing Agency Received Application for Review Comments

- DSD Planning and Zoning: Provided within this document
- DSD Engineering: Comments Provided for Plat
- Rio Rancho Public Schools: No comments provided
- Fire and Rescue: No adverse comments
- Police Department: No comments provided
- SSCAFCA: No comments provided
- MRCOG: No comments provided
- Parks, Recreation and Community Services: No adverse comments

IMPACT:

The Development Services Department recommends denial of the Subdivision Variance request subject to the findings set forth below:

GENERAL FINDINGS OF FACT:

1. In accordance with R.O. 2003 § 155.60, the Planning and Zoning Board has jurisdiction over approval of the applicant's request for a Subdivision Variance to the required improvements of a subdivision.
2. Following procedures for approval of a Subdivision Variance, proper notice of hearing on this matter was given.

3. The applicant has the authority to make an application for a Subdivision Variance.
4. Due process was provided to the applicant and surrounding property owners.

SPECIFIC FINDINGS OF FACT FOR DENIAL:

1. The applicant has not provided adequate justification for a Subdivision Variance, in accordance with the criteria set forth in R.O. 2003 § 155.60.
2. The applicant has not provided adequate justification for a modification or exception to the subdivision requirements as required by R.O. 2003 §155.28(B).
3. The proposed subdivision does not provide an improved design.

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

SPECIFIC FINDINGS OF FACT AND CONDITIONS OF APPROVAL:

1. The applicant has adequately addressed the criteria for granting a subdivision variance as set forth in R.O. 2003 §155.60.
2. A variance to R.O. 2003 §155.27 Required Improvements is approved.
3. The proposed subdivision provides an improved design.

ALTERNATIVES:

The Planning and Zoning Board may:

1. Approve the subdivision variance with findings.
2. Approve the subdivision variance with amendments to the findings.
3. Deny the subdivision variance.
4. Postpone action on the subdivision variance to allow for further review and information.

DEPARTMENT RECOMMENDATION:

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

ATTACHMENT: [Location Map 3309 19th.pdf](#)

ATTACHMENT: [Application \(19th Ave\) signed.pdf](#)

ATTACHMENT: [Letter of Determination for Lot 78-B, Block 14, Unit 16, RRE.pdf](#)

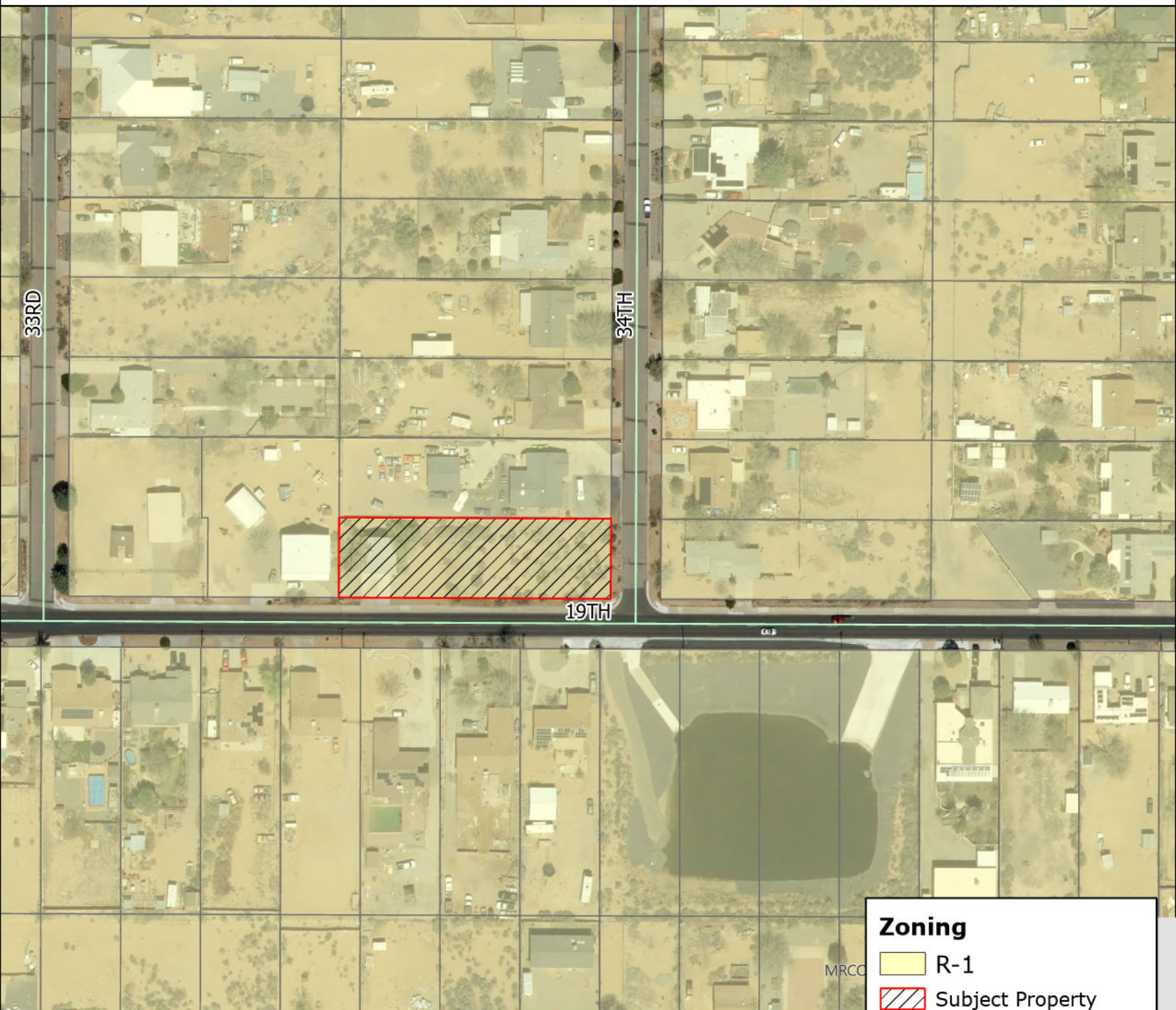
ATTACHMENT: [Special Warranty Deed \(2021 1 28\) \(recorded\).pdf](#)

ATTACHMENT: [Updated Variance Letter 1.14.pdf](#)

ATTACHMENT: [251611-PLAT \(11-6-25\).pdf](#)

ATTACHMENT: [Findings_of_Fact_3309_19th_BMB.docx](#)

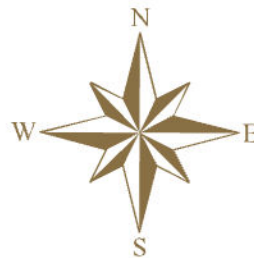
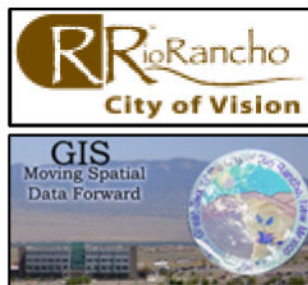
3909 19TH AVE SE UNIT 16, BLOCK 14, LOT 78



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

Map courtesy of Tamarah Martinez
1.22.26

0 0.01 0.02 0.04 Miles




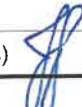
PLANNING & ZONING LAND USE APPLICATION

Please check appropriate box

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

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

APPLICANT/AGENT INFORMATION

Applicant Name: Clean Slate Properties, LLC		Phone: 505-896-9037
Address: 409 NM HWY 528		E-Mail: jarrod@swinc.com
City: Rio Rancho	State: NM	Zip: 87124
Proprietary Interest: 100%	List Owners:	
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)

Preliminary and Final Plat, Variance Request

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit : 16	Block(s): 14	Lot(s): 78
Existing Zoning:	Proposed Zoning:	
No. of existing lots:	No. of proposed lots:	Total area of site (acres)

ACKNOWLEDGEMENT

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

Print Name: Jarrod Likar	Applicant: 	Agent:
Signature: 		Date: 11/26/25

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

APPLICATION ACCEPTED BY: _____ DATE: _____



January 21, 2026

Shannon Gleason
409 Highway 528 NE
Rio Rancho, NM 87124

Re: Letter of Determination for Lot 78-B, Block 14, Unit 16, 19th Ave SE, Rio Rancho

Dear Shannon Gleason,

Pursuant to Liquid Waste Disposal and Treatment Regulation 20.7.3.201.M, NMAC, you have requested a Letter of Determination as to the minimum requirements for liquid waste disposal for proposed Lot 78-B located at Rio Rancho Estates, Unit 16, Block 14. The proposed lot is 0.2500 of one Acre.

Any wastewater flow to this lot shall be subject to a nitrogen reduction treatment system or a non-discharging system in accordance with NMAC 20.7.3.605.D.

1. The property owner may permit and install a tertiary treatment unit and disposal field sized appropriately for the number of bedrooms.
2. The property owner may permit and install a non-discharging system such as a lined evapotranspiration bed sized appropriately for the number of bedrooms. See NMAC 20.7.3.805.A for lined evapotranspiration bed requirements.

All liquid waste disposal on this lot must comply with the requirements of 20.7.3, NMAC including, but not limited to, minimum lot size, suitable soil, setback/clearance requirements, and adequate disposal field sizing. These determinations are made on a case-by-case basis at the time that an application for a Liquid Waste Permit is submitted.

This letter of determination in no way neither waves or precludes an applicant's regulatory requirements under this part, nor predetermines the regulatory requirements of this part when obtaining a permit

This determination shall be valid for one year from the date of this letter.

Sincerely,



Helene Sickler

District 1 Liquid Waste Specialist

New Mexico Environment Department

Environmental Health Bureau

4359 Jager Drive NE, Suite B

Rio Rancho, NM 87144

C: (505) 362-8860

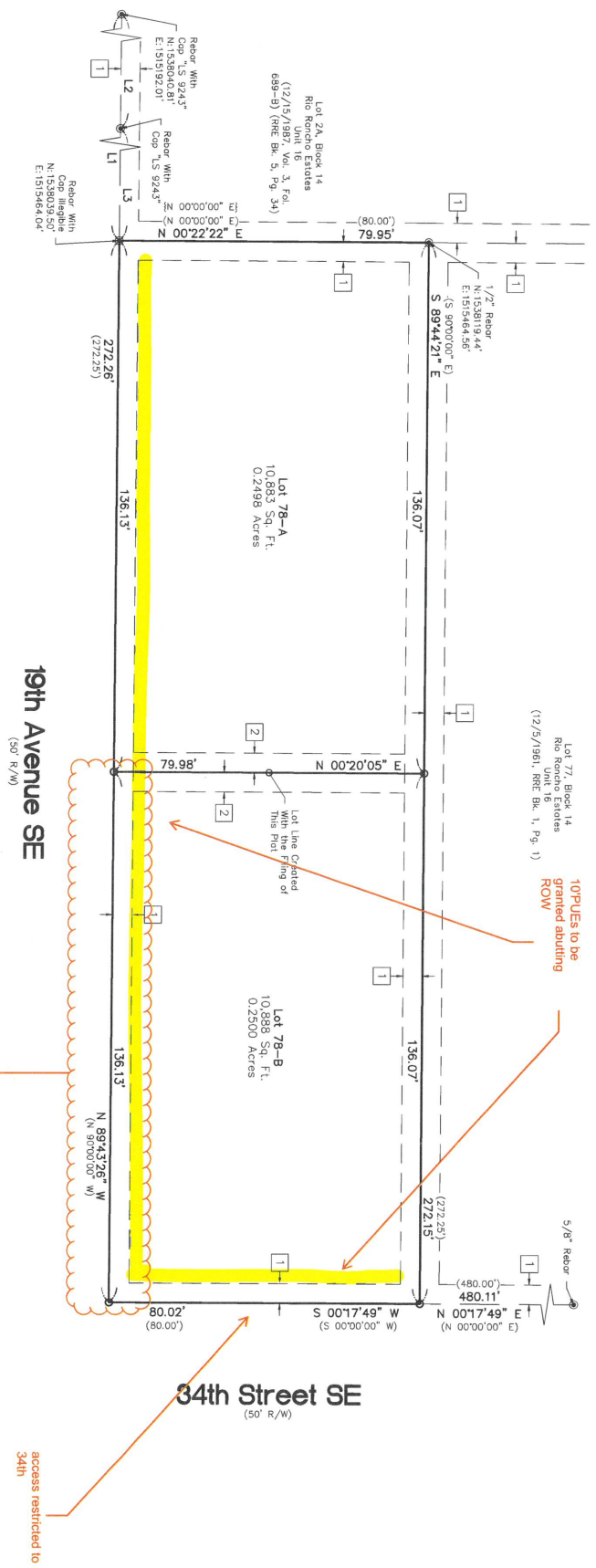
Legend

- N 90°00'00" E MEASURED BEARINGS AND DISTANCES
- (N 90°00'00" E) RECORD BEARINGS AND DISTANCES PER PLAT (12/5/1961, RRE BK. 1, PG. 1)
- IN 90°00'00" E RECORD BEARINGS AND DISTANCES PER PLAT (12/5/1961, RRE BK. 1, PG. 1)
- (RRE BK. 5, PG. 34) FOUND MONUMENT AS INDICATED
- SET 1/2" REBAR WITH CAP "1.5 18374"
- UNLESS OTHERWISE NOTED

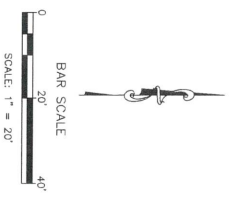
Easement Notes

- 1 EXISTING 5' P.U.E. (TYP. ON ALL SIDES OF LOTS) (12/5/1961, RRE BK. 1, PG. 1)
- 2 5' P.U.E. GRANTED WITH THE FILING OF THIS PLAT

Line #	Direction	Length (ft)
L1	N 89°43'26" W (N 90°00'00" W) N 90°00'00" W	272.05' (272.25') 272.25'
L2	N 89°43'26" W (N 90°00'00" W) N 90°00'00" W	136.17' 136.25'
L3	N 89°43'26" W (N 90°00'00" W) N 90°00'00" W	132.86' 133.00'



Summary Plat for
Lots 78-A and 78-B
Block 14
Rio Rancho Estates
Unit 16
 Being Comprised of
 Lot 78, Block 14
 Rio Rancho Estates Unit 16
 City of Rio Rancho
 Sandoval County, New Mexico
 November 2025





Vicinity Map

N.T.S.

Indexing Information

Section 31, Township 12 North, Range 3 East, N.M.P.M. as Projected into the Town of Alameda Grant
 Subdivision: Rio Rancho Estates, Unit 16
 Owner: Clean State Properties LLC (East half of Lot 78)
 Sandoval County (West half of Lot 78)
 UPC #: 1-013-067-090-315 (East half of Lot 78)
 1-013-067-082-315 (West half of Lot 78)

Filing Information

STATE OF NEW MEXICO } SS
 COUNTY OF SANDOVAL }
 THIS INSTRUMENT WAS FILED FOR RECORD ON
 ____ AM/PM, ____ OF RECORDS ON SAID
 RECORDED IN VOLUME ____ OF RECORDS OF SAID
 COUNTY, FOLIO ____

Purpose of Plat

- SUBDIVIDE AS SHOWN HEREON.
- GRANT EASEMENTS AS SHOWN HEREON.

BY: _____
 DEPUTY _____

Legal Description

LOT NUMBERED SEVENTY-EIGHT (78), IN BLOCK NUMBERED FOURTEEN (14), RIO RANCHO ESTATES, UNIT NUMBERED SIXTEEN (16), AS THE SAME IS SHOWN AND DESIGNATED ON SAID PLAT, FILED IN THE OFFICE OF THE COUNTY CLERK OF SANDOVAL COUNTY, NEW MEXICO, ON DECEMBER 5, 1961, IN RIO RANCHO ESTATES PLAT BOOK 1, PAGE 1.

Documents

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- WARRANTY DEED FOR THE WEST HALF OF LOT 78, BLOCK 14, RIO RANCHO ESTATES, UNIT 16, FILED IN THE SANDOVAL COUNTY CLERK'S OFFICE ON MARCH 24, 1969, IN BOOK DR 191, PAGES 509-510.
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Plat Approvals

THE UTILITY COMPANY SIGNATURES SHOWN HEREON ARE BY AUTHORIZED COMPANY REPRESENTATIVES.

CITY OF RIO RANCHO _____

QWEST CORPORATION D/B/A CENTURILINK QC _____

PNM ELECTRIC _____

NEW MEXICO GAS COMPANY _____

SPARKLIGHT _____

COMCAST _____

EZEE FIBER _____

Jurisdiction Certification

I, BRIAN J. MARTINEZ, A NEW MEXICO REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY AFFIRM THAT THE PROPERTY DESCRIBED DOES LIE WITHIN THE PLATTING AND SUBDIVISION JURISDICTION OF THE CITY OF RIO RANCHO, NEW MEXICO.

BRIAN J. MARTINEZ _____ DATE _____
 N.M.P.S. No. 18374

Surveyor's Certificate

I, BRIAN J. MARTINEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE PLAT OF RECORD UNDER MEXICO SUPERVISOR CERTIFICATE THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY SUPERVISION AND SURVEYERS FOR THE CITY OF RIO RANCHO REQUIREMENTS OF NOMENCLATURE AND SURVEYERS FOR THE CITY OF RIO RANCHO SUBDIVISION ORDINANCE CHAPTER 155, AND IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

BRIAN J. MARTINEZ _____ DATE _____
 N.M.P.S. No. 18374

CSI-CARTESIAN SURVEYS INC.

P.O. BOX 4414, RIO RANCHO, N.M. 87174
 phone (505) 896-3050 Fax (505) 891-0244
 cartesiandata@gmail.com

Notes

- FIELD SURVEY PERFORMED IN OCTOBER AND NOVEMBER 2025.
- ALL DISTANCES ARE GROUND DISTANCES. US SURVEY FOOT.
- THE PARCELS SHOWN HEREON ARE LOCATED IN PROJECTED SECTION 31, TOWNSHIP 12 NORTH, RANGE 3 EAST, NMPM, WITHIN THE TOWN OF ALAMEDA GRANT.
- THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).
- SUBDIVISION DATA
 NUMBER OF LOTS REPLATTED: 1
 NUMBER OF LOTS CREATED: 2
 NUMBER OF ROADS CREATED: 0
 ACRES OF ROAD: 0
 ACRES DEDICATED BY THIS PLAT: 0
 TOTAL PLATTED ACREAGE: 0.4998 ACRES
 THE COORDINATES SHOWN HEREON ARE MODIFIED NEW MEXICO STATE PLANE COORDINATES (NAD 83--GROUND--CENTRAL ZONE), USING A GROUND TO GRID FACTOR OF 0.9998694767, WITH AN ORIGIN OF (0,0).

Will be approved by PZB. Please update.

Flood Notes

BASED UPON SCALING, THIS PROPERTY LIES WITHIN FLOOD ZONE "X" WHICH IS DEFINED AS AN AREA OF MINIMAL FLOOD HAZARD AS DETERMINED BY F.E.M.A. AND SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 350432106D, DATED MARCH 18, 2008.



Free Consent and Dedication

THE SUBDIVISION SHOWN AND DESCRIBED HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) HEREOF. EXISTING AND/OR GRANTED PUBLIC UTILITY EASEMENTS (P-ULE) AS SHOWN HEREON, UNLESS NOTED OTHERWISE, ARE FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUIT AND PIPES FOR UNDERGROUND UTILITIES. SAID UTILITY COMPANIES HAVE THE RIGHT OF INGRESS/EGRESS FOR CONSTRUCTION OF, MAINTENANCE OF AND REPLACEMENT OF SAID UTILITIES INCLUDING THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS WITHIN SAID P-ULE... SAID OWNERS CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

CAREY PLANT, VICE PRESIDENT _____ DATE _____
CLEAN SLATE PROPERTIES, LLC (OWNER OF EAST HALF OF LOT 78)

STATE OF NEW MEXICO }
COUNTY OF } SS
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____ 20____
BY: CAREY PLANT, VICE PRESIDENT (OWNER OF EAST HALF OF LOT 78)

BY: _____
NOTARY PUBLIC
MY COMMISSION EXPIRES _____

Free Consent and Dedication

THE SUBDIVISION SHOWN AND DESCRIBED HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) HEREOF. EXISTING AND/OR GRANTED PUBLIC UTILITY EASEMENTS (P-ULE) AS SHOWN HEREON, UNLESS NOTED OTHERWISE, ARE FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUIT AND PIPES FOR UNDERGROUND UTILITIES. SAID UTILITY COMPANIES HAVE THE RIGHT OF INGRESS/EGRESS FOR CONSTRUCTION OF, MAINTENANCE OF AND REPLACEMENT OF SAID UTILITIES INCLUDING THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS WITHIN SAID P-ULE... SAID OWNERS CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

REPRESENTATIVE TITLE _____ DATE _____
SANDOVAL COUNTY (OWNER OF THE WEST HALF OF LOT 78)

STATE OF NEW MEXICO }
COUNTY OF } SS
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____ 20____
BY: REPRESENTATIVE, TITLE, SANDOVAL COUNTY (OWNERS OF THE WEST HALF OF LOT 78)

BY: _____
NOTARY PUBLIC
MY COMMISSION EXPIRES _____

Summary Plat for
Lots 78-A and 78-B
Block 14
Rio Rancho Estates
Unit 16
Being Comprised of
Lot 78, Block 14
Rio Rancho Estates Unit 16
City of Rio Rancho
Sandoval County, New Mexico
November 2025

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 related facilities reasonably necessary to provide electrical services.
- B. New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- C. Qwest Corporation d/b/a CenturyLink, Q.C. for the installation, maintenance, and service of such lines, cables and other related equipment and facilities reasonably necessary to provide communication services.
- D. Spotlight for the installation, maintenance, and service of such lines, cables, and other related equipment and facilities reasonably necessary to provide cable services.
- E. Comcast for the installation, maintenance, and service of such lines, cable and other related equipment and facilities reasonably necessary to provide Cable TV services.
- F. EZE Fiber for the installation, maintenance, and service of such lines, cable and other related equipment and facilities reasonably necessary to provide Fiber Optic Internet services.
- G. City of Rio Rancho Utilities (water and sanitary sewer) for installation, maintenance, and services of lines and other equipment and facilities reasonably necessary to provide services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, repair, improve, replace, modify, repair, generate and maintain facilities for the purposes described above, together with the right to install, maintain, repair, and easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the right and privilege of going upon, over and across adjoining lands of grantor for the right and privilege of going upon, over and across adjoining lands 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. PNM shall be solely responsible for contacting any violators of National Electrical Safety Code by encroachment on this plat.

Easements for electric transformer/switchgear doors and five (5) feet on each side. 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) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown herein. Consequently, PNM and NMGC 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.

CSI-CARTESIAN SURVEYS INC.

P.O. BOX 4414, RIO RANCHO, N.M. 87174
Phone (505) 896-3050 Fax (505) 891-0244
cartesian@csisurveys.com

SPECIAL WARRANTY DEED

AMREP SOUTHWEST INC., a New Mexico corporation f/k/a Rio Rancho Estates, Inc., for consideration paid, grants to **CLEAN SLATE PROPERTIES, LLC**, a New Mexico limited liability company, whose address is 333 Rio Rancho Blvd., NE, Suite 202, Rio Rancho, New Mexico 87124, that certain real estate in Sandoval County, New Mexico, more particularly described as follows, with special warranty covenants:

The easterly one-half (1/2) of Lot 78 in Block 14 in Unit 16 of Rio Rancho Estates, Town of Alameda Grant, Sandoval County, New Mexico, as the same is shown and designated on the plat of said Unit 16, Rio Rancho Estates, filed in the office of the County Clerk of Sandoval County, New Mexico, in Rio Rancho Estates Plat Book 1, Page 1 on December 5, 1961, and containing 0.250 acre more or less;

SUBJECT TO: Taxes for the year 2021 and subsequent years, patent reservations, mineral reservations, restrictive covenants, easements and rights-of-way of record.

WITNESS my hand this 28th day of January, 2021.

AMREP SOUTHWEST INC.,
a New Mexico corporation

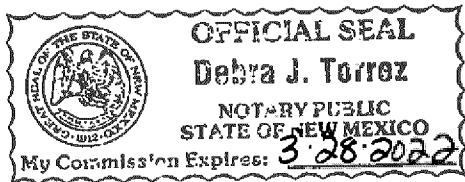
By Carey Plant
Carey Plant, Vice President

STATE OF NEW MEXICO)
) ss.
COUNTY OF SANDOVAL)

This instrument was acknowledged before me on January 28th 2021, by Carey Plant, Vice President of **AMREP SOUTHWEST INC.**, a New Mexico corporation, on behalf of said corporation.

Debra J. Torrez
NOTARY PUBLIC

My Commission Expires:





Clean Slate Properties, LLC.

409 NM HWY 528, NE
Rio Rancho, New Mexico, 87124

November 18, 2025

Brian Babyak, AICP
Planning and Zoning Division Manager
City of Rio Rancho
Development Services/Planning & Zoning Division
O: 505-896-8756

RE: REQUEST FOR SUBDIVISION VARIANCE

Mr. Babyak,

We are requesting a subdivision variance to the property legally described as Unit 16, Block 14, Lot 78. The variance is for the sanitary sewer requirement per Section 155.27 (C)(4) "Required Improvements": "Water and sewer mains", for lots smaller than 0.75 acres. The lot was legally subdivided via deed in 1966 prior to the City incorporating and the New Mexico Subdivision Act of 1973.

The nearest sanitary sewer manhole is approximate 2,000 feet away at the intersection of 19th Avenue (recently paved) and Grande Boulevard. The construction of a sewer line to provide service to this lot is not financially feasible and overburden the development of the property. The New Mexico Environmental Department will allow for advanced treatment septic systems to be used on 0.25 acre lots. We ask that you grant us a variance from this requirement so that a house can be constructed on the already divided quarter acre lot.

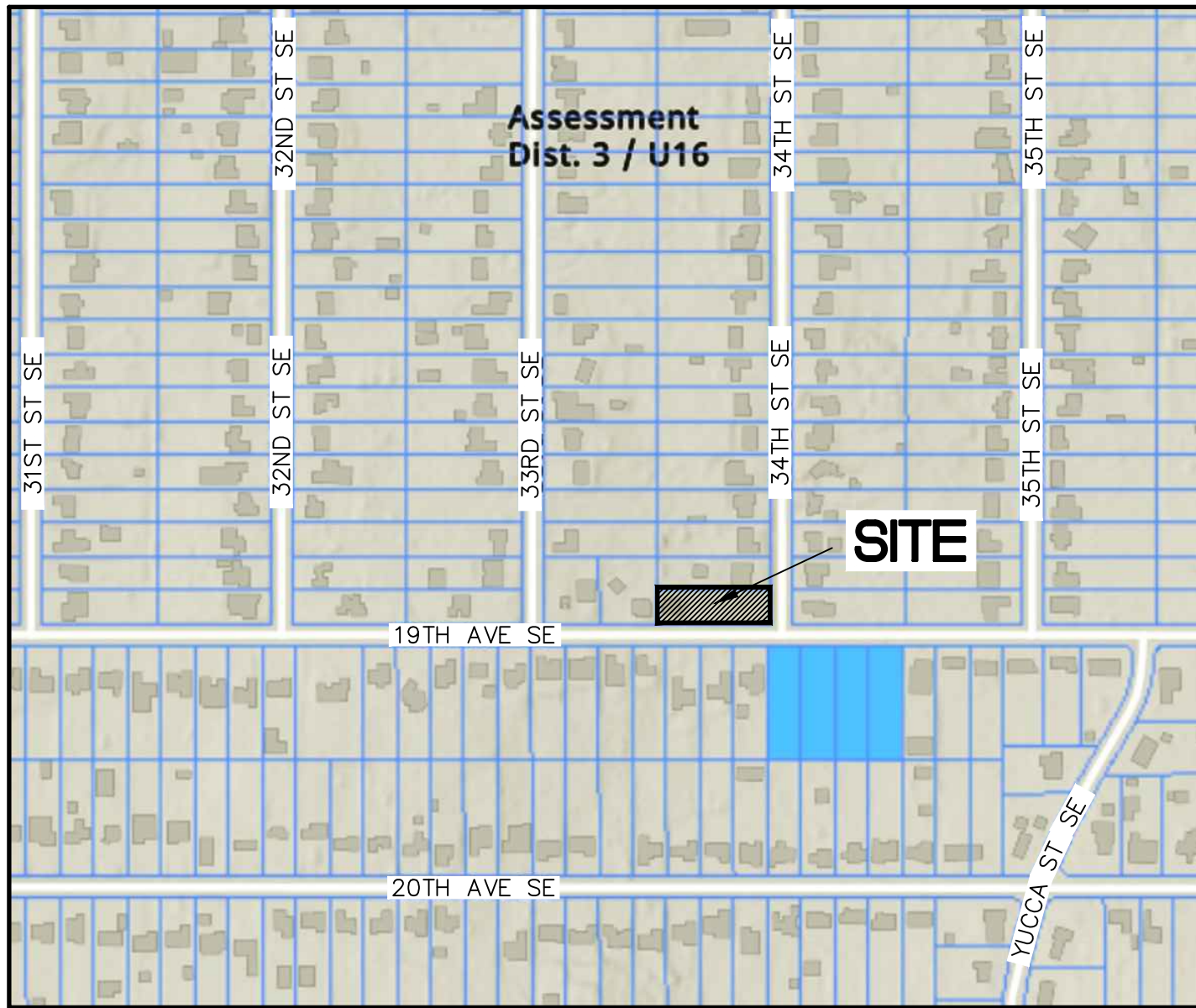
In addition, to the sewer requirement we would like to request that sidewalk, in front of the lot, not be required at this time. There is currently sidewalk along the side lot on 19th Avenue with directional handicap ramps crossing 34th Street. However, there is no sidewalk anywhere along 34th Street currently.

If there are any questions or require any additional information, please contact me at your convenience.

Sincerely,

A handwritten signature in blue ink that reads "Bryan Aragon".

Bryan Aragon, PE
Land Development Coordinator



Vicinity Map

N.T.S.

Notes

- FIELD SURVEY PERFORMED IN OCTOBER AND NOVEMBER 2025.
- ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
- THE PARCELS SHOWN HEREON ARE LOCATED IN PROJECTED SECTION 31, TOWNSHIP 12 NORTH, RANGE 3 EAST, N.M.P.M., WITHIN THE TOWN OF ALAMEDA GRANT.
- THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).
- SUBDIVISION DATA

NUMBER OF LOTS REPLATTED:	1
NUMBER OF LOTS CREATED:	2
MILES OF ROAD CREATED:	0
ACREAGE IN ROADS:	0
ACREAGE DEDICATED BY THIS PLAT	0
TOTAL PLATTED ACREAGE:	0.4998 ACRES
- THE COORDINATES SHOWN HEREON ARE MODIFIED NEW MEXICO STATE PLANE COORDINATES (NAD 83-GROUND-CENTRAL ZONE), USING A GROUND TO GRID FACTOR OF 0.9996694767, WITH AN ORIGIN OF (0,0).

Flood Notes

BASED UPON SCALING, THIS PROPERTY LIES WITHIN FLOOD ZONE "X" WHICH IS DEFINED AS AN AREA OF MINIMAL FLOOD HAZARD AS DETERMINED BY F.E.M.A. AND SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 350432106D, DATED MARCH 18, 2008.

Indexing Information

Section 31, Township 12 North, Range 3 East, N.M.P.M.
 as Projected into the Town of Alameda Grant
 Subdivision: Rio Rancho Estates, Unit 16
 Owner: Clean Slate Properties LLC (East half of Lot 78)
 Sandoval County (West half of Lot 78)
 UPC #: 1-013-067-090-315 (East half of Lot 78)
 1-013-067-082-315 (West half of Lot 78)

Purpose of Plat

- SUBDIVIDE AS SHOWN HEREON.
- GRANT EASEMENTS AS SHOWN HEREON.

Legal Description

LOT NUMBERED SEVENTY-EIGHT (78), IN BLOCK NUMBERED FOURTEEN (14), RIO RANCHO ESTATES, UNIT NUMBERED SIXTEEN (16), AS THE SAME IS SHOWN AND DESIGNATED ON SAID PLAT, FILED IN THE OFFICE OF THE COUNTY CLERK OF SANDOVAL COUNTY, NEW MEXICO, ON DECEMBER 5, 1961, IN RIO RANCHO ESTATES PLAT BOOK 1, PAGE 1.

Documents

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Public Approvals

DEVELOPMENT SERVICES DEPARTMENT

APPROVED THE _____ DAY OF _____, 20__.

BY: _____
 AMY RINCON, DIRECTOR

CITY CLERK'S CERTIFICATE:

I, NOEL C. DAVIS, CITY CLERK OF RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON WAS APPROVED ADMINISTRATIVELY BY THE CITY OF RIO RANCHO DEVELOPMENT SERVICES DEPARTMENT ON THE _____ DAY OF _____, 20__.

BY: _____
 NOEL C. DAVIS, CITY CLERK

TREASURER'S CERTIFICATE:

I, JENNIFER A. TAYLOR, TREASURER OF SANDOVAL COUNTY, NEW MEXICO DO HEREBY CERTIFY THAT THE PREVIOUS TEN (10) YEARS PROPERTY TAXES HAVE BEEN PAID IN FULL.

 SANDOVAL COUNTY TREASURER DATE

Filing Information

STATE OF NEW MEXICO }
 COUNTY OF SANDOVAL } SS
 THIS INSTRUMENT WAS FILED FOR RECORD ON
 ____: ____ AM/PM, _____, 20____
 RECORDED IN VOLUME _____, OF RECORDS OF SAID
 COUNTY, FOLIO _____
 BY: _____
 DEPUTY

**Summary Plat for
 Lots 78-A and 78-B
 Block 14
 Rio Rancho Estates
 Unit 16
 Being Comprised of
 Lot 78, Block 14
 Rio Rancho Estates Unit 16
 City of Rio Rancho
 Sandoval County, New Mexico
 November 2025**

Plat Approvals

THE UTILITY COMPANY SIGNATURES SHOWN HEREON ARE BY AUTHORIZED COMPANY REPRESENTATIVES.

- _____
CITY OF RIO RANCHO
- _____
QWEST CORPORATION D/B/A CENTURYLINK QC
- _____
PNM ELECTRIC
- _____
NEW MEXICO GAS COMPANY
- _____
SPARKLIGHT
- _____
COMCAST
- _____
EZEE FIBER

Jurisdiction Certification

I, BRIAN J. MARTINEZ, A NEW MEXICO REGISTERED, PROFESSIONAL, LAND SURVEYOR DO HEREBY AFFIRM THAT THE PROPERTY DESCRIBED DOES LIE WITHIN THE PLATTING AND SUBDIVISION JURISDICTION OF THE CITY OF RIO RANCHO, NEW MEXICO.

 BRIAN J. MARTINEZ DATE
 N.M.R.P.S. No. 18374



Surveyor's Certificate

I, BRIAN J. MARTINEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY SUPERVISION, AND MEETS THE MINIMUM REQUIREMENTS OF MONUMENTATION AND SURVEYS FOR THE CITY OF RIO RANCHO SUBDIVISION ORDINANCE CHAPTER 155, AND IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

 BRIAN J. MARTINEZ DATE
 N.M.R.P.S. No. 18374



CSI-CARTESIAN SURVEYS INC.
 P.O. BOX 44414 RIO RANCHO, N.M. 87174
 Phone (505) 896-3050 Fax (505) 891-0244
 cartesianbrian@gmail.com

Legend

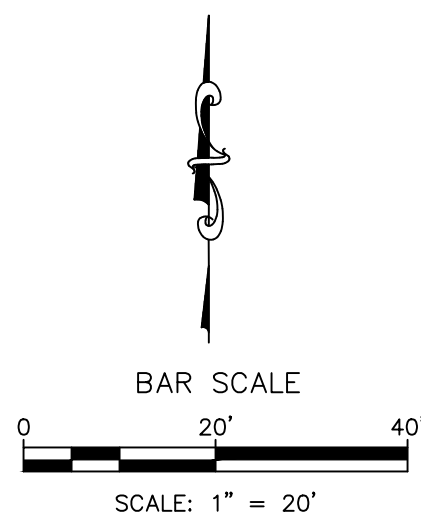
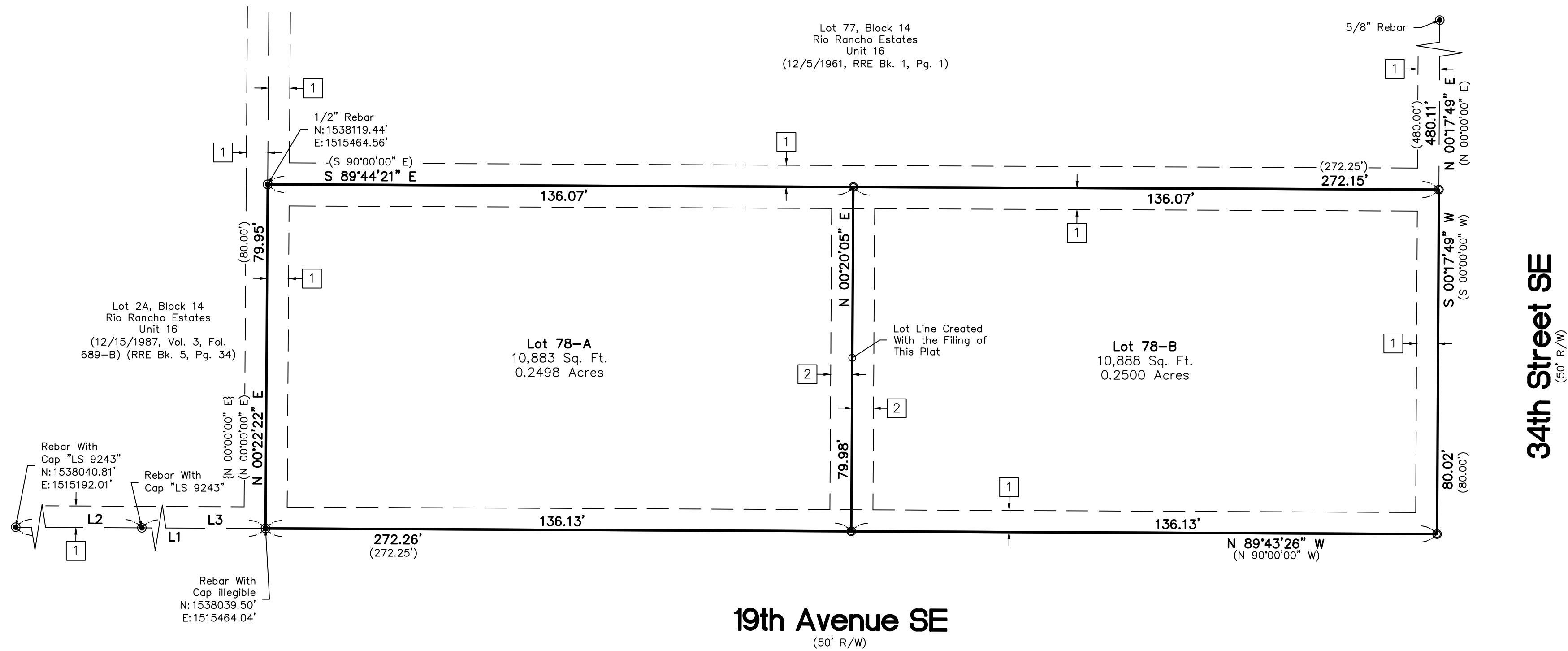
N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (12/5/1961, RRE BK. 1, PG. 1)
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES PER PLAT (12/15/1987, VOL. 3, FOL. 689-B) (RRE BK. 5, PG. 34)
●	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED

Easement Notes

- 1 EXISTING 5' P.U.E. (TYP. ON ALL SIDES OF LOTS) (12/5/1961, RRE BK. 1, PG. 1)
- 2 5' P.U.E. GRANTED WITH THE FILING OF THIS PLAT

Line Table		
Line #	Direction	Length (ft)
L1	N 89°43'26" W(N 90°00'00" W) {N 90°00'00" W}	272.03' (272.25') {272.25'}
L2	N 89°43'26" W(N 90°00'00" W) {N 90°00'00" W}	139.17' {139.25'}
L3	N 89°43'26" W(N 90°00'00" W) {N 90°00'00" W}	132.86' {133.00'}

Summary Plat for
Lots 78-A and 78-B
Block 14
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Unit 16
 Being Comprised of
Lot 78, Block 14
Rio Rancho Estates Unit 16
 City of Rio Rancho
 Sandoval County, New Mexico
 November 2025



CSI-CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174
 Phone (505) 896-3050 Fax (505) 891-0244
 cartesianbrian@gmail.com



**BEFORE THE PLANNING and ZONING BOARD
OF THE
CITY OF RIO RANCHO, NEW MEXICO
FINDINGS OF FACT FOR DENIAL
Case No. 25-280-00011**

REQUEST FOR VARIANCE TO RIO RANCHO CODE OF ORDINANCES CHAPTER 155.27 REQUIRED IMPROVEMENTS, FOR THE INSTALLATION OF SIDEWALKS AND SEWER MAINS FOR THE PROPOSED SUBDIVISION OF THE PROPERTY LEGALLY DESCRIBED AS UNIT 16, BLOCK 14, LOT 78.

Applicants: Clean Slate Properties, LLC

THIS MATTER, having come before the Planning & Zoning Board of the City of Rio Rancho, New Mexico on the 10th day of February, 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 § 155.60, the Planning and Zoning Board has jurisdiction over approval of the applicant's request for a subdivision variance to the required improvements of a subdivision.
2. Following procedures for approval of a subdivision variance, proper notice of hearing on this matter was given.
3. The applicant has the authority to make an application for a subdivision variance.
4. Due process was provided to the applicant and surrounding property owners.

SPECIFIC FINDINGS OF FACT:

1. The applicant has not provided adequate justification for a Subdivision Variance, in accordance with the criteria set forth in R.O. 2003 § 155.60.
2. The applicant has not provided adequate justification for a modification or exception to the subdivision requirements as required by R.O. 2003 §155.28(B).
3. The proposed subdivision does not provide an improved design.

THEREFORE, the application for a Subdivision Variance to the requirement improvements of a subdivision, is **DENIED** by the Planning & Zoning Board of the City of Rio Rancho on February 10, 2026, subject to the conditions, restrictions and stipulations specified above.

Date

Planning & Zoning Board Chairman



**BEFORE THE PLANNING and ZONING BOARD
OF THE
CITY OF RIO RANCHO, NEW MEXICO
FINDINGS OF FACT FOR APPROVAL
Case No. 25-280-00011**

**REQUEST FOR VARIANCE TO RIO RANCHO CODE OF ORDINANCES CHAPTER
155.27 REQUIRED IMPROVEMENTS, FOR THE INSTALLATION OF SIDEWALKS
AND SEWER MAINS FOR THE PROPOSED SUBDIVISION OF THE PROPERTY
LEGALLY DESCRIBED AS UNIT 16, BLOCK 14, LOT 78.**

Applicants: Southwest Elegant Homes LLC

THIS MATTER, having come before the Planning & Zoning Board of the City of Rio Rancho, New Mexico on the 10th day of February, 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 § 155.60, the Planning and Zoning Board has jurisdiction over approval of the applicant's request for a subdivision variance to the required improvements of a subdivision.
2. Following procedures for approval of a subdivision variance, proper notice of hearing on this matter was given.
3. The applicant has the authority to make an application for a subdivision variance.
4. Due process was provided to the applicant and surrounding property owners.

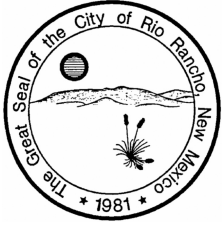
SPECIFIC FINDINGS OF FACT AND CONDITIONS OF APPROVAL :

1. The applicant has adequately addressed the criteria for granting a subdivision variance as set forth in R.O. 2003 §155.60.
2. A variance to R.O. 2003 §155.27 Required Improvements is approved for the subdivision of the property legally described as Unit 16, Block 14, Lot 78.
3. The proposed subdivision provides an improved design.

THEREFORE, the application for a Subdivision Variance to the requirement of requirement improvements of a subdivision, is **APPROVED** by the Planning & Zoning Board of the City of Rio Rancho on February 10, 2026, subject to the conditions, restrictions and stipulations specified above.

Date

Planning & Zoning Board Chairman



CITY OF RIO RANCHO COVER PAGE

**Legislation Item: 25--210--
00014**

AGENDA DATE:
February 10, 2026

DEPARTMENT:
Development Services

SUBJECT:
Preliminary/Final Plat. The applicant, Clean Slate Properties, LLC, through their agent CSI-Cartesian Surveys, Inc, is requesting approval of a Preliminary/Final Plat to subdivide the property legally described as Unit 16, Blk 14, Lot 78. The property is zoned R-1: Single Family Residential District and comprises approximately 0.5 acres. Staff Contact is Tamarah Martinez and staff recommends denial.

BACKGROUND AND ANALYSIS:

The applicant, Clean Slate Properties, LLC, through their agent CSI-Cartesian Surveys, Inc, is requesting approval of a Preliminary/Final Plat, which would create two R-1: Single Family Residential zoned lots from the property legally described as Unit 16, Block 14, Lot 78. The subject property is located at 3309 19th Ave SE, at the intersection of 19th Ave SE (major collector) and 34th St SE (residential). The subject property is located half a mile west of NM Highway 528 SE.

The property is zoned R-1: Residential District per Ordinance No. 81-15 and comprises approximately 0.5 acres. The subject property is located within Special Assessment District 3, does not have access to City Sewer, and only has sidewalks on the 19th Avenue and not on 34th Street.

The subject property is an antiquated platted half acre lot, platted by AMREP Southwest in the original Rio Rancho Estates plat. The subject property had previously been used as a fire station. The City stopped using the facility in July of 2025. The 1966 had a condition that the western portion of the property would be used as a fire station. The site is no longer a fire station.

A subdivision creating two lots from one lot may be administratively approved. The administrative approval pursuant to Rio Rancho Code of Ordinances (R.O. 2003) §155.26 (B), requires:

"In all cases, the subdivision plat being considered for approval under this summary procedure shall be prepared according to the standards for plans and data for both Preliminary and Final Plats as contained herein. If the subdivision plat application does not meet the standards for plans and required information for both Preliminary and Final Plats, the Development Services Department may defer approval to the Planning and Zoning Board."

The standard for plans for subdivision plats require improvements and plans for access to City water, sewer, paved roads, and sidewalk pursuant to City Code, Section 155.27 "Required Improvements". This lot does not have access to City sewer and therefore the subdivision cannot be administratively approved. There is a concurrent Subdivision Variance application for the subdivision improvement requirements under case 25-280-00011.

GENERAL INFORMATION:

- a. Layout: Currently 1 lot. This request would allow for two separate lots.
- b. Acreage: Approximately 0.50 acres.
- c. Access: The subject lot is located on the corner of 19th Ave SE a major collector and 34th St SE a residential road. The old fire station had a curb cut onto 19th Ave. It would be preferred for the new lot to gain access from 34th St SE.
- d. Zoning: The subject property is zoned as R-1: Single Family Residential per Ordinance No. 81-15, which allows for lots of 7,000 square feet.
- e. Dry Utilities/Gas: The applicant would be responsible for coordinating the installation any additional dry utilities if not currently available.
- f. Water and Wastewater Availability: The property has access to City Water but not Sewer the applicant has provided a letter from the NMED that will allow a for a septic tank on the proposed Lot B. The City cannot guarantee future approvals of a septic tank and without this approvals development will not be guaranteed.
- g. Drainage: Drainage plans will need to be submitted and approved before construction can take place.
- h. Roads and Sidewalks: The applicant has submitted a variance request to not be required to put in sidewalks on the proposed lot adjacent to 34th St SE. The south side of the subject property has sidewalk along 19th Ave SE.
- i. Recreation Facilities/Open Space: None
- j. Easements: There is an existing 5 foot public utility easement surrounding the property and there will be an additional 5 foot public utility easement at the center of the lot split (5 ft on each side of the shared property line).
- k. Public Site Dedications: None
- l. Variances: Concurrent with this application, the applicant is requesting a Subdivision Variance (25-280-00011) to the subdivision code (R.O. 2003 Chapter 155 Subdivisions) requirements: Chapter 155.27 Required Improvements (C) Installation of improvements. The improvements to be installed shall be the following: (3) Sidewalks and (4) Sewer mains.

CONFORMANCE WITH THE SUBDIVISION CHAPTER OF THE CITY:

The Preliminary/Final Plat will need to be reviewed under the subdivision chapter of the City (Rio Rancho Code of Ordinances, Chapter 155). Staff recommends the Board finds that the proposed subdivision does not conform, as it does not have access to the required improvements under Section 155.27, and plans have not been submitted for the required improvements.

Staff recommends the Planning and Zoning Board find that the applicant's concurrent Subdivision Variance request to this requirement will need to be approved in order to conform to this requirement. May conform with approval of Subdivision Variance, Case #25-280-00011.

Section 155.28 Character of Development; Modifications and Exceptions (A) (2) states "To control the type and use of structures and the use of lots which, unless so controlled, would clearly depreciate the character and value of the proposed subdivision and of adjoining property. For example, lot scale shall be compatible with existing neighboring development." While the proposed lot size meets the R-1 standards, the surrounding neighborhood known as Unit 16 is overwhelming 0.50 acre lots. This lot split would not be compatible with the surrounding neighborhood character.

CONFORMANCE WITH THE ZONING ORDINANCE:

The property is zoned R-1: Single Family Residential which allows for a minimum lot area of 7,000 square feet, and a minimum lot width of 60 feet. Staff finds that the proposed lots meet the R-1, minimum lot size and width requirements.

CONFORMANCE WITH THE CITY COMPREHENSIVE PLAN:

In Chapter 5, Land Use Element, a policy is to “encourage the master planning of developments that establish a community character that considers circulation, landscaping, open space, storm drainage, utilities, and building location and design in the master plan”, (5.6.3, Policy L-1).

Staff finds that the City’s Comprehensive Plan (Section 3.3) notes the problem with subdividing antiquated lots, citing inadequacy of improvements being contrary to the proper development of the City. The subdivision of the lot without access to City wastewater would cause proliferation of the number of lots without appropriate City infrastructure, i.e. “expanding” antiquated platted lots. Does not conform.

NOTIFICATIONS:

Neighboring property owners within 100 feet of the subject property were sent a certified mailed letter and property owners between 100-300 feet were sent a postcard 15 days in advance of the Planning and Zoning Board hearing. A notice sign was erected on the subject property on February 2, 2026 by the applicant, as required by ordinance, and a legal notice was published in the Albuquerque Journal on January 26,2026. All notification requirements for this hearing have been met.

INTERDEPARTMENTAL/INTERAGENCY REVIEW:

Reviewing Agency Received Application for Review Comments

- DSD Planning and Zoning: Provided within this document
- DSD Engineering: See attached comments
- Rio Rancho Public Schools: No comments provided
- Fire and Rescue: No adverse comments
- Police Department: No comments provided
- SSCAFCA: No comments provided
- MRCOG: No comments provided
- Parks, Recreation and Community Services: No adverse comments

IMPACT:

The Development Services Department recommends that the Planning and Zoning Board deny the Preliminary/Final Plat based on the general findings identified below and the following specific findings:

GENERAL FINDINGS:

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

SPECIFIC FINDINGS OF DENIAL:

1. The subdivision of an antiquated subdivision lot is contrary to the R.O. 2003 Chapter 155 Subdivisions, in that the present lot is a buildable lot and that
2. City sewer is not available to service the proposed two lots, and the proposed Lot B would not have sidewalk abutting 34th Street.
3. The subdivision of an antiquated lot not in compliance with R.O. 2003 Chapter 155 Subdivisions, is contrary to and not consistent with the City’s Comprehensive Plan, including but not limited to, Section 3.3 and 5.6.3, Policy L-1.

4. The size of the proposed lots would not match the character of the surrounding neighborhood.
5. The applicant has failed to adequately address and provide the necessary evidence to justify subdivision variances.

If the Planning and Zoning Board chooses to approve the preliminary/final plat, staff recommends such approval be with the following conditions and findings:

SPECIFIC FINDINGS AND CONDITIONS OF APPROVAL:

1. The plat conforms to Chapter 155 Subdivisions, with approval of Subdivision Variance, case #25-280-00011.
2. The plat conforms to R-1: Single Family Residential District zoning requirements.
3. Prior to issuance of building permits, the New Mexico Environment Department shall approve of septic systems for each lot.
4. Grading and Drainage plan will required with future development of each lot.
5. Applicant shall address all comments included in the attached mark-up included in the Reviewer Comments document.
6. Prior to final approval by the Planning and Zoning Board Chair and recording, the plat shall be reviewed and approved by the Development Services Department Engineering and Planning Divisions to ensure compliance with requirements to include, but not limited to Chapter 155 Subdivisions.

ALTERNATIVES:

The Planning and Zoning Board may:

1. Approve the Preliminary/Final Plat with findings.
2. Approve the Preliminary/Final Plat with amendments to the findings.
3. Deny the Preliminary/Final Plat.
4. Postpone action on the Preliminary/Final Plat to allow for further review and information.

DEPARTMENT RECOMMENDATION:

The Development Services Department recommends denial with findings.

ATTACHMENT: [Location Map 3309 19th.pdf](#)

ATTACHMENT: [Application \(19th Ave\) signed.pdf](#)

ATTACHMENT: [Letter of Authorization \(19th Ave\).pdf](#)

ATTACHMENT: [251611-PLAT \(11-6-25\).pdf](#)

ATTACHMENT: [Reproduction of Notices.pdf](#)

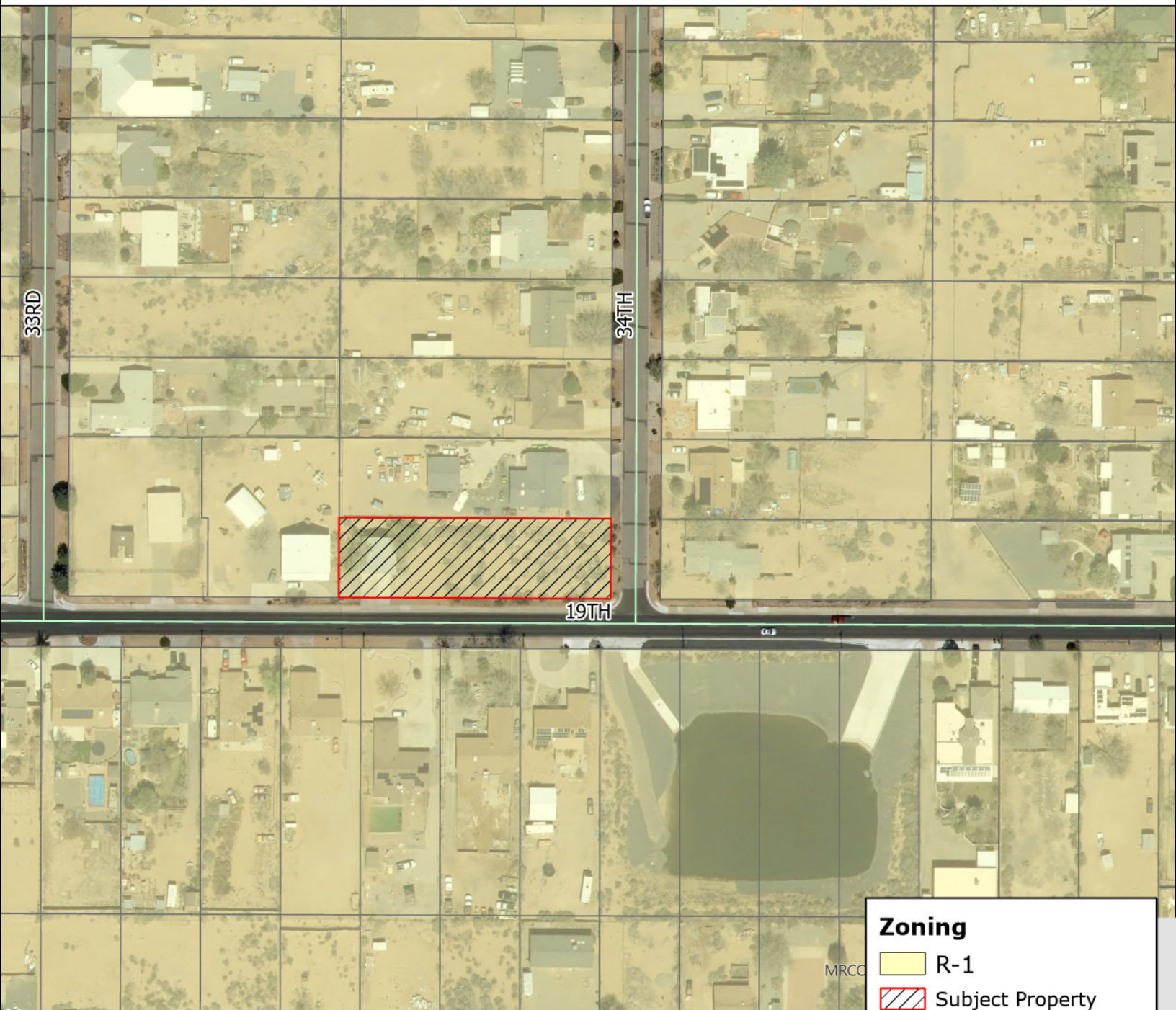
ATTACHMENT: [Reviewer Comments.pdf](#)

ATTACHMENT: [Copy of Special Warranty Deed \(2021 1 28\) \(recorded\).pdf](#)



ATTACHMENT: [Unit 16 next to fire garage - deed.tif](#)

ATTACHMENT: [Public Comment on Legislation Item_ 25--210--00014.pdf](#)

3909 19TH AVE SE UNIT 16, BLOCK 14, LOT 78



Zoning

-  R-1
-  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 0.01 0.02 0.04 Miles



Map courtesy of Tamarah Martinez
1.22.26


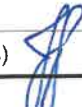
PLANNING & ZONING LAND USE APPLICATION

Please check appropriate box

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

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

APPLICANT/AGENT INFORMATION

Applicant Name: Clean Slate Properties, LLC		Phone: 505-896-9037
Address: 409 NM HWY 528		E-Mail: jarrod@swinc.com
City: Rio Rancho	State: NM	Zip: 87124
Proprietary Interest: 100%	List Owners:	
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)

Preliminary and Final Plat, Variance Request

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit : 16	Block(s): 14	Lot(s): 78
Existing Zoning:	Proposed Zoning:	
No. of existing lots:	No. of proposed lots:	Total area of site (acres)

ACKNOWLEDGEMENT

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

Print Name: Jarrod Likar	Applicant: 	Agent:
Signature: 		Date: 11/26/25

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

APPLICATION ACCEPTED BY: _____ DATE: _____

Clean Slate Properties, LLC
409 NM HWY 528
Rio Rancho, NM 87124

City of Rio Rancho Planning Department
3200 Civic Center Circle NE
Rio Rancho NM 87144

RE: Letter of Authorization

To Whom it may concern,

I, Carey Plant, Vice President of Clean Slate Properties LLC, the owner in fee simple of the below described property, do hereby give CSI - Cartesian Surveys, Inc. authorization to represent us as agent for the summary plat and any platting related actions.

This property is described as:

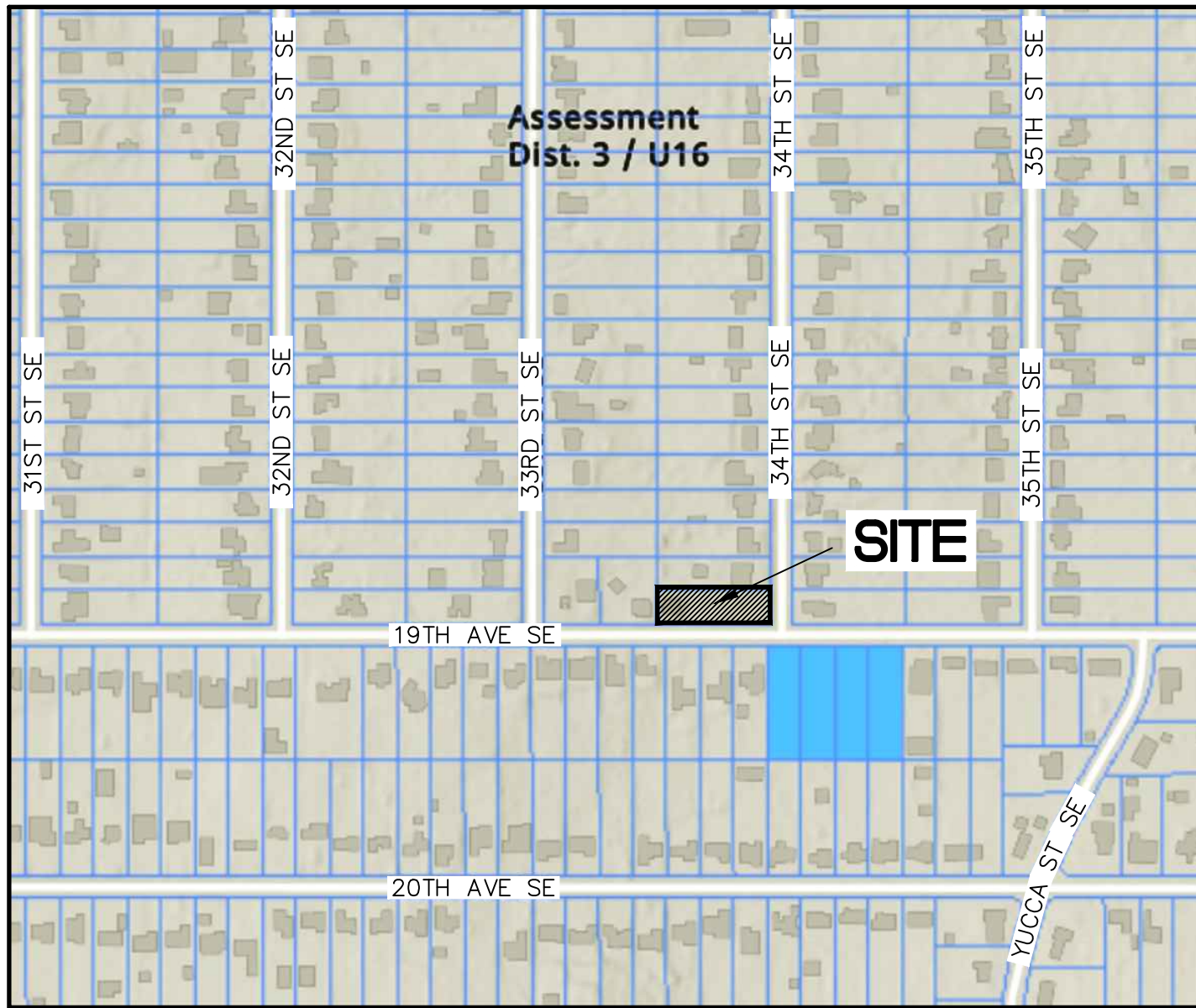
East half of Lot numbered seventy-eight (78), in Block numbered fourteen (14), of Unit 16 of Rio Rancho Estates, a vacant portion of above mentioned lot located at 3309 19th Ave SE, at the intersection with 34th St SE, in the City of Rio Rancho, Sandoval County.

Thank You,



Carey Plant, Vice President
Clean Slate Properties, LLC

11/18/25
Date



Vicinity Map

N.T.S.

Notes

- FIELD SURVEY PERFORMED IN OCTOBER AND NOVEMBER 2025.
- ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
- THE PARCELS SHOWN HEREON ARE LOCATED IN PROJECTED SECTION 31, TOWNSHIP 12 NORTH, RANGE 3 EAST, N.M.P.M., WITHIN THE TOWN OF ALAMEDA GRANT.
- THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).
- SUBDIVISION DATA

NUMBER OF LOTS REPLATTED:	1
NUMBER OF LOTS CREATED:	2
MILES OF ROAD CREATED:	0
ACREAGE IN ROADS:	0
ACREAGE DEDICATED BY THIS PLAT	0
TOTAL PLATTED ACREAGE:	0.4998 ACRES
- THE COORDINATES SHOWN HEREON ARE MODIFIED NEW MEXICO STATE PLANE COORDINATES (NAD 83-GROUND-CENTRAL ZONE), USING A GROUND TO GRID FACTOR OF 0.9996694767, WITH AN ORIGIN OF (0,0).

Flood Notes

BASED UPON SCALING, THIS PROPERTY LIES WITHIN FLOOD ZONE "X" WHICH IS DEFINED AS AN AREA OF MINIMAL FLOOD HAZARD AS DETERMINED BY F.E.M.A. AND SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 350432106D, DATED MARCH 18, 2008.

Indexing Information

Section 31, Township 12 North, Range 3 East, N.M.P.M.
 as Projected into the Town of Alameda Grant
 Subdivision: Rio Rancho Estates, Unit 16
 Owner: Clean Slate Properties LLC (East half of Lot 78)
 Sandoval County (West half of Lot 78)
 UPC #: 1-013-067-090-315 (East half of Lot 78)
 1-013-067-082-315 (West half of Lot 78)

Purpose of Plat

- SUBDIVIDE AS SHOWN HEREON.
- GRANT EASEMENTS AS SHOWN HEREON.

Legal Description

LOT NUMBERED SEVENTY-EIGHT (78), IN BLOCK NUMBERED FOURTEEN (14), RIO RANCHO ESTATES, UNIT NUMBERED SIXTEEN (16), AS THE SAME IS SHOWN AND DESIGNATED ON SAID PLAT, FILED IN THE OFFICE OF THE COUNTY CLERK OF SANDOVAL COUNTY, NEW MEXICO, ON DECEMBER 5, 1961, IN RIO RANCHO ESTATES PLAT BOOK 1, PAGE 1.

Documents

- PLAT OF RECORD, FOR RIO RANCHO ESTATES, UNIT 16, FILED IN THE SANDOVAL COUNTY CLERK'S OFFICE, ON DECEMBER 5, 1961, RIO RANCHO ESTATES PLAT BOOK 1, PAGE 1.
- SPECIAL WARRANTY DEED FOR THE EAST HALF OF LOT 78, BLOCK 14, RIO RANCHO ESTATES, UNIT 16, FILED IN THE SANDOVAL COUNTY CLERK'S OFFICE ON JANUARY 28, 2021, IN BOOK 424, PAGE 3048, AS DOC. NO. 2021003048.
- WARRANTY DEED FOR THE WEST HALF OF LOT 78, BLOCK 14, RIO RANCHO ESTATES, UNIT 16, FILED IN THE SANDOVAL COUNTY CLERK'S OFFICE ON MARCH 24, 1966, IN BOOK DR 19, PAGES 509-510.
- PLAT FOR LOTS 1A AND 2A, BLOCK 14, RIO RANCHO ESTATES, UNIT 16, FILED IN THE SANDOVAL COUNTY CLERK'S OFFICE ON DECEMBER 15, 1987, IN VOLUME 3, FOLIO 689-B (RIO RANCHO ESTATES BOOK 5, PAGE 34).

Public Approvals

DEVELOPMENT SERVICES DEPARTMENT

APPROVED THE _____ DAY OF _____, 20____.

BY: _____
 AMY RINCON, DIRECTOR

CITY CLERK'S CERTIFICATE:

I, NOEL C. DAVIS, CITY CLERK OF RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON WAS APPROVED ADMINISTRATIVELY BY THE CITY OF RIO RANCHO DEVELOPMENT SERVICES DEPARTMENT ON THE _____ DAY OF _____, 20____.

BY: _____
 NOEL C. DAVIS, CITY CLERK

TREASURER'S CERTIFICATE:

I, JENNIFER A. TAYLOR, TREASURER OF SANDOVAL COUNTY, NEW MEXICO DO HEREBY CERTIFY THAT THE PREVIOUS TEN (10) YEARS PROPERTY TAXES HAVE BEEN PAID IN FULL.

 SANDOVAL COUNTY TREASURER DATE

Filing Information

STATE OF NEW MEXICO }
 COUNTY OF SANDOVAL } SS
 THIS INSTRUMENT WAS FILED FOR RECORD ON
 ____: ____ AM/PM, _____, 20____
 RECORDED IN VOLUME _____, OF RECORDS OF SAID
 COUNTY, FOLIO _____
 BY: _____
 DEPUTY

**Summary Plat for
 Lots 78-A and 78-B
 Block 14
 Rio Rancho Estates
 Unit 16
 Being Comprised of
 Lot 78, Block 14
 Rio Rancho Estates Unit 16
 City of Rio Rancho
 Sandoval County, New Mexico
 November 2025**

Plat Approvals

THE UTILITY COMPANY SIGNATURES SHOWN HEREON ARE BY AUTHORIZED COMPANY REPRESENTATIVES.

- _____
CITY OF RIO RANCHO
- _____
QWEST CORPORATION D/B/A CENTURYLINK QC
- _____
PNM ELECTRIC
- _____
NEW MEXICO GAS COMPANY
- _____
SPARKLIGHT
- _____
COMCAST
- _____
EZEE FIBER

Jurisdiction Certification

I, BRIAN J. MARTINEZ, A NEW MEXICO REGISTERED, PROFESSIONAL, LAND SURVEYOR DO HEREBY AFFIRM THAT THE PROPERTY DESCRIBED DOES LIE WITHIN THE PLATTING AND SUBDIVISION JURISDICTION OF THE CITY OF RIO RANCHO, NEW MEXICO.

BRIAN J. MARTINEZ _____ DATE
 N.M.R.P.S. No. 18374



Surveyor's Certificate

I, BRIAN J. MARTINEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY SUPERVISION, AND MEETS THE MINIMUM REQUIREMENTS OF MONUMENTATION AND SURVEYS FOR THE CITY OF RIO RANCHO SUBDIVISION ORDINANCE CHAPTER 155, AND IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

BRIAN J. MARTINEZ _____ DATE
 N.M.R.P.S. No. 18374



CSI-CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174
 Phone (505) 896-3050 Fax (505) 891-0244
 cartesianbrian@gmail.com

Legend

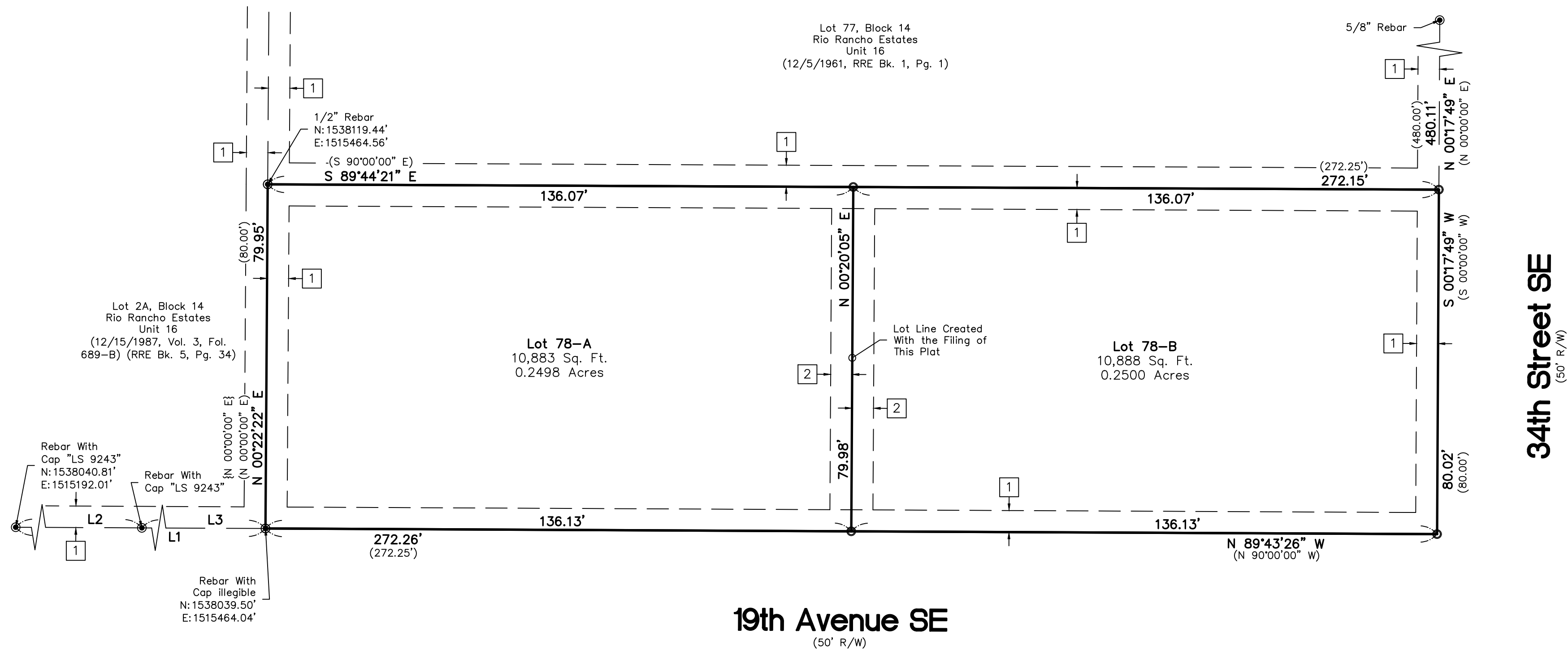
N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (12/5/1961, RRE BK. 1, PG. 1)
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES PER PLAT (12/15/1987, VOL. 3, FOL. 689-B) (RRE BK. 5, PG. 34)
●	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED

Easement Notes

- 1 EXISTING 5' P.U.E. (TYP. ON ALL SIDES OF LOTS) (12/5/1961, RRE BK. 1, PG. 1)
- 2 5' P.U.E. GRANTED WITH THE FILING OF THIS PLAT

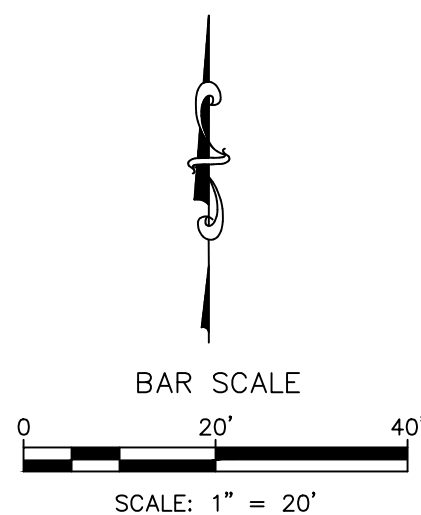
Line Table		
Line #	Direction	Length (ft)
L1	N 89°43'26" W(N 90°00'00" W) {N 90°00'00" W}	272.03' (272.25') {272.25'}
L2	N 89°43'26" W(N 90°00'00" W) {N 90°00'00" W}	139.17' {139.25'}
L3	N 89°43'26" W(N 90°00'00" W) {N 90°00'00" W}	132.86' {133.00'}

Summary Plat for
Lots 78-A and 78-B
Block 14
Rio Rancho Estates
Unit 16
 Being Comprised of
Lot 78, Block 14
Rio Rancho Estates Unit 16
 City of Rio Rancho
 Sandoval County, New Mexico
 November 2025



34th Street SE
 (50' R/W)

19th Avenue SE
 (50' R/W)



CSI-CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174
 Phone (505) 896-3050 Fax (505) 891-0244
 cartesianbrian@gmail.com

Sheet 2 of 3

251611

RRE Plat Book __, Page __



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 22, 2026

RE: Subdivision Variance and Preliminary/Final Plat; Case No. 25-210-00014 & 25-280-00011
3309 19th Ave SE (U16, B14, Lot 78)

Dear Property Owner:

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

The applicant, Clean Slate Properties, LLC, through their agent CSI-Cartesian Surveys, Inc, is requesting approval of a Variance to the required improvements of a subdivision, as outlined by Rio Rancho Municipal Code Chapter 155 Subdivisions, section 155.27 Required Improvements, in order to split a lot at the subject property of 3309 19th Ave SE, legally described as Unit 16, Blk 14, Lot 78. The property is zoned R-1: Single Family Residential District and comprises approximately 0.5 acres.

The **Planning and Zoning Board** will consider the request and decide their approval on **Tuesday, February 10, 2026** at 6:00 pm at City Hall in the **Council Chambers**.

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

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

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

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

Respectfully,

Tamarah Martinez

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

3909 19TH AVE SE UNIT 16, BLOCK 14, LOT 78



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

Map courtesy of Tamarah Martinez
1.22.26

0 0.01 0.02 0.04 Miles





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

NOTICE OF PUBLIC HEARING

Meeting: Planning & Zoning Board

Location: City Hall

Date: **February 10, 2026**

Time: 6:00 PM

Staff Contact: Tamarah Martinez
(505) 896-8793
tamartinez@rrnm.gov



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

NOTICE OF PUBLIC HEARING

Meeting: Planning & Zoning Board

Location: City Hall

Date: **February 10, 2026**

Time: 6:00 PM

Staff Contact: Tamarah Martinez
(505) 896-8793
tamartinez@rrnm.gov

Application Information

You are receiving this notice because your property is within 300 feet of a site where a land development decision is required by the Planning and Zoning Board. The applicant, Clean Slate Properties, LLC, through their agent CSI-Cartesian Surveys, Inc, is requesting approval of a Variance to the required improvements of a subdivision, as outlined by Rio Rancho Municipal Code Chapter 155 Subdivisions, section 155.27 Required Improvements, in order to split a lot at the subject property of 3309 19th Ave SE, legally described as Unit 16, Blk 14, Lot 78. The property is zoned R-1: Single Family Residential District and comprises approximately 0.5 acres.. The PZB will hear the request on February 10,2026.

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

Application Information

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**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, February 10, 2026:

Variance

Case #26-110-00002

The applicant, Lomas Encantadas Development Company LLC., requests approval of a Variance to the 10 ft. corner lot side setback requirement at the property legally described as Montreal Phase 1, Block 1, Lot 13. This request will reduce the 10 ft. side setback to 5 ft. The subject property is zoned R-4: Single-Family Residential and is approximately 0.13 acres.

Preliminary/Final Plat

Case #26-210-00002

The Applicants, Pierre and Leslie Amestoy, through their agent, Aldrich Land Surveying, request approval of a Preliminary/Final Plat for the property legally described as Rio Rancho Estates Unit 10, Block 61, Lot 1 dedicating approx. 0.0115 acres of right-of-way to the City of Rio Rancho.

Master Plan

Case #25-400-00005

The Applicant, AMREP Southwest, Inc., through their agent, Consensus Planning, Inc., requests approval of the Vista Alegria Master Plan, comprised of approx. 78.21 acres. The Master Plan boundary includes the subject properties of Rio Rancho Estates Unit 8, Block 57, Lots 1-7, & 18-24; Block 58, Lots 1-7; Rio Rancho Estates Unit 8, Block 58, Lots 9-11, 14-20, & 22-24; Block 61, Lots 1-2, 4-7, 10-11, 14-19, & 21-24; Block 62, Lots 1-2, 4A, 5-6, & 20-22; Block 66, Lots 1-4; and Rio Rancho Estates Unit 8, Block 62, Lots 8-10, & 15-17; Block 66, Lots 8-10, & 13-16.

Zone Map Amendment

Case #25-100-00016

The Applicant, AMREP Southwest, Inc., through their agent, Consensus Planning, Inc., requests approval of a Zone Map Amendment for the subject properties of Rio Rancho Estates Unit 8, Block 57, Lots 1-7, & 18-24; Block 58, Lots 1-7 from M-1: Industrial & Business Park District to R-6: Multi-Family Residential District (Approx. 21.0257 acres); Rio Rancho Estates Unit 8, Block 58, Lots 9-11, 14-20, & 22-24; Block 61, Lots 1-2, 4-7, 10-11, 14-19, & 21-24; Block 62, Lots 1-2, 4A, 5-6, & 20-22; Block 66, Lots 1-4 from M-1: Industrial & Business Park District & R-1: Single-Family Residential District to R-4: Single-Family Residential District (Approx. 44.1824 acres); and Rio Rancho Estates Unit 8, Block 62, Lots 8-10, & 15-17; Block 66, Lots 8-10, & 13-16 from R-1: Single-Family Residential District to R-3: Mixed Residential District (Approx. 13.0039 acres).

Zone Map Amendment

Case #26-100-00004

The Applicant, the City of Rio

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

Rio Rancho Estates Unit 9, Block 51, Lots 9-16; Rio Rancho Estates Unit 9, Block 50, Lot 1 & Lot Arroyo; Rio Rancho Estates Unit 9, Block 22, Lot 14; Rio Rancho Estates Unit 9, Block 12, Lots 2-4; Rio Rancho Estates Unit 9, Block 13, Lots 53-56; Rio Rancho Estates Unit 9, Block 8, Lots 19-20; Rio Rancho Estates Unit 9, Block 7, Lots 22-23; Rio Rancho Estates Unit 9, Block 6, Lots 22-23; Rio Rancho Estates Unit 9, Block 5, Lots 43-44; Rio Rancho Estates Unit 9, Block 4, Lots 43-44; Rio Rancho Estates Unit 9, Block 3, Lots 45-46; Rio Rancho Estates Unit 9, Block 2, Lots 45-46; Rio Rancho Estates Unit 8, Block 79, Lot SUESMT & Lot 54; Rio Rancho Estates Unit 8, Block 78, Lots 12A & 13-18; Rio Rancho Estates Unit 8, Block 70, Lot 27; Rio Rancho Estates Unit 8, Block 70, Parcel A; Rio Rancho Estates Unit 8, Block 69, Lots 27-28; Rio Rancho Estates Unit 8, Block 68, Lots 27-28; Rio Rancho Estates Unit 8, Block 67, Lots 12-13; Rio Rancho Estates Unit 8, Block 66, Lots 12-13; Rio Rancho Estates Unit 8, Block 62, Lots 12-13; Rio Rancho Estates Unit 8, Block 61, Lot 13; Rio Rancho Estates Unit 8, Block 58, Lots 12-13; Rio Rancho Estates Unit 8, Block 57, Lots 12-13; Rio Rancho Estates Unit 8, Block 54, Lots 12-13; Rio Rancho Estates Unit 8, Block 53, Lots 12-13; Rio Rancho Estates Unit 8, Block 50, Lot 13; Rio Rancho Estates Unit 8, Block 49, Lot 12; Rio Rancho Estates Unit 7, Block 58, Lot 20; Rio Rancho Estates Unit 7, Block 59, Lot 19; Rio Rancho Estates Unit 7, Block 60, Lots 19-20; Rio Rancho Estates Unit 7, Block 61, Lots 19-20; Rio Rancho Estates Unit 7, Block 65, Lots 3-4; Rio Rancho Estates Unit 7, Block 69, Lots 76-77; Rio Rancho Estates Unit 7, Block X, Lots 25-37 & 40-52; Rio Rancho Estates Unit 7, Block X, Lots 38-39; Rio Rancho Estates Unit 12, Block 51A, Lot PPRK; Rio Rancho Estates Unit 12, Block 50, Lots 12-13; Rio Rancho Estates Unit 12, Block 48, Tract A; Rio Rancho Estates Unit 12, Block 47, Lots 1 & 68; Rio Rancho Estates Unit 12, Block 44, Lots 9-14; Rio Rancho Estates Unit 12, Block 43, Lot 17; Rio Rancho Estates Unit 12, Block 43, Lot 16; Rio Rancho Estates Unit 12, Block 42, Lots 17-18; Rio Rancho Estates Unit 12, Block 41, Lots 17-18; Rio Rancho Estates Unit 12, Block 40A, Lots 21-22; Rio Rancho Estates Unit 12, Block A, Lot 62; Rio Rancho Estates Unit 12, Block BB, Lot 1; Rio Rancho Estates Unit 12, Block 69, Lot 1-9, 10A & 10B; Rio Rancho Estates Unit 12, Block 68,

Lots 11-16; Rio Rancho Estates Unit 12, Block 67, Lots 1 & 12; Rio Rancho Estates Unit 12, Block 59, Lots 1-2 & 63-64; Rio Rancho Estates Unit 12, Block 52, Lots 1-2 & 52-53; Rio Rancho Estates Unit 12, Block 32, Lots 37-41; Rio Rancho Estates Unit 12, Block 33, Lots 1 & 30; Rio Rancho Estates Unit 12, Block 34, Lots 1 & 34; Rio Rancho Estates Unit 12, Block 35, Lots 1 & 32-33; Rio Rancho Estates Unit 12, Block 36, Lots 1 & 32-33; Rio Rancho Estates Unit 12, Block 37, Lots 1 & 62-63; Rio Rancho Estates Unit 12, Block 38, Lots 1 & 62-63; Rio Rancho Estates Unit 12, Block 39, Lots 1 & 62-63; Rio Rancho Estates Unit 12, Block H, Lot 1; Rio Rancho Estates Unit 10, Block 84, Lots 1, 23, Arroyo & Tract G; Rio Rancho Estates Unit 10, Block 86, Tract 1; Rio Rancho Estates Unit 10, Block 58, Tract F; Rio Rancho Estates Unit 10, Block 54, Lots 1 & 40; Rio Rancho Estates Unit 10, Block 53, Lots 1 & 40; Rio Rancho Estates Unit 10, Block 50, Lots 1 & 40; Rio Rancho Estates Unit 10, Block 48, Lots 1 & 40; Rio Rancho Estates Unit 10, Block 45, Lots 1 & 39; Rio Rancho Estates Unit 10, Block 43, Lot 1 & 38; Rio Rancho Estates Unit 10, Block 3, Lots 1 & 60; Rio Rancho Estates Unit 10, Block 2, Lots 1 & 38; Rio Rancho Estates Unit 10, Block 1, Lots 1 & 80; Cedar Hills 3, Block 18, Parcel C; Rio Rancho Estates Unit 11, Block A, Lot 1; Rio Rancho Estates Unit 11, Block 29, Lot 1 & Lot SUESMT; Rio Rancho Estates Unit 11, Block 21, Lots 1-35; Rio Rancho Estates Unit 11, Block 20, Lots 1-10; Rio Rancho Estates Unit 11, Block T, Lots 1-36; Rio Rancho Estates Unit 11, Block 1, Lots 1-28; Rio Rancho Estates Unit 11, Block UU, Lots 1 & 44; Rio Rancho Estates Unit 22, Block 36, Lot 39B; Rio Rancho Estates Unit 22, Block 37, Lots 29-31; Rio Rancho Estates Unit 22, Block 38, Lots 36-39; Rio Rancho Estates Unit 22, Block 39, Lots 34-36; Rio Rancho Estates Unit 22, Block 40, Lots 30-32; Rio Rancho Estates Unit 22, Block 41, Lots 16-18; Rio Rancho Estates Unit 22, Block 42, Lot 23; Rio Rancho Estates Unit 22, Block AA, Lots 1-8 & Tract A; Rio Rancho Estates Unit 22, Block 89, Lot Arroyo & Tract E; Rio Rancho Estates Unit 22, Block 92, Lots 1, 8-10 & Tract F; Rio Rancho Estates Unit 22, Block 93, Lot 1 & Lot AT&SF; Rio Rancho Estates Unit 22, Block 94, Lot 1; Rio Rancho Estates Unit 22, Block 95, Lot 1 & Lot PSCH; Rio Rancho Estates Unit 22, Tract DD & Tract G; Rio Rancho Estates Unit 22, Block 103, Tract GG & Tract FF; Rio Rancho Estates Unit 22, Block 102, Tract EE & Lot 1; Rio Rancho Estates Unit 22, Block 101, Lot 1; Rio Rancho Estates Unit 22, Block 97, Lots 1-4; Rio Rancho Estates Unit 22, Block 96, Lots 1-26; Rio Rancho Estates Unit 22, Block 100, Lot 1; Rio Rancho Estates Unit 22, Block 63, Tract C & Lot 1; Rio Rancho Estates Unit 22, Block 62, Lots 1-36 & Lot DRN; Rio Rancho Estates Unit 22, Block 56, Tract B & Lot 1; Rio

Rancho Estates Unit 22, Tract H; Rio Rancho Estates Unit 22, Block 131, Lot 11; Rio Rancho Estates Unit 22, Block 130, Lots 1-11; Rio Rancho Estates Unit 22, Block 129, Lots 1-18; and Rio Rancho Estates Unit 22, Block 120, Lots 19-27.

**Master Plan
Case #26-400-00001**

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

Zone Map Amendment

Case #26-100-00001

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

Subdivision Variance

Case #25-280-00011

The applicant, Clean Slate Properties, LLC, through their agent CSI-Cartesian Surveys, Inc. is requesting approval of a Variance to the required improvements of a subdivision, as outlined by Rio Rancho Municipal Code Chapter 155 Subdivisions, section 155.27 Required Improvements, in order to split a lot at the subject property of 3309 19th Ave SE, legally described as Unit 16, Blk 14, Lot 78. The property is zoned R-1: Single Family Residential District and comprises approximately 0.5 acres.

Preliminary, Final Plat

Case #25-210-00014

The applicant, Clean Slate Properties, LLC, through their agent CSI-Cartesian Surveys, Inc. is requesting approval of a Preliminary, Final Plat to split a lot 3309 19th Ave SE, legally described as Unit 16, Blk 14, Lot 78. The property is zoned R-1: Single Family Residential District and comprises approximately 0.5 acres.

Preliminary Plat

Case #25-210-00009

The applicant, ECOTerra Development, LLC, through their agent, Consensus Planning, Inc., requests approval of a Preliminary Plat for the Terra Alto at Mariposa Subdivision. The subject property is legally described as Mariposa East, Tracts 1A16H1, 1A16F, 1A16G, and 1A16I, and is zoned MU-A: Mixed Use Activity Center. The subject property comprises approximately 44.4269 acres.

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 26, 2026



City of Rio Rancho

Development Services

3200 Civic Center Circle NE - Ste 130
Rio Rancho, NM 87144
(505) 891-5005 Fax: (505) 896-8994

December 31, 2025

TO: Clean Slate Properties, LLC.
408 Hwy 528
Rio Rancho, NM 87124

RE: Preliminary/Final Plat and Subdivision Variance (25-210-00014 & 25-280-00011)

The following are the comments and feedback received in regards to the Preliminary Plat and subdivision variance application.

Planning and Zoning Division:

1. Revise the signature block to reflect the Planning and Zoning Board in lieu of the Development Services Department.
2. Please provide a letter from NMED regarding the proposed septic system.
3. Add a Mayor's signature block to the documents.
4. Include information addressing the sidewalk variance. This may be referenced within this request; however, it must be formally addressed as part of the variance application.
5. The proposed new lot shall be addressed from 34th Street SE.

Engineering Division:

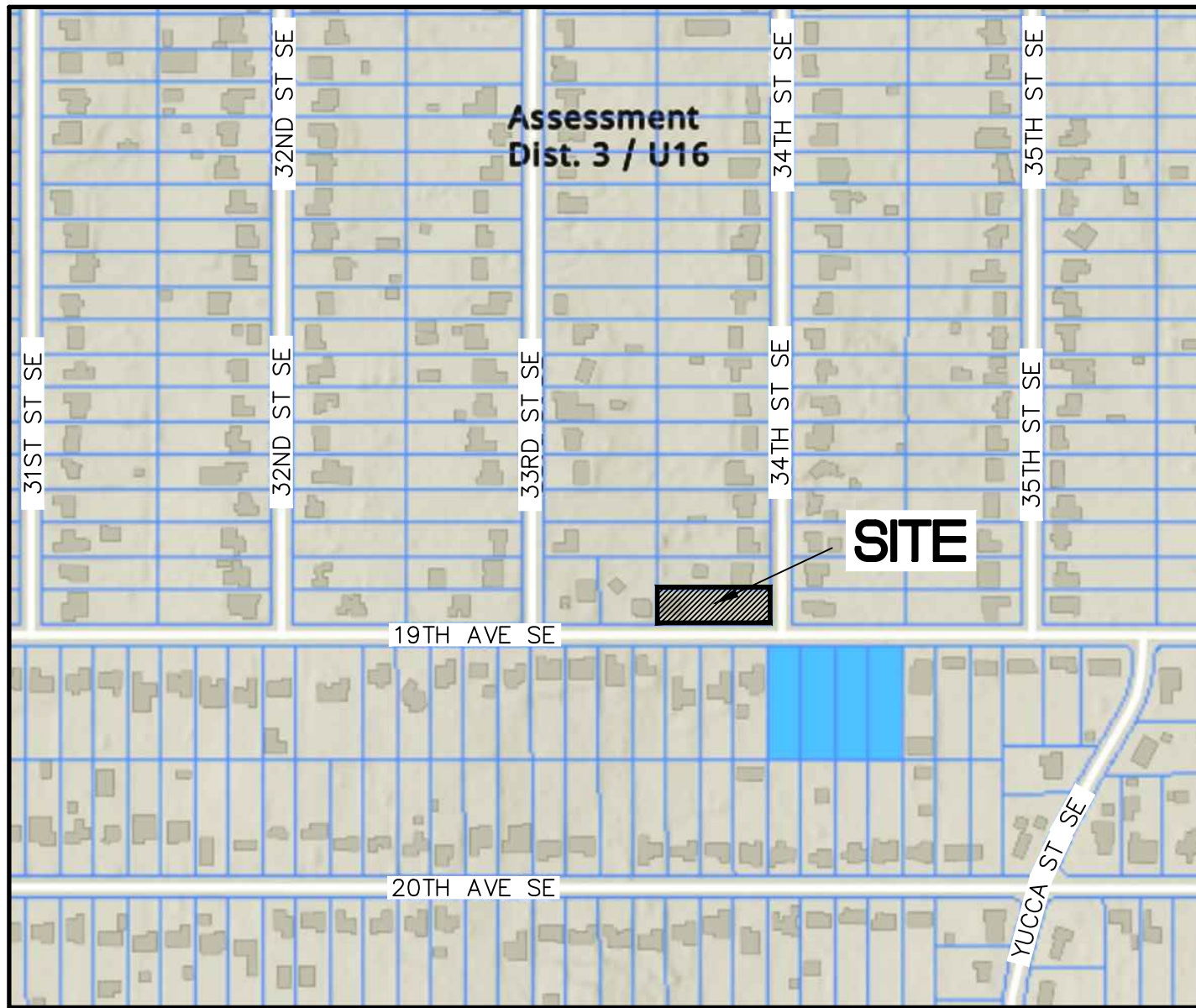
1. Refer to markup.

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

Respectfully,

Tamarah Martinez

Tamarah Martinez
Municipal Planner I
Development Services Department
City of Rio Rancho
(505) 896-8362 mcostilla@rrnm.gov



Vicinity Map

N.T.S.

Notes

- FIELD SURVEY PERFORMED IN OCTOBER AND NOVEMBER 2025.
- ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
- THE PARCELS SHOWN HEREON ARE LOCATED IN PROJECTED SECTION 31, TOWNSHIP 12 NORTH, RANGE 3 EAST, N.M.P.M., WITHIN THE TOWN OF ALAMEDA GRANT.
- THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).
- SUBDIVISION DATA

NUMBER OF LOTS REPLATTED:	1
NUMBER OF LOTS CREATED:	2
MILES OF ROAD CREATED:	0
ACREAGE IN ROADS:	0
ACREAGE DEDICATED BY THIS PLAT	0
TOTAL PLATTED ACREAGE:	0.4998 ACRES
- THE COORDINATES SHOWN HEREON ARE MODIFIED NEW MEXICO STATE PLANE COORDINATES (NAD 83-GROUND-CENTRAL ZONE), USING A GROUND TO GRID FACTOR OF 0.9996694767, WITH AN ORIGIN OF (0,0).

Will be approved by PZB. Please update.

Flood Notes

BASED UPON SCALING, THIS PROPERTY LIES WITHIN FLOOD ZONE "X" WHICH IS DEFINED AS AN AREA OF MINIMAL FLOOD HAZARD AS DETERMINED BY F.E.M.A. AND SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 350432106D, DATED MARCH 18, 2008.

Indexing Information

Section 31, Township 12 North, Range 3 East, N.M.P.M.
 as Projected into the Town of Alameda Grant
 Subdivision: Rio Rancho Estates, Unit 16
 Owner: Clean Slate Properties LLC (East half of Lot 78)
 Sandoval County (West half of Lot 78)
 UPC #: 1-013-067-090-315 (East half of Lot 78)
 1-013-067-082-315 (West half of Lot 78)

Purpose of Plat

- SUBDIVIDE AS SHOWN HEREON.
- GRANT EASEMENTS AS SHOWN HEREON.

Legal Description

LOT NUMBERED SEVENTY-EIGHT (78), IN BLOCK NUMBERED FOURTEEN (14), RIO RANCHO ESTATES, UNIT NUMBERED SIXTEEN (16), AS THE SAME IS SHOWN AND DESIGNATED ON SAID PLAT, FILED IN THE OFFICE OF THE COUNTY CLERK OF SANDOVAL COUNTY, NEW MEXICO, ON DECEMBER 5, 1961, IN RIO RANCHO ESTATES PLAT BOOK 1, PAGE 1.

Documents

- PLAT OF RECORD, FOR RIO RANCHO ESTATES, UNIT 16, FILED IN THE SANDOVAL COUNTY CLERK'S OFFICE, ON DECEMBER 5, 1961, RIO RANCHO ESTATES PLAT BOOK 1, PAGE 1.
- SPECIAL WARRANTY DEED FOR THE EAST HALF OF LOT 78, BLOCK 14, RIO RANCHO ESTATES, UNIT 16, FILED IN THE SANDOVAL COUNTY CLERK'S OFFICE ON JANUARY 28, 2021, IN BOOK 424, PAGE 3048, AS DOC. NO. 2021003048.
- WARRANTY DEED FOR THE WEST HALF OF LOT 78, BLOCK 14, RIO RANCHO ESTATES, UNIT 16, FILED IN THE SANDOVAL COUNTY CLERK'S OFFICE ON MARCH 24, 1966, IN BOOK DR 19, PAGES 509-510.
- PLAT FOR LOTS 1A AND 2A, BLOCK 14, RIO RANCHO ESTATES, UNIT 16, FILED IN THE SANDOVAL COUNTY CLERK'S OFFICE ON DECEMBER 15, 1987, IN VOLUME 3, FOLIO 689-B (RIO RANCHO ESTATES BOOK 5, PAGE 34).

Public Approvals

DEVELOPMENT SERVICES DEPARTMENT

APPROVED THE _____ DAY OF _____, 20__.

BY: ~~AMY RINCON, DIRECTOR~~ Needs to be updated to PZB Chairman

CITY CLERK'S CERTIFICATE:

I, NOEL C. DAVIS, CITY CLERK OF RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON WAS APPROVED ~~ADMINISTRATIVELY BY THE CITY OF RIO RANCHO DEVELOPMENT SERVICES DEPARTMENT~~ ON THE _____ DAY OF _____, 20__.

BY: _____
 NOEL C. DAVIS, CITY CLERK

TREASURER'S CERTIFICATE:

I, JENNIFER A. TAYLOR, TREASURER OF SANDOVAL COUNTY, NEW MEXICO DO HEREBY CERTIFY THAT THE PREVIOUS TEN (10) YEARS PROPERTY TAXES HAVE BEEN PAID IN FULL.

 SANDOVAL COUNTY TREASURER DATE

Filing Information

STATE OF NEW MEXICO }
 COUNTY OF SANDOVAL } SS
 THIS INSTRUMENT WAS FILED FOR RECORD ON
 ____: ____ AM/PM, _____, 20____
 RECORDED IN VOLUME _____, OF RECORDS OF SAID
 COUNTY, FOLIO _____
 BY: _____
 DEPUTY

Summary Plat for
 Lots 78-A and 78-B
 Block 14
 Rio Rancho Estates
 Unit 16
 Being Comprised of
 Lot 78, Block 14
 Rio Rancho Estates Unit 16
 City of Rio Rancho
 Sandoval County, New Mexico
 November 2025

Plat Approvals

THE UTILITY COMPANY SIGNATURES SHOWN HEREON ARE BY AUTHORIZED COMPANY REPRESENTATIVES.

- _____
CITY OF RIO RANCHO
- _____
QWEST CORPORATION D/B/A CENTURYLINK QC
- _____
PNM ELECTRIC
- _____
NEW MEXICO GAS COMPANY
- _____
SPARKLIGHT
- _____
COMCAST
- _____
EZEE FIBER

Jurisdiction Certification

I, BRIAN J. MARTINEZ, A NEW MEXICO REGISTERED, PROFESSIONAL, LAND SURVEYOR DO HEREBY AFFIRM THAT THE PROPERTY DESCRIBED DOES LIE WITHIN THE PLATTING AND SUBDIVISION JURISDICTION OF THE CITY OF RIO RANCHO, NEW MEXICO.

BRIAN J. MARTINEZ _____ DATE
 N.M.R.P.S. No. 18374



Surveyor's Certificate

I, BRIAN J. MARTINEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY SUPERVISION, AND MEETS THE MINIMUM REQUIREMENTS OF MONUMENTATION AND SURVEYS FOR THE CITY OF RIO RANCHO SUBDIVISION ORDINANCE CHAPTER 155, AND IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

BRIAN J. MARTINEZ _____ DATE
 N.M.R.P.S. No. 18374



CSI-CARTESIAN SURVEYS INC.
 P.O. BOX 44414 RIO RANCHO, N.M. 87174
 Phone (505) 896-3050 Fax (505) 891-0244
 cartesianbrian@gmail.com

Legend

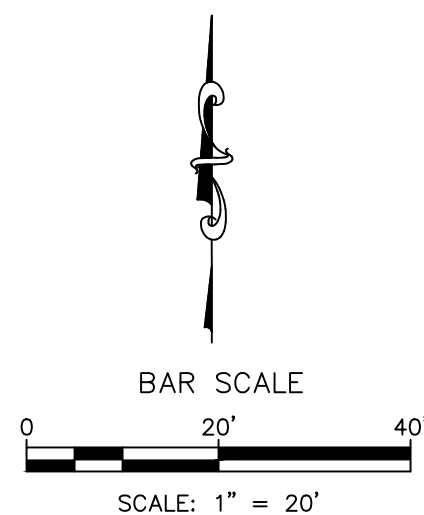
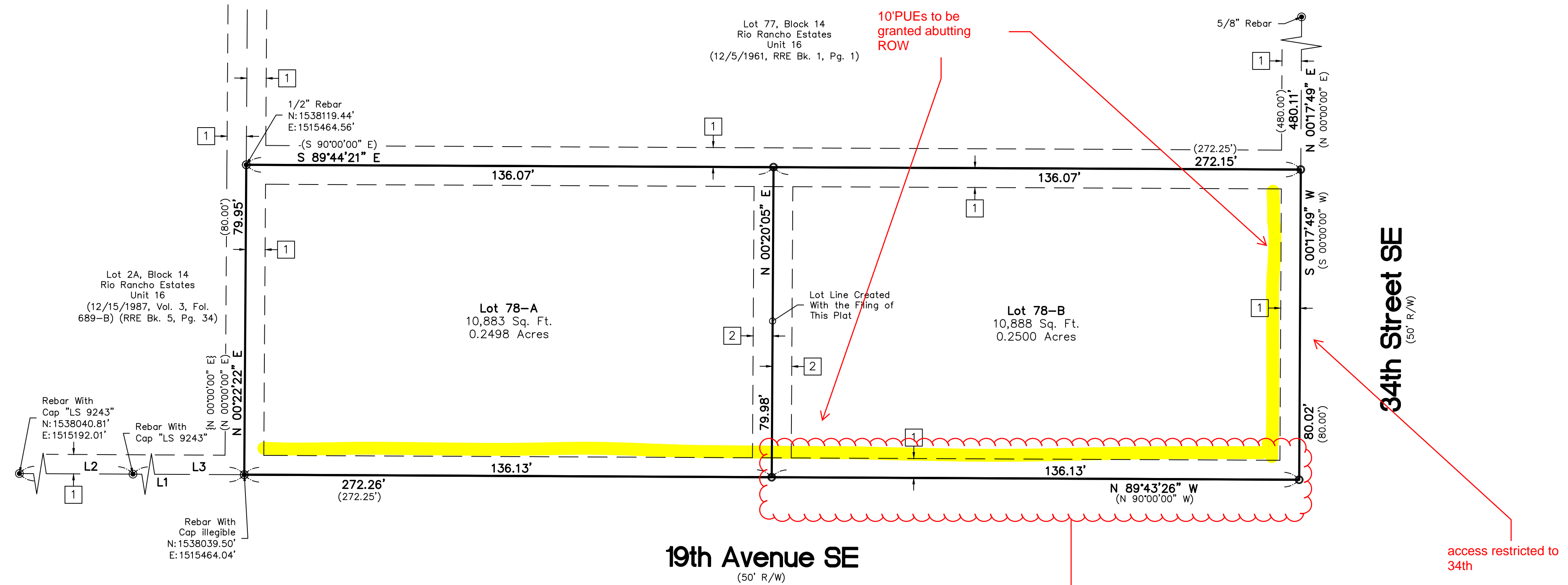
N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (12/5/1961, RRE BK. 1, PG. 1)
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES PER PLAT (12/15/1987, VOL. 3, FOL. 689-B) (RRE BK. 5, PG. 34)
●	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED

Easement Notes

- 1 EXISTING 5' P.U.E. (TYP. ON ALL SIDES OF LOTS) (12/5/1961, RRE BK. 1, PG. 1)
- 2 5' P.U.E. GRANTED WITH THE FILING OF THIS PLAT

Line Table		
Line #	Direction	Length (ft)
L1	N 89°43'26" W(N 90°00'00" W) {N 90°00'00" W}	272.03' (272.25') {272.25'}
L2	N 89°43'26" W(N 90°00'00" W) {N 90°00'00" W}	139.17' {139.25'}
L3	N 89°43'26" W(N 90°00'00" W) {N 90°00'00" W}	132.86' {133.00'}

Summary Plat for
Lots 78-A and 78-B
Block 14
Rio Rancho Estates
Unit 16
 Being Comprised of
Lot 78, Block 14
Rio Rancho Estates Unit 16
 City of Rio Rancho
 Sandoval County, New Mexico
 November 2025



CSI-CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174
 Phone (505) 896-3050 Fax (505) 891-0244
 cartesianbrian@gmail.com

WARRANTY DEED*No charge*

Rio Rancho Estates, Inc., a New Mexico Corporation

for consideration paid, grant

to Sandoval County

the following described real estate in Sandoval

County, New Mexico:

A certain parcel of land situate within the exterior boundaries of the Town of Alameda Grant, Sandoval County, New Mexico, and being identified as Fire Station Site, Rio Rancho Estates, Town of Alameda Grant, Sandoval County, New Mexico, and being more particularly described as follows:

The westerly one-half (1/2) of Lot 78, Block 14, Unit 16, Rio Rancho Estates, Town of Alameda Grant, Sandoval County, New Mexico, as the same is shown and designated on the plat of said Unit 16, Rio Rancho Estates, Town of Alameda Grant, Sandoval County, New Mexico, filed in the office of the County Clerk of Sandoval County, New Mexico in Rio Rancho Estates Plat Book 1, Page 1, on December 5, 1961, and containing 0.250 acre more or less.

Upon the condition that said land shall be used as a site for a fire station.

with warranty covenants.

WITNESS BY hand and seal this 18th day of March 19 66

(Seal) RIO RANCHO ESTATES, INC. (Seal)

Attest:

By: *Sara M. McDavis* (Seal) Assistant SecretaryBy: *John E. Sommerhalder* (Seal) ASSISTANT VICE PRESIDENT**ACKNOWLEDGMENT FOR NATURAL PERSONS**

STATE OF NEW MEXICO

COUNTY OF

The foregoing instrument was acknowledged before me this 18th day of March 19 66

by (Name or Names of Person or Persons Acknowledging)

My commission expires: (Seal)

Notary Public

FOR RECORDER'S USE ONLY

STATE OF NEW MEXICO }
COUNTY OF SANDOVAL } 66
THIS INSTRUMENT FILED FOR RECORD ON
1966 MAR 26 PM 2:47
RECORDED IN VOL 19 PAGE 509-570
CALCIE
COUNTY CLERK

ACKNOWLEDGMENT FOR CORPORATION

STATE OF NEW MEXICO

COUNTY OF Bernalillo

The foregoing instrument was acknowledged before me this 18th

day of March 19 66.

by John E. Sommerhalder

Assistant Vice President of Rio Rancho Estates, Inc., a corporation, on behalf of said corporation.

My commission expires: NOV. 15, 1968

(Seal) *Caldecott Del Ochoa* Notary Public

509

From: [Melanie Lawton](#)
To: [Tamarah B Martinez](#)
Subject: Public Comment on Legislation Item: 25--210--00014
Date: Monday, February 9, 2026 5:36:44 PM
Attachments: [RR Planning and Zoning Board Feb9-2026.pdf](#)

You don't often get email from lawton@swcp.com. [Learn why this is important](#)

Ms. Martinez --

Please enter the attached document into the public comment for the Planning & Zoning Board Public Hearing tomorrow evening.

Thank you,

Melanie Lawton
1821 35th St. SE
Rio Rancho, NM 87124

February 10, 2026

Re: Legislation Item: 25--210--00014

Approval of a Preliminary/Final Plat to subdivide the property legally described as Unit 16, Blk 14, Lot 78.

To Whom it May Concern:

I received a post card soliciting comments regarding the request for dividing the subject lot into two ¼-acre parcels in R-1 zoning a block away from my home at 1821 35th St. SE. The back of my property is the one that is 1 block East of the subject property, the second house north on 35th St. – the one with the solar panels by the back wall visible on the map. I wish to strongly urge the P&Z Board to APPROVE this lot split.

We are all aware of the extreme shortage of attainable housing in the state, and Rio Rancho has always been the most affordable in terms of vacant land. Rio Rancho has never had a prohibition on second kitchens or casitas/granny flats, which would allow for two dwelling units on the half-acre lot in question. The only difference in this application would be that the two dwellings would not be a common ownership, but two different families would be provided the opportunity to achieve the goal of homeownership, the most important path to achieving wealth in this country.

Zoning restrictions by local governments have been shown to be the main reason why we have a shortage of attainable/workforce housing in the state. I cannot believe that the City would deny this lot split simply because the City has never provided a sewer system for the residents in this section of Unit 16. ALL of the lots in this section are on septic systems, and if the City were to look at the water well testing for the Municipal Well on 33rd Street (10 lots north of the subject property) you could see that there has been no effect on the quality of the water in the well where we all get our drinking water despite the 50+ homes in close proximity who are all on septic systems. The subject property would be provided a building permit with a septic system if it were not split – what’s wrong with one more small system? On top of that, NMED would be requiring advanced treatment systems on these small lots that are cleaner than all the others in the neighborhood.

Denial of the lot split is recommended by staff because “Staff finds that the City’s Comprehensive Plan (Section 3.3) notes the problem with subdividing antiquated lots, citing inadequacy of improvements being contrary to the proper development of the City. The subdivision of the lot without access to City wastewater would cause proliferation of the number of lots without appropriate City infrastructure, i.e. “expanding” antiquated platted lots. Does not conform.”

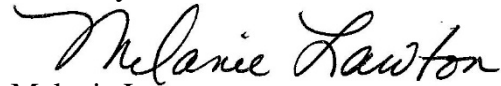
This application would lead to the “expansion of antiquated platted lots” by one lot. Somehow, I don’t see this as being a problem. Preventing the addition of small housing on these overly-large lots is not modern thinking. Land use planners in other western states have already embraced the concept of smaller lots as a way to provide more attainable/workforce housing. Restrictions such as requiring one property owner to front the development costs for putting a sewer line that goes all the way to Grande with no one else tying into it is nonsensical and would add an onerous cost for a project that would otherwise be affordable.

Re: Legislation Item: 25--210--00014

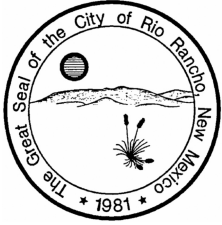
As for the sidewalk issue – why would the City require a sidewalk on 34th Street when it would lead nowhere except to the slope of dirt on the adjacent property? Does the City plan to relocate the fire hydrant that is on the subject property's east side? It would be in the middle of any proposed sidewalk. The streets in our neighborhood were never designed to have sidewalks except on 19th, and no one has installed any. We all walk our dogs in the street daily, and in the 19 years I have lived there, no child, bicyclist or dog has ever been hit by a car while traversing the north-south streets. Using the lack of a sidewalk on 34th Street as an excuse for denying this application is just over-regulation. Not only would a variance for the sidewalk be appropriate, but requiring the 5-foot utility easements between the two ¼-acre parcels should be waived as well, as the utilities are all available via the rear 5-foot utility easement and water is in 19th. But since there's a building code setback of 5 feet on each side of any dwellings on the property, that area will be left clear for fire access purposes anyway.

Anything the City of Rio Rancho can do to increase the availability of attainable/workforce housing to help reduce the shortage of housing in the state should be pursued – not denied. The P & Z Board should approve this lot split application and not stick to impractical zoning requirements that are irrelevant in this situation.

Sincerely,

A handwritten signature in black ink that reads "Melanie Lawton". The signature is written in a cursive, flowing style.

Melanie Lawton
1821 35th St. SE
Rio Rancho, NM 87124



CITY OF RIO RANCHO COVER PAGE

**Legislation Item: 26-110-
00002**

AGENDA DATE:
February 10, 2026

DEPARTMENT:
Development Services

SUBJECT:
Withdrawn - Variance. The applicant, Lomas Encantadas Development Company LLC., is requesting approval of a Variance to the 10 ft corner lot side setback requirement for a 5 ft encroachment, at the the property located at 4293 Mountain Trail Lp NE, legally described as Montreal Phase 1, Block 1, Lot 13. Staff contact is Michelle Costilla and staff recommends withdrawal of the item, as requested by the applicant.

BACKGROUND AND ANALYSIS:

The applicant, Lomas Encantadas Development Company LLC, is requesting approval of a Variance to the 10 foot corner lot side setback requirement as outlined by Rio Rancho Municipal Code Chapter 154 Planning and Zoning, Section 154.50 Zoning Table. The property is located at 4293 Mountain Trail Lp NE, and is legally described as Montreal Phase 1, Block 1, Lot 13.

The subject property is a part of the of the Montreal subdivision at the corner of Mountain Trail Lp NE and Mountain Trail Ln NE, both residential roads. The property is approximately 50 feet wide, and approximately 0.13 acres. It is zoned R-4: Single-Family Residential per Ordinance No. 10, Enactment 07-13 and it is within the Lomas Encantadas Master Plan.

The applicant is requesting to reduce the 10 foot corner lot side setback requirement to 5 feet, which will be encroaching 5 feet into the corner lot side setback. Staff find that there is also a 10 foot Public Utility Easement (PUE) along the corner side of the property line. If the Variance is approved, it could allow a structure to encroach 5 feet into the PUE. The applicant has provided a PUE agreement with PNM, however, 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 not submitted for a building permit for the requested variance; the request is for variance approval prior to submitting plans for the property.

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

"We are requesting a variance to the R-4 Zoning requirement of a 10-foot corner lot setback, as outlined in the Rio Rancho Municipal Code, Section 154.51 Zoning Table. The request is for Montreal Subdivision, Phase 1, block 1, lot 13 and it would reduce the 10-foot corner lot setback to a 5-foot corner lot setback.

The 10-foot corner lot setback is typically reserved as a public utility easement. At this time, the only utility installed within this area is NM Gas and that line was installed within the Right of way under the sidewalk. There are no other public utilities installed within the easement, therefore a five-foot setback and easement is sufficient along this corner lot lines.

A partial release of the easement has been obtained from PNM to support this request, and is attached for your review."

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 provided justification mentions that at this time, the only utility installed is gas, however, there is the potential that other utilities may need to locate in the 10 ft Public Utility Easement in the future. The strict application of the minimum corner lot side setback requirement of 10 feet ultimately 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 are within the Montreal subdivision and are zoned R-1: Single-Family Residential per Ordinance No. 21, Enactment 94-021. Properties to the east and south and west within the Lomas Encantadas and zoned R-4: Single-Family Residential per the same Ordinance as the subject property.

NOTIFICATIONS:

Property owners within 100 feet of the subject property were notified via certified mail 15 days prior to the hearing. Property owners with 100 to 300 feet 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 26, 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	Permanent structures shall not be constructed over easement
Rio Rancho Public Schools	X	No comments provided

Fire and Rescue	X	No adverse comments
Police Department	X	No comments provided
SSCAFCA	X	No adverse comments
MRCOG	X	No comments provided
Parks, Recreation and Community Services	X	No adverse comments

IMPACT:

The 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 10 ft. corner lot 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 10 ft. corner lot side lot 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. Any future structure shall conform to all applicable building and engineering codes; approval of this Variance does not constitute approval of a building permit.
5. Any future structure 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.

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 Preliminary Plat be withdrawn as requested by the applicant.

ATTACHMENT: [Zoning, Location.pdf](#)

ATTACHMENT: [Application.pdf](#)

ATTACHMENT: [Justification.pdf](#)

ATTACHMENT: [Variance Exhibit Lot 13-1.pdf](#)

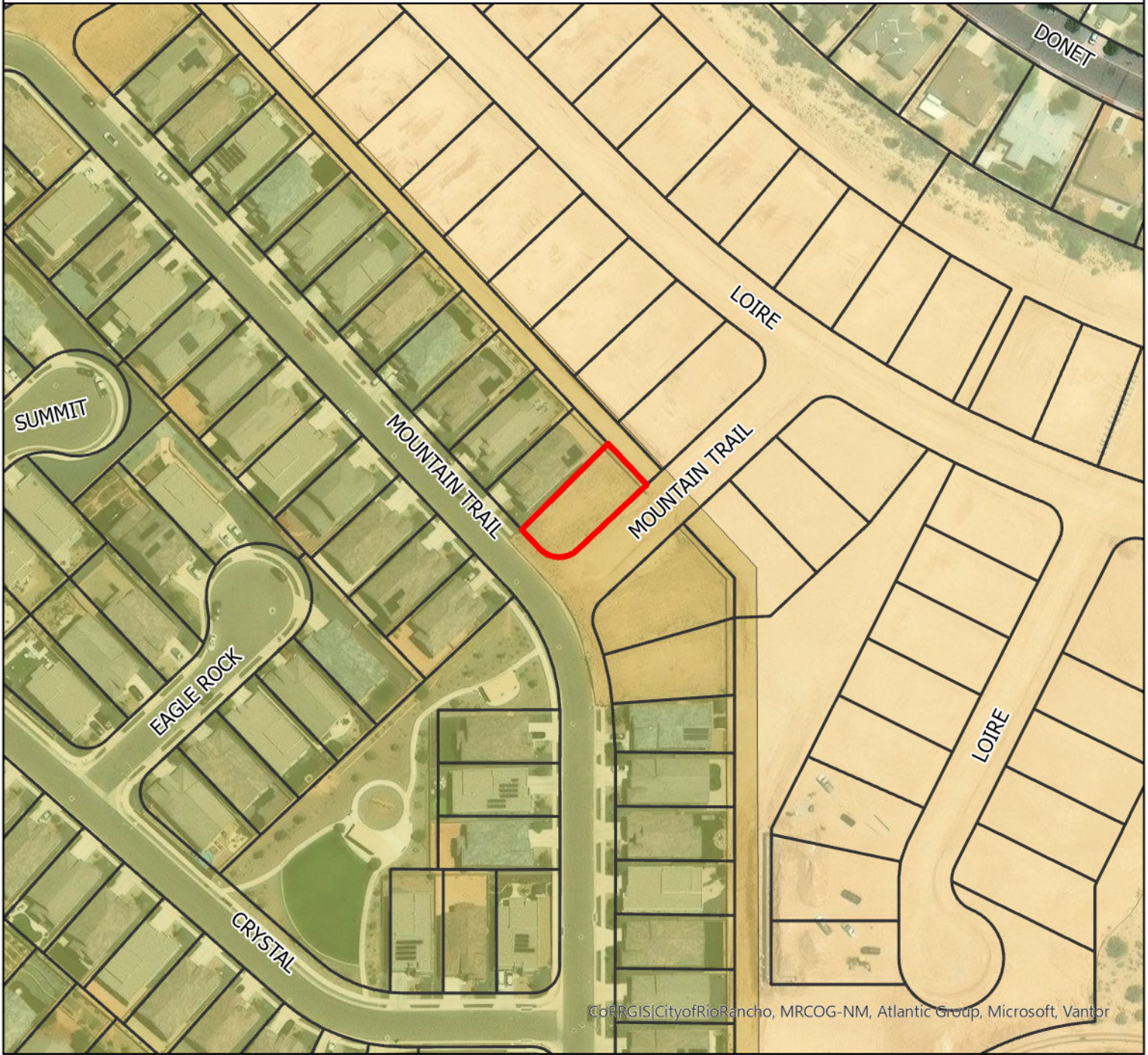
ATTACHMENT: [PNM PUE Agreement.pdf](#)

ATTACHMENT: [Reproduction of Notices.pdf](#)

ATTACHMENT: [Findings_of_Fact.docx](#)

ATTACHMENT: [Withdrawal Request_2.9.26.pdf](#)

MONTREAL PHASE 1, BLOCK 1, LOT 13



CoRRGIS|CityofRioRancho, MRCOG-NM, Atlantic Group, Microsoft, Vantor

Legend

 Subject Property

Zoning

 R-1

 R-4



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 1/23/26

PLANNING & ZONING LAND USE APPLICATION

Please check appropriate box

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

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

APPLICANT/AGENT INFORMATION

Applicant Name: Lomas Encantadas Development Company LLC		Phone: 505-389-2191
Address: 409 NM Hwy 528 NE		E-Mail: bryana@aswinc.com
City: Rio Rancho	State: NM	Zip: 87124
Proprietary Interest: Owner	List Owners:	
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)


We are requesting a variance to the R-4 Zoning requirement of a 10-foot corner lot setback. The request would reduce the existing 10-foot corner lot setback to a 5-foot corner lot setback.

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit : Montreal Subdivision Phase 1	Block(s): 1	Lot(s): 13
Existing Zoning: R-4	Proposed Zoning:	
No. of existing lots: 1	No. of proposed lots: 1	Total area of site (acres) 0.1286 acres

ACKNOWLEDGEMENT

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

Print Name: Bryan Aragon	Applicant:	Agent:
Signature: 		Date: 1/14/2026

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #
26-110-00002		

APPLICATION ACCEPTED BY: Michelle Costilla

DATE: 1/15/26



Lomas Encantadas Development Company, LLC.

409 NM HWY 528, NE
Rio Rancho, New Mexico, 87124

January 14, 2026

Brian Babyak, AICP
Planning and Zoning Division Manager
City of Rio Rancho
Development Services/Planning & Zoning Division
O: 505-896-8756

RE: REQUEST FOR VARIANCE

Mr. Babyak,

We are requesting a variance to the R-4 Zoning requirement of a 10-foot corner lot setback, as outlined in the Rio Rancho Municipal Code, Section 154.51 Zoning Table. The request is for Montreal Subdivision, Phase 1, block 1, lot 13 and it would reduce the 10-foot corner lot setback to a 5-foot corner lot setback.

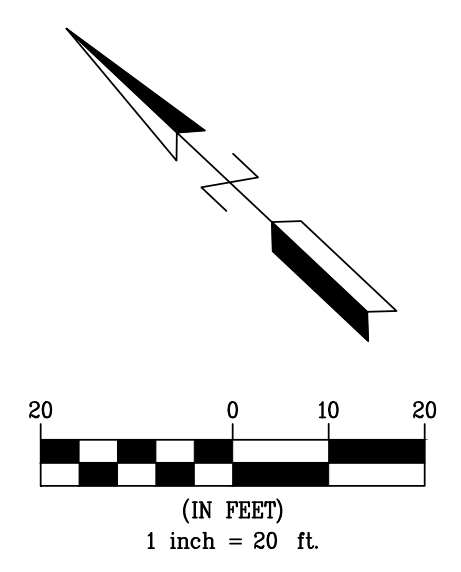
The 10-foot corner lot setback is typically reserved as a public utility easement. At this time, the only utility installed within this area is NM Gas and that line was installed within the Right of way under the sidewalk. There are no other public utilities installed within the easement, therefore a five-foot setback and easement is sufficient along this corner lot lines.

A partial release of the easement has been obtained from PNM to support this request, and is attached for your review.

If there are any questions or require any additional information, please contact me at your convenience.

Sincerely,

Bryan Aragon, PE
Land Development Coordinator

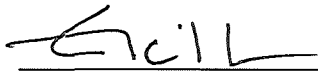


Partial Release of PNM's rights to Public Utility Easement

Public Service Company of New Mexico (PNM) hereby PARTIALLY RELEASES its rights in the public utility easement established by the plat recorded with the County Clerk of Sandoval County on May 6, 2025, in Plat Book 3, Page 5406 (PUE). PNM's partial release is strictly limited to a portion of the PUE located on the property at 4293 Mountain Trail Loop, Rio Rancho, Sandoval County, New Mexico (Property). The specific portion of the PUE on the Property released by PNM is identified by the hashed lines on the attached Exhibit A. PNM is not releasing any other rights in the PUE

PUBLIC SERVICE COMPANY OF NEW MEXICO

By:



Adam McClellan, Senior Land Manager

ACKNOWLEDGMENT


STATE OF NEW MEXICO)
) ss.
COUNTY OF BERNALILLO)

The foregoing Partial Release of PNM's Rights to Public Utility Easement was acknowledged before me on this 14TH day of

January, 2026,

by Adam McClellan in his capacity as
Sr. Land Manager of Public Service
Company of New Mexico.

Witness my hand and official seal.



Notary Public



STATE OF NEW MEXICO
NOTARY PUBLIC
Mathew Brandon Hagman
Commission No. 1128985
Expires. August 01, 2028

My commission expires: August 1ST, 2028

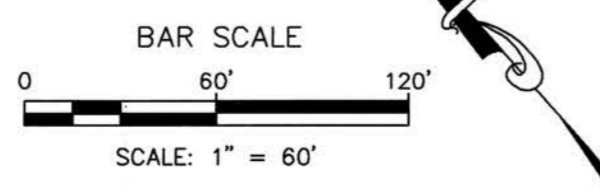
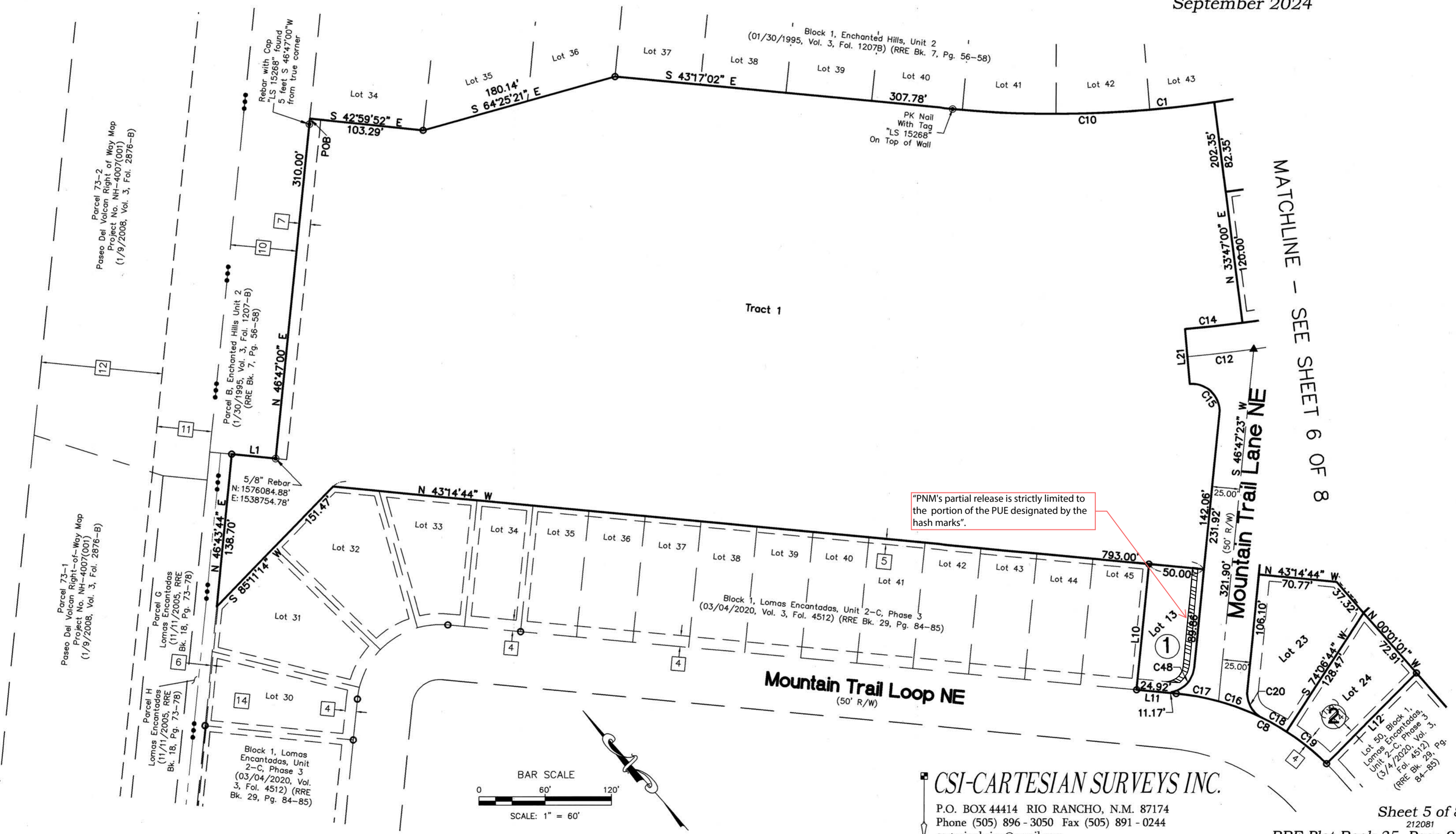
Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
⊙	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED
—●—●—●—	ACCESS CONTROL LINE PER RIGHT OF WAY MAP, PROJECT NO. "NH-4007(001)"
▲	SET PK WITH WASHER "LS 18374" FOR CENTERLINE MONUMENTATION, UNLESS OTHERWISE NOTED

THIS SHEET SHOWS PROPOSED LOT LINES AND EASEMENTS

SEE SHEET 7 OF 8 FOR A LIST OF EXISTING AND PROPOSED EASEMENTS

Plat for
Montreal Subdivision,
 Phase 1
 Being Comprised of
 Lots 46-49 & Tract C, Block 1, Lomas Encantadas Unit 2-C, Phase 3, and Parcel C-2-A, Enchanted Hills, Unit 2
 City of Rio Rancho
 Sandoval County, New Mexico
 September 2024



CSI-CARTESIAN SURVEYS INC.
 P.O. BOX 44414 RIO RANCHO, N.M. 87174
 Phone (505) 896 - 3050 Fax (505) 891 - 0244
 cartesianbrian@gmail.com



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 23, 2026

RE: Variance; Case No. 26-110-00002
Montreal Phase 1, Block 1, Lot 13

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, Lomas Encantadas Development Company LLC., requests approval of a Variance to the 10 ft. corner lot side setback requirement at the property legally described as Montreal Phase 1, Block 1, Lot 13. This request will reduce the 10 ft. side setback to 5ft. The subject property is zoned R-4: Single-Family Residential and is approximately 0.13 acres.

The Planning and Zoning Board will consider the request and decide their approval on **Tuesday, February 10, 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,

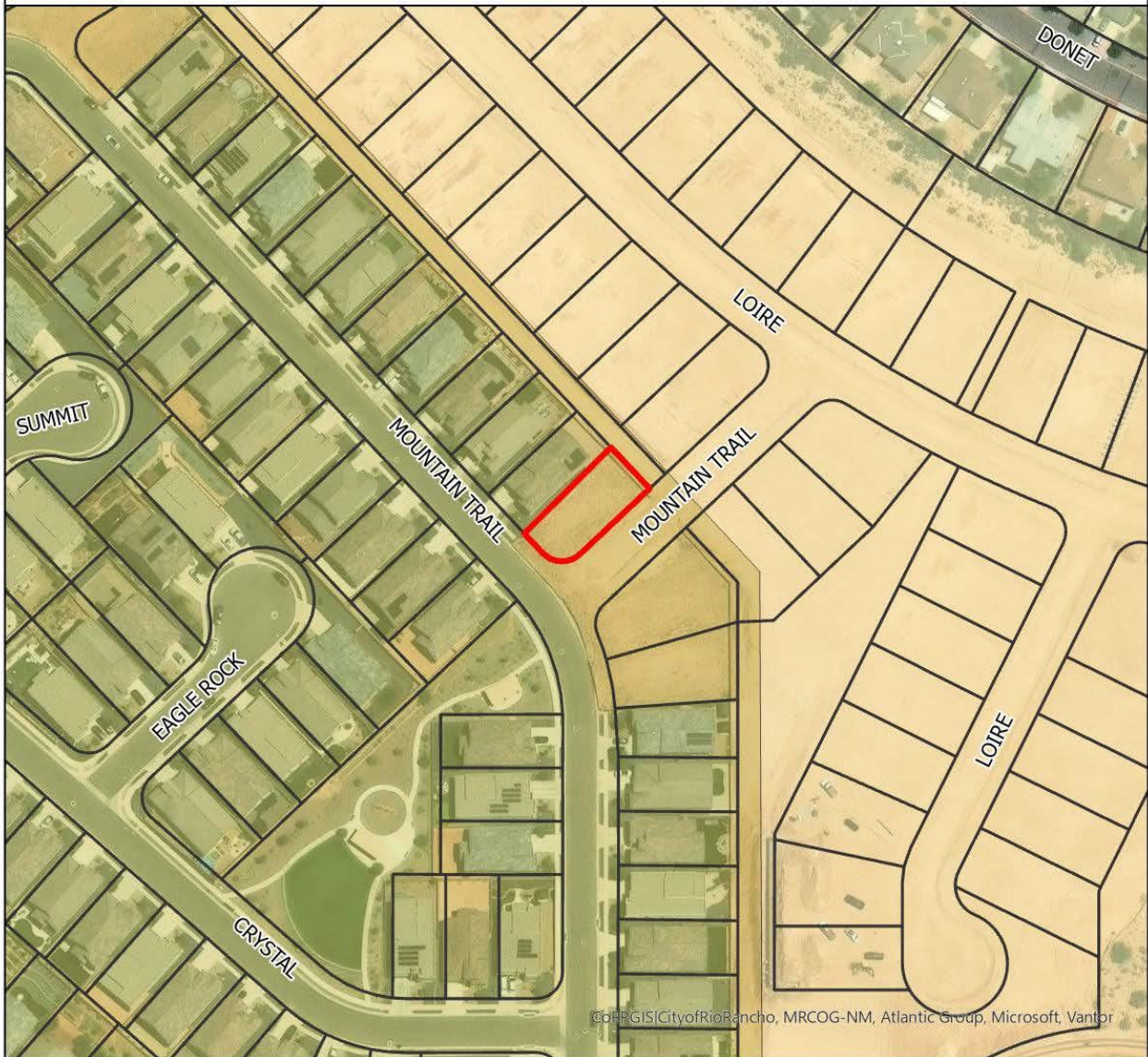
Michelle Costilla, AICP
Municipal Planner III
Development Services Department
City of Rio Rancho

The City of Rio Rancho

Development Services
Planning Division

3200 Civic Center Circle NE
Rio Rancho, NM 87144
Phone (505) 891-5005 • Fax (505) 896-8994

MONTREAL PHASE 1, BLOCK 1, LOT 13



Legend

 Subject Property

Zoning

 R-1

 R-4



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.





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, February 10, 2026**
Time: 6:00PM
Staff Contact: Michelle Costilla (505) 896-8362
mcostilla@rrnm.gov



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, February 10, 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, Lomas Encantadas Development Company LLC., requests approval of a Variance to the 10 ft. corner lot side setback requirement at the property legally described as Montreal Phase 1, Block 1, Lot 13. This request will reduce the 10 ft. side setback to 5ft. The subject property is zoned R-4: Single-Family Residential and is approximately 0.13 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, Lomas Encantadas Development Company LLC., requests approval of a Variance to the 10 ft. corner lot side setback requirement at the property legally described as Montreal Phase 1, Block 1, Lot 13. This request will reduce the 10 ft. side setback to 5ft. The subject property is zoned R-4: Single-Family Residential and is approximately 0.13 acres.

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



**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, February 10, 2026:

Variance

Case #26-110-00002

The applicant, Lomas Encantadas Development Company LLC., requests approval of a Variance to the 10 ft. corner lot side setback requirement at the property legally described as Montreal Phase 1, Block 1, Lot 13. This request will reduce the 10 ft. side setback to 5 ft. The subject property is zoned R-4: Single-Family Residential and is approximately 0.13 acres.

Preliminary/Final Plat

Case #26-210-00002

The Applicants, Pierre and Leslie Amestoy, through their agent, Aldrich Land Surveying, request approval of a Preliminary/Final Plat for the property legally described as Rio Rancho Estates Unit 10, Block 61, Lot 1 dedicating approx. 0.0115 acres of right-of-way to the City of Rio Rancho.

Master Plan

Case #25-400-00005

The Applicant, AMREP Southwest, Inc., through their agent, Consensus Planning, Inc., requests approval of the Vista Alegria Master Plan, comprised of approx. 78.21 acres. The Master Plan boundary includes the subject properties of Rio Rancho Estates Unit 8, Block 57, Lots 1-7, & 18-24; Block 58, Lots 1-7; Rio Rancho Estates Unit 8, Block 58, Lots 9-11, 14-20, & 22-24; Block 61, Lots 1-2, 4-7, 10-11, 14-19, & 21-24; Block 62, Lots 1-2, 4A, 5-6, & 20-22; Block 66, Lots 1-4; and Rio Rancho Estates Unit 8, Block 62, Lots 8-10, & 15-17; Block 66, Lots 8-10, & 13-16.

Zone Map Amendment

Case #25-100-00016

The Applicant, AMREP Southwest, Inc., through their agent, Consensus Planning, Inc., requests approval of a Zone Map Amendment for the subject properties of Rio Rancho Estates Unit 8, Block 57, Lots 1-7, & 18-24; Block 58, Lots 1-7 from M-1: Industrial & Business Park District to R-6: Multi-Family Residential District (Approx. 21.0257 acres); Rio Rancho Estates Unit 8, Block 58, Lots 9-11, 14-20, & 22-24; Block 61, Lots 1-2, 4-7, 10-11, 14-19, & 21-24; Block 62, Lots 1-2, 4A, 5-6, & 20-22; Block 66, Lots 1-4 from M-1: Industrial & Business Park District & R-1: Single-Family Residential District to R-4: Single-Family Residential District (Approx. 44.1824 acres); and Rio Rancho Estates Unit 8, Block 62, Lots 8-10, & 15-17; Block 66, Lots 8-10, & 13-16 from R-1: Single-Family Residential District to R-3: Mixed Residential District (Approx. 13.0039 acres).

Zone Map Amendment

Case #26-100-00004

The Applicant, the City of Rio

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

Rio Rancho Estates Unit 9, Block 51, Lots 9-16; Rio Rancho Estates Unit 9, Block 50, Lot 1 & Lot Arroyo; Rio Rancho Estates Unit 9, Block 22, Lot 4; Rio Rancho Estates Unit 9, Block 12, Lots 2-4; Rio Rancho Estates Unit 9, Block 13, Lots 53-56; Rio Rancho Estates Unit 9, Block 8, Lots 19-20; Rio Rancho Estates Unit 9, Block 7, Lots 22-23; Rio Rancho Estates Unit 9, Block 6, Lots 22-23; Rio Rancho Estates Unit 9, Block 5, Lots 43-44; Rio Rancho Estates Unit 9, Block 4, Lots 43-44; Rio Rancho Estates Unit 9, Block 3, Lots 45-46; Rio Rancho Estates Unit 9, Block 2, Lots 45-46; Rio Rancho Estates Unit 8, Block 79, Lot SUESMT & Lot 54; Rio Rancho Estates Unit 8, Block 78, Lots 12A & 13-18; Rio Rancho Estates Unit 8, Block 70, Lot 27; Rio Rancho Estates Unit 8, Block 70, Parcel A; Rio Rancho Estates Unit 8, Block 69, Lots 27-28; Rio Rancho Estates Unit 8, Block 68, Lots 27-28; Rio Rancho Estates Unit 8, Block 67, Lots 12-13; Rio Rancho Estates Unit 8, Block 66, Lots 12-13; Rio Rancho Estates Unit 8, Block 62, Lots 12-13; Rio Rancho Estates Unit 8, Block 61, Lot 13; Rio Rancho Estates Unit 8, Block 58, Lots 12-13; Rio Rancho Estates Unit 8, Block 57, Lots 12-13; Rio Rancho Estates Unit 8, Block 54, Lots 12-13; Rio Rancho Estates Unit 8, Block 53, Lots 12-13; Rio Rancho Estates Unit 8, Block 50, Lot 13; Rio Rancho Estates Unit 8, Block 49, Lot 12; Rio Rancho Estates Unit 7, Block 58, Lot 20; Rio Rancho Estates Unit 7, Block 59, Lot 19; Rio Rancho Estates Unit 7, Block 60, Lots 19-20; Rio Rancho Estates Unit 7, Block 61, Lots 19-20; Rio Rancho Estates Unit 7, Block 65, Lots 3-4; Rio Rancho Estates Unit 7, Block 69, Lots 76-77; Rio Rancho Estates Unit 7, Block X, Lots 25-37 & 40-52; Rio Rancho Estates Unit 7, Block X, Lots 38-39; Rio Rancho Estates Unit 12, Block 51A, Lot PPRK; Rio Rancho Estates Unit 12, Block 50, Lots 12-13; Rio Rancho Estates Unit 12, Block 48, Tract A; Rio Rancho Estates Unit 12, Block 47, Lots 1 & 68; Rio Rancho Estates Unit 12, Block 44, Lots 9-14; Rio Rancho Estates Unit 12, Block 43, Lot 17; Rio Rancho Estates Unit 12, Block 43, Lot 16; Rio Rancho Estates Unit 12, Block 42, Lots 17-18; Rio Rancho Estates Unit 12, Block 41, Lots 17-18; Rio Rancho Estates Unit 12, Block 40A, Lots 21-22; Rio Rancho Estates Unit 12, Block A, Lot 62; Rio Rancho Estates Unit 12, Block BB, Lot 1; Rio Rancho Estates Unit 12, Block 69, Lot 1-9, 10A & 10B; Rio Rancho Estates Unit 12, Block 68,

Lots 11-16; Rio Rancho Estates Unit 12, Block 67, Lots 1 & 12; Rio Rancho Estates Unit 12, Block 59, Lots 1-2 & 63-64; Rio Rancho Estates Unit 12, Block 52, Lots 1-2 & 52-53; Rio Rancho Estates Unit 12, Block 32, Lots 37-41; Rio Rancho Estates Unit 12, Block 33, Lots 1 & 30; Rio Rancho Estates Unit 12, Block 34, Lots 1 & 34; Rio Rancho Estates Unit 12, Block 35, Lots 1 & 32-33; Rio Rancho Estates Unit 12, Block 36, Lots 1 & 32-33; Rio Rancho Estates Unit 12, Block 37, Lots 1 & 62-63; Rio Rancho Estates Unit 12, Block 38, Lots 1 & 62-63; Rio Rancho Estates Unit 12, Block 39, Lots 1 & 62-63; Rio Rancho Estates Unit 12, Block H, Lot 1; Rio Rancho Estates Unit 10, Block 84, Lots 1, 23, Arroyo & Tract G; Rio Rancho Estates Unit 10, Block 86, Tract 1; Rio Rancho Estates Unit 10, Block 58, Tract F; Rio Rancho Estates Unit 10, Block 54, Lots 1 & 40; Rio Rancho Estates Unit 10, Block 53, Lots 1 & 40; Rio Rancho Estates Unit 10, Block 50, Lots 1 & 40; Rio Rancho Estates Unit 10, Block 48, Lots 1 & 40; Rio Rancho Estates Unit 10, Block 45, Lots 1 & 39; Rio Rancho Estates Unit 10, Block 43, Lot 1 & 38; Rio Rancho Estates Unit 10, Block 3, Lots 1 & 60; Rio Rancho Estates Unit 10, Block 2, Lots 1 & 38; Rio Rancho Estates Unit 10, Block 1, Lots 1 & 80; Cedar Hills 3, Block 18, Parcel C; Rio Rancho Estates Unit 11, Block A, Lot 1; Rio Rancho Estates Unit 11, Block 29, Lot 1 & Lot SUESMT; Rio Rancho Estates Unit 11, Block 21, Lots 1-35; Rio Rancho Estates Unit 11, Block 20, Lots 1-10; Rio Rancho Estates Unit 11, Block T, Lots 1-36; Rio Rancho Estates Unit 11, Block 1, Lots 1-28; Rio Rancho Estates Unit 11, Block UU, Lots 1 & 44; Rio Rancho Estates Unit 22, Block 36, Lot 39B; Rio Rancho Estates Unit 22, Block 37, Lots 29-31; Rio Rancho Estates Unit 22, Block 38, Lots 36-39; Rio Rancho Estates Unit 22, Block 39, Lots 34-36; Rio Rancho Estates Unit 22, Block 40, Lots 30-32; Rio Rancho Estates Unit 22, Block 41, Lots 16-18; Rio Rancho Estates Unit 22, Block 42, Lot 23; Rio Rancho Estates Unit 22, Block AA, Lots 1-8 & Tract A; Rio Rancho Estates Unit 22, Block 89, Lot Arroyo & Tract E; Rio Rancho Estates Unit 22, Block 92, Lots 1, 8-10 & Tract F; Rio Rancho Estates Unit 22, Block 93, Lot 1 & Lot AT&SF; Rio Rancho Estates Unit 22, Block 94, Lot 1; Rio Rancho Estates Unit 22, Block 95, Lot 1 & Lot PSCH; Rio Rancho Estates Unit 22, Tract DD & Tract G; Rio Rancho Estates Unit 22, Block 103, Tract GG & Tract FF; Rio Rancho Estates Unit 22, Block 102, Tract EE & Lot 1; Rio Rancho Estates Unit 22, Block 101, Lot 1; Rio Rancho Estates Unit 22, Block 97, Lots 1-4; Rio Rancho Estates Unit 22, Block 96, Lots 1-26; Rio Rancho Estates Unit 22, Block 100, Lot 1; Rio Rancho Estates Unit 22, Block 63, Tract C & Lot 1; Rio Rancho Estates Unit 22, Block 62, Lots 1-36 & Lot DRN; Rio Rancho Estates Unit 22, Block 56, Tract B & Lot 1; Rio

Rancho Estates Unit 22, Tract H; Rio Rancho Estates Unit 22, Block 131, Lot 11; Rio Rancho Estates Unit 22, Block 130, Lots 1-11; Rio Rancho Estates Unit 22, Block 129, Lots 1-18; and Rio Rancho Estates Unit 22, Block 120, Lots 19-27.

Master Plan

Case #26-400-00001

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

Zone Map Amendment

Case #26-100-00001

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

Subdivision Variance

Case #25-280-00011

The applicant, Clean Slate Properties, LLC, through their agent CSI-Cartesian Surveys, Inc. is requesting approval of a Variance to the required improvements of a subdivision, as outlined by Rio Rancho Municipal Code Chapter 155 Subdivisions, section 155.27 Required Improvements, in order to split a lot at the subject property of 3309 19th Ave SE, legally described as Unit 16, Blk 14, Lot 78. The property is zoned R-1: Single Family Residential District and comprises approximately 0.5 acres.

Preliminary, Final Plat

Case #25-210-00014

The applicant, Clean Slate Properties, LLC, through their agent CSI-Cartesian Surveys, Inc. is requesting approval of a Preliminary, Final Plat to split a lot 3309 19th Ave SE, legally described as Unit 16, Blk 14, Lot 78. The property is zoned R-1: Single Family Residential District and comprises approximately 0.5 acres.

Preliminary Plat

Case #25-210-00009

The applicant, ECOTerra Development, LLC, through their agent, Consensus Planning, Inc., requests approval of a Preliminary Plat for the Terra Alto at Mariposa Subdivision. The subject property is legally described as Mariposa East, Tracts 1A16H1, 1A16F, 1A16G, and 1A16I, and is zoned MU-A: Mixed Use Activity Center. The subject property comprises approximately 44.4269 acres.

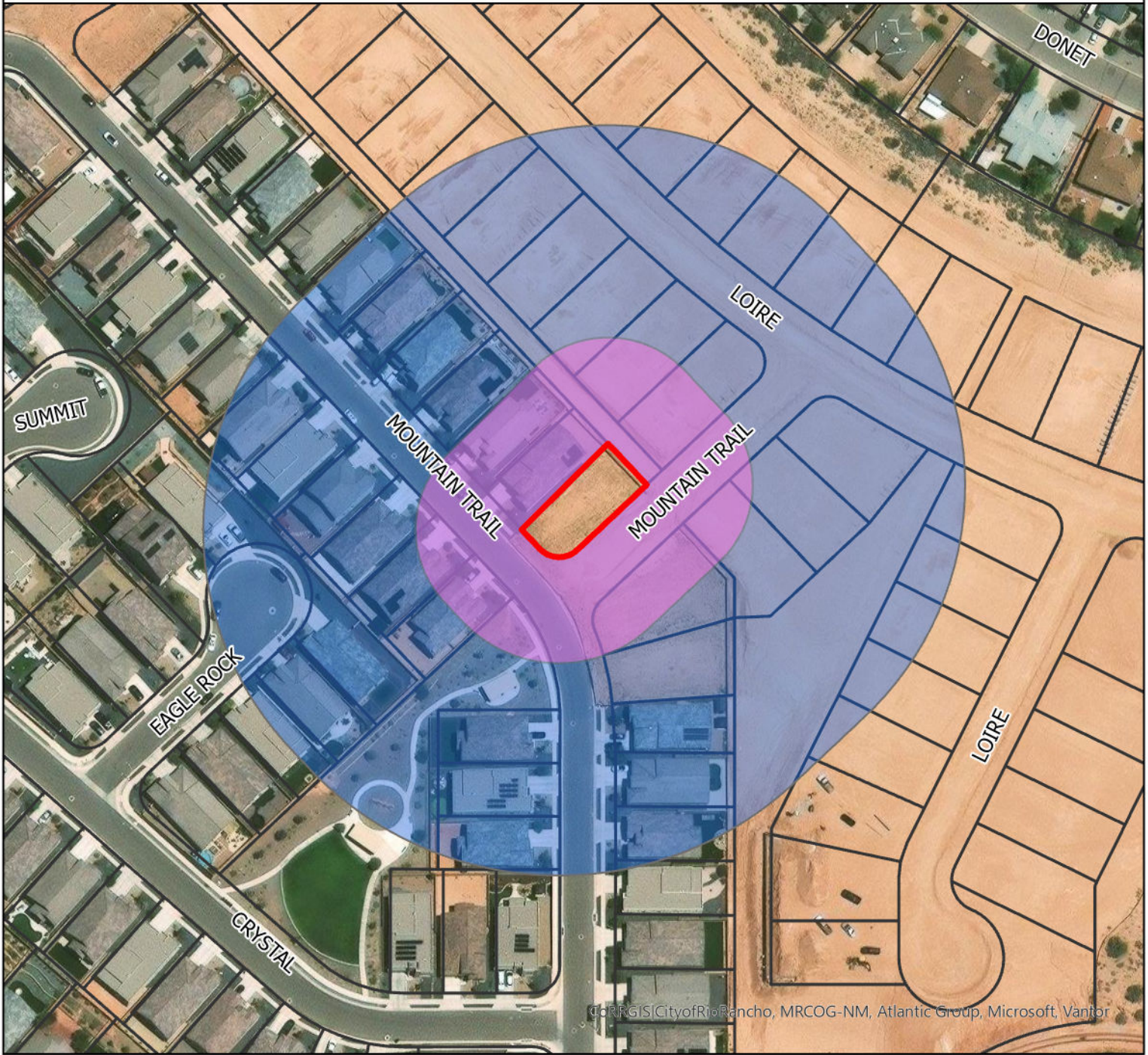
The meeting is scheduled for 6 p.m. in the Council Chambers at City Hall, 3200 Civic Center Cir. NE, Rio Rancho, NM. The public is invited to attend in-person or virtually. Materials related to these items are available for viewing in the Development Services Department at City Hall.

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 26, 2026

MONTREAL PHASE 1, BLOCK 1, LOT 13



Legend

-  Subject Property
-  100 ft.
-  300 ft.



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.





**BEFORE THE PLANNING and ZONING BOARD
OF THE
CITY OF RIO RANCHO, NEW MEXICO
FINDINGS OF FACT FOR APPROVAL
Case No. 26-110-00002**

**REQUEST FOR A VARIANCE TO THE §154.50 R-4 10 FOOT CORNER LOT
SIDE SETBACK REQUIREMENT FOR THE PROPERTY LOCATED AT 4293
MOUNTAIN TRAIL LP NE (MONTREAL PHASE 1, BLOCK 1, LOT 13)**

Applicant(s): Lomas Encantadas Development Company LLC

THIS MATTER, having come before the Planning & Zoning Board of the City of Rio Rancho, New Mexico on the 10th day of February 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 10 ft. corner lot side 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 corner lot side requirement for the property located at 4293 Mountain Trail Lp NE, **is DENIED** by the Planning and Zoning Board of the City of Rio Rancho on February 10, 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. 26-110-00002**

**REQUEST FOR A VARIANCE TO THE §154.50 R-4 10 FOOT CORNER LOT
SIDE SETBACK REQUIREMENT FOR THE PROPERTY LOCATED AT 4293
MOUNTAIN TRAIL LP NE (MONTREAL PHASE 1, BLOCK 1, LOT 13)**

Applicant(s): Lomas Encantadas Development Company LLC

THIS MATTER, having come before the Planning & Zoning Board of the City of Rio Rancho, New Mexico on the 10th day of February 2025, 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 10 ft. corner lot side 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.
- 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 5 ft. encroachment into the corner lot side 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 10 ft. corner lot side 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. Any future structure shall conform to all applicable building and engineering codes; approval of this Variance does not constitute approval of a building permit.
5. Any future structure 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 corner lot side requirement for the property located at 4293 Mountain Trail Lp NE, **is APPROVED** by the Planning and Zoning Board of the City of Rio Rancho on February 10, 2026, subject to the conditions, restrictions and stipulations specified above.

Date

Planning & Zoning Chairman

BRIAN BABYAK

From: Jarrod Likar <jarrodl@aswinc.com>
Sent: Monday, February 9, 2026 12:57 PM
To: BRIAN BABYAK; Bryan Aragon; MICHELLE COSTILLA
Cc: AMY RINCON
Subject: RE: Variance Request

Just to be clear this withdrawal is for item #10 since we have 2 variances on the agenda.



Direct 505.896.9037
Cell 505.220.1911

409 NM HWY 528 NE
Rio Rancho, N.M. 87124

From: BRIAN BABYAK <bbabyak@rrnm.gov>
Sent: Monday, February 9, 2026 12:08 PM
To: Bryan Aragon <BryanA@aswinc.com>; MICHELLE COSTILLA <mcostilla@rrnm.gov>
Cc: Jarrod Likar <jarrodl@aswinc.com>; AMY RINCON <arincon@rrnm.gov>
Subject: RE: Variance Request

Good afternoon Bryan,

Received, thank you.

-Brian

Brian Babyak, AICP

Planning and Zoning Division Manager

City of Rio Rancho | Development Services/Planning & Zoning Division

O: 505-896-8756

RRNM.gov |



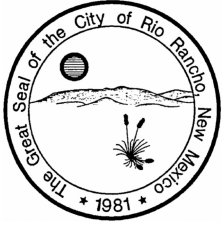
From: Bryan Aragon <BryanA@aswinc.com>
Sent: Monday, February 9, 2026 12:06 PM
To: BRIAN BABYAK <bbabyak@rrnm.gov>; MICHELLE COSTILLA <mcostilla@rrnm.gov>
Cc: Jarrod Likar <jarrodl@aswinc.com>
Subject: RE: Variance Request

Hi Brian,

I would like to withdrawal this variance request from the PZB hearing tomorrow.

Thank you,

Bryan Aragon



CITY OF RIO RANCHO COVER PAGE

**Legislation Item: 25-400-
00005**

AGENDA DATE:
February 10, 2026

DEPARTMENT:
Development Services

SUBJECT:
Master Plan. The Applicant, AMREP Southwest, Inc., through their agent, Consensus Planning, Inc., requests approval of the Vista Alegria Master Plan, comprised of approximately 78.21 acres. Staff contact is Tim Dvorak and staff recommends the Planning and Zoning Board recommend approval to the Governing Body.

BACKGROUND AND ANALYSIS:

The applicant, AMREP Southwest, Inc., through their agent, Consensus Planning, Inc., requests approval of the Vista Alegria Master Plan, comprised of approximately 78.21 acres.

The subject Master Plan is within the Northern & Rainbow Specific Area Plan (NRSAP), originally adopted by the Governing Body January 14, 2009 via Resolution No. 3, Enactment No. 09-004, and most recently amended November 13, 2025 via Resolution No. 133, Enactment No. 25-132 by the Governing Body.

The Master Plan area is located on the west side of Rainbow Blvd NE (a proposed major arterial road), bounded by 6th Avenue NW, a residential road, to the north; 3rd Street NW, a residential road, to the west; and 1st Avenue NW, a residential road, to the south. It is located about half a mile south of Northern Blvd NE.

REVIEW CRITERIA:

The Rio Rancho Comprehensive Plan defines a Master Plan as a detailed development plan often created by a developer, which may fit within a Specific Area Plan boundary or may provide sufficient planning detail that may be developed in unplanned areas and stand in place of a Specific Area Plan.

It states that, "The City will rely on the development of Specific Area Plans and Master Plans for identifying a specific land use at the parcel-level. Specific Area Plans and Master Plans are a part of the Land Use Element and are used as a statement of policy to guide land use decision making by the Governing Body."

The Vista Alegria Master Plan details existing conditions, goals and policies of the Comprehensive Plan, proposed land use, zoning & density, proposed design standards, community facilities & services, transportation, conceptual drainage and utilities, and implementation & phasing.

SITE ANALYSIS:

The subject properties proposed to comprise the entirety of the Vista Alegria Master Plan Area are below, with their current zoning:

- Rio Rancho Estates Unit 8, Block 57, Lots 1-7, & 18-24; Block 58, Lots 1-7, 9-11, 14-20, & 22-24 (M-1: Industrial & Business Park District) Ordinance No. 8, Enactment No. 09-06, adopted January 14, 2009 by the Governing body.
- Rio Rancho Estates Unit 8, Block 61, Lots 1-2, 4-7, 10-11, 14-19, & 21-24; Block 62, Lots 1-2, 4A, 5-6, 8-10, & 15-17, & 20-22; Block 66, Lots 1-4, 8-10, & 13-16 (R-1: Single-Family Residential District) Ordinance No. 62, Enactment No. 94-060, adopted December 14, 1994 by the Governing Body.

The proposed Vista Alegria Master Plan is bounded by 6th Avenue NW, a residential road, to the north; Rainbow Boulevard NE, a current minor arterial road, to the east; 3rd Street NW, a residential road, to the west; and 1st Avenue NW, a residential road, to the south.

The Master Plan Area is primarily undeveloped. There is an existing constructed single-family residence to the south of 6th Avenue that is outside the Vista Alegria Master Plan and outside the Northern and Rainbow Specific Area Plan boundaries. The lands between 3rd Street and Rainbow Boulevard until the south boundary of Sandia Boulevard are vacant.

The subject properties are abutted by the following zoning districts:

- North: M-1: Industrial & Business Park District
- South, East, & West: R-1: Single-Family Residential District

LAND USE:

The GLUM illustrates Industrial, Business Park, Warehousing, High Density Residential, Low/Medium Density Residential, Park, Open Space, and Drainage in the Vista Alegria planning area. The GLUM will be updated by City of Rio Rancho to reflect Vista Alegria's Proposed Land Uses to Low/Medium Density, High Density Residential, and Parks (See Figure 2.7: Generalized Land Use Map). This reflects the most recent amendment to the Northern & Rainbow Specific Area Plan, adopted November 13, 2025 via Resolution No. 133, Enactment No. 25-132 by the Governing Body.

The subject Master Plan request is concurrent with Case #25-100-00016, requesting approval of a Zone Map Amendment for the subject properties notated above. All properties contained in the subject Zone Map Amendment comprise the entirety of the Vista Alegria Master Plan boundary. All lots are under the Applicant's ownership.

The subject properties are proposed to be amended to the following zoning, as notated below:

- Rio Rancho Estates Unit 8, Block 57, Lots 1-7, & 18-24; and Block 58, Lots 1-7 from M-1: Industrial & Business Park District to R-6: Multi-Family Residential District (Approx. 21.0257 acres)
- Rio Rancho Estates Unit 8, Block 58, Lots 9-11, 14-20, & 22-24 (M-1); Block 61, Lots 1-2, 4-7, 10-11, 14-19, & 21-24; Block 62, Lots 1-2, 4A, 5-6, & 20-22; and Block 66, Lots 1-4 (R-1) from M-1: Industrial & Business Park District & R-1: Single-Family Residential District to R-4: Single-Family Residential District (Approx. 44.1824 acres)
- Rio Rancho Estates Unit 8, Block 62, Lots 8-10, & 15-17; and Block 66, Lots 8-10, & 13-16 from R-1: Single-Family Residential District to R-3: Mixed Residential District (Approx. 13.0039 acres).

In total, the subject properties comprise approximately 78.212 acres.

Anticipated dwelling unit counts:

Moderate Density Residential (R-4): Approx. 310 dwelling units.

Medium/High Density Residential (R-3): Approx. 90 dwelling units.

High Density Residential (R-6): Approx. 1,030 dwelling units.

COMMUNITY FACILITIES & SERVICES:

The Vista Alegria Master Plan identifies 3.74 acres of HOA owned and maintained parks, with a proposed additional 5.4 acres of parkland in the final phase of the Master Plan.

Two pocket parks are proposed within Phases 1-5 of the Master Plan. Park A is located on the northern portion of planning area that can be accessed from 3rd and 4th Avenue. The park features multiple amenities for residents, as well as natural landscaping, shade structures, corn hole, trails, and more. Park B can be accessed from 1st or 2nd Avenue and includes paved meandering trails around the perimeter of the park, ideal for bicycling. Park B will additionally include a ninja training course, playground, shade structure, and picnic area.

Park layouts, designs, and amenities shown are subject to change as the final construction documents are prepared.

Staff had concerns regarding potential trespassing into the proposed parks, as they both directly abut vacant out parcels. The Applicant provided further language in this section to address park access mitigation, including: making entrances more visible, including 'no trespassing' signage & fencing/barricades where needed, and local involvement from the HOA and local law enforcement.

GRADING & DRAINAGE:

The intent of the conceptual drainage plan for Vista Alegria Master Plan area is to provide the initial structure for a drainage solution within the watershed. The plan will consider existing conditions within the watershed and adhere to the land treatments laid out in the "Calabacillas Watershed Park Management Plan," from August 2024. The basin that encompasses the Vista Alegria Master Plan area includes areas to the north of Northern Boulevard as well as some areas east of Rainbow. Per the report the flow rate at the crossing at Northern Boulevard is 6,735 CFS. The Vista Alegria Master Plan will fall within the jurisdiction of the City of Rio Rancho and the Southern Sandoval County Arroyo Flood Control Authority (SSCAFCA).

CIRCULATION:

Access to Vista Alegria is available via Rainbow Boulevard, a current minor arterial, via four entrances into the planning area via 2nd, 3rd, 4th, and 5th Avenue NW, all residential roads. Roadway design will comply with the current DPM standards and any specific improvements will be identified by a traffic study prepared during the preliminary plat process.

All new typical roadway sections will comply with City design and all City Fire & Rescue standards. Proposed stub streets and hammerheads will additionally comply with International Fire Code 2024; any Variances required will be submitted during the Preliminary Plat approval phase.

UTILITIES:

There are existing water mains in Northern Boulevard that extend the length of the Master Plan Area from Rainbow Boulevard on the east, past 3rd Street on the west. There is also an existing water main in Rainbow Boulevard that extends south from Northern Boulevard to approximately 8th Avenue. The intent is for connections to be made to these existing mains and then routed through the master plan area by 8" lines.

An existing 10" sanitary sewer main, to service the Specific Area Plan area, extends out from the

existing Camino Crossing subdivision on the north side of Northern Boulevard, west to 3rd Street. The main turns and goes south in 3rd Street to the extent of the Specific Area Plan area. The intent is for the Specific Area Plan area to discharge to the existing main in 3rd Street where it will be conveyed downstream to an existing lift station located at the intersection of 3rd Street and Inca Road. From here, it will be conveyed to an existing wastewater treatment plant.

Wastewater generated from the proposed subdivided lots will be collected by 4" PVC service lines that connect to a gravity sewer collection network. This network will include a series of 8" PVC sewer mains and strategically placed manholes (MH) to convey the flow to the City's existing 10" sewer main in 3rd Street. Figure 8.3 (Pg. 42 of Master Plan PDF) illustrates the conceptual utilities layout.

A Water & Wastewater Availability letter is required prior to any submittal for Preliminary Plat or building permit.

DESIGN STANDARDS:

The Vista Alegria Master Plan outlines design guidelines for home development & aesthetics, as well as landscape and streetscape standards. These proposed design standards follow the design requirements as laid out in the Northern & Rainbow Specific Area Plan.

IMPLEMENTATION & PHASING:

Prior to development occurring, rezoning (concurrent with this Master Plan request) and re-platting will be required. The Vista Alegria Master Plan is proposed to be developed in six (6) distinct phases. The exact timing will be determined by market conditions.

Phase one (1) will use 2nd Avenue for access into Vista Alegria via Rainbow Boulevard. Phases two (2) and three (3) will extend 3rd Avenue, completing the southern portion of the planning area. Phase 4 (4) will construct 4th Avenue and a segment of 5th Avenue.

Upon completion of Phases 1-5, which will focus on single-family housing, the final Phase six (6) will introduce either a multifamily apartment development or a Build-to-rent complex. The final layout, access, and circulation for Phase six (6) will be determined at a later date.

CONFORMANCE WITH COMPREHENSIVE PLAN:

Under Section 4 of the proposed Master Plan, the Applicant identifies how Orchard Park will align with the policies, goals, and actions of the City Comprehensive Plan. These goals and policies include:

Antiquated Platting:

- GOAL A-1: Eliminate antiquated platting within the City of Rio Rancho where desirable.
- POLICY A-2: Require appropriate development standards for infrastructure and environmental improvements for both newly platted lots and antiquated lots.
- POLICY A-3: Ensure that the City's land use and development regulations provide the specific and detailed provisions necessary to eliminate prematurely platted land when feasible.
- Action A-4: Process street name change applications to address numbered streets that conflict with the street naming policy.

Conservation & Natural Environment:

- GOAL CON-1: Preserve water resources.
- GOAL CON-2: Preserve vegetation and natural resources.

Land Use:

- GOAL L-2: Encourage consolidation of lots to promote a variety of land uses in a planned

manner.

- POLICY L-1: Encourage the master planning of developments that establish a community character that considers circulation, landscaping, open space, storm drainage, utilities, and building location and design in the master plan.

Population and Housing:

- GOAL PH-3: Promote a variety of housing types to meet the needs of all members of the community.
- GOAL PH-4: To ensure that single-family and multifamily residential neighborhoods provide an attractive living environment.
- POLICY PH-5: Encourage mixed-use and mixed-income housing opportunities in designated growth nodes throughout the city.
- POLICY PH-7: Support residential developments with appropriate amenities for families with children.

Transportation:

- GOAL TR-2: Transportation facilities designed and constructed in a manner to facilitate Rio Rancho's economic goals, enhance livability and meet Federal, State, regional and local requirements.
- POLICY TR-11: Ensure all rights-of-way and transportation facilities are ADA-compliant.
- POLICY TR-10: Support the design of streets and highways to respect surrounding land uses, natural features and community amenities.

Public Facilities:

- GOAL PF-3: Provide public facilities that meet or exceed constituents expectations.
- GOAL PF-4: Current demand on public facilities should not overburden City public facilities beyond what the City can reasonably provide for future demand.
- GOAL PF-5: Construct new public facilities to meet demands at least 10 years into the future.
- POLICY PF-3: Make land use recommendations based on the availability of adequate public facilities necessary to support a proposed land use.

Parks and Recreation:

- GOAL PR-1: Establish new and maintain existing recreation, senior centers, parks, trails and open space that foster a quality community, support a strong economy, and meet the needs of current and future residents.
- GOAL PR-4: Modify existing parks and recreation facilities as needed to ensure safety, accessibility, and optimum use.
- POLICY PR-1: Develop pedestrian and bicycle linkages between neighborhoods and major natural areas, recreation facilities, and education, employment and retail centers.
- POLICY PR-7: Develop a culture of sustainability by designing and constructing facilities that maximize long term conservation and stewardship of the city's human, financial and natural resources.

Urban Design:

- GOAL UD-1: Create focused growth areas where existing public infrastructure can support higher density development.
- GOAL UD 2: Create traditional neighborhood patterns that support a sense of place.
- GOAL UD 3: Create street patterns with development that fosters human interaction.
- GOAL UD-7: Create subdivision linkages to open space recreational facilities.
- POLICY UD-1: Identify specific areas within the city where growth should be focused.
- POLICY UD 2: Provide development incentives for developments that create a sense of place, foster human interaction, and discourage crime.

Economic Development:

- GOAL EDP-3: Enhance the tax base.
- Policy EDP-6: Continue to support Southern Sandoval County Arroyo and Flood Control Authority (SSCAFCA) and ensure the City and SSCAFCA have a collaborative relationship to ensure both entities' needs are met.
- POLICY EDP-8: Work with Sandoval County to enhance its website with land ownership data consistent with Bernalillo County's system.

Staff recommends the Planning and Zoning Board find that the Applicant has been able to assemble a Master Plan boundary which is 100% owned by the Applicant. While the boundary is not as contiguous as staff would prefer, staff understands the challenges of assembling contiguous ownership. The proposed residential areas will be an action in resolving some of antiquated platting issues in the subject area.

Staff recommends the Planning and Zoning Board find that the proposed Vista Alegria Master Plan has integrated circulation, parks and recreational amenities, and design standards in a way which is both compatible with the Northern & Rainbow Specific Area Plan, but also attempts to integrate these elements as best as possible, given the unique boundary of the proposed Master Plan. Staff additionally finds that continuity of the Master Plan boundary has the opportunity to improve as the Applicant is able to assemble further property ownership.

Staff recommends the Planning and Zoning Board find that the proposed Master Plan provides for HOA pocket parks which may provide enhanced amenities to better serve these families, which can in turn provide a sense of place and community. As presented, the Master Plan's proposed park and recreational amenities exceed the minimum City Parks & Recreation standards.

NOTIFICATIONS: Notice of pending development application was sent via first class mail to adjacent property owners. A legal ad was placed in the January 26, 2026 edition of the Albuquerque Journal. Public notice signs were placed on the property as required by ordinance. All legal notification requirements for this project have been met.

INTERDEPARTMENTAL/INTERAGENCY REVIEW:

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

IMPACT:

Staff recommends the Planning and Zoning Board recommend approval of the Vista Alegria Master

Plan to the Governing Body, subject to the following findings of fact and conditions:

General Findings of Fact:

1. The Planning and Zoning Board may make a recommendation to the Governing Body on the Applicant's request for a Master Plan.
2. The Applicant has the authority to apply for a Master Plan on the subject property.

Specific Findings of Fact and Conditions of Approval:

1. The Vista Alegria Master Plan complies with the requirements of the Comprehensive Plan.
2. The Applicant has submitted an application and narrative that meets the basic requirements of establishing a community character that considers circulation, landscaping, open space, storm drainage, utilities, and building location and design.
3. The Vista Alegria Master Plan complies with the requirements of the Northern & Rainbow Specific Area Plan.
4. The Applicant shall correct all text and figure references as needed, including: Provide missing graphic for Figure 8.1 (Pg. 35 of MP).
5. The Applicant shall provide staff with a clean Master Plan document incorporating the most recent redline changes made.
6. All future streets to comprise the Master Plan will need to adhere to all City DPM and SAMM spacing requirements in order to be developed. Additionally, all City Fire & Rescue requirements, including secondary access provisions, shall be adhered to

However, if the Planning and Zoning Board finds that the Vista Alegria Master Plan does not meet the requirements for recommendation of approval, staff recommends the following findings of fact for denial:

Specific Findings of Fact for Denial:

1. The Vista Alegria Master Plan does not comply with the requirements of the Comprehensive Plan.
2. The Applicant has submitted an application and narrative that does not meet the basic requirements of establishing a community character that considers circulation, landscaping, open space, storm drainage, utilities, and building location and design.

ALTERNATIVES:

1. The Planning & Zoning Board may recommend approval of the request to the Governing Body.
2. The Planning & Zoning Board may recommend denial of the request to the Governing Body.
3. The Planning & Zoning Board may modify the request and recommend the Governing Body approve such modifications.
4. The Planning & Zoning Board may continue to public hearing to request additional information or to consider testimony provided at the public hearing.

DEPARTMENT RECOMMENDATION:

Staff recommends the Planning and Zoning Board recommend approval to the Governing Body, with findings and conditions.

ATTACHMENT: [Zoning & Location Map](#)

ATTACHMENT: [Application & Justification](#)

ATTACHMENT: [Authorizations](#)

ATTACHMENT: [Vista Alegria Master Plan](#)

ATTACHMENT: [Reproduction of Notices, Legal Ad](#)

ATTACHMENT: [DRAFT_Resolution_Vista_Alegria_MP_BMB.doc](#)

PLANNING & ZONING LAND USE APPLICATION

Please check appropriate box

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

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

APPLICANT/AGENT INFORMATION

Applicant Name: AMREP Southwest		Phone:
Address: 409 NM Hwy 528		E-Mail:
City: Rio Rancho	State: NM	Zip: 87124
Proprietary Interest: Owner	List Owners:	
Deed or Ownership Verification Provided: (Initials)	Letter of Authorization Provided: (Initials) B.A.	
Agent Name: Consensus Planning, Inc.		Phone:
Address: 302 Eighth Street, NW		E-Mail:
City: Albuquerque	State: NM	ZIP Code: 87102

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

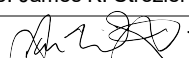
Vista Alegria Master Plan and ZMA

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit: Unit 8	Block(s): 57-58, 61-62, 66	Lot(s): See attached
Existing Zoning: M-1 and R-1	Proposed Zoning: R-3, R-4, R-6	
No. of existing lots: 78	No. of proposed lots:	Total area of site (acres) 78.21

ACKNOWLEDGEMENT

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

Print Name: James K. Strozier	Applicant: AMREP	Agent: Consensus Planning, Inc.
Signature: 	Date: 10/30/2025	

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

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



November 7, 2025

Fred Radosevich, Chairman
Planning and Zoning Board
City of Rio Rancho
3200 Civic Center Circle NE
Rio Rancho, NM 87144

RE: AMREP Southwest – Request for Vista Alegria Master Plan and Zone Map Amendment

Landscape Architecture
Urban Design
Planning Services

Dear Mr. Chairman:

302 Eighth St. NW
Albuquerque, NM 87102

The purpose of this letter is to request approval of a Master Plan and Zone Map Amendment on behalf of AMREP Southwest, Inc. (“The Applicant”).

Summary of Request: This two-part request includes:

1. Approval of a Master Plan to guide traffic and circulation, landscape, drainage, and utilities, and to provide design guidelines for future development. The Vista Alegria Master Plan boundary totals 78.21 acres with 78 parcels.
 - Rio Rancho Estates, Unit 8, Block 57, Lots 1-7, 18-24; Block 58, Lots 1-7, 9-11, 14-20, 22-24; Block 61, Lots 1-2, 4-7, 10-11, 14-19, 21-24; Block 62, Lots 1-2, 4A, 5-6, 8-10, 15-17, 20-22, Block 66, Lots 1-4, 8-10, 13-16 (see Figure 3 on page 5).

There are six out parcels not included in the Master Plan.

- Out parcels: Rio Rancho Estates, Unit 8, Block 58, Lot 8, 21; Block 61, Lot 3, 8-9, 20.
2. Approval of a Zone Map Amendment to rezone the properties that are owned by AMREP Southwest. These parcels are currently zoned and legally described:
 - M-1: Industrial Rio Rancho Estates, Unit 8, Block 57, Lots 1-7, 18-24
 - R-1: Single-family Residential, Block 58, Lots 1-7, 9-11, 14-20, 22-24; Block 61, Lots 1-2, 4-7, 10-11, 14-19, 21-24; Block 62, Lots 1-2, 4A, 5-6, 8-10, 15-17, 20-22, Block 66, Lots 1-4, 8-10, 13-16.

PRINCIPALS

James K. Strozier, FAICP

ASSOCIATES

Ken Romig, PLA, ASLA
Erin Callahan, AICP

The Applicant held a pre-application meeting with Development Services staff on September 8, 2025, to discuss the proposed Northern and Rainbow Specific Area Plan Amendment, Master Plan, and Zone Map Amendment requests. In addition, a Planning Zoning Board (PZB) hearing was held on October 28, 2025, concerning the land use update within the Northern and Rainbow Specific Area Plan, with staff recommending approval, and the PZB unanimously recommended approval to the Governing Body.



PROJECT DESCRIPTION

The subject properties are bounded by 6th Avenue (N), 1st Avenue (S), Rainbow Boulevard (E), 3rd Street (W). AMREPS Southwest is requesting the approval of a Master Plan and a zone change from R-1 and M-1 to R-3, R-4, and R-6 within its ownership to allow for the development of medium/higher density homes.

The recent approval of the Northern and Rainbow Specific Area Plan boundaries and modification of its Land Use Map provide guidelines for future development within the Northern/Rainbow SAP. The proposed Master Plan ensures well-planned neighborhoods, and the zone map amendment implements the goals of both the Specific Area Plan and the Master Plan.

The applicants own 100% of the Master Plan area. There are six out parcels that are not included in the Master Plan boundary or total acreage (see *Figure 1-3*). The out parcels are currently vacant.

CASE HISTORY

The existing Northern and Rainbow Specific Area Plan was adopted by the City of Rio Rancho on January 14, 2009. At that time, the major emphasis was that the area was to be anchored by the Rainbow Business Park, which was to serve as an Employment Center for western Rio Rancho. The plan also proposed future zoning and a land use map for the entire plan area. The proposed zoning and land uses were to be implemented through separate master plans and zone map amendments by the private landowners. Only the M-1 zone for the proposed Business Park was requested and adopted at the time. The current R-1: Single-family Residential zoning was adopted by the Governing Body in 1994 as Ordinance No. 62, Enactment No. 94-060; the current M-1: Light Manufacturing District zoning found on the property was adopted by the Governing Body in 2009 as Ordinance No. 8, Enactment No. 09-06. Since then, no other zone map amendments have been requested, and the majority of the site has remained vacant.

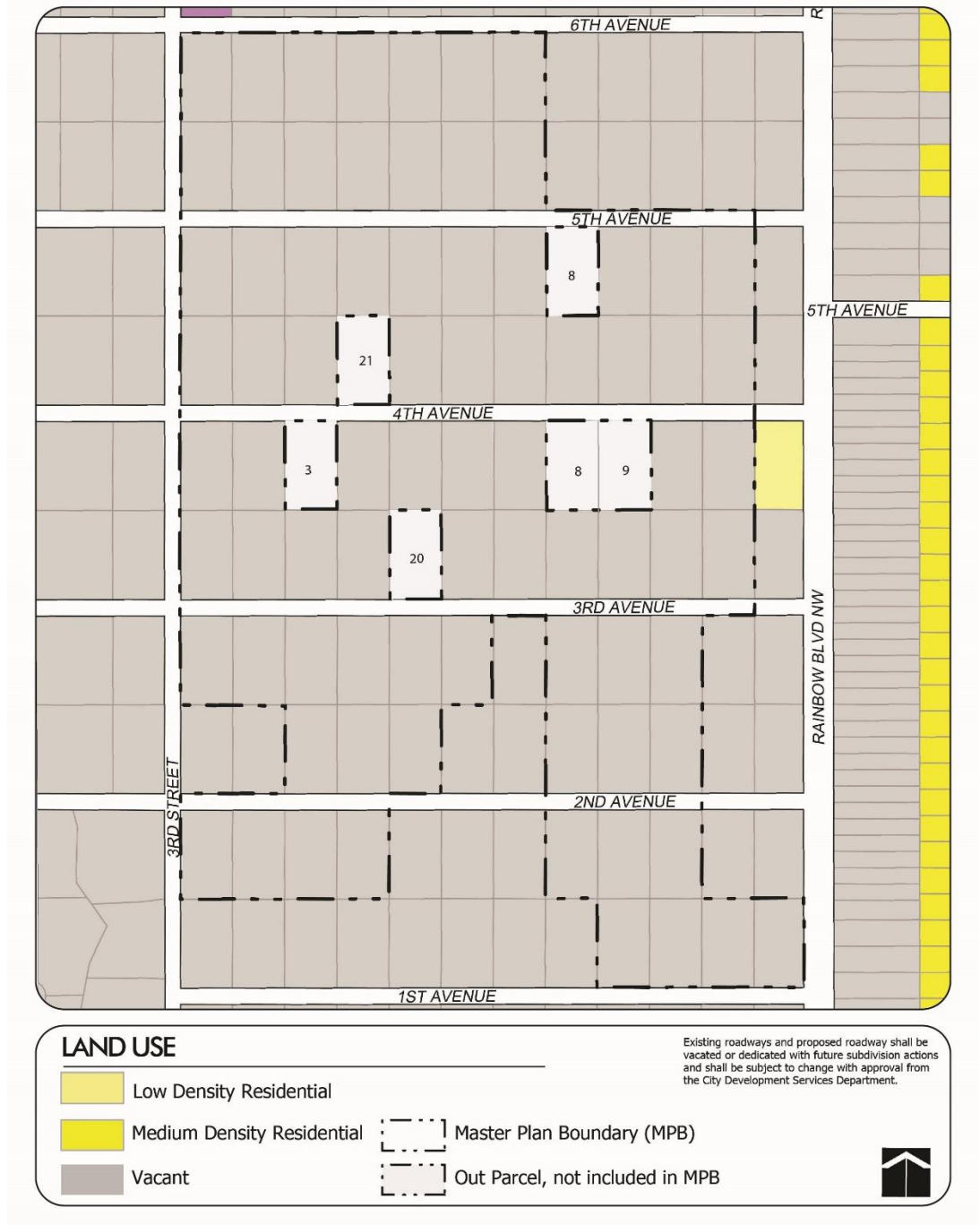
The Northern and Rainbow Specific Area Plan (NRSAP) Amendment in 2025 updated the original proposed land uses to include more residential components with various housing densities and reduced the Industrial component that never came to fruition, with only one business. The Rainbow Business Park will remain; however, the heavy industrial areas are limited and replaced with new neighborhood commercial and light manufacturing districts. A Planning Zoning Board (PZB) hearing was held on October 28, 2025, concerning the land use update within the Northern and Rainbow Specific Area Plan, with staff recommending approval, and the PZB unanimously recommended approval to the Governing Body.

ADJACENT LAND USE AND ZONING

Most of the SAP area has been vacant since it was designated as such. There is only one industrial business and three existing homes currently (see *Figure 1*). Adjacent property to the north is zoned R-2 with a built-out single-family neighborhood and park, while properties to the east, west, and north are zoned R-1 with limited single-family houses. There is an Overlay Zone (OZ) along segments of Rainbow Boulevard.

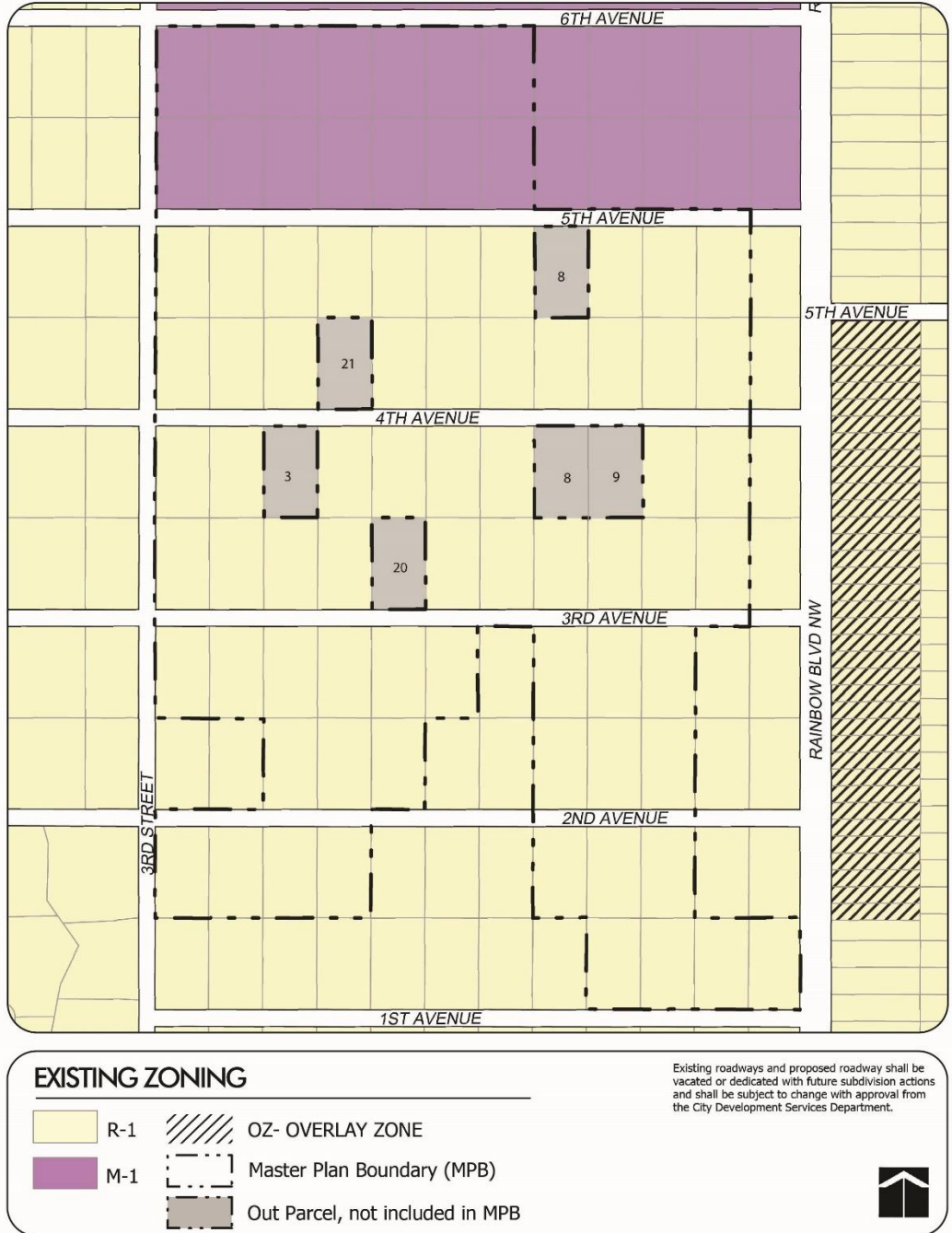
The Zoning Overlay enactment 98-023 aims to promote replatting in areas where the subdivision layout is substandard or ill-conceived, or where it hinders the continuity of the street network. The subject property is within the Northern and Rainbow Specific Area Plan boundary and is currently zoned R-1 and M-1(see Figure 2).

Figure 1. Existing Land Use



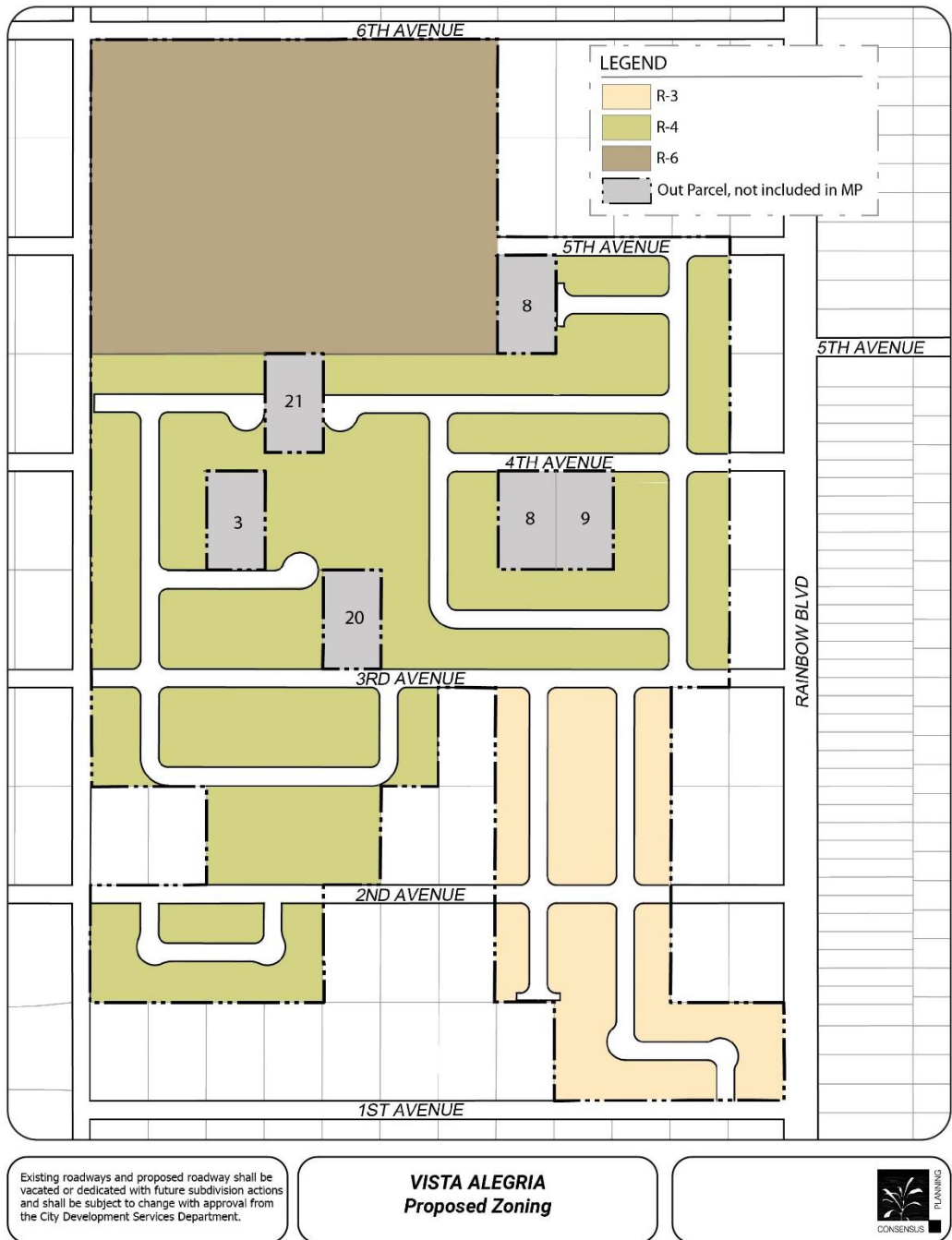
Note: Master Plan Area in Dashed black Line

Figure 2. Existing Zoning



Note: Master Plan Area in Dashed black Line

Figure 3. Proposed Zoning



Note: Planning Area in Dashed black Line

RIO RANCHO COMPREHENSIVE PLAN JUSTIFICATION CRITERIA

The following responses justify how the requests for both the Master Plan and the Zone Map Amendment for the properties align with the goals and policies of the City of Rio Rancho Comprehensive Plan.

GOAL A-1: Eliminate antiquated platting within the City of Rio Rancho where desirable.

POLICY A-2: Require appropriate development standards for infrastructure and environmental improvements for both newly platted lots and antiquated lots.



POLICY A-3: Ensure that the City’s land use and development regulations provide the specific and detailed provisions necessary to eliminate prematurely platted land when feasible.

Action A-4: Process street name change applications to address numbered streets that conflict with the street naming policy.

Applicant Response: *The adopted Vista Alegria Master plan provides a framework to consolidate, and re-plat prematurely developed lots in the planning area. The Zone Map Amendment will allow the Applicant to address issues of antiquated platting by removing the R-1 zone and replacing it with R-3, R-4, and R-6.*

GOAL CON-5: Meet federal, state, regional and local water quality standards through coordinated, long-term strategies that address the many contributors to water pollution.

Applicant Response: *These requests will meet federal, state, regional, and local water quality standards through coordinated, long-term strategies through the implementation of an approved master drainage plan as part of the Vista Alegria Master Plan. The master drainage plan will ensure that all future development meets water requirements and water quality standards.*

GOAL L-2: Encourage consolidation of lots to promote a variety of land uses in a planned manner.

POLICY L-1: Encourage the master planning of developments that establish a community character that considers circulation, landscaping, open space, storm drainage, utilities, and building location and design in the master plan.

Applicant Response: *These requests encourage the master planning of developments that establish a community character because the Master Plan will enhance the design standards of the community, lay out proposed zoning to support residential, commercial, and educational development, and adopt a drainage master plan for the area. The master plan will ensure that all future development meets all water quality requirements and develops storm water infrastructure for the existing arroyos. The amendment will also update theming for the master plan development, transportation plans, and trail system.*

GOAL PH-3: Promote a variety of housing types to meet the needs of all members of the community.

GOAL PH-4: To ensure that single-family and multifamily residential neighborhoods provide an attractive living environment.

POLICY PH-5: Encourage mixed-use and mixed-income housing opportunities in designated growth nodes throughout the city.

POLICY PH-7: Support residential developments with appropriate amenities for families with children.

Applicant Response: *These requests support residential development with appropriate amenities for families with children because the Zone Map Amendment will implement single-family and multifamily residential neighborhoods that will be an attractive living environment. The Master Plan will include a proposed land use map to show where future locations of residential and recreational areas will be and how the added recreational feature add value and are appropriate amenities for families with children.*



GOAL TR-2: Transportation facilities designed and constructed in a manner to facilitate Rio Rancho's economic goals, enhance livability and meet Federal, State, regional and local requirements.

POLICY TR-11: Ensure all rights-of-way and transportation facilities are ADA-compliant

POLICY TR-10: Support the design of streets and highways to respect surrounding land uses, natural features and community amenities.

Applicant Response: *The Master Plan supports a balanced transportation system by including a variety of transportation options to meet future development needs. The master plan includes developing residential roads throughout the proposed neighborhoods, extending the existing sidewalks, and creating a network of paths to support all modes of transportation.*

GOAL PF-3: Provide public facilities that meet or exceed constituents expectations.

GOAL PF-4: Current demand on public facilities should not overburden City public facilities beyond what the City can reasonably provide for future demand.

GOAL PF-5: Construct new public facilities to meet demands at least 10 years into the future.

POLICY PF-3: Make land use recommendations based on the availability of adequate public facilities necessary to support a proposed land use.

Applicant Response: *These requests will provide a broad range of services and public facilities that meet the needs of current and future City residents by incorporating a Vista Alegria Master Plan. The master plan will incorporate drainage and sewer infrastructure that is suitable for all development within the planned area. There will also be streets, sidewalks, and a multi-use path within the planned area.*

GOAL UD-1: Create focused growth areas where existing public infrastructure can support higher density development.

GOAL UD 2: Create traditional neighborhood patterns that support a sense of place.

GOAL UD 3: Create street patterns with development that fosters human interaction.

GOAL UD-7: Create subdivision linkages to open space recreational facilities.

POLICY UD-1: Identify specific areas within the city where growth should be focused.

POLICY UD 2: Provide development incentives for developments that create a sense of place, foster human interaction, and discourage crime.

Applicant Response: *The Vista Alegria Master Plan was created to support a growth area and provide a framework for future public infrastructure in one of the rapidly growing areas of the City of Rio Rancho. The Zone Map Amendment and Master Plan will create the opportunity to meet housing needs in the city, create employment opportunities for the growing population, and expand public infrastructure to support new development. These requests is also an opportunity for the Vista Alegria Master Plan to meet the current zoning standards set by the City of Rio Rancho. The current R-1 zone is not a zone that supports affordable housing development therefore, the proposed zoning will allow for development to occur with correct density and access to transportation.*

GOAL EDP-3: Enhance the tax base.

Policy EDP-6: Continue to support Southern Sandoval County Arroyo and Flood Control Authority (SSCAFCA) and ensure the City and SSCAFCA have a collaborative relationship to ensure both entities' needs are met.



POLICY EDP-8: Work with Sandoval County to enhance its website with land ownership data consistent with Bernalillo County's system

Applicant Response: *These requests will enhance the tax base because the Zone Map Amendment for the R-3, R-4, and R-6 zone will bring residential development, however this residential development is adjacent to Northern Boulevard and Rainbow Boulevard which provides access and links to surrounding communities where economic development, jobs and needed services can be obtained. The Master Plan also provides needed growth to an area with existing underutilized infrastructure and facilities.*

RIO RANCHO DEVELOPMENT PROCESS MANUAL (DPM) MASTER PLAN JUSTIFICATION CRITERIA

This request for a Master Plan complies with the criteria outlined in CHAPTER 2: PROCEDURES, 2.4B LAND USE PLANS of the Rio Rancho Development Process Manual as follows:

Master Plans: Master Plans are prepared by either the City or private sector and submitted to the City for review and approval. Master Plans address the Principles and Policies of the Comprehensive Plan, but specific to a defined area within the City; at least 10 acres. For subdivisions that are 20 acres or less, master plans may be less detailed, and certain sections may be omitted per staff discretion and approval. At a minimum Master Plans shall require conceptual Grading & Drainage, Circulation and Utilities layouts and an updated land use map maybe required, if changes are proposed. Ownership of at least 75% of the subject area acreage shall be required for the preparation and submission of a Master Plan.

Applicant Response: *The proposed Vista Alegria Master Plan was prepared by the private sector and is being submitted to the City for review and approval. The Master Plan addresses the Principles and Policies of the Comprehensive Plan, as detailed in the Rio Rancho Comprehensive Plan Justification Criteria starting on page 5, and follows the Goals and Policies of the Northern and Rainbow Specific Area Plan. This 78 acres Master Plan is greater than 20 acres and contains conceptual Grading & Drainage, Circulation and Utilities layouts, and an updated land use map. The Master Plan ownership is 100% and any out parcels within Master Plan boundary are not included in the Master Plan and total acreage, but are ensured legal access.*

RIO RANCHO MUNICIPAL CODE ZMA JUSTIFICATION CRITERIA

This request for a zone map amendment complies with the criteria outlined in Section 150.07 AMENDMENTS of the Rio Rancho Municipal Code as follows:

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

Applicant Response: *The proposed Zone Map Amendment for the Vista Alegria residential community is consistent with the health, safety, morals, and general welfare of the city. The proposed ZMA offers an opportunity to enhance the health and welfare of the City by establishing the development conditions necessary for constructing high-quality mixed residential projects that will meet the needs of the Northern / Rainbow area and future Vista Alegria residents. The amendment will complement the existing and surrounding developed residential areas by allowing a variety of housing options in what the Rio*



Rancho Comprehensive Plan defines as a development node, corridor, and gateway (Page V-11). As described in Section 1.3 Development Nodes, 'The creation of development nodes where higher concentration of land uses exist in the form of commercial, multi-family and mixed-use developments helps to develop a sense of place.', the proposed ZMA will further the general welfare of the City by providing this variety of zones thus creating the sense of place for current and future residents within a developing neighborhood within Rio Rancho.

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

Applicant's Response: *The request to rezone the site to R-3, R-4, and R-6 is consistent with the Northern and Rainbow Specific Area Plan. AMREP Southwest has been assembling and will continue to assemble the land to address the antiquated platting and checkerboard ownership, which have hitherto presented a significant challenge for development. In addition, the subject properties have remained vacant for over 15 years under the existing R-1 zoning. However, within the last few years, there has been a growing demand for additional mixed-density, mixed-income housing in Rio Rancho. Further, there has been less interest from homebuilders in large "estate" lots at lower densities, especially in areas that require substantial transportation and drainage improvements due to access and topography challenges. As a result, the subject parcels, with their larger lot and infrastructure requirements under the existing R-1 "Estate Residential" zoning, are likely to continue to remain undeveloped as large estate lots. The proposed R-3, R-4, and R-6 zoning is better suited and provides a logical transition from R-1 with a medium lot size option for more productive use of currently vacant land. This transition ensures stability for non-contiguous lots that would remain R-1 as it provides a complementary transition in densities. Adequate consideration for buffering and traffic circulation has been given to the out parcel lots not owned by the applicant (see Master Plan). The zone change will create the opportunity for diverse housing product options tailored to current and future housing needs in the area.*

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

Applicant's Response: *The proposed ZMA is consistent with and furthers several goals and policies of the City's Comprehensive Plan as identified in the Rio Rancho Comprehensive Plan Justification Criteria on page 5.*

The proposed ZMA is consistent with and furthers the Northern and Rainbow Specific Area Plan (NRSAP), a privately developed area plan, which has been adopted by the City. The Vista Alegria Master Plan is within the NRSAP and identifies the NRSAP's proposed land uses, aligns development with the proposed land uses, and implements them through zone map amendments.



150.07(D)(4) The applicant must demonstrate that the existing zoning is inappropriate because:

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

Applicant’s Response: *Considering the current and future conditions of the site and community, a different zoning category is more advantageous (Criterion C). The subject properties have not developed under the existing R-1 zoning. They have remained vacant for over 15 years since the original Northern and Rainbow Specific Area Plan was adopted in 2009. The requested R-3, R-4, and R-6 zoning is more advantageous to the community, as it responds to the City of Rio Rancho’s goal to support the construction of a “variety of housing types that meet the needs of all members of the community” and policy to “encourage mixed-income housing opportunities in designated growth nodes throughout the city”, of which Northern and Rainbow is a designated node. It is unlikely that the R-1 lots envisioned in the original Northern and Rainbow Specific Area Plan will develop in the near future due to current housing market trends towards smaller homes on smaller lots.*

According to the 2023 NM Affordable Housing Needs Assessment, adding to the supply of townhomes and smaller detached units in rapidly growing cities like Rio Rancho can create affordable options for first-time or lower-income home buyers. The development of market-rate multi-family properties will also reduce rental market pressure for households at all income levels. The increasing demand for single-family homes, townhomes, smaller detached units, and multi-family units in Rio Rancho and the Greater Albuquerque Metro Region, coupled with a shortage of development-ready sites necessitates a need for the zone change. The subject site is well suited to support housing development at medium densities. The requested R-3, R-4, and R-6 zoning for this property will better serve the needs of the community than the existing R-1 zoning.

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

Applicant’s Response: *The cost of land or other economic considerations are not the determining factors for the applicant's request for a zone change. The request for a zone change aligns with implementation strategies for the Vista Alegria Master Plan and is consistent with the goals of the City’s*



Comprehensive Plan and Affordable Housing Plan to provide mixed-income, mixed-density homes across the city.

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

Applicant's Response: *The zone change is not being requested due to its location along a major street. The zone change is sought to implement the proposed land use of the Northern and Rainbow Specific Area Plan and the Vista Alegria Master Plan. The requested zone map amendment is not for apartment, office, or commercial zoning.*

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

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

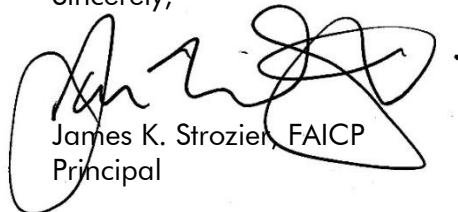
(2) The area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones; because the site is not suitable for the uses allowed in any adjacent zone due to topography, traffic, or special adverse land uses nearby; or because the nature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

Applicant's Response: *A spot zone is not created on the subject properties since it applies to a large, contiguous area within the Northern and Rainbow Specific Area that prescribes such land uses and zoning. The area is master-planned and will facilitate the realization of several goals and policies of the Comprehensive Plan.*

CONCLUSION

On behalf of AMREP Southwest, Inc., we respectfully request that the Planning and Zoning Board approve the Vista Alegria Master Plan and Zone Map Amendment for the subject properties. Thank you for your consideration.

Sincerely,



James K. Strozier, FAICP
Principal

May 20, 2024

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

Letter of Authorization

To Whom It May Concern,

This letter authorizes Consensus Planning, Inc. to represent AMREP Southwest for all projects occurring within the City of Rio Rancho. The agent shall have full authority to meet with City Staff, hold meetings, and submit any documents related to the ongoing projects. Thank you for your help and cooperation.

Sincerely,

AMREP Southwest

By:  _____

Printed Name: Bryan Aragon

Title: Land Development Coordinator

Resurrection Land Company, LLC

409 NM HWY 528, NE
Rio Rancho, New Mexico, 87124

August 14, 2025

Brian Babyak, AICP
Planning and Zoning Division Manager
City of Rio Rancho
Development Services/Planning & Zoning Division
O: 505-896-8756

RE: Letter of Authorization

Mr. Babyak,

This letter authorizes Consensus Planning, Inc. to represent Resurrection Land Company, LLC for the Vista Alegria Master Plan within the City of Rio Rancho. The agent shall have full authority to meet with City Staff, hold meetings, and submit any documents related to the ongoing projects. Thank you for your help and cooperation.

Sincerely,

Resurrection Land Company, LLC

By:  _____

Printed Name: Bryan Aragon

Title: Land Development Coordinator

OUTER RIM INVESTMENTS, INC.

November 18, 2025

Brian Babyak, AICP
Planning and Zoning Division Manager
City of Rio Rancho
Development Services/Planning & Zoning Division
Rio Rancho, NM 87144

RE: Letter of Authorization

Mr. Babyak,

This letter authorizes Consensus Planning Inc. to represent Outer Rim Investments, Inc. for the Vista Alegria Master Plan within the City of Rio Rancho. The agent shall have full authority to meet with City Staff, hold meetings, and submit any documents related to the ongoing project. Thank you for your help and cooperation.

Sincerely,



Bryan Aragon, PE
Land Development Coordinator
Outer Rim Investments, Inc.



CITY OF RIO RANCHO

VISTA ALEGRIA

Master Plan

Prepared for: **AMREP
SOUTHWEST**

Prepared by: **CONSENSUS
PLANNING, INC.**



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01. INTRODUCTION

This document serves as a Master Plan for the Northern and Rainbow Specific Area Plan (NRSAP), located in Rio Rancho, New Mexico. The NRSAP was adopted in 2009 and amended in November 2025. The amendment expanded the plan boundary and refined land uses, zoning, and implementation steps. The planning area encompasses 78 acres designated for the development of the Vista Alegria Master Plan. The Vista Alegria Master Plan outlines current conditions, goals and objectives, proposed land uses, zoning, and implementation strategies.

Planning Process

This Master Plan was accomplished in collaboration with the City of Rio Rancho Development Services Department, and Consensus Planning, Inc. The purpose of this Master Plan is to guide traffic access and circulation; landscape, parks, trails, and open space; drainage facilities and utilities; and to provide design guidelines. It is designed with several parks for the community. The Vista Alegria Master Plan was developed in coordination with the City of Rio Rancho's Development Services Department, Public Works Department, and Southern Sandoval County Flood Control Authority (SSCAFCA).

Plan Boundary

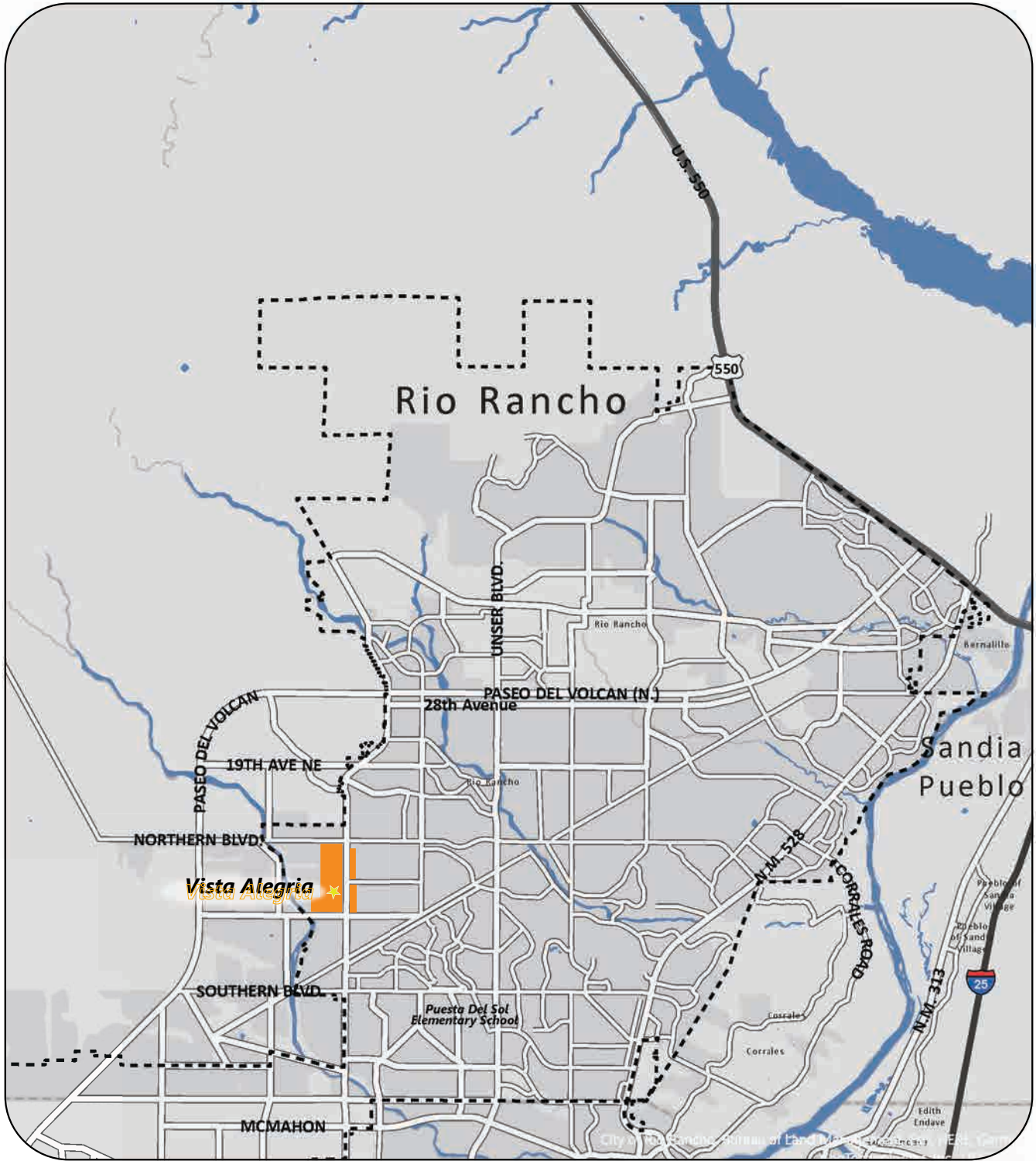
The Vista Alegria Master Plan is within the Northern and Rainbow Specific Area Plan (NRSAP) that is defined by Northern Boulevard to the north, Rainbow Boulevard to the east, Sandia Avenue to the south, and 3rd Street to the West. Vista Alegria is at the southern portion of the NRSAP with 6th Street as the northern boundary limit, Rainbow Boulevard to the east, Sandia Avenue to the south, and 3rd Street to west.

Plan Objectives

The following are the objectives of the Master Plan:

- To create a framework for zoning that allows single family residential neighborhoods in close proximity to planned schools, commercial services, and a business park area that will attract future employers to the City of Rio Rancho.
- To connect with and extend existing transportation corridors identified in the Mid-Region Council of Government and the City's Transportation Plan.
- To comply with and implement the Rio Rancho Comprehensive Plan and the Northern and Rainbow Specific Area Plan.
- To tailor the Master Plan to the area's unique physical characteristics to facilitate development of an attractive community for future residents.

Figure 2.1: Vicinity Map



VISTA ALEGRIA CONTEXT

-  Northern and Rainbow Specific Area Plan
-  Vista Alegre Master Plan Area

Scale: 1:120,699

0 0.75 1.5 3 Miles

02. EXISTING CONDITIONS

The Master Plan Area is primarily undeveloped. To the south of 6th Avenue there is an existing single-family residence constructed that is outside of Vista Alegria Master Plan and outside the Northern and Rainbow Specific Area Plan boundaries. The lands between 3rd Street and Rainbow Boulevard until the south boundary, Sandia Boulevard, are vacant. The estimated population at full build out will be approximately 2,915 people. Despite its distance from the center of Rio Rancho, this area is strategically positioned to accommodate new housing development, given its proximity to Rainbow Boulevard and Northern Boulevard.

Location

As shown on the Vicinity Map (see Figure 2.1), Vista Alegria is located within the Northern/Rainbow Specific Area Plan (NRSAP), within the Rio Rancho Estates Unit 8 Subdivision, and is in close proximity to Camino Crossing to the north and Rainbow Canyon Subdivision south of Sandia Boulevard and adjacent to the Calabacillas Arroyo (see Figure 2.2).

Figure 2.2: Calabacillas Arroyo



Demographics

In 2023, Rio Rancho population was 106,553. Rio Rancho is the fastest growing and third largest municipality in New Mexico with the statewide population of 2,114,768. It is expected that the City will continue to increase population over the next 20 years, with the projected population for 2040 being 118,233 people. Given this population projection from Mid-Region Council of Government (MRCOG) the percent growth from 2016 to 2040 is expected to be 24.1%.

The 2023 Census Bureau American Community Survey (ACS) 5-year estimates the median age for residents in Rio Rancho was 39.0 years of which 23.2% of the residents are under 18 years of age and 17.2% are 65 and over. Comparatively statewide median age was 39.2, with 22.1% under 18 and 18.8% 65 and over, respectively.

The average household size in Rio Rancho has 2.7 persons, similar but slightly higher than the statewide estimate of 2.51 persons. Rio Rancho had a total of 39,192 households in 2023. Of these, 54.3% were married family households, and 39.5% of those families had children under 18 years of age living in the house. Furthermore, 26.6% of the households were occupied by non-family members, of which 79.2% were living alone, and 37.8% were living alone and over 65 years old. In comparison, statewide, 41.4% of households are family households, of which 33.6% have children under 18 years. Non-family residents occupied 38.6% of the households; of that, 83.2% were living alone, and 35.7% were over 65 and living alone.

Rio Rancho is not as ethnically diverse as the rest of the state, with 61.7% of the population identifying as White, 20.7% as multiracial, 4.2% as Native American, 2.9% as Black, and 2.0% as Asian; of these, 42.1% identify as Hispanic. Statewide, New Mexico's population is 53.6% White, 20.9% multiracial, 9.5% Native American, 2.1% Black, and 1.7% Asian — with 48.2% of the total population identifying as Hispanic.

Rio Rancho residents are better educated than the state as a whole. 94.4% of the Rio Rancho population is a high school graduate or higher. Of these, 25.3% have some college education, 12.3% have an associate degree, 20.7% have a bachelor's degree, and 12.9% have a graduate degree. In comparison, New Mexico statewide had 87.7% high school graduates or higher, 22.6% some college, 9.2% associate, 16.6% bachelor's, and 13.6% graduate in 2023.

The Rio Rancho labor force was comprised of 52,665 (62.0%) workers in 2023. The unemployment rate for the city was 4.8%. In 2023, jobs, such as in the educational services, health care, and social assistance sector, made up almost one-quarter of the employment in Rio Rancho. Retail jobs made up 11.3% and professional, scientific, management, administrative, and waste management service jobs made up 13.1% of employment in the city ranking second and third, respectively.

Over half of Rio Rancho's households earned between \$50,000 and \$149,999 in 2023. The community is predominately middle class, unlike most of the state. The median household income for the City is \$85,755 compared to New Mexico statewide of \$62,125.

The average listing price of an existing home in Rio Rancho was \$420,000 in 2025. The median sold price was \$328,500 estimated by Realtor.com comparatively to Zillow.com that estimates

the average home value at \$344,701. According to the 2023 Affordable Housing Plan, the majority of Rio Rancho's existing housing inventory consists of single-family detached homes. The nature of Rio Rancho's early (pre-incorporation) development is negatively impacting its potential to develop new housing units in a cost-effective manner. Rio Rancho's original inventory of housing stock is beginning to show its age. Over half of the city's housing inventory was constructed before the year 2000. Many of these original "starter homes" are now in need of a significant repair.

Natural Features

The natural plant habitat of the planning area is marked many indigenous types of brush and grasses. Common plants include chamisa, sand sagebrush, winterfat, mormon tea, broom snakewood, cholla cacti, prickly pear cacti, four-wing saltbrush, yucca, buckwheat, tansy mustard, tumbleweed, fiddleneck, western ragweed, verbena, fleabane, desert senna, kochia, piñon, and oneseed juniper.

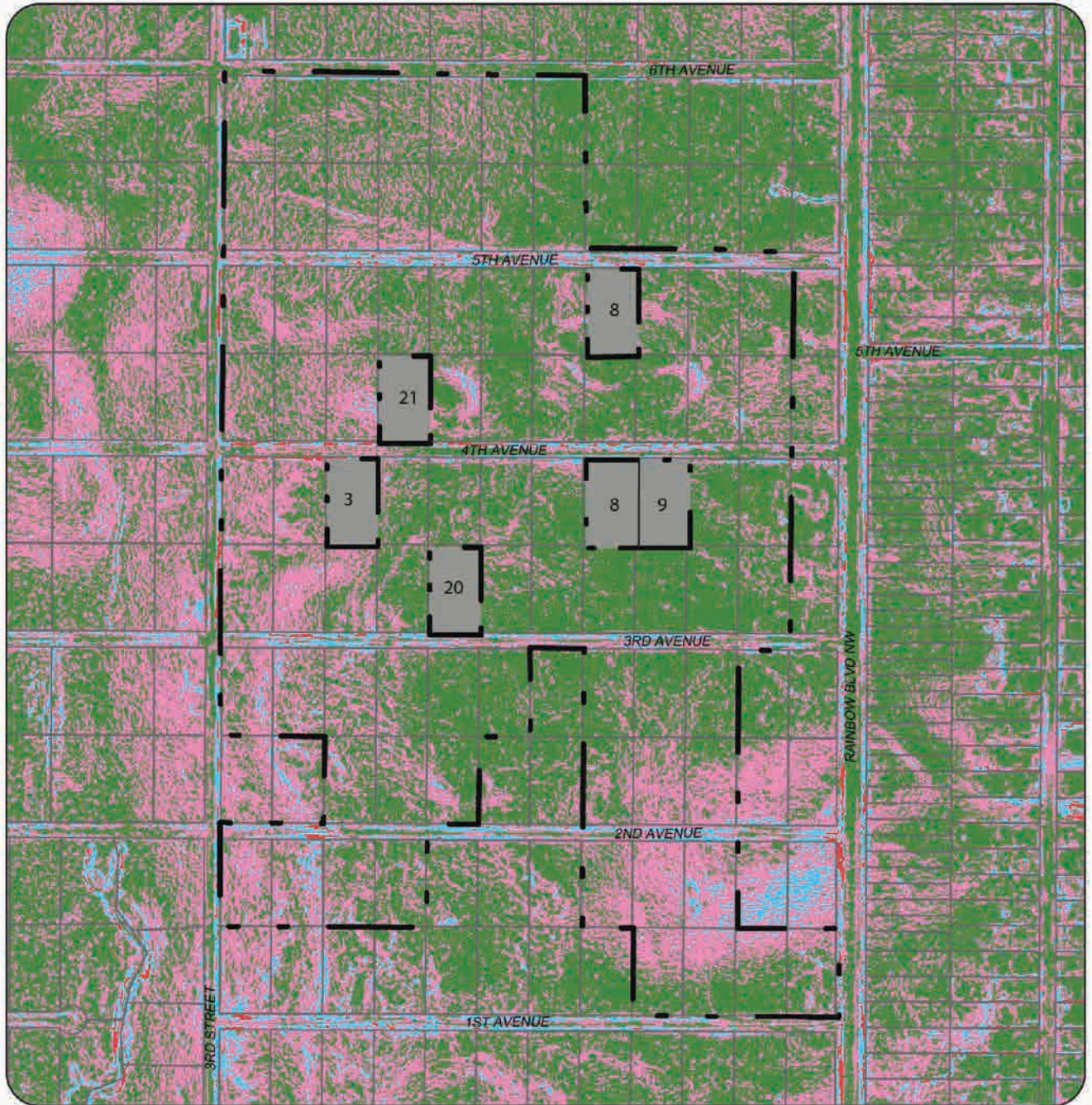


Currently, the planning area wildlife includes mammals, reptiles, and birds, such as coyotes, badgers, kit foxes, prairie dogs, jackrabbits, prairie rattlesnakes, round-tailed horned lizards, lesser earless lizards, and New Mexico whiptails.

Site Topography

The terrain in the contributing basins is generally characterized by various slopes, typically ranging from 0.1% to 7%, interspersed with brief, steep ridges where slopes can reach up to 15% (see Figure 2.3). Topographically, the landscape slopes east to west, decreasing from an elevation of approximately 5,830 feet at the east boundary to about 5,646 feet at the western edge.

Figure 2.3: Existing Slopes



SLOPE PERCENTAGE

- 0.0 - 2.99
- 3.0 - 6.99
- 7.0 - 14.99
- Greater than 15.0

- Master Plan Boundary (MPB)
- Out Parcel, not included in MPB

Existing and proposed roadways shall be vacated and dedicated with future subdivision actions, subject to change pending the final engineering design.



Soils Analysis

According to the United States Department of Agriculture survey, the primary soil type in the planning area is Grieta-Sheppard. These soils generally support development, with few limitations for the construction of buildings or roadways (due to slope, drainage properties, or soil stability). However, these soils are rated as “somewhat limited” for paths and trails, due to the sandy composition of the soil, which necessitates additional trail stabilization (see Figure 2.4).

Drainage

As detailed in Chapter 8: Conceptual Drainage Plan. The Vista Alegria Master Plan aims to utilize an adjacent water detention pond to manage stormwater flows through the site and merge at the southwest corner of the master plan area. The stormwater will continue downstream into the water detention pond location at the southeast corner of the Northern and Rainbow Specific Area Plan boundary, enhancing both sustainability and aesthetic proposed. A drainage management plan will be prepared.

Access and Circulation

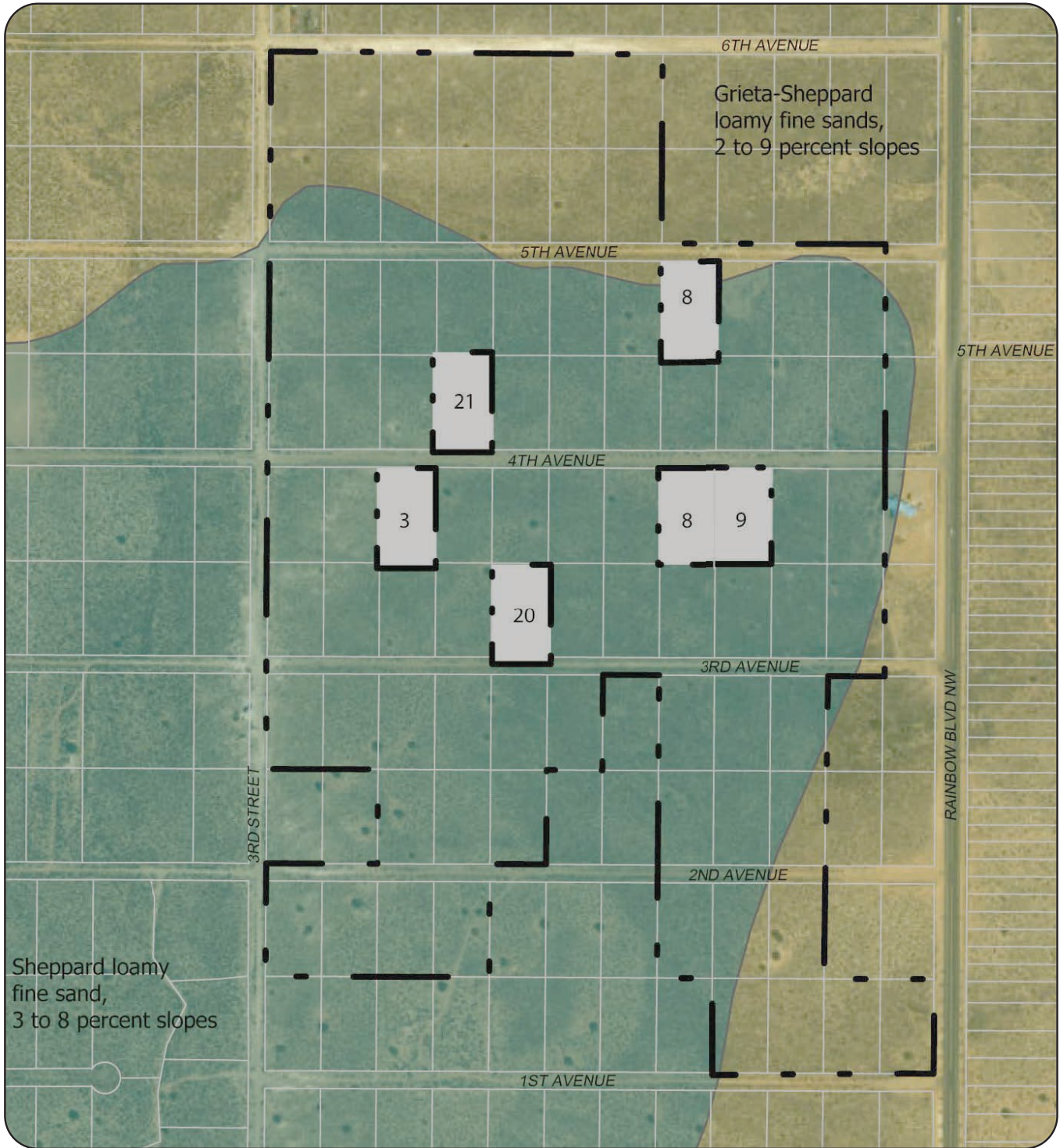
The existing road network of 50-foot wide rights-of-way dirt roads was established at the time of the development of the antiquated subdivision. Over time, many of these roads have become eroded or overgrown with vegetation. In certain instances, the original roadway alignments no longer provide optimal access or connectivity, particularly considering the arroyos mentioned earlier. Site grading will be necessary to facilitate future development.

The street system to serve the planning area is summarized by functional classification as described in the sections below. A local street is intended primarily for access to abutting properties and carries low-volume traffic. Accessibility to homes and business is more important than mobility. Speed limits are set low, below what the roadway geometry allows, usually 25 MPH, with traffic volumes typically less than 1,000 vehicles per day (VPD). Minimum right-of-way is 50 feet.

Outside of the Master Plan and east of Rainbow Boulevard, 5th Street is a collector street carries traffic from local streets to arterial streets. Accessibility and mobility are balanced relative to land use with speed limits generally between 25 and 35 MPH. Residential collectors with driveways are generally 25 MPH, while those with more limited access have a higher posted speed limit. Volumes can vary from 1,000 to 15,000 VPD. Collector streets are required to provide a minimum right-of-way width of 68 feet. Northern Boulevard and Rainbow Boulevard are both Arterials and primarily roadways into the planning area.

An arterial street is designed and used primarily for serving large volumes of traffic and to provide cross-city travel. Mobility takes precedence over accessibility. Speed limits are generally 35 to 45 MPH with volumes of approximately 7,000 VPD per lane. Four-lane arterials with a median are common with a capacity of 28,000 VPD. Access is controlled via signalized intersections and raised medians. Principal arterials are required to provide a minimum right-of-way width of 156 feet and minor arterials, 106 feet. As discussed above, existing roadways in the Planning Area are unpaved, although most have been graded to allow access to existing lots. Because of erosion, these roadways will most likely need to be regraded during any future lot consolidation or subdivision process. Additional information on future transportation improvements can be found in Chapter 7: Transportation.

Figure 2.4: Existing Soils



SOIL ANALYSIS

- Grieta-Sheppard
- Sheppard
- Master Plan Boundary (MPB)
- Out Parcel, not included in MPB

Existing and proposed roadways shall be vacated and dedicated with future subdivision actions, subject to change pending the final engineering design.



Antiquated Platting

Antiquated platting is one of the primary issues across the undeveloped portions of northwestern Rio Rancho. Beginning in the 1960s, land was platted into multiple half-acre lots, with an underlying roadway network of 50-foot rights-of-way. These areas were platted before Rio Rancho's subdivision controls mandated improvements such as parks, open spaces, and roadway access. Consequently, some areas face developmental challenges due to the poorly connected roadway network, inefficient lot layouts, limited site access, a lack of infrastructure, and an absence of a cohesive land use plan. To alleviate the antiquated platting in this area, this Plan supports and facilitates the reconfiguration of the existing lots into a more standard-sized layout for development and the installation of needed infrastructure.

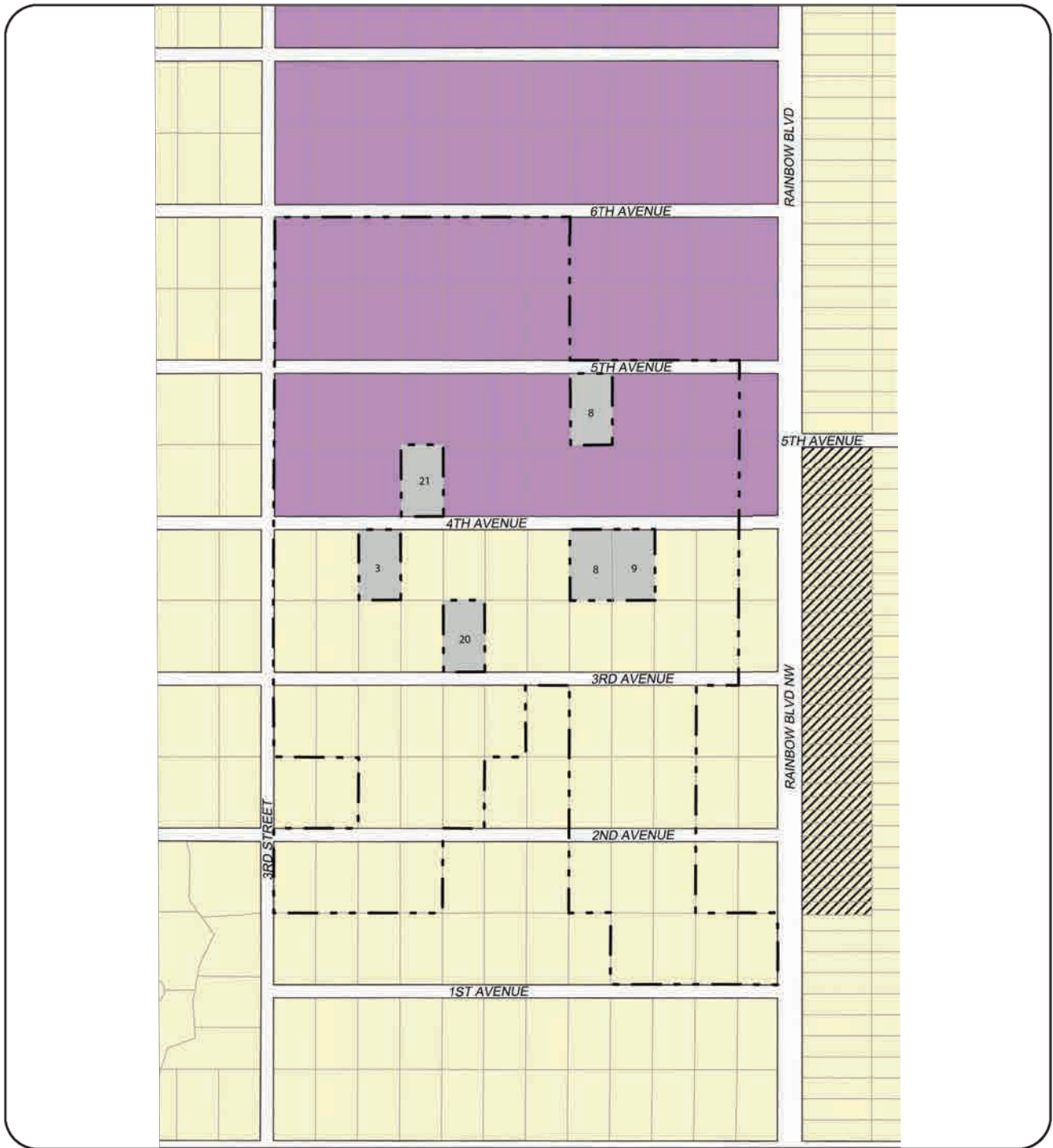
Adjacent Land Uses and Existing Zoning

As mentioned in previous chapters, NRSAP boundary has two proposed moderate density residential development separated by the Rainbow Business Park. Vista Alegria is the southern residential development with Rainbow Business Park representing the northern boundary. The Rainbow Business Park is zoned M-1. All adjacent zoning to the south, east, and west of planning area is R-1. The planning area is mostly vacant with one single-family residential home. Just outside the boundary, in the Rainbow Business Park there is one outdoor storage business (see Figures: 2.5 and 2.6).

The Rio Rancho Generalized Land Use Map (GLUM) depicts existing and planned land uses throughout the city. The GLUM illustrates Industrial, Business Park, Warehousing, High Density Residential, Low/Medium Density Residential, Park, Open Space, and Drainage in the Vista Alegria planning area. The GLUM will be updated by City of Rio Rancho to reflect Vista Alegria's Proposed Land Uses to Low/Medium Density, High Density Residential, and Parks (see



Figure 2.5: Existing Zoning



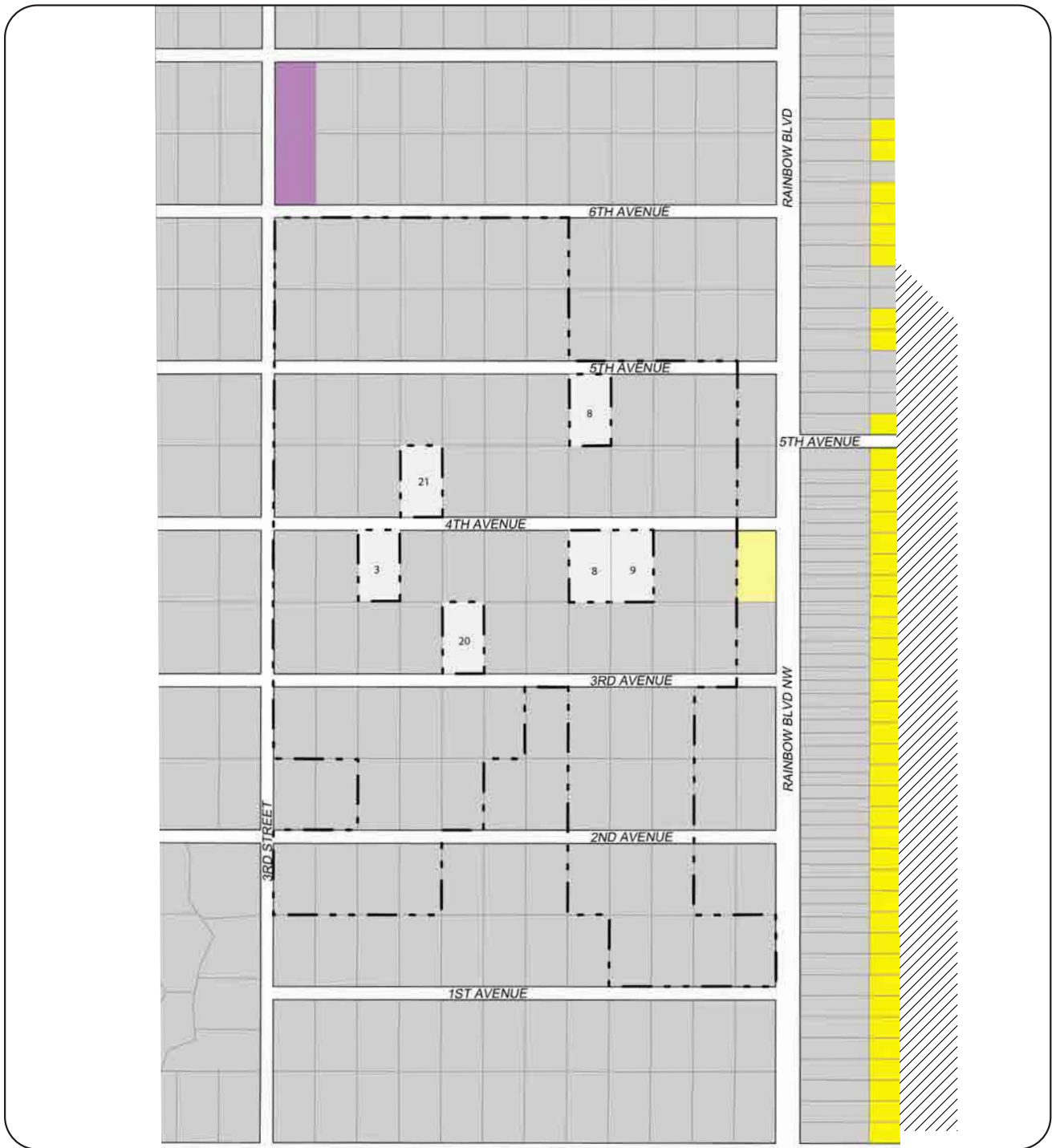
EXISTING ZONING

- R-1
- M-1
- OZ- OVERLAY ZONE Master Plan Boundary
- (MPB) Out Parcel, not included in MPB (All
- Zoned R-1)

Existing and proposed roadways shall be vacated and dedicated with future subdivision actions, subject to change pending the final engineering design.



Figure 2.6: Existent Land Use




LAND USE

 Low Density Residential

 Medium Density Residential

 Vacant

 Master Plan Boundary (MPB)

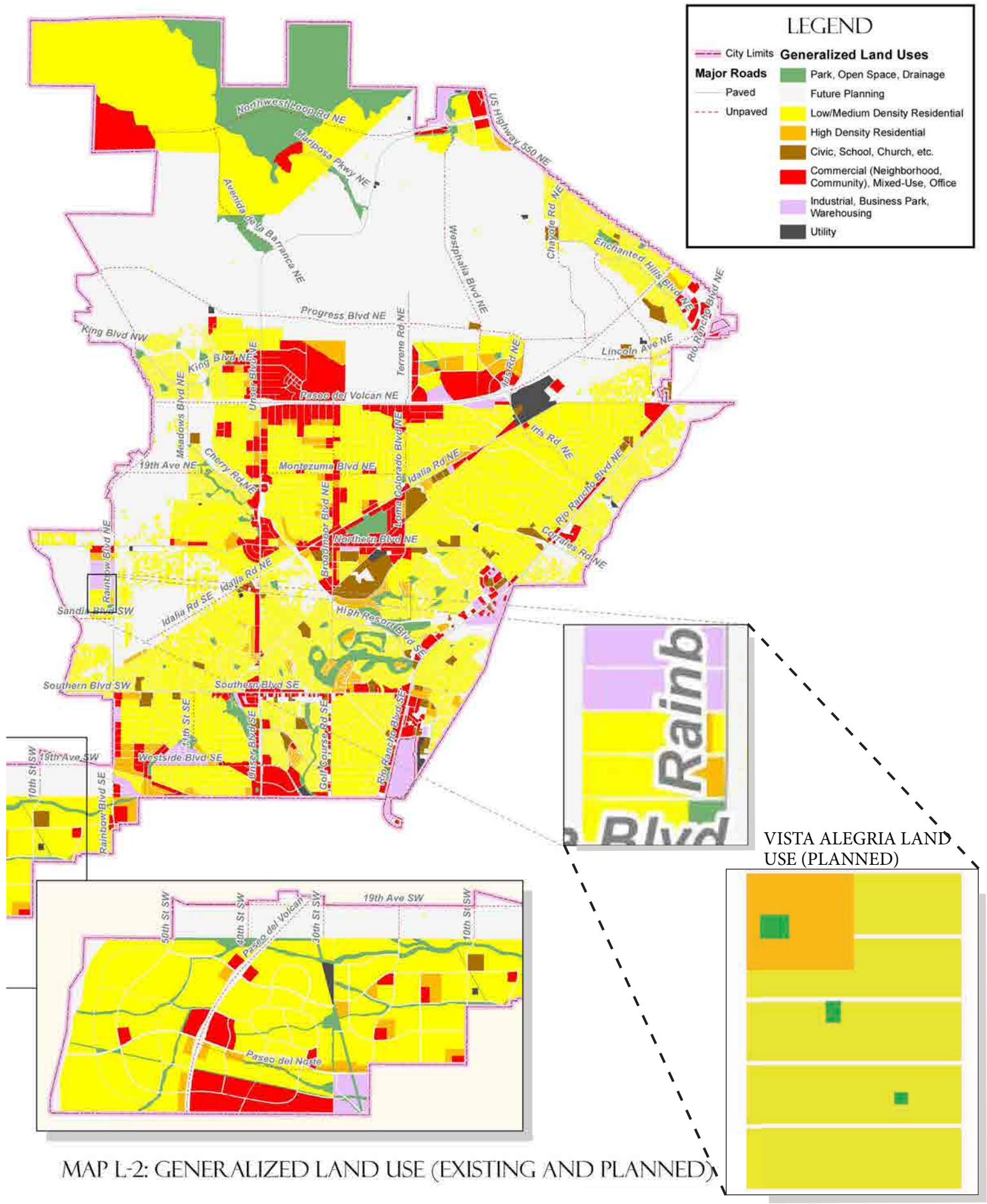
 Out Parcel, not included in MPB

Existing and proposed roadways shall be vacated and dedicated with future subdivision actions, subject to change pending the final engineering design.



DRAFT

Figure 2.7: Generalized Land Use Map (GLUM)



03. GOALS AND POLICIES OF THE COMPREHENSIVE PLAN

The City of Rio Rancho's Comprehensive Plan is the principal planning tool that guides future development within the city. It set forth specific principles and policies that are relevant to development of Northern and Rainbow community. These include policies addressing land use, urban design, transportation, infrastructure development, parks and recreation, and community facilities. The Comprehensive Plan recognizes the need to increase development density, which will increase the efficiency of service delivery, make transit opportunities more feasible, and increase the supply of affordable housing to the city's new families and community residents. This Master Plan furthers several goals and policies of the Comprehensive Plan as described below.

Antiquated Platting

Given the large amount of antiquated platting in Rio Rancho, the Comprehensive Plan has several adopted goals, policies, and actions to address this issue and facilitate development of obsolete subdivisions. Specific provisions that this Master Plan furthers include:

- GOAL A-1: Eliminate antiquated platting within the City of Rio Rancho where desirable.
- POLICY A-2: Require appropriate development standards for infrastructure and environmental improvements for both newly platted lots and antiquated lots.
- POLICY A-3: Ensure that the City's land use and development regulations provide the specific and detailed provisions necessary to eliminate prematurely platted land when feasible.
- ACTION A-4: Process street name change applications to address numbered streets that conflict with the street naming policy.

The Master Plan facilitates the replatting process by planning the infrastructure necessary to develop the additional lots available under the proposed zoning. Doing so will help eliminate antiquated platting issues in this part of the City by making the parcels more developable and sized appropriately to the proposed medium density residential land uses.

Conservation & Natural Environment

The Master Plan aims to preserve and enhance natural features wherever possible, with a special focus on open spaces, naturalized drainage systems, and water reuse. Just outside of the southwest corner of the Master Plan area, a 5-acre water retention pond will be designed to retain drainage off site from the north. This effort supports the following goals and policies of the Comprehensive Plan:

- GOAL CON-1: Preserve water resources.
- GOAL CON-2: Preserve vegetation and natural resources.

Land Use

As described in Chapter 3: Land Use, the planning area primarily supports medium-density single-family residential development. These proposed land uses align with the following goals and policies of the Comprehensive Plan:

- GOAL L-2: Encourage consolidation of lots to promote a variety of land uses in a planned manner.
- POLICY L-1: Encourage the master planning of developments that establish a community character that considers circulation, landscaping, open space, storm drainage, utilities, and building location and design in the master plan.

As stated above, the amended Master Plan promotes consolidation of existing lots and the development of new single-family homes at a density that works with the natural environment. Several other sections of the Plan address specific land use related elements, including circulation, building locations, and lot layouts.

Population and Housing

Rio Rancho has recovered from the Great Recession in 2008 and the subsequent downturn in the housing market. The 2023 5-year (ACS) estimates the City of Rio Rancho with 106,533 residents and which has doubled the number since 2000. The city is once again poised to grow, which will require the development of a variety of additional housing units for new families. This Plan supports several housing goals of the Comprehensive Plan including:

- GOAL PH-3: Promote a variety of housing types to meet the needs of all members of the community.
- GOAL PH-4: To ensure that single-family and multifamily residential neighborhoods provide an attractive living environment.
- POLICY PH-5: Encourage mixed-use and mixed-income housing opportunities in designated growth nodes throughout the city.
- POLICY PH-7: Support residential developments with appropriate amenities for families with children.

The Master Plan proposes to add approximately 2,915 housing units at full build out. The development of these homes will provide new housing option for families in Rio Rancho and take advantage of existing and planned community amenities that will be developed for the planning area.

Transportation

The transportation element of the Rio Rancho Comprehensive Plan seeks to develop a multi-modal transportation system that enables safe travel for all users, while also mitigating congestion and supporting mass transit. There are two main roadways that access Vista Alegria: Northern Boulevard and Rainbow Boulevard. The Master Plan incorporates a network of sidewalks leading to proposed bike lanes along Rainbow Boulevard and Northern Boulevard. The proposed transportation plan described in **Chapter 7: Transportation** supports many of the Comprehensive Plan's goals and policies including:

- GOAL TR-2: Transportation facilities designed and constructed in a manner to facilitate Rio Rancho's economic goals, enhance livability and meet Federal, State, regional and local requirements.
- POLICY TR-11: Ensure all rights-of-way and transportation facilities are ADA-compliant

- **POLICY TR-10:** Support the design of streets and highways to respect surrounding land uses, natural features and community amenities.

Roadways in the Planning Area will be constructed to respect surrounding land uses, natural features, and meet local and state requirements. A trip generation study will be performed to ensure that trips from the residential development do not negatively impact level of service on adjacent roadways development and the installation of needed infrastructure.

Public Facilities

Along with addressing antiquated platting during the development process, the Comprehensive Plan seeks to ensure that new development occurs in areas with existing public facilities and proximity to existing infrastructure (to minimize costs associated with infrastructure expansion). The Master Plan supports the following Comprehensive Plan goals and policies:

- **GOAL PF-3:** Provide public facilities that meet or exceed constituents expectations.
- **GOAL PF-4:** Current demand on public facilities should not overburden City public facilities beyond what the City can reasonably provide for future demand.
- **GOAL PF-5:** Construct new public facilities to meet demands at least 10 years into the future.
- **POLICY PF-3:** Make land use recommendations based on the availability of adequate public facilities necessary to support a proposed land use.

All new proposed infrastructure within Vista Alegria will be improved to City of Rio Rancho Standards. See **Chapter 8: Conceptual Drainage and Utilities**, which outlines a clear plan for future infrastructure development and financing to ensure that costs to the City of Rio Rancho are minimized.

Parks and Recreation

The Comprehensive Plan identified improving the City's parks and recreation facilities as a clear need, especially in new master planned communities. This plan supports several Comprehensive Plan goals and policies to improve parks, create trail and recreation facilities including:

- **GOAL PR-1:** Establish new and maintain existing recreation, senior centers, parks, trails and open space that foster a quality community, support a strong economy, and meet the needs of current and future residents.
- **GOAL PR-4:** Modify existing parks and recreation facilities as needed to ensure safety, accessibility, and optimum use.
- **POLICY PR-1:** Develop pedestrian and bicycle linkages between neighborhoods and major natural areas, recreation facilities, and education, employment and retail centers.
- **POLICY PR-7:** Develop a culture of sustainability by designing and constructing facilities that maximize long term conservation and stewardship of the city's human, financial and natural resources.

The City of Rio Rancho Development Department and the Planning and Zoning Board require that the land dedication for park acreage in the Master Plan Area be based on three acres per 1,000 persons and 2.83 persons per dwelling within the Master Plan. Within the boundary, are

two pocket parks totaling approximately 3.74 acres in size that is maintained by the HOA see Chapter 6: Community Facilities and Services. Vista Alegria will include park areas that exceed the City's Parks and Recreation standards of 3.4 acres based on approximately 400 homes or 1,132 people for phases one through five. The proposed R-6 area will have separate and additional parkland/amenities for those residents living in the future subdivision. The additional population is estimated at 1,783 and an approximate 5.4 acres of possible parkland to be provided during the final phase.

Urban Design

The urban design element of the Comprehensive Plan seeks to ensure that development follows basic design standards that support community identity and create a sense of place. The Master Plan furthers the following urban design goals of the Comprehensive Plan:

- GOAL UD-1: Create focused growth areas where existing public infrastructure can support higher density development.
- GOAL UD 2: Create traditional neighborhood patterns that support a sense of place.
- GOAL UD 3: Create street patterns with development that fosters human interaction.
- GOAL UD-7: Create subdivision linkages to open space recreational facilities.
- POLICY UD-1: Identify specific areas within the city where growth should be focused.
- POLICY UD 2: Provide development incentives for developments that create a sense of place, foster human interaction, and discourage crime.

Design features in future residential subdivisions will establish a community identity to foster human interaction that effectively integrates the larger regional landscape. There are three subdivisions that offer a wide range of housing types for a diverse number of families.

Economic Development

The City of Rio Rancho has sought to diversify its economy and attract business activities and working opportunities by increasing the number of households. In addition, the City has sought to increase the amount of local retail and educational opportunities within Rio Rancho, as well as increase the local population to expand the overall tax base.

- GOAL EDP-3: Enhance the tax base.
- Policy EDP-6: Continue to support Southern Sandoval County Arroyo and Flood Control Authority (SSCAFCA) and ensure the City and SSSCAFCA have a collaborative relationship to ensure both entities' needs are met.
- POLICY EDP-8: Work with Sandoval County to enhance its website with land ownership data consistent with Bernalillo County's system.

Development of the Master Plan Area will expand the City's tax base through both increased property taxes, and by supporting population growth with higher density housing options.

04. PROPOSED LAND USE, ZONING & DENSITY

Moderate Density Residential

Description: Medium density residential uses and associated community uses, e.g. schools, parks, and churches.

R-4: Single Family Residential District

Min. Lot Size: 4,000 SF

Density: 6 DU/A

Medium/High Density Residential

Description: Medium density residential uses and associated community uses, e.g. schools, parks, and churches.

R-3: Single Family Residential District

Min. Lot Size: 3,000 SF

Density: 7 DU/A

R-3: Townhouses, Multi-Family Residential District

Min. Lot Size: 1,200 SF (Townhouses) to 10,000 SF (Apartments)

Density: 12 DU/A

High Density Residential

Description: High density residential uses in which the principal use is multi-family units.

R-6: Multi-Family Residential District

Min. Lot Size: 10,000 SF

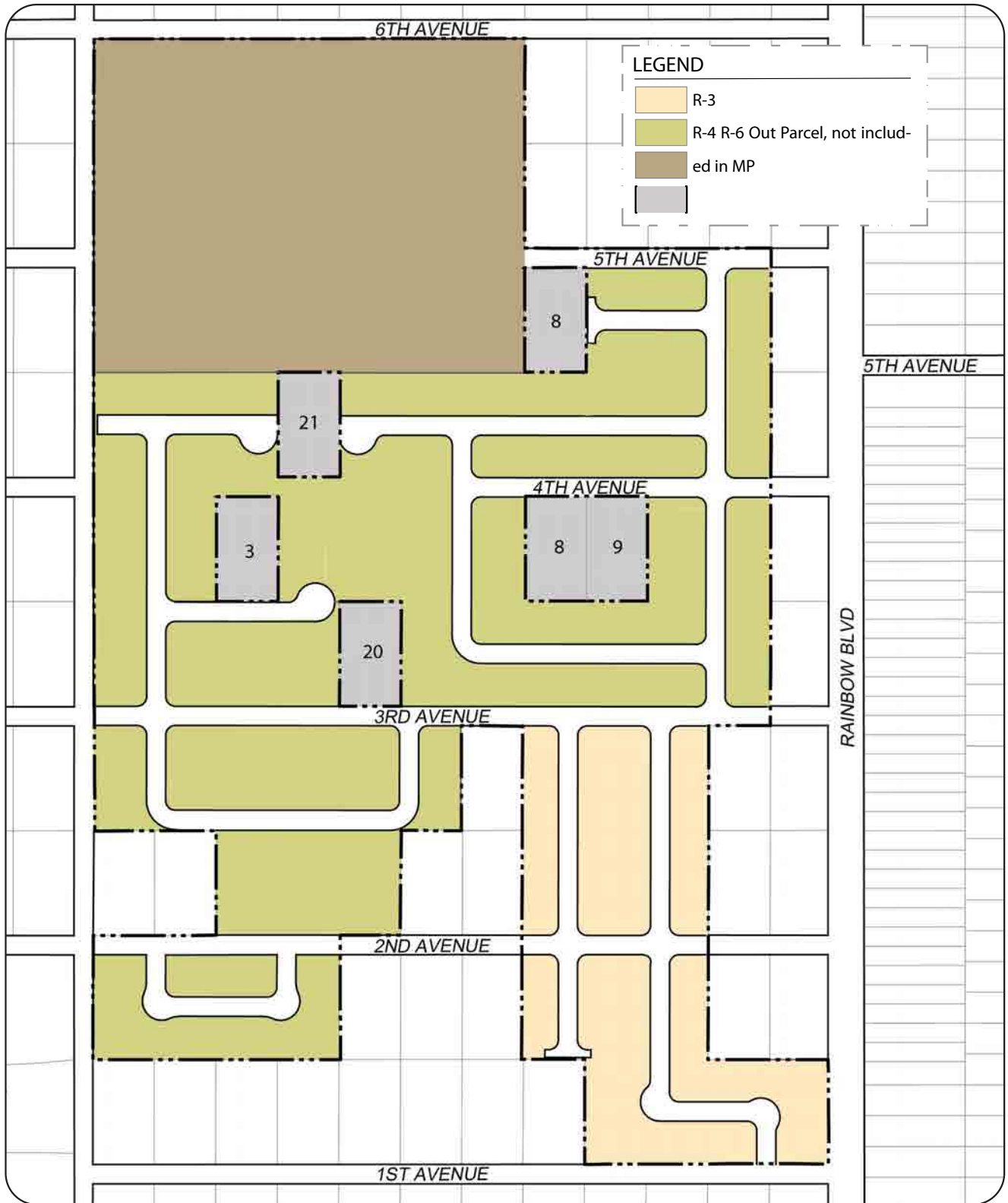
Density: 30 DU/A

Park

Description: All uses allowed in the Parks and Recreation District.

PR: Parks and Recreation District

Figure 4.1: Proposed Zoning



Existing and proposed roadways shall be vacated and dedicated with future subdivision actions, subject to change pending the final engineering design.

VISTA ALEGRIA
Proposed Zoning



Vista Alegria neighborhoods will be built out in phases to include Medium/High Density Residential housing in the beginning phase. During phases two through five, additional housing with Moderate Density will be added, with the full build out to be an estimated 400 homes, slightly less than the calculated dwellings per acre. Given the average household size of 2.83 residents per dwelling, it is projected the R-3 and R-4 areas will have approximately 1,132 residents. There will be a 2.74 acre park in the R-4 District and a 1.04 acre park in the R-3 District (see Table 4.1 and Figure 4.1).

In the final phase, the R-6 District could have up to 1,783 residents, given the average household size of 2.83 residents and a density of 30 Dwelling Units per Acre (DU/A). The R-6 planning area could have up to 5.4 acres of parkland and separate amenities following City standard requirements of 3 acres of parkland per 1,000 population for either a future multi-family apartment or Built-to-Rent complex (see Table 4.1).

Table 4.1 Development Phases 1-6					
Land Use Category	Area (ac.)	DU/A (max.)	Zoning	Dwelling Units	Population
Moderate Density Residential	44.0	6	R-4	310	877
*Park	2.7				
Medium/High Density Residential	13.0	12	R-3	90	255
*Park	1.04				
High Density Residential	21.0	30	R-6	630	1,783
*Park	5.4				
Total	78.0			1,030	2,915

*Will keep underlying zoning and will not be included in total acreage

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05. PROPOSED DESIGN STANDARDS

These design standards provide a framework to assist the architects, landscape architects, civil engineers, designers and home builders in understanding the vision and development goals for the Plan Area. Minor amendments to these standards may be approved administratively by the Development Services Department Director and major amendments shall be approved by the City of Rio Rancho Governing Body.

The Vista Alegria Master Plan recognizes the importance of promoting a sense of cohesiveness within the entire community. The purpose of these design standards is to provide a flexible framework for community design that encourages innovative and creative solutions, rather than setting a rigid set of requirements. The standards will help implement the Urban Design provisions of the City of Rio Rancho's Integrated Comprehensive Plan, Vision 2020. These standards are a generalized guide for end users that will develop within the Vista Alegria Master Plan area.

Residential Design

The architectural and site design standards are intended to demonstrate a high quality aesthetic character and functionality throughout the property for residential, commercial, and employment center development. While all buildings will reflect these standards, it is not the intent of these designs to prohibit a certain amount of individual expression and creativity.



1. Stucco shall be the primary building material and shall be limited to shades of brown, tan, white, gray, and sand. Bright colors as the dominant exterior color are prohibited.
2. Building heights shall not exceed 32-feet.
3. Exterior siding materials on homes shall be either stucco, brick or stone and shall be limited to earth-toned shades of brown, black, and gray.
4. Roofs may be flat, pitched, or a combination of both, and they shall be made of non-reflective materials.
5. Window frames can be wood, metal, or solid vinyl. All exterior doors shall be stained or painted to match the architectural theme of the main building.
6. Safe, convenient, and pleasant pedestrian circulation may be accomplished with sidewalks, bike paths, special pavings, and shade.
7. All perimeter block walls facing public rights-of-way shall be designed to complement entry monument signs and include a continuous 4 inch cap. Barbed wire, chain-link, concertina wire, and similar materials are prohibited. All wall surfaces shall be finished with stucco, colored split face block, or colored burnished block.
8. Sidewalks with a minimum width of 5 feet must be provided on both sides of every street. Separate pedestrian connections shall be provided to the perimeter streets where convenient street access is not available. **All pedestrian paths within the ROW shall be ADA complaint.** The front yard setback shall be a minimum of 15 feet, except for 20 feet for the garage. Minimum rear yard setback is 15 feet. Minimum side yard setback is 5 feet on both sides of the principal building, for a total separation of 10 feet between buildings. 10 feet on the side of corner lots.
9. Proposed driveway locations shall be consistent with curb cut requirements identified in City standards.
10. Lots that face the streets at the front and rear shall be limited to one driveway at the front facing street. A solid wall shall be provided at the rear yard of the property to ensure limited access.

Landscape/Streetscape

Landscape Design

The landscape at Vista Alegria shall provide for the preservation and integration of native vegetation and materials creating a sense of place for a community located in the high desert environment of central New Mexico. This objective provides habitat enhancement and strives to reduce the irrigation water requirements for plant material in parks, streetscape and open space areas. All design guidelines are subject to City of Rio Rancho Codes, ordinances and policies. The following are general guidelines for development of Vista Alegria.

General guidelines for landscape design include:

1. All disturbed areas will require native re-vegetation with native plant seeding procedures.
2. Exotic ornamental plants shall be prohibited, except in predetermined areas such as backyards, courtyards, and similar locations.
3. Xeriscape landscapes shall be utilized for public rights-of-way and conservation areas;

and Water harvesting principles (GSI) **may** be employed in public ROW and development-wide to augment irrigation water requirements.

4. To the furthest extent possible, commercial and residential land uses shall be buffered by a landscape buffer from one another to minimize noise, views and traffic.
5. **The required maintenance responsibility for the Landscape areas shall follow the Rio Rancho DPM.**

Grading and Drainage Design

1. Green stormwater infrastructure (GSI) techniques shall be integrated into grading and drainage plans to maximize water harvesting techniques from paved surfaces and roof-tops to lessen downstream water detention facility requirements, and augment irrigation water requirements.
2. Guidelines such as the NMDOT NPDES manual (2020) are useful guides to the development of GSI features and maintenance.
3. Plant material for GSI features may follow the Bernalillo County GSI plant list to maximize the benefits of GSI construction and water harvesting/treatment capabilities.
4. All steep slopes (over 3:1) shall be stabilized with aggregate and/or native grass seeding.

Plant Material

1. Cool season turf grass shall not be used within the street R.O.W. or within the landscape area between the curb and sidewalk. There shall not be any non-recreational use turf areas greater than 100 square feet.
2. **Street trees shall follow the Rio Rancho DPM requirements for Shade related to local streets of one canopy tree and three shrubs and groundcover, every 33 feet located within 10 feet behind the sidewalk.**
3. All planting areas shall have decorative rock or organic mulch of aggregate, shredded bark, gravel mulch, or similar material which extends completely under the plant material.
4. Minimum plant sizes at time of installation shall be as follows:
 - a. Trees 2.5" inch caliper, or 8-10 feet in height. The lowest branch of any tree along trails, sidewalks, and rights-of-way must have a clearance of 7 ft.
 - b. Shrubs & Ground covers 1 gallon.
5. Clear sight triangles and plant material heights shall be maintained at all intersections.
6. A 15'-0' minimum landscape buffer shall separate adjacent commercial or industrial and residential land uses.

Irrigation Systems

1. A fully automated irrigation system, shall be provided for all landscaped areas. The system shall be designed to avoid over spraying walks, buildings, fences, etc.
2. Irrigation systems shall be designed with dedicated irrigation meters and comply with backflow prevention ordinances.
3. **The Irrigation systems within common areas shall be maintained by the HOA and private areas shall be maintained by the property owner.**



Community Amenities

As described in more detail in **Chapter 6: Community Facilities and Services** the development of future homes will also provide development of two pocket parks that are **owned** and maintained by the Home Owners's Association (HOA) The residents will have easy access to these amenities via a network of sidewalks constructed throughout the residential neighborhoods To the maximum extent feasible, private parks, public parks, and open space areas shall be designed to create an integrated system connected through trails and sidewalks, also serving as recreational amenities for the residents.

Off-street Parking

The minimum number of off-street parking spaces shall be provided according to the design standard in the DPM and requirements per the Zoning Code. Off-street parking is prohibited in the front setback/landscape area. Off-street parking is permitted on the driveway within the front setback in front of the garage.

Lighting

1. Lighting shall be installed according to the City of Rio Rancho's DPM.
2. All lighting shall be fully shielded and oriented so as to eliminate glare or light trespass onto adjacent roadways and properties. All lighting shall be in compliance with the State of New Mexico Night Sky Protection Act.
3. Lighting layout shall be coordinated with proposed landscaping and trees to maximize light distribution and avoid conflicts.

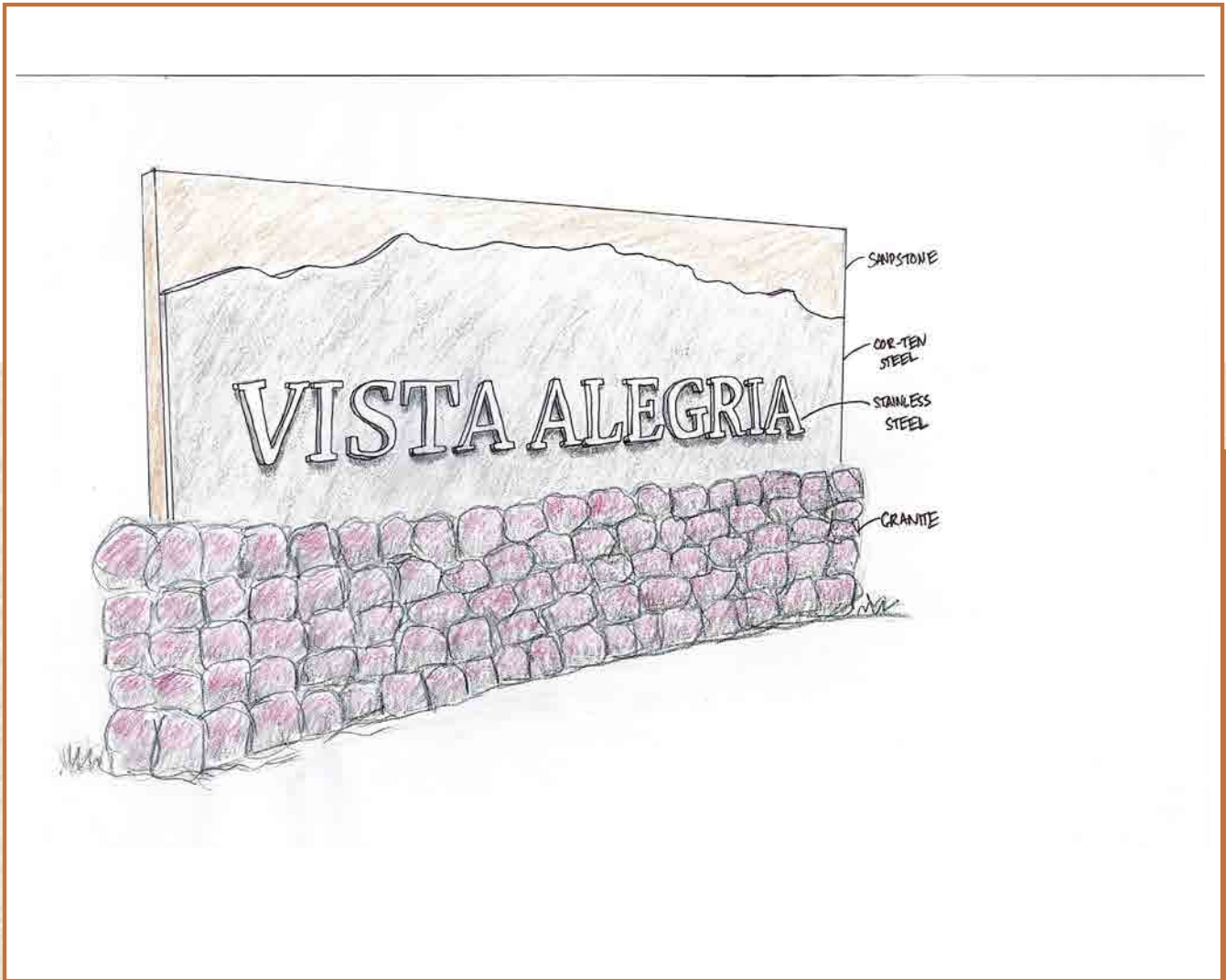
Utilities

1. All permanent utilities shall be located underground.
2. Transformers, utility pads, and telephone boxes shall be appropriately screened with vegetation when viewed from the public right-of-way.



Entry Monuments

Freestanding neighborhood entry signage shall be monument style. If placed within a landscape setback at the neighborhood entry, the maximum height shall not exceed 5 feet. Neighborhood entry signage will be placed along Rainbow Boulevard at 5th, 6th, 7th, and 8th intersections. All neighborhood entries shall include the Vista Alegria name.



06. COMMUNITY FACILITIES & SERVICES

Parks and Open Space

The Master Plan identifies 3.74 acres of HOA owned and maintained parks and proposes an additional 5.4 acres of parkland in the final phase of the planning area.

Trails

Future trails and bikeways will provide access to other recreational facilities in accordance with the City Comprehensive Plan and the City's Bicycle and Pedestrian Transportation Master Plan. A Bike Lane is proposed on Rainbow Boulevard and Sandia Avenue according to the Mid-Region Council of Governments Long Range Bikeway System (LRBS).

Educational Facilities

Northern and Rainbow will be served by schools closest to the plan area. Existing schools include Colinas del Norte Elementary School and Puesta del Sol Elementary School, Eagle Ridge Middle School and Lincoln Middle School, and Rio Rancho High School.

Community Centers

There are no existing or planned community centers in Northern and Rainbow or the immediate area. The nearest city facility is the Rainbow Park and Pool. The City's Parks and Recreation Master Plan identifies a future senior center location at Rainbow Blvd.

Public Safety

Station 2 (North Hills Station) on Cherry Road is the closest fire station to the plan area. There are no existing or planned police substations in Northern and Rainbow. However the City's Comprehensive Plan discussed adding two police substations to the northern and southern portions of the city over time. **Fire and Life Safety Code, shall following the the IFC 2021 and Fire Apparatus Access Roads shall adhere to Appendix D. Two separate access roads for Rio Rancho Fire and Rescue Department shall be required after the development of 30th home. Fire Hydrants shall be placed no more than 500 ft driving distance apart for one another.**

Other Public Facilities & Services

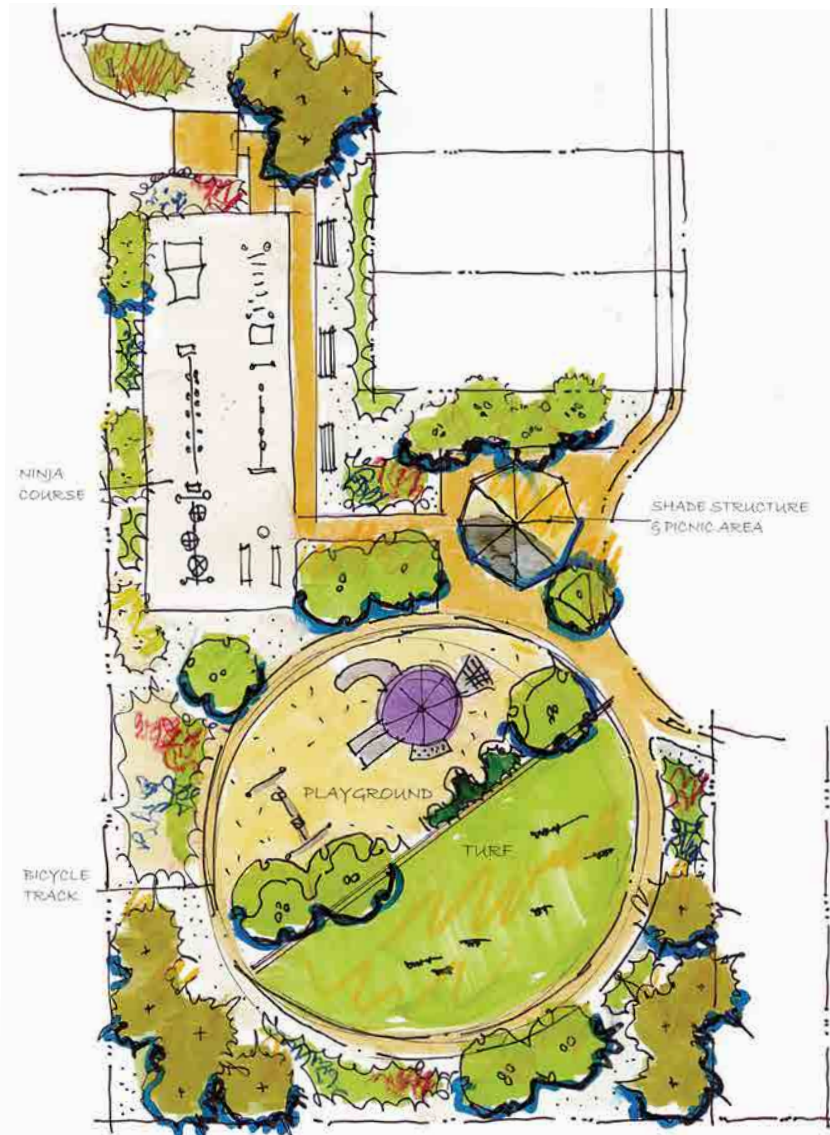
The following list of public facilities is intended to provide guidance for future projects within the area if deemed appropriate by the City. This list does not require the developer to provide these services.

- Libraries - Should be located near regional activity centers within Northern and Rainbow.
- Cemeteries - None are planned or designated.
- Solid Waste - Waste Management, Inc. is the primary refuse collector for the entire city. This along with waste handling systems for internal collection such as refuse, recycling, composting, external collection equipment, transportation and disposal will handle Northern and Rainbows' solid waste.
- Recycling - Utilization of existing and private recycling programs within the City of Rio Rancho will allow for a variety of programs to be implemented within Northern and Rainbow.

Park A - 2.7 acres



Figure 6.1: Master Plan Parks and Open Space



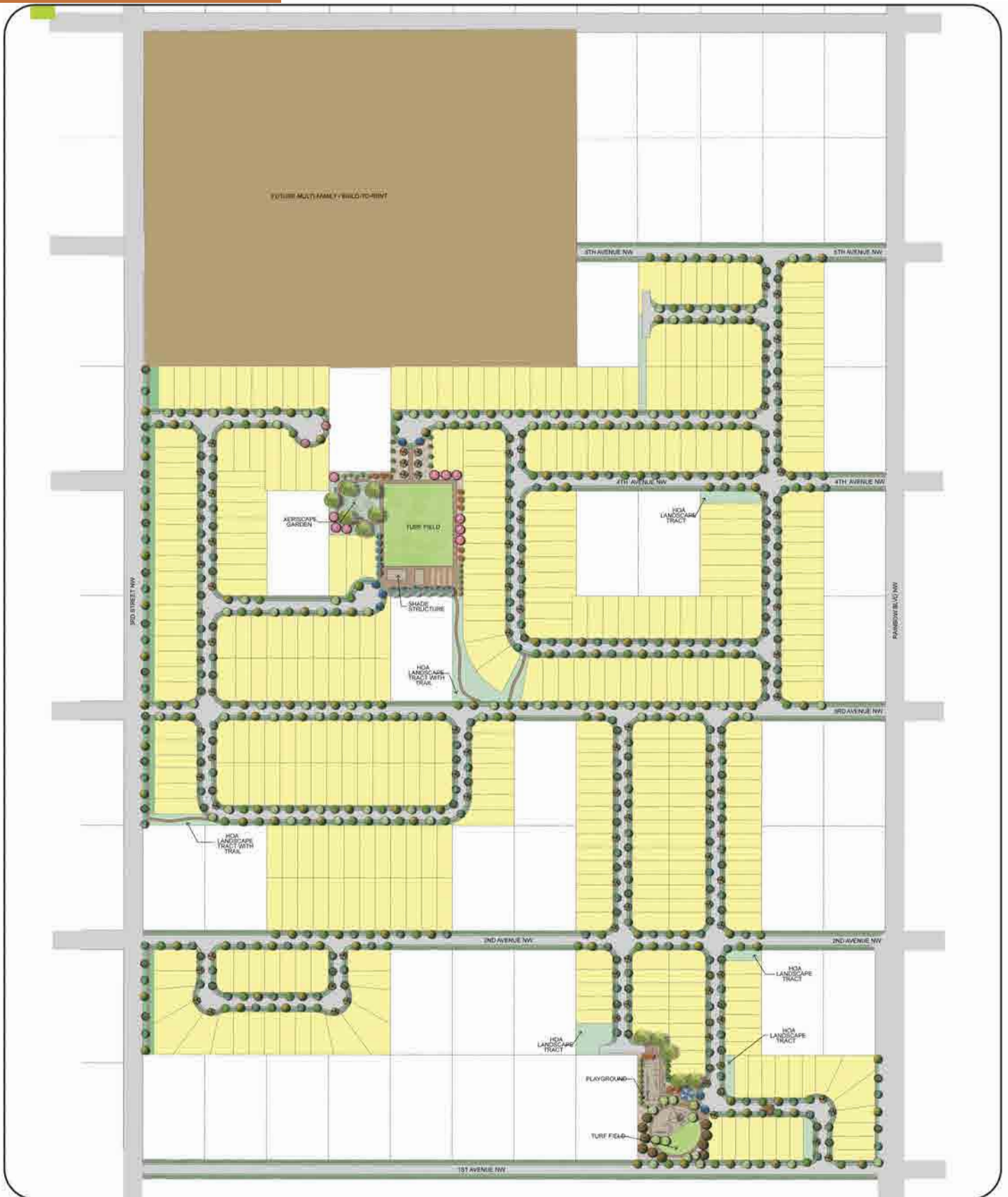
Park B - 1.04 acres

The Vista Alegria Master Plan has two pocket parks that will be managed and maintained by a Residential Homeowner's Association (HOA). Each park will have amenities that will enhance the environment and sense of place. The first park, Park A is located on the northern portion of planning area that can be accessed from 3rd and 4th Avenue. The park features ample seating, colorful plantings, and amenities like shade structure, picnic area, and cornhole match areas. Additionally, the park includes a special enter/exit via soft surface pathway through natural open space.

The southern park can be accessed from 1st or 2nd Avenue that includes paved meandering trails around the perimeter of the park for childrens to learn how to ride a bicycle. Park B will include a ninja training course, playground, shade structure, and picnic area. The park layout, design and amenities shown are subject to change as the final construction documents are prepared.

To mitigate trespassing on an interim vacant subdivision lot, a combination of clear boundaries, visibility, and deterrents will be implemented. Measures could include installing "No Trespassing" signage and establishing clearly defined access points using temporary fencing, gates, rocks, or natural barriers to restrict vehicle entry. In addition, coordination with neighboring property owners, the HOA, and local law enforcement will discourage and reduce repeat trespassing incidents.

Figure 6.1: Illustrative Master Plan



Existing and proposed roadways shall be vacated and dedicated with future subdivision actions, subject to change pending the final engineering design.

VISTA ALEGRIA
Illustrative Plan

The park layout, design and amenities shown are subject to change as the final construction documents are prepared.



07. TRANSPORTATION

Major Roadways

Circulation within the Master Plan area carefully considers the entire Northern and Rainbow Specific Area Plan (SAP) and future proposed uses. The northern boundary of the SAP is Northern Boulevard, an existing Community Principal Arterial that runs east and west. To the east lies Rainbow Boulevard, which runs north and south and is proposed to be a Regional Principal Arterial as outlined by the Mid Regional Council of Government (MRCOG) Metropolitan Transportation Plan (MTP) (See Figure 7.1). Access to the Vista Alegria is available via Rainbow Boulevard. There are four entrances into the planning area to separate congestion and traffic build up. **2nd, 3rd, 4th, and 5th Avenue are utilized and transitions internally into a more neighborhood friendly layout. Roadway design will comply with the current DPM standards and any specific improvements will be identified by a traffic study prepared during the preliminary plat process.** A bike lane is planned, for the future, along Northern Boulevard from Unser Boulevard to Hondo Road, and along Rainbow Boulevard in its entirety. Rainbow Boulevard and Northern Boulevard are both identified as bicycle routes on the City's and MRCOG's bike and trails map.

Street Design Guidelines

All City of Rio Rancho street design and right-of-way standards will be met. Access along Rainbow Boulevard will require a different level of service through a wider Right-of-Way (ROW). Rainbow Boulevard is an existing **100** foot right-of-way, and according to MTP will increase to 156 foot ROW. All other roadways in and around Vista Alegria are 50 foot rights-of-way. Streets within Vista Alegria will be constructed by the developer and dedicated to the City of Rio Rancho for maintenance upon completion and acceptance. On street parking shall follow the City of Rio Rancho Zoning Ordinance.

Street System

The planning area street system includes local streets:

Local Streets (50 feet wide, 2 lanes)

A street which is primarily for access to abutting properties and carries low volume traffic. Accessibility to homes and business is more important than mobility. Speed limits are set low, below what the roadway geometry allows, usually 25 MPH, with traffic volumes less than 1,000 VPD. (See Figure 7.2)

The linking street system includes arterial streets:

Arterial Streets (Principal arterials - 156 feet wide, 4 lanes)

A street designed and used primarily for serving large volumes of traffic and to provide cross-city travel. Mobility takes precedence over accessibility. Speed limits should be 35 to 45 miles per hour (MPH) with volumes of approximately 7,000 vehicles per day (VPD) per lane. Four lane arterials with a median are common with a capacity of 28,000 vehicles per day. Access is controlled via signalized intersections and raised medians. Rainbow Boulevard requires a 28 foot dedication to Rainbow Boulevard from the eastern planning area. Rainbow Boulevard will ultimately expand to a total 156 foot Right-of-Way (ROW).

- Running east and west - Northern Boulevard a Principal Arterial
- Running north and south - Rainbow Boulevard a proposed Principal Arterial

Figure 7.1: Metropolitan Transportation Plan

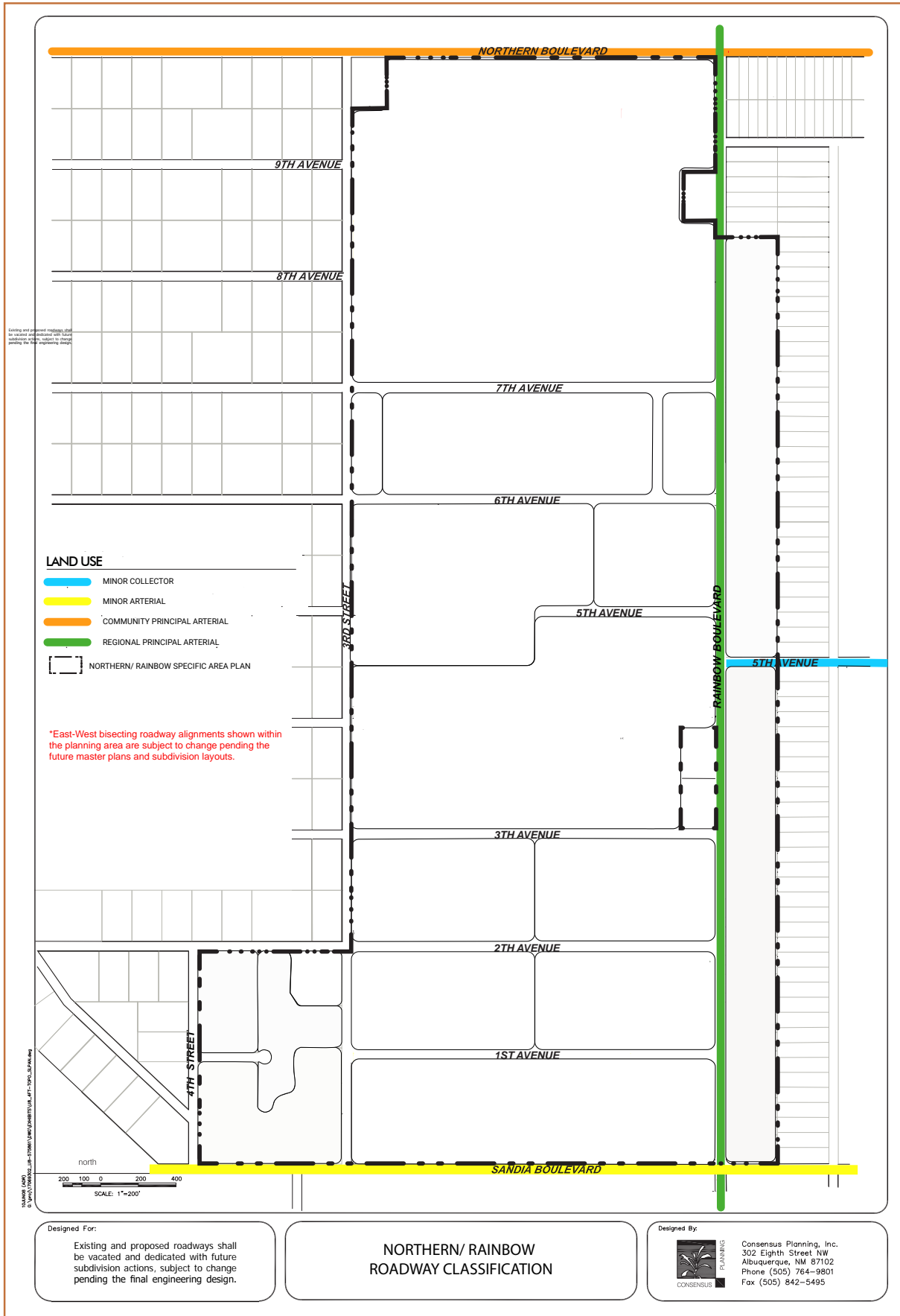


Figure 7.1: Local Streets

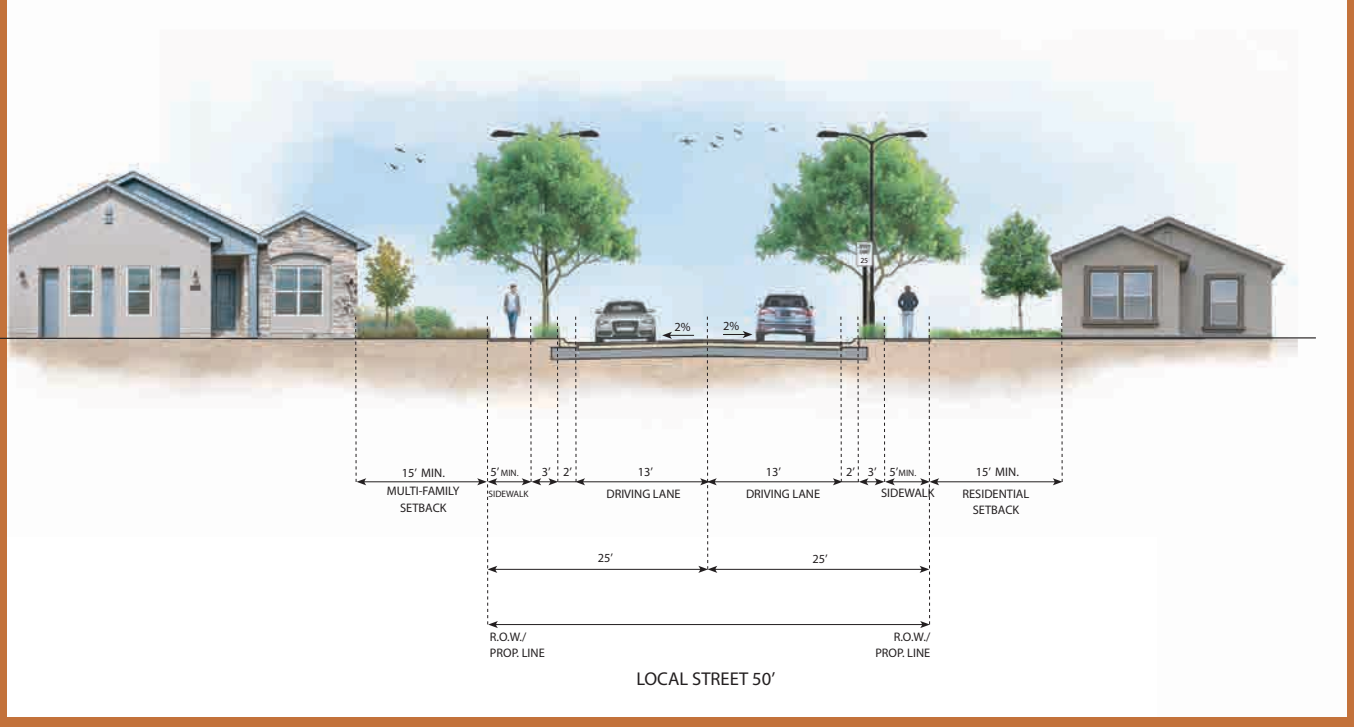


Figure 7.2: Buffer Separating Multi-family Parking Lot

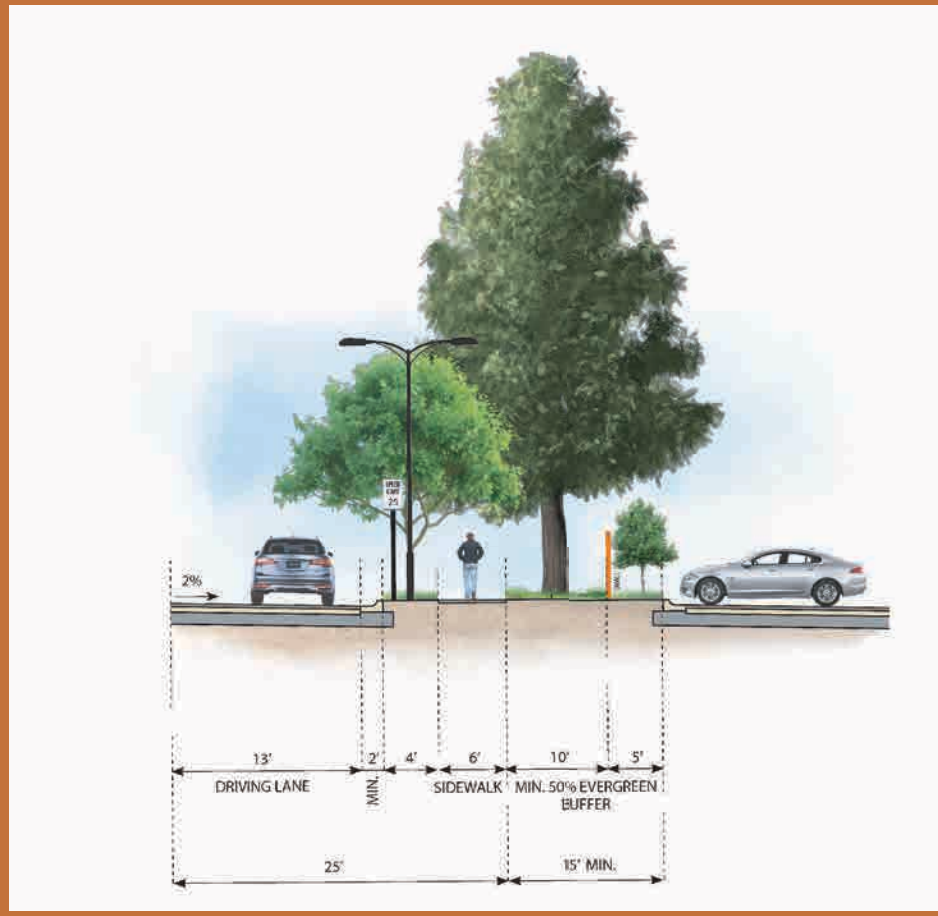
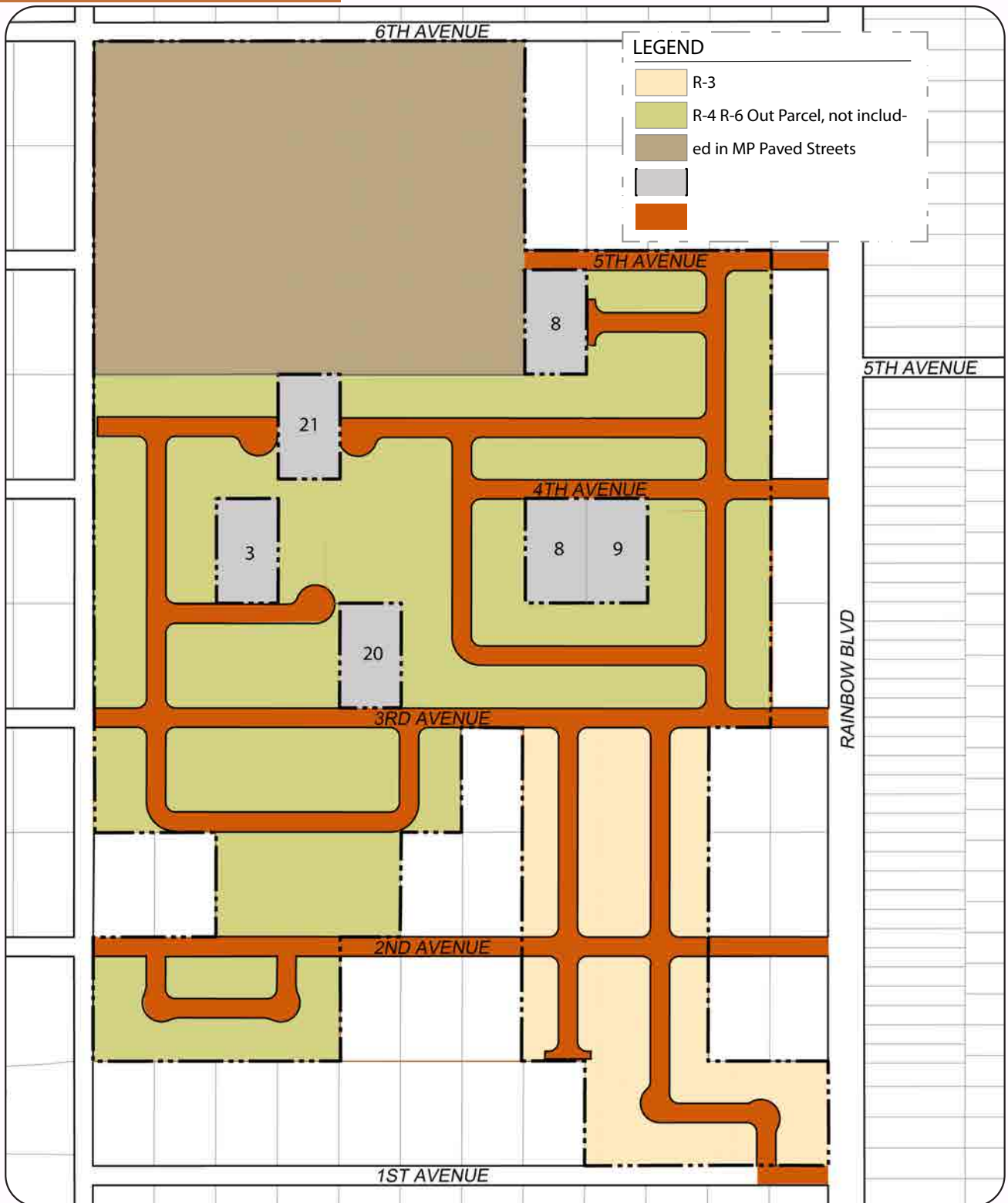


Figure 7.3: Proposed Pavement Plan



Existing and proposed roadways shall be vacated and dedicated with future subdivision actions, subject to change pending the final engineering design.

**VISTA ALEGRIA
Paving Plan**



08. CONCEPTUAL DRAINAGE AND UTILITIES

Drainage Management

The intent of the conceptual drainage plan for Vista Alegria Master Plan area is to provide the initial structure for a drainage solution within the watershed. The plan will consider existing conditions within the watershed and adhere to the land treatments laid out in the “Calabacillas Watershed Park Management Plan,” from August 2024. The basin that encompasses the Vista Alegria Master Plan area includes areas to the north of Northern Boulevard as well as some areas east of Rainbow. Per the report the flow rate at the crossing at Northern Boulevard is 6,735 cfs. The Vista Alegria Master Plan will fall within the jurisdiction of the City of Rio Rancho and the Southern Sandoval County Arroyo Flood Control Authority (SSCAFCA).

Flood Zone

Although the existing Calabacillas Arroyo (see Figure 2.2) runs adjacent the site, Vista Alegria is not encumbered by any existing floodplains as designated by FEMA (See Figure 8.1). **The Conceptual Drainage Plan proposes the existing flows of the Calabacillas arroyo that is adjacent to the planning area be directed into into a newly created regional drainage pond.** Per FEMA FIRM Panel 35043C1888D, dated March 18, 2008, the Vista Alegria Master Plan area does not fall within a designated flood plain. There is a Zone A flood zone directly to the west of 3rd Street with a 1% annual chance of flooding, also know as a “100-year flood”.

Figure 8.1: Existing Floodplains

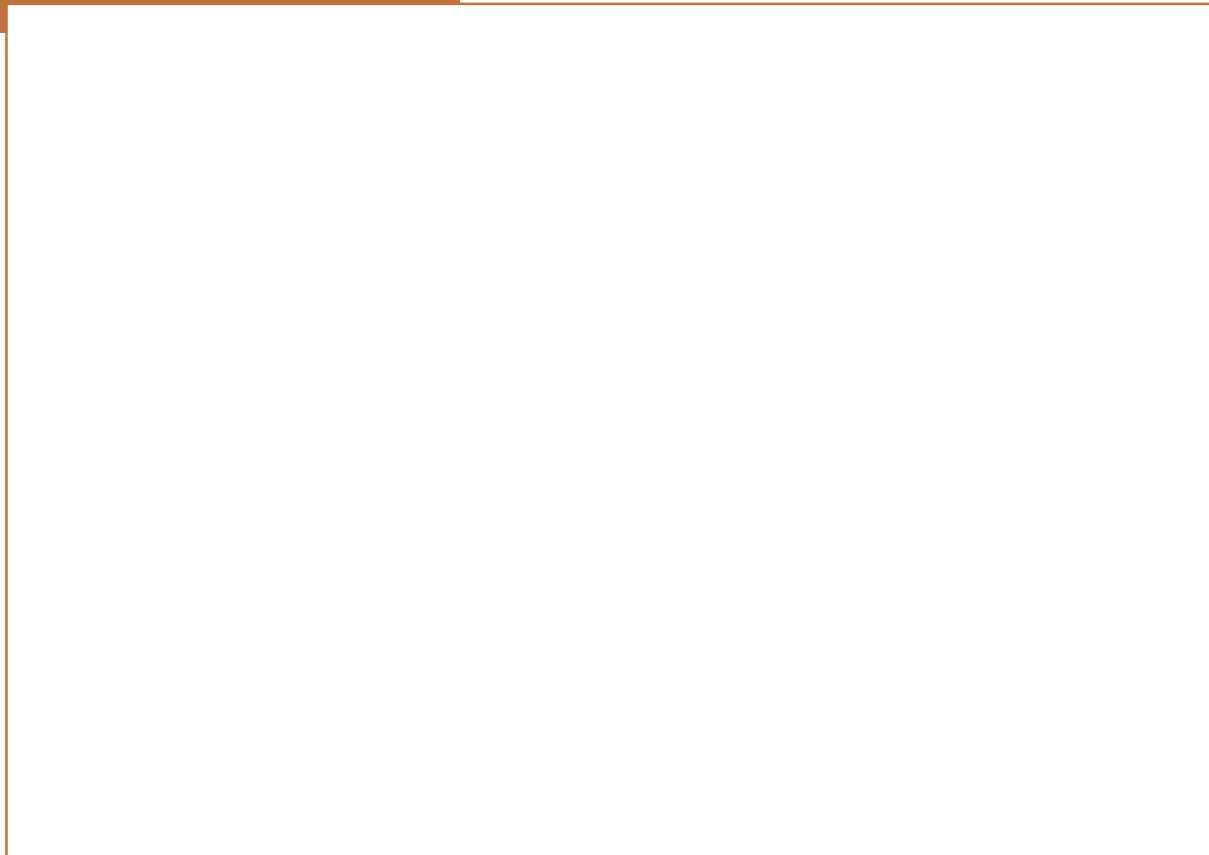
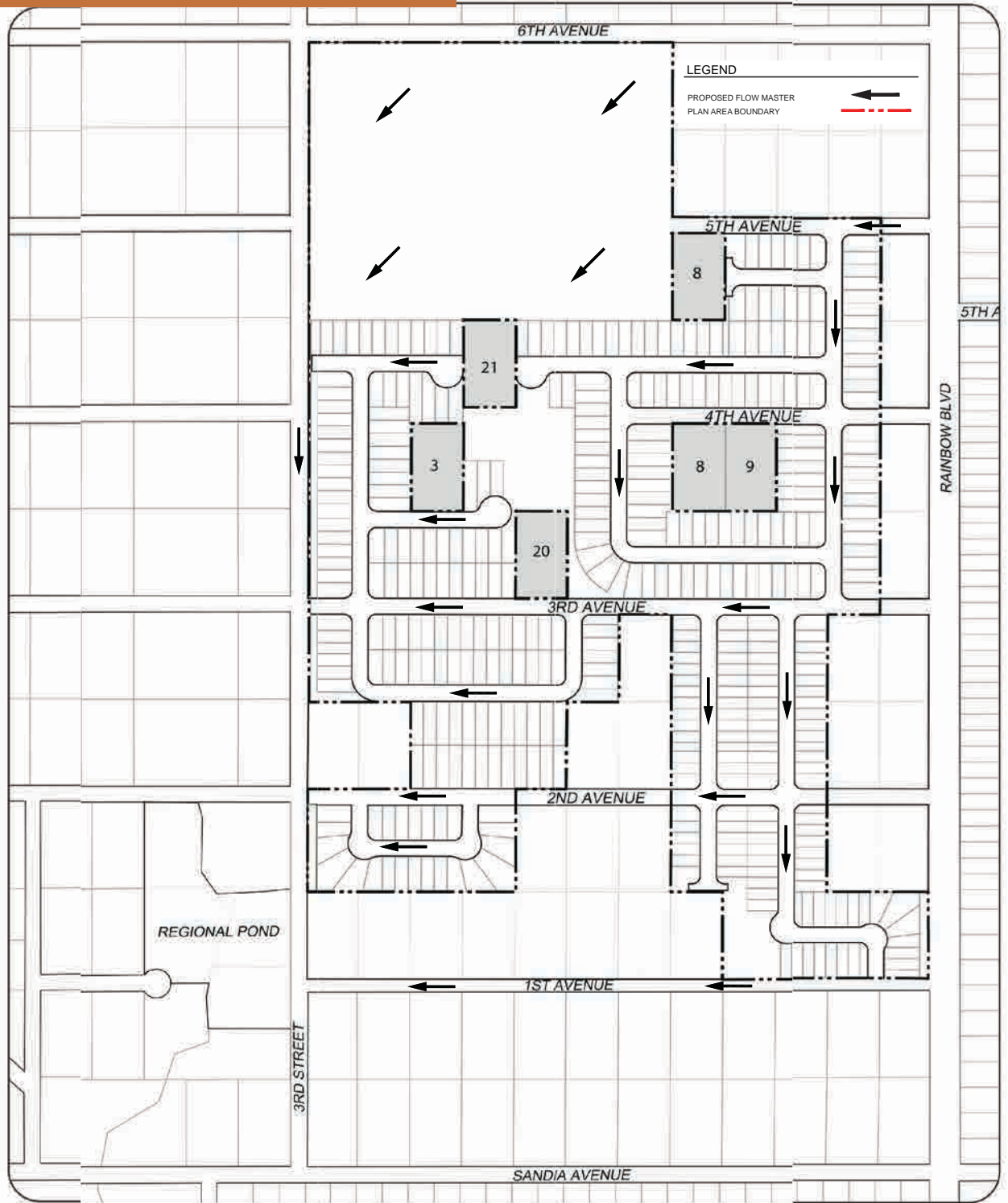


Figure 8.2: Grading and Drainage



Existing and proposed roadways shall be vacated and dedicated with future subdivision actions, subject to change pending the final engineering design.

VISTA ALEGRIA
CONCEPTUAL GRADING & DRAINAGE

AWREP
SOUTHWEST Inc.

PLANNING
CONSENSUS

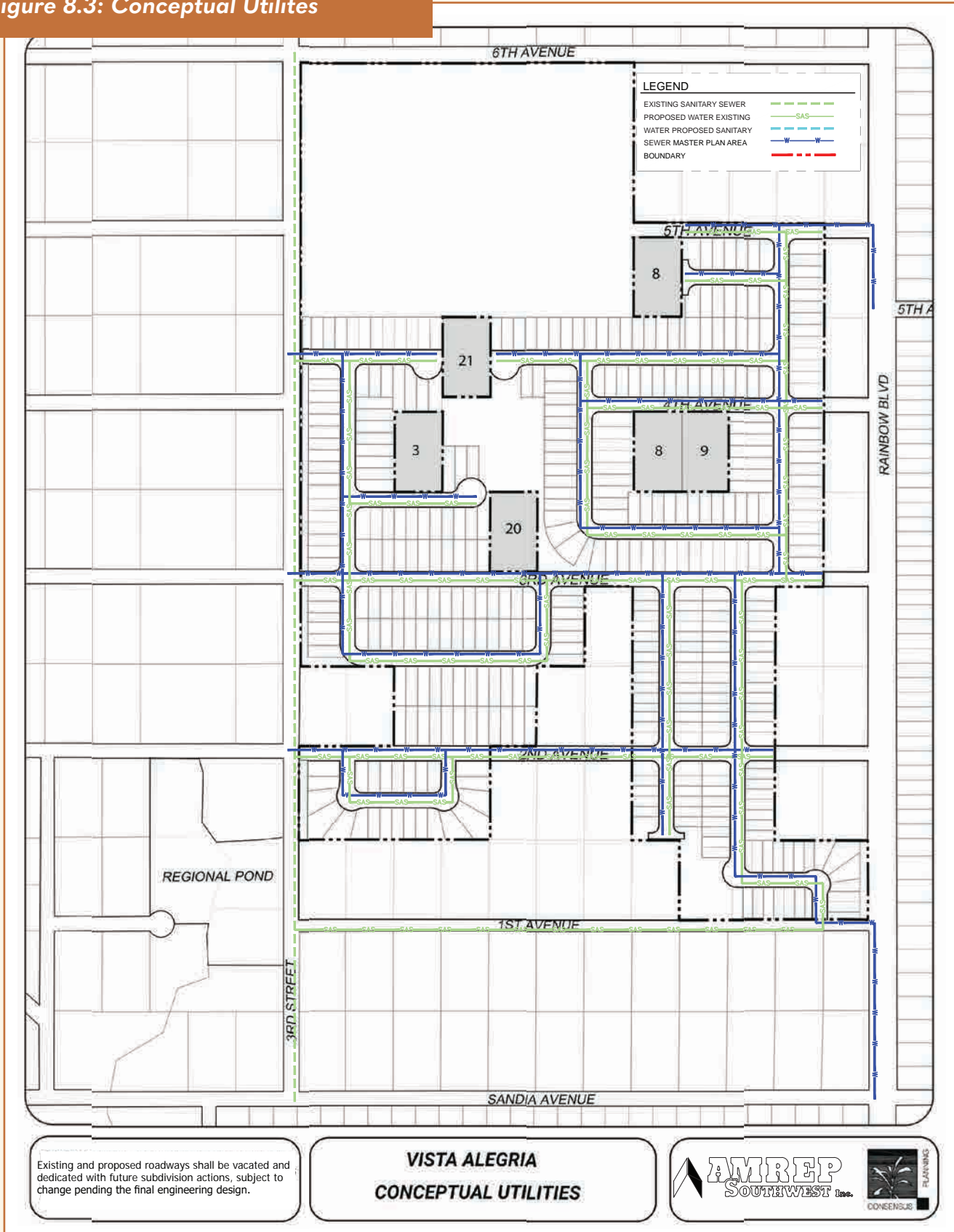


Conceptual Grading and Drainage

The Vista Alegria Master Plan area drains from the northeast to the southwest. The terrain is in its natural condition with graded roadways within the existing platted rights-of-way. All storm water collects within a tributary to the Calabacillas Arroyo just west of 3rd Street. Storm water will enter the Calabacillas Arroyo at Sandia Boulevard. The storm water calculations will be used to establish release rates for any future detention ponds within the area. All individual zones within the specific area plan will become individual tracts with the future bulk land plat. The tracts will be required to pond storm water and release at historic rates until a regional facility plan is created and implemented.

The stormwater flows associated with the proposed development were assumed for undeveloped conditions in the Vista Alegria Master Plan. As the land use is now proposing the development of single-family residential lots, the hydrology will need to be reassessed for this development to account for the additional stormwater discharge. The storm water drainage and water quality discharge generated will need to adhere to the requirements laid out in the City of Rio Rancho's Design Process Manual (DPM) Volume II Chapter II.2 and City Ordinance Chapter 153. The potential stormwater infrastructure needed to fulfill the requirements of the development are summarized.

Figure 8.3: Conceptual Utilites



The developed site will incorporate strategically placed storm drain inlets to collect the anticipated surface runoff from various subbasins within the area. Storm drain piping will convey the collected runoff from the inlets to storm drain manholes deliberately placed throughout the development to assist in flow routing. The stormwater will be conveyed downstream to a water quality and detention pond near the southwestern boundary of the site to collect and retain the “first-flush” volume as dictated by the DPM. The Northern and Rainbow Specific Area Plan identified the water quality and detention pond to serve as a Regional Pond location at 3rd Street and 1st Avenue. A turnkey agreement with the Southern Sandoval County Arroyo Flood Control Authority (SSCAFCA), will be required for connection to the existing arroyo (See Figure 8.2).

Utilities

The following discussion details the water and sewer utility infrastructure improvements required to sustain the proposed master plan area. These improvements will tie-in to infrastructure that exists within the City of Rio Rancho’s (CORR) utility network. (See Figure 8.3) Conceptual Utilities, depicts the potential tie-in locations for both the water and sewer systems accordingly. **Compliance with the DPM is required and a Water/ Wastewater availability letter(s) are required for future development.**

Domestic Water

There are existing water mains in Northern Boulevard that extend the length of the Master Plan Area Plan from Rainbow Boulevard on the east well past 3rd Street on the west. There is also an existing water main in Rainbow Boulevard that extends south from Northern Boulevard to approximately 8th Avenue. The intent is for connections to be made to these existing mains and then routed through the master plan area by 8” lines. All new homes will have service connections per the City of Rio Rancho standards.

Sanitary Sewer

There is an existing 10” sanitary sewer main to service the Specific Area Plan area. The main extends out of the existing Camino Crossing subdivision on the north side of Northern Boulevard west to 3rd Street. The main turns and goes south in 3rd Street the extent of the Specific Area Plan area. The intent is for the Specific Area Plan area to discharge to the existing main in 3rd Street where it will be conveyed downstream to an existing lift station located at the intersection of 3rd Street and Inca Road where it will be conveyed to an existing wastewater treatment plant.

Wastewater generated from the proposed subdivided lots will be collected by 4-inch PVC service lines that connect to a gravity sewer collection network. This network will include a series of 8-inch PVC sewer mains and strategically placed manholes (MH) to convey the flow to the CORR’s existing 10” sewer main in 3rd Street. Sewer availability will need to be verified with the city’s utility department to ensure capacity at the receiving treatment plant.

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09. IMPLEMENTATION & PHASING

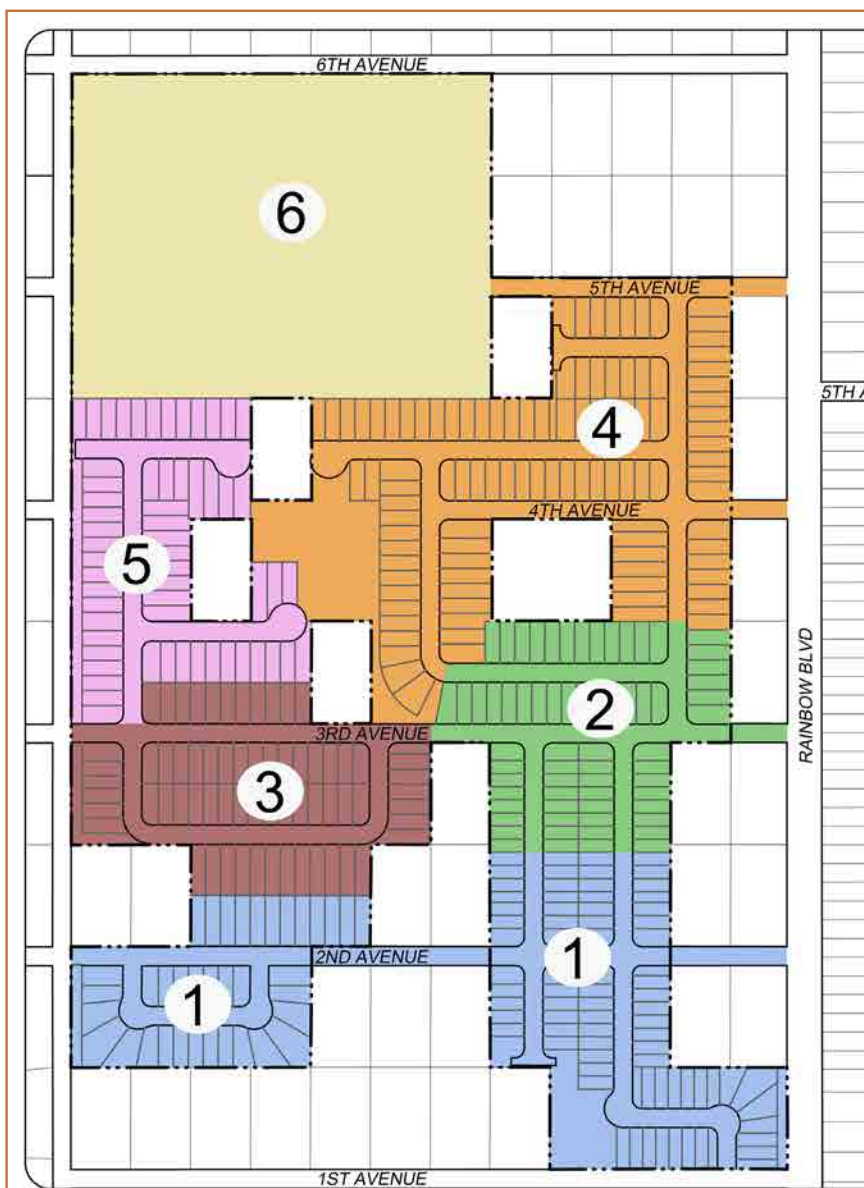
Implementation

Future implementation of the Vista Alegria Master Plan shall occur through zone map amendments to rezone portions of the plan area to support the proposed land uses, through replatting of parcels within the plan boundaries, and through the future construction of agreed upon public improvements, including roadways, drainage facilities, community amenities, and trails. Parcels east of Rainbow Boulevard adjacent the Vista Alegria Master Plan will not require a Master Plan for implementation. Development will require rezoning and replat action.

Phasing

Vista Alegria will be developed in six distinct phases, with the timing of each phase determined by the prevailing market conditions. The initial phase will use 2nd Avenue for access into Vista Alegria via Rainbow Boulevard. Phases two and three will extend 3rd Avenue, completing the southern portion of the planning area. The fourth phase will construct 4th Avenue and a segment of 5th Avenue.

Upon completion of phases one through five, which will focus on single-family housing, the final phase will introduce either a multifamily apartment development or a Build-to-rent complex. The final layout, access, and circulation for phase six will be determined at a later date.



DRAFT

The End



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 28, 2026

RE: Case #25-400-00005 – Vista Alegria Master Plan
Case #25-100-00016 – Zone Map Amendment

Dear Property Owner:

You are receiving this notice of Master Plan & Zone Map Amendment because your property is adjacent to a site where a land development decision is required by the Planning and Zoning Board.

The Applicant, AMREP Southwest, Inc., through their agent, Consensus Planning, Inc., requests approval of the Vista Alegria Master Plan, comprised of approximately 78.21 acres.

The corresponding Zone Map Amendment request includes all subject properties within the proposed Master Plan boundary, including:

- Rio Rancho Estates Unit 8, Block 57, Lots 1-7, & 18-24; Block 58, Lots 1-7 from M-1: Industrial & Business Park District to R-6: Multi-Family Residential District (Approx. 21.0257 acres)
- Rio Rancho Estates Unit 8, Block 58, Lots 9-11, 14-20, & 22-24; Block 61, Lots 1-2, 4-7, 10-11, 14-19, & 21-24; Block 62, Lots 1-2, 4A, 5-6, & 20-22; Block 66, Lots 1-4 from M-1: Industrial & Business Park District & R-1: Single-Family Residential District to R-4: Single-Family Residential District (Approx. 44.1824 acres)
- Rio Rancho Estates Unit 8, Block 62, Lots 8-10, & 15-17; Block 66, Lots 8-10, & 13-16 from R-1: Single-Family Residential District to R-3: Mixed Residential District (Approx. 13.0039 acres).

The **Planning and Zoning Board** will consider the request and make their decision on **February 10, 2026** at 6:00 pm in the **Council Chambers** and **Virtually**. For virtual attendance, please see the zoom link and log-in information on the posted agenda, one week prior to the hearing at <https://rrnm.gov/2303/Watch-and-Download-City-Meetings>

On the back of this letter is a location map of the project.

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

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

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

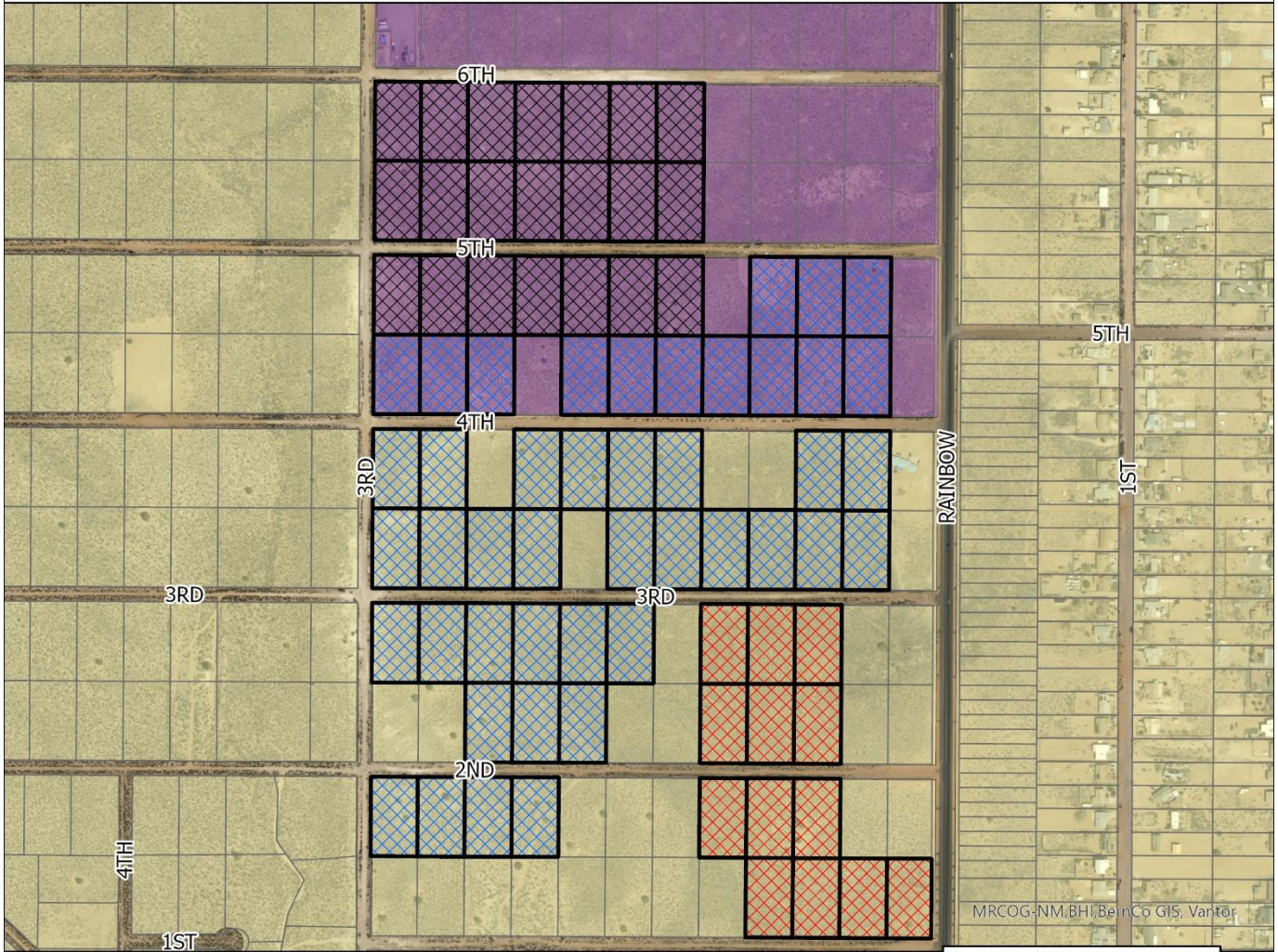
Respectfully,

Tim Dvorak

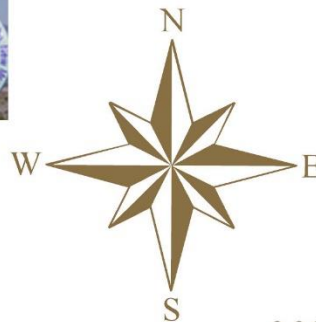
Tim Dvorak
Municipal Planner II
Development Services Department
City of Rio Rancho

VISTA ALEGRIA MASTER PLAN & ZONE MAP AMENDMENT

UNIT 8, BLOCK 57, LOTS 1-7, & 18-24; BLOCK 58, LOTS 1-7 (M-1 TO R-6)
 UNIT 8, BLOCK 58, LOTS 9-11, 14-20, & 22-24; BLOCK 61, LOTS 1-2, 4-7, 10-11, 14-19, & 21-24;
 BLOCK 62, LOTS 1-2, 4A, 5-6, & 20-22; BLOCK 66, LOTS 1-4 (M-1 & R-1 TO R-4)
 UNIT 8, BLOCK 62, LOTS 8-10, & 15-17; BLOCK 66, LOTS 8-10, & 13-16 (R-1 TO R-3)



MRCOG-NM.BH1, BernCo GIS, Vantor



Legend

Zoning

- M-1
- R-1
- Master Plan Boundary
- R-1 to R-3
- M-1 to R-6
- (M-1 & R-1 to R-4)

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

Map courtesy of Tim Dvorak, 1/20/2026



**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, February 10, 2026:

Variance

Case #26-110-00002

The applicant, Lomas Encantadas Development Company LLC., requests approval of a Variance to the 10 ft. corner lot side setback requirement at the property legally described as Montreal Phase 1, Block 1, Lot 13. This request will reduce the 10 ft. side setback to 5 ft. The subject property is zoned R-4: Single-Family Residential and is approximately 0.13 acres.

Preliminary/Final Plat

Case #26-210-00002

The Applicants, Pierre and Leslie Amestoy, through their agent, Aldrich Land Surveying, request approval of a Preliminary/Final Plat for the property legally described as Rio Rancho Estates Unit 10, Block 61, Lot 1 dedicating approx. 0.0115 acres of right-of-way to the City of Rio Rancho.

Master Plan

Case #25-400-00005

The Applicant, AMREP Southwest, Inc., through their agent, Consensus Planning, Inc., requests approval of the Vista Alegria Master Plan, comprised of approx. 78.21 acres. The Master Plan boundary includes the subject properties of Rio Rancho Estates Unit 8, Block 57, Lots 1-7, & 18-24; Block 58, Lots 1-7; Rio Rancho Estates Unit 8, Block 58, Lots 9-11, 14-20, & 22-24; Block 61, Lots 1-2, 4-7, 10-11, 14-19, & 21-24; Block 62, Lots 1-2, 4A, 5-6, & 20-22; Block 66, Lots 1-4; and Rio Rancho Estates Unit 8, Block 62, Lots 8-10, & 15-17; Block 66, Lots 8-10, & 13-16.

Zone Map Amendment

Case #25-100-00016

The Applicant, AMREP Southwest, Inc., through their agent, Consensus Planning, Inc., requests approval of a Zone Map Amendment for the subject properties of Rio Rancho Estates Unit 8, Block 57, Lots 1-7, & 18-24; Block 58, Lots 1-7 from M-1: Industrial & Business Park District to R-6: Multi-Family Residential District (Approx. 21.0257 acres); Rio Rancho Estates Unit 8, Block 58, Lots 9-11, 14-20, & 22-24; Block 61, Lots 1-2, 4-7, 10-11, 14-19, & 21-24; Block 62, Lots 1-2, 4A, 5-6, & 20-22; Block 66, Lots 1-4 from M-1: Industrial & Business Park District & R-1: Single-Family Residential District to R-4: Single-Family Residential District (Approx. 44.1824 acres); and Rio Rancho Estates Unit 8, Block 62, Lots 8-10, & 15-17; Block 66, Lots 8-10, & 13-16 from R-1: Single-Family Residential District to R-3: Mixed Residential District (Approx. 13.0039 acres).

Zone Map Amendment

Case #26-100-00004

The Applicant, the City of Rio

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

Rio Rancho Estates Unit 9, Block 51, Lots 9-16; Rio Rancho Estates Unit 9, Block 50, Lot 1 & Lot Arroyo; Rio Rancho Estates Unit 9, Block 22, Lot 14; Rio Rancho Estates Unit 9, Block 12, Lots 2-4; Rio Rancho Estates Unit 9, Block 13, Lots 53-56; Rio Rancho Estates Unit 9, Block 8, Lots 19-20; Rio Rancho Estates Unit 9, Block 7, Lots 22-23; Rio Rancho Estates Unit 9, Block 6, Lots 22-23; Rio Rancho Estates Unit 9, Block 5, Lots 43-44; Rio Rancho Estates Unit 9, Block 4, Lots 43-44; Rio Rancho Estates Unit 9, Block 3, Lots 45-46; Rio Rancho Estates Unit 9, Block 2, Lots 45-46; Rio Rancho Estates Unit 8, Block 79, Lot SUESMT & Lot 54; Rio Rancho Estates Unit 8, Block 78, Lots 12A & 13-18; Rio Rancho Estates Unit 8, Block 70, Lot 27; Rio Rancho Estates Unit 8, Block 70, Parcel A; Rio Rancho Estates Unit 8, Block 69, Lots 27-28; Rio Rancho Estates Unit 8, Block 68, Lots 27-28; Rio Rancho Estates Unit 8, Block 67, Lots 12-13; Rio Rancho Estates Unit 8, Block 66, Lots 12-13; Rio Rancho Estates Unit 8, Block 62, Lots 12-13; Rio Rancho Estates Unit 8, Block 61, Lot 13; Rio Rancho Estates Unit 8, Block 58, Lots 12-13; Rio Rancho Estates Unit 8, Block 57, Lots 12-13; Rio Rancho Estates Unit 8, Block 54, Lots 12-13; Rio Rancho Estates Unit 8, Block 53, Lots 12-13; Rio Rancho Estates Unit 8, Block 50, Lot 13; Rio Rancho Estates Unit 8, Block 49, Lot 12; Rio Rancho Estates Unit 7, Block 58, Lot 20; Rio Rancho Estates Unit 7, Block 59, Lot 19; Rio Rancho Estates Unit 7, Block 60, Lots 19-20; Rio Rancho Estates Unit 7, Block 61, Lots 19-20; Rio Rancho Estates Unit 7, Block 65, Lots 3-4; Rio Rancho Estates Unit 7, Block 69, Lots 76-77; Rio Rancho Estates Unit 7, Block X, Lots 25-37 & 40-52; Rio Rancho Estates Unit 7, Block X, Lots 38-39; Rio Rancho Estates Unit 12, Block 51A, Lot PPRK; Rio Rancho Estates Unit 12, Block 50, Lots 12-13; Rio Rancho Estates Unit 12, Block 48, Tract A; Rio Rancho Estates Unit 12, Block 47, Lots 1 & 68; Rio Rancho Estates Unit 12, Block 44, Lots 9-14; Rio Rancho Estates Unit 12, Block 43, Lot 17; Rio Rancho Estates Unit 12, Block 43, Lot 16; Rio Rancho Estates Unit 12, Block 42, Lots 17-18; Rio Rancho Estates Unit 12, Block 41, Lots 17-18; Rio Rancho Estates Unit 12, Block 40A, Lots 21-22; Rio Rancho Estates Unit 12, Block A, Lot 62; Rio Rancho Estates Unit 12, Block BB, Lot 1; Rio Rancho Estates Unit 12, Block 69, Lot 1-9, 10A & 10B; Rio Rancho Estates Unit 12, Block 68,

Lots 11-16; Rio Rancho Estates Unit 12, Block 67, Lots 1 & 12; Rio Rancho Estates Unit 12, Block 59, Lots 1-2 & 63-64; Rio Rancho Estates Unit 12, Block 52, Lots 1-2 & 52-53; Rio Rancho Estates Unit 12, Block 32, Lots 37-41; Rio Rancho Estates Unit 12, Block 33, Lots 1 & 30; Rio Rancho Estates Unit 12, Block 34, Lots 1 & 34; Rio Rancho Estates Unit 12, Block 35, Lots 1 & 32-33; Rio Rancho Estates Unit 12, Block 36, Lots 1 & 32-33; Rio Rancho Estates Unit 12, Block 37, Lots 1 & 62-63; Rio Rancho Estates Unit 12, Block 38, Lots 1 & 62-63; Rio Rancho Estates Unit 12, Block 39, Lots 1 & 62-63; Rio Rancho Estates Unit 12, Block H, Lot 1; Rio Rancho Estates Unit 10, Block 84, Lots 1, 23, Arroyo & Tract G; Rio Rancho Estates Unit 10, Block 86, Tract 1; Rio Rancho Estates Unit 10, Block 58, Tract F; Rio Rancho Estates Unit 10, Block 54, Lots 1 & 40; Rio Rancho Estates Unit 10, Block 53, Lots 1 & 40; Rio Rancho Estates Unit 10, Block 50, Lots 1 & 40; Rio Rancho Estates Unit 10, Block 48, Lots 1 & 40; Rio Rancho Estates Unit 10, Block 45, Lots 1 & 39; Rio Rancho Estates Unit 10, Block 43, Lot 1 & 38; Rio Rancho Estates Unit 10, Block 3, Lots 1 & 60; Rio Rancho Estates Unit 10, Block 2, Lots 1 & 38; Rio Rancho Estates Unit 10, Block 1, Lots 1 & 80; Cedar Hills 3, Block 18, Parcel C; Rio Rancho Estates Unit 11, Block A, Lot 1; Rio Rancho Estates Unit 11, Block 29, Lot 1 & Lot SUESMT; Rio Rancho Estates Unit 11, Block 21, Lots 1-35; Rio Rancho Estates Unit 11, Block 20, Lots 1-10; Rio Rancho Estates Unit 11, Block T, Lots 1-36; Rio Rancho Estates Unit 11, Block 1, Lots 1-28; Rio Rancho Estates Unit 11, Block UU, Lots 1 & 44; Rio Rancho Estates Unit 22, Block 36, Lot 39B; Rio Rancho Estates Unit 22, Block 37, Lots 29-31; Rio Rancho Estates Unit 22, Block 38, Lots 36-39; Rio Rancho Estates Unit 22, Block 39, Lots 34-36; Rio Rancho Estates Unit 22, Block 40, Lots 30-32; Rio Rancho Estates Unit 22, Block 41, Lots 16-18; Rio Rancho Estates Unit 22, Block 42, Lot 23; Rio Rancho Estates Unit 22, Block AA, Lots 1-8 & Tract A; Rio Rancho Estates Unit 22, Block 89, Lot Arroyo & Tract E; Rio Rancho Estates Unit 22, Block 92, Lots 1, 8-10 & Tract F; Rio Rancho Estates Unit 22, Block 93, Lot 1 & Lot AT&SF; Rio Rancho Estates Unit 22, Block 94, Lot 1; Rio Rancho Estates Unit 22, Block 95, Lot 1 & Lot PSCH; Rio Rancho Estates Unit 22, Tract DD & Tract G; Rio Rancho Estates Unit 22, Block 103, Tract GG & Tract FF; Rio Rancho Estates Unit 22, Block 102, Tract EE & Lot 1; Rio Rancho Estates Unit 22, Block 101, Lot 1; Rio Rancho Estates Unit 22, Block 97, Lots 1-4; Rio Rancho Estates Unit 22, Block 96, Lots 1-26; Rio Rancho Estates Unit 22, Block 100, Lot 1; Rio Rancho Estates Unit 22, Block 63, Tract C & Lot 1; Rio Rancho Estates Unit 22, Block 62, Lots 1-36 & Lot DRN; Rio Rancho Estates Unit 22, Block 56, Tract B & Lot 1; Rio

Rancho Estates Unit 22, Tract H; Rio Rancho Estates Unit 22, Block 131, Lot 11; Rio Rancho Estates Unit 22, Block 130, Lots 1-11; Rio Rancho Estates Unit 22, Block 129, Lots 1-18; and Rio Rancho Estates Unit 22, Block 120, Lots 19-27.

**Master Plan
Case #26-400-00001**

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

Zone Map Amendment

Case #26-100-00001

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

Subdivision Variance

Case #25-280-00011

The applicant, Clean Slate Properties, LLC, through their agent CSI-Cartesian Surveys, Inc. is requesting approval of a Variance to the required improvements of a subdivision, as outlined by Rio Rancho Municipal Code Chapter 155 Subdivisions, section 155.27 Required Improvements, in order to split a lot at the subject property of 3309 19th Ave SE, legally described as Unit 16, Blk 14, Lot 78. The property is zoned R-1: Single Family Residential District and comprises approximately 0.5 acres.

Preliminary, Final Plat

Case #25-210-00014

The applicant, Clean Slate Properties, LLC, through their agent CSI-Cartesian Surveys, Inc. is requesting approval of a Preliminary, Final Plat to split a lot 3309 19th Ave SE, legally described as Unit 16, Blk 14, Lot 78. The property is zoned R-1: Single Family Residential District and comprises approximately 0.5 acres.

Preliminary Plat

Case #25-210-00009

The applicant, ECOTerra Development, LLC, through their agent, Consensus Planning, Inc., requests approval of a Preliminary Plat for the Terra Alto at Mariposa Subdivision. The subject property is legally described as Mariposa East, Tracts 1A16H1, 1A16F, 1A16G, and 1A16I, and is zoned MU-A: Mixed Use Activity Center. The subject property comprises approximately 44.4269 acres.

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.

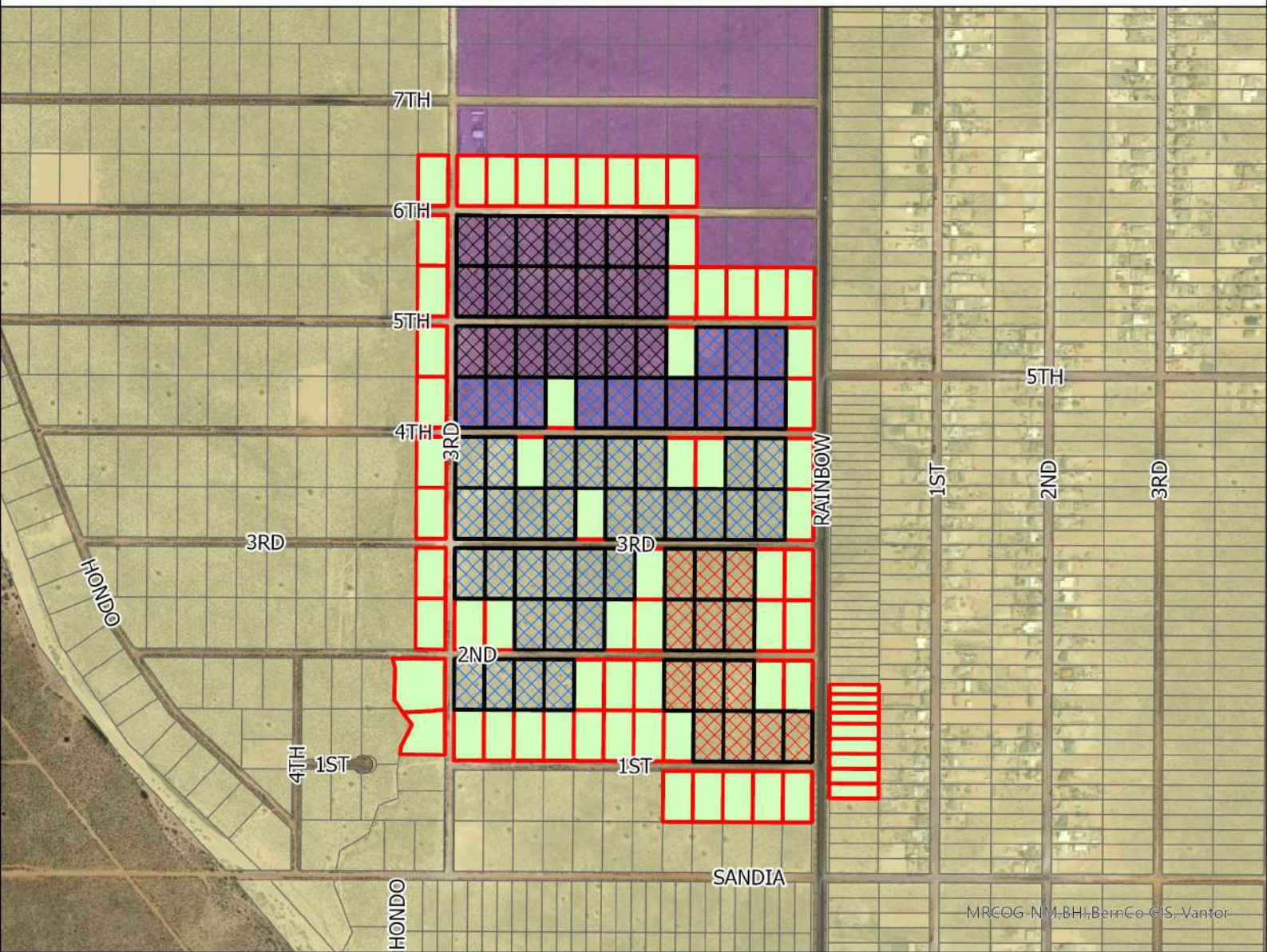
If you would like to comment on any of these applications,

you are encouraged to submit a written comment to planning@rrnm.gov. Written comments will be inserted into the public record.

Journal: January 26, 2026

VISTA ALEGRIA MASTER PLAN & ZONE MAP AMENDMENT

UNIT 8, BLOCK 57, LOTS 1-7, & 18-24; BLOCK 58, LOTS 1-7 (M-1 TO R-6)
 UNIT 8, BLOCK 58, LOTS 9-11, 14-20, & 22-24; BLOCK 61, LOTS 1-2, 4-7, 10-11, 14-19, & 21-24;
 BLOCK 62, LOTS 1-2, 4A, 5-6, & 20-22; BLOCK 66, LOTS 1-4 (M-1 & R-1 TO R-4)
 UNIT 8, BLOCK 62, LOTS 8-10, & 15-17; BLOCK 66, LOTS 8-10, & 13-16 (R-1 TO R-3)



MRCOG - NM, BH, BernCo - GIS, Vantor



Legend

Zoning

- M-1
- R-1
- Master Plan Boundary
- R-1 to R-3
- M-1 to R-6
- (M-1 & R-1 to R-4)
- Noticed Properties

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

Map courtesy of Tim Dvorak, 1/20/2026





**CITY OF RIO RANCHO
RESOLUTION**

RESOLUTION NO.

ENACTMENT NO.

RESOLUTION ADOPTING THE VISTA ALEGRIA MASTER PLAN

WHEREAS: the State of New Mexico has granted the City of Rio Rancho the power, authority, jurisdiction, and duty to enforce and carry out the provisions of law relating to planning, platting, zoning, and the power to adopt, amend, extend and carry out a general municipal or master plan which may be referred to as the general or master plan, all pursuant to 3-19-1, NMSA 1978; and

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

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

WHEREAS: the Governing Body of the City of Rio Rancho adopted the Northern/Rainbow Specific Area Plan on January 14, 2009, under Resolution No. 04, Enactment No. 09-004, and amended on November 13, 2025, under Resolution No. 133, Enactment No. 25-132; and

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

WHEREAS: the Governing Body of the City of Rio Rancho has reviewed the proposed Vista Alegria Master Plan at their duly noticed meeting on March 12, 2026, and following public hearing and receipt of the Planning and Zoning Board's report and recommendation, has determined that the plan is in conformance with the City of Rio Rancho Comprehensive Plan.

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

Section 1. The Governing Body hereby approves and adopts the proposed Vista Alegria Master Plan, attached hereto.

Section 2. Designs, layouts, and engineering requirements or details are subject to compliance with the City's Development Process Manual and City engineering and/or subdivision requirements prior to development.

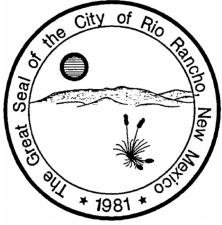
1 **Section 3. Effective Date.** This Resolution shall become effective ten days after
2 adoption.
3
4
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6 ADOPTED THIS 12th DAY OF MARCH, 2026.
7
8
9

10 _____
11 Gregory D. Hull, Mayor

12 ATTEST:
13

14 _____
15 Noel C. Davis, City Clerk
16 (SEAL)



CITY OF RIO RANCHO COVER PAGE

**Legislation Item: 25-100-
00016**

AGENDA DATE:
February 10, 2026

DEPARTMENT:
Development Services

SUBJECT:
Zone Map Amendment. The Applicant, AMREP Southwest, Inc., through their agent, Consensus Planning, Inc., requests approval of a Zone Map Amendment for the subject properties totaling 78.21 acres of Rio Rancho Estates Unit 8, Block 57, Lots 1-7, & 18-24; and Block 58, Lots 1-7 from M-1: Industrial & Business Park District to R-6: Multi-Family Residential District; Rio Rancho Estates Unit 8, Block 58, Lots 9-11, 14-20, & 22-24; Block 61, Lots 1-2, 4-7, 10-11, 14-19, & 21-24; Block 62, Lots 1-2, 4A, 5-6, & 20-22; and Block 66, Lots 1-4 from M-1: Industrial & Business Park District & R-1: Single-Family Residential District to R-4: Single-Family Residential District; and Rio Rancho Estates Unit 8, Block 62, Lots 8-10, & 15-17; and Block 66, Lots 8-10, & 13-16 from R-1: Single-Family Residential District to R-3: Mixed Residential District. Staff contact is Tim Dvorak, and staff recommends the Planning & Zoning Board recommend approval of the Zone Map Amendment to the Governing Body, with findings and conditions.

BACKGROUND AND ANALYSIS:

The Applicant, AMREP Southwest, Inc., through their agent, Consensus Planning, Inc., requests approval of a Zone Map Amendment for the subject properties of Rio Rancho Estates Unit 8, Block 57, Lots 1-7, & 18-24; and Block 58, Lots 1-7 from M-1: Industrial & Business Park District to R-6: Multi-Family Residential District; Rio Rancho Estates Unit 8, Block 58, Lots 9-11, 14-20, & 22-24; Block 61, Lots 1-2, 4-7, 10-11, 14-19, & 21-24; Block 62, Lots 1-2, 4A, 5-6, & 20-22; and Block 66, Lots 1-4 from M-1: Industrial & Business Park District & R-1: Single-Family Residential District to R-4: Single-Family Residential District; and Rio Rancho Estates Unit 8, Block 62, Lots 8-10, & 15-17; and Block 66, Lots 8-10, & 13-16 from R-1: Single-Family Residential District to R-3: Mixed Residential District. The subject properties comprise a total of approximately 78.21 acres.

The properties comprising the subject Zone Map Amendment request are outlined below with their current zoning:

- Rio Rancho Estates Unit 8, Block 57, Lots 1-7, & 18-24; Block 58, Lots 1-7, 9-11, 14-20, & 22-24: M-1: Industrial & Business Park District per Ordinance No. 8, Enactment No. 09-06, adopted January 14, 2009 by the Governing body.
- Rio Rancho Estates Unit 8, Block 61, Lots 1-2, 4-7, 10-11, 14-19, & 21-24; Block 62, Lots 1-2, 4A, 5-6, 8-10, & 15-17, & 20-22; Block 66, Lots 1-4, 8-10, & 13-16: R-1: Single-Family Residential District, per Ordinance No. 62, Enactment No. 94-060, adopted December 14, 1994 by the Governing Body.

The subject properties are within the Northern & Rainbow Specific Area Plan (NRSAP), originally adopted by the Governing Body January 14, 2009 via Resolution No. 3, Enactment No. 09-004, and most recently amended November 13, 2025 via Resolution No. 133, Enactment No. 25-132 by the

Governing Body.

The subject Zone Map Amendment request is concurrent with Case #25-400-00003, requesting approval of the Vista Alegria Master Plan. All properties contained in the subject Zone Map Amendment comprise the entirety of the Vista Alegria Master Plan boundary. All lots are under the Applicant's ownership.

The subject properties are proposed to be amended to the following zoning, as notated below:

- Rio Rancho Estates Unit 8, Block 57, Lots 1-7, & 18-24; and Block 58, Lots 1-7 from M-1: Industrial & Business Park District to R-6: Multi-Family Residential District (Approx. 21.0257 acres)
- Rio Rancho Estates Unit 8, Block 58, Lots 9-11, 14-20, & 22-24 (M-1); Block 61, Lots 1-2, 4-7, 10-11, 14-19, & 21-24; Block 62, Lots 1-2, 4A, 5-6, & 20-22; and Block 66, Lots 1-4 (R-1) from M-1: Industrial & Business Park District & R-1: Single-Family Residential District to R-4: Single-Family Residential District (Approx. 44.1824 acres)
- Rio Rancho Estates Unit 8, Block 62, Lots 8-10, & 15-17; and Block 66, Lots 8-10, & 13-16 from R-1: Single-Family Residential District to R-3: Mixed Residential District (Approx. 13.0039 acres).

In total, the subject properties comprise approximately 78.212 acres.

The subject properties are abutted by the following zoning districts:

- North: M-1: Industrial & Business Park District
- South, East, & West: R-1: Single-Family Residential District

CONFORMANCE WITH THE CITY ZONING ORDINANCE:

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

Staff recommends the Planning and Zoning Board find that the application, presented as an attachment, meets the submittal requirements for the proposed zoning request. Criteria is satisfied.

Pursuant to criteria provided by R.O. 2003 § 150.07 (D) (1) through (4) and (E) through (G), a request for a change in zoning designation must address the following policies and criterion for a zone map change:

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

The Applicant states in their justification, "The proposed Zone Map Amendment for the Vista Alegria residential community is consistent with the health, safety, morals, and general welfare of the City. The proposed ZMA offers an opportunity to enhance the health and welfare of the City by establishing the development conditions necessary to construct high quality mixed residential projects that will meet the needs of the Northern/Rainbow area and future Vista Alegria residents. This amendment will complement the existing and surrounding developed residential areas by allowing a variety of housing options in what the Rio Rancho Comprehensive Plan defines as a development node, corridor, and gateway (Page V-11)."

The Applicant continues, "The proposed Zone Map Amendment will further the general welfare of the City by providing this variety of zones thus creating the sense of place for current and future residents within a developing neighborhood within Rio Rancho."

Staff recommends the Planning and Zoning Board find that the proposed Zone Map Amendment would be in alignment with the health, safety, morals, and general welfare of the City. Upon original adoption, The NRSAP established a 'Rainbow Business Park' area, envisioned to be between 4th Ave NW and 8th Ave NW; however, since the Area Plan's adoption in 2009. When the NRSAP was amended in 2025, the 'Rainbow Business Park' area was condensed to the land between 5th Ave NW and 7th Ave NW. This SAP update additionally provided High Density Residential Land Use between 4th Ave NW and 6th Ave NW, which provides a better transition to be integrated with the condensed commercial land uses.

Staff recommends the Board finds that the proposed zone change with the accompanying Master Plan will allow for the consolidation of antiquated platted lots to enable a variety of housing densities under different residential zoning intensities. The proposed zoning may complement the surrounding zoning and land uses and further enable development of this corridor and nearby development node. Criteria is satisfied.

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

The Applicant states, "The request to rezone the site to R-3, R-4, & R-6 is consistent with the NRSAP. AMREP Southwest has been assembling and will continue to assemble the land to address the antiquated platting and checkerboard ownership, which have hitherto presented a significant challenge for development. In addition, the subject properties have remained vacant for over 15 years under the existent R-1 [and M-1] zoning. However, within the last few years, there has been a growing demand for additional mixed-density, mixed-income housing in Rio Rancho.

The Applicant continues, "The proposed R-3, R-4, and R-6 zoning is better suited and provides a logical transition from R-1 with a medium lot size option for more productive use of currently vacant land. This transition ensures stability for non-contiguous lots that would remain R-1 as it provides a complementary transition in densities."

Staff recommends the Planning and Zoning Board find that while the configuration of the subject lots for Zone Map Amendment presents a unique boundary, the proposed R-3, R-4, and R-6 provide natural transitions from lower density residential to higher density residential land use within the updated NRSAP, as well as the general surrounding area. The surrounding area to the subject properties primarily consists of vacant R-1 zoning. As such, staff finds the proposed Zone Map Amendment will not create incompatible zoning transitions which could impact the community.

Staff recommends the Board find that the proposed mix of zoning intensities and densities, with development guidance by the concurrent Master Plan, will promote a stability of zoning. Criteria is satisfied.

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

The Applicant states, "The proposed ZMA is consistent with and furthers several goals and policies of the City's Comprehensive Plan as identified in the Rio Rancho Comprehensive Plan Justification Criteria on page 5 [of the Applicant's request]."

The Applicant continues, "The proposed ZMA is consistent with and furthers the Northern and Rainbow Specific Area Plan (NRSAP), a privately developed area plan, which has been adopted by the City. The Vista Alegria Master Plan is within the NRSAP and identifies the NRSAP's proposed

land uses, aligns development with the proposed land uses, and implements them through zone map amendments."

The Applicant speaks to multiple policies and goals contained within the City's Comprehensive Plan, as outlined below. Further explanation and justification for each is provided in their justification letter.

- GOAL A-1: Eliminate antiquated platting within the City of Rio Rancho where desirable.
- POLICY A-2: Require appropriate development standards for infrastructure and environmental improvements for both newly platted lots and antiquated lots.
- POLICY A-3: Ensure that the City's land use and development regulations provide the specific and detailed provisions necessary to eliminate prematurely platted land when feasible.

- GOAL L-2: Encourage consolidation of lots to promote a variety of land uses in a planned manner.
- POLICY L-1: Encourage the master planning of developments that establish a community character that considers circulation, landscaping, open space, storm drainage, utilities, and building location and design in the master plan.

- GOAL PH-3: Promote a variety of housing types to meet the needs of all members of the community.
- GOAL PH-4: To ensure that single-family and multifamily residential neighborhoods provide an attractive living environment.
- POLICY PH-5: Encourage mixed-use and mixed-income housing opportunities in designated growth nodes throughout the city.
- POLICY PH-7: Support residential developments with appropriate amenities for families with children.

Staff recommends the Planning and Zoning Board find that the proposed Zone Map Amendment furthers the goals, policies, and actions of the City's Comprehensive Plan outlined above. As the subject properties proposed to be rezoned comprise the entirety of the Vista Alegria Master Plan, the Applicant has considered how to align the proposed R-3, R-4, and R-6 zoning with both the existent R-1, as well as the reduced 'Rainbow Business Park' area to the north contained within the updated NRSAP.

Staff additionally finds the proposed Zone Map Amendment furthers consolidation of antiquated lots, as well as provides the framework to allow for multiple types of housing, which may be able to serve a larger variety of income levels within the community. Given that the updated NRSAP provides robust guidelines for development, including design standards, circulation, and amenities, staff finds this framework to provide for more stable and harmonious development in the future. Criteria is satisfied.

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

The Applicant states, "Considering the current and future conditions of the site and community, a different zoning category is more advantageous (Criterion C). The subject properties have not developed under R-1 zoning. They have remained vacant for over 15 years since the original Northern and Rainbow Specific Area Plan was adopted in 2009. The requested R-3, R-4, and R-6 zoning is more advantageous to the community, as it responds to the City of Rio Rancho's goal to support the construction of a "variety of housing types that meet the needs of all members of the community" and policy to "encourage mixed-income housing opportunities in designated growth nodes throughout the city," of which Northern and Rainbow is a designated node. It is unlikely that the R-1 lots envisioned in the original Northern and Rainbow Specific Area Plan will develop in the near future due to current housing market trends towards smaller homes on smaller lots."

It is important to note that the City of Rio Rancho is over 100 square miles in size and expectations that any one area will buildout in a 15-20 year timeline is not reasonable and not a strong justification in itself for a change in the zoning designation. But, staff does find that the current R-1 zoning was not what was intended density with the original Land Use Map in the NRSAP nor was it the intended density with the recently amended Land Use Map. Both these maps displayed higher densities with corresponding zoning designations such as R-2, R-3, R-4 and R-6. Staff recommends the Planning and Zoning Board find that the proposed zoning districts align with the amended NRSAP land densities.

Staff recommends the Board finds that the applicant has also demonstrated how the request will further Comprehensive Plan goals and policies, and the vision and goals in the NRSAP. Criteria is satisfied.

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

The Applicant states, "The cost of land or other economic considerations are not the determining factors for the Applicant's request for a zone change. The request for a zone change aligns with implementation strategies for the Vista Alegria Master Plan and is consistent with the goals of the City's Comprehensive Plan and Affordable Housing Plan to provide mixed-income, mixed-density homes across the city."

Staff recommends the Planning and Zoning Board find that the cost of land does not appear to be a determining factor for the proposed Zone Map Amendment. Criteria is satisfied.

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

The Applicant states, "The zone change is not being requested due to its location along a major street. The zone change is sought to implement the proposed land use of the Northern and Rainbow Specific Area Plan and the Vista Alegria Master Plan. The requested Zone Map Amendment is not for apartment, office, or commercial zoning."

Staff recommends the Planning and Zoning Board find that the location along Rainbow Boulevard NE is not the sole justification for the Zone Map Amendment request. The subject properties are located within the NRSAP, which has already allocated this subject area for future development. Criteria is satisfied.

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

(1) The change will clearly facilitate realization of the Comprehensive Plan and any applicable

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

The Applicant states, "A spot zone is not created on the subject properties since it applies to a large, contiguous area within the Northern and Rainbow Specific Area that prescribes such land uses and zoning. The area is master-planned and will facilitate the realization of several goals and policies of the Comprehensive Plan."

Staff recommends the Planning and Zoning Board find that the proposal would not create a spot zone, as the proposed Zone Map Amendment aligns with the land uses and provisions laid out in both the updated NRSAP, as well as the Vista Alegria Master Plan. Criteria is satisfied.

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

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

NOTIFICATIONS: In accordance with State Statute NMSA 3-21-6, which stipulates notification procedures for this type of zoning action, all property owners within 100 feet of the subject properties were sent a first class letter containing a notice of action and impending Planning and Zoning Board hearing. Notice signs were placed on the subject properties as required by ordinance. A legal notice was published in the January 26, 2026 edition of the Albuquerque Journal. All legal notice requirements have been met.

IMPACT:

Staff recommends the Planning and Zoning Board recommend approval of Zone Map Amendment Case No. 25-100-00016 to the Governing Body, subject to the following findings:

General Findings of Fact:

1. The Planning and Zoning Board may make a recommendation to the Governing Body on the Applicant's request for a Zone Map Amendment.
2. The Applicant has the authority to make an application to request a Zone Map Amendment.

Specific Findings of Fact for Approval:

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

1. The proposed zone change would be consistent with the health, safety, morals, and general welfare of the City by bringing the subject property into conformance with City land use regulations and is compatible with surrounding zoning.

2. The Applicant has provided sound justification for the proposed zone change and the Zone Map Amendment would provide for stability of zoning.
3. The proposed Zone Map Amendment would be consistent with the intent of the adopted elements of the Comprehensive Plan.
4. The proposed Zone Map Amendment is consistent with the updated Northern & Rainbow Specific Area Plan and the Vista Alegria Master Plan, pending approval of the Vista Alegria Master Plan.
5. The cost of the land or other economic considerations does not appear to be a justification for the proposed Zone Map Amendment.
6. The Applicant has provided sufficient justification that the Zone Map Amendment request is not based on the properties' location.
7. The requested Zone Map Amendment would not create a "spot zone" in that it maintains continuity with the land uses allocated by the Northern & Rainbow Specific Area Plan.

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

Specific Findings of Fact for Denial:

1. The Applicant has submitted an application and narrative which does not demonstrate that the proposed change in zoning designation meets the requirements of the Rio Rancho Code of Ordinances (R.O. 2003) § 150.07(D) Amendments.

ALTERNATIVES:

The Planning and Zoning Board may:

1. Recommend approval of the request to the Governing Body.
2. Recommend denial of the request to the Governing Body.
3. Modify the request and recommend approval of such modifications to the Governing Body.
4. Continue the public hearing to request additional information or to consider testimony provided at the public hearing.

DEPARTMENT RECOMMENDATION:

Staff recommends the Planning & Zoning Board recommend approval of the Zone Map Amendment to the Governing Body, with findings and conditions.

ATTACHMENT: [Zoning & Location Map](#)

ATTACHMENT: [Land Use Map Northern-Rainbow SAP Amendment ADOPTED 11.13.25 \(1\) 35.pdf](#)

ATTACHMENT: [Application & Justification](#)

ATTACHMENT: [Authorizations](#)

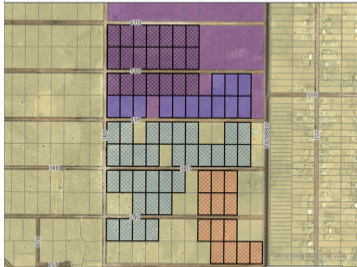
ATTACHMENT: [Reproduction of Notices, Legal Ad](#)

ATTACHMENT: [Draft_Ordinance_BMB_AR.docx](#)

ATTACHMENT: [ECimino_PublicComment.pdf](#)

VISTA ALEGRIA MASTER PLAN & ZONE MAP AMENDMENT

UNIT 8, BLOCK 57, LOTS 17, & 18-24; BLOCK 58, LOTS 1-7 (M1 TO R-6)
UNIT 8, BLOCK 58, LOTS 9-11, H-20, & 22-24; BLOCK 61, LOTS 1-2, 4-7, 10-11, H-19, & 21-24;
BLOCK 62, LOTS 1-2, 4A, 5-6, & 20-22; BLOCK 66, LOTS 1-4 (M1 & R-1 TO R-4)
UNIT 8, BLOCK 62, LOTS 8-10, & 15-17; BLOCK 66, LOTS 8-10, & 13-16 (R-1 TO R-3)



Legend

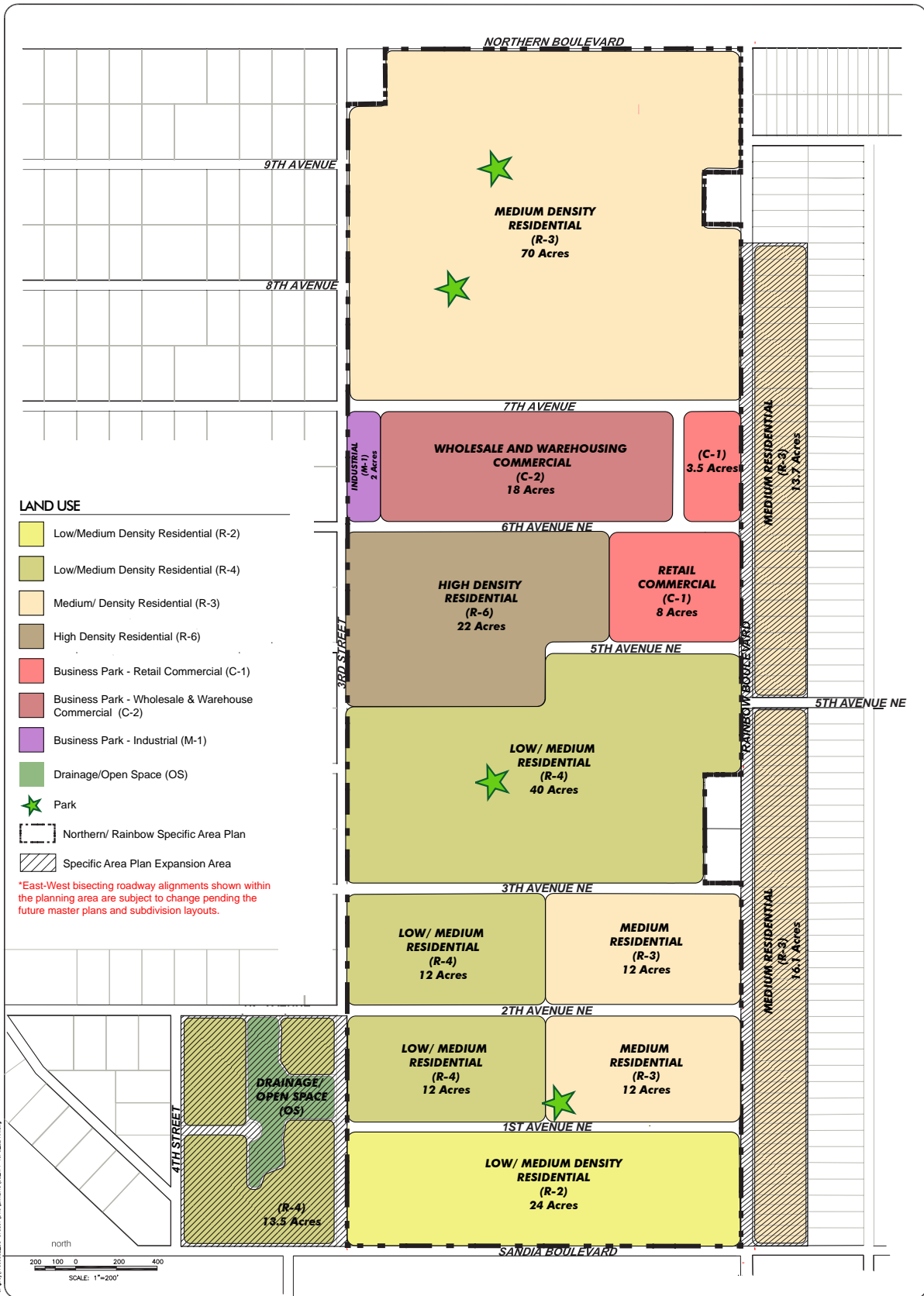
Zoning

- M-1
- R-1
- Master Plan Boundary
- R-1 to R-3
- M-1 to R-6
- (M-1 & R-1 to R-4)

0 0.02 0.04 0.09 0.14 0.18 0.22 Miles

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

Map courtesy of Tim Dvorak, 1/20/2026



LAND USE

- Low/Medium Density Residential (R-2)
- Low/Medium Density Residential (R-4)
- Medium/ Density Residential (R-3)
- High Density Residential (R-6)
- Business Park - Retail Commercial (C-1)
- Business Park - Wholesale & Warehouse Commercial (C-2)
- Business Park - Industrial (M-1)
- Drainage/Open Space (OS)
- ★ Park

- Northern/ Rainbow Specific Area Plan
- Specific Area Plan Expansion Area

*East-West bisecting roadway alignments shown within the planning area are subject to change pending the future master plans and subdivision layouts.

Designed For:

**NORTHERN/RAINBOW
PROPOSED LAND USE
EXHIBIT 7**

Designed By:

Consensus Planning, Inc.
302 Eighth Street NW
Albuquerque, NM 87102
Phone (505) 764-9801
Fax (505) 842-5495

PLANNING & ZONING LAND USE APPLICATION

Please check appropriate box

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

Please Print In Ink Only or Type

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

APPLICANT/AGENT INFORMATION

Applicant Name: AMREP Southwest		Phone:
Address: 409 NM Hwy 528		E-Mail:
City: Rio Rancho	State: NM	Zip: 87124
Proprietary Interest: Owner	List Owners:	
Deed or Ownership Verification Provided: (Initials)	Letter of Authorization Provided: (Initials) B.A.	
Agent Name: Consensus Planning, Inc.		Phone:
Address: 302 Eighth Street, NW		E-Mail:
City: Albuquerque	State: NM	ZIP Code: 87102

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

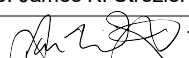
Vista Alegria Master Plan and ZMA

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit: Unit 8	Block(s): 57-58, 61-62, 66	Lot(s): See attached
Existing Zoning: M-1 and R-1	Proposed Zoning: R-3, R-4, R-6	
No. of existing lots: 78	No. of proposed lots:	Total area of site (acres) 78.21

ACKNOWLEDGEMENT

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

Print Name: James K. Strozier	Applicant: AMREP	Agent: Consensus Planning, Inc.
Signature: 	Date: 10/30/2025	

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

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



November 7, 2025

Fred Radosevich, Chairman
Planning and Zoning Board
City of Rio Rancho
3200 Civic Center Circle NE
Rio Rancho, NM 87144

RE: AMREP Southwest – Request for Vista Alegria Master Plan and Zone Map Amendment

Landscape Architecture
Urban Design
Planning Services

Dear Mr. Chairman:

302 Eighth St. NW
Albuquerque, NM 87102

The purpose of this letter is to request approval of a Master Plan and Zone Map Amendment on behalf of AMREP Southwest, Inc. (“The Applicant”).

Summary of Request: This two-part request includes:

1. Approval of a Master Plan to guide traffic and circulation, landscape, drainage, and utilities, and to provide design guidelines for future development. The Vista Alegria Master Plan boundary totals 78.21 acres with 78 parcels.
 - Rio Rancho Estates, Unit 8, Block 57, Lots 1-7, 18-24; Block 58, Lots 1-7, 9-11, 14-20, 22-24; Block 61, Lots 1-2, 4-7, 10-11, 14-19, 21-24; Block 62, Lots 1-2, 4A, 5-6, 8-10, 15-17, 20-22, Block 66, Lots 1-4, 8-10, 13-16 (see Figure 3 on page 5).

There are six out parcels not included in the Master Plan.

- Out parcels: Rio Rancho Estates, Unit 8, Block 58, Lot 8, 21; Block 61, Lot 3, 8-9, 20.
2. Approval of a Zone Map Amendment to rezone the properties that are owned by AMREP Southwest. These parcels are currently zoned and legally described:
 - M-1: Industrial Rio Rancho Estates, Unit 8, Block 57, Lots 1-7, 18-24
 - R-1: Single-family Residential, Block 58, Lots 1-7, 9-11, 14-20, 22-24; Block 61, Lots 1-2, 4-7, 10-11, 14-19, 21-24; Block 62, Lots 1-2, 4A, 5-6, 8-10, 15-17, 20-22, Block 66, Lots 1-4, 8-10, 13-16.

PRINCIPALS

James K. Strozier, FAICP

ASSOCIATES

Ken Romig, PLA, ASLA
Erin Callahan, AICP

The Applicant held a pre-application meeting with Development Services staff on September 8, 2025, to discuss the proposed Northern and Rainbow Specific Area Plan Amendment, Master Plan, and Zone Map Amendment requests. In addition, a Planning Zoning Board (PZB) hearing was held on October 28, 2025, concerning the land use update within the Northern and Rainbow Specific Area Plan, with staff recommending approval, and the PZB unanimously recommended approval to the Governing Body.



PROJECT DESCRIPTION

The subject properties are bounded by 6th Avenue (N), 1st Avenue (S), Rainbow Boulevard (E), 3rd Street (W). AMREPS Southwest is requesting the approval of a Master Plan and a zone change from R-1 and M-1 to R-3, R-4, and R-6 within its ownership to allow for the development of medium/higher density homes.

The recent approval of the Northern and Rainbow Specific Area Plan boundaries and modification of its Land Use Map provide guidelines for future development within the Northern/Rainbow SAP. The proposed Master Plan ensures well-planned neighborhoods, and the zone map amendment implements the goals of both the Specific Area Plan and the Master Plan.

The applicants own 100% of the Master Plan area. There are six out parcels that are not included in the Master Plan boundary or total acreage (see *Figure 1-3*). The out parcels are currently vacant.

CASE HISTORY

The existing Northern and Rainbow Specific Area Plan was adopted by the City of Rio Rancho on January 14, 2009. At that time, the major emphasis was that the area was to be anchored by the Rainbow Business Park, which was to serve as an Employment Center for western Rio Rancho. The plan also proposed future zoning and a land use map for the entire plan area. The proposed zoning and land uses were to be implemented through separate master plans and zone map amendments by the private landowners. Only the M-1 zone for the proposed Business Park was requested and adopted at the time. The current R-1: Single-family Residential zoning was adopted by the Governing Body in 1994 as Ordinance No. 62, Enactment No. 94-060; the current M-1: Light Manufacturing District zoning found on the property was adopted by the Governing Body in 2009 as Ordinance No. 8, Enactment No. 09-06. Since then, no other zone map amendments have been requested, and the majority of the site has remained vacant.

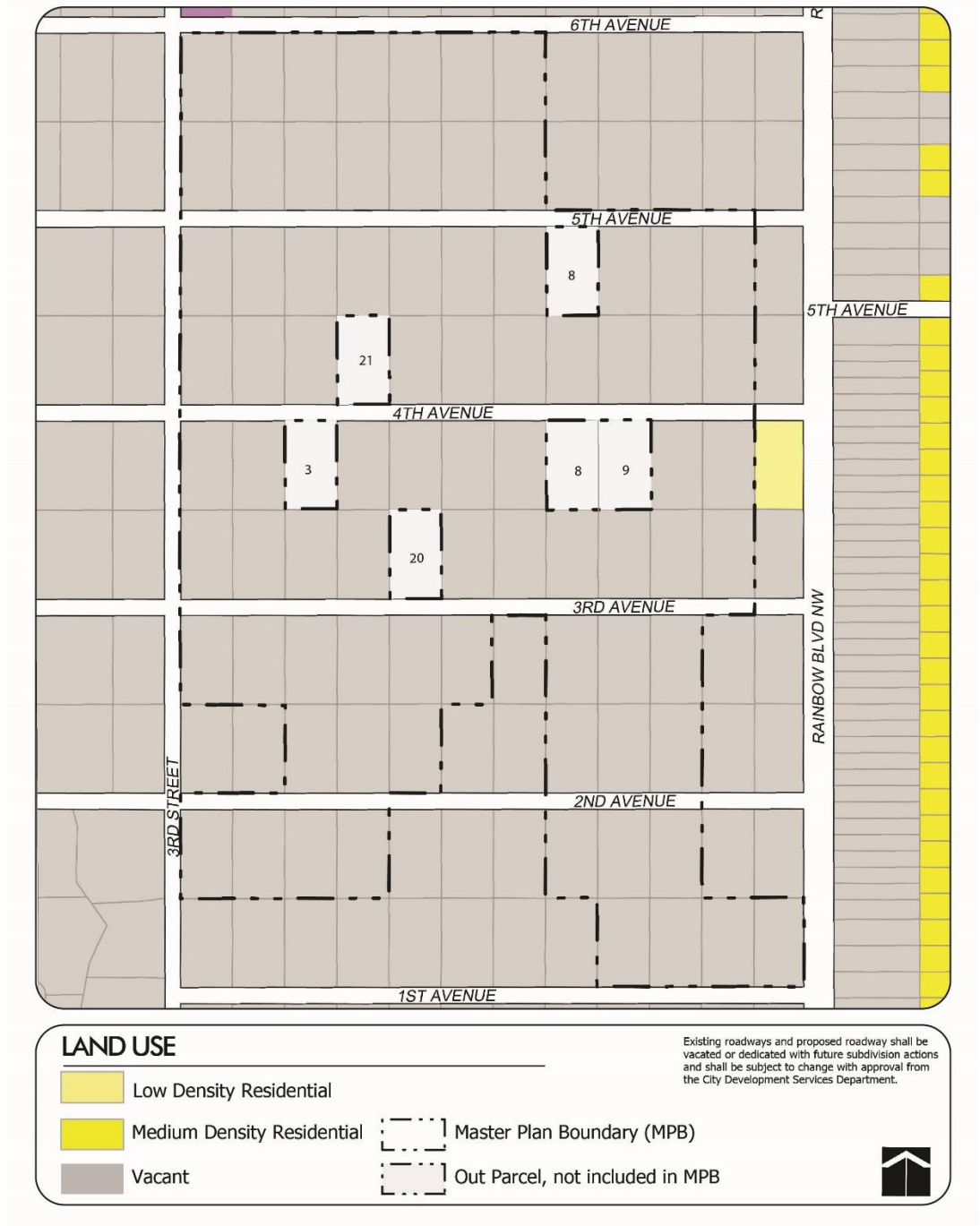
The Northern and Rainbow Specific Area Plan (NRSAP) Amendment in 2025 updated the original proposed land uses to include more residential components with various housing densities and reduced the Industrial component that never came to fruition, with only one business. The Rainbow Business Park will remain; however, the heavy industrial areas are limited and replaced with new neighborhood commercial and light manufacturing districts. A Planning Zoning Board (PZB) hearing was held on October 28, 2025, concerning the land use update within the Northern and Rainbow Specific Area Plan, with staff recommending approval, and the PZB unanimously recommended approval to the Governing Body.

ADJACENT LAND USE AND ZONING

Most of the SAP area has been vacant since it was designated as such. There is only one industrial business and three existing homes currently (see *Figure 1*). Adjacent property to the north is zoned R-2 with a built-out single-family neighborhood and park, while properties to the east, west, and north are zoned R-1 with limited single-family houses. There is an Overlay Zone (OZ) along segments of Rainbow Boulevard.

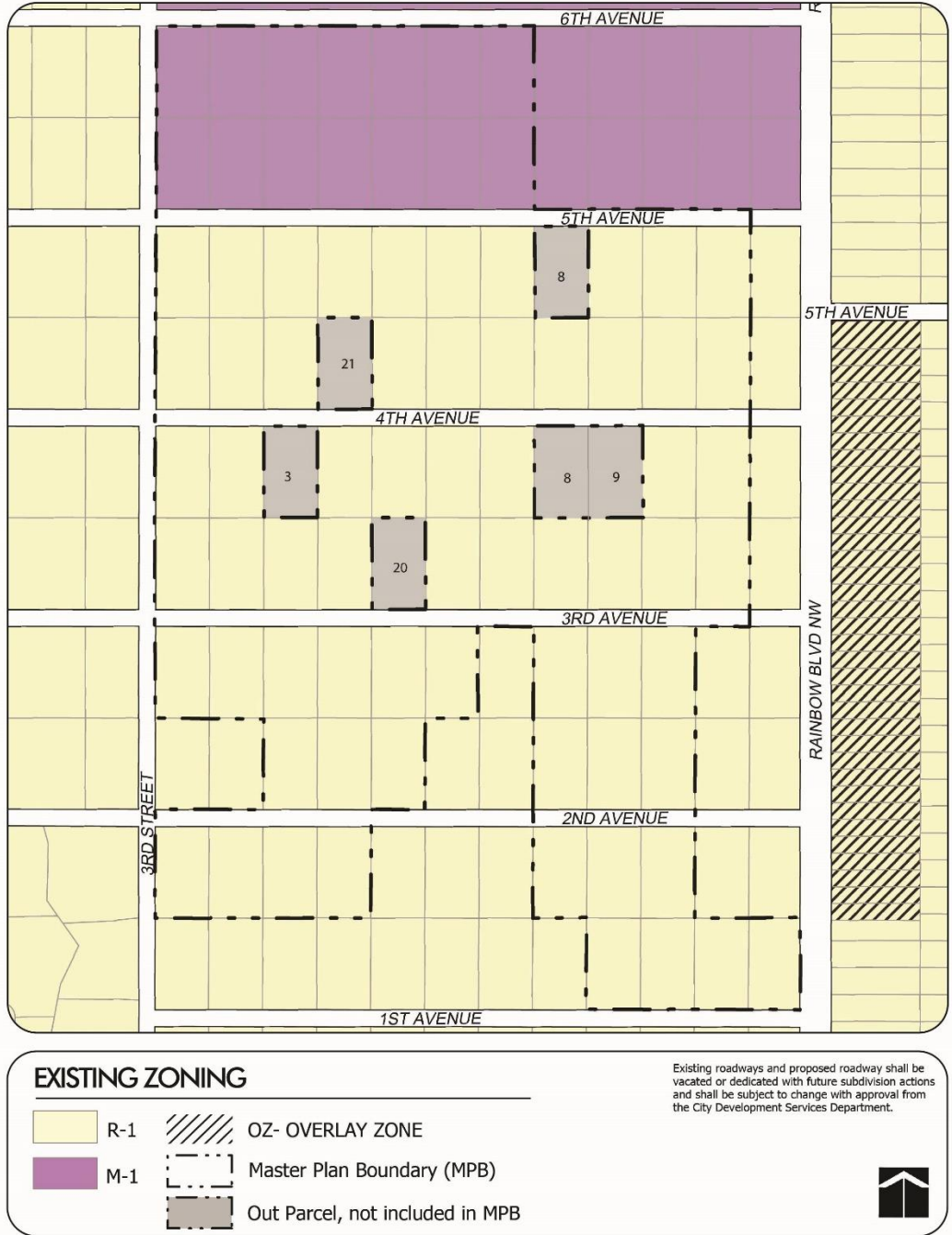
The Zoning Overlay enactment 98-023 aims to promote replatting in areas where the subdivision layout is substandard or ill-conceived, or where it hinders the continuity of the street network. The subject property is within the Northern and Rainbow Specific Area Plan boundary and is currently zoned R-1 and M-1(see Figure 2).

Figure 1. Existing Land Use



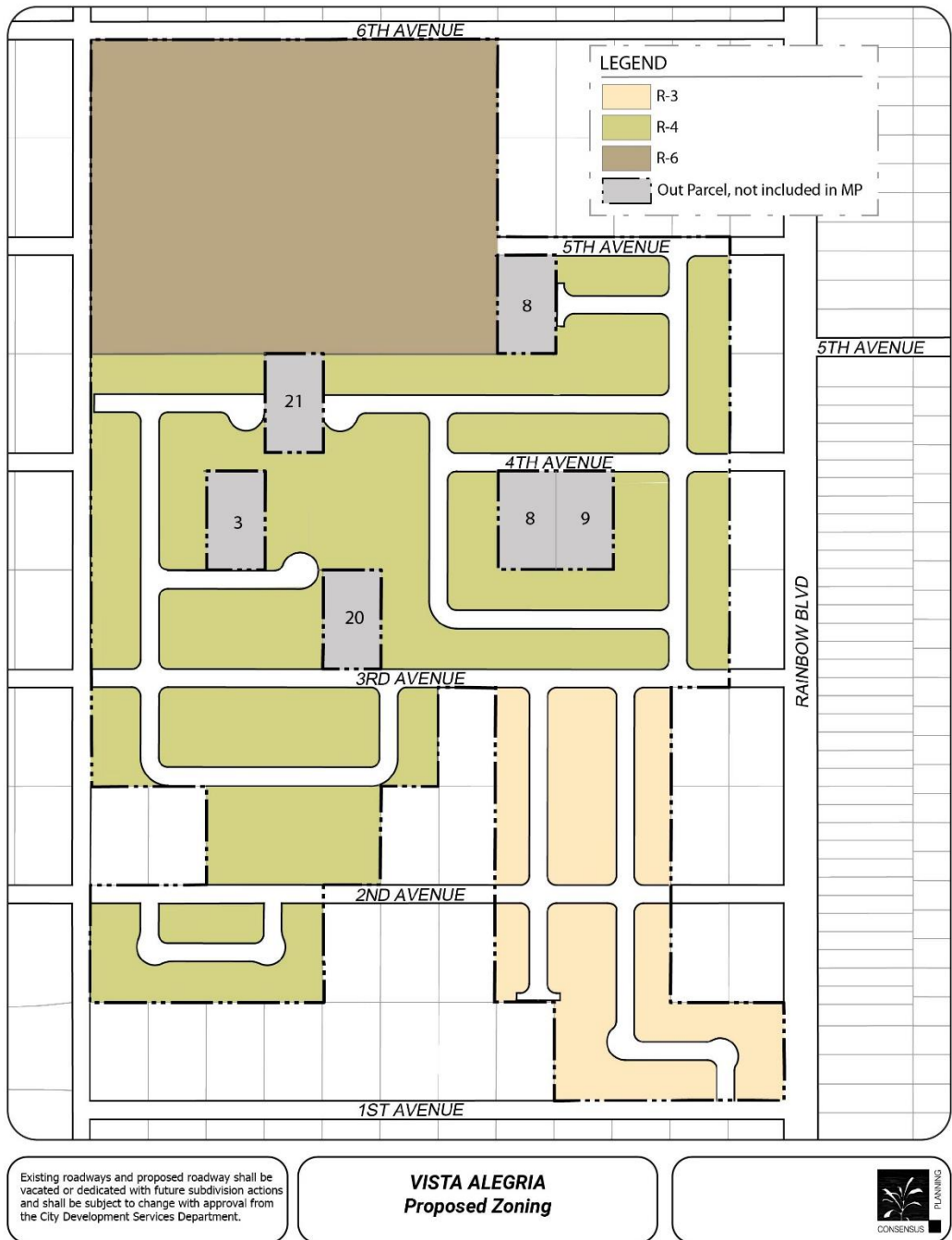
Note: Master Plan Area in Dashed black Line

Figure 2. Existing Zoning



Note: Master Plan Area in Dashed black Line

Figure 3. Proposed Zoning



Note: Planning Area in Dashed black Line

RIO RANCHO COMPREHENSIVE PLAN JUSTIFICATION CRITERIA

The following responses justify how the requests for both the Master Plan and the Zone Map Amendment for the properties align with the goals and policies of the City of Rio Rancho Comprehensive Plan.

GOAL A-1: Eliminate antiquated platting within the City of Rio Rancho where desirable.

POLICY A-2: Require appropriate development standards for infrastructure and environmental improvements for both newly platted lots and antiquated lots.



POLICY A-3: Ensure that the City’s land use and development regulations provide the specific and detailed provisions necessary to eliminate prematurely platted land when feasible.

Action A-4: Process street name change applications to address numbered streets that conflict with the street naming policy.

Applicant Response: *The adopted Vista Alegria Master plan provides a framework to consolidate, and re-plat prematurely developed lots in the planning area. The Zone Map Amendment will allow the Applicant to address issues of antiquated platting by removing the R-1 zone and replacing it with R-3, R-4, and R-6.*

GOAL CON-5: Meet federal, state, regional and local water quality standards through coordinated, long-term strategies that address the many contributors to water pollution.

Applicant Response: *These requests will meet federal, state, regional, and local water quality standards through coordinated, long-term strategies through the implementation of an approved master drainage plan as part of the Vista Alegria Master Plan. The master drainage plan will ensure that all future development meets water requirements and water quality standards.*

GOAL L-2: Encourage consolidation of lots to promote a variety of land uses in a planned manner.

POLICY L-1: Encourage the master planning of developments that establish a community character that considers circulation, landscaping, open space, storm drainage, utilities, and building location and design in the master plan.

Applicant Response: *These requests encourage the master planning of developments that establish a community character because the Master Plan will enhance the design standards of the community, lay out proposed zoning to support residential, commercial, and educational development, and adopt a drainage master plan for the area. The master plan will ensure that all future development meets all water quality requirements and develops storm water infrastructure for the existing arroyos. The amendment will also update theming for the master plan development, transportation plans, and trail system.*

GOAL PH-3: Promote a variety of housing types to meet the needs of all members of the community.

GOAL PH-4: To ensure that single-family and multifamily residential neighborhoods provide an attractive living environment.

POLICY PH-5: Encourage mixed-use and mixed-income housing opportunities in designated growth nodes throughout the city.

POLICY PH-7: Support residential developments with appropriate amenities for families with children.

Applicant Response: *These requests support residential development with appropriate amenities for families with children because the Zone Map Amendment will implement single-family and multifamily residential neighborhoods that will be an attractive living environment. The Master Plan will include a proposed land use map to show where future locations of residential and recreational areas will be and how the added recreational feature add value and are appropriate amenities for families with children.*



GOAL TR-2: Transportation facilities designed and constructed in a manner to facilitate Rio Rancho's economic goals, enhance livability and meet Federal, State, regional and local requirements.

POLICY TR-11: Ensure all rights-of-way and transportation facilities are ADA-compliant

POLICY TR-10: Support the design of streets and highways to respect surrounding land uses, natural features and community amenities.

Applicant Response: *The Master Plan supports a balanced transportation system by including a variety of transportation options to meet future development needs. The master plan includes developing residential roads throughout the proposed neighborhoods, extending the existing sidewalks, and creating a network of paths to support all modes of transportation.*

GOAL PF-3: Provide public facilities that meet or exceed constituents expectations.

GOAL PF-4: Current demand on public facilities should not overburden City public facilities beyond what the City can reasonably provide for future demand.

GOAL PF-5: Construct new public facilities to meet demands at least 10 years into the future.

POLICY PF-3: Make land use recommendations based on the availability of adequate public facilities necessary to support a proposed land use.

Applicant Response: *These requests will provide a broad range of services and public facilities that meet the needs of current and future City residents by incorporating a Vista Alegria Master Plan. The master plan will incorporate drainage and sewer infrastructure that is suitable for all development within the planned area. There will also be streets, sidewalks, and a multi-use path within the planned area.*

GOAL UD-1: Create focused growth areas where existing public infrastructure can support higher density development.

GOAL UD 2: Create traditional neighborhood patterns that support a sense of place.

GOAL UD 3: Create street patterns with development that fosters human interaction.

GOAL UD-7: Create subdivision linkages to open space recreational facilities.

POLICY UD-1: Identify specific areas within the city where growth should be focused.

POLICY UD 2: Provide development incentives for developments that create a sense of place, foster human interaction, and discourage crime.

Applicant Response: *The Vista Alegria Master Plan was created to support a growth area and provide a framework for future public infrastructure in one of the rapidly growing areas of the City of Rio Rancho. The Zone Map Amendment and Master Plan will create the opportunity to meet housing needs in the city, create employment opportunities for the growing population, and expand public infrastructure to support new development. These requests is also an opportunity for the Vista Alegria Master Plan to meet the current zoning standards set by the City of Rio Rancho. The current R-1 zone is not a zone that supports affordable housing development therefore, the proposed zoning will allow for development to occur with correct density and access to transportation.*

GOAL EDP-3: Enhance the tax base.

Policy EDP-6: Continue to support Southern Sandoval County Arroyo and Flood Control Authority (SSCAFCA) and ensure the City and SSCAFCA have a collaborative relationship to ensure both entities' needs are met.



POLICY EDP-8: Work with Sandoval County to enhance its website with land ownership data consistent with Bernalillo County's system

Applicant Response: *These requests will enhance the tax base because the Zone Map Amendment for the R-3, R-4, and R-6 zone will bring residential development, however this residential development is adjacent to Northern Boulevard and Rainbow Boulevard which provides access and links to surrounding communities where economic development, jobs and needed services can be obtained. The Master Plan also provides needed growth to an area with existing underutilized infrastructure and facilities.*

RIO RANCHO DEVELOPMENT PROCESS MANUAL (DPM) MASTER PLAN JUSTIFICATION CRITERIA

This request for a Master Plan complies with the criteria outlined in CHAPTER 2: PROCEDURES, 2.4B LAND USE PLANS of the Rio Rancho Development Process Manual as follows:

Master Plans: Master Plans are prepared by either the City or private sector and submitted to the City for review and approval. Master Plans address the Principles and Policies of the Comprehensive Plan, but specific to a defined area within the City; at least 10 acres. For subdivisions that are 20 acres or less, master plans may be less detailed, and certain sections may be omitted per staff discretion and approval. At a minimum Master Plans shall require conceptual Grading & Drainage, Circulation and Utilities layouts and an updated land use map maybe required, if changes are proposed. Ownership of at least 75% of the subject area acreage shall be required for the preparation and submission of a Master Plan.

Applicant Response: *The proposed Vista Alegria Master Plan was prepared by the private sector and is being submitted to the City for review and approval. The Master Plan addresses the Principles and Policies of the Comprehensive Plan, as detailed in the Rio Rancho Comprehensive Plan Justification Criteria starting on page 5, and follows the Goals and Policies of the Northern and Rainbow Specific Area Plan. This 78 acres Master Plan is greater than 20 acres and contains conceptual Grading & Drainage, Circulation and Utilities layouts, and an updated land use map. The Master Plan ownership is 100% and any out parcels within Master Plan boundary are not included in the Master Plan and total acreage, but are ensured legal access.*

RIO RANCHO MUNICIPAL CODE ZMA JUSTIFICATION CRITERIA

This request for a zone map amendment complies with the criteria outlined in Section 150.07 AMENDMENTS of the Rio Rancho Municipal Code as follows:

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

Applicant Response: *The proposed Zone Map Amendment for the Vista Alegria residential community is consistent with the health, safety, morals, and general welfare of the city. The proposed ZMA offers an opportunity to enhance the health and welfare of the City by establishing the development conditions necessary for constructing high-quality mixed residential projects that will meet the needs of the Northern / Rainbow area and future Vista Alegria residents. The amendment will complement the existing and surrounding developed residential areas by allowing a variety of housing options in what the Rio*



Rancho Comprehensive Plan defines as a development node, corridor, and gateway (Page V-11). As described in Section 1.3 Development Nodes, 'The creation of development nodes where higher concentration of land uses exist in the form of commercial, multi-family and mixed-use developments helps to develop a sense of place.', the proposed ZMA will further the general welfare of the City by providing this variety of zones thus creating the sense of place for current and future residents within a developing neighborhood within Rio Rancho.

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

Applicant's Response: *The request to rezone the site to R-3, R-4, and R-6 is consistent with the Northern and Rainbow Specific Area Plan. AMREP Southwest has been assembling and will continue to assemble the land to address the antiquated platting and checkerboard ownership, which have hitherto presented a significant challenge for development. In addition, the subject properties have remained vacant for over 15 years under the existing R-1 zoning. However, within the last few years, there has been a growing demand for additional mixed-density, mixed-income housing in Rio Rancho. Further, there has been less interest from homebuilders in large "estate" lots at lower densities, especially in areas that require substantial transportation and drainage improvements due to access and topography challenges. As a result, the subject parcels, with their larger lot and infrastructure requirements under the existing R-1 "Estate Residential" zoning, are likely to continue to remain undeveloped as large estate lots. The proposed R-3, R-4, and R-6 zoning is better suited and provides a logical transition from R-1 with a medium lot size option for more productive use of currently vacant land. This transition ensures stability for non-contiguous lots that would remain R-1 as it provides a complementary transition in densities. Adequate consideration for buffering and traffic circulation has been given to the out parcel lots not owned by the applicant (see Master Plan). The zone change will create the opportunity for diverse housing product options tailored to current and future housing needs in the area.*

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

Applicant's Response: *The proposed ZMA is consistent with and furthers several goals and policies of the City's Comprehensive Plan as identified in the Rio Rancho Comprehensive Plan Justification Criteria on page 5.*

The proposed ZMA is consistent with and furthers the Northern and Rainbow Specific Area Plan (NRSAP), a privately developed area plan, which has been adopted by the City. The Vista Alegria Master Plan is within the NRSAP and identifies the NRSAP's proposed land uses, aligns development with the proposed land uses, and implements them through zone map amendments.



150.07(D)(4) The applicant must demonstrate that the existing zoning is inappropriate because:

(a) There was an error, mistake or is necessary to correct an injustice that occurred when the existing zone map pattern was created, including the placement of an R-1 or transitional zone on an antiquated plat filed before the City's incorporation and adoption of its own zoning code or on land annexed by the City; or

(b) Changed neighborhood or community conditions justify the change; or

(c) A different use category is more advantageous to the community, as articulated in the Comprehensive Plan or other City master plan, even though (D)(1) or (2) does not apply. Applicant's reliance on this provision requires proof that (i) there is a public need for a change of the kind in question, and (ii) that need will be best served by changing the classification of the particular piece of property in question as compared with other available property.

Applicant's Response: *Considering the current and future conditions of the site and community, a different zoning category is more advantageous (Criterion C). The subject properties have not developed under the existing R-1 zoning. They have remained vacant for over 15 years since the original Northern and Rainbow Specific Area Plan was adopted in 2009. The requested R-3, R-4, and R-6 zoning is more advantageous to the community, as it responds to the City of Rio Rancho's goal to support the construction of a "variety of housing types that meet the needs of all members of the community" and policy to "encourage mixed-income housing opportunities in designated growth nodes throughout the city", of which Northern and Rainbow is a designated node. It is unlikely that the R-1 lots envisioned in the original Northern and Rainbow Specific Area Plan will develop in the near future due to current housing market trends towards smaller homes on smaller lots.*

According to the 2023 NM Affordable Housing Needs Assessment, adding to the supply of townhomes and smaller detached units in rapidly growing cities like Rio Rancho can create affordable options for first-time or lower-income home buyers. The development of market-rate multi-family properties will also reduce rental market pressure for households at all income levels. The increasing demand for single-family homes, townhomes, smaller detached units, and multi-family units in Rio Rancho and the Greater Albuquerque Metro Region, coupled with a shortage of development-ready sites necessitates a need for the zone change. The subject site is well suited to support housing development at medium densities. The requested R-3, R-4, and R-6 zoning for this property will better serve the needs of the community than the existing R-1 zoning.

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

Applicant's Response: *The cost of land or other economic considerations are not the determining factors for the applicant's request for a zone change. The request for a zone change aligns with implementation strategies for the Vista Alegria Master Plan and is consistent with the goals of the City's*



Comprehensive Plan and Affordable Housing Plan to provide mixed-income, mixed-density homes across the city.

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

Applicant's Response: *The zone change is not being requested due to its location along a major street. The zone change is sought to implement the proposed land use of the Northern and Rainbow Specific Area Plan and the Vista Alegria Master Plan. The requested zone map amendment is not for apartment, office, or commercial zoning.*

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

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

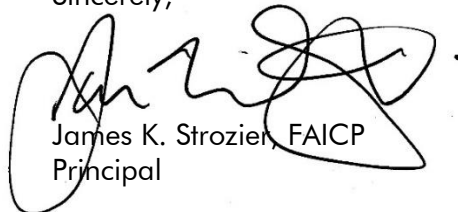
(2) The area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones; because the site is not suitable for the uses allowed in any adjacent zone due to topography, traffic, or special adverse land uses nearby; or because the nature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

Applicant's Response: *A spot zone is not created on the subject properties since it applies to a large, contiguous area within the Northern and Rainbow Specific Area that prescribes such land uses and zoning. The area is master-planned and will facilitate the realization of several goals and policies of the Comprehensive Plan.*

CONCLUSION

On behalf of AMREP Southwest, Inc., we respectfully request that the Planning and Zoning Board approve the Vista Alegria Master Plan and Zone Map Amendment for the subject properties. Thank you for your consideration.

Sincerely,



James K. Strozier, FAICP
Principal

May 20, 2024

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

Letter of Authorization

To Whom It May Concern,

This letter authorizes Consensus Planning, Inc. to represent AMREP Southwest for all projects occurring within the City of Rio Rancho. The agent shall have full authority to meet with City Staff, hold meetings, and submit any documents related to the ongoing projects. Thank you for your help and cooperation.

Sincerely,

AMREP Southwest

By:  _____

Printed Name: Bryan Aragon

Title: Land Development Coordinator

Resurrection Land Company, LLC

409 NM HWY 528, NE
Rio Rancho, New Mexico, 87124

August 14, 2025

Brian Babyak, AICP
Planning and Zoning Division Manager
City of Rio Rancho
Development Services/Planning & Zoning Division
O: 505-896-8756

RE: Letter of Authorization

Mr. Babyak,

This letter authorizes Consensus Planning, Inc. to represent Resurrection Land Company, LLC for the Vista Alegria Master Plan within the City of Rio Rancho. The agent shall have full authority to meet with City Staff, hold meetings, and submit any documents related to the ongoing projects. Thank you for your help and cooperation.

Sincerely,

Resurrection Land Company, LLC

By:  _____

Printed Name: Bryan Aragon

Title: Land Development Coordinator

OUTER RIM INVESTMENTS, INC.

November 18, 2025

Brian Babyak, AICP
Planning and Zoning Division Manager
City of Rio Rancho
Development Services/Planning & Zoning Division
Rio Rancho, NM 87144

RE: Letter of Authorization

Mr. Babyak,

This letter authorizes Consensus Planning Inc. to represent Outer Rim Investments, Inc. for the Vista Alegria Master Plan within the City of Rio Rancho. The agent shall have full authority to meet with City Staff, hold meetings, and submit any documents related to the ongoing project. Thank you for your help and cooperation.

Sincerely,



Bryan Aragon, PE
Land Development Coordinator
Outer Rim Investments, Inc.



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 28, 2026

RE: Case #25-400-00005 – Vista Alegria Master Plan
Case #25-100-00016 – Zone Map Amendment

Dear Property Owner:

You are receiving this notice of Master Plan & Zone Map Amendment because your property is adjacent to a site where a land development decision is required by the Planning and Zoning Board.

The Applicant, AMREP Southwest, Inc., through their agent, Consensus Planning, Inc., requests approval of the Vista Alegria Master Plan, comprised of approximately 78.21 acres.

The corresponding Zone Map Amendment request includes all subject properties within the proposed Master Plan boundary, including:

- Rio Rancho Estates Unit 8, Block 57, Lots 1-7, & 18-24; Block 58, Lots 1-7 from M-1: Industrial & Business Park District to R-6: Multi-Family Residential District (Approx. 21.0257 acres)
- Rio Rancho Estates Unit 8, Block 58, Lots 9-11, 14-20, & 22-24; Block 61, Lots 1-2, 4-7, 10-11, 14-19, & 21-24; Block 62, Lots 1-2, 4A, 5-6, & 20-22; Block 66, Lots 1-4 from M-1: Industrial & Business Park District & R-1: Single-Family Residential District to R-4: Single-Family Residential District (Approx. 44.1824 acres)
- Rio Rancho Estates Unit 8, Block 62, Lots 8-10, & 15-17; Block 66, Lots 8-10, & 13-16 from R-1: Single-Family Residential District to R-3: Mixed Residential District (Approx. 13.0039 acres).

The **Planning and Zoning Board** will consider the request and make their decision on **February 10, 2026** at 6:00 pm in the **Council Chambers** and **Virtually**. For virtual attendance, please see the zoom link and log-in information on the posted agenda, one week prior to the hearing at <https://rrnm.gov/2303/Watch-and-Download-City-Meetings>

On the back of this letter is a location map of the project.

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

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

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

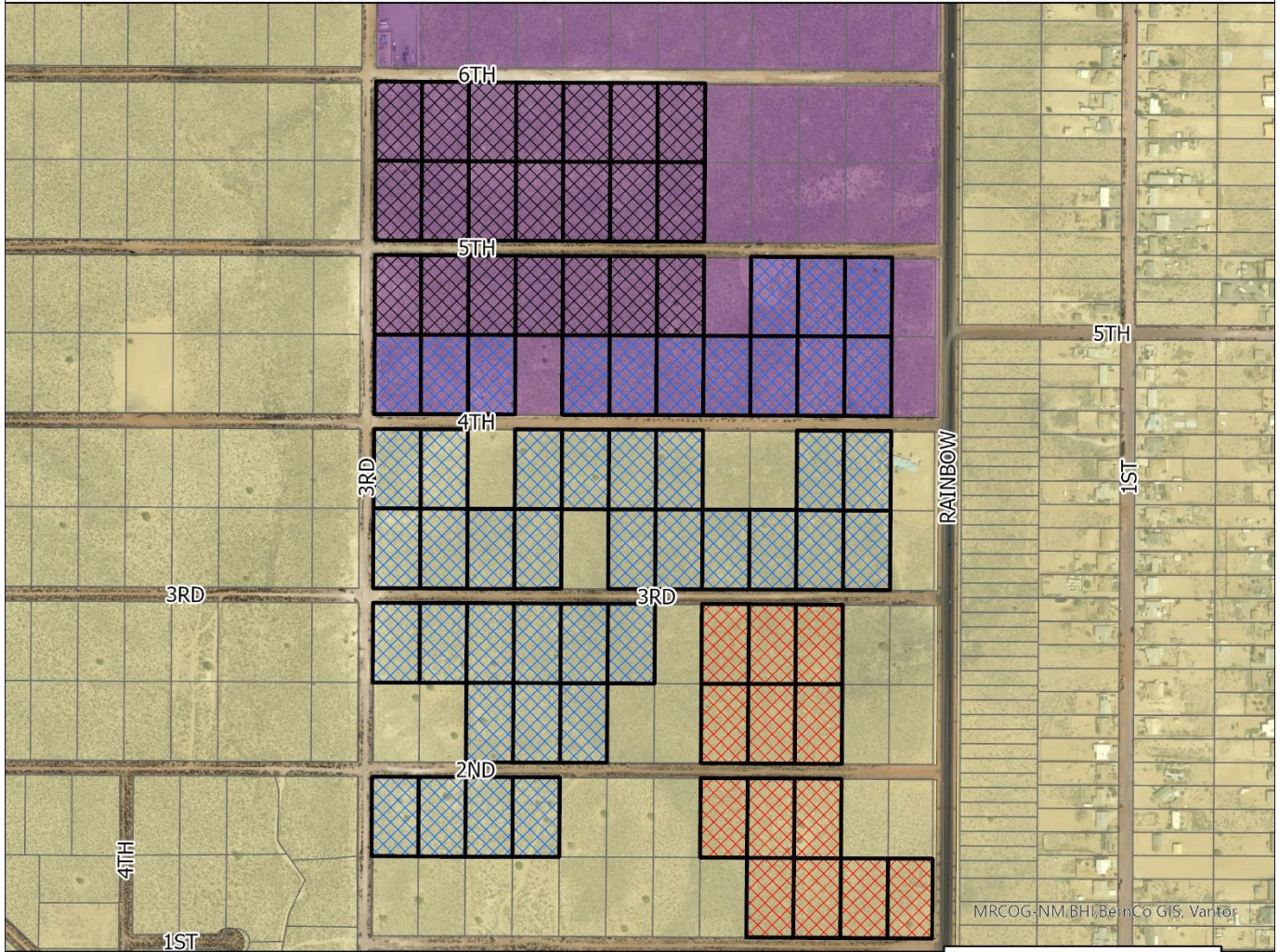
Respectfully,

Tim Dvorak

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

VISTA ALEGRIA MASTER PLAN & ZONE MAP AMENDMENT

UNIT 8, BLOCK 57, LOTS 1-7, & 18-24; BLOCK 58, LOTS 1-7 (M-1 TO R-6)
 UNIT 8, BLOCK 58, LOTS 9-11, 14-20, & 22-24; BLOCK 61, LOTS 1-2, 4-7, 10-11, 14-19, & 21-24;
 BLOCK 62, LOTS 1-2, 4A, 5-6, & 20-22; BLOCK 66, LOTS 1-4 (M-1 & R-1 TO R-4)
 UNIT 8, BLOCK 62, LOTS 8-10, & 15-17; BLOCK 66, LOTS 8-10, & 13-16 (R-1 TO R-3)



MRCOG-NM.BH1, BernCo GIS, Vantor



Legend

Zoning

- M-1
- R-1
- Master Plan Boundary
- R-1 to R-3
- M-1 to R-6
- (M-1 & R-1 to R-4)

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

Map courtesy of Tim Dvorak, 1/20/2026



**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, February 10, 2026:

Variance

Case #26-110-00002

The applicant, Lomas Encantadas Development Company LLC., requests approval of a Variance to the 10 ft. corner lot side setback requirement at the property legally described as Montreal Phase 1, Block 1, Lot 13. This request will reduce the 10 ft. side setback to 5 ft. The subject property is zoned R-4: Single-Family Residential and is approximately 0.13 acres.

Preliminary/Final Plat

Case #26-210-00002

The Applicants, Pierre and Leslie Amestoy, through their agent, Aldrich Land Surveying, request approval of a Preliminary/Final Plat for the property legally described as Rio Rancho Estates Unit 10, Block 61, Lot 1 dedicating approx. 0.0115 acres of right-of-way to the City of Rio Rancho.

Master Plan

Case #25-400-00005

The Applicant, AMREP Southwest, Inc., through their agent, Consensus Planning, Inc., requests approval of the Vista Alegria Master Plan, comprised of approx. 78.21 acres. The Master Plan boundary includes the subject properties of Rio Rancho Estates Unit 8, Block 57, Lots 1-7, & 18-24; Block 58, Lots 1-7; Rio Rancho Estates Unit 8, Block 58, Lots 9-11, 14-20, & 22-24; Block 61, Lots 1-2, 4-7, 10-11, 14-19, & 21-24; Block 62, Lots 1-2, 4A, 5-6, & 20-22; Block 66, Lots 1-4; and Rio Rancho Estates Unit 8, Block 62, Lots 8-10, & 15-17; Block 66, Lots 8-10, & 13-16.

Zone Map Amendment

Case #25-100-00016

The Applicant, AMREP Southwest, Inc., through their agent, Consensus Planning, Inc., requests approval of a Zone Map Amendment for the subject properties of Rio Rancho Estates Unit 8, Block 57, Lots 1-7, & 18-24; Block 58, Lots 1-7 from M-1: Industrial & Business Park District to R-6: Multi-Family Residential District (Approx. 21.0257 acres); Rio Rancho Estates Unit 8, Block 58, Lots 9-11, 14-20, & 22-24; Block 61, Lots 1-2, 4-7, 10-11, 14-19, & 21-24; Block 62, Lots 1-2, 4A, 5-6, & 20-22; Block 66, Lots 1-4 from M-1: Industrial & Business Park District & R-1: Single-Family Residential District to R-4: Single-Family Residential District (Approx. 44.1824 acres); and Rio Rancho Estates Unit 8, Block 62, Lots 8-10, & 15-17; Block 66, Lots 8-10, & 13-16 from R-1: Single-Family Residential District to R-3: Mixed Residential District (Approx. 13.0039 acres).

Zone Map Amendment

Case #26-100-00004

The Applicant, the City of Rio

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

Rio Rancho Estates Unit 9, Block 51, Lots 9-16; Rio Rancho Estates Unit 9, Block 50, Lot 1 & Lot Arroyo; Rio Rancho Estates Unit 9, Block 22, Lot 14; Rio Rancho Estates Unit 9, Block 12, Lots 2-4; Rio Rancho Estates Unit 9, Block 13, Lots 53-56; Rio Rancho Estates Unit 9, Block 8, Lots 19-20; Rio Rancho Estates Unit 9, Block 7, Lots 22-23; Rio Rancho Estates Unit 9, Block 6, Lots 22-23; Rio Rancho Estates Unit 9, Block 5, Lots 43-44; Rio Rancho Estates Unit 9, Block 4, Lots 43-44; Rio Rancho Estates Unit 9, Block 3, Lots 45-46; Rio Rancho Estates Unit 9, Block 2, Lots 45-46; Rio Rancho Estates Unit 8, Block 79, Lot SUESMT & Lot 54; Rio Rancho Estates Unit 8, Block 78, Lots 12A & 13-18; Rio Rancho Estates Unit 8, Block 70, Lot 27; Rio Rancho Estates Unit 8, Block 70, Parcel A; Rio Rancho Estates Unit 8, Block 69, Lots 27-28; Rio Rancho Estates Unit 8, Block 68, Lots 27-28; Rio Rancho Estates Unit 8, Block 67, Lots 12-13; Rio Rancho Estates Unit 8, Block 66, Lots 12-13; Rio Rancho Estates Unit 8, Block 62, Lots 12-13; Rio Rancho Estates Unit 8, Block 61, Lot 13; Rio Rancho Estates Unit 8, Block 58, Lots 12-13; Rio Rancho Estates Unit 8, Block 57, Lots 12-13; Rio Rancho Estates Unit 8, Block 54, Lots 12-13; Rio Rancho Estates Unit 8, Block 53, Lots 12-13; Rio Rancho Estates Unit 8, Block 50, Lot 13; Rio Rancho Estates Unit 8, Block 49, Lot 12; Rio Rancho Estates Unit 7, Block 58, Lot 20; Rio Rancho Estates Unit 7, Block 59, Lot 19; Rio Rancho Estates Unit 7, Block 60, Lots 19-20; Rio Rancho Estates Unit 7, Block 61, Lots 19-20; Rio Rancho Estates Unit 7, Block 65, Lots 3-4; Rio Rancho Estates Unit 7, Block 69, Lots 76-77; Rio Rancho Estates Unit 7, Block X, Lots 25-37 & 40-52; Rio Rancho Estates Unit 7, Block X, Lots 38-39; Rio Rancho Estates Unit 12, Block 51A, Lot PPRK; Rio Rancho Estates Unit 12, Block 50, Lots 12-13; Rio Rancho Estates Unit 12, Block 48, Tract A; Rio Rancho Estates Unit 12, Block 47, Lots 1 & 68; Rio Rancho Estates Unit 12, Block 44, Lots 9-14; Rio Rancho Estates Unit 12, Block 43, Lot 17; Rio Rancho Estates Unit 12, Block 43, Lot 16; Rio Rancho Estates Unit 12, Block 42, Lots 17-18; Rio Rancho Estates Unit 12, Block 41, Lots 17-18; Rio Rancho Estates Unit 12, Block 40A, Lots 21-22; Rio Rancho Estates Unit 12, Block A, Lot 62; Rio Rancho Estates Unit 12, Block BB, Lot 1; Rio Rancho Estates Unit 12, Block 69, Lot 1-9, 10A & 10B; Rio Rancho Estates Unit 12, Block 68,

Lots 11-16; Rio Rancho Estates Unit 12, Block 67, Lots 1 & 12; Rio Rancho Estates Unit 12, Block 59, Lots 1-2 & 63-64; Rio Rancho Estates Unit 12, Block 52, Lots 1-2 & 52-53; Rio Rancho Estates Unit 12, Block 32, Lots 37-41; Rio Rancho Estates Unit 12, Block 33, Lots 1 & 30; Rio Rancho Estates Unit 12, Block 34, Lots 1 & 34; Rio Rancho Estates Unit 12, Block 35, Lots 1 & 32-33; Rio Rancho Estates Unit 12, Block 36, Lots 1 & 32-33; Rio Rancho Estates Unit 12, Block 37, Lots 1 & 62-63; Rio Rancho Estates Unit 12, Block 38, Lots 1 & 62-63; Rio Rancho Estates Unit 12, Block 39, Lots 1 & 62-63; Rio Rancho Estates Unit 12, Block H, Lot 1; Rio Rancho Estates Unit 10, Block 84, Lots 1, 23, Arroyo & Tract G; Rio Rancho Estates Unit 10, Block 86, Tract 1; Rio Rancho Estates Unit 10, Block 58, Tract F; Rio Rancho Estates Unit 10, Block 54, Lots 1 & 40; Rio Rancho Estates Unit 10, Block 53, Lots 1 & 40; Rio Rancho Estates Unit 10, Block 50, Lots 1 & 40; Rio Rancho Estates Unit 10, Block 48, Lots 1 & 40; Rio Rancho Estates Unit 10, Block 45, Lots 1 & 39; Rio Rancho Estates Unit 10, Block 43, Lot 1 & 38; Rio Rancho Estates Unit 10, Block 3, Lots 1 & 60; Rio Rancho Estates Unit 10, Block 2, Lots 1 & 38; Rio Rancho Estates Unit 10, Block 1, Lots 1 & 80; Cedar Hills 3, Block 18, Parcel C; Rio Rancho Estates Unit 11, Block A, Lot 1; Rio Rancho Estates Unit 11, Block 29, Lot 1 & Lot SUESMT; Rio Rancho Estates Unit 11, Block 21, Lots 1-35; Rio Rancho Estates Unit 11, Block 20, Lots 1-10; Rio Rancho Estates Unit 11, Block T, Lots 1-36; Rio Rancho Estates Unit 11, Block 1, Lots 1-28; Rio Rancho Estates Unit 11, Block UU, Lots 1 & 44; Rio Rancho Estates Unit 22, Block 36, Lot 39B; Rio Rancho Estates Unit 22, Block 37, Lots 29-31; Rio Rancho Estates Unit 22, Block 38, Lots 36-39; Rio Rancho Estates Unit 22, Block 39, Lots 34-36; Rio Rancho Estates Unit 22, Block 40, Lots 30-32; Rio Rancho Estates Unit 22, Block 41, Lots 16-18; Rio Rancho Estates Unit 22, Block 42, Lot 23; Rio Rancho Estates Unit 22, Block AA, Lots 1-8 & Tract A; Rio Rancho Estates Unit 22, Block 89, Lot Arroyo & Tract E; Rio Rancho Estates Unit 22, Block 92, Lots 1, 8-10 & Tract F; Rio Rancho Estates Unit 22, Block 93, Lot 1 & Lot AT&SF; Rio Rancho Estates Unit 22, Block 94, Lot 1; Rio Rancho Estates Unit 22, Block 95, Lot 1 & Lot PSCH; Rio Rancho Estates Unit 22, Tract DD & Tract G; Rio Rancho Estates Unit 22, Block 103, Tract GG & Tract FF; Rio Rancho Estates Unit 22, Block 102, Tract EE & Lot 1; Rio Rancho Estates Unit 22, Block 101, Lot 1; Rio Rancho Estates Unit 22, Block 97, Lots 1-4; Rio Rancho Estates Unit 22, Block 96, Lots 1-26; Rio Rancho Estates Unit 22, Block 100, Lot 1; Rio Rancho Estates Unit 22, Block 63, Tract C & Lot 1; Rio Rancho Estates Unit 22, Block 62, Lots 1-36 & Lot DRN; Rio Rancho Estates Unit 22, Block 56, Tract B & Lot 1; Rio

Rancho Estates Unit 22, Tract H; Rio Rancho Estates Unit 22, Block 131, Lot 11; Rio Rancho Estates Unit 22, Block 130, Lots 1-11; Rio Rancho Estates Unit 22, Block 129, Lots 1-18; and Rio Rancho Estates Unit 22, Block 120, Lots 19-27.

**Master Plan
Case #26-400-00001**

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

Zone Map Amendment

Case #26-100-00001

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

Subdivision Variance

Case #25-280-00011

The applicant, Clean Slate Properties, LLC, through their agent CSI-Cartesian Surveys, Inc. is requesting approval of a Variance to the required improvements of a subdivision, as outlined by Rio Rancho Municipal Code Chapter 155 Subdivisions, section 155.27 Required Improvements, in order to split a lot at the subject property of 3309 19th Ave SE, legally described as Unit 16, Blk 14, Lot 78. The property is zoned R-1: Single Family Residential District and comprises approximately 0.5 acres.

Preliminary, Final Plat

Case #25-210-00014

The applicant, Clean Slate Properties, LLC, through their agent CSI-Cartesian Surveys, Inc. is requesting approval of a Preliminary, Final Plat to split a lot 3309 19th Ave SE, legally described as Unit 16, Blk 14, Lot 78. The property is zoned R-1: Single Family Residential District and comprises approximately 0.5 acres.

Preliminary Plat

Case #25-210-00009

The applicant, ECOTerra Development, LLC, through their agent, Consensus Planning, Inc., requests approval of a Preliminary Plat for the Terra Alto at Mariposa Subdivision. The subject property is legally described as Mariposa East, Tracts 1A16H1, 1A16F, 1A16G, and 1A16I, and is zoned MU-A: Mixed Use Activity Center. The subject property comprises approximately 44.4269 acres.

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.

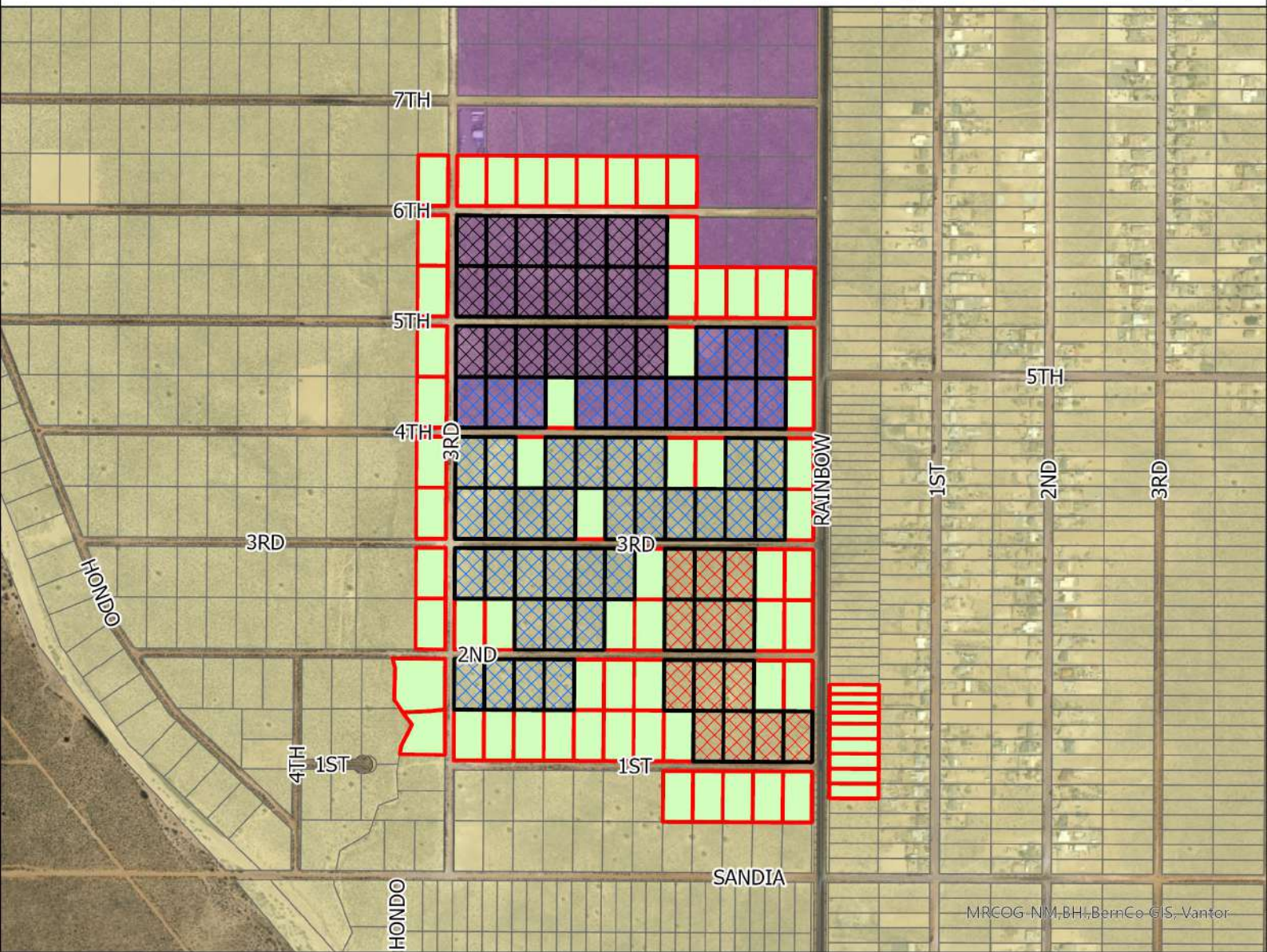
If you would like to comment on any of these applications,

you are encouraged to submit a written comment to planning@rrnm.gov. Written comments will be inserted into the public record.

Journal: January 26, 2026

VISTA ALEGRIA MASTER PLAN & ZONE MAP AMENDMENT

UNIT 8, BLOCK 57, LOTS 1-7, & 18-24; BLOCK 58, LOTS 1-7 (M-1 TO R-6)
 UNIT 8, BLOCK 58, LOTS 9-11, 14-20, & 22-24; BLOCK 61, LOTS 1-2, 4-7, 10-11, 14-19, & 21-24;
 BLOCK 62, LOTS 1-2, 4A, 5-6, & 20-22; BLOCK 66, LOTS 1-4 (M-1 & R-1 TO R-4)
 UNIT 8, BLOCK 62, LOTS 8-10, & 15-17; BLOCK 66, LOTS 8-10, & 13-16 (R-1 TO R-3)



MRCOG - NM, BH, BernCo - GIS, Vantor



Legend

Zoning

- M-1
- R-1
- Master Plan Boundary
- R-1 to R-3
- M-1 to R-6
- (M-1 & R-1 to R-4)
- Noticed Properties

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

Map courtesy of Tim Dvorak, 1/20/2026





**CITY OF RIO RANCHO
ORDINANCE**

ORDINANCE NO.

ENACTMENT NO.

1 **ORDINANCE OF THE CITY OF RIO RANCHO, NEW MEXICO AMENDING THE**
2 **ZONING CLASSIFICATION AND OFFICIAL ZONING MAP FOR THE PROPERTIES**
3 **LEGALLY DESCRIBED AS RIO RANCHO ESTATES UNIT 8, BLOCK 57, LOTS 1-7,**
4 **& 18-24; AND BLOCK 58, LOTS 1-7 FROM M-1: INDUSTRIAL & BUSINESS PARK**
5 **DISTRICT TO R-6: MULTI-FAMILY RESIDENTIAL DISTRICT; RIO RANCHO**
6 **ESTATES UNIT 8, BLOCK 58, LOTS 9-11, 14-20, & 22-24; BLOCK 61, LOTS 1-2, 4-**
7 **7, 10-11, 14-19, & 21-24; BLOCK 62, LOTS 1-2, 4A, 5-6, & 20-22; AND BLOCK 66,**
8 **LOTS 1-4 FROM M-1: INDUSTRIAL & BUSINESS PARK DISTRICT & R-1: SINGLE-**
9 **FAMILY RESIDENTIAL DISTRICT TO R-4: SINGLE-FAMILY RESIDENTIAL**
10 **DISTRICT; AND RIO RANCHO ESTATES UNIT 8, BLOCK 62, LOTS 8-10, & 15-17;**
11 **AND BLOCK 66, LOTS 8-10, & 13-16 FROM R-1: SINGLE-FAMILY RESIDENTIAL**
12 **DISTRICT TO R-3: MIXED RESIDENTIAL DISTRICT, IDENTIFYING CONDITIONS OF**
13 **DEVELOPMENT; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE**

14
15 **WHEREAS:** the Governing Body of the City of Rio Rancho has adopted zoning
16 regulations and an official zone map in accordance with New Mexico
17 Statutes Annotated 1978 (NMSA 1978) Chapter 3, Article 21; and
18

19 **WHEREAS:** in accordance with Rio Rancho Code of Ordinances (R.O. 2003) Section
20 150.07, an application to amend the zoning ordinance on the subject
21 properties has been submitted by the City of Rio Rancho, and assigned City
22 Case No. 25-100-00016; and
23

24 **WHEREAS:** the City of Rio Rancho adopted the Northern Rainbow Specific Area Plan
25 on January 14, 2009, under Resolution No. 04, Enactment No. 09-004, and
26 amended on November 13, 2025, under Resolution No. 133, Enactment
27 No. 25-132; and
28

29 **WHEREAS:** the City of Rio Rancho adopted the Vista Alegria Master Plan on March 12,
30 2026, pursuant to Resolution No. __, Enactment No. 26-__; and
31

32 **WHEREAS:** the City of Rio Rancho Planning and Zoning Board held a duly noticed
33 public hearing on February 10, 2026, regarding the proposed changes to
34 the Zoning Classification and Official Zoning Map and, following study and
35 consideration, has made findings (where applicable) whether or not the
36 criteria in R.O. 2003 Section 150.07 are satisfied, and made these
37 recommendations to the Governing Body regarding adoption of the
38 changes; and
39

40 **WHEREAS:** the Governing Body received an agenda briefing memorandum from the
41 Planning and Zoning Board, and such report indicates the Planning and
42 Zoning Board has studied and considered the proposed changes pursuant
43 to R.O. 2003 Section 150.07, and said report includes specific findings
44 related to the affected property; and

1
2 **WHEREAS:** a public hearing occurred, in accordance with procedures set forth in R.O.
3 2003 Section 150.07, and NMSA 1978 Section 3-21-6, on the proposed
4 zoning district and Official Zone Map changes hereinafter described were
5 duly advertised and held by the Governing Body of Rio Rancho on March
6 12, 2026 and the Governing Body heard interested parties and citizens for
7 and against the proposed amendments; and
8

9 **WHEREAS:** the proposed amendments to be adopted by this Ordinance comply with the
10 statutory and regulatory requirements of the aforesaid Code of Ordinances
11 and Statutes, and upon specific findings related to the subject property and
12 determining the proposed amendment is consistent with the policies and
13 criteria set forth in R.O. 2003 Section 150.07 (D) through (G), the Governing
14 Body finds the amendment promotes the health, safety, morals, and general
15 welfare of the City;
16

17 **NOW THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF**
18 **RIO RANCHO:**
19

20 **Section 1. Rezoning of Property and Change in Land Use.**
21

22 A. The Official Zone Map is hereby amended by assigning a zoning designation on
23 approximately 21.0257 acres from M-1: Industrial & Business Park District to R-6:
24 Multi-Family Residential District on the lands legally described as:
25

26 Lots 1-7 & 18-24, Block 57, Rio Rancho Estates Unit 8; and Lots 1-7, Block
27 58, Rio Rancho Estates Unit 8, filed in the office of the County Clerk of
28 Sandoval County New Mexico, NE Portion of Unit 8, Rio Rancho Estates,
29 Town of Alameda Land Grant, Sandoval County, New Mexico, December
30 1962.
31

32 B. The Official Zone Map is hereby amended by assigning a zoning designation on
33 approximately 44.1824 acres from M-1: Industrial & Business Park District and R-
34 1: Single-Family Residential District to R-4: Single-Family Residential District on
35 the lands legally described as:
36

37 Lots 9-11, 14-20, & 22-24, Block 58, Rio Rancho Estates Unit 8, filed in the
38 office of the County Clerk of Sandoval County New Mexico, NE Portion of
39 Unit 8, Rio Rancho Estates, Town of Alameda Land Grant, Sandoval
40 County, New Mexico, December 1962.
41

42 Lots 1-2, 4-7, 10-11, 14-19, & 21-24, Block 61, Rio Rancho Estates Unit 8;
43 Lots 1-2, 4A, 5-6, & 20-22, Block 62, Rio Rancho Estates Unit 8; and Lots
44 1-4, Block 66, Rio Rancho Estates Unit 8, filed in the office of the County
45 Clerk of Sandoval County New Mexico, NE Portion of Unit 8, Rio Rancho
46 Estates, Town of Alameda Land Grant, Sandoval County, New Mexico,
47 December 1962.
48

49 C. The Official Zone Map is hereby amended by assigning a zoning designation on
50 approximately 13.0039 acres from R-1: Single-Family Residential District to R-3:

1 Mixed Residential District on the lands legally described as:

2
3 Lots 8-10 & 15-17, Block 62, Rio Rancho Estates Unit 8; and Lots 8-10 &
4 13-16, Block 66, Rio Rancho Estates Unit 8, filed in the office of the County
5 Clerk of Sandoval County New Mexico, NE Portion of Unit 8, Rio Rancho
6 Estates, Town of Alameda Land Grant, Sandoval County, New Mexico,
7 December 1962.
8

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

- 11 A. The properties identified in Section 1 (A), above, are subject to all requirements of
12 the R-6: Multi-Family Residential District set forth in R.O. 2003 Section 154.13 (as
13 of the effective date of this ordinance or as subsequently amended).
14
15 B. The properties identified in Section 1 (B), above, are subject to all requirements of
16 the R-4: Single-Family Residential District set forth in R.O. 2003 Section 154.11
17 (as of the effective date of this ordinance or as subsequently amended).
18
19 C. The properties identified in Section 1 (C), above, are subject to all requirements of
20 the R-3: Mixed Residential Zoning District set forth in R.O. 2003 Section 154.10
21 (as of the effective date of this ordinance or as subsequently amended).
22

23 **Section 3. Severability Clause.** If any section, paragraph, clause, or provision of
24 this Ordinance, or any section, paragraph, clause, or provision of any regulation
25 promulgated hereunder shall for any reason be held to be invalid, unlawful, or
26 enforceable, the invalidity, illegality, or unenforceability of such section, paragraph,
27 clause, or provision shall not affect the validity of the remaining portions of this
28 Ordinance or the regulation so challenged.
29

30 **Section 4. Effective Date.** This Ordinance shall become effective ten days after
31 adoption.
32

33 ADOPTED THIS _____ DAY OF _____, 2026.
34
35

36 _____
37 Gregory D. Hull, Mayor
38
39

40 ATTEST:
41
42

43 _____
44 Noel C. Davis, City Clerk
(SEAL)

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

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

Submitted 02/08/26

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

Commissioners,

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

I want to be perfectly clear at the outset:

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

That distinction matters legally.

I. What the law actually cares about

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

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

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

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

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

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

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

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

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

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

III. NEPA is triggered by connected actions — not labels

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

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

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

IV. Approving bonds or funding before environmental review is unlawful

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

Once bonds are approved or funding committed:

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

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

Calling these actions “collateral” does not change their legal effect.

V. Warning based on the County Planning & Zoning process

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

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

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

VI. Why the “collateral” framing should concern Commissioners

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

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

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

VII. The lawful course of action

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

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

This is not anti-development.

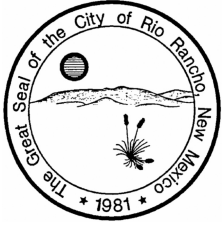
It is pro-law, pro-transparency, and pro-public safety.

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

Respectfully submitted,

Elaine Cimino

Resident
Rio Rancho, New Mexico



CITY OF RIO RANCHO COVER PAGE

**Legislation Item: 26-100-
00004**

AGENDA DATE:
February 10, 2026

DEPARTMENT:
Development Services

SUBJECT:
Zone Map Amendment. The Applicant, the City of Rio Rancho, requests approval of a Zone Map Amendment establishing a Corridor Overlay Zone for enhanced setbacks to allow for protection of future right-of-way and access management along properties directly abutting Rainbow Boulevard within City limits. The Corridor Overlay Zone shall establish enhanced setbacks of 28'-56' for proposed future right-of-way along all subject properties. Staff contact is Tim Dvorak, and staff recommends the Planning and Zoning Board recommend approval of the Zone Map Amendment to the Governing Body.

BACKGROUND AND ANALYSIS:

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

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

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

Rainbow Boulevard is identified by the MRCOG Futures 2040 Metropolitan Transportation Plan as a Regional Principal Arterial road. As such, the City of Rio Rancho Development Process Manual (DPM) identifies a Principal Arterial road as requiring a width of 156'. Exhibit U includes Figure 2 (DPM Section 4.4.A.1.a, Page 8 of Transportation Section), which illustrates cross-section designs for principal arterial roads.

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

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

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

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

The establishment of a COZ for future right-of-way protection allows for future roadway planning, while keeping residents, developers, and City staff best informed of the future roadway network and for their development plans.

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

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

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

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

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

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

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

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

zone district.

The request is being heard by the Planning and Zoning Board for recommendation to the Governing Body as required by City Code. The Governing Body shall make its final determination for adoption in conformance with New Mexico State Statute, NMSA 3-21-6. All notification procedures are following State Statute (see Notifications section below).

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

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

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

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

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

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

NOTIFICATIONS: In accordance with State Statute NMSA 3-21-6, which stipulates notification procedures for this type of zoning action, all property owners within 100 feet of the subject properties were sent a first class letter containing a notice of action and impending Planning and Zoning Board hearing. Notice signs were placed along the subject right-of-way as required by City Ordinance at all major intersections. A legal notice was published in the January 26, 2026 edition of the Albuquerque Journal. All legal notice requirements have been met.

IMPACT:

Staff recommends the Planning and Zoning Board recommend approval of Zone Map Amendment for a Corridor Overlay Zone to the Governing Body, subject to the following findings:

General Findings of Fact:

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

Specific Findings of Fact for Approval:

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

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

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

Specific Findings of Fact for Denial:

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

ALTERNATIVES:

The Planning and Zoning Board may:

1. Recommend approval of the request to the Governing Body.
2. Recommend denial of the request to the Governing Body.
3. Modify the request and recommend approval of such modifications to the Governing Body.
4. Continue the public hearing to request additional information or to consider testimony provided at the public hearing.

DEPARTMENT RECOMMENDATION:

Staff recommends the Planning and Zoning Board recommend approval of the Zone Map Amendment to the Governing Body.

ATTACHMENT: [Rainbow Blvd Location Map](#)

ATTACHMENT: [Reproduction of Notices, Legal Ad](#)

ATTACHMENT: [Exhibits A-T \(Rainbow Overlay\)](#)

ATTACHMENT: [Exhibit U - Arterial Cross Sections \(4-Lane & 6-Lane\)](#)

ATTACHMENT: [Reviewer Comments](#)

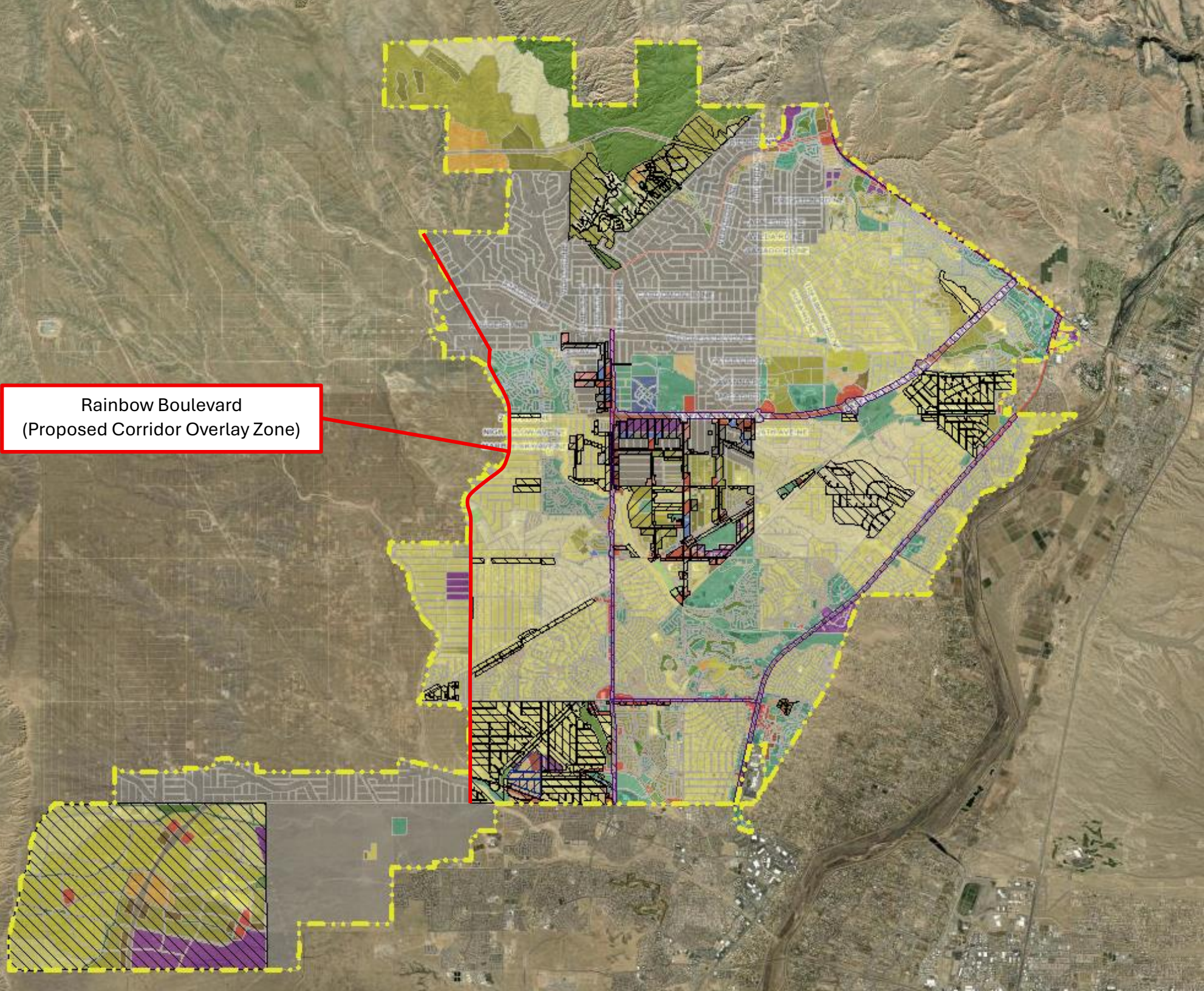
ATTACHMENT: [Draft_Ordinance_Rainbow_Corridor_Overlay_BMB.docx](#)

ATTACHMENT: [B Haltom_PublicComment.pdf](#)

ATTACHMENT: [ECimino_PublicComment.pdf](#)

ATTACHMENT: [Public Email Inquiries](#)

Rainbow Boulevard
(Proposed Corridor Overlay Zone)





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 22, 2026

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

Dear Property Owner:

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

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

The **Planning and Zoning Board** will consider the request and make their decision on **February 10, 2026** at 6:00 pm in the **Council Chambers** and **Virtually**. For virtual attendance, please see the zoom link and log-in information on the posted agenda, one week prior to the hearing at <https://rrnm.gov/2303/Watch-and-Download-City-Meetings>

On the back of this letter is a location map of the project.

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

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

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

Respectfully,

Tim Dvorak

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



The City of Rio Rancho

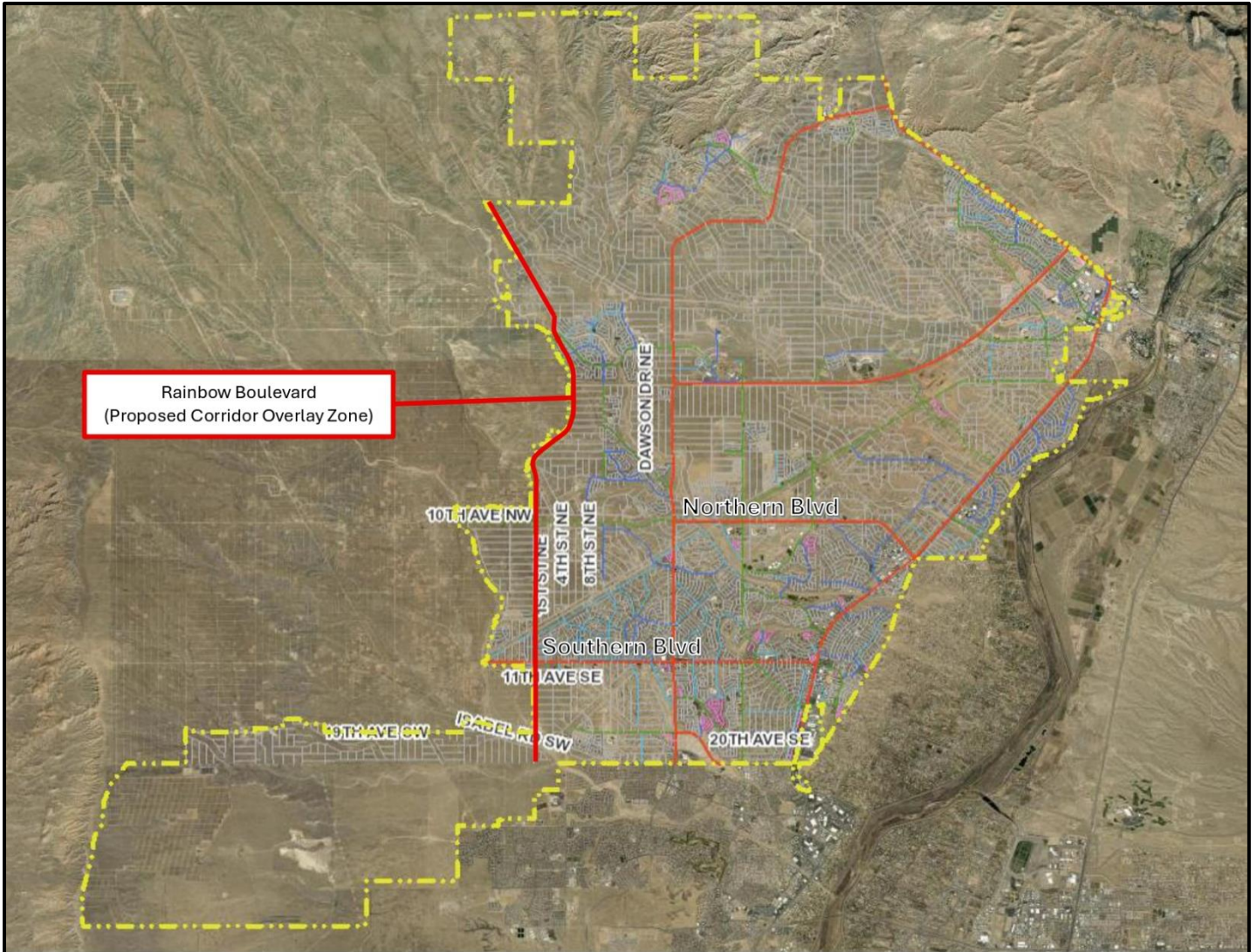
Development Services

Planning Division

3200 Civic Center Circle NE

Rio Rancho, NM 87144

Phone (505) 891-5005 • Fax (505) 896-8994



**CITY OF RIO RANCHO
PUBLIC HEARING NOTICE**

THE 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, February 10, 2026:

Variance

Case #26-110-00002

The applicant, Lomas Encantadas Development Company LLC., requests approval of a Variance to the 10 ft. corner lot side setback requirement at the property legally described as Montreal Phase 1, Block 1, Lot 13. This request will reduce the 10 ft. side setback to 5 ft. The subject property is zoned R-4: Single-Family Residential and is approximately 0.13 acres.

Preliminary/Final Plat

Case #26-210-00002

The Applicants, Pierre and Leslie Amestoy, through their agent, Aldrich Land Surveying, request approval of a Preliminary/Final Plat for the property legally described as Rio Rancho Estates Unit 10, Block 61, Lot 1 dedicating approx. 0.0115 acres of right-of-way to the City of Rio Rancho.

Master Plan

Case #25-400-00005

The Applicant, AMREP Southwest, Inc., through their agent, Consensus Planning, Inc., requests approval of the Vista Alegria Master Plan, comprised of approx. 78.21 acres. The Master Plan boundary includes the subject properties of Rio Rancho Estates Unit 8, Block 57, Lots 1-7, & 18-24; Block 58, Lots 1-7; Rio Rancho Estates Unit 8, Block 58, Lots 9-11, 14-20, & 22-24; Block 61, Lots 1-2, 4-7, 10-11, 14-19, & 21-24; Block 62, Lots 1-2, 4A, 5-6, & 20-22; Block 66, Lots 1-4; and Rio Rancho Estates Unit 8, Block 62, Lots 8-10, & 15-17; Block 66, Lots 8-10, & 13-16.

Zone Map Amendment

Case #25-100-00016

The Applicant, AMREP Southwest, Inc., through their agent, Consensus Planning, Inc., requests approval of a Zone Map Amendment for the subject properties of Rio Rancho Estates Unit 8, Block 57, Lots 1-7, & 18-24; Block 58, Lots 1-7 from M-1: Industrial & Business Park District to R-6: Multi-Family Residential District (Approx. 21.0257 acres); Rio Rancho Estates Unit 8, Block 58, Lots 9-11, 14-20, & 22-24; Block 61, Lots 1-2, 4-7, 10-11, 14-19, & 21-24; Block 62, Lots 1-2, 4A, 5-6, & 20-22; Block 66, Lots 1-4 from M-1: Industrial & Business Park District & R-1: Single-Family Residential District to R-4: Single-Family Residential District (Approx. 44.1824 acres); and Rio Rancho Estates Unit 8, Block 62, Lots 8-10, & 15-17; Block 66, Lots 8-10, & 13-16 from R-1: Single-Family Residential District to R-3: Mixed Residential District (Approx. 13.0039 acres).

Zone Map Amendment

Case #26-100-00004

The Applicant, the City of Rio

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

Rio Rancho Estates Unit 9, Block 51, Lots 9-16; Rio Rancho Estates Unit 9, Block 50, Lot 1 & Lot Arroyo; Rio Rancho Estates Unit 9, Block 22, Lot 14; Rio Rancho Estates Unit 9, Block 12, Lots 2-4; Rio Rancho Estates Unit 9, Block 13, Lots 53-56; Rio Rancho Estates Unit 9, Block 8, Lots 19-20; Rio Rancho Estates Unit 9, Block 7, Lots 22-23; Rio Rancho Estates Unit 9, Block 6, Lots 22-23; Rio Rancho Estates Unit 9, Block 5, Lots 43-44; Rio Rancho Estates Unit 9, Block 4, Lots 43-44; Rio Rancho Estates Unit 9, Block 3, Lots 45-46; Rio Rancho Estates Unit 9, Block 2, Lots 45-46; Rio Rancho Estates Unit 8, Block 79, Lot SUESMT & Lot 54; Rio Rancho Estates Unit 8, Block 78, Lots 12A & 13-18; Rio Rancho Estates Unit 8, Block 70, Lot 27; Rio Rancho Estates Unit 8, Block 70, Parcel A; Rio Rancho Estates Unit 8, Block 69, Lots 27-28; Rio Rancho Estates Unit 8, Block 68, Lots 27-28; Rio Rancho Estates Unit 8, Block 67, Lots 12-13; Rio Rancho Estates Unit 8, Block 66, Lots 12-13; Rio Rancho Estates Unit 8, Block 62, Lots 12-13; Rio Rancho Estates Unit 8, Block 61, Lot 13; Rio Rancho Estates Unit 8, Block 58, Lots 12-13; Rio Rancho Estates Unit 8, Block 57, Lots 12-13; Rio Rancho Estates Unit 8, Block 54, Lots 12-13; Rio Rancho Estates Unit 8, Block 53, Lots 12-13; Rio Rancho Estates Unit 8, Block 50, Lot 13; Rio Rancho Estates Unit 8, Block 49, Lot 12; Rio Rancho Estates Unit 7, Block 58, Lot 20; Rio Rancho Estates Unit 7, Block 59, Lot 19; Rio Rancho Estates Unit 7, Block 60, Lots 19-20; Rio Rancho Estates Unit 7, Block 61, Lots 19-20; Rio Rancho Estates Unit 7, Block 65, Lots 3-4; Rio Rancho Estates Unit 7, Block 69, Lots 76-77; Rio Rancho Estates Unit 7, Block X, Lots 25-37 & 40-52; Rio Rancho Estates Unit 7, Block X, Lots 38-39; Rio Rancho Estates Unit 12, Block 51A, Lot PPRK; Rio Rancho Estates Unit 12, Block 50, Lots 12-13; Rio Rancho Estates Unit 12, Block 48, Tract A; Rio Rancho Estates Unit 12, Block 47, Lots 1 & 68; Rio Rancho Estates Unit 12, Block 44, Lots 9-14; Rio Rancho Estates Unit 12, Block 43, Lot 17; Rio Rancho Estates Unit 12, Block 43, Lot 16; Rio Rancho Estates Unit 12, Block 42, Lots 17-18; Rio Rancho Estates Unit 12, Block 41, Lots 17-18; Rio Rancho Estates Unit 12, Block 40A, Lots 21-22; Rio Rancho Estates Unit 12, Block A, Lot 62; Rio Rancho Estates Unit 12, Block BB, Lot 1; Rio Rancho Estates Unit 12, Block 69, Lot 1-9, 10A & 10B; Rio Rancho Estates Unit 12, Block 68,

Lots 11-16; Rio Rancho Estates Unit 12, Block 67, Lots 1 & 12; Rio Rancho Estates Unit 12, Block 59, Lots 1-2 & 63-64; Rio Rancho Estates Unit 12, Block 52, Lots 1-2 & 52-53; Rio Rancho Estates Unit 12, Block 32, Lots 37-41; Rio Rancho Estates Unit 12, Block 33, Lots 1 & 30; Rio Rancho Estates Unit 12, Block 34, Lots 1 & 34; Rio Rancho Estates Unit 12, Block 35, Lots 1 & 32-33; Rio Rancho Estates Unit 12, Block 36, Lots 1 & 32-33; Rio Rancho Estates Unit 12, Block 37, Lots 1 & 62-63; Rio Rancho Estates Unit 12, Block 38, Lots 1 & 62-63; Rio Rancho Estates Unit 12, Block 39, Lots 1 & 62-63; Rio Rancho Estates Unit 12, Block H, Lot 1; Rio Rancho Estates Unit 10, Block 84, Lots 1, 23, Arroyo & Tract G; Rio Rancho Estates Unit 10, Block 86, Tract 1; Rio Rancho Estates Unit 10, Block 58, Tract F; Rio Rancho Estates Unit 10, Block 54, Lots 1 & 40; Rio Rancho Estates Unit 10, Block 53, Lots 1 & 40; Rio Rancho Estates Unit 10, Block 50, Lots 1 & 40; Rio Rancho Estates Unit 10, Block 48, Lots 1 & 40; Rio Rancho Estates Unit 10, Block 45, Lots 1 & 39; Rio Rancho Estates Unit 10, Block 43, Lot 1 & 38; Rio Rancho Estates Unit 10, Block 3, Lots 1 & 60; Rio Rancho Estates Unit 10, Block 2, Lots 1 & 38; Rio Rancho Estates Unit 10, Block 1, Lots 1 & 80; Cedar Hills 3, Block 18, Parcel C; Rio Rancho Estates Unit 11, Block A, Lot 1; Rio Rancho Estates Unit 11, Block 29, Lot 1 & Lot SUESMT; Rio Rancho Estates Unit 11, Block 21, Lots 1-35; Rio Rancho Estates Unit 11, Block 20, Lots 1-10; Rio Rancho Estates Unit 11, Block T, Lots 1-36; Rio Rancho Estates Unit 11, Block 1, Lots 1-28; Rio Rancho Estates Unit 11, Block UU, Lots 1 & 44; Rio Rancho Estates Unit 22, Block 36, Lot 39B; Rio Rancho Estates Unit 22, Block 37, Lots 29-31; Rio Rancho Estates Unit 22, Block 38, Lots 36-39; Rio Rancho Estates Unit 22, Block 39, Lots 34-36; Rio Rancho Estates Unit 22, Block 40, Lots 30-32; Rio Rancho Estates Unit 22, Block 41, Lots 16-18; Rio Rancho Estates Unit 22, Block 42, Lot 23; Rio Rancho Estates Unit 22, Block AA, Lots 1-8 & Tract A; Rio Rancho Estates Unit 22, Block 89, Lot Arroyo & Tract E; Rio Rancho Estates Unit 22, Block 92, Lots 1, 8-10 & Tract F; Rio Rancho Estates Unit 22, Block 93, Lot 1 & Lot AT&SF; Rio Rancho Estates Unit 22, Block 94, Lot 1; Rio Rancho Estates Unit 22, Block 95, Lot 1 & Lot PSCH; Rio Rancho Estates Unit 22, Tract DD & Tract G; Rio Rancho Estates Unit 22, Block 103, Tract GG & Tract FF; Rio Rancho Estates Unit 22, Block 102, Tract EE & Lot 1; Rio Rancho Estates Unit 22, Block 101, Lot 1; Rio Rancho Estates Unit 22, Block 97, Lots 1-4; Rio Rancho Estates Unit 22, Block 96, Lots 1-26; Rio Rancho Estates Unit 22, Block 100, Lot 1; Rio Rancho Estates Unit 22, Block 63, Tract C & Lot 1; Rio Rancho Estates Unit 22, Block 62, Lots 1-36 & Lot DRN; Rio Rancho Estates Unit 22, Block 56, Tract B & Lot 1; Rio

Rancho Estates Unit 22, Tract H; Rio Rancho Estates Unit 22, Block 131, Lot 11; Rio Rancho Estates Unit 22, Block 130, Lots 1-11; Rio Rancho Estates Unit 22, Block 129, Lots 1-18; and Rio Rancho Estates Unit 22, Block 120, Lots 19-27.

Master Plan

Case #26-400-00001

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

Zone Map Amendment

Case #26-100-00001

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

Subdivision Variance

Case #25-280-00011

The applicant, Clean Slate Properties, LLC, through their agent CSI-Cartesian Surveys, Inc. is requesting approval of a Variance to the required improvements of a subdivision, as outlined by Rio Rancho Municipal Code Chapter 155 Subdivisions, section 155.27 Required Improvements, in order to split a lot at the subject property of 3309 19th Ave SE, legally described as Unit 16, Blk 14, Lot 78. The property is zoned R-1: Single Family Residential District and comprises approximately 0.5 acres.

Preliminary, Final Plat

Case #25-210-00014

The applicant, Clean Slate Properties, LLC, through their agent CSI-Cartesian Surveys, Inc. is requesting approval of a Preliminary, Final Plat to split a lot 3309 19th Ave SE, legally described as Unit 16, Blk 14, Lot 78. The property is zoned R-1: Single Family Residential District and comprises approximately 0.5 acres.

Preliminary Plat

Case #25-210-00009

The applicant, ECOTerra Development, LLC, through their agent, Consensus Planning, Inc., requests approval of a Preliminary Plat for the Terra Alto at Mariposa Subdivision. The subject property is legally described as Mariposa East, Tracts 1A16H1, 1A16F, 1A16G, and 1A16I, and is zoned MU-A: Mixed Use Activity Center. The subject property comprises approximately 44.4269 acres.

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.

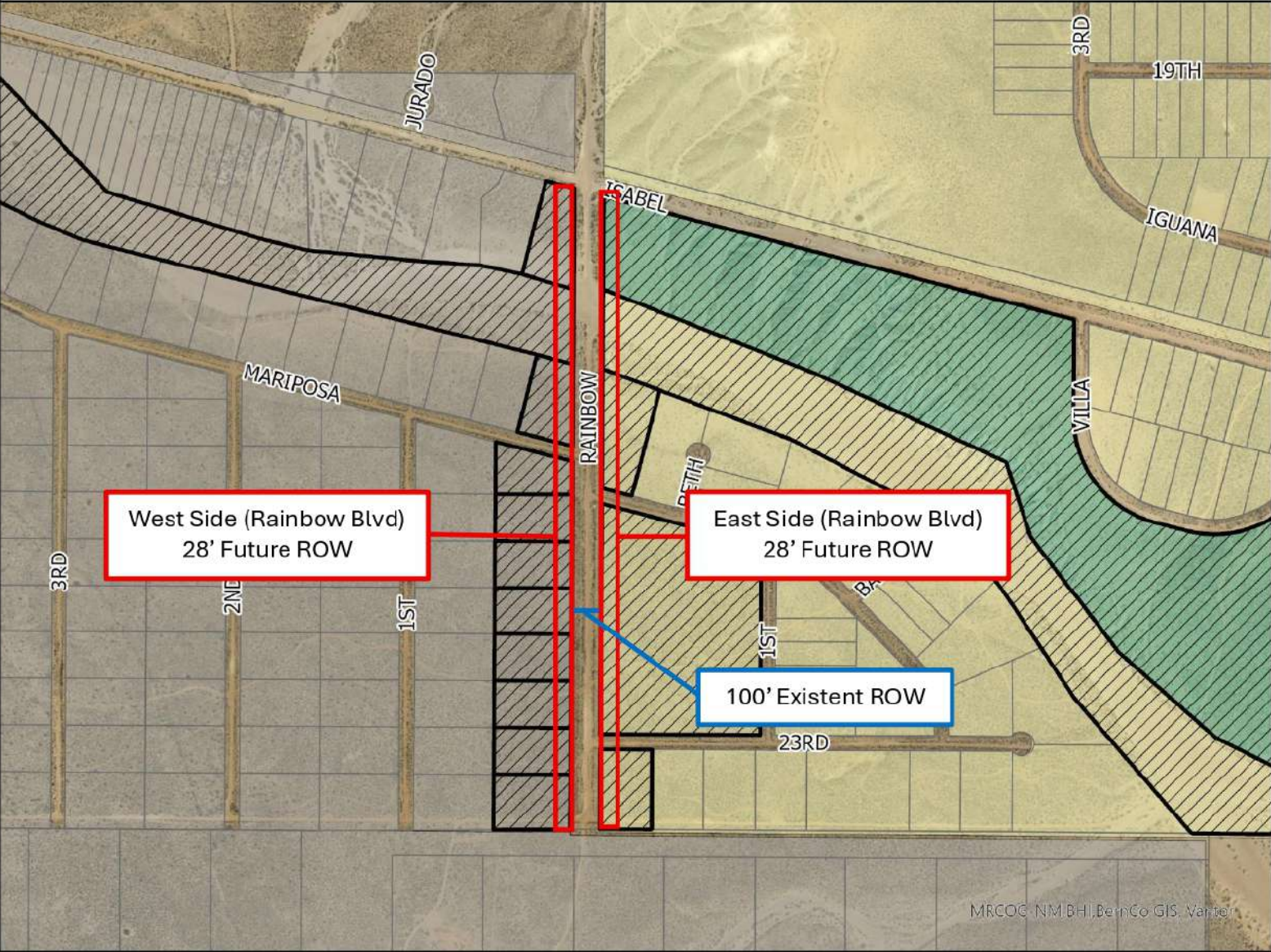
If you would like to comment on any of these applications,

you are encouraged to submit a written comment to planning@rrnm.gov. Written comments will be inserted into the public record.

Journal: January 26, 2026

RAINBOW BOULEVARD ZONE MAP AMENDMENT CORRIDOR OVERLAY ZONE

Exhibit A



MRCOG NMBHI, BernCo GIS, Vantor



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

Map courtesy of Tim Dvorak, 1/20/2026



Legend

Zoning

- R-1
- SU
- TZ
- Subject Properties



RAINBOW BOULEVARD ZONE MAP AMENDMENT CORRIDOR OVERLAY ZONE

Exhibit B

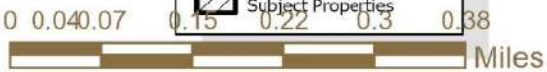


DISCLAIMER: All information on this map is provided "as is" without warranty or any representation of accuracy, timeliness or completeness. This map is not a survey and should be used for graphical purposes only.

Map courtesy of Tim Dvorak, 1/20/2026



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



RAINBOW BOULEVARD ZONE MAP AMENDMENT CORRIDOR OVERLAY ZONE

Exhibit C



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.



Legend

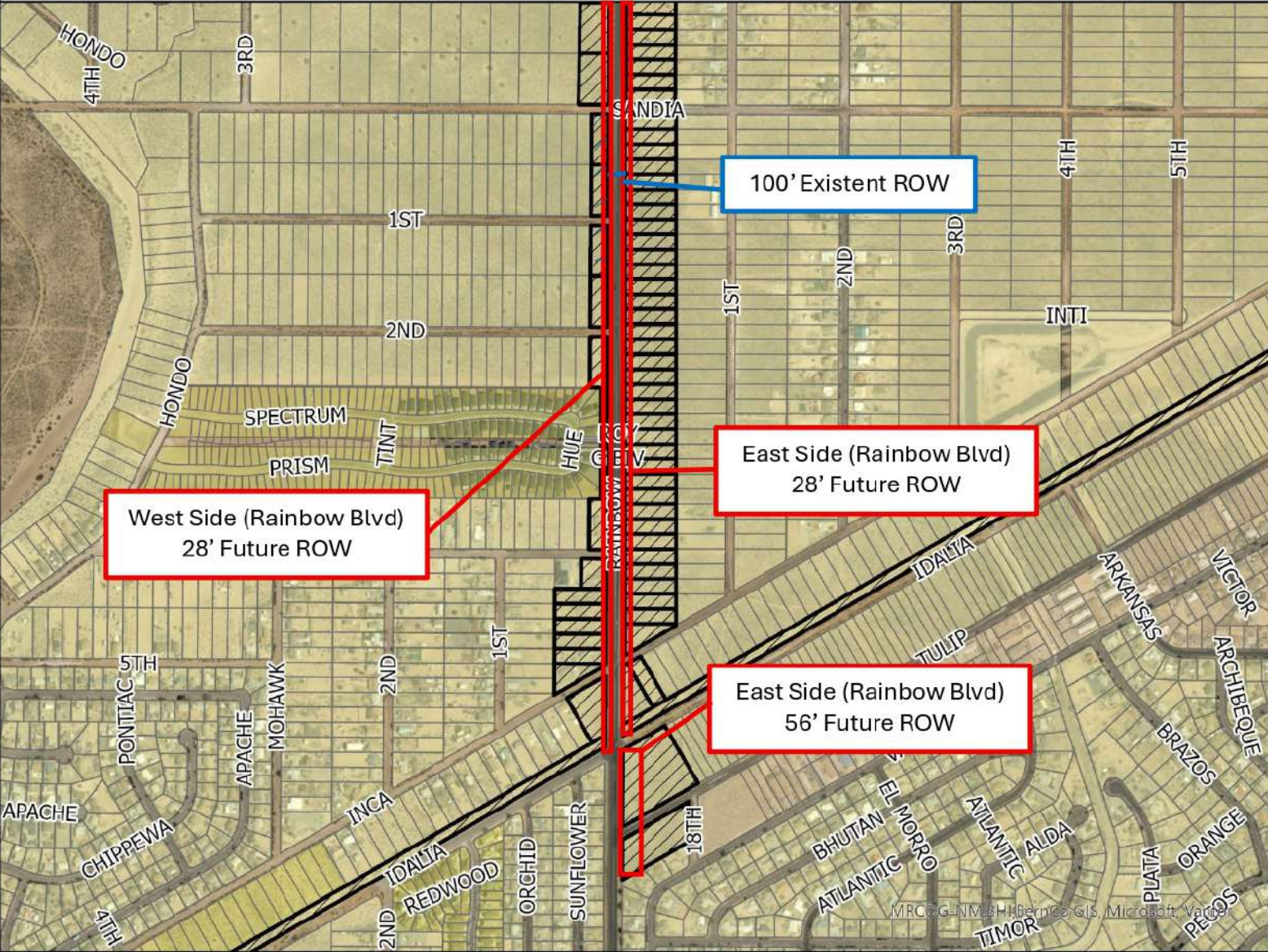
Zoning

- R-1
- R-2
- Subject Properties



RAINBOW BOULEVARD ZONE MAP AMENDMENT CORRIDOR OVERLAY ZONE

Exhibit D



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.



Legend

Zoning

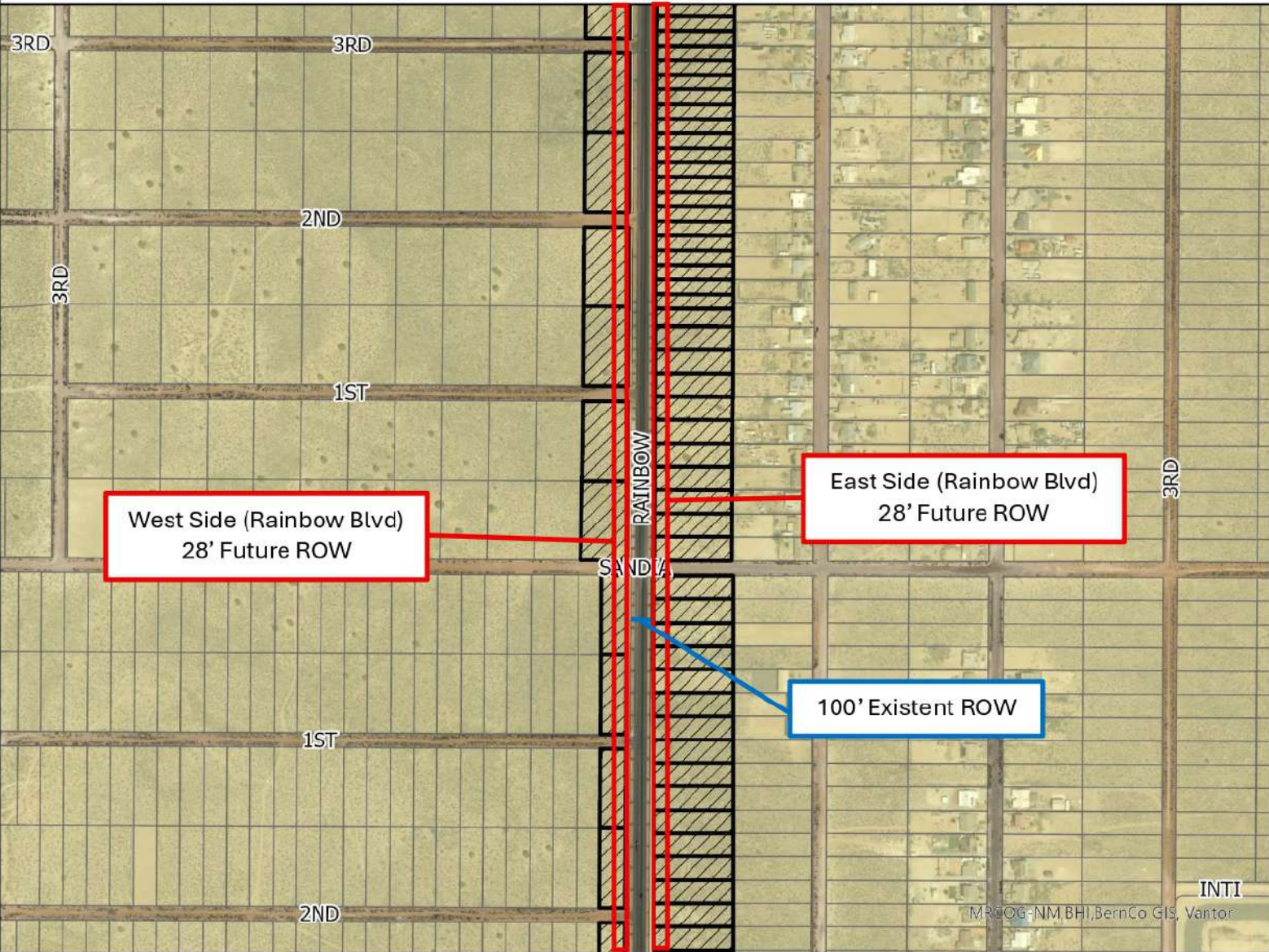
- R-1
- R-2
- R-3
- R-4
- Subject Properties

Map courtesy of Tim Dvorak, 1/20/2026



RAINBOW BOULEVARD ZONE MAP AMENDMENT CORRIDOR OVERLAY ZONE

Exhibit E



INTI
MRGOG-NM,BHI,BernCo GIS, Vantor



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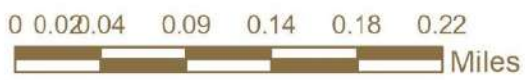
Map courtesy of Tim Dvorak, 1/20/2026



Legend

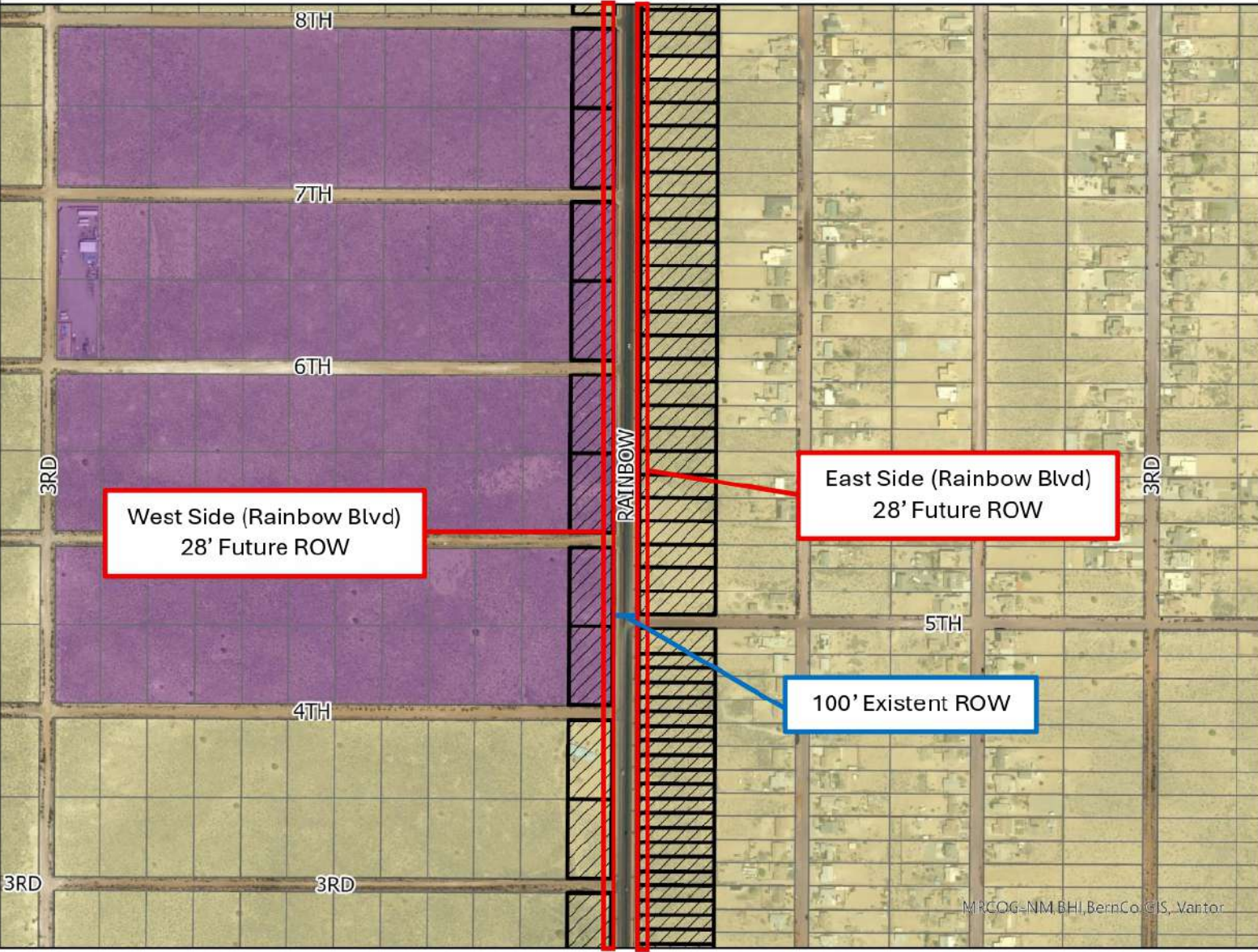
Zoning

- R-1
- Subject Properties



RAINBOW BOULEVARD ZONE MAP AMENDMENT CORRIDOR OVERLAY ZONE

Exhibit F



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.



Legend

Zoning

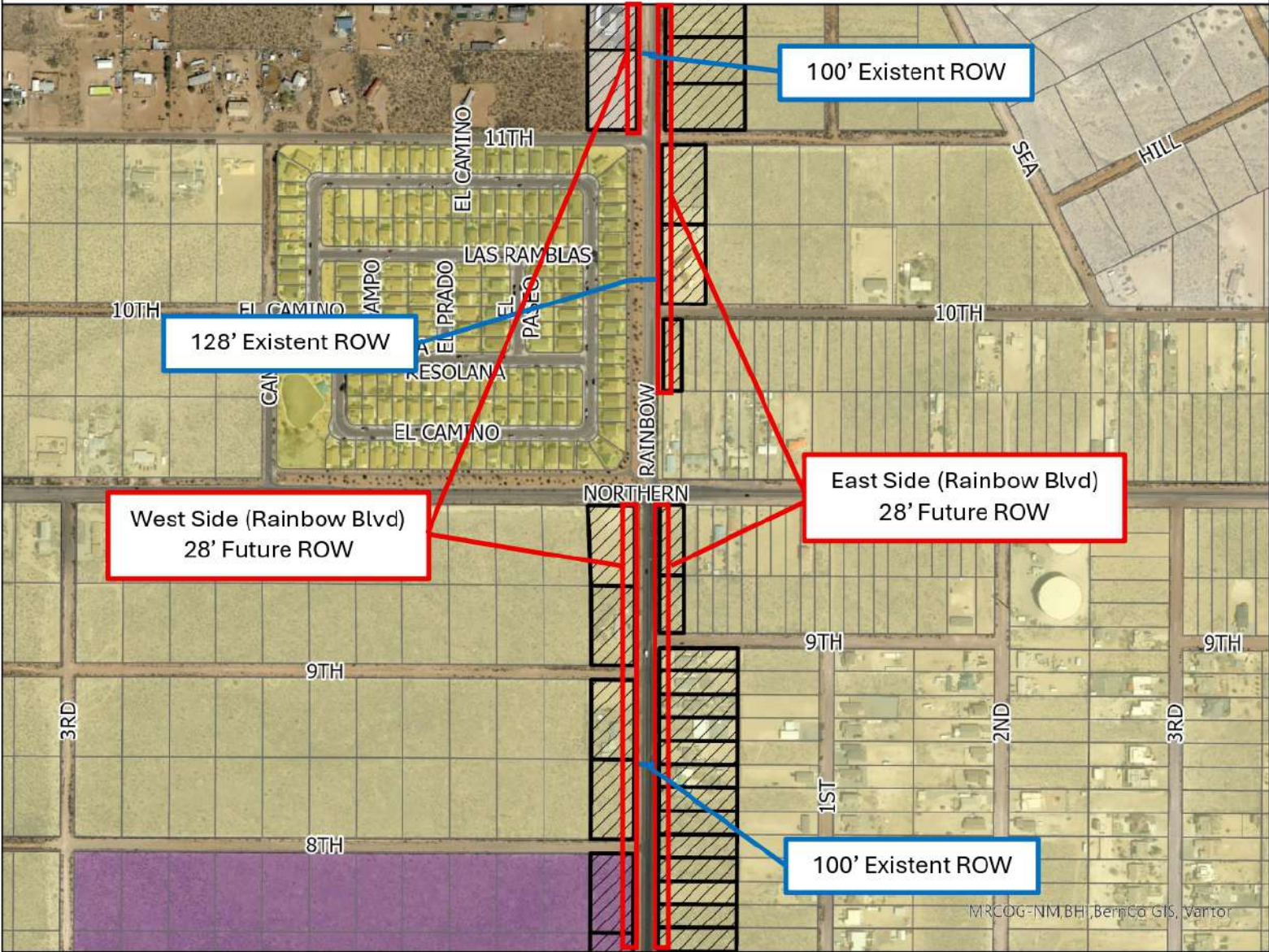
- M-1
- R-1
- Subject Properties

Map courtesy of Tim Dvorak, 1/20/2026



RAINBOW BOULEVARD ZONE MAP AMENDMENT CORRIDOR OVERLAY ZONE

Exhibit G



MRCOG-NM, BHI, BernCo GIS, Vantor



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

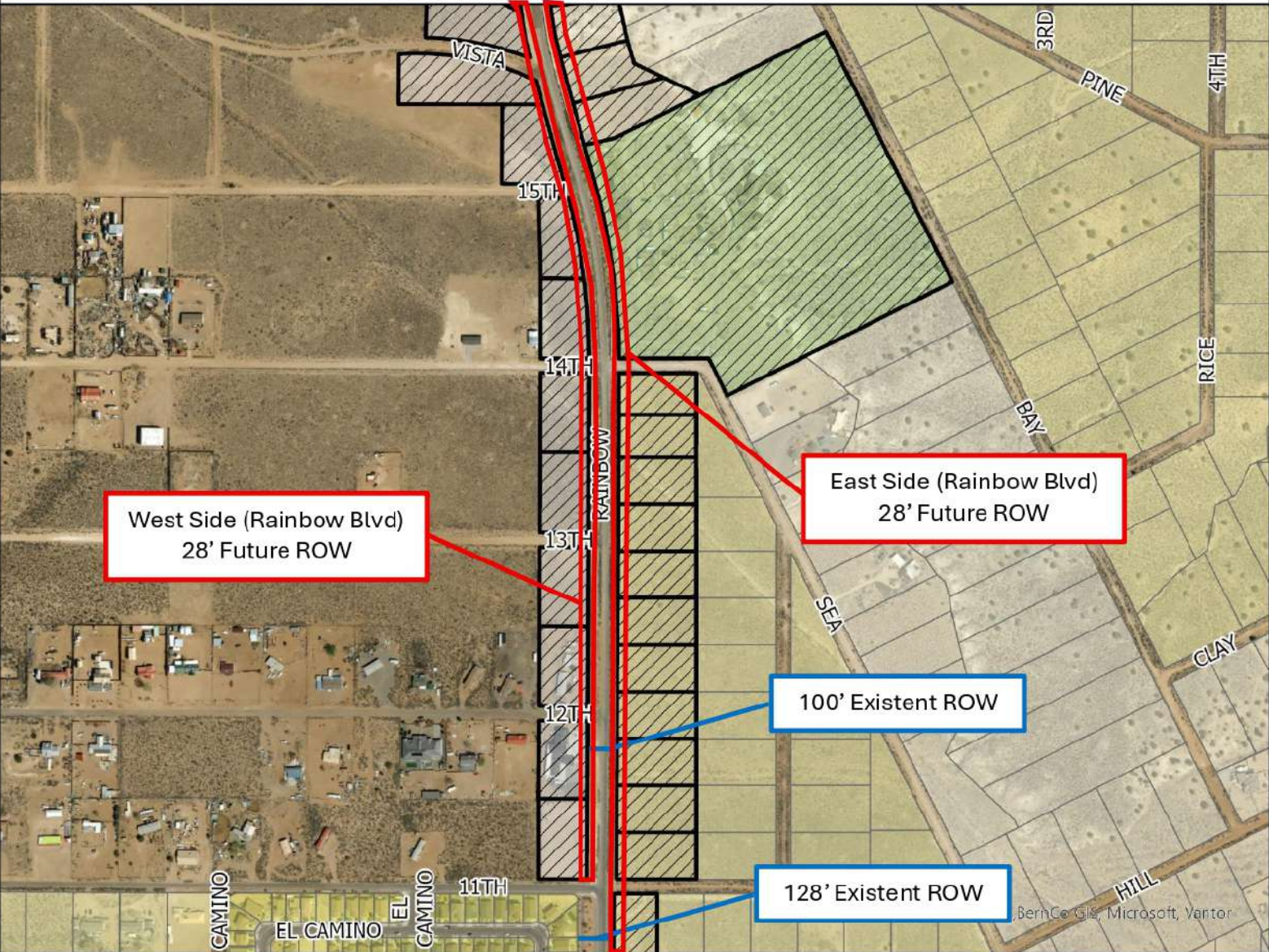
DISCLAIMER: All information on this map is provided "as is" without warranty or any representation of accuracy, timeliness or completeness. This map is not a survey and should be used for graphical purposes only.

Map courtesy of Tim Dvorak, 1/20/2026



RAINBOW BOULEVARD ZONE MAP AMENDMENT CORRIDOR OVERLAY ZONE

Exhibit H



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

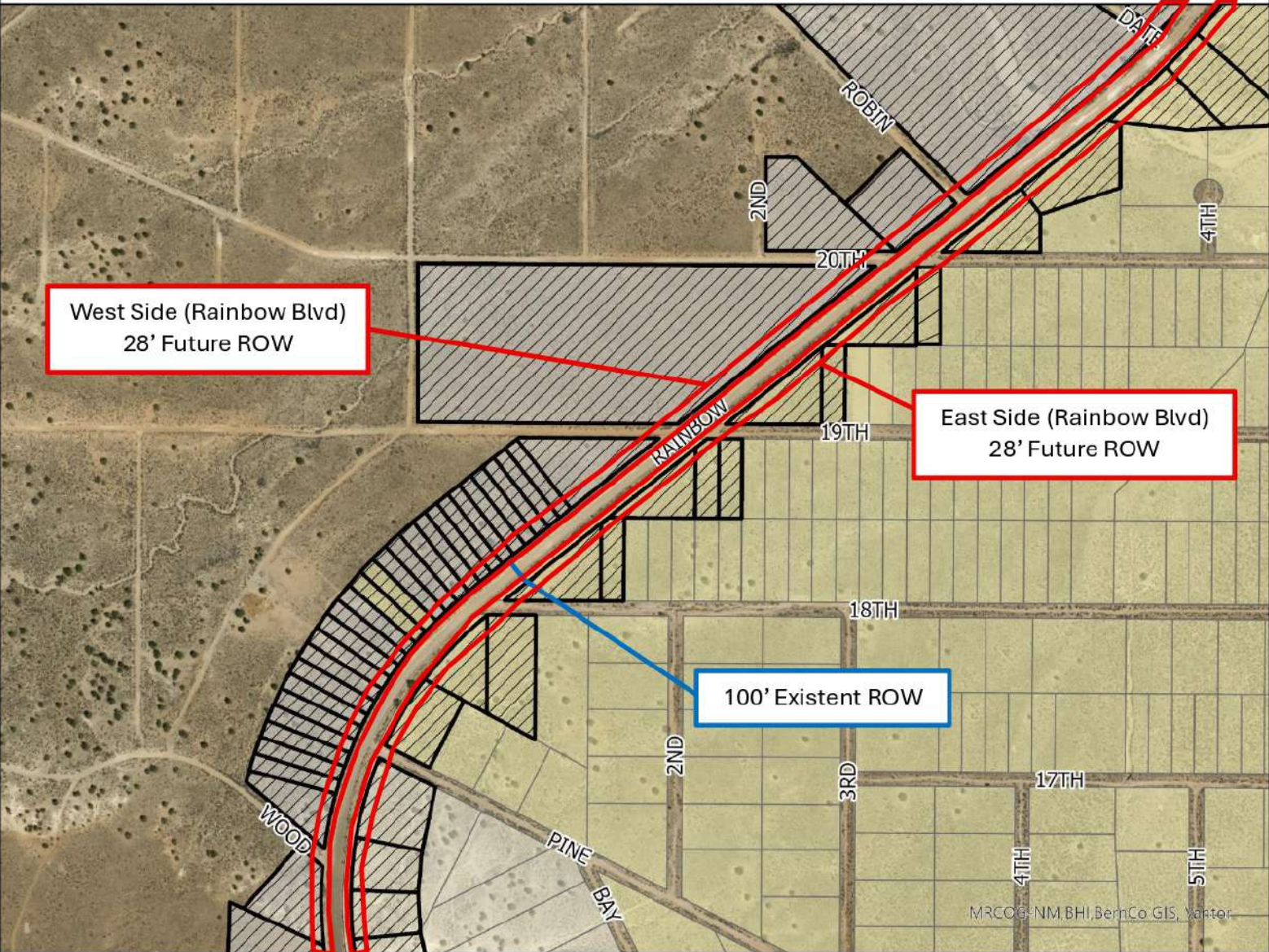
DISCLAIMER: All information on this map is provided "as is" without warranty or any representation of accuracy, timeliness or completeness. This map is not a survey and should be used for graphical purposes only.

Map courtesy of Tim Dvorak, 1/20/2026



RAINBOW BOULEVARD ZONE MAP AMENDMENT CORRIDOR OVERLAY ZONE

Exhibit I



West Side (Rainbow Blvd)
28' Future ROW

East Side (Rainbow Blvd)
28' Future ROW

100' Existent ROW

MRCOG-NM BHI, BernCo GIS, Yantor



Legend

Zoning

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

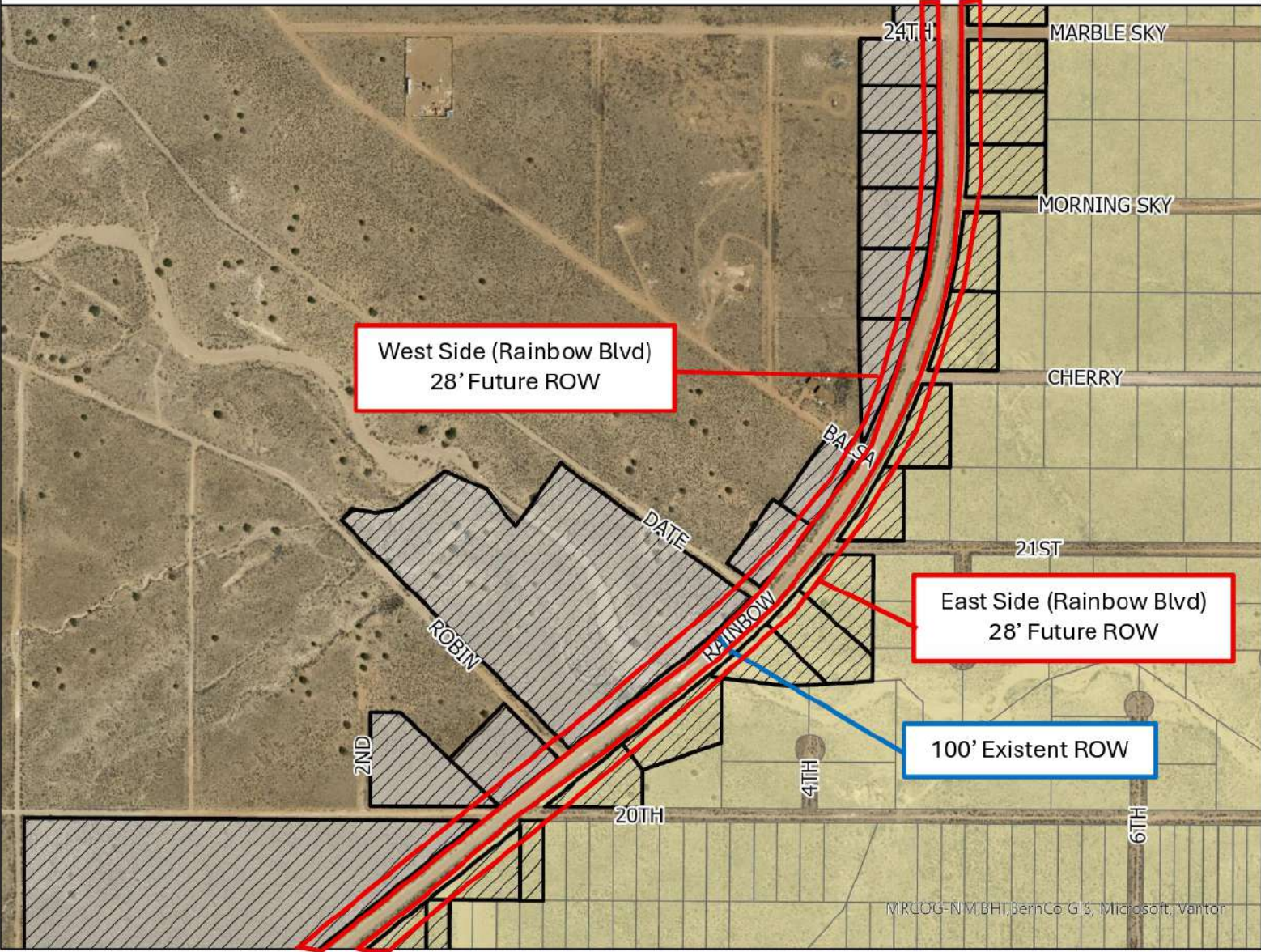
DISCLAIMER: All information on this map is provided "as is" without warranty or any representation of accuracy, timeliness or completeness. This map is not a survey and should be used for graphical purposes only.

Map courtesy of Tim Dvorak, 1/20/2026



RAINBOW BOULEVARD ZONE MAP AMENDMENT CORRIDOR OVERLAY ZONE

Exhibit J



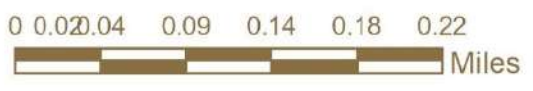
Legend

Zoning

- R-1
- Unzoned
- Subject Properties

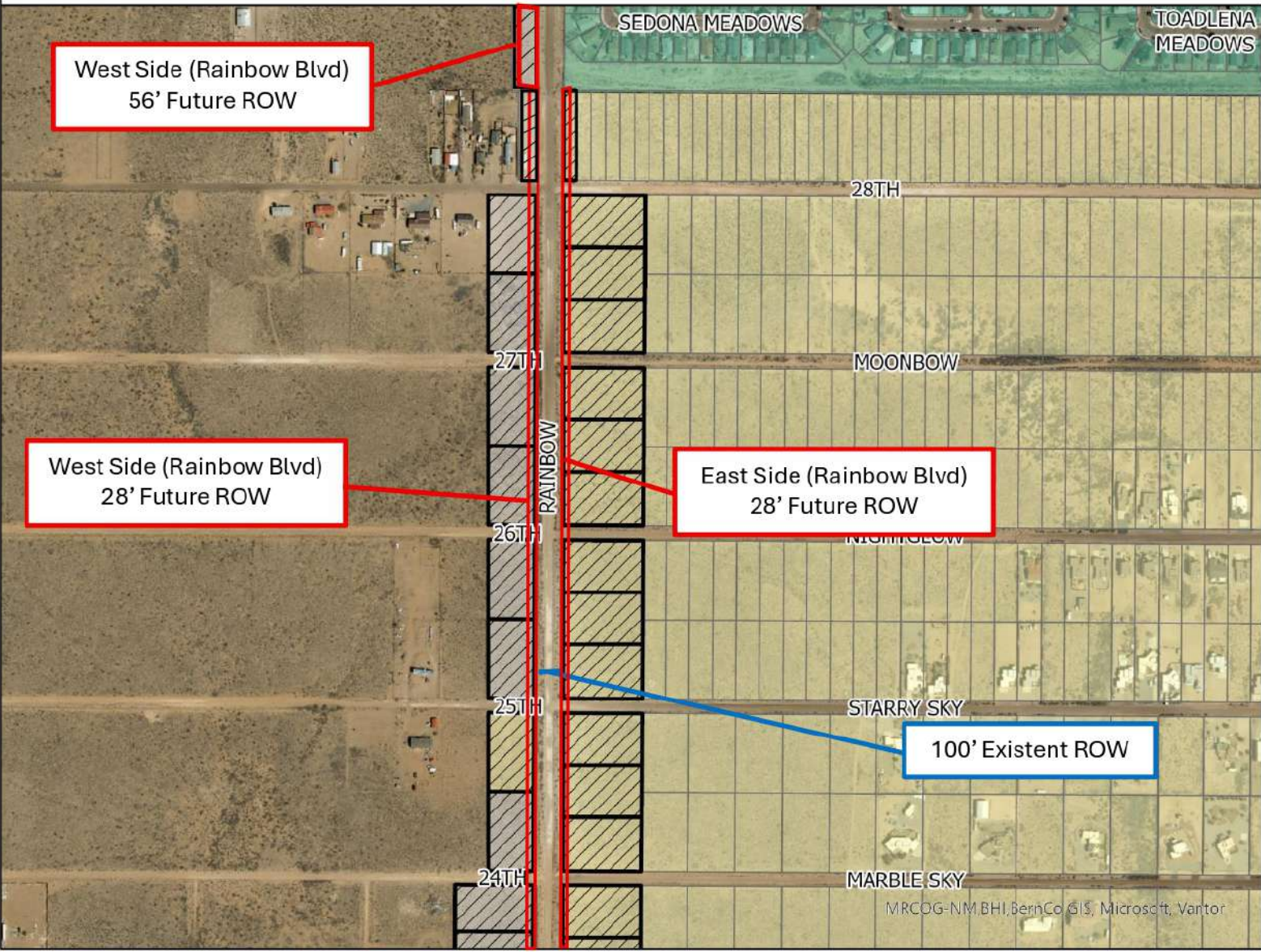
DISCLAIMER: All information on this map is provided "as is" without warranty or any representation of accuracy, timeliness or completeness. This map is not a survey and should be used for graphical purposes only.

Map courtesy of Tim Dvorak, 1/20/2026



RAINBOW BOULEVARD ZONE MAP AMENDMENT CORRIDOR OVERLAY ZONE

Exhibit K



Legend

Zoning

- R-1
- SU
- Unzoned
- Subject Properties

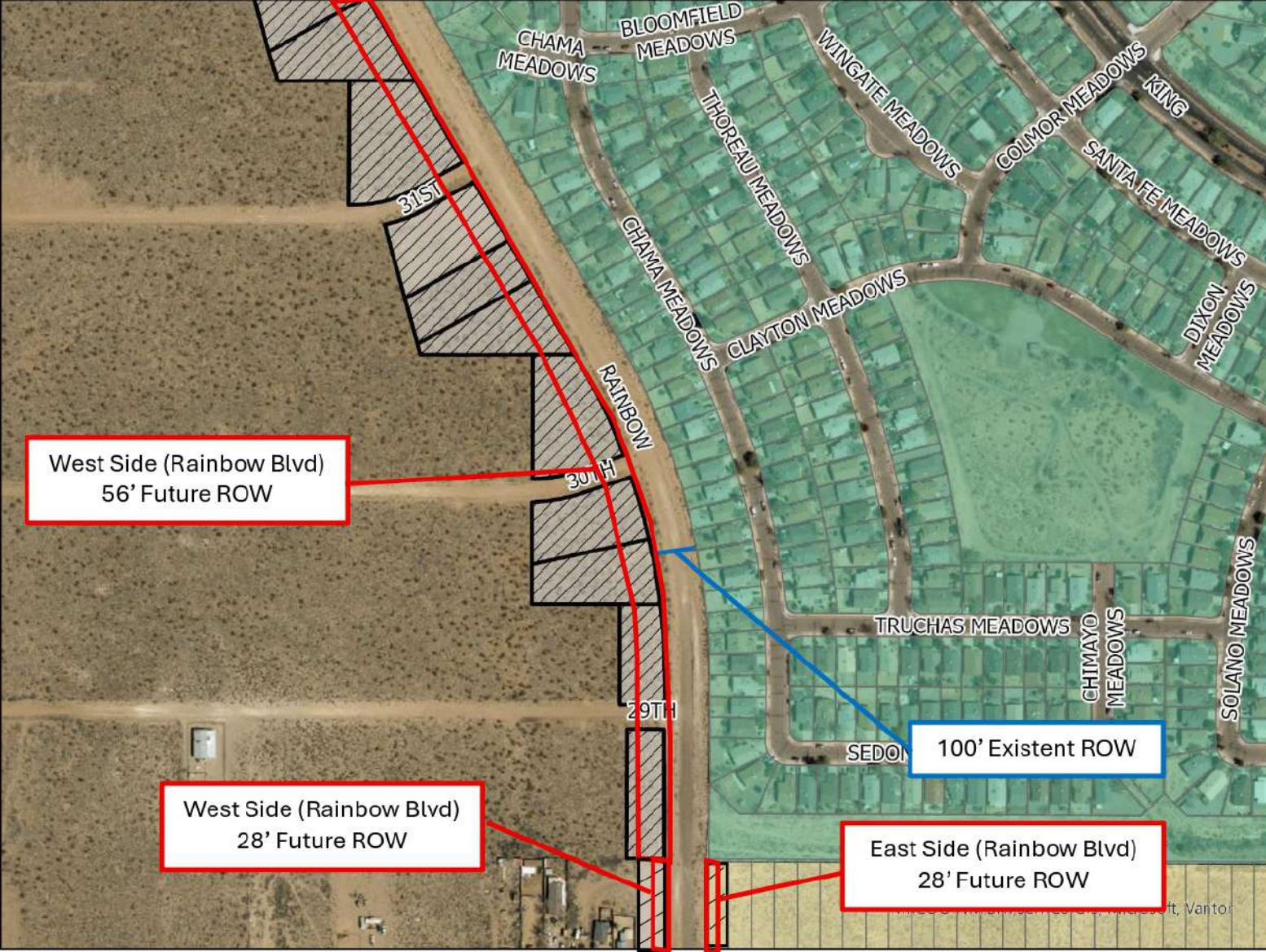
DISCLAIMER: All information on this map is provided "as is" without warranty or any representation of accuracy, timeliness or completeness. This map is not a survey and should be used for graphical purposes only.

Map courtesy of Tim Dvorak, 1/20/2026



RAINBOW BOULEVARD ZONE MAP AMENDMENT CORRIDOR OVERLAY ZONE

Exhibit L



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.



Legend

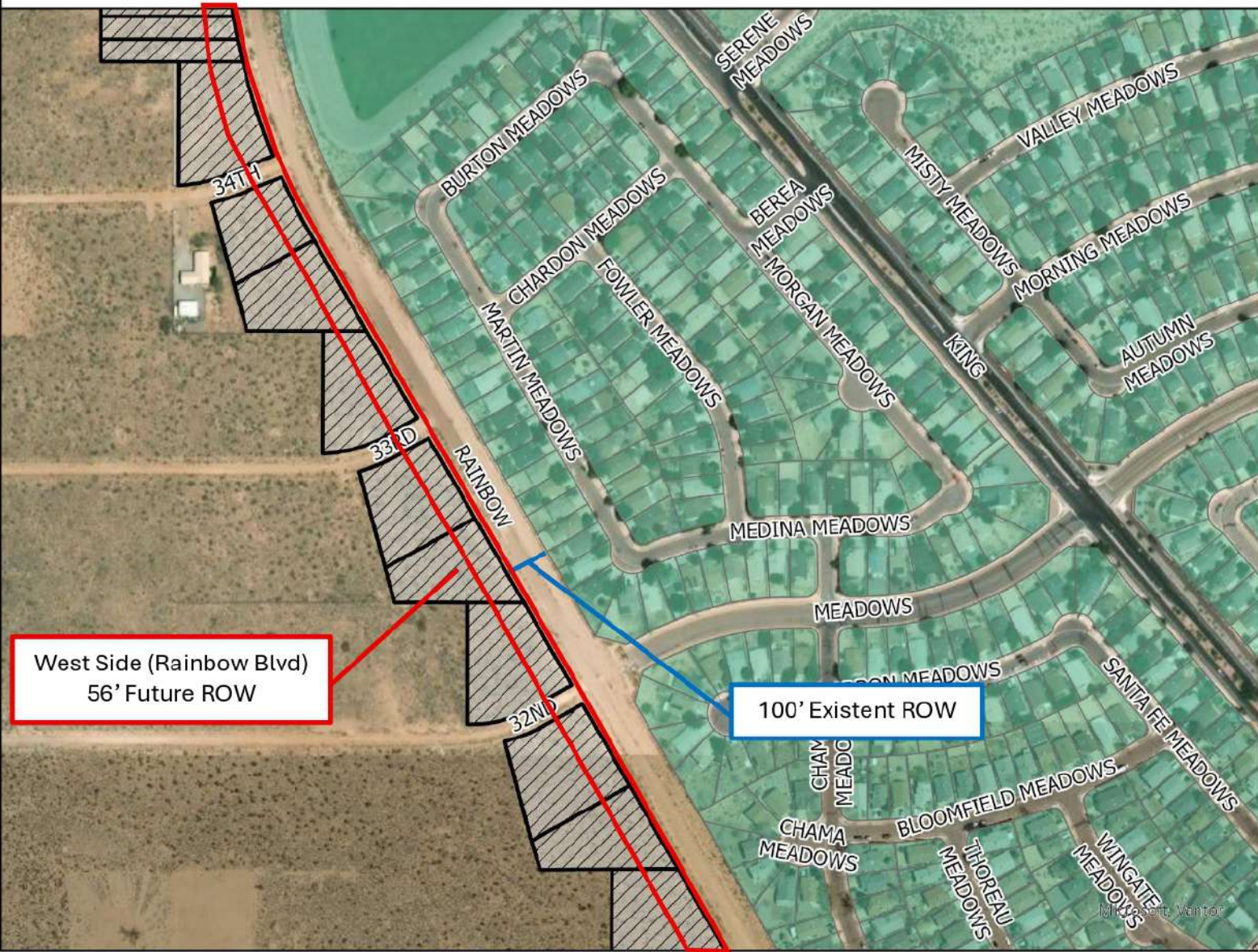
Zoning

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



RAINBOW BOULEVARD ZONE MAP AMENDMENT CORRIDOR OVERLAY ZONE

Exhibit M



West Side (Rainbow Blvd)
56' Future ROW

100' Existent ROW



Legend

Zoning

- SU
- Unzoned
- Subject Properties

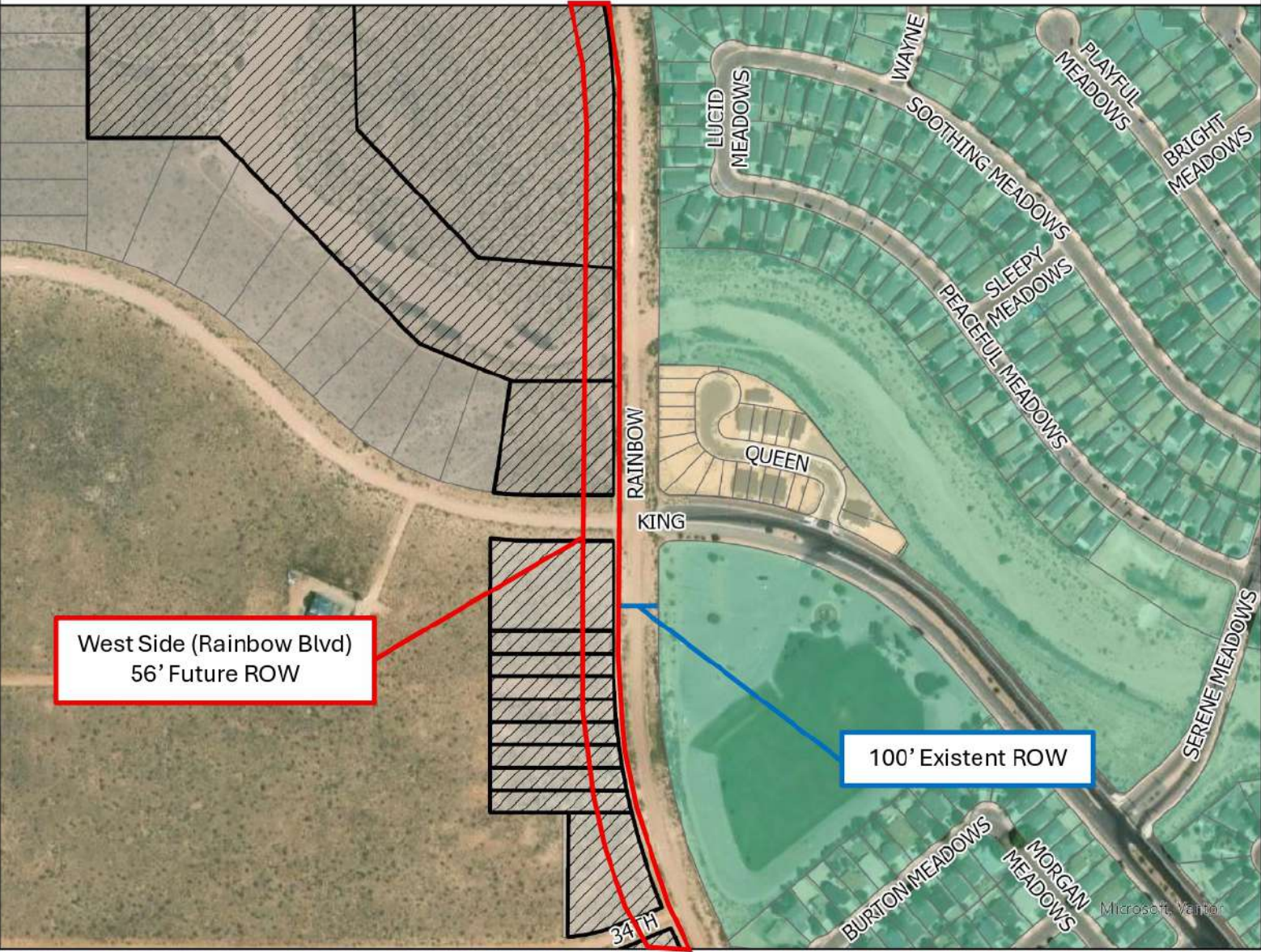
DISCLAIMER: All information on this map is provided "as is" without warranty or any representation of accuracy, timeliness or completeness. This map is not a survey and should be used for graphical purposes only.



Map courtesy of Tim Dvorak, 1/20/2026

RAINBOW BOULEVARD ZONE MAP AMENDMENT CORRIDOR OVERLAY ZONE

Exhibit N



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.



Legend

Zoning

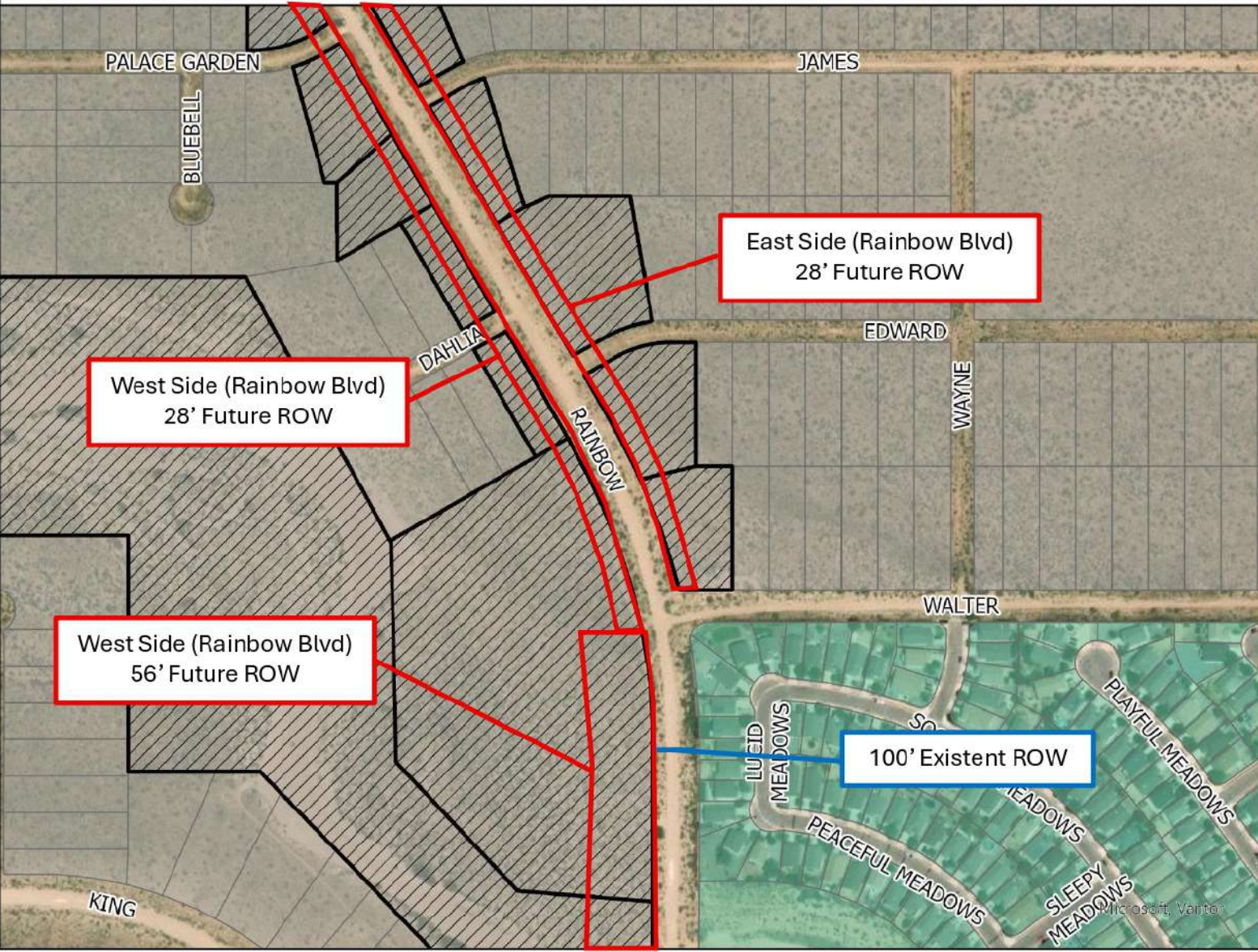
- R-3
- SU
- TZ
- Unzoned
- Subject Properties



Map courtesy of Tim Dvorak, 1/20/2026

RAINBOW BOULEVARD ZONE MAP AMENDMENT CORRIDOR OVERLAY ZONE

Exhibit O



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.



Legend

Zoning

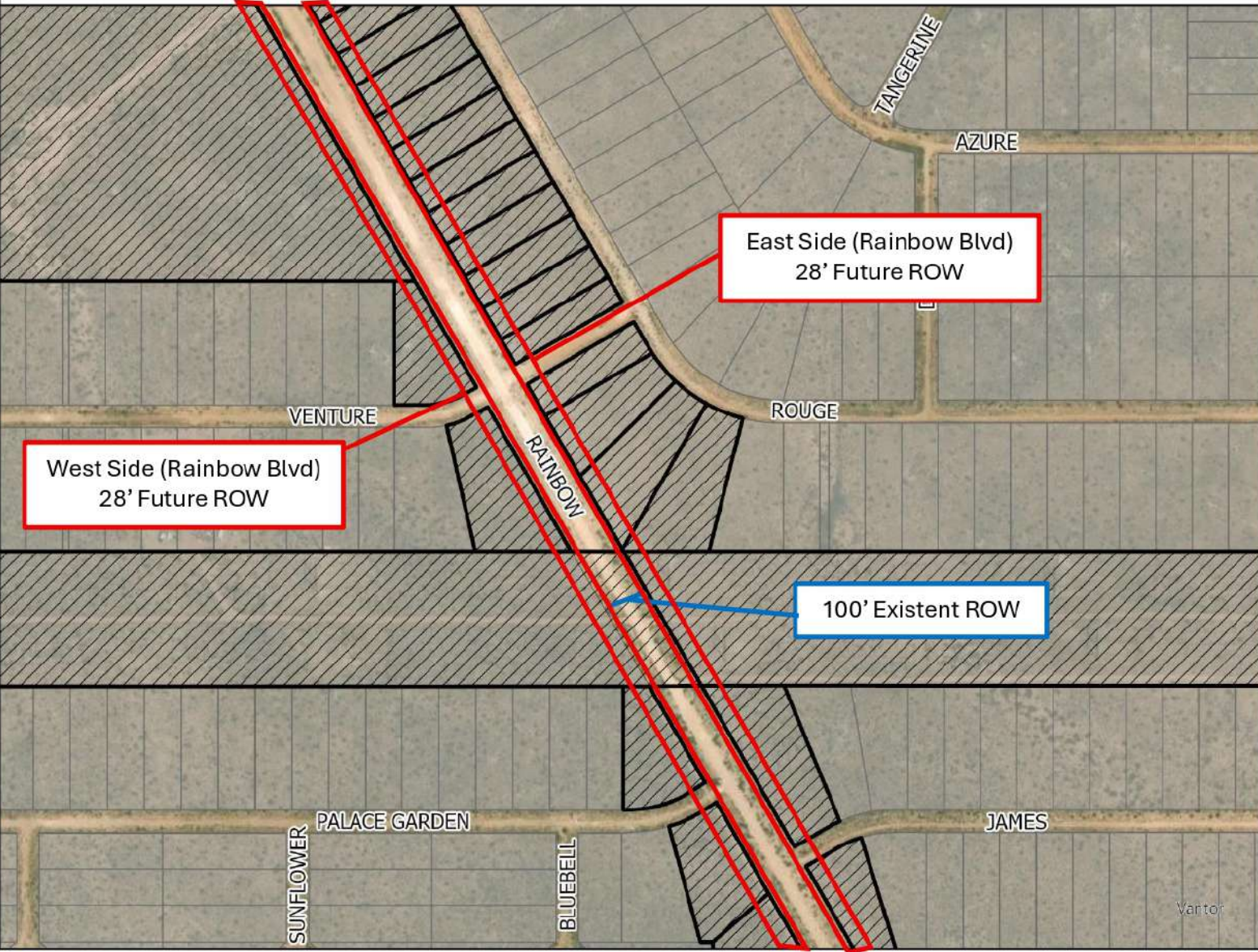
- SU
- TZ
- Subject Properties



Map courtesy of Tim Dvorak, 1/20/2026

RAINBOW BOULEVARD ZONE MAP AMENDMENT CORRIDOR OVERLAY ZONE

Exhibit P



Legend

Zoning

- TZ
- Subject Properties

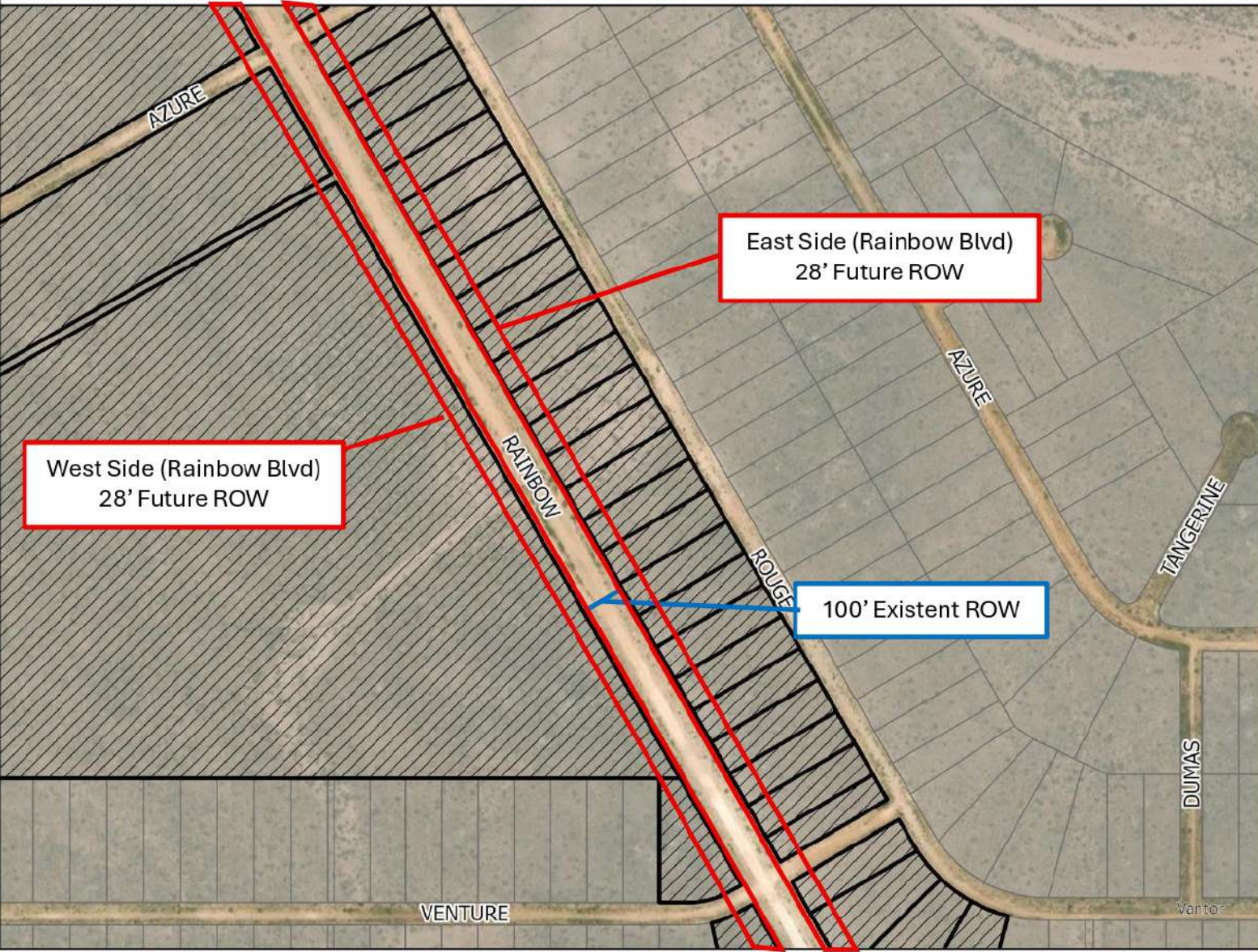
DISCLAIMER: All information on this map is provided "as is" without warranty or any representation of accuracy, timeliness or completeness. This map is not a survey and should be used for graphical purposes only.

Map courtesy of Tim Dvorak, 1/20/2026



RAINBOW BOULEVARD ZONE MAP AMENDMENT CORRIDOR OVERLAY ZONE

Exhibit Q



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Map courtesy of Tim Dvorak, 1/20/2026



Legend

Zoning

- TZ
- Subject Properties



RAINBOW BOULEVARD ZONE MAP AMENDMENT CORRIDOR OVERLAY ZONE

Exhibit R



Legend

Zoning

- TZ
- Subject Properties

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Map courtesy of Tim Dvorak, 1/20/2026



RAINBOW BOULEVARD ZONE MAP AMENDMENT CORRIDOR OVERLAY ZONE

Exhibit S



Legend

Zoning

- TZ
- Subject Properties

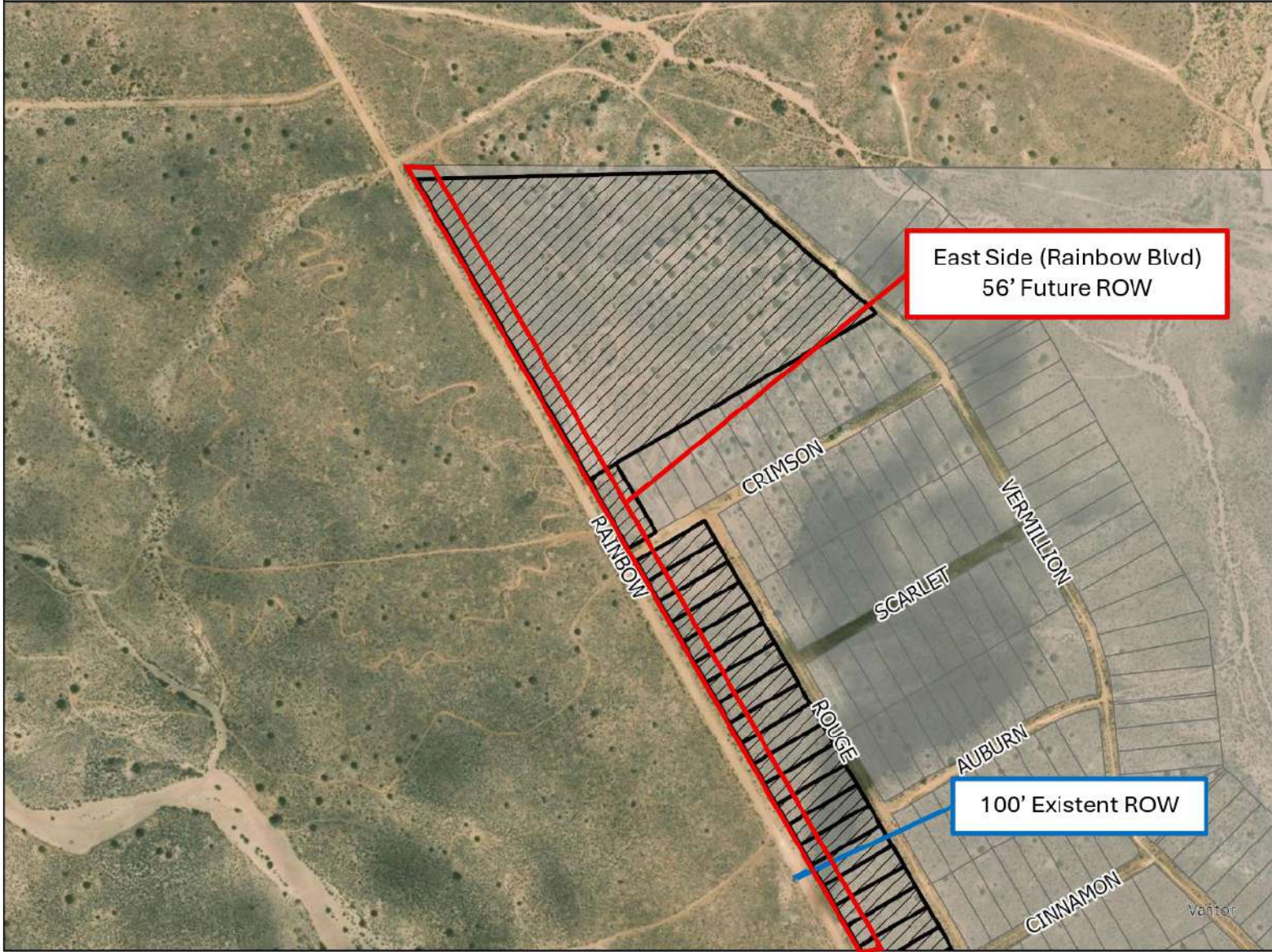
DISCLAIMER: All information on this map is provided "as is" without warranty or any representation of accuracy, timeliness or completeness. This map is not a survey and should be used for graphical purposes only.

Map courtesy of Tim Dvorak, 1/20/2026



RAINBOW BOULEVARD ZONE MAP AMENDMENT CORRIDOR OVERLAY ZONE

Exhibit T



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

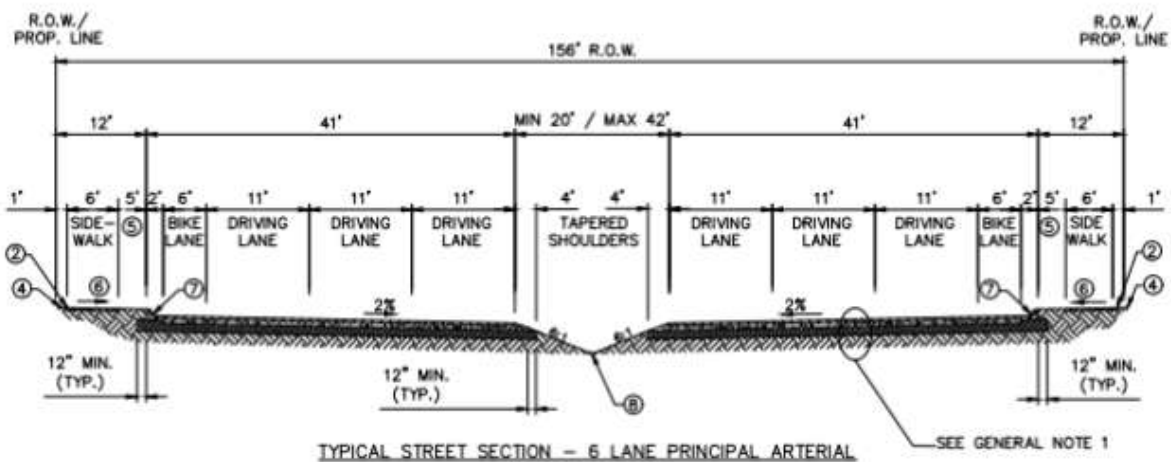
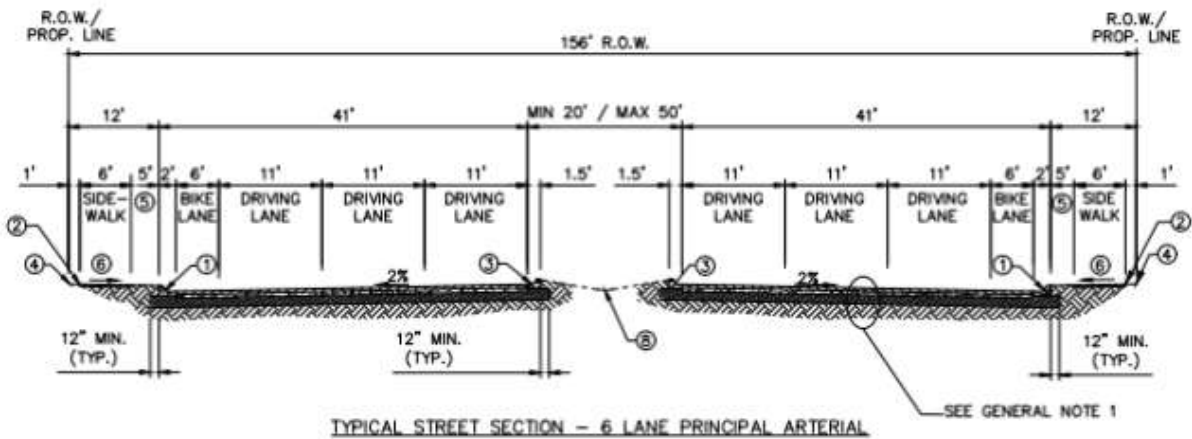
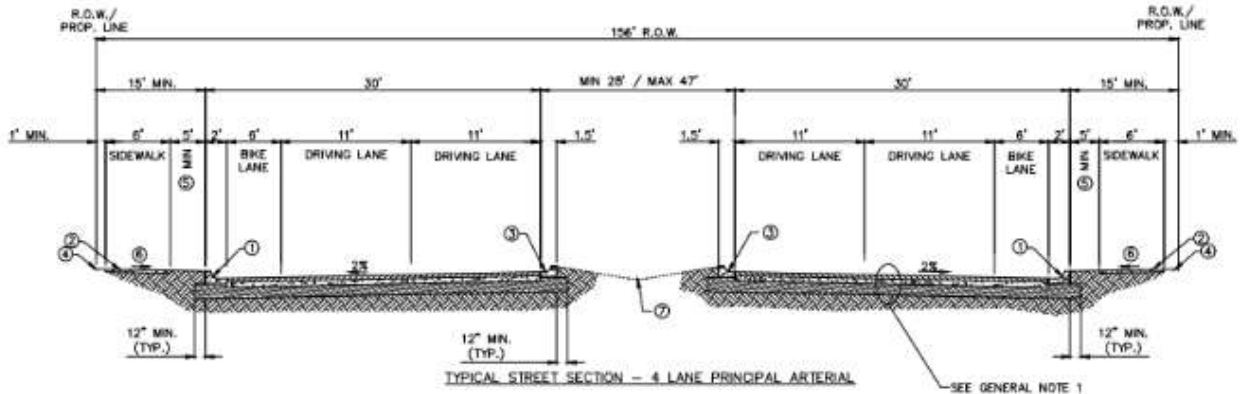
Map courtesy of Tim Dvorak, 1/20/2026



Legend	
Zoning	
	TZ
	Subject Properties



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



GENERAL NOTES:



DEVELOPMENT SERVICES DEPARTMENT— TRANSMITTAL AND REVIEW SHEET

DATE: January 15, 2026

- TO:** (X) Development Services – Matt Geisel, Peter Wells, David Serrano, Amy Rincon, Brian Babyak, Patrick Kingsbury
- (X) Fire and Rescue – Brian Johnson, Elliott Guinn
- (X) Police – Scott Pope
- (X) SSCAFCA – Andy Edmondson, Sara Rassa
- (X) Parks and Recreation - Dyane Sonier
- (X) Rio Rancho Public Schools – Michael Baker
- (X) MRCOG – Aaron Hill
- (X) Ezee Fiber – John Muldrow
- (X) Public Works – BJ Gottlieb, Minerva Chavez, Tim Archuleta, Austin Blackmon
- (X) Legal – Josh Rubin, Noel Lopez

FROM: Development Services Department, Planning & Zoning Division

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

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

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

This item has been reviewed and is hereby:

- RECOMMENDED FOR APPROVAL
- RETURNED FOR REVISIONS RESUBMITTAL REQUIRED
- RETURNED WITH COMMENTS RESUBMITTAL NOT REQUIRED

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

Fire Marshal Brian Johnson
Reviewer

1/22/2026
Date



DEVELOPMENT SERVICES DEPARTMENT— TRANSMITTAL AND REVIEW SHEET

DATE: January 15, 2026

- TO:** (X) Development Services – Matt Geisel, Peter Wells, David Serrano, Amy Rincon, Brian Babyak, Patrick Kingsbury
 (X) Fire and Rescue – Brian Johnson, Elliott Guinn
 (X) Police – Scott Pope
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 (X) Parks and Recreation - Dyane Sonier
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This item has been reviewed and is hereby:

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

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

R. Elliott Guinn
Reviewer

1/16/26
Date



**CITY OF RIO RANCHO
ORDINANCE**

ORDINANCE NO.

ENACTMENT NO.

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

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

WHEREAS: in accordance with Rio Rancho Code of Ordinances (R.O. 2003) Section 150.07, the City of Rio Rancho Development Services Department has proposed an amendment to the Official Zoning Map for the purpose of imposing additional design standards or access control measures and requiring additional setbacks to protect future right-of-way acquisition along properties directly abutting Rainbow Boulevard within City Limits and has been assigned City Case No. 26-100-00004; and

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

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

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

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

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

1 duly advertised and held by the Governing Body of Rio Rancho on February
2 26, 2026 and the Governing Body heard interested parties and citizens for
3 and against the proposed amendments; and
4

5 **WHEREAS:** the Governing Body finds a need to amend and adopt regulations related to
6 requiring the need for future access control and right-of-way needs along
7 Rainbow Boulevard corridor and the proposed amendments to be adopted
8 by this Ordinance comply with the statutory and regulatory requirements of
9 the aforesaid Code of Ordinances and Statutes, and upon specific findings
10 related to the subject property and determining the proposed amendment is
11 consistent with the policies and criteria set forth in R.O. 2003 Section 154.41
12 and Section 150.07 (D) through (G), the Governing Body finds the
13 amendment promotes the health, safety, morals, and general welfare of the
14 City;

15
16 **NOW THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF**
17 **RIO RANCHO:**

18
19 **Section 1. Corridor Overlay Zone.**

20
21 A. **Purpose:** The Corridor Overlay Zone authorized under Section 154.41 shall apply
22 as an overlay zone for access, future rights-of-way and enhanced setbacks on the
23 following described properties and shall be denoted on the official zoning map by
24 the notation "COZ" in conjunction with the notation for the underlying zoning district
25 as notated in Exhibits A through T and as below:

- 26
27 RIO RANCHO ESTATES Unit 7, Block 58, Lots 19-20
28 RIO RANCHO ESTATES Unit 7, Block 59, Lots 19-20
29 RIO RANCHO ESTATES Unit 7, Block 60, Lots 19-20
30 RIO RANCHO ESTATES Unit 7, Block 61, Lots 19-20
31 RIO RANCHO ESTATES Unit 7, Block 65, Lots 3-4
32 RIO RANCHO ESTATES Unit 7, Block 69, Lots 76-77
33 RIO RANCHO ESTATES Unit 7, Block X, Lots 25-37 & 40-52
34 RIO RANCHO ESTATES Unit 7, Block X, Lots 38-39
35
36 RIO RANCHO ESTATES Unit 8, Block 79, Lot SUESMT & Lot 54
37 RIO RANCHO ESTATES Unit 8, Block 78, Lots 12A & 13-18
38 RIO RANCHO ESTATES Unit 8, Block 70, Lot 27
39 RIO RANCHO ESTATES Unit 8, Block 70, Parcel A
40 RIO RANCHO ESTATES Unit 8, Block 71, Lot 31
41 RIO RANCHO ESTATES Unit 8, Block 69, Lots 27-28
42 RIO RANCHO ESTATES Unit 8, Block 68, Lots 27-28
43 RIO RANCHO ESTATES Unit 8, Block 67, Lots 12-13
44 RIO RANCHO ESTATES Unit 8, Block 66, Lots 12-13
45 RIO RANCHO ESTATES Unit 8, Block 62, Lots 12-13
46 RIO RANCHO ESTATES Unit 8, Block 61, Lots 12-13
47 RIO RANCHO ESTATES Unit 8, Block 58, Lots 12-13
48 RIO RANCHO ESTATES Unit 8, Block 57, Lots 12-13
49 RIO RANCHO ESTATES Unit 8, Block 54, Lots 12-13
50 RIO RANCHO ESTATES Unit 8, Block 53, Lots 12-13

1 RIO RANCHO ESTATES Unit 8, Block 50, Lots 12-13
2 RIO RANCHO ESTATES Unit 8, Block 49, Lots 12-13
3
4 RIO RANCHO ESTATES Unit 9, Block 51, Lots 9-16
5 RIO RANCHO ESTATES Unit 9, Block 50, Lot 1 & Lot Arroyo
6 RIO RANCHO ESTATES Unit 9, Block 22, Lot 14
7 RIO RANCHO ESTATES Unit 9, Block 12, Lots 2-4
8 RIO RANCHO ESTATES Unit 10, Block 84, Lots 1, 23, Arroyo & Tract G
9 RIO RANCHO ESTATES Unit 10, Block 86, Tract 1
10 RIO RANCHO ESTATES Unit 10, Block 58, Tract F
11 RIO RANCHO ESTATES Unit 10, Block 54, Lots 1 & 40
12 RIO RANCHO ESTATES Unit 10, Block 53, Lots 1 & 40
13 RIO RANCHO ESTATES Unit 10, Block 50, Lots 1 & 40
14 RIO RANCHO ESTATES Unit 10, Block 48, Lots 1 & 40
15 RIO RANCHO ESTATES Unit 10, Block 45, Lots 1 & 39
16 RIO RANCHO ESTATES Unit 10, Block 43, Lot 1 & 38
17 RIO RANCHO ESTATES Unit 10, Block 3, Lots 1 & 60
18 RIO RANCHO ESTATES Unit 10, Block 2, Lots 1 & 38
19 RIO RANCHO ESTATES Unit 10, Block 1, Lots 1 & 80
20
21 RIO RANCHO ESTATES Unit 11, Block A, Lot 1
22 RIO RANCHO ESTATES Unit 11, Block 29, Lots 1-2 & Lot SUESMT
23 RIO RANCHO ESTATES Unit 11, Block 21, Lots 1-35
24 RIO RANCHO ESTATES Unit 11, Block 20, Lots 1-10
25 RIO RANCHO ESTATES Unit 11, Block T, Lots 1-36
26 RIO RANCHO ESTATES Unit 11, Block 1, Lots 1-34
27 RIO RANCHO ESTATES Unit 11, Block UU, Lots 1 & 44
28
29 RIO RANCHO ESTATES Unit 12, Block A, Lot 62
30 RIO RANCHO ESTATES Unit 12, Block BB, Lot 1
31 RIO RANCHO ESTATES Unit 12, Block 69, Lot 1-9, 10A & 10B
32 RIO RANCHO ESTATES Unit 12, Block 68, Lots 11-16
33 RIO RANCHO ESTATES Unit 12, Block 67, Lots 1 & 12
34 RIO RANCHO ESTATES Unit 12, Block 59, Lots 1-2 & 63-64
35 RIO RANCHO ESTATES Unit 12, Block 52, Lots 1-2 & 52-53
36 RIO RANCHO ESTATES Unit 12, Block 32, Lots 37-41
37 RIO RANCHO ESTATES Unit 12, Block 33, Lots 1 & 30
38 RIO RANCHO ESTATES Unit 12, Block 34, Lots 1 & 34
39 RIO RANCHO ESTATES Unit 12, Block 35, Lots 1 & 32-33
40 RIO RANCHO ESTATES Unit 12, Block 36, Lots 1 & 32-33
41 RIO RANCHO ESTATES Unit 12, Block 37, Lots 1 & 62-63
42 RIO RANCHO ESTATES Unit 12, Block 38, Lots 1 & 62-63
43 RIO RANCHO ESTATES Unit 12, Block 39, Lots 1 & 62-63
44 RIO RANCHO ESTATES Unit 12, Block H, Lot 1
45 RIO RANCHO ESTATES Unit 12, Block 51A, Lot PPRK
46 RIO RANCHO ESTATES Unit 12, Block 50, Lots 12-13
47 RIO RANCHO ESTATES Unit 12, Block 48, Tract A
48 RIO RANCHO ESTATES Unit 12, Block 47, Lots 1 & 6
49 RIO RANCHO ESTATES Unit 12, Block 44, Lots 9-14
50 RIO RANCHO ESTATES Unit 12, Block 43, Lot 17

1 RIO RANCHO ESTATES Unit 12, Block 43, Lot 16
2 RIO RANCHO ESTATES Unit 12, Block 42, Lots 17-18
3 RIO RANCHO ESTATES Unit 12, Block 41, Lots 17-18
4 RIO RANCHO ESTATES Unit 12, Block 40A, Lots 21-22
5 RIO RANCHO ESTATES Unit 12, Block A, Lot 62
6 RIO RANCHO ESTATES Unit 12, Block 71, Lots 1 & 17
7 RIO RANCHO ESTATES Unit 12, Block 68, Tract E
8
9 RIO RANCHO ESTATES Unit 22, Block 36, Lot 39B
10 RIO RANCHO ESTATES Unit 22, Block 37, Lots 29-31
11 RIO RANCHO ESTATES Unit 22, Block 38, Lots 36-39
12 RIO RANCHO ESTATES Unit 22, Block 39, Lots 34-36
13 RIO RANCHO ESTATES Unit 22, Block 40, Lots 30-32
14 RIO RANCHO ESTATES Unit 22, Block 41, Lots 16-18
15 RIO RANCHO ESTATES Unit 22, Block 42, Lot 23
16 RIO RANCHO ESTATES Unit 22, Block AA, Lots 1-8 & Tract A
17 RIO RANCHO ESTATES Unit 22, Block 89, Lot Arroyo & Tract E
18 RIO RANCHO ESTATES Unit 22, Block 92, Lots 1, 8-10 & Tract F
19 RIO RANCHO ESTATES Unit 22, Block 93, Lot 1 & Lot AT&SF
20 RIO RANCHO ESTATES Unit 22, Block 94, Lot 1
21 RIO RANCHO ESTATES Unit 22, Block 95, Lot 1 & Lot PSCH
22 RIO RANCHO ESTATES Unit 22, Tract DD & Tract G
23 RIO RANCHO ESTATES Unit 22, Block 103, Tract GG & Tract FF
24 RIO RANCHO ESTATES Unit 22, Block 102, Tract EE & Lot 1
25 RIO RANCHO ESTATES Unit 22, Block 101, Lot 1
26 RIO RANCHO ESTATES Unit 22, Block 97, Lots 1-4
27 RIO RANCHO ESTATES Unit 22, Block 96, Lots 1-26
28 RIO RANCHO ESTATES Unit 22, Block 100, Lot 1
29 RIO RANCHO ESTATES Unit 22, Block 63, Tract C & Lot 1
30 RIO RANCHO ESTATES Unit 22, Block 62, Lots 1-36 & Lot DRN
31 RIO RANCHO ESTATES Unit 22, Block 56, Tract B & Lot 1
32 RIO RANCHO ESTATES Unit 22, Tract H

33
34 CEDAR HILLS 3, Block 18, Parcel C
35

36 **B. Enhanced Setbacks for Future Right-of-Way:** Setbacks to allow for future right-
37 of-way for Rainbow Boulevard Detail Exhibit ___, a proposed regional principal
38 arterial roadway, except where City owned property may be substituted. This
39 requirement applies to residential as well as commercial properties as follows:
40

- 41 1. Western & Eastern Sides of Rainbow Blvd SE from southernmost platted origin
42 (Immediately south of 23rd Ave SE) to Isabel Rd SE– Setback 38 ft. (28 ft of
43 future right-of-way plus 10 ft corner side setback).
44

45 See Exhibit A for this portion of the Corridor Overlay Zone.
46

- 47 2. Eastern Side of Rainbow Blvd SE between Isabel Rd SE & 13th Ave SE –
48 Setback 66 ft. (56 ft of future right-of-way plus 10 ft corner side setback).
49

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

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

See Exhibit C for this portion of the Corridor Overlay Zone.
4. Eastern Side of Rainbow Blvd SE between CEDH3, Block 18, Lot 6 and Idalia Rd SE– Setback 66 ft. (56 ft of future right-of-way plus 10 ft corner side setback).

See Exhibit D for this portion of the Corridor Overlay Zone.
5. Western & Eastern Sides of Rainbow Blvd SE between Idalia Rd SW & SE and Sandia Blvd SW & SE– Setback 38 ft. (28 ft of future right-of-way plus 10 ft corner side setback).

See Exhibit D for this portion of the Corridor Overlay Zone.
6. Western Side of Rainbow Blvd NE between Sandia Blvd SW and 3rd Ave NW– Setback 38 ft. (28 ft of future right-of-way plus 10 ft corner side setback).

See Exhibit E for this portion of the Corridor Overlay Zone.
7. Eastern Side of Rainbow Blvd NE between Sandia Blvd SE and 3rd Ave NW– Setback 48 ft. (28 ft of future right-of-way plus 20 ft front setback).

See Exhibit E for this portion of the Corridor Overlay Zone.
8. Western Side of Rainbow Blvd NE between 3rd Ave NW & 8th Ave NW– Setback 38 ft. (28 ft of future right-of-way plus 10 ft corner side setback).

See Exhibit F for this portion of the Corridor Overlay Zone.
9. Eastern Side of Rainbow Blvd NE between 3rd Ave NW & 9th Ave NW– Setback 48 ft. (28 ft of future right-of-way plus 20 ft front setback).

See Exhibits F & G for this portion of the Corridor Overlay Zone.
10. Western Side of Rainbow Blvd NE between 8th Ave NW & Northern Blvd NE– Setback 38 ft. (28 ft of future right-of-way plus 10 ft corner side setback).

See Exhibit G for this portion of the Corridor Overlay Zone.
11. Eastern Side of Rainbow Blvd NE between 9th Ave NE & 11th Ave NE (Property of U12, Block B, Lot 114 is excluded)– Setback 38 ft. (28 ft of future right-of-way plus 10 ft corner side setback).

See Exhibit G for this portion of the Corridor Overlay Zone.
12. Western Side of Rainbow Blvd NE between 11th Ave NW and Vista Rd NW–

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

2
3 See Exhibit H for this portion of the Corridor Overlay Zone.

- 4
5 13. Eastern Side of Rainbow Blvd NE between 11th Ave NE & 20th Ave NE–
6 Setback 48 ft. (28 ft of future right-of-way plus 20 ft front setback).

7
8 See Exhibits H & I for this portion of the Corridor Overlay Zone.

- 9
10 14. Western Side of Rainbow Blvd NE between Vista Rd NW & Date Rd NW–
11 Setback 48 ft. (28 ft of future right-of-way plus 20 ft front setback).

12
13 See Exhibits H & I for this portion of the Corridor Overlay Zone.

- 14
15 15. Western & Eastern Sides of Rainbow Blvd NE between 20th Ave SW & SE and
16 28th Ave NW & NE– Setback 48 ft. (28 ft of future right-of-way plus 20 ft front
17 setback).

18
19 See Exhibits J & K for this portion of the Corridor Overlay Zone.

- 20
21 16. Subject properties Rio Rancho Estates Unit 12, Block A, Lot 62 (West Side of
22 Rainbow Blvd NE) & Rio Rancho Estates Unit 12, Block H, Lot 1 (East Side of
23 Rainbow Blvd NE) – Setback 38 ft. (28 ft of future right-of-way plus 10 ft corner
24 side setback).

25
26 See Exhibit K for this portion of the Corridor Overlay Zone.

- 27
28 17. Western Side of Rainbow Blvd NE including Rio Rancho Estates Unit 22, Block
29 36, Lot 39B and between 29th Ave NW & portion of Rio Rancho Estates, Unit
30 22, Block 92, Tract F aligning with Walter Rd NE– Setback 76 ft. (56 ft of future
31 right-of-way plus 20 ft front setback).

32
33 See Exhibits L thru O for this portion of the Corridor Overlay Zone.

- 34
35 18. Western Side of Rainbow Blvd NE between portion of Rio Rancho Estates Unit
36 22, Block 92, Tract F aligning with Walter Rd NE to Palace Garden Rd NW–
37 Setback 38 ft. (28 ft of future right-of-way plus 10 ft corner side setback).

38
39 See Exhibit O for this portion of the Corridor Overlay Zone.

- 40
41 19. Eastern Side of Rainbow Blvd NE between Walter Rd NE to James Rd NE &
42 the subject property Rio Rancho Estates Unit 22, Block 101, Lot 1– Setback 38
43 ft. (28 ft of future right-of-way plus 10 ft corner side setback).

44
45 See Exhibit O for this portion of the Corridor Overlay Zone.

- 46
47 20. Western Side of Rainbow Blvd NE between Palace Garden Rd NW and
48 Venture Dr NW including the subject properties Rio Rancho Estates Unit 22,
49 Block 93, Lot 1; Rio Rancho Estates Unit 22, Block 94, Lot 1; and Rio Rancho
50 Estates Unit 22, Block 95, Lot 1– Setback 38 ft. (28 ft of future right-of-way plus

1 10 ft corner side setback).

2
3 See Exhibit P for this portion of the Corridor Overlay Zone.

- 4
5 21. Subject property of Rio Rancho Estates Unit 22, Lot AT&SF (Western &
6 Eastern Sides of Rainbow Blvd NE) – Setback 48 ft. (28 ft of future right-of-way
7 plus 20 ft front setback).

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

- 9
10 22. Eastern Side of Rainbow Blvd NE from subject property of Rio Rancho Estates
11 Unit 22, Lot AT&SF to Progress Blvd NE (Excluding subject property Rio
12 Rancho Estates Unit 22, Block 100, Lot 1) – Setback 48 ft. (28 ft of future right-
13 of-way plus 20 ft front setback).

14
15 See Exhibits P thru R for this portion of the Corridor Overlay Zone.

- 16
17 23. Subject property of Rio Rancho Estates Unit 22, Block 100, Lot 1 (Eastern Side
18 of Rainbow Blvd NE) – Setback 38 ft. (28 ft of future right-of-way plus 10 ft
19 corner side setback).

20
21 See Exhibit R for this portion of the Corridor Overlay Zone.

- 22
23 24. Western Side of Rainbow Blvd NE from the subject property U22, Block 95,
24 Lot PSCH to Progress Blvd NW – Setback 48 ft. (28 ft of future right-of-way
25 plus 20 ft front setback).

26
27 See Exhibits Q & R for this portion of the Corridor Overlay Zone.

- 28
29 25. Eastern Side of Rainbow Blvd NE between Progress Blvd NE & Northern City
30 Limit (Excluding subject properties of Rio Rancho Estates Unit 22, Block 63,
31 Lot 1 & Rio Rancho Estates Unit 22, Block 56, Lot 1) – Setback 76 ft. (56 ft of
32 future right-of-way plus 20 ft front setback).

33
34 See Exhibits R thru T for this portion of the Corridor Overlay Zone.

- 35
36 26. Subject properties of Rio Rancho Estates Unit 22, Block 63, Lot 1 & Rio
37 Rancho Estates Unit 22, Block 56, Lot 1 – Setback 66 ft. (56 ft of future right-
38 of-way plus 10 ft corner side setback).

39
40 See Exhibits S & T for this portion of the Corridor Overlay Zone.

41
42 See Exhibit U: Arterial Cross Section (4-Lane & 6 Lane) for examples of
43 Principal Arterial Street design.

44
45 **C. Access Standards:**

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

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

5 3. Before a Zone Map Amendment or Site Plan is approved and prior to issuance
6 of any building permit for any property within the overlay zone, the applicant
7 shall demonstrate how future development of the property will meet the Access
8 Management Plan standards by:

- 9 a. Replatting multiple lots into a single piece of property; and/or
- 10 b. Plat property showing access easement and/or reciprocal agreements
11 between adjoining property owners; and/or
- 12 c. Providing shared access driveways where allowed.

13
14 **Section 2. Severability Clause.** If any section, paragraph, clause, or provision of
15 this Ordinance, or any section, paragraph, clause, or provision of any regulation
16 promulgated hereunder shall for any reason be held to be invalid, unlawful, or
17 enforceable, the invalidity, illegality, or unenforceability of such section, paragraph,
18 clause, or provision shall not affect the validity of the remaining portions of this
19 Ordinance or the regulation so challenged.

20
21 **Section 3. Effective Date.** This Ordinance shall become effective ten days after
22 adoption.

23
24 ADOPTED THIS _____ DAY OF _____, 2026.

25
26
27
28 _____
29 Gregory D. Hull, Mayor

30
31 ATTEST:

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

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

**Bill and Ann Haltom
Landowner Concerns**

1. We own two (2) lots adjacent to Rainbow Boulevard located in Sandoval County, City of Rio Rancho.
2. The lot sites are located in Rio Rancho Estates, Town of Alameda Grant, Sandoval County and numbered as lots 27 and 28, in Block 69, Unit 8, per Warranty Deed.
3. The lots were acquired on April 5, 2006 and filed in the Office of the County Clerk of Sandoval County on April 9, 2006.
4. The lots are located between 1st and 2nd Avenues adjacent to Rainbow Boulevard on the East.

Overview

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

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

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

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

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

Our Request

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

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

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

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

Submitted by:

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

BRIAN BABYAK

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

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

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

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

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

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

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

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

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

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

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

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

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

Bill Haltom
505.235.5043

Rainbow Zone Map and Overlay Zone

From BILL HALTOM <bhaltom@comcast.net>

Date Tue 2/3/2026 3:42 PM

To Timothy Dvorak <tdvorak@rrnm.gov>

You don't often get email from bhaltom@comcast.net. [Learn why this is important](#)

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

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

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

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

Bill Haltom 505.235.5043

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

From BILL HALTOM <bhaltom@comcast.net>

Date Mon 2/2/2026 3:21 PM

To Timothy Dvorak <tdvorak@rrnm.gov>

You don't often get email from bhaltom@comcast.net. [Learn why this is important](#)

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

----- Original Message -----

From: BILL HALTOM <bhaltom@comcast.net>

To: Timothy Dvorak <tdvorak@rrnm.gov>

Date: 01/30/2026 3:54 PM MST

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

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

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

Case #26-100-00004 Zone Map Amendment

From BILL HALTOM <bhaltom@comcast.net>

Date Mon 2/2/2026 10:41 AM

To Timothy Dvorak <tdvorak@rrnm.gov>

You don't often get email from bhaltom@comcast.net. [Learn why this is important](#)

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

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

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

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

Please call 505.235.5043 to meet asap and resolve these issues.

Thank you. Bill Haltom

Re: Automatic reply: Rainbow Zone Map and Overlay Zone

From BILL HALTOM <bhaltom@comcast.net>

Date Fri 1/30/2026 3:54 PM

To Timothy Dvorak <tdvorak@rrnm.gov>

You don't often get email from bhaltom@comcast.net. [Learn why this is important](#)

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

Rainbow Zone Map and Overlay Zone

From BILL HALTOM <bhaltom@comcast.net>

Date Fri 1/30/2026 3:23 PM

To Timothy Dvorak <tdvorak@rrnm.gov>

You don't often get email from bhaltom@comcast.net. [Learn why this is important](#)

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

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

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

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

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

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

Thank you. Bill Haltom 505.856.6891 or 505.235.5043

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

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

Submitted 02/08/26

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

Commissioners,

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

I want to be perfectly clear at the outset:

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

That distinction matters legally.

I. What the law actually cares about

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

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

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

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

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

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

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

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

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

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

III. NEPA is triggered by connected actions — not labels

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

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

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

IV. Approving bonds or funding before environmental review is unlawful

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

Once bonds are approved or funding committed:

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

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

Calling these actions “collateral” does not change their legal effect.

V. Warning based on the County Planning & Zoning process

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

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

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

VI. Why the “collateral” framing should concern Commissioners

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

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

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

VII. The lawful course of action

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

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

This is not anti-development.

It is pro-law, pro-transparency, and pro-public safety.

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

Respectfully submitted,

Elaine Cimino

Resident
Rio Rancho, New Mexico

Rainbow corridor overlay zone

From Kathryn Fitzgerald <kaduben@q.com>

Date Sun 2/1/2026 7:26 PM

To Timothy Dvorak <tdvorak@rrnm.gov>

You don't often get email from kaduben@q.com. [Learn why this is important](#)

Mr. Dvorak,

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

Thank you, Kathryn Fitzgerald

Re: Case#26-100-00004

From Michael Lizzi <itsmikelizzi@gmail.com>

Date Tue 2/3/2026 12:13 PM

To Timothy Dvorak <tdvorak@rrnm.gov>

You don't often get email from itsmikelizzi@gmail.com. [Learn why this is important](#)

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

Mike Lizzi | The Allstar Team

IG@MikeLizzi

Cell: 5054497003 | Office: 5058839400

Realty One of New Mexico

1902 Candelaria Rd NW

Albuquerque, NM

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

Good morning Mr. Lizzi,

It appears your property at [3213 Chama Meadows Dr NE](#) (NMED3, Block 1, Lot 55) was in the notice boundary for this request. The property itself will not be affected by the proposed Corridor Overlay Zone. As the NMED3 subdivision is established, right-of-way acquisition for this area of Rainbow Blvd would come from the west side of Rainbow.

If you need anything further or have any other questions, please of course let me know.

Thank you very much!

Kind regards,

Tim Dvorak

Municipal Planner II

City of Rio Rancho | Development Services Department

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

RRNM.gov |



From: Michael Lizzi <itsmikelizzi@gmail.com>

Sent: Monday, February 2, 2026 12:14 PM

To: Timothy Dvorak <tdvorak@rrnm.gov>

Subject: Case#26-100-00004

You don't often get email from itsmikelizzi@gmail.com. [Learn why this is important](#)

Hello-

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

Sorry to bother,

Mike Lizzi | The Allstar Team

IG@MikeLizzi

Cell: 5054497003 | Office: 5058839400

Realty One of [New Mexico](#)

[1902 Candelaria Rd NW](#)

[Albuquerque, NM](#)

Rainbow Corridor Overlay Zone

From Sara Hammersley <saradhammersley@gmail.com>

Date Wed 2/4/2026 1:23 PM

To Timothy Dvorak <tdvorak@rrnm.gov>

Cc Sara Hammersley <saradhammersley@gmail.com>

You don't often get email from saradhammersley@gmail.com. [Learn why this is important](#)

Good afternoon,

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

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

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

Thank you in advance for your assistance.

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

Rainbow Corridor Overlay Zone

From Lee Ramirez <leegramirez@gmail.com>

Date Wed 2/4/2026 2:21 PM

To Timothy Dvorak <tdvorak@rrnm.gov>

You don't often get email from leegramirez@gmail.com. [Learn why this is important](#)

Good Afternoon Tim,

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

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

RE: [EXTERNAL] RE: Rainbow Corridor Overlay Zone

From Van Ostrand, Leona Correen <lctarta@sandia.gov>

Date Thu 2/5/2026 8:01 AM

To Timothy Dvorak <tdvorak@rrnm.gov>

You don't often get email from lctarta@sandia.gov. [Learn why this is important](#)

Thank you for your response.

I appreciate it.

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

Thanks again and thanks for the attachment.

Leona

From: Timothy Dvorak <tdvorak@rrnm.gov>

Sent: Wednesday, February 4, 2026 10:27 AM

To: Van Ostrand, Leona Correen <lctarta@sandia.gov>

Subject: [EXTERNAL] RE: Rainbow Corridor Overlay Zone

Good morning Leona,

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

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

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

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

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

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

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

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

Kind regards,

Tim Dvorak

Municipal Planner II

City of Rio Rancho | Development Services Department

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

RRNM.gov |



From: Van Ostrand, Leona Correen <lctarta@sandia.gov>

Sent: Wednesday, January 28, 2026 4:49 PM

To: Timothy Dvorak <tdvorak@rrnm.gov>

Subject: Rainbow Corridor Overlay Zone

You don't often get email from lctarta@sandia.gov. [Learn why this is important](#)

Hello.

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

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

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

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


Any information you can provide would be amazing.

Thank you for your time.

Leona and Paul Van Ostrand

Re: Planning and Zoning Board Meeting February 10th

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

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

You don't often get email from khorn453@aol.com. [Learn why this is important](#)

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

On Feb 9, 2026, at 12:51 PM, Timothy Dvorak <tdvorak@rrnm.gov> wrote:

Good morning Kenneth,

Thank you for your email. I am certainly happy to speak with you further on this. It is possible I may be out this afternoon, but I will certainly be available to speak tomorrow.

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

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

There will need to be 156 ft of right-of-way for the future build-out, currently there is approximately 100’ of right-of-way. This overlay is for the protection of future right-of-way and to prevent permanent large structures from being constructed in the future

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

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

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

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

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

Kind regards,

Tim Dvorak

Municipal Planner II

City of Rio Rancho | Development Services Department

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

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

You don't often get email from khorn453@aol.com. [Learn why this is important](#)

Good Evening Mr. Dvorak,

I received your letter regarding the Map Zone Amendment and would like clarification on the request for a corridor overlay zone.

Since our property is located on Norther Blvd, and abuts Rainbow Blvd.

Does this mean that you are going to cut into my property by 28' or 56' to establish the proposed right of way?

Is the city going to give a monetary compensation to property owners for this land abatement ? If so, Is it paid by the footage?

Does this restrict how far you can build on the property?

What is the proposed timeline for the start and completion of the project?

Since i am a property owner residing out of state I would like to better understand how this will affect my property .I am located on the East Coast {long Island,NY} and would like to discuss this further by phone. I will contact you on Monday Feb.9th. please let me know a time you are available to received my phone call. I know there is a time zone difference.

Thank you, I look forward to speaking with you

Kenneth P. Woisin