



**Planning and Zoning Board
Meeting
City of Rio Rancho
AGENDA
March 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. [February 24, 2026 Planning and Zoning Board Meeting Minutes](#)
[2026-0224 PZB Minutes.docx](#)

STAFF PRESENTATIONS, REPORTS AND COMMENTS

PUBLIC HEARINGS

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

- 2. Master Plan.** The Applicant, AMREP Southwest, Inc., through their agent, Tierra West, LLC., requests approval of the Orchard Park Master Plan. Staff contact is Tim Dvorak and staff recommends the Planning and Zoning Board recommend approval with findings and conditions to the Governing Body.
Zoning & Location Map
Application & Authorization
Current Zoning Ordinance (98-025 O-24)
Orchard Park Master Plan
Appendix A: Orchard Park Property List
Scope of Revisions - (2.16.26 MP Version)
Reproduction of Notices, Legal Ad
Reviewer Comments
DRAFT_Resolution_Orchard_Park_BMB.doc
- 3. Variance.** The Applicant, Andrew Riley, requests approval of a Variance to the R-1: Single-Family Residential District Side Setback requirement of 5 ft to allow for encroachment of 4.5' for a proposed 300 square foot shed at the subject property legally described as Corrales North 3, Block 24, Lot 26. Staff contact is Tim Dvorak and staff recommends denial with findings.
Zoning & Location Map
Application
Justification Letter
Building Permit Application Packet (#25-12027)
Stucco Report - ESR-1232
WVanover_Letter of Support
RBauer_Letter of Support
SBonsal_Letter of Opposition
Reproduction of Notices, Legal Ad
Reviewer Comments
Map: Public Comment Received
Findings_of_Fact_2332_Manzano_Loop_NE_BMB.docx
- 4. Postponement - Subdivision Variance.** The applicant, Outer Rim Investments, Inc., through their agent, Huitt-Zollars Inc., requests approval of a Subdivision Variance to Chapter 155.41(M) to allow for a dead-end street stub for Grand Street NW within the proposed Northern Exposure Subdivision. Staff contact is Michelle Costilla and staff recommends postponement of the item to the March 24, 2026 meeting, as requested by the applicant.
Zoning, Location.pdf
Application.pdf
Letter of Authorization.pdf
Justification.pdf
Northern Exposure Preliminary Plat.pdf
Reproduction of Notices.pdf
Staff Comments.pdf
Findings_of_Fact_BMB.docx
Postponement Request
- 5. Postponement - Subdivision Variance.** The applicant, Outer Rim Investments, Inc., through their agent, Huitt-Zollars Inc., requests approval of a Subdivision Variance to Chapter 155.41(M) to allow

for a dead-end street stub for Arctic Avenue NW within the proposed Northern Exposure Subdivision. Staff contact is Michelle Costilla and staff recommends postponement of the item to the March 24, 2026 meeting, as requested by the applicant.

Application.pdf

Letter of Authorization.pdf

Zoning, Location.pdf

Justification.pdf

Northern Exposure Preliminary Plat.pdf

Reproduction of Notices.pdf

Staff Comments.pdf

Findings_of_Fact_.docx

Postponement Request

- 6. Postponement - Preliminary Plat.** The applicant, Outer Rim Investments, Inc., through their agent, Huitt-Zollars Inc., is requesting approval of a Preliminary Plat for the Northern Exposure subdivision, creating 72 single-family residential lots, four parcels, and four tracts on the subject property legally described as Unit 8, Block 48, Lots 13-17, 19, 23-32. Staff contact is Michelle Costilla and staff recommends postponement of the item to the March 24, 2026 Planning and Zoning Board Meeting, as requested by the applicant.

Zoning, Location.pdf

Application.pdf

Letter of Authorization.pdf

Northern Exposure Preliminary Plat.pdf

Northern Exposure Drainage Report.pdf

Water and Sewer Availability Approval.pdf

Staff Comments.pdf

Reproduction of Notices.pdf

Postponement Request

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:
March 10, 2026

DEPARTMENT:
Development Services

SUBJECT:
February 24, 2026 Planning and Zoning Board Meeting Minutes

BACKGROUND AND ANALYSIS:

IMPACT:

ALTERNATIVES:

DEPARTMENT RECOMMENDATION:
Approval

ATTACHMENT: [2026-0224 PZB Minutes.docx](#)



Planning and Zoning Board
of the
City of Rio Rancho

MINUTES

FEBRUARY 24, 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
Lisa Hardisty, District 6

MEMBERS ABSENT:

VACANT, District 3
Sal Tortorici, At-Large

STAFF PRESENT:

Amy Rincon, Development Services Director
Brian Babyak, Planning and Zoning Manager
Tim Dvorak, Planner II
Liz Ruiz Carlos, Planner II
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) February 10, 2026 Planning and Zoning Board Meeting Minutes

Kevin Kofchur moved to approve the Consent Calendar. Seconded by Lisa Hardisty.

The motion carried by a vote of **5 FOR** and **0 AGAINST**

YES: Scottie Richardson, Kevin Kofchur, Robert Gabaldon, Andrea Hankins, Lisa Hardisty

NO: (None)

STAFF PRESENTATIONS, REPORTS AND COMMENTS

PUBLIC HEARINGS

2) The applicant, AMREP Southwest, Inc., through their agent, Tierra West, LLC., requested approval of the Orchard Park Master Plan.

Robert Gabaldon moved to postpone item #2 to a date certain of March 10, 2026. Seconded by Andrea Hankins.

The motion carried by a vote of **5 FOR** and **0 AGAINST**

YES: Scottie Richardson, Kevin Kofchur, Robert Gabaldon, Andrea Hankins, Lisa Hardisty

NO: (None)

3) The applicant, Lomas Encantadas Development Company LLC., requested approval of a Variance to the 10 ft. corner lot side setback requirement at the property legally described as Lomas Encantadas 1D Phase 1A, Block 2, Lot 13.

Staff member, Tamarah Martinez presented the item, recommending denial, and stood for questions.

Applicant, Bryan Aragon presented on the item and stood for questions.

Kevin Kofchur moved to approve item #3. Seconded by Andrea Hankins.

Applicant, Bryan Aragon answered Commissioner Hardisty's question..

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

- 4
5 4) The applicant, Solano Builders & Construction LLC, requested approval of a Variance for the subject
6 property legally described as Unit 11, Block UU, Lot 30. The applicant requests a variance to the 60'
7 lot width requirement for R-1: Single Family Residential, to allow for development on the existing 50'
8 wide lot.

9
10 Staff member, Liz Ruiz Carlos presented the item, recommending approval with findings and
11 conditions, and stood for questions.

12
13 Lisa Hardisty moved to approve item #4. Seconded by Andrea Hankins.
14 The motion carried by a vote of **5 FOR** and **0 AGAINST**
15 **YES:** Scottie Richardson, Kevin Kofchur, Robert Gabaldon, Andrea Hankins, Lisa Hardisty
16 **NO:** (None)

- 17
18 5) The applicant, DR Horton, Inc., requested approval of a Preliminary Plat for the Cleveland Estates,
19 Phase 2 Subdivision which creates 116 lots on 20.8154 acres, zoned R-4: Single-Family Residential.

20
21 Staff member, Liz Ruiz Carlos presented the item, recommending approval with findings and
22 conditions, and stood for questions.

23
24 Agent, Amber Palmer stood for questions.

25
26 Andrea Hankins moved to approve item #5. Seconded by Lisa Hardisty.
27 The motion carried by a vote of **5 FOR** and **0 AGAINST**
28 **YES:** Scottie Richardson, Kevin Kofchur, Robert Gabaldon, Andrea Hankins, Lisa Hardisty
29 **NO:** (None)

30
31 **DISCUSSION AND DELIBERATION**

- 32
33 6) The Applicant, Rio Rancho Road Runners, LLC., through their agent, Tierra West, LLC., requested
34 approval of a Preliminary Plat Amendment for the Santorini at Arrowhead East Subdivision, located
35 within Tract B-3 of Arrowhead East.

36
37 Staff member, Tim Dvorak presented the item, recommending approval with findings and conditions,
38 and stood for questions.

39
40 Agent Sergio Lozoya presented on the item and stood for questions.

41
42 Lisa Hardisty moved to approve item #6. Seconded by Kevin Kofchur.

43
44 Agent Sergio Lozoya clarified correct lot sizes in response to Commissioner Hardisty's question,

45
46 The motion carried by a vote of **5 FOR** and **0 AGAINST**
47 **YES:** Scottie Richardson, Kevin Kofchur, Robert Gabaldon, Andrea Hankins, Lisa Hardisty
48 **NO:** (None)

49
50 **COMMENTS BY BOARD MEMBERS**

51
52 **PUBLIC FORUM**

53
54 **ADJOURNMENT**

55
56 Lisa Hardisty moved to adjourn the meeting. Seconded by Kevin Kofchur.

1 Chairman Richardson adjourned the meeting at 6:25 PM.

2

3 **APPROVED THIS 10th DAY OF MARCH 2026.**

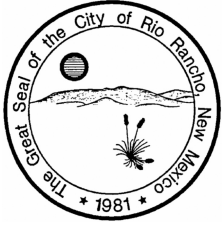
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Scottie Richardson, Chairman



CITY OF RIO RANCHO COVER PAGE

**Legislation Item: 24-400-
00003**

AGENDA DATE:
March 10, 2026

DEPARTMENT:
Development Services

SUBJECT:
Master Plan. The Applicant, AMREP Southwest, Inc., through their agent, Tierra West, LLC., requests approval of the Orchard Park Master Plan. Staff contact is Tim Dvorak and staff recommends the Planning and Zoning Board recommend approval with findings and conditions to the Governing Body.

BACKGROUND AND ANALYSIS:

The Applicant, AMREP Southwest, Inc., through their agent, Tierra West, LLC., requests approval of the Orchard Park Master Plan. The proposed Orchard Park Master Plan is centrally bisected by Progress Blvd NE, a future arterial road, which separates the northern and southern portions of the Master Plan.

The Master Plan is bounded by Yellowknife Dr NE, a residential road, to the north; Wilpett Dr NE, a major collector road, to the east; a railroad right-of-way easement and the Northern Meadows Unit 19 neighborhood to the south; and the Montoyas Arroyo to the west.

The subject Master Plan was scheduled to be heard at the February 24, 2026 Planning and Zoning Board meeting; however, the Applicant requested a postponement to the March 10, 2026 Planning and Zoning Board meeting to include a new outparcel the Applicant has acquired to the Master Plan Boundary.

New subject property to be included into the Orchard Park Master Plan:

- Rio Rancho Estates Unit 22, Block 115, Lot 2

The subject properties are proposed to be part of the Orchard Park Master Plan Area:

- Rio Rancho Estates Unit 22, Block 73, Lots 1, 7-8 & Tract D
- Rio Rancho Estates Unit 22, Block 113, Lots 1, 4-6 & 8-9
- Rio Rancho Estates Unit 22, Block 114, Lots 3-7 & Tract HH
- Rio Rancho Estates Unit 22, Block 115, Lots 1-21 & 25
- Rio Rancho Estates Unit 22, Block 116, Lots 1, 4-11 & 18-22

Per Ordinance No. 24, Enactment No. 98-025, adopted November 4, 1998 by the Governing Body, all the above subject properties are zoned TZ: Transitional Zoning District. The subject properties comprise a total of approximately 43.13 acres, comprising the entire acreage of the Master Plan.

The previous version of the Master Plan reflected a total acreage of approximately 52 acres; however, this acreage included outparcels which had been removed from the boundary. The Applicant has provided a new property list with the most up-to-date acreages.

The subject Master Plan originally came before the Planning & Zoning Board on March 25, 2025; however, the Applicant made the decision to postpone the request indefinitely to further address staff comments and concerns.

Originally, the proposed Orchard Park Master Plan only included the lands south of Progress Blvd NE. After subsequent revisions since the original postponement in 2025, the Applicant expanded the Master Plan boundary to include properties north of Progress Rd NE (Rio Rancho Estates Unit 22, Block 73, Lots 1, 7-8 & Tract D).

Appendix A of the Master Plan outlines the current property ownership of the above subject properties. The Applicant's original submittal for Orchard Park included a property ownership percentage of 64%. In the subject revised submittal, the Applicant has modified the proposed Master Plan boundaries to only include properties owned by the Applicant. The new ownership boundary for Orchard Park reflects 100% property ownership by the Applicant.

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 Orchard Park Master Plan details a conceptual lot layout, provides for private HOA pocket parks and open space, and provides for design standards and phasing. The Master Plan additionally includes provisions for conceptual drainage, utility planning, and conformance with the City's Comprehensive Plan. Staff recommends the Planning and Zoning Board find that the proposed Master Plan conforms to the requirements for Master Plans outlined in the City Comprehensive Plan.

SITE ANALYSIS:

The subject properties comprise approximately 43.13 acres zoned TZ: Transitional Zoning District via Ordinance No. 24, Enactment No. 98-025, adopted November 4, 1998 by the Governing Body.

The proposed Orchard Park Master Plan is centrally bisected by Progress Blvd NE, a future arterial road, which separates the northern and southern portions of the Master Plan. The Master Plan is bounded by Yellowknife Dr NE, a residential road, to the north; Wilpett Dr NE, a major collector road, to the east; a railroad right-of-way and the Northern Meadows Unit 19 neighborhood to the south; and the Montoyas Arroyo to the west.

The proposed Master Plan is bordered by TZ: Transitional Zoning District to the north, west, and east. SU: Special Use District for Single-Family Residential is to the south (Northern Meadows Unit 19 Subdivision), with SU: Special Use District for Utilities additionally to the east.

As the Applicant has amended the proposed Orchard Park Master Plan boundary to include only properties owned by them, all adjacent and abutting outparcels not owned by the Applicant shall not be included in the proposed Master Plan boundary. The Applicant has provided provisions for how these lots will be served, despite not being a part of the Master Plan. This includes, but not limited to: access preservation and curb & gutter installation on both sides of the street. Staff has additionally included a condition that sidewalks also be a part of infrastructure improvements for adjacent lots not part of the Master Plan.

LAND USE:

Per the Generalized Land Use Map (GLUM) The Orchard Park Master Plan's current land use is designated as future planning. The original Orchard Park submittal proposed development consisting of three (3) phases of single-family residential homes; this revised submittal now consists of four (4) phases, the fourth phase consisting of the properties north of Progress Blvd NE and bounded by Vidal Rd NE and Yellowknife Dr NE.

Should the proposed Master Plan be adopted, the Applicant will pursue a Zone Map Amendment to rezone all subject properties as R-4: Single-Family Residential District. The Applicant has revised previous incorrect notations reflecting Medium to High Density Residential Land Use within the document text to properly reflect Medium Density Residential Land Use. However, one notation of Medium to High Density Residential Land Use remains on Page 17 of the Master Plan; should the Master Plan be adopted, a condition of approval shall be to amend the incorrect Land Use density notation. The Applicant additionally resolved the unit count discrepancy on Page 13 of the Master Plan, revising the unit count to 273 units.

GRADING & DRAINAGE:

The proposed Orchard Park Master Plan lies just north of Northern Meadows Unit 19, within the Northern Meadows Drainage Plan region. The existing report, "Northern Meadows Phase 2 Drainage Master Plan - Unit 22" completed in 1999, summarizes the overall intent of the drainage strategy in this sector.

The report identifies the development area of the subject properties proposed to comprise the Orchard Park Master Plan boundary as an offsite contributor to the Northern Meadows Unit 22 Master Drainage plan concept. With the proposed development of single-family residential lots, the hydrology will need to be reassessed to account for the additional stormwater discharge. A turnkey agreement with the Southern Sandoval County Arroyo Flood Control Authority (SSCAFCA) will be required for connection to the existing arroyo.

CIRCULATION:

Ingress and egress for the Master Plan will primarily come from Almond Rd NE via Wilpett Dr NE. An additional ingress and egress point will be in the middle of the northern boundary of the Master Plan from Walnut Rd NE via Progress Blvd NE. The portion of Orchard Park north of Progress Blvd NE shall be accessed via Vidal Rd NE. A Trip Generation Study was completed for the development, and results are shown in Figures 6-2, 6-3, 6-4, & 6-5 (Pgs. 19-20 of Master Plan). A Traffic Impact Analysis will be completed during the engineering review process to determine roadway improvements.

All new typical roadway sections will comply with City design standards. Proposed stub streets and hammerheads will additionally comply with International Fire Code 2021; any Variances required will be submitted during the Preliminary Plat approval phase.

As phases develop in the proposed Master Plan, conformance with approved fire access standards will also need to be followed. This may include grading roads to meet fire access standards prior to full construction of these roadways.

UTILITIES:

The Orchard Park Master Plan provides for water and sewer utilities to serve future development. An existing 14-inch C900 PVC waterline running along Wilpett Dr NE will be extended north to a valve stub at the intersection of Wilpett Dr NE and Almond Rd NE, which will provide future connection to service lots within the Master Plan area. An additional stub will be placed at Walnut Rd NE and Progress Blvd NE for future expansion.

Orchard Park has two potential options for wastewater conveyance. The first option is to direct the flow to a new manhole at the intersection of Almond Rd NE and Wilpett Dr NE, which would be connected via an 8-inch PVC gravity main to the southern intersection of Wilpett Dr NE and Camino de Las Montoyas NE. The second option would be to direct the flow to a new manhole within U22, Block 116, Lot 5 at the southwestern edge of the Master Plan, which would be conveyed through an 8-inch PVC gravity main to the south through the open space between Units 22 and 19, and through an existing utility easement within a cul-de-sac of Desert Willow Dr NE.

DESIGN STANDARDS & COMMUNITY AMENITIES:

The Orchard Park Master Plan provides Design Standards for residential development within the subject boundaries. These Design Standards address the character of units, identifying allowances for colors, architectural details, and lot landscaping. The proposed Master Plan has been revised to include a Homeowner's Association (HOA) and private HOA pocket parks within both portions of Orchard Park to the north and south of Progress Blvd NE.

The Master Plan notates the minimum necessary parkland of approximately 2.4 acres; however, the Table titled "Development of Phases 1-4" (Pg. 17 of the Master Plan) only allocates approximately 2.22 acres of parkland, to be located in Phases 2 & 4.

The provided 2.22 acres of allotted park land is within a 10% deviation (as allowed by the Subdivision Ordinance, Chapter 155 of City Code) of the required minimum of 2.4 acres of parkland, exclusive of open space acreage. The Table additionally allocates approximately 1.5 acres of open space, to be located in Phase 1.

PHASING AND FINANCING:

The Orchard Park Master Plan was originally proposed to develop in three (3) separate residential phases; however, the revised Master Plan increases the count to four (4) separate residential phases, to include the additional properties north of Progress Blvd NE. Phasing is outlined in Figure 5-2 (Pg. 16 of Master Plan). The figure illustrates the first phase beginning along the southeast boundary of the Master Plan from Wilpett Dr NE and Progress Blvd NE, with the remaining two phases south of Progress Blvd NE progressing westward across the entire Master Plan boundary. Phase 4 will include all subject properties north of Progress Blvd NE.

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.

Natural Environment:

- Policy Con-12: Develop and protect a public open space network.
- Action Con-10: Utilize SCCAFCA's flood control and arroyo features as a part of the City's open space network.

Land Use:

- 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 this Master Plan.
- Policy L-3: Promote and support development that incorporates walkability.

- Policy L-4: Encourage adequate pedestrian connections to future transit facilities in all residential site development.

Population and Housing:

- Goal PH-3: Promote a variety of housing types to meet the needs of all members of the community.

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-10: Support the design of streets and highways to respect surrounding land uses, natural features, and community amenities.

Staff recommends the Board find that the proposed Master Plan furthers Policy L-1. The Orchard Park Master Plan has been revised to include private parkland and amenities, as well as allocated open space. Staff finds this revision provides the necessary character, which was lacking in previous iterations of the Master Plan document.

Given that the Applicant has revised the Master Plan boundary to reflect 100% property ownership by the Applicant, staff finds that while community character may become somewhat disjointed, it still allows for access points and future development for all outparcels adjacent to the Master Plan. While it cannot be guaranteed that future development on adjacent outparcels will be completely compatible with the Orchard Park Master Plan, all outparcels are additionally zoned TZ: Transitional Zoning District under the same Ordinance as the subject Master Plan properties. As such, development would be restricted to only permissive uses outlined in R.O. 2003 Chapter 154.44 TZ: Transitional Zoning District, which are consistent with the permissive uses outlined for R-1: Single-Family Residential District Zoning (R.O. 2003 Chapter 154.08).

Staff finds that the Character of Units section within the Master Plan addresses both single and two-story homes and provides for some flexibility of single-family design standards. Provision of private pocket parks and open space gives the proposed Master Plan a deeper sense of place. Current proposed amenities for the private pocket parks include trails, landscaping, benches, and a shade structure.

NOTIFICATIONS: Notice of pending development application was sent via first class mail to adjacent property owners. A legal ad was placed in the February 23, 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 within ABM.
DSD Engineering	X	No adverse comments.
Rio Rancho Public Schools	X	No comments provided.
Fire and Rescue	X	Provided in attachment "Reviewer Comments."

Police Department	X	No comments provided.
SSCAFCA	X	No adverse comments.
MRCOG	X	No comments received.
Parks, Recreation and Community Services	X	Provided in attachment "Reviewer Comments."

IMPACT:

Staff recommends the Planning and Zoning Board recommend approval of the Orchard Park 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.
3. The applicant and adjacent property owners received due process.

Specific Findings of Fact and Conditions of Approval:

1. The Orchard Park 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. As a condition of approval, the Applicant shall ensure all Master Plan reviewer comments are followed for development, as detailed in the attached document "Reviewer Comments."
4. As an additional condition of approval, the Applicant shall correct the text reference of Medium High Density Residential Land Use to Medium Density Residential Land Use on Page 17 of the Master Plan document.

However, if the Planning and Zoning Board finds that the Orchard Park 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 Orchard Park Master Plan does not comply with the requirements of the Comprehensive Plan as the Master Plan is unable to establish a community character.
2. The applicant has submitted an application and narrative that does not meet the basic requirements of establishing a community character that considers circulation, landscaping, open space, storm drainage, utilities, and building location and design.

ALTERNATIVES:

The 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 approve such modifications.
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 to the Governing Body,

with findings and conditions.

ATTACHMENT: [Zoning & Location Map](#)
ATTACHMENT: [Application & Authorization](#)
ATTACHMENT: [Current Zoning Ordinance \(98-025 O-24\)](#)
ATTACHMENT: [Orchard Park Master Plan](#)
ATTACHMENT: [Appendix A: Orchard Park Property List](#)
ATTACHMENT: [Scope of Revisions - \(2.16.26 MP Version\)](#)
ATTACHMENT: [Reproduction of Notices, Legal Ad](#)
ATTACHMENT: [Reviewer Comments](#)
ATTACHMENT: [DRAFT_Resolution_Orchard_Park_BMB.doc](#)

ORCHARD PARK MASTER PLAN
 UNIT 22, BLOCK 73, LOTS 1, 7-8 & TRACT D;
 BLOCK 113, LOTS 1, 4-6 & 8-9; BLOCK 114,
 LOTS 3-7 & TRACT HH; BLOCK 115, LOTS 1,
 3-21 & 25; BLOCK 116, LOTS 1, 4-11 & 18-22



Legend

Zoning

- NC
- SU
- TZ
- Subject Properties / Master Plan Boundary

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, 2/6/2026



PLANNING & ZONING LAND USE APPLICATION

Please check appropriate box

(Fees are listed on the back)

Administrative Permit	Plan	Subdivision	Zoning
<input type="checkbox"/> Community Residential Care Facility	<input type="checkbox"/> Comprehensive Plan Amendment	<input type="checkbox"/> Final Plat	<input type="checkbox"/> Annexation
<input type="checkbox"/> Development Review Committee (DRC)	<input type="checkbox"/> Corridor Plan Amendment	<input type="checkbox"/> Preliminary Plat	<input type="checkbox"/> Appeal
<input type="checkbox"/> Home Occupation	<input 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: AMREP SOUTHWEST INC.		Phone: 505-389-2191
Address: 409 NM HWY 528 NE		E-Mail: JARRODL@ASWINC.COM
City: RIO RANCHO	State: NM	Zip: 87124
Proprietary Interest:	List Owners:	
Deed or Ownership Verification Provided: (Initials)	Letter of Authorization Provided: (Initials)	

Agent Name: TIERRA WEST LLC		Phone: 505-858-3100
Address: 5571 MIDWAY PARK PL NE		E-Mail: SLOZOYA@TIERRAWESTLLC.COM
City: ALBUQUERQUE	State: NM	ZIP Code: 87109

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

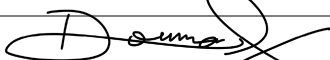
REQUESTING APPROVAL OF ORCHARD PARK MASTER PLAN APPLICATION

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit : 22	Block(s): 113, 114, 115, 116	Lot(s): 1-10, 1-8 & TRACT HH, 1-25, 1-24
Existing Zoning: TZ - TRANSITIONAL	Proposed Zoning: R-1 & R-4	
No. of existing lots:	No. of proposed lots: 171	Total area of site (acres) 46.66 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: DONNA SANDOVAL AGENT	Applicant:	Agent: TIERRA WEST LLC
Signature: 		Date: 11/1/24

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

APPLICATION ACCEPTED BY: _____ DATE: _____

AMREP SOUTHWEST INC

409 NM Hwy 528 NE
Rio Rancho, NM 87124

November 1, 2024

Brian Babyak, AICP
Planning and Zoning Division Manager
City of Rio Rancho
Development Services/Planning & Zoning Division
O: 505-896-8756

RE: AGENT AUTHORIZATION NOTICE
Orchard Park Master Plan

Mr. Babyak,

AMREP SOUTHWEST INC., hereby authorizes Tierra West, LLC, to act as our agent for the Orchard Park Master Plan.

If you have any questions regarding the request please feel free to contact me at 505-389-2191.

Sincerely,



Bryan Aragon, PE
Land Development Coordinator



CITY OF RIO RANCHO

SANDOVAL COUNTY
200328758
Book- 406 Page- 136336
1 of 2
08/18/2003 11:59 AM

ORDINANCE 24

ENACTMENT NO. 98-025

AMENDING ORDINANCE 87-1, APPENDIX G (ZONE MAP AMENDMENT) AND THE ZONE MAP, TO AMEND THE NEWLY ANNEXED TERRITORY AS A TRANSITIONAL ZONING (TZ) DISTRICT TO PROVIDE INTERIM ZONING IN THE AREA UNTIL SUCH AS TIME AS LONG TERM LAND USE AND DEVELOPMENT POLICIES FOR THE AREA CAN BE DETERMINED

WHEREAS: The New Mexico Municipal Boundary Commission has ordered the annexation to the City of 12,187 acres of unincorporated territory in the Rio Rancho Estates area of Sandoval County; and

WHEREAS: The City desires to amend its zone map to zone the newly annexed territory as a Transitional Zoning (TZ) district to provide interim zoning in the area until such as time as long term land use and development policies for the area can be determined.

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

Section 1. Description. The described property, known as the Annexation Area, consisting of Parcel No. 1 and Parcel No. 2 in Rio Rancho Estates, comprising a total of 12,187.3131 acres, more or less, has been annexed into the City of Rio Rancho. Parcel 1 contains all of Sections 15, 22, 23, 24, 25, and 26, and portions of Sections 13, 20, 21, 27, 28, 29, 33, 34, and 35 in Township 13 North, Range 2 East, together with all of Sections 18 and 19 and portions of Sections 7, 8, 9, 17, 30, and 31 in Township 13 North, Range 3 East, and encompasses all of Unit Twenty-five and portions of Units Twenty-one and Twenty-two, comprising 10,588.9495 acres, more or less, within the boundaries of Rio Rancho Estates of Sandoval County, New Mexico. Parcel 2 contains a portion of projected Sections 1 and 2 in Township 12 North, Range 2 east, portions of projected Section 6 in Township 12 North, Range 3 East, portions of projected Section 36 in Township 13 North, Range 2 East, and portions of projected Section 31 in Township 13 North, Range 3 East, and encompasses a portion of Unit 13 in the Town of Alameda Grant, comprising 1,598.3636 acres, more or less, within the boundaries of Rio Rancho Estates in Sandoval County, New Mexico (see attached maps).

The units, blocks, and tracts in the Annexation Area are as follows:

<u>Unit</u>	<u>Blocks and Tracts</u>
13	Blocks 2-21, 24-41, 1A, 1B, B, C, D, M, N, O, AA, BB, CC, FF, GG, HH, KK, LL, MM, NN, OO, PP,QQ, RR
21	Blocks 1-121, A, B, C, D, E, AA, BB, CC, DD, EE, FF, GG, HH, JJ
22	Blocks 44-108, 109, Lots 1-14, Blocks 110-116, B, C, D, E, F, G, H, BB, CC, DD, EE, FF, GG, HH
25	Blocks 1-160, A, B, C, D, E, AA, BB, CC, and the unplatted AMREP Hawk Site property, excluding the base itself.

Section 2. Land Use. All 12,187 acres of the Annexation Area shall be and hereby are zoned T-Z: Transitional Zoning District, as defined in Chapter 9, Article 1, Section 9-1-18. This zoning district shall permit low density residential uses on an interim basis for newly annexed areas until such time as permanent zoning can be determined. Conditional uses or subdivision of property shall not be allowed in the Transitional Zoning District, but lot consolidations shall be permitted.

1 **Section 3. Severability clause.** If any section, subsection, sentence, clause, word or phrase is held to
2 be unconstitutional by any court of competent jurisdiction, such section, subsection,
3 sentence, clause, word or phrase shall not invalidate the constitutionality of the remaining
4 portions of this ordinance.
5

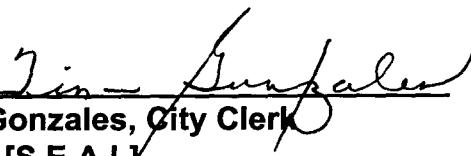
6
7 **Section 4. Effective Date.** This ordinance shall become effective ten days after adoption.
8
9

10
11 **ADOPTED THIS 4TH DAY OF NOVEMBER 1998**
12
13

14
15 
16 **Ron B. Yestebi, Deputy Mayor**

17
18 11/6/98
19 **Date**
20

21
22 **ATTEST:**
23

24
25 
26 **Tina Gonzales, City Clerk**
27 **[SEAL]**
28

SANDOVAL COUNTY
200328758
Book- 406 Page- 136337
2 of 2
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CODIFIED: 98-4

**CITY OF RIO RANCHO
GOVERNING BODY
AGENDA BRIEFING MEMORANDUM**

RE: 0-24

DEPARTMENT: City Development

AGENDA DATE: November 4, 1998

SUBJECT: Zone Map Amendment Ordinance for 12,187 acres of Rio Rancho Estates

SYNOPSIS:

- The City of Rio Rancho has annexed 12,187 acres of Rio Rancho Estates and plans to rezone it T-Z: Transitional Zoning district on an interim basis until long term land use and development policies can be determined (see attached Zone Map Amendment Ordinance).
- On August 6, 1998, the New Mexico Municipal Boundary Commission held a public hearing on the amended annexation petition by the City of Rio Rancho to annex 12,187 acres of Rio Rancho Estates, and approved the annexation order to proceed (see attached Annexation Order).
- The New Mexico State Highway and Transportation Department agreed to the annexation of the state right of way along New Mexico State Highway 44, subject to the conditions specified in the letter of consent (see attached Letter of Consent).
- The transitional zoning (T-Z) district would provide interim zoning for the area before the permanent zoning is determined under the revised comprehensive plan. The T-Z district would allow single family residential uses, without permitting conditional uses or subdivisions, except for lot consolidations.
- The Planning and Zoning Commission (PZC) voted unanimously to recommend the zone map amendment to zone the annexation area as T-Z at its October 13th meeting (see attached Action Summary of October 13 PZC meeting)
- Notifications have been mailed out to property owners to inform them of the public hearing on the zoning of the annexation area that is scheduled for the November 4th meeting of the Governing Body (see attached Letter of Notification).
- An ordinance to revise the geographic boundaries of the City Council districts will be presented to the Governing Body in the near future to provide political representation for the residents of the newly annexed territory.

BACKGROUND AND ANALYSIS:

City Development has annexed 12,187 acres of Rio Rancho Estates into the City and plans to rezone it T-Z, or transitional zoning district (see attached Zone Map Amendment Ordinance). The purpose of this annexation is to extend planning and zoning controls over this largely vacant area and to establish contiguity to the large land parcels owned by the state and other entities for future development.

On August 6, 1998, the New Mexico Municipal Boundary Commission held a public hearing on the amended petition by the city to annex 12,187 acres of Rio Rancho Estates, and approved the annexation order to proceed (see attached Annexation Order). The New Mexico State Highway and Transportation Department agreed to the annexation of the state right of way along New Mexico State Highway 44, subject to the conditions specified in the letter of consent (see attached Letter of Consent).

According to New Mexico law, the City of Rio Rancho must zone this area upon annexation and inform the property owners of the zoning. The City wishes to zone the annexation area as a Transitional Zoning (T-Z) district, which is intended to provide an interim zone that would give the City time to determine the permanent

zoning for the annexation area. The T-Z district is designed to allow single family residential uses in the annexation area, without permitting conditional uses or lot subdivisions, except for lot consolidations.

The Planning and Zoning Commission (PZC) voted unanimously to recommend the zone map amendment to zone the annexation area as T-Z at its October 13th meeting (see attached Minutes of October 13th PZC meeting). Notifications were mailed out to property owners informing them of the public hearing on the proposed zoning of this area that is scheduled for the November 4th meeting of the Governing Body (see attached letter of Notification). Notifying the property owners of the public hearings gives them the opportunity to attend the public hearing or submit written comments on the proposed zoning.

An ordinance to revise the geographic boundaries of the City Council districts will be presented to the Governing Body in the near future to provide political representation for the residents of the newly annexed territory. Once the zoning and redistricting of the annexation area have been approved by the Governing Body, the process by which the annexation area is incorporated into the City will be complete.

DEPARTMENT RECOMMENDATION:

The City Development Department recommends approval of the Zone Map Amendment Ordinance for the Annexation Area.

PREPARED BY: Robert MacArthur DATE: 10/14/98

DEPARTMENT DIRECTOR: [Signature] DATE: 10/14/98

CITY ADMINISTRATOR: [Signature] DATE: 10/16/98

- ATTACHMENT I: Zone Map Amendment Ordinance
- ATTACHMENT II: N.M. Municipal Boundary Commission Annexation Order
- ATTACHMENT III: N.M. State Highway and Transportation Department Letter of Consent
- ATTACHMENT IV: Summary of October 13th Planning and Zoning Commission Meeting
- ATTACHMENT V: Letter of Notification to Property Owners

98 OCT 15 PM 3:13
OFFICE OF THE CITY CLERK
RECEIVED
CITY OF TUCSON, ARIZONA



STATE OF NEW MEXICO
DEPARTMENT OF FINANCE AND ADMINISTRATION
LOCAL GOVERNMENT DIVISION
Bataan Memorial Building, Suite 201 □ Santa Fe, New Mexico 87503
(505) 827-4950 □ FAX No. (505) 827-4948 □ Toll Free (800) 432-7108

GARY E. JOHNSON
GOVERNOR

DAVID W. HARRIS
SECRETARY

JEFF CONDREY
DIRECTOR

September 16, 1998

The Honorable John M. Jennings
Mayor, City of Rio Rancho
P.O. Box 15550
Rio Rancho, NM 87174

Dear Mayor Jennings:

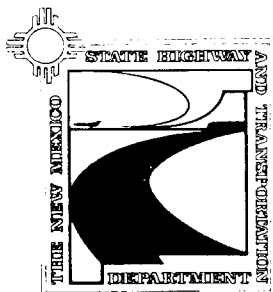
Enclosed please find order No. 98-01 of the New Mexico Municipal Boundary Commission pursuant to Section 3-17-16, NMSA, 1978 Comp. for your files.

If you have any questions, please feel free to contact me at 1-800-432-7108.

Yours truly,

A handwritten signature in cursive script, appearing to read "Claudette Garduno".

Claudette Garduno
Administrative Secretary



**NEW MEXICO STATE HIGHWAY
AND TRANSPORTATION DEPARTMENT**
AN EQUAL OPPORTUNITY EMPLOYER

GARY E. JOHNSON
GOVERNOR

COMMISSION

Holm Bursum, III
Chairman, Socorro

Edward T. Begay
Vice-Chairman, Gallup

Peter T. Mocho, Sr.
Secretary, Albuquerque

Sherry Galloway
Member, Farmington

Albert N. Sanchez
Member, Santa Rosa

Sidney G. Strebeck
Member, Portales

DEPARTMENT

Secretary
Pete K. Rahn

General Office
P.O. Box 1149
Santa Fe, NM
87504-1149
505-827-5100

District One Office
P.O. Box 231
Deming, NM
88031-0231
505-546-2603

District Two Office
P.O. Box 1457
Roswell, NM
88202-1457
505-624-3300

District Three Office
P.O. Box 91750
Albuquerque, NM
87199-1750
505-841-2700

District Four Office
P.O. Box 30
Las Vegas, NM
87701-0030
505-454-3600

District Five Office
P.O. Box 4127
Coronado Station
Santa Fe, NM
87502-4127
505-827-9500

District Six Office
P.O. Box 2159
Milan, NM
87021
505-285-3200

October 16, 1998

Mayor John M. Jennings
City of Rio Rancho
3900 Southern Boulevard SE
P.O. Box 15550
Rio Rancho, New Mexico 87174-0550

Re: Proposed Annexation of NM 44 right-of-way by Rio Rancho

Dear Mayor Jennings:

On behalf of the New Mexico State Highway and Transportation Department, consent is hereby given to the proposed annexation before the Municipal Boundary Commission 12,187 acres, including a portion of the New Mexico State Highway #44 right-of-way. By giving our consent, the Department still retains any and all of its authority and control over the highway right-of-way, including issues of access and utilities. This authority will not be diminished in any way by our consent to this annexation.

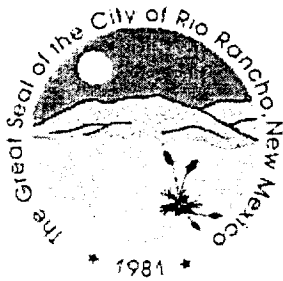
With that understanding, we wish you well in your efforts as Rio Rancho continues to grow. We appreciate your contacting us for our consent in this matter and look forward to working with you in the future.

Sincerely,


Charlie V. P. Trujillo

Engineering Design Division Director

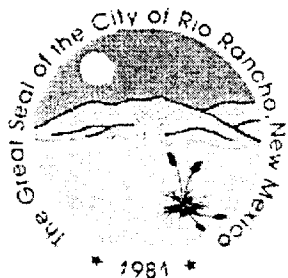
cc: Robert McArthur, Special Projects Planner
City of Rio Rancho
Bill Moyers, Office of General Counsel



CITY OF RIO RANCHO
PLANNING & ZONING COMMISSION
ACTION SUMMARY

October 13, 1998

-
- A. **ZONE MAP AMENDMENT:** Applicant requests a zone map amendment for the purpose of changing the zoning designation of 12,187 acres of Rio Rancho Estates which was newly annexed from "Unzoned" to TZ/Transitional Zoning District. **Applicant: City of Rio Rancho; City Development Department**
APPROVED 5-0
- B. **UNIT 16 WEST REDEVELOPMENT:** Applicant requests a recommendation to the Governing Body for approval of the Conceptual Plan for Spanish Trails - A Planned Mixed-Use Development and accompanying Resolution. **Applicant: West Land Development, LLC.**
APPROVED 5-0



City of Rio Rancho

3900 Southern Blvd. SE ● PO Box 15550
 Rio Rancho, NM 87174-0550
 (505) 891-7206 ● Fax (505) 896-8994

**DEPARTMENT OF
 CITY DEVELOPMENT**

September 23, 1998

Re: Letter of Notification to Property Owners of Annexation and Zoning

Dear Property Owner:

On August 6, 1998, the New Mexico Municipal Boundary Commission approved the annexation of over 12,187 acres of unincorporated territory in Rio Rancho Estates into the City of Rio Rancho, New Mexico. All property owners with property inside the annexation area or adjacent property that is located within one hundred (100) feet of the annexation area are being notified of the annexation and zoning. The annexation area consists of two parcels with the following legal descriptions:

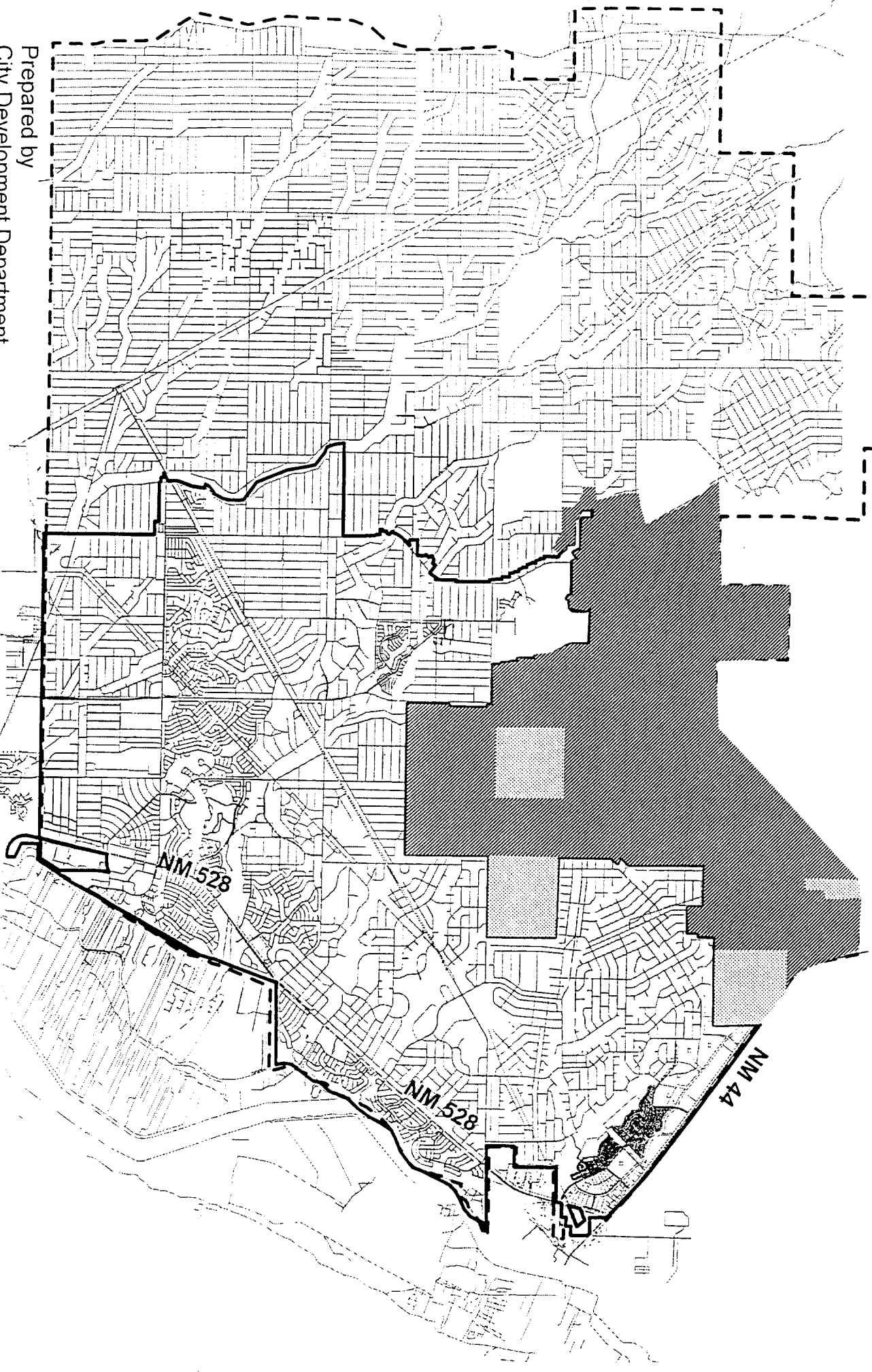
Parcel 1 contains all of Sections 15, 22, 23, 24, 25, and 26, and portions Sections 13, 20, 21, 27, 28, 29, 33, 34, and 35 in Township 13 North, Range 2 East, together with all of Sections 18 and 19 and portions of Sections 7, 8, 9, 17, 30, and 31 in Township 13 North, Range 3 East, and encompasses all of Unit Twenty-five and portions of Units Twenty-one and Twenty-two, comprising 10,588.9495 acres, more or less, within the boundaries of Rio Rancho Estates in Sandoval County, New Mexico. Parcel 2 contains a portion of projected Sections 1 and 2 in Township 12 North, Range 2 east, portions of projected Section 6 in Township 12 North, Range 3 East, portions of projected Section 36 in Township 13 North, Range 2 East, and portions of projected Section 31 in Township 13 North, Range 3 East, and encompasses a portion of Unit 13 in the Town of Alameda Grant, comprising 1,598.3636 acres, more or less, within the boundaries of Rio Rancho Estates in Sandoval County, New Mexico (see attached maps of annexation area).

The City of Rio Rancho is requesting approval of an ordinance to zone the annexation area as a Transitional Zoning District (T-Z). The T-Z district is applied to newly annexed areas on an interim basis until permanent zoning can be established that is consistent with the City's long term land use and development policies. The T-Z district permits single family residential uses, but it does not permit conditional uses or subdivision of property, except for lot consolidations. Adjacent property that is located within hundred (100) feet of the annexation area will not be included in the T-Z district, but the owners of the adjacent property are being notified of the zoning by this letter.

The City of Rio Rancho will hold a public hearing on the ordinance to zone the annexation area as a Transitional Zoning District at the meeting of the Governing Body on **November 4, 1998, at 7:00 pm** in the City Hall Council Chambers at 3900 Southern Blvd. If you would like to comment on this ordinance, we urge your participation at the public hearing, or you may submit written comments that will be presented to the Governing Body on your behalf if you cannot attend the hearings. Please do not hesitate to contact this office if you have any questions regarding this matter.

Annexation Area Map

- State Lands
- Annexation Area
- Rio Rancho Estates Boundary
- Current City Limits



Prepared by
City Development Department
7/20/98

**STATE OF NEW MEXICO
MUNICIPAL BOUNDARY COMMISSION**

In re the Application of the City of
Rio Rancho to Annex 12,187.3131
Acres of Land, More or Less

No. 98-01

ORDER OF ANNEXATION

This matter came to hearing before the Municipal Boundary Commission on August 6, 1998, at the South Conference Room, 3900 Southern Blvd. S.E., Rio Rancho. After considering all the evidence, the Commission **FINDS:**

1. On July 29, 1998, the City of Rio Rancho, by and through its mayor the Honorable John M. Jennings, filed an Amended Petition to annex 12,187.3131 acres of land, more or less, described as follows:

Parcel 1 contains all of Sections 15, 22, 23, 24, 25, and 26, and portions Sections 13, 20, 21, 27, 28, 29, 33, 34, and 35 in Township 13 North, Range 2 East, together with all of Sections 18 and 19 and portions of Sections 7, 8, 9, 17, 30, and 31 in Township 13 North, Range 3 East, and encompasses all of Unit Twenty-five and portions of Units Twenty-one and Twenty-two, comprising 10,588.9495 acres, more or less, within the boundaries of Rio Rancho Estates in Sandoval County, New Mexico. Parcel 2 contains a portion of projected Sections 1 and 2 in Township 12 North, Range 2 east, portions of projected Section 6 in Township 12 North, Range 3 East, portions of projected Section 36 in Township 13 North, Range 2 East, and portions of projected Section 31 in Township 13 North, Range 3 East, and encompasses a portion of Unit 13 in the Town of Alameda Grant, comprising 1,598.3636 acres, more or less, within the boundaries of Rio Rancho Estates in Sandoval County, New Mexico,

and is more fully described in the Amended Petition with references to metes and bounds.

2. The New Mexico Department of Finance and Administration Local Government Division published notice of the hearing in the Rio Rancho Observer once each week for four consecutive weeks.

3. Petitioner caused to be posted the same notice in six conspicuous places within the City of Rio Rancho.

62318

4. The property Petitioner seeks to annex abuts the current City limits of the City of Rio Rancho.

5. Petitioner provided satisfactory evidence that it will be able to provide utility and public safety services to the property Petitioner seeks to annex as the area is developed.

Further, the Commission **CONCLUDES**:

1. Pursuant to NMSA 1978, Section 3-7-1 and 3-7-14(B) (Repl. Pamp. 1995), the Municipal Boundary Commission has jurisdiction to consider this matter.

2. Pursuant to Section 3-7-14(C), venue of the hearing was properly in Rio Rancho, New Mexico.

3. The notice of the annexation hearing complied fully with Section 3-7-14(B) and substantially with NMSA 1978, Section 3-1-2(J) (Repl. Pamp. 1995), though the latter statute does not apply to this annexation.

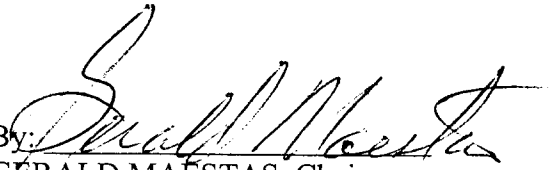
4. There is a preponderance of evidence demonstrating that Petitioner has the capacity to provide municipal services to the area Petitioner seeks to annex.

Accordingly this Commission **ORDERS** that the City of Rio Rancho's Amended Petition to annex 12,187.3131 acres of land, more or less, described as follows:

Parcel 1 contains all of Sections 15, 22, 23, 24, 25, and 26, and portions Sections 13, 20, 21, 27, 28, 29, 33, 34, and 35 in Township 13 North, Range 2 East, together with all of Sections 18 and 19 and portions of Sections 7, 8, 9, 17, 30, and 31 in Township 13 North, Range 3 East, and encompasses all of Unit Twenty-five and portions of Units Twenty-one and Twenty-two, comprising 10,588.9495 acres, more or less, within the boundaries of Rio Rancho Estates in Sandoval County, New Mexico. Parcel 2 contains a portion of projected Sections 1 and 2 in Township 12 North, Range 2 east, portions of projected Section 6 in Township 12 North, Range 3 East, portions of projected Section 36 in Township 13 North, Range 2 East, and portions of projected Section 31 in Township 13 North, Range 3 East, and encompasses a portion of Unit 13 in the Town of Alameda Grant, comprising 1,598.3636 acres, more or less, within the boundaries of Rio Rancho Estates in Sandoval County, New Mexico,

and is more fully described in the Amended Petition with references to metes and bounds, should be, and hereby is, granted by unanimous vote of the Commission.

DATED September 9, 1998

By: 
GERALD MAESTAS, Chairman
For the New Mexico Municipal
Boundary Commission

62320

Orchard Park Master Plan

February 16, 2026



PREPARED FOR:

AMREP

PREPARED BY:



**Tierra West, LLC
5571 Midway Park Place NE
Albuquerque, NM 87109**

Table of Contents

1. Introduction	3
2. Existing Conditions.....	5
3. Proposed Land Use.....	10
4. Comprehensive Plan Integration	10
5. Proposed Development	13
6. Transportation Plan	17
7. Conceptual Drainage Plan.....	21
8. Conceptual Utility Plan	23

List of Figures

Figure 1-1: Site Vicinity Map	3
Figure 2-1: Zone Classification Map.....	5
Figure 2-2: Existing Land Use Map.....	6
Figure 2-3: Proposed Land Use	7
Figure 2-4: Soils and Vegetation	8
Figure 6-1 : Proposed Roadway Improvements Phasing	18
Figure 6-2: Trip Generation Calculations	19
Figure 6-3: Project Weekday Trips.....	19
Figure 6-4: Project AM Peak Hour Trips.....	20
Figure 6-5: Project PM Peak Hour Trips.....	20
Figure 7-1: Conceptual Drainage	22
Figure 8-1: Conceptual Utility Plan	23
Figure 8-2: Conceptual Secondary Utility Plan.....	26

Appendices

Appendix A: Ownership Information

1. Introduction

A new medium density single-family development to be known as Orchard Park will be located on approximately 43 - acres of vacant antiquated lots identified as Unit 22, Block 73, Lots 1, 7 and 8, Unit 22, Block 73, Tract D, Unit 22, Block 113, Lots 1, 2, 4, 5, 6, 8, 9; Block 114, Lots 3-7 and Tract HH; Block 115, Lots 1, 3-21, 25 and Block 116, Lots 1, 4-11, 18-22 (collectively, the “Property”). Ownership information for the lots described above is included in this report as Appendix A.

The Property is situated to the north of Northern Meadows Unit 19 in the area bound by Progress Boulevard and Yellow Knife Drive to the north, the Montoyas Arroyo to the west, Wilpett Drive to the east and an overhead electric transmission line easement to the south. This development is expected to provide high-quality affordable homes for community residents in the northwest portion of the City of Rio Rancho (the “City”).

The general boundary of the Master Plan is presented in **Figure 1-1. Site Vicinity Map**, below.

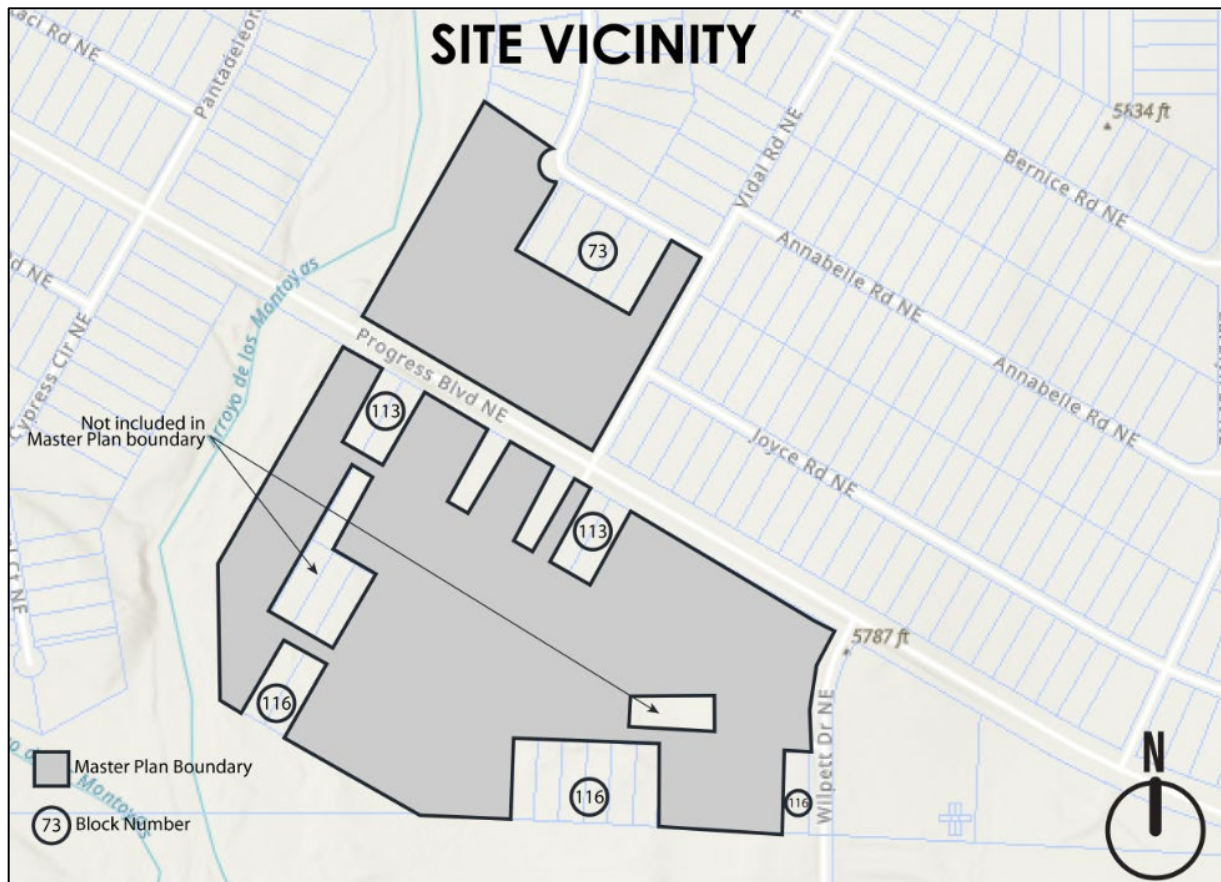


Figure 1-1: Site Vicinity Map

The Master Plan for the development of this property will serve as a comprehensive guide and aims to ensure a successful and well-coordinated development. Central to the plan is the establishment of appropriate zoning and land use designations, ensuring the development aligns with the city's vision and meets the needs

of both the future residents and the surrounding community. By considering the preferred uses for the land, the plan helps shape a development that contributes positively to the area's growth.

Additionally, the Master Plan incorporates key goals and policies from the City of Rio Rancho's Comprehensive Plan and Municipal Code, ensuring that the project complies with regulations and supports broader objectives in the City of Rio Rancho. This alignment with Comprehensive Plan strategies ensures that the development is both responsible and forward-thinking and will serve the public good.

The plan discusses the proposed design for the subdivision itself and will detail the minimum lot sizes that will structure the development. Addressing infrastructure needs is a vital part of the Master Plan. It includes provisions for stormwater drainage and transportation, ensuring that these essential services are designed to handle the demands of the new development.

Finally, the plan presents a utility strategy that identifies connection points to existing water and sewer systems, facilitating the extension of services to the property. This ensures that future residents will have access to reliable utilities, supporting a high standard of living and further enabling the property's development in a practical and efficient manner.

This Master Plan and subsequent development provide an opportunity for efficient development and helps support the City of Rio Rancho's Comprehensive plan.

2. Existing Conditions

2.1 Zoning & Land Use

Per the City of Rio Rancho official zoning map, the Property is currently zoned Transitional (TZ). The adjacent Northern Meadows development to the south is currently zoned Special Use for Single Family Residential. To the east of Wilpette Drive NE, the property is zoned as Special Use for Utilities and currently contains a Public Service Company of New Mexico (PNM) electrical substation.

The local zone classifications are presented in **Figure 2-1. Zone Classification Map**.

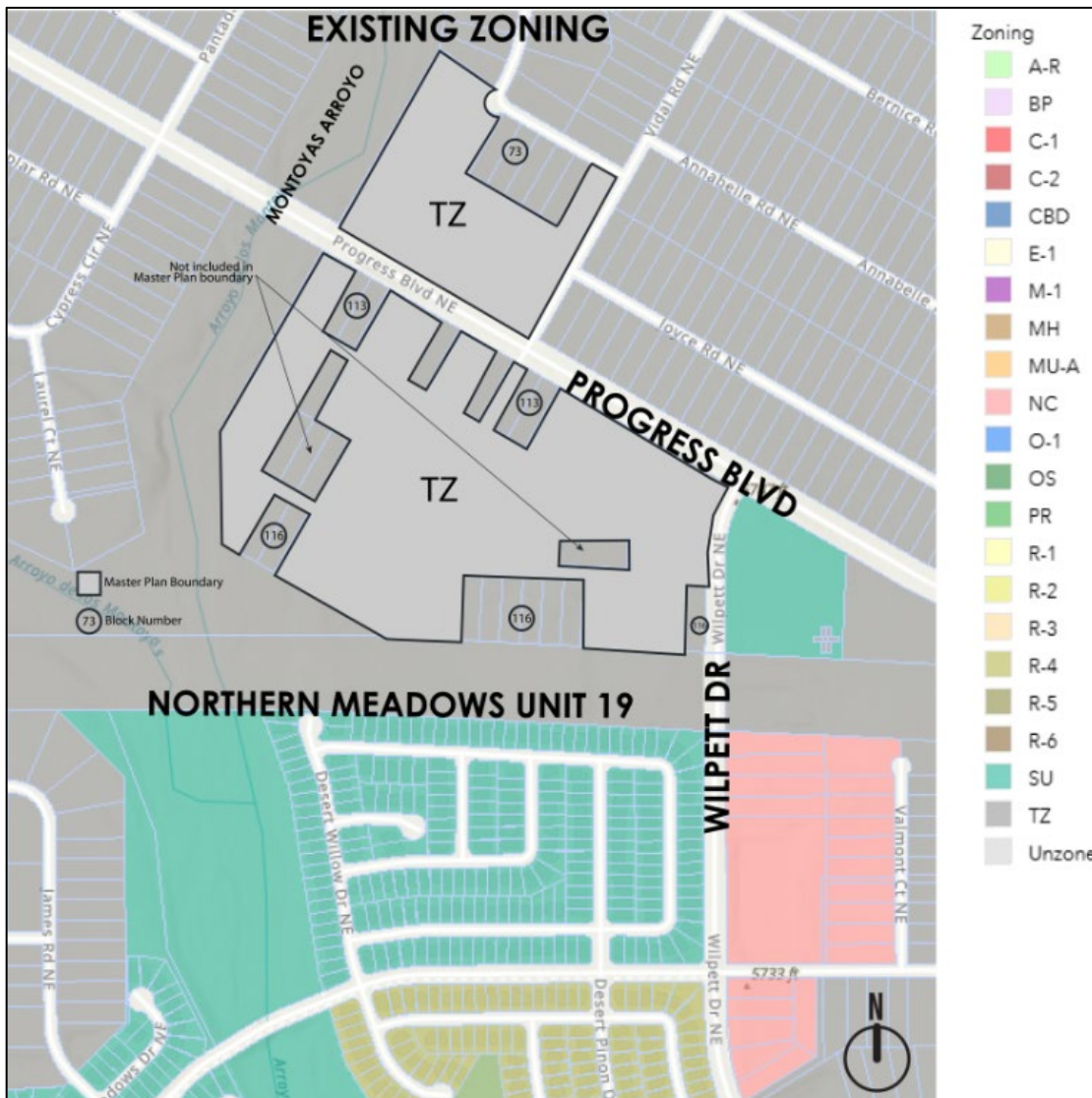


Figure 2-1: Zone Classification Map

The code of ordinances requires properties with Transitional (TZ) zoning to establish a master plan to identify a compatible use with surrounding established developments. Northern Meadows Unit 19 was zoned SU,

Special Use for Residential prior to the establishment of the City’s current R-4 zoning classification, as seen in **Figure 2-2. Existing Land Use Map**. Upon development of individual parcels, it is recommended that the zoning classification be amended to R-4 by owner. Lots will remain zoned TZ until future owner re-zones.



Figure 2-2: Existing Land Use Map

Northern Meadows Unit 19 was platted with lot sizes of 45 foot minimum width which would fall within the City’s current R-4 zoning designation. This size of lot would be classified as medium density. The developer

seeks to change the land use for the Property to the same medium density residential, with the addition of an open space zone in the southwest corner of the property as shown below in **Figure 2-3. Proposed Land Use Map**. The newly created open space will have various functions. The southwest corner will serve as a storm water detention pond and will provide a landscaped walking trail around the proposed pond. The other open spaces to the north and east will function as parks.

Small timber style fences along the hold out lots will be installed to detour trespassing.

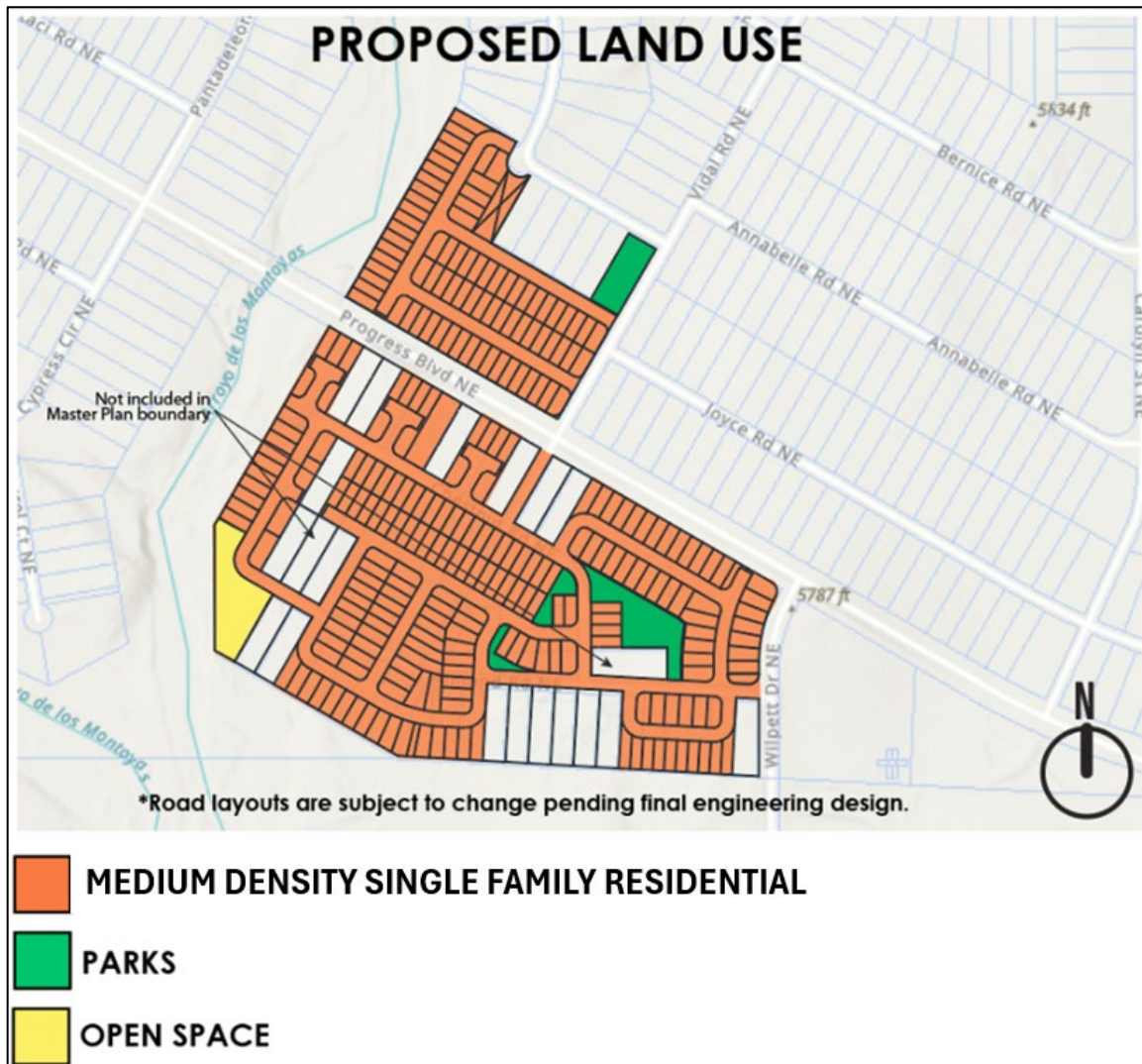


Figure 2-3: Proposed Land Use

2.2 Topography and Drainage

Storm water run-off across the Property generally flows from northeast to southwest. Upstream off-site drainage areas that contribute to pass through flows are minimal and will not warrant significant consideration during the drainage evaluation of the Property. Elevations across the Property range from

5782 feet at the northeast intersection of Progress Boulevard and Wilpett Drive to 5720 feet at the southwest corner of the Property along the Montoyas Arroyo.

The most prominent feature of the Property is a tributary of the Montoyas Arroyo which flows from north to south along the western boundary of the Property. Storm water generally runs through the Property from east to west with no discernable concentration of flows. The ideal position to collect developed flows would be in the southwestern corner of the Property at the lowest flowline elevation of the Montoyas Arroyo. A detention pond with the appropriate water quality volume would need to be constructed as part of the development. This pond would ideally be constructed somewhere in the vicinity of Block 116, Lot 1 of the Property.

The northern boundary of the Property is the Progress Boulevard ROW. The right of way has been maintained for years resulting in the driving surface now being below the surrounding property by several feet. This vertical difference will intercept offsite storm water flows and discharge them directly into the Montoyas Arroyo to the west.

A drainage plan will be developed as part of the entitlement process through the City. Street capacity, storm system sizing and detention pond volumes will be calculated to determine the most efficient way to handle storm water runoff generated by the development of the Property.

2.3 Soils & Vegetation

According to information referenced from the NRCS Web Soil Survey, an on-line data source, soils across the Property consist of Sheppard and Grieta-Sheppard loamy fine sand. These soils have a high to extremely high ability to transmit water (Ksat) and have a Hydrologic Soil Classification of Group A. See an image of typical soils and vegetation in **Figure 2-4: Soils and Vegetation**, below.



Figure 2-4: Soils and Vegetation

Vegetation across the Property remains in its natural undisturbed state and vegetation could be described as Desert Shrub (i.e., scrub pine, creosote, greasewood, native grasses) with less than 50% ground cover.

2.4 Infrastructure & Roadways

The Property lies just to the north of Northern Meadows Unit 19. Northern Meadows is a master planned development which was started in 1995 and completed construction around 2007 with the Unit 19 subdivision. Wilpet Drive has been completed to the northern boundary of Unit 19. This section of Wilpet Drive is a four-lane road with a raised curb median. Sidewalk has been constructed on the western side of Wilpet Drive up against Unit 19 homes. Access to the Property is primarily from Wilpet Drive via Almond Road.

An existing water main at the end of Wilpet Drive just north of the Northern Meadows Unit 19 subdivision can be extended to provide City water to the Property. Similarly, there are two prospective locations just south of the development area that lend themselves well towards a potential connection to the City sewer collection network. The Northern Meadows Unit 19 subdivision plat includes five-foot utility easements along all property lines and ten-foot easements along all public rights-of-way that the sewer utility installations will need to stay clear of. Coordination with the CORR utility department for water and sewer availability will inform the ultimate utility extension locations for this development.

3. Proposed Land Use

To the south of the Property is the fully developed Northern Meadows Unit 19 subdivision, characterized by low to medium density residential use, with lot widths ranging from 45 to 65 feet. The surrounding areas to the west, north, and east are currently vacant but zoned as either Transitional (TZ), Special Use (SU) or Neighborhood Commercial (NC). The Property itself is zoned TZ, which, like R-1 zoning, requires a minimum lot frontage of 60 feet. However, the proposed zoning for the Property is R-4, allowing for medium density residential development. Additionally, an open space zone is proposed for the southwest corner of the Property, as shown in **Figure 2-3 Proposed Land Use Map**.

4. Comprehensive Plan Integration

The Comprehensive Plan provides policy guidance on several planning elements that affect the development of the Property. These include policies addressing the natural environment, land use, population and housing, transportation, public facilities, parks and recreation, and urban design. The Master Plan furthers several goals and policies of the Comprehensive Plan as described below.

Natural Environment

The Master Plan seeks to preserve and enhance natural features whenever possible, especially regarding open space and natural drainage paths. The Plan furthers the following Comprehensive Plan goals and policies:

Policy Con-12: Develop and protect a public open space network.

Action Con-10: Utilize SSCAFCA flood control and arroyo features as a part of the City's open space network.

The open space along the Montoyas Arroyo will be protected through the controlled discharge and energy dissipation of the storm water from the site. The project site will utilize the natural drainage ways to safely discharge storm water at historic rates.

Land Use

The Land Use is currently Transitional (TZ) and one of the objectives of this Master Plan is to change the Land Use Classification to be consistent with the surrounding residential zoning classification with the intention of fulfilling the following Comprehensive Plan goals and policies:

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 this Master Plan.

Policy L-3: Promote and support development that incorporates walkability.

Policy L-4: Encourage adequate pedestrian connections to future transit facilities in all residential site development.

An objective of this Master Plan is to change the existing land use from Transitional (TZ) to medium density residential (R-4) so that it's compatible with the surrounding area.

Population and Housing

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.

Transportation

The transportation element of the 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. The proposed transportation plan described in Chapter 7 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-10: Support the design of streets and highways to respect surrounding land uses, natural features, and community amenities.

Public Facilities

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). This Master Plan supports the following Comprehensive Plan goals and policies:

GOAL PF-2: Ensure non-city-operated utility facilities (e.g., Cable One, PNM, NM Gas, Centurylink) develop, in cooperation with the City of Rio Rancho, level-of-service (LOS), operating criteria, performance standards, or other forms of standardized measurement to ensure facilities like electrical and gas line, telecommunication lines and solid waste disposal are consistent with Rio Rancho's Strategic Plan and Comprehensive Plans.

Ensuring that non-city-operated utilities provide services that are essential to a community and its ability to grow in the future are essential to the health and safety and welfare of the community. Public facilities and utilities will be provided concurrently with a growing population to meet the safety, utility, transportation, educational, and cultural needs of the City of Rio Rancho's residents.

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 and recreation facilities including:

GOAL PR-3: Develop, operate, and maintain community spaces, recreation facilities and senior centers in a sustainable manner.

POLICY PR-5: Partner and collaborate with jurisdictions of government, schools, and other private and public entities to coordinate recreation/senior center and park planning, land acquisitions, and development with other city projects and programs that implement the Comprehensive Plan.

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.

The above goals that relate to community spaces, recreation, and open space planning are particularly important in ensuring that the area's high quality of life is sustained as communities grow. Providing and maintaining community spaces can provide passive and active recreational opportunities close to home for a diversity of residents and visitors. Community spaces provide recreation and open space benefits within walking distance of the residential community it serves.

5. Proposed Development

5.1 Subdivision

The proposed development of the Property will be considered as a medium density residential development that will create a total of approximately 273 residential lots. The development of the Property is intended to provide relief to the City's growing demand for single family residential housing needs.

The lots in this Master Plan proposal are held under single ownership, which are planned for subdivision into R-4 single-family residential lots. Each lot will have a minimum width of 40 feet and a minimum area of 4,000 square feet, consistent with R-4 zoning district requirements. Internal roadways will be designed to meet the City's local road standard dimensions. The proposed phasing is shown in **Figure 5-2. Proposed Phasing Plan**.

Proposed roadways will pass by existing lots not under ownership, maintaining an access point from the front of the lot or along the side yard as previously platted. Sidewalk, curb and gutter will be installed along the roadway section on both sides of the proposed streets, per City standard. There will be an HOA with landscaping, and park space based on dedication requirements. Utility easements within proposed lots will be maintained by the lot owners.

5.2 Character of Units

The homes in the proposed master plan showcase a modern design with a clear influence from Southwestern architecture. Clean lines and geometric shapes define the overall look, while neutral, earthy tones—such as white, beige, and taupe—allow the homes to blend naturally with the surrounding landscape.

Southwestern elements are present in the use of stucco finishes and natural stone accents around entryways and garages, adding texture and warmth to the design. These materials, along with the muted color palette, give the homes a strong connection to the regional landscape, emphasizing a sense of place and local heritage.

Dark trims around windows, doors, and garage areas create a subtle contrast, drawing attention to architectural details while maintaining the harmony of the overall design. Large windows allow ample natural light into the interiors, and the flat and slightly pitched roofs evoke traditional Southwestern structures, grounding the homes in the local aesthetic.

The landscaping complements the homes with xeriscape yards and drought-tolerant plants, reflecting the natural environment and promoting sustainability. Overall, the design strikes a balance between modernity and regional character, resulting in homes that are both contemporary and reflective of their Southwestern roots.

The proposed development outlined in this master plan features a variety of home types, offering both single-story and two-story designs to suit different lifestyle preferences and needs. The single-story homes

offer a more compact, easy-to-navigate layout, making them ideal for smaller families or individuals who prefer single-level living. These homes feature open floor plans with large windows that enhance the connection to outdoor spaces, while the front-facing garages and welcoming entryways maintain a cohesive and inviting look. The two-story homes provide additional living space, ideal for larger families or those who desire more separation between communal and private areas. These designs maximize square footage while maintaining a streamlined appearance, with clean rooflines and prominent stone accents that connect them to the Southwestern design language.

Both types of homes incorporate similar architectural elements, ensuring a harmonious aesthetic throughout the community, while offering a range of options to meet diverse resident needs. See **Figure 5-1-Proposed Home Design** below for one example of the homes to be developed in the proposed subdivision.



Figure 5-1: Proposed Home Design

5.3 Community Amenities

The subdivision is proposing to have an HOA with private parks based on the dedication requirements per R.O. Section 155.46(C). Parks for the Orchard Park community are proposed in the south-eastern section of Phase 2 as shown in **Figure 2 3: Proposed Land Use above**. The exact amount of park land dedicated shall be determined by the recommendations of the City Development Services and the Planning and Zoning

Board, though the dedication is generally based upon three acres per 1,000 residents and 2.83 residents per dwelling. See **Figures 2-4 & 2-5: Park Renderings** for details.

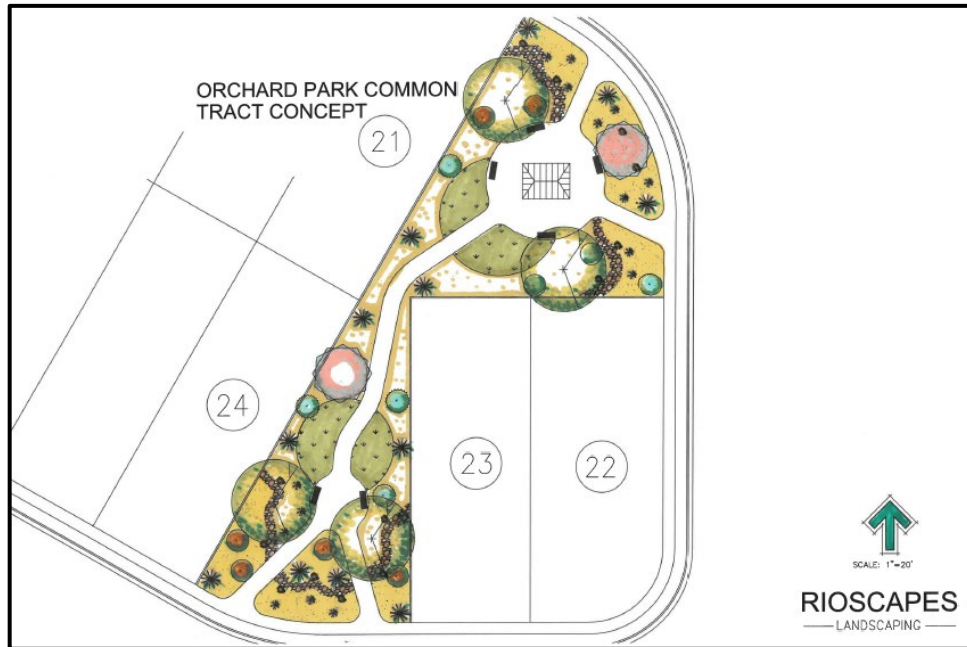


Figure 2-4: Park Rendering

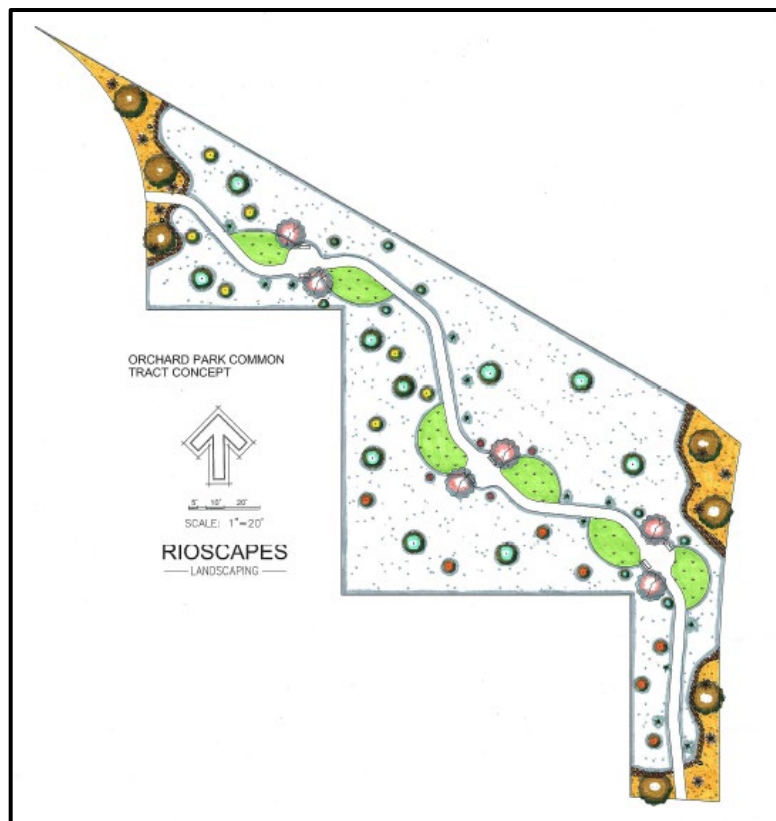


Figure 2-5: Park Rendering

The installation of sidewalks throughout the development will serve as a connection between the individual lots to the proposed park amenities. Sidewalks will be constructed as required per the typical residential roadway section detail adjacent to the existing lots that are not under the Applicant’s ownership. These sidewalks will provide a continuous pedestrian walkway throughout the subdivision, eliminating any gaps in connectivity, as well as to integrate the project into the broader community.

5.4 Phasing

The proposed phasing plan is shown below. The phasing is divided into four areas: the south portion being Phase 1, the middle east section as Phase 2, the midwest portion as Phase 3, and the portion north of Progress Boulevard as Phase 4. All properties not within the master plan will be access from their original road right-of-way. Properties within the Master Plan boundary will be laid out based on the best engineering practices based on grading, retaining wall and utility design. In Phase 4, Progress Blvd will be constructed, per the traffic studies recommendation to Vidal Road. Access to Phase 4 will be via Vidal Road providing required access and egress points to satisfy the fire safety requirements. Financing of all developments for the Master Plan shall be at the developer’s expense.



Figure 5-2: Proposed Phasing Plan

Orchard Park neighborhoods will be built out in phases to include Medium High Density Residential housing in the beginning phase, with the full build out to be an estimated 273 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-4 areas will have approximately 806 residents. Following City standard requirements of 3 acres of parkland per 1,000 population (0.003 AC/Resident), a total of 2.4AC of Parkland is required and there will be a total of approximately 2.22 acres of park and 1.5 acres of open space in the Master Plan at completion (see Table below).

Development Per Phase 1-4									
Phase	Zoning or Infrastructure	Land Use	Acreage	DU/Acre	Total DU	Average Resident/DU	Projected Population	Required Park Space: 3AC/ 1000 Residents; 0.003AC/Resident	DU provided on Layout
1	R-4	Medium density residential	5.4	11	59.4	2.83	168.102	0.504306	59
	OS	Open Space	1.5						
	Roadway		4.5						
2	R-4	Medium density residential	7	11	77	2.83	217.91	0.65373	73
	PR	Parks	1.6						
	Roadway		4						
3	R-4	Medium density residential	6.7	11	73.7	2.83	208.571	0.625713	65
	Roadway		4.8						
4	R-4	Medium density residential	6.8	11	74.8	2.83	211.684	0.635052	76
	PR	Parks	0.62						
	Roadway		3.5						

5.5 Signage

The proposed development will follow existing City of Rio Rancho sign standards found in Chapter 156 of the City's municipal code.

6. Transportation Plan

The roadways within the master plan area have been designed to create a safe, accessible, and multi-modal street network that connect the Master Plan Area to adjacent community. Major roads within the planning area include Progress Blvd. and Wilpeltt Drive. Progress Blvd. is proposed as an east-west Community Principal Arterial and will be required to provide 156 feet of right-of-way and is a City maintained dirt road that can be used by fire for emergency access. Wilpeltt Drive is the primary north/south collector roadway which provides access to the existing and planned subdivisions. The remaining streets in the planning area are local roads designed to serve the planned residential subdivision.

It is anticipated that all new typical roadway sections within the development will be two lane roads in accordance with the City design standard drawings.

All proposed stub street or hammerheads will comply with the International Fire Code (IFC) 2021 requirements for fire apparatus access, fire and life safety code any variances will be submitted during the preliminary plat approval phase. These plans will go through an engineering review in which stub streets lengths will be verified.

A traffic impact analysis will be completed during the engineering review process to determine the extent of roadway improvements within, adjacent to and surround the development. As shown in **Figure 6-1** the project will pave Wilpelt Dr. north from the existing pavement in the subdivision to the south to provide continuous paved access to the development.

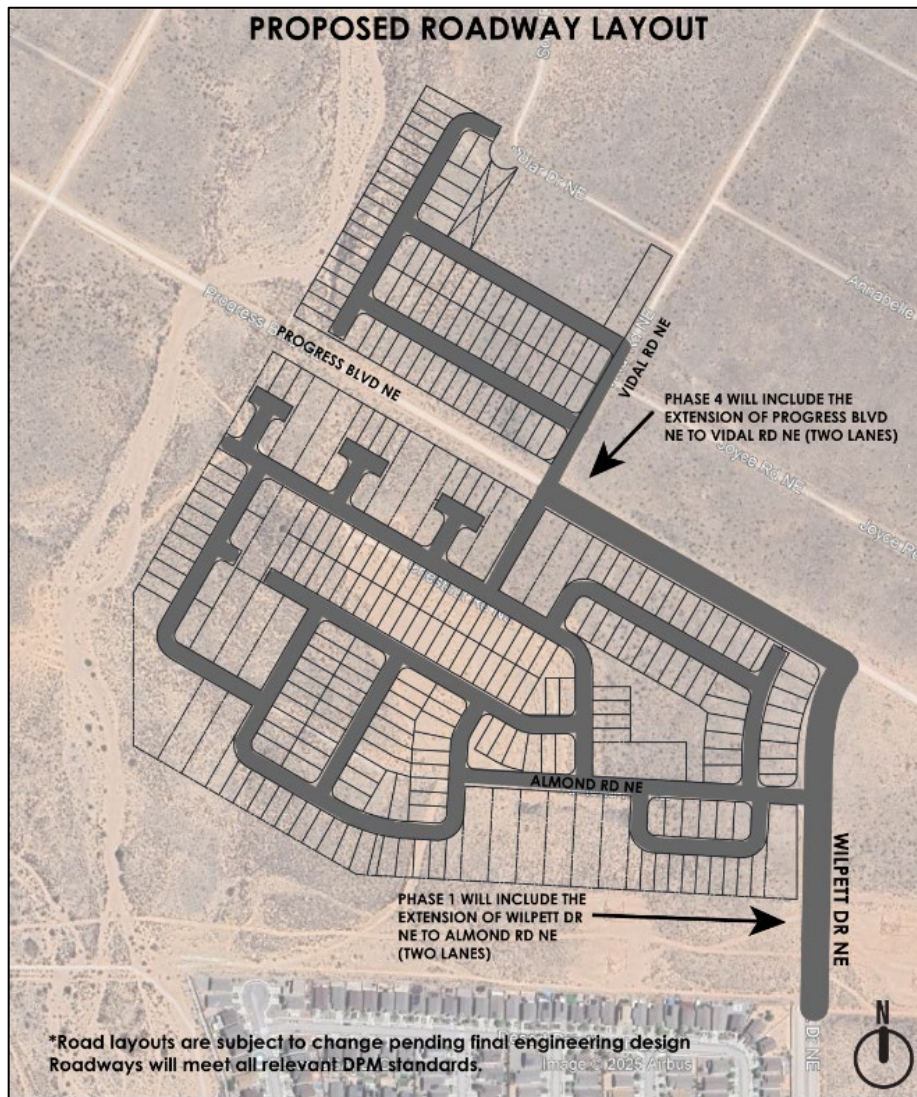


Figure 6-1 : Proposed Roadway Improvements Phasing

Trip Generation Study

A trip generation study was prepared for the development of the Property and shows the amount of traffic to be minor. The site has two access points and as such has good movement into and out of the Property. The trip generation shows approximately [43] AM and [149] PM peak trips entering and, [129]AM and [87]PM peak trips exiting the Property during the respective peak hours. The trip generation analyses are presented in **Figure 6-2 Trip Generation Calculations**. **Figure 6-3** shows the anticipated total weekday trips generated by the project. **Figure 6-4** shows the AM peak hour trips, and **Figure 6-5** shows the PM peak hour trips.

Orchard Park (Almond Rd. / Wilpelt Dr.)
Trip Generation Data (ITE Trip Generation Manual - 11th Edition)

USE (ITE CODE)	24 HOUR TWO-WAY VOLUME	A. M. PEAK HOUR		P. M. PEAK HOUR		
	GROSS	ENTER	EXIT	ENTER	EXIT	
Single-Family Detached Housing (210)	Units 251	2,367	43	129	149	87
	Dwelling Units					

Figure 6-2: Trip Generation Calculations

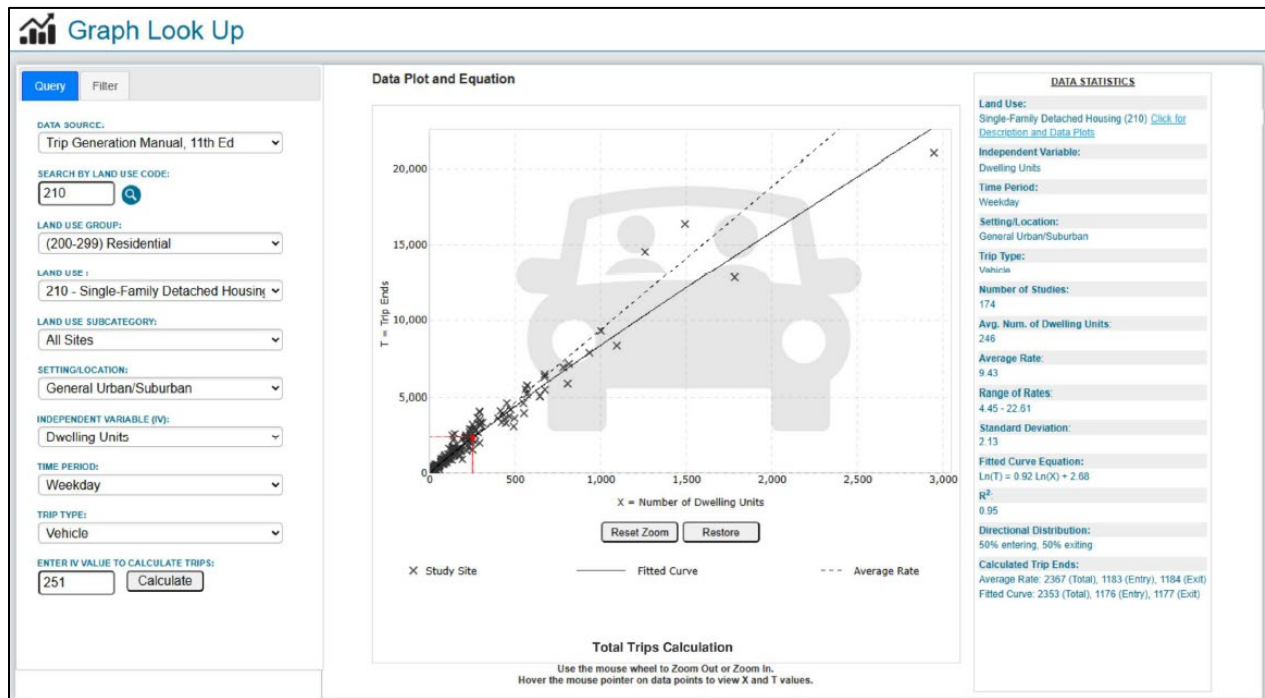


Figure 6-3: Project Weekday Trips

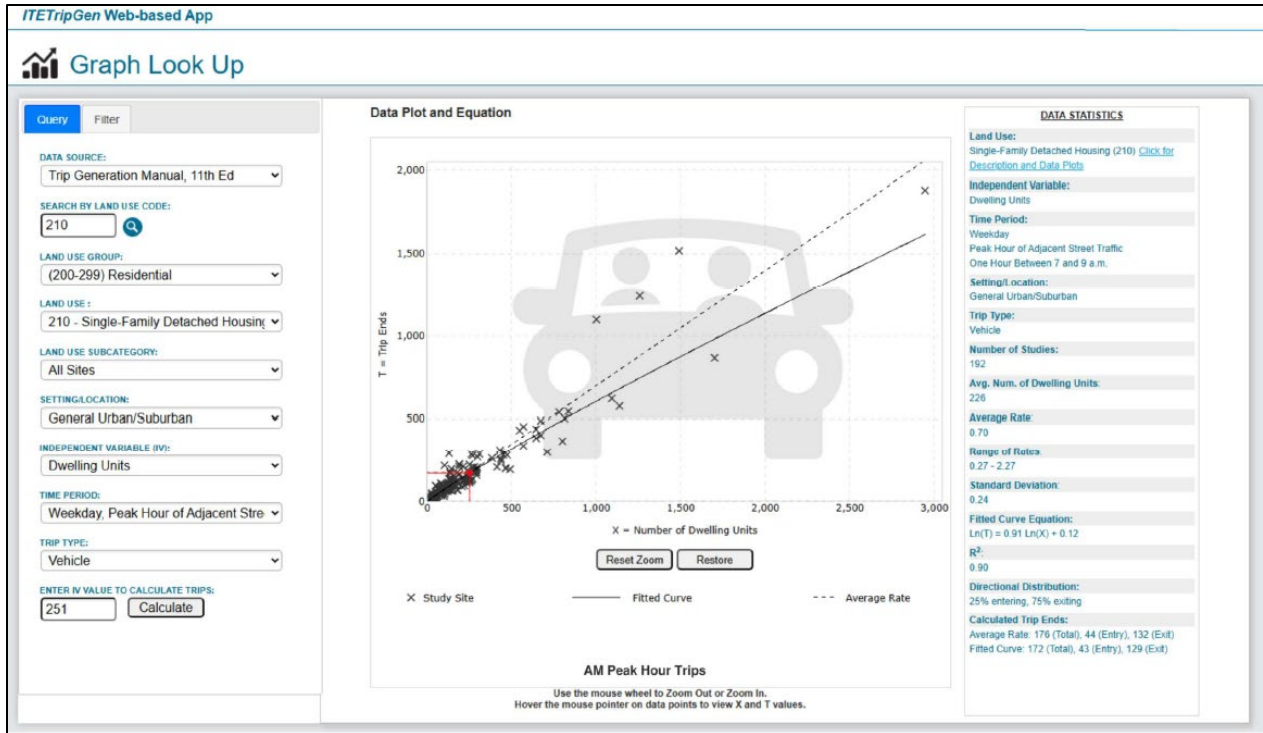


Figure 6-4: Project AM Peak Hour Trips

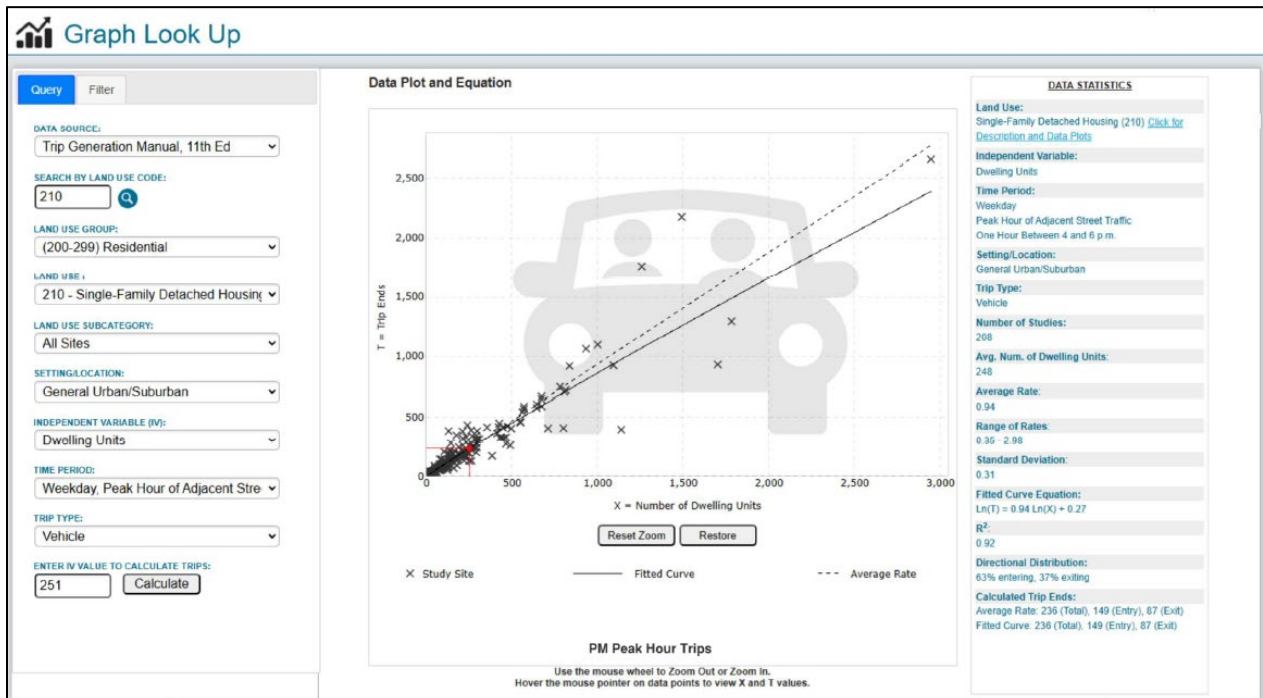


Figure 6-5: Project PM Peak Hour Trips

7. Conceptual Drainage Plan

The proposed development lies just north of Unit 19 within the Northern Meadows Master Drainage Plan region. The existing report, “Northern Meadows Phase 2 Drainage Master Plan – Unit 22” completed in 1999, summarizes the overall intent of the drainage strategy in this sector. The report identifies the proposed development area, Unit 22 Blocks 113 – Lots 1-10, Block 114 – Lots 1-8, Tract HH Block 115 – Lots 1-25 and Block 116 – Lots 1-24, as an offsite contributor to the Northern Meadows Unit 22 Master Drainage plan concept.

The topography of the proposed development naturally slopes from northeast to southwest towards the Panta De Leon Arroyo. Currently, on-site runoff is conveyed directly into this arroyo where it ultimately makes its way downstream into the Montoyas Arroyo. Off-site flows generated from undeveloped land to the north and east are captured along the northern and eastern boundaries of the property within the rights-of-way (ROW) of Progress Boulevard and Wilpett Drive. The existing flow patterns along these ROW’s naturally divert the stormwater away from the site in the western and southern directions respectively. An existing LEE line along the western and southern boundaries of the site will need to be accommodated in accordance with the City of Rio Rancho Ordinance Chapter 153.

The stormwater flows associated with the proposed development were assumed for undeveloped conditions in the Northern Meadows Phase 2 Drainage 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 in the following paragraph.

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 transfer 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 detention pond near the southwestern boundary of the site to collect and retain the “first-flush” volume as dictated by the DPM. The excess volume will be discharged into the Panta De Leon Arroyo, at or below the allowed discharge rate of 56 cfs identified in the “Northern Meadows Phase 2 Drainage Master Plan – Unit 22”.

A turnkey agreement with the Southern Sandoval County Arroyo Flood Control Authority (SSCAFCA), will be required for connection to the existing arroyo.

Figure 7-1: **Conceptual Drainage** below identifies the proposed overall drainage patterns and detention pond location within the development.

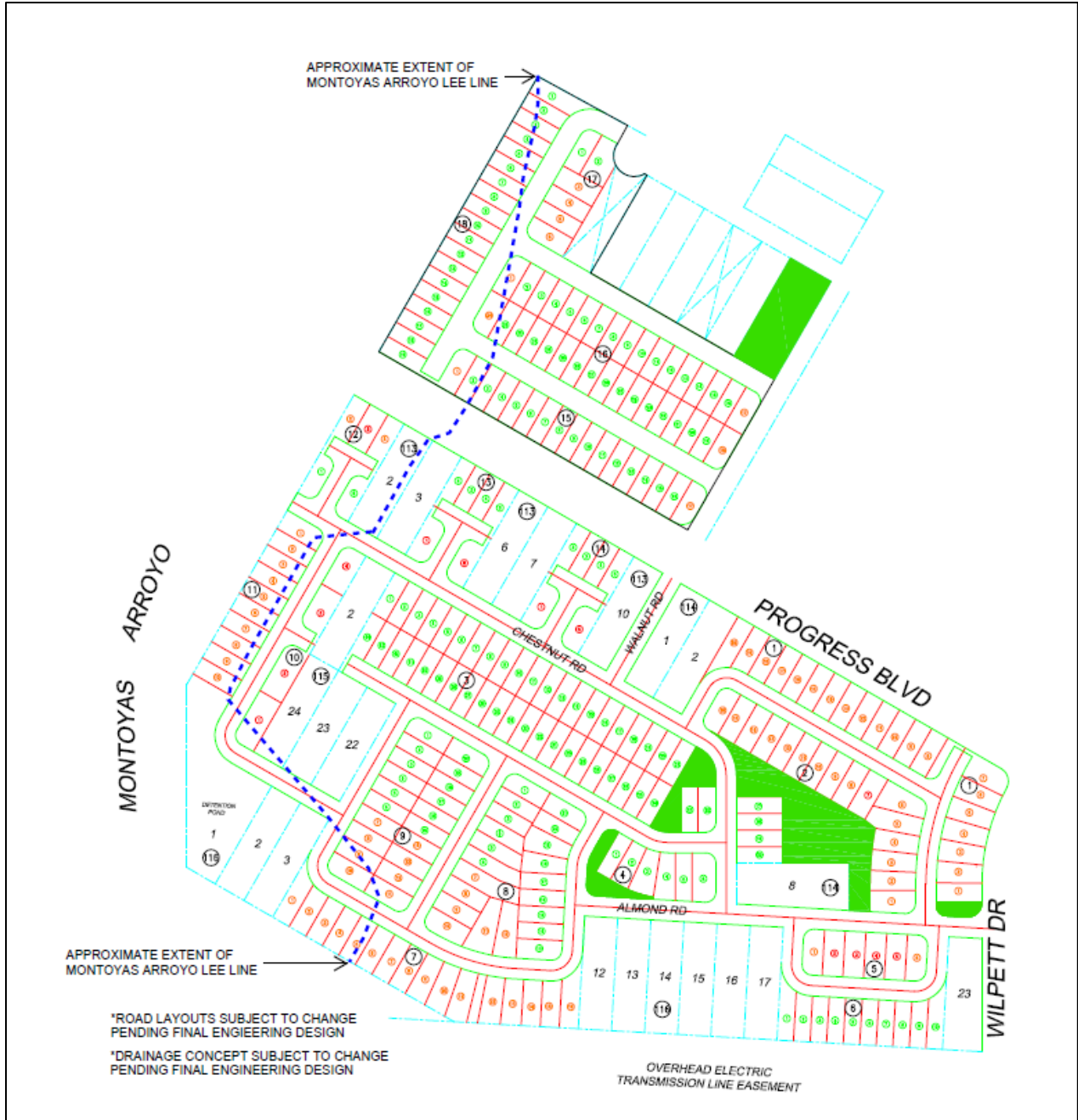


Figure 7-1: Conceptual Drainage

8. Conceptual Utility Plan

The following discussion details the water and sewer utility infrastructure improvements required to sustain the proposed single-family residential development. These improvements will request to tie-in to infrastructure that exists just south of the project boundary within the City of Rio Rancho's (CORR) utility network. **Figure 8-1** below depicts the potential tie-in locations for both the water and sewer systems accordingly.

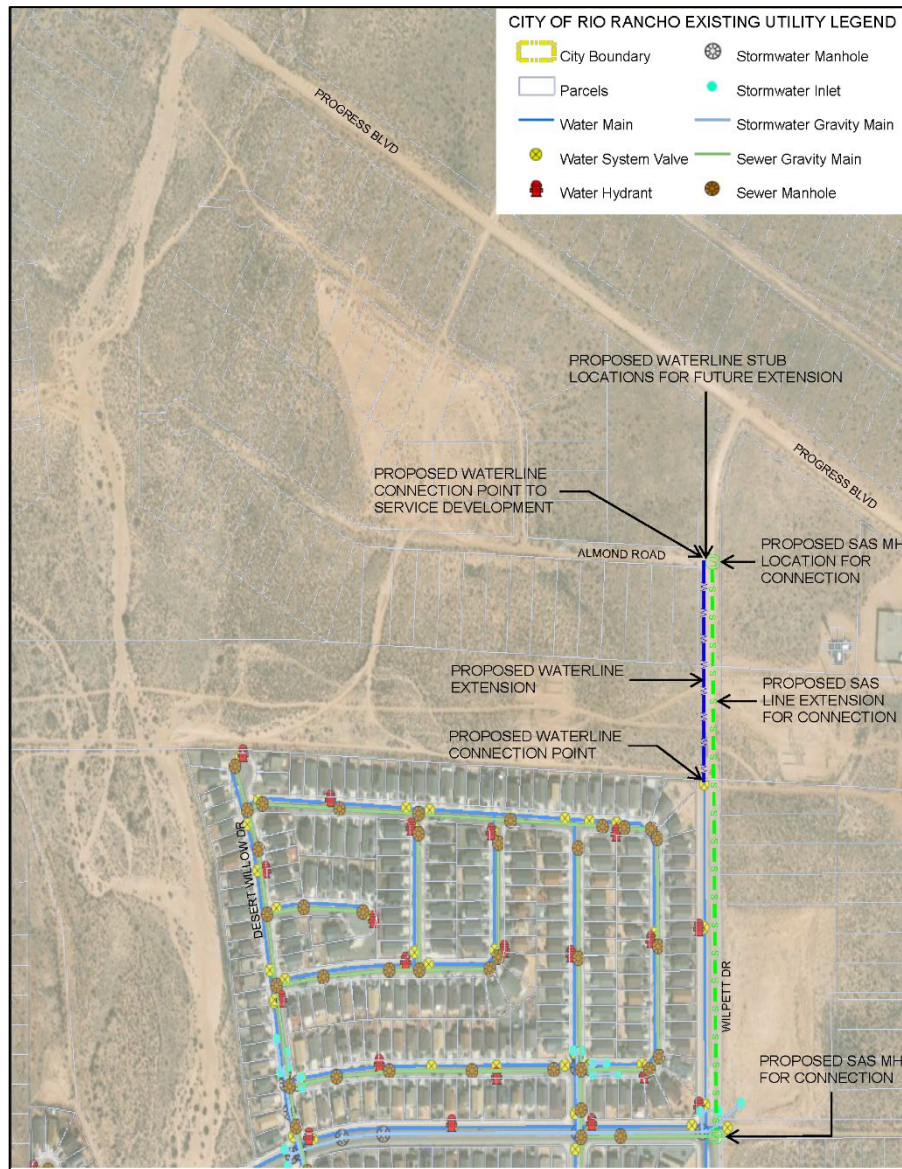


Figure 8-1: Conceptual Utility Plan

As portrayed in the exhibit above, there is an existing 14-inch C900 PVC waterline that runs along Wilpet Drive and stubs just south of the proposed development area. This waterline has potential to be extended north to the intersection of Wilpet Drive and Almond Road, where a valve and stub can be installed for

future extension/connection to the system. The waterline can be intercepted at the intersection of Wilpett Drive and Almond Road and loop through the residential development to provide individual service connections and water meters for the various residential lots. Additionally, isolation valves, combination air/vacuum valves, and fire hydrants will be strategically placed throughout the development in accordance with the CORR standards.

Wastewater generated from the individual lots will be collected by 4-inch PVC service lines that ultimately connect to a gravity sewer collection network. This network may include a series of 8-inch PVC sewer mains and strategically placed manholes (MH) to convey the flow to the CORR's existing sewer collection system. Sewer availability will need to be verified with the city's utility department to ensure capacity at the receiving treatment plant. The existing sewer infrastructure in the area lends itself towards two potential connection points, just south of the development area that will need to be coordinated with the CORR for ultimate approval.

The first potential alignment option is to direct the flow towards a new MH at the intersection of Almond Road and Wilpett Drive near the eastern edge of the development. From this MH, an 8-inch PVC gravity main can be installed within the ROW of Wilpett Drive to the proposed connection point near the intersection of Wilpett Drive and Camino De Los Montoyas to the south. At this intersection, a MH can be installed to connect the existing 8-inch PVC gravity main to the new line coming from the development.

The second potential option shown in **Figure 8-2: Conceptual Secondary Utility Plan** would be to direct the flow towards a new MH that will reside within Block 116, Lot 5 near the southwestern edge of the development. From this MH, an 8-inch PVC gravity main will be installed in the southerly direction through the open space between Units 19 and 22 and then through an existing utility easement within a cul-de-sac of Desert Willow Drive. An existing MH (MH-J10-00117) located within this cul-de-sac will serve as the connection point to the existing collection network.

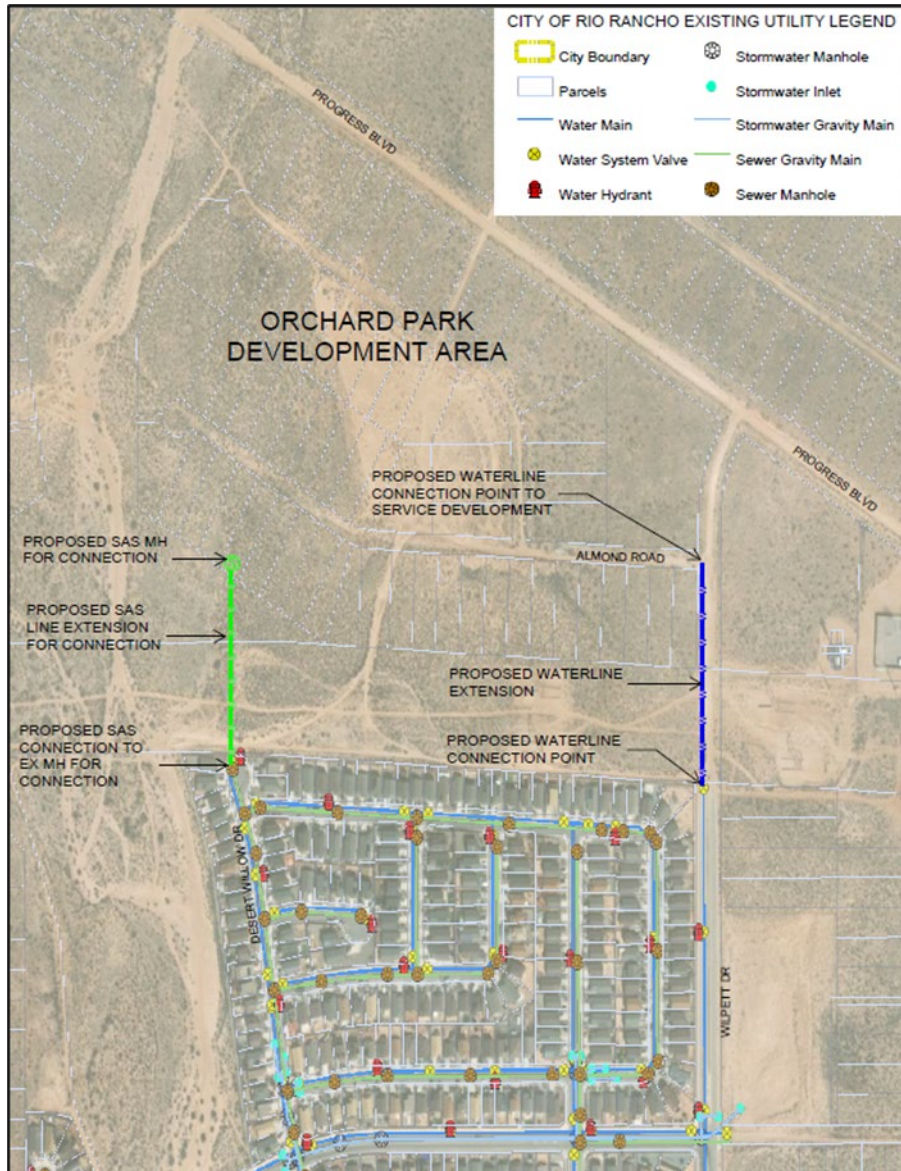


Figure 8-2: Conceptual Secondary Utility Plan

Connection to the existing utility infrastructure is dependent on the availability of water and sewer in the area. Availability statement to be coordinated at the time of development with the utility provider. All proposed infrastructure shall be in compliance with the Design Process Manual (DPM) Volume II Chapter II.4 and Title V of the City Ordinance.

Orchard Park

Unit	Block	Lot	Address	Owner	Deeds	Acres
22	73	TR D	4303 Vidal Rd NE	Outer Rim	x	8.38
22	73	1	4401 Yellow Knife Dr NE	Resurrection Land	x	0.7
22	73	7	4425 Yellow Knife Dr NE	Outer Rim	x	1.3
22	73	8	1110 Almond Rd NE	Outer Rim	x	1.31
22	113	1	1001 Chestnut Rd NE	Outer Rim	x	1.04
22	113	2	1005 Chestnut Rd NE	Patricia Andrews	N/A	0.5
22	113	3	1009 Chestnut Rd NE	Patricia Andrews	N/A	0.49
22	113	4	1013 Chestnut Rd NE	Outer Rim	x	0.5
22	113	5	1017 Chestnut Rd NE	Outer Rim	x	0.5
22	113	6	1021 Chestnut Rd NE	Resurrection Land	x	0.5
22	113	7	1025 Chestnut Rd NE	Alex Sanchez	N/A	0.5
22	113	8	1029 Chestnut Rd NE	Outer Rim	x	0.5
22	113	9	1033 Chestnut Rd NE	Outer Rim	x	0.5
22	113	10	1037 Chestnut Rd NE	Craig Lockhart	N/A	0.5
22	114	1	1101 Chestnut Rd NE	Fanny Viverito	N/A	0.5
22	114	2	1105 Chestnut Rd NE	Cathy Crum	N/A	0.5
22	114	3	1109 Chestnut Rd NE	Outer Rim	x	0.73
22	114	4	1113 Chestnut Rd NE	Outer Rim	x	1.17
22	114	5	1117 Chestnut Rd NE	Resurrection Land	x	0.9
22	114	6	1121 Chestnut Rd NE	Resurrection Land	x	0.5
22	114	7	1125 Chestnut Rd NE	Resurrection Land	x	0.5
22	114	8	1129 Chestnut Rd NE	Jose Flores	N/A	0.66
22	114	TR HH	4201 Wilpett Dr NE	Outer Rim	x	3.62
22	115	1	1000 Chestnut Rd NE	Outer Rim	x	1.19
22	115	2	1008 Chestnut Rd NE	Glenn Bingham	Under Contract	0.5
22	115	3	1012 Chestnut Rd NE	Resurrection Land	x	0.5
22	115	4	1016 Chestnut Rd NE	Outer Rim	x	0.5
22	115	5	1020 Chestnut Rd NE	Outer Rim	x	0.51
22	115	6	1024 Chestnut Rd NE	Outer Rim	x	0.5
22	115	7	1028 Chestnut Rd NE	Outer Rim	x	0.5
22	115	8	1032 Chestnut Rd NE	Outer Rim	x	0.5
22	115	9	1036 Chestnut Rd NE	Outer Rim	x	0.66
22	115	10	1100 Chestnut Rd NE	Outer Rim	x	0.66
22	115	11	1108 Chestnut Rd NE	Outer Rim	x	0.76
22	115	12	1120 Chestnut Rd NE	Outer Rim	x	0.5
22	115	13	1124 Chestnut Rd NE	Outer Rim	x	0.5
22	115	14	1128 Chestnut Rd NE	Outer Rim	x	0.55
22	115	15	1051 Almont Rd NE	Outer Rim	x	0.82
22	115	16	1043 Almond Rd NR	Outer Rim	x	0.41
22	115	17	1039 Almond Rd NE	Outer Rim	x	0.52
22	115	18	1035 Almond Rd NE	Outer Rim	x	0.5
22	115	19	1031 Almond Rd NE	Outer Rim	x	0.5
22	115	20	1027 Almond Rd NE	Outer Rim	x	0.5
22	115	21	1023 Almond Rd NE	Outer Rim	x	0.51
22	115	25	1003 Almond Rd NE	Outer Rim	x	1.6
Drainage Wa	115			Outer Rim	x	0.04
Drainage Wa	115			Outer Rim	x	0.05
22	116	1	1010 Almond Rd NE	Outer Rim	x	0.75
22	116	2	1014 Almond Rd NE	Genevieve Lucero	N/A	0.5
22	116	3	1018 Almond Rd NE	Genevieve Lucero	N/A	0.5
22	116	4	1022 Almond Rd NE	Resurrection Land	x	0.51
22	116	5	1026 Almond Rd NE	Resurrection Land	x	0.5
22	116	6	1030 Almond Rd NE	Resurrection Land	x	0.51
22	116	7	1034 Almond Rd NE	Resurrection Land	x	0.5
22	116	8	1038 Almond Rd NE	Resurrection Land	x	0.52
22	116	9	1042 Almond Rd NE	Resurrection Land	x	0.42
22	116	10	1046 Almond Rd NE	Outer Rim	x	0.46
22	116	11	1050 Almond Rd NE	Resurrection Land	x	0.61
22	116	12	1102 Almond Rd NE	CHAN-MAESTAS, HARRY	N/A	0.48
22	116	13	1106 Almond Rd NE	Maestas, Hua Shi	N/A	0.48
22	116	14	1110 Almond Rd NE	Maestas, Hua Shi	N/A	0.48
22	116	15	1114 Almond Rd NE	Maestas, Hua Shi	N/A	0.48
22	116	16	1118 Almond Rd NE	Sun, Augustine	N/A	0.48
22	116	17	1122 Almond Rd NE	Sun, Augustine	N/A	0.48
22	116	18	1126 Almond Rd NE	Outer Rim	x	0.48
22	116	19	1130 Almond Rd NE	Outer Rim	x	0.48
22	116	20	1202 Almond Rd NE	Resurrection Land	x	0.48
22	116	21	1206 Almond Rd NE	Resurrection Land	x	0.48
22	116	22	1210 Almond Rd NE	Resurrection Land	x	0.48
22	116	23	1214 Almond Rd NE	Flowers, Scott	N/A	0.48

	Lots
Outer Rim	37
Resurrection Land	16
Total Owned	53
Under Contract	1
Total	54

	Acreage
Outer Rim	34.5
Resurrection Land	8.13
Total AC Owned	42.63
AC Under Contract	0.5
Total Acreage	43.13

Total AC including N/A	51.62
-------------------------------	--------------

Timothy Dvorak

From: Donna Sandoval <DSandoval@tierrawestllc.com>
Sent: Monday, February 16, 2026 6:16 PM
To: Timothy Dvorak
Cc: Ron Bohannon; Sergio Lozoya; 'Bryan Aragon (BryanA@aswinc.com)'
Subject: RE: [#2024100] Orchard Park Comments
Attachments: Orchard Park Property List 02-16-2026.pdf; Orchard Park Master Plan Update_02.16.2026.pdf

Tim,

Please see response to comments below and updated MP document attached.

- Please see updated Ownership list "Orchard Park Property List 02-16-2026" this updates the total acreage of the MP to be 43.13 acres.
The 52 acres mentioned previously in the document included parcels that were N/A, this has been adjusted on page 3 of the MP document.
- All notations of Medium to High density were revised to Medium Density throughout the narrative, on Figure 2-3 and the Development of Phases 1-4 Table.
- Sidewalks were included as part of the improvements on page 13, section 5.1
- The conflicting number of residential lots on page 13 (253) has been corrected to the 273 as mentioned on page 17 and shown in the proposed lot layout.
- Page 17 now separates planned dedicated parkland vs open space in the narrative above the Development of Phases 1-4 Table.
- Regarding the previous park configuration and amenities comment: The referenced concerns relate to HOA-owned and HOA-maintained park spaces and therefore are not applicable to this Master Plan.
- The applicant is now under contract for the purchase of Unit 22, Block 115, Lot 2, see snip below.
The addition of this lot will help considerably with the flow of the roadways through the subdivision and IFC standards.
This lot is included in page 3 of the MP document and in the calculated acreage of the ownership list.

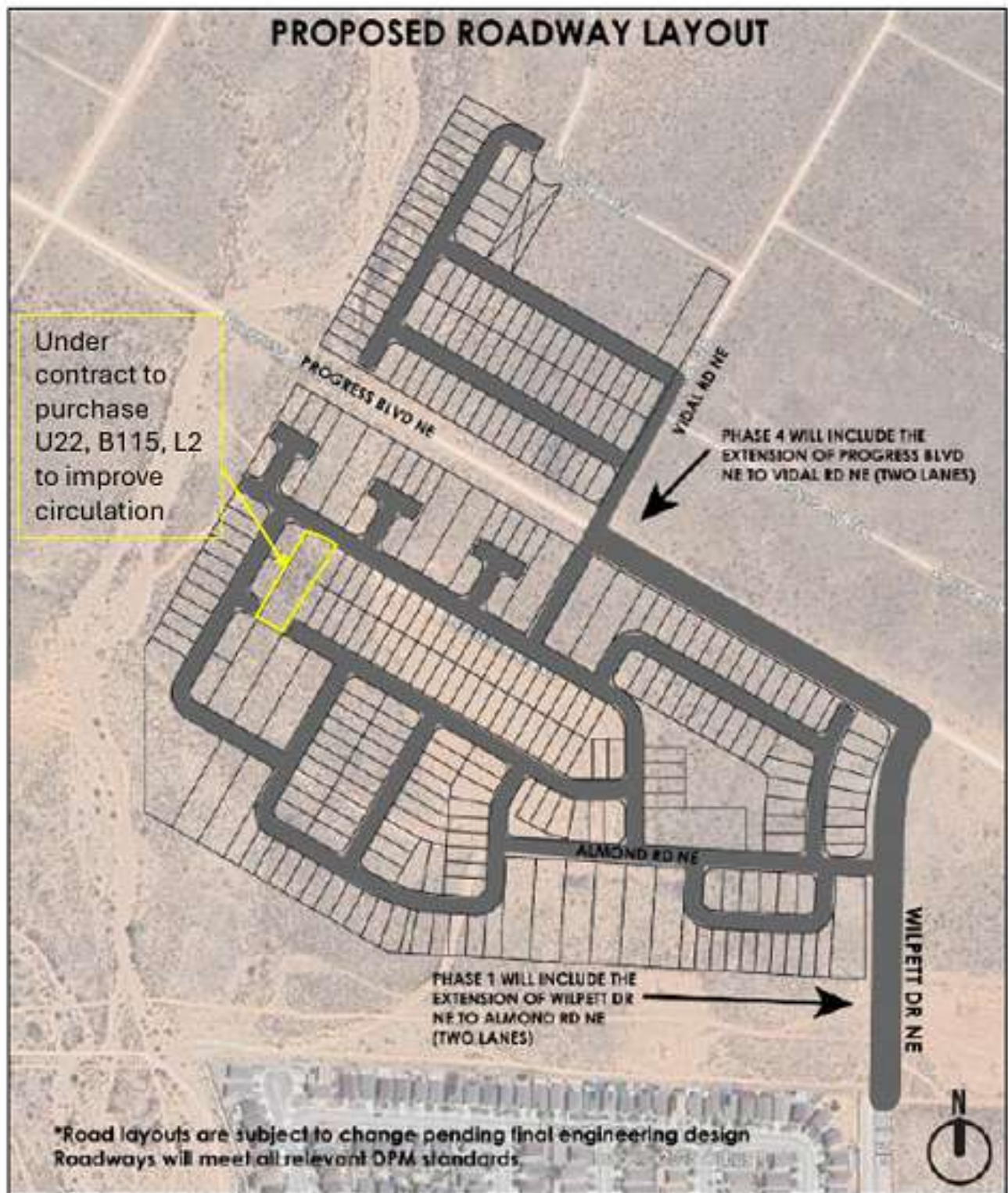
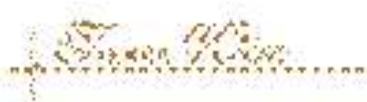


Figure 6-1 : Proposed Roadway Improvements Phasing

Thank you,
Donna Sandoval





The City of Rio Rancho

Development Services
Planning Division

3200 Civic Center Circle NE
Rio Rancho, NM 87144
Phone (505) 891-5005 • Fax (505) 896-8994

February 20, 2026

RE: Case #24-400-00003 – Orchard Park Master Plan

Dear Property Owner:

You are receiving this notice of a newly proposed Master Plan 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, Tierra West, LLC., requests approval of the Orchard Park Master Plan, comprised of approx. 43.13 acres. The Master Plan boundary includes the subject properties of Rio Rancho Estates Unit 22, Block 73, Lots 1, 7-8 & Tract D; Block 113, Lots 1, 4-6, & 8-9; Block 114, Lots 3-7 & Tract HH; Block 115, Lots 1-21, & 25; and Block 116, Lots 1, 4-11 & 18-22.

The **Planning and Zoning Board** will consider the request and make their decision on **Tuesday, March 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.

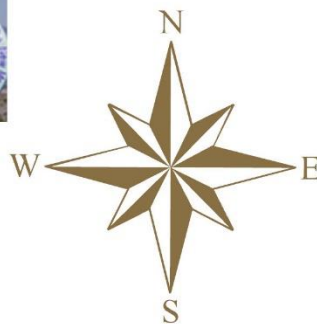
If you are an individual with a disability who is in need of a reader, amplifier, qualified sign language interpreter, or any form of auxiliary aid or service to attend or participate in the hearing or meeting, please contact the City Clerk, 505-891-5004, as soon as possible prior to the meeting. Please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

ORCHARD PARK MASTER PLAN
UNIT 22, BLOCK 73, LOTS 1, 7-8 & TRACT D;
BLOCK 113, LOTS 1, 4-6 & 8-9; BLOCK 114,
LOTS 3-7 & TRACT HH; BLOCK 115, LOTS 1,
3-21 & 25; BLOCK 116, LOTS 1, 4-11 & 18-22



Legend

Zoning

- NC
- SU
- TZ
- Subject Properties / Master Plan Boundary

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.

**CITY OF RIO RANCHO
PUBLIC HEARING NOTICE**

The Planning and Zoning Board of the City of Rio Rancho will consider the following matter at its regularly scheduled meeting at 6:00 p.m. on Tuesday, March 10, 2026:

**Preliminary Plat
Case #25-210-00010**

The applicant, Outer Rim Investments, Inc., through their agent, Huitt-Zollars, Inc. is requesting approval of a Preliminary Plat for the Northern Exposure subdivision, legally described Unit 8, Block 48, Lots 13-17, 19, and 23-32. The proposed plat is for 72 R-1: Single Family Residential lots, four tracts, and four parcels on approximately 17 acres.

**Subdivision Variances
Case #25-280-00007 and
#25-280-00008**

The applicant, Outer Rim Investments, Inc., through their agent, Huitt-Zollars, Inc., Inc., requests approval of two separate subdivision variances for two street stubs—one for Grand St NW, and one for Arctic Ave NW. Both streets will be located within the proposed Northern Exposure subdivision, which will comprise of 72 R-1: Single Family Residential lots. The subject property is legally described as Unit 8, Block 48, Lots 13-17, 19, and 23-32.

**Master Plan
Case #24-400-00003**

The Applicant, AMREP Southwest, Inc., through their agent, Tierra West, LLC., requests approval of the Orchard Park Master Plan, comprised of approx. 43.13 acres. The Master Plan boundary includes the subject properties of Rio Rancho Estates Unit 22, Block 73, Lots 1, 7-8 & Tract D; Block 113, Lots 1, 4-6, & 8-9; Block 114, Lots 3-7 & Tract HH; Block 115, Lots 1-21, & 25; and Block 116, Lots 1, 4-11 & 18-22.

**Variance
Case #26-110-00006**

The Applicant, Andrew Riley, requests approval of a Variance request to the R-1: Single-Family Residential District Side Setback of 5' to allow for encroachment of a proposed 300 square foot shed at the subject property legally described as Corrales North 3 (CN3), Block 24, Lot 26.

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.

(Date of Publication: Monday, February 23, 2026)
PO #260023 Client #1010956



DEVELOPMENT SERVICES DEPARTMENT— TRANSMITTAL AND REVIEW SHEET

DATE: February 18, 2026

- TO:** (X) Development Services – Matt Geisel, David Serrano, Amy Rincon, Brian Babyak, Patrick Kingsbury
- (X) Fire and Rescue – James Wenzel, 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: Orchard Park Master Plan (2.16.26 REVISIONS): DSD #24-400-00003

The Applicant, AMREP Southwest, Inc., through their agent, Tierra West, LLC., requests approval of the proposed Orchard Park Master Plan. The proposed Master Plan is located on the southern side of Progress Blvd NE, bounded by Wilpett Dr NE to the east. The Master Plan boundary was previously revised to include properties north of Progress Blvd NE between Vidal Rd NE and Yellowknife Dr NE. This present revision adds an additional outparcel to the Master Plan boundary (U22, Block 115, Lot 2). The current parcels are zoned TZ: Transitional District and are proposed to be zoned R-4: Single-Family Residential District in a future Zone Map Amendment. The subject properties now comprise approximately 43.13 acres and are legally described as Unit 22, Block 73, Lots 1, 7-8 & Tract D; Block 113, Lots 1, 4-6, & 8-9; Block 114, Lots 3-7 & Tract HH; Block 115, Lots 1-21, & 25; and Block 116, Lots 1, 4-11 & 18-22.

Please review and provide recommendations, comments or corrections on this form and return via hand delivery, fax or e-mail by **Tuesday, February 24, 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

PRCS does not approve or disapprove of the submission. While the previous DPM did not clearly identify the requirements for privately owned and maintained parkland, park/parkland/park and recreation spaces are expected to provide for active recreation per the prior DPM and Municipal Code. National, state and local building standards still require that park improvements (amenities) be ADA compliant – which includes pedestrian routes, tables, benches, trash cans, etc.. All indicated, proposed park land and park improvements will be permitted and inspected per municipal code. PRCS defers to DSD for any additional recommendations, requirements or approvals.

Dyane N. Sonier

02/26/2026

Reviewer

Date



DEVELOPMENT SERVICES DEPARTMENT— TRANSMITTAL AND REVIEW SHEET

DATE: February 18, 2026

- TO:** (X) Development Services – Matt Geisel, David Serrano, Amy Rincon, Brian Babyak, Patrick Kingsbury
 (X) Fire and Rescue – James Wenzel, 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

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Please review and provide recommendations, comments or corrections on this form and return via hand delivery, fax or e-mail by **Tuesday, February 24, 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@rnm.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

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. 2 separate fire department access roads shall be required.

Fire Marshal Brian Johnson
Reviewer

2/19/2026
Date



**CITY OF RIO RANCHO
RESOLUTION**

RESOLUTION NO.

ENACTMENT NO.

RESOLUTION ADOPTING THE ORCHARD PARK 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 Planning and Zoning Board of the City of Rio Rancho reviewed the proposed Orchard Park Master Plan at their meeting held on March 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, following a duly noticed public hearing on April 9, 2026, reviewed the proposed Orchard Park 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. Adoption of Master Plan:

The Governing Body hereby approves and adopts the proposed Orchard Park Master Plan, attached hereto.

Section 2. Land Use, Conditions, Development Standards/Regulations and use of Property:

- A. The City Comprehensive Plan, Generalized Land Use Map (GLUM), Map L-2 will change from a "Future Planning" GLUM designation to a "Low/Medium Density Residential" GLUM designation
- B. Designs, layouts, and engineering requirements or details are subject to compliance with City engineering and/or subdivision requirements prior to development.

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Section 3. Effective Date. This Resolution shall become effective ten days after adoption.

ADOPTED THIS 9th DAY OF APRIL, 2026.

Greggory D. Hull, Mayor

ATTEST:

Noel C. Davis, City Clerk
(SEAL)



CITY OF RIO RANCHO COVER PAGE

**Legislation Item: 26-110-
00006**

AGENDA DATE:
March 10, 2026

DEPARTMENT:
Development Services

SUBJECT:
Variance. The Applicant, Andrew Riley, requests approval of a Variance to the R-1: Single-Family Residential District Side Setback requirement of 5 ft to allow for encroachment of 4.5' for a proposed 300 square foot shed at the subject property legally described as Corrales North 3, Block 24, Lot 26. Staff contact is Tim Dvorak and staff recommends denial with findings.

BACKGROUND AND ANALYSIS:

The subject request by Mr. Andrew Riley is for a Variance to allow for the construction of a 300 square foot shed within the left side setback at the subject address of 2332 Manzano Loop NE, legally described as Corrales North 3, Block 24, Lot 26. The property is zoned R-1: Single-Family Residential District and comprises approximately 0.25 acres.

The Applicant is proposing a shed that is 300 square feet (30' x 10') and 10' in height along the left side property line of the subject property.

This submission originally came in as Building Permit #25-12027, dated December 11, 2025. As the proposed shed is within the left side setback, the Applicant was notified by Development Services staff that the application could not be approved as submitted.

The Building Permit has been approved by City Engineering, however it has been returned for revision by the Building Division. Building Division comments for revision include (dated 2/10/26): Provide placement details of concrete or anchoring; and add roof framing details.

The proposed shed is also within a five foot Public Utility Easement. A condition of approval includes that if the variance is granted an encroachment agreement from all franchised utility companies is needed or PUE should be vacated.

Per Building Permit Application #25-12027, the proposed setbacks are as follows:

- 48' from the front property line. (Compliant)
- 42' from the rear property line. (Compliant)
- 6" from the left property line. (Non-Compliant, encroaching 4.5' into setback)
- 84.5' from the right property line. (Compliant)

Per R.O. 2003 § 154.50, R-1 Single-Family Residential District setbacks are as follows:

- 20' from the front property line.
- 15' from the rear property line.

- 5' from side property lines.

REVIEW CRITERIA:

The Applicant submitted a justification narrative in support of the Variance application. This narrative is presented as an attachment to this item.

The criteria for a Variance, as defined in the Rio Rancho Code of Ordinances (R.O. 2003), has been used to review this application. R.O. 2003 Section 150.06 (Variance) 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, or mere inconvenience upon the property owner, or difficulty caused to one's personal comfort is the basis for the claim of hardship.

In their justification letter, the Applicant states, "The Variance is requested so the shed can be near the property line and not block off access to the backyard."

The Applicant has additionally included two letters of support from adjacent neighbors, included as attachments with this request; the subject properties include:

- 2325 Manzano Loop NE (CN3, Block 27, Lot 28)
- 2336 Manzano Loop NE (CN3, Block 24, Lot 25) *Property directly abutting left side property line of shed encroachment

Staff additionally received a public comment opposing the Variance request, also included as an attachment; subject property below:

- 2517 Manzano Loop NE (CN3, Block 27, Lot 7)

Staff has included a location map of the above addresses to illustrate proximity.

Staff recommends the Planning and Zoning Board find that the subject property is not exceptionally irregular, narrow, shallow or steep. The Applicant has not adequately justified that the shed would not be able to serve the same function if it were compliant with the 5' side setback.

Staff finds the Applicant's justification does not adequately address the criteria for the Variance in that practical difficulty or hardship cannot be found due to inconvenience or difficulty caused to one's personal comfort.

Should the Planning and Zoning Board find that the Applicant has met the Variance criteria, an encroachment agreement with all utilities or a vacation of the side Public Utility Easement, will be required.

City of Rio Rancho (R.O. 2003) §150.06 (B) requires that an Applicant file a request for a Variance through the City Planning and Zoning Board when a Variance is sought.

Staff recommends the Planning and Zoning Board find that the application, presented as an attachment, meets the submittal requirements for the proposed Variance request; Criteria is satisfied.

DEPARTMENT REVIEW:

The application and related plans were sent to the following agencies for review:

Development Services Planning	Comments throughout ABM.
Development Services Engineering	Comments attached in "Reviewer Comments."
Rio Rancho Fire & Rescue	No adverse comments.
Parks, Recreation & Community Services	No adverse comments.
SSCAFCA	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:

Neighboring property owners within 100 feet of the subject property were sent certified mail notice of the public hearing. Additionally, neighboring property owners within 100-300 feet of the subject property were sent informational postcards notifying of the public hearing. A legal ad was run in the February 23, 2026 version of the Albuquerque Journal. A public notice sign was posted on the property as per Ordinance; Criteria is satisfied.

IMPACT:

Staff recommends the Planning and Zoning Board deny the subject Variance Case #26-110-00006 with the following Findings of Fact:

General Findings of Fact:

1. The Planning and Zoning Board has jurisdiction over approval of a request for a Variance to the R-1: Single-Family Residential District Side Setback requirements.
2. The Applicant has the authority to make an application to request a Variance to the R-1: Single-Family Residential District Side Setback requirements.
3. Due process was provided to the applicant and adjacent property owners.

Specific Findings for Denial:

1. The application has not adequately met the criteria for granting a Variance as set forth in R.O. 2003 150.06.
2. The lot is not irregular in shape, narrow, shallow, or steep and does not have an exceptional physical condition that prevents the applicant from complying with the Zoning Code.

If the Planning and Zoning Board does find that the subject Variance Case #26-110-00006 meets the variance criteria as set forth in R.O. 2003 Section 150.06, then the following findings and conditions are recommended:

Specific Findings and Conditions for Approval:

1. The Applicant has adequately addressed the criteria for granting a Variance for Building Permit #25-12027, to allow for a 4.5' encroachment into the left side setback.
2. The subject Variance will not adversely affect the public or surrounding properties.
3. Approval of the subject Variance does not constitute permission to encroach on to the easement; the Applicant must obtain permission from all applicable franchised utility companies in the form of an encroachment agreement or vacate the side Public Utility Easement.
4. The shed shall not overhang or drain onto any adjacent property.

5. The shed, as identified in Building Permit #25-12027 shall conform to all applicable building and engineering codes; approval of this Variance does not constitute approval of Building Permit #25-12027.
6. The applicant shall address all Building Division comments for revision.
7. The shed shall comply with all accessory structure requirements under R.O 2003 154.70 (A), including but not limited to:
 - a. The height of structure shall not exceed the height of the primary structure or 24 feet, whichever is greater
 - b. The shed shall be constructed of materials similar in color and appearance to those used in the primary structure or shall have a facade similar to that of the primary structure.

ALTERNATIVES:

The Planning and Zoning Board may:

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

DEPARTMENT RECOMMENDATION:

Staff recommends denial with findings.

ATTACHMENT: [Zoning & Location Map](#)
ATTACHMENT: [Application](#)
ATTACHMENT: [Justification Letter](#)
ATTACHMENT: [Building Permit Application Packet \(#25-12027\)](#)
ATTACHMENT: [Stucco Report - ESR-1232](#)
ATTACHMENT: [WVanover_Letter of Support](#)
ATTACHMENT: [RBauer_Letter of Support](#)
ATTACHMENT: [SBonsal_Letter of Opposition](#)
ATTACHMENT: [Reproduction of Notices, Legal Ad](#)
ATTACHMENT: [Reviewer Comments](#)
ATTACHMENT: [Map: Public Comment Received](#)
ATTACHMENT: [Findings_of_Fact_2332_Manzano_Loop_NE_BMB.docx](#)

2332 MANZANO LOOP NE
CORRALES NORTH 3, BLOCK 24, LOT 26
VARIANCE TO SIDE R-1 DISTRICT SETBACK



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, 2/20/2026



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 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 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: Andrew Riley		Phone: 505-720-3940	
Address: 2332 Mahzano Loop NE		E-Mail: 1stchoicel@msn.com	
City: Rio Rancho	State: NM	Zip: 87144	
Proprietary Interest: owner	List Owners: Andrew and Suzanne Riley		
Deed or Ownership Verification Provided: (Initials)		Letter of Authorization Provided: (Initials)	

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

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


Build onsite shed, 300 sq ft within P.U.E. so as not to close off access to the Backyard.

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit: 3, Corrales North	Block(s): 24	Lot(s): 26
Existing Zoning: R1	Proposed Zoning: n/a	
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: Andrew Riley	Applicant: <input checked="" type="checkbox"/>	Agent: <input type="checkbox"/>
Signature: 	Date: 11-13-25	

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

APPLICATION ACCEPTED BY: _____ DATE: _____

VARIANCE REQUEST

November 17, 2025

I, Andrew Riley, am requesting a variance of the Public Utility Easement for the purpose of building a 300 sq ft shed (10' x 30'). The variance is requested so the shed can be near the property line and not block off access to the backyard.

Thank you,

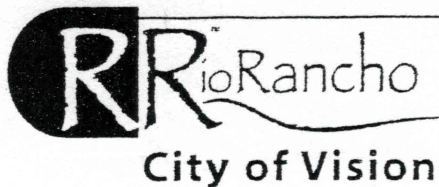
A handwritten signature in black ink, appearing to read "Andrew Riley", written in a cursive style.

Andrew Riley

505-720-3940

2332 Manzano Loop NE

Rio Rancho, NM 87144



Residential Building Permit & Plan Review Application

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

Permit # 25-12027

Model #

Fees (non-refundable)

Application fee is 65% of Building Permit Fee

Total Fees Collected:

Yes, I would like to contribute \$75.00 to the Rio Rancho Economic Development Corporation.

Property Information

Acreage of property: 1/4 Height of Primary: 17'
Width of Front Yard Setback: 86.65 Feet SQ. Ft. of Primary: 3014

Physical Address

Address: 2332 Manzano Loop NE
City: Rio Rancho, State: NM Zip: 87144

Legal Description

Subdivision/Unit: 3, Corrales N. Block: 24 Lot: 26
Tract/Parcel: Zoning: R1

Description of Work

- Checkboxes for New Construction, Addition, Residential Alteration/Repair, Fence, Demolition, Swimming Pool/In-Ground, Shed, Interior Renovation, Well #, Septic #

Dimensions - Set Back(s)

Front: 48 ft Rear: 42 feet
Sides: Left: Six inches Right: 84.5 feet
Proposed use of property: 300 sq shed
Valuation: \$6500.00 Gross floor area: 300 sq
Height of structure: 10' No. of Stories: 1 (Pool Only) Gallons:

Homeowner/Agent Information

Name (Print): Andrew Riley
Address: 2332 Manzano Loop NE
City: Rio Rancho State: NM Zip: 87144
Phone: 505-720-3940 Email: 1stchoice1@msn.com

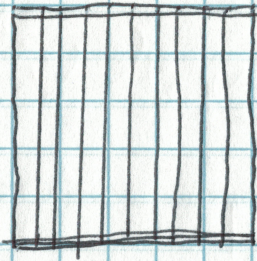
Contractor Information

Name (Print): Homeowner License#
Address:
City: State: Zip:
Phone: Email:

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

Name (printed) Andrew Riley Date 12-11-25

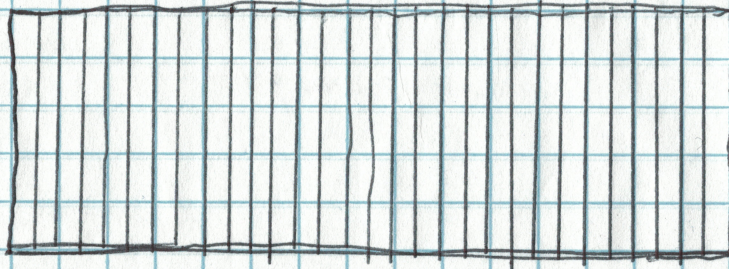
Signature [Handwritten Signature]



Sides

10' X 10'

2x4 construction 16" o.c. center.
Double layer top & bottom plates.

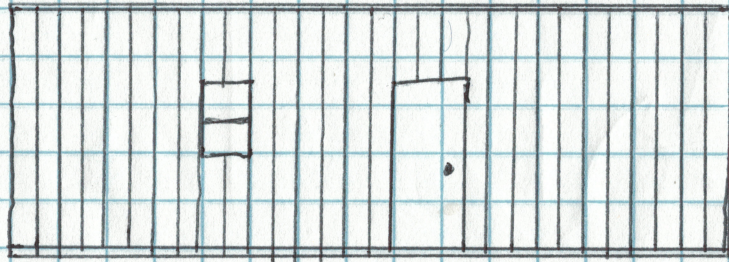


Back

10' X 30'

2x4 construction 16" o.c.

Double layer top & bottom plates



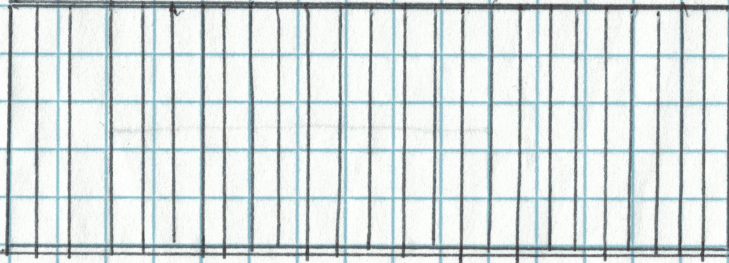
Front

10' X 30'

2x4 construction 16" o.c.

Double layer top & bottom plates

36" X 80" Door, 36" X 24" window



Floor

2x4 construction 16" o.c. treated 10' X 30'

3/4" OSB Sub Floor.

Per Applicant, color is "Sombrero" and will match the primary structure.

Exterior

Stucco exterior to match primary Residence

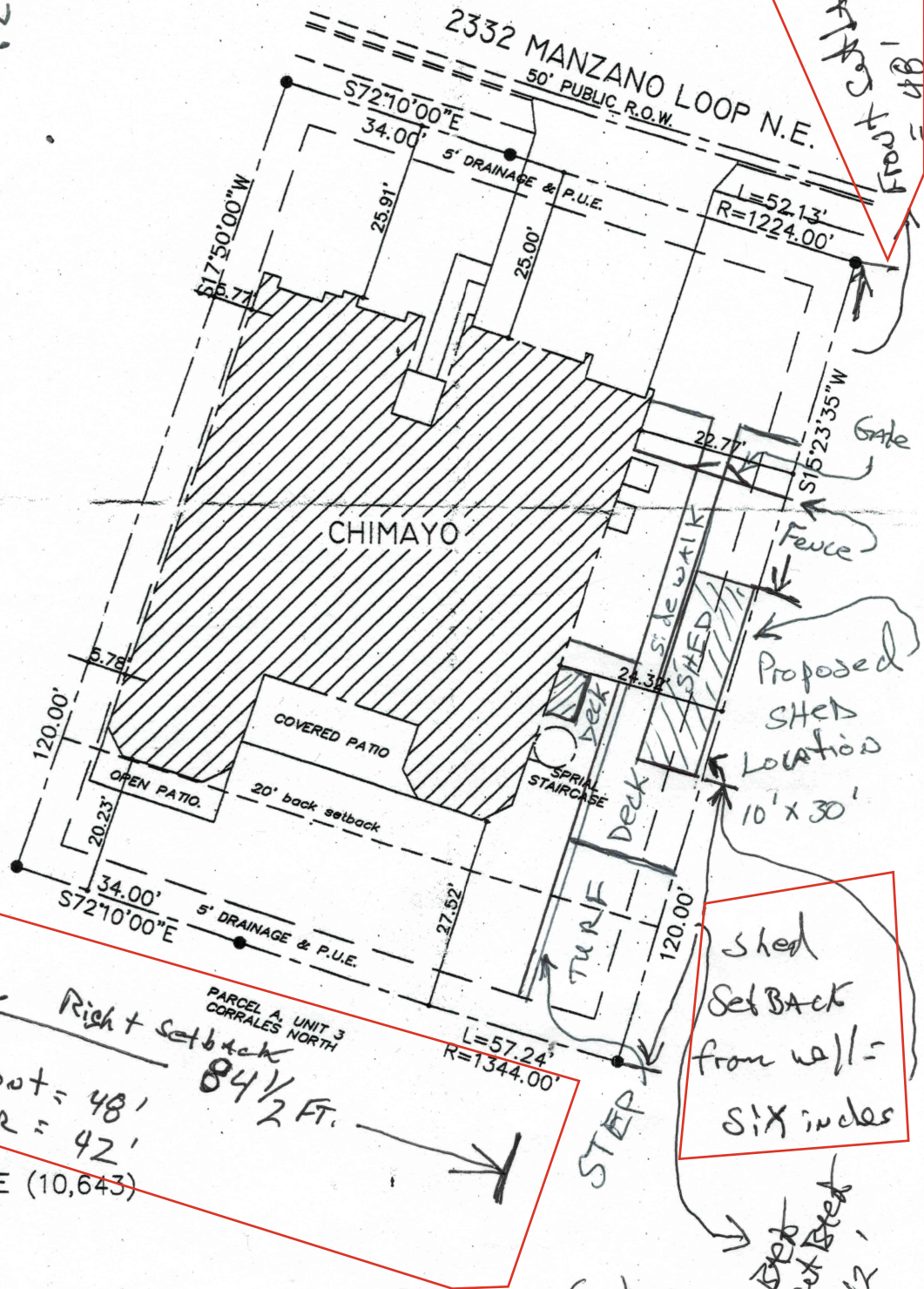
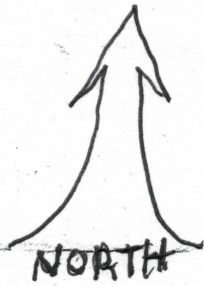
Roof

Layered rolled roofing Material

1/4" per foot slope with drainage canals

1 foot parapet (9 foot interior height)

Site Plan



- LOT AREA: 1/4 ACRE (10,643)
- BUILDING AREA: 3680
- PORCH: 39
- PATIO: 242
- DRIVEWAY: 768
- DRIVEPAD: 281
- LEADWALK: 63
- SIDEWALK: 213
- CURB CUT: 33.82'

Stucco Color
is "Sombbrero"

ICC-ES Evaluation Report

ESR-1232

Reissued January 2026


This report also contains:

- City of LA Supplement
- CA Supplement
- FL Supplement

Subject to renewal January 2027

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<p>DIVISION: 07 00 00 — THERMAL AND MOISTURE PROTECTION</p> <p>Section: 07 24 00 — Exterior Insulation and Finish Systems</p>	<p>REPORT HOLDER: TREMCO CPG, INC.</p>	<p>EVALUATION SUBJECT: DRYVIT OUTSULATION® SYSTEM</p>	
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1.0 EVALUATION SCOPE

Compliance with the following codes:

- 2021, 2018, 2015, 2012 and 2009 [International Building Code® \(IBC\)](#)
- 2021, 2018, 2015, 2012 and 2009 [International Residential Code® \(IRC\)](#)
- 2013 *Abu Dhabi International Building Code (ADIBC)*[†]

[†]The ADIBC is based on the 2009 IBC. 2009 IBC code sections referenced in this report are the same sections in the ADIBC.

Properties evaluated:

PROPERTY	IBC CHAPTER	IRC CHAPTER
Exterior insulation and finish systems (EIFS)	14	R7
Weather resistance	14	R7
Fire-resistance-rated construction	7	R3
Special inspection	17	N/A
Structural – transverse wind load resistance	16	R6
Types I – IV (noncombustible) construction	26	N/A
Surface burning characteristics	26	R3
Ignition resistance	26	N/A

2.0 USES

The Dryvit Outsulation system is an exterior insulation and finish system (EIFS) complying with the 2021 and 2018 IBC Section 1407 (the 2015, 2012, and 2009 IBC Section 1408) and IRC Section R703.9. The system may be used in fire-resistance-rated construction and any construction Type (IBC Types I through V), with the exception of framed walls of Type V construction in an R1, R2, R3 or R4 Occupancy Group. Under the IRC, the system is limited to use on concrete or masonry walls.

3.0 DESCRIPTION

3.1 System Components:

See [Table 1](#).

3.2 Insulation Board:

Insulation boards must be one of the following:

- a. EPS Insulation Board, complying with ASTM C578, Type I, and ASTM E2430, produced by a molder with a current ICC-ES evaluation report, with a flame spread index of 25 or less and a smoke-developed index of 450 or less when tested in accordance with ASTM E84 or UL723.
- b. EPS insulation board may be produced by a molder that participates in an approved third-party quality assurance program. The board must comply with ASTM C578, Type I, and ASTM E2430, have a flame spread index of 25 or less and a smoke-developed index of 450 or less when tested in accordance with ASTM E84 or UL723, and be labeled in accordance with the code.
- c. ThermalStar EIFS, by Atlas EPS, A Division of Atlas Roofing Corporation ([ESR-1962](#)).

3.3 Substrates (see [Table 2](#)):

- Gypsum sheathing complying with ASTM C1396 or ASTM C1177
- Fiber cement panels complying with the ICC-ES Acceptance Criteria for Fiber Cement Siding Used as Exterior Wall Siding (AC90), and ASTM C1186.
- Fiber cement panels complying with the ICC-ES Acceptance Criteria for Reinforced Cementitious Sheets Used as Wall and Ceiling Sheathing and Floor Underlayment (AC376), and ASTM C1325.
- Concrete-masonry complying with the code
- Concrete complying with the code
- Exterior plaster complying with the code
- Exposure 1 wood structural panels complying with DOC PS-1 or PS-2
- Brick masonry complying with the code

3.4 Sealants:

Sealants must comply with ASTM C920, Type S or M, minimum Grade NS, minimum Class 25 and Use O.

4.0 DESIGN AND INSTALLATION

4.1 General:

The Dryvit Outsulation System must be installed in accordance with the manufacturer's application instructions, specifications and installation details. These are available at:

www.dryvit.com/filesare/doc/us/application/ds204.pdf

www.dryvit.com/filesare/doc/us/specification/ds118.pdf

www.dryvit.com/filesare/doc/us/detail/ds107.pdf

4.2 Drainage:

The Dryvit Outsulation System has not been qualified as an EIFS with drainage, as described in the 2021 and 2018 IBC Section 1407.4.1 (2015, 2012 and 2009 IBC Section 1408.4.1) and IRC Section R703.9.2.

4.3 Wind Design:

[Table 3](#) describes specific assemblies for which test data has been submitted. Other assemblies may be considered for approval by local officials based on testing and/or calculations by a registered design professional.

4.4 Weather Protection:

The Dryvit Outsulation System complies with the 2021 and 2018 IBC Section 1404.2 (2015, 2012, and 2009 IBC Section 1403.2) and IRC Section R703.1.1.

4.5 Use in Types I through IV Construction:

[Table 4](#) describes the assemblies qualified for use in Types I through IV construction.

4.6 Fire-resistance-rated Construction: See [Table 5](#):

[Table 5](#) describes the assemblies qualified for use in load-bearing and nonload-bearing-fire resistance-rated construction. In addition, in Type V construction, the Dryvit Outsulation System may be attached to the surface

of combustible exterior fire-resistance-rated assemblies described in the 2021, 2018, 2015 and 2012 IBC Table 721.1(2) (2009 IBC Table 720.1(2)) without changing the assigned hourly rating of the assembly. The exterior wall must have a minimum 10-foot (3048 mm) separation distance from adjacent construction.

4.7 Special Inspection:

For recognition under the IBC, special inspections must be conducted in accordance with Sections 1704.2 and 1705.16.1 of the 2021, 2018 and 2015 IBC, Sections 1704.2 and 1705.15.1 of the 2012 IBC and Sections 1704.1 and 1704.14 of the 2009 IBC. Refer to the Dryvit Systems, Inc., Third Party Inspection Guidelines for Owners and General Contractors/Construction Managers:

www.dryvit.com/fileshare/doc/us/description/ds150.pdf

5.0 CONDITIONS OF USE

The Dryvit Outsulation System described in this report complies with, or is a suitable alternative to what is specified in, those codes listed in Section 1.0 of this report, subject to the following conditions:

- 5.1 Installation must comply with this report, the manufacturer's published application instructions, installation details and the applicable code. In the event of a conflict between the manufacturers published installation instructions and this report, this report governs.
- 5.2 The insulation boards must be separated from the building interior by a thermal barrier complying with the applicable code.
- 5.3 Use in framed walls of Type V construction in Occupancy Groups R1, R2, R3 and R4 is not permitted. Under the IRC, construction is limited to concrete and concrete masonry construction.
- 5.4 Installation must be by a contractor listed by Tremco CPG, Inc.
- 5.5 Termination of the system must not be less than 6 inches (152 mm) above finished grade in accordance with IBC Section 2603.8 and 2021, 2018 and 2015 IRC Section R318.4 and R703.9.1(5) (2012 and 2009 IRC Section R318.4).

6.0 EVIDENCE SUBMITTED

- 6.1 Reports of tests in accordance with ASTM E2568.
- 6.2 Data in accordance with the [ICC-ES Acceptance Criteria for Exterior Insulation and Finish Systems \(AC219\)](#), dated October 2009 (editorially revised March 2021).
- 6.3 Data in accordance with the [ICC-ES Acceptance Criteria for Foam Plastic Insulation \(AC12\)](#), dated June 2015 (Editorially revised December 2020).
- 6.4 Reports of tests in accordance with NFPA 285 and NFPA 268.

7.0 IDENTIFICATION

- 7.1 Each container or package of the coating or reinforcing mesh used as part of the Outsulation System must be labeled with the Tremco CPG, Inc., name and address; the product name; lot or batch number; quantity of material; storage instructions; pot life; expiration date; and the evaluation report number (ESR-1232).

Foam plastic insulation must be labeled in accordance with the current ICC-ES evaluation report in which it is recognized, or as described in Section 3.2.

- 7.2 The report holder's contact information is as follows:

TREMCO CPG, INC.
3735 GREEN ROAD
BEACHWOOD, OHIO 44122
(800) 556-7752
www.dryvit.com

TABLE 1—COATING SYSTEM COMPONENTS¹

SYSTEM	WATER-RESISTIVE BARRIER	ADHESIVE	BASE COAT	REINFORCING MESH	FINISH
Dryvit Outsulation	NA	Dryvit ADEPS, or Dryvit Primus, or Dryvit Genesis, or Dryvit Genesis DM	Dryvit Primus, or Dryvit Genesis, or Dryvit Genesis DM, or NCB	Dryvit Standard Reinforcing Mesh, 4.3 oz/yd ² minimum ²	Dryvit DPR Finish or PMR Acrylic Finish

¹See Section 3.2 for Insulation Board.

²Higher weight meshes are allowable.

TABLE 2—SUBSTRATES

ADHESIVE	SUBSTRATES
Dryvit ADEPS	All substrates noted in Section 3.3
Dryvit Primus	All substrates noted in Section 3.3 except plywood or OSB
Dryvit Genesis	All substrates noted in Section 3.3 except plywood or OSB
Dryvit Genesis DM	All substrates noted in Section 3.3 except plywood or OSB

TABLE 3—WIND LOAD DESIGN

FRAMING ³		SUBSTRATE	EPS Minimum Thickness (inch)	EPS Coating	Allowable Wind Load ^{2,3} (psf)	
Type	Max spacing				Neg	Pos
2x4 wood ¹	16" o.c. Minimum f _y = 33ksi	¹ / ₂ -inch-thick gypsum sheathing complying with ASTM C1396 or ASTM C1177 or ¹ / ₂ -inch-thick wood structural panel; attached to framing with No. 6 self-drilling bugle-head S-12 drywall screws at 6 inches on center along studs. Fasteners must penetrate at least 1 inch into wood framing or through steel framing.	1	Dryvit Outsulation System as described in Table 1	40	55
³ / ₈ -inch by No. 18 gage-steel						
2x4 wood ¹	16" o.c. Minimum f _y = 33ksi	¹ / ₂ -inch-thick water-resistant core gypsum sheathing complying with ASTM C1396 or ASTM C1177 or ¹ / ₂ -inch-thick wood structural panel; attached to framing with No. 6 self-drilling bugle-head drywall screws at 4 inches on center along studs. Fasteners must penetrate at least 1 inch into wood framing or through steel framing.	1	Dryvit Outsulation System as described in Table 1	70	55
6-inch by No. 16 gage-steel						
6-inch by No. 16 gage-steel	16	Min. 2.5-pound-per-square-yard, diamond mesh metal lath over min. ¹ / ₂ -inch-thick, water-resistant core gypsum sheathing; attached to framing with No. 6 self-drilling bugle head drywall screws with ³ / ₁₆ -inch-diameter metal washers at 6 inches on center around the perimeter and a maximum of 10 inches on center in the field of the sheathing; fasteners must penetrate through steel framing	1	Dryvit Outsulation System as described in Table 1	60	60
6-inch by No. 18 gage-steel	16	Min. 3.4-pound-per-square-yard, diamond mesh metal lath over min. ¹ / ₂ -inch-thick, water-resistant core gypsum sheathing; attached to framing with min. 0.16-inch-diameter self-tapping panhead screws at a max. of 6 inches on center; must penetrate through steel framing	1	Dryvit Outsulation System as described in Table 1	50	50
N/A	N/A	Concrete, concrete-masonry, or brick masonry	1	Dryvit Outsulation System as described in Table 1	70	See Note 2

For SI: 1 inch = 25.4 mm; 1 psf = 0.0479 kPa.

¹Minimum 2x4 wood framing, minimum specific gravity 0.42

²Maximum positive pressure is limited to the capacity in Table 3, the capacity of the framing and structural sheathing, or concrete, masonry or portland cement plaster substrate, determined in accordance with the applicable code, whichever is lower.

³The framing members must be designed to resist all positive and negative transverse design loads with a maximum allowable deflection of ¹/₂₄₀ of the span.

TABLE 4—ASSEMBLIES FOR USE IN TYPES I THROUGH IV CONSTRUCTION

FRAMING MEMBERS			INTERIOR SHEATHING ^{5,6}			EXTERIOR SHEATHING ⁵			MAXIMUM INSULATION BOARD THICKNESS (INCHES)	ASSEMBLY
Metal		Max Spacing	Type	Min. Thickness (inch)	Max. Fastener Spacing (inches o.c.)	Type	Min. Thickness (inch)	Max. Fastener Spacing (inches o.c.)		
Min. Depth (in.)	Min. Gage									
3 ⁵ / ₈	No. 18 (0.0428 inch)	16" o.c.	ASTM C36 or ASTM C1396 Type X	1/2	12 ¹	ASTM C1396	1/2	12 ¹	13	Adhesive: Primus Base Coat; Primus Finish Coat; any noted in Table 1
3 ⁵ / ₈	No. 18 (0.0428 inch)	16" o.c.	ASTM C36 or ASTM C1396 Type X	5/8	8 along the panel edge, 12 in the field ²	ASTM C1396	1/2	8 along the panel edge, 12 in the field	13	Adhesive: ADEPS Base Coat; NCB Base Finish Coat; any noted in Table 1
3 ⁵ / ₈	No. 18 (0.0428 inch)	16" o.c.	ASTM C36 or ASTM C1396 Type X	5/8	8 ³	ASTM C1396	1/2	8	13	Adhesive: Genesis Base Coat; Genesis Finish Coat; any noted in Table 1
3 ⁵ / ₈	No. 20 (0.0320 inch)	16" o.c.	ASTM C36 or ASTM C1396 Type X	1/2	8 ⁴	ASTM C1396	1/2	8	13	Adhesive: Genesis DM Base Coat; Genesis DM Finish Coat; any noted in Table 1
Fire-retardant-treated Wood Studs⁷										
2x4		24" o.c.	ASTM C36 or ASTM C1396 Type X	5/8	8 perimeter; 12 field ^{2a}	ASTM C1177	1/2	8 perimeter; 12 field ^{3a}	4	Adhesive: Primus Basecoat; Primus Finish Coat; any noted in Table 1

For SI: 1 inch = 25.4 mm.

¹Fasteners are minimum No. 6, corrosion-resistant steel, self-drilling drywall screws.

²Fasteners are minimum No. 6, corrosion-resistant steel, Type S, self-drilling drywall screws.

^{2a}Fasteners are minimum No. 8, corrosion-resistant steel, Type W, bugle-head drywall screws.

³Fasteners are minimum No. 8, 1⁵/₈-inch-long, corrosion-resistant steel, Type S-12, self-drilling drywall screws.

^{3a}Fasteners are minimum No. 8, 1⁵/₈-inch-long, corrosion-resistant steel, Type W, bugle-head drywall screws.

⁴Fasteners are minimum No. 6, 1¹/₄-inch-long, corrosion-resistant steel, Type S drywall screws.

⁵Where the sheathing exceeds 1/2 inch in thickness, the screw length must be increased by the additional sheathing thickness.

⁶All joints must be taped and treated with joint compound and intermediate fastener heads are treated in accordance with ASTM C840 or GA216.

⁷Fire-retardant treated wood studs must comply with IBC Section 2303.2. Fire-retardant-treated wood framing is acceptable in Types I, II, III or IV construction as permitted by Chapter 6 of the IBC.

TABLE 5—FIRE-RESISTANCE-RATED ASSEMBLIES^{2,3}

LOAD CONDITION	FRAMING MEMBERS			SHEATHING (INTERIOR AND EXTERIOR)			MAXIMUM INSULATION BOARD THICKNESS (inches)	RATING	
	METAL		MAX SPACING	TYPE ⁴	MIN. THICKNESS (inch)	MAX. FASTENER SPACING			FASTENER
	Min. Depth	Min. Gage							
Non-load-bearing	3 ⁵ / ₈ "	25	16" o.c.	Type X FR Gypsum Board ¹	5/8"	8 inches (203 mm) on center along the perimeter and 12 inches (305 mm) on center on all intermediate studs	No. 6 by 1 ¹ / ₄ -inch-long (32 mm), self-drilling, bugle head drywall screws	4	1 hour
	3 ⁵ / ₈ "	25	16" o.c.	Two layers of Type X FR Gypsum Board ¹	5/8"	Layer 1: 16 inches (406 mm) on center at the stud locations Layer 2 (interior): 12 inches (305 mm) on center Layer 2 (exterior): 8 inches (203 mm) on center	Layer 1: No. 6 by 1 ¹ / ₄ -inch-long (32 mm), self-drilling, bugle head drywall screws Layer 2 (interior): No. 6 by 1 ⁷ / ₈ -inch-long (48 mm), self-drilling, bugle head drywall screws Layer 2 (exterior): No. 6 by 1 ⁷ / ₈ -inch-long (48 mm), self-drilling, bugle head drywall screws	4	2 hour
Load-bearing ⁵	Wood Studs			Two layers of Type X FR Gypsum Board ¹	5/8"	Layer 1: 8 inches (203 mm) on center along perimeter; 12 inches (305 mm) on center in the field at the stud locations Layer 2 (interior): 8 inches (203 mm) on center along perimeter; 12 inches (305 mm) on center in the field at the stud locations Layer 2 (exterior): 8 inches (203 mm) on center along perimeter; 12 inches (305 mm) on center in the field at the stud locations	Layer 1: No. 8 by 2-inch-long (51 mm), Type W, bugle head drywall screws Layer 2 (interior): No. 8 by 2 ¹ / ₂ -inch-long (64 mm), Type W, bugle head drywall screws Layer 2 (exterior): No. 8 by 2 ¹ / ₂ -inch-long (64 mm), Type W, bugle head drywall screws	4	2 hour
	2x4	16" o.c.							

¹All inferior board joints are taped and treated with joint compound in accordance with ASTM C840 or GA216 and intermediate fastener heads are treated with joint compound in accordance with ASTM C840 or GA216.

²EIFS Assembly: Adhesive: Any, except Genesis DM; Base Coat: Any, except Genesis DM; Finish Coat: Any.

³Rated from both sides.

⁴On exterior walls, the exterior side sheathing must be gypsum sheathing complying with ASTM C1396.

⁵Design stress reduced to 78 percent of the adjusted F_c and have a slenderness ratio of l_e/d of 33.

DIVISION: 07 00 00—THERMAL AND MOISTURE PROTECTION
Section: 07 24 00—Exterior Insulation and Finish Systems

REPORT HOLDER:

TREMCO CPG, INC.

EVALUATION SUBJECT:

DRYVIT OUTSULATION® SYSTEM

1.0 REPORT PURPOSE AND SCOPE**Purpose:**

The purpose of this evaluation report supplement is to indicate that Dryvit Outsulation® System, described in ICC-ES evaluation report [ESR-1232](#), has also been evaluated for compliance with the codes noted below as adopted by the Los Angeles Department of Building and Safety (LADBS).

Applicable code editions:

- 2023 City of Los Angeles Building Code ([LABC](#))
- 2023 City of Los Angeles Residential Code ([LARC](#))

2.0 CONCLUSIONS

The Dryvit Outsulation® System, described in Sections 2.0 through 7.0 of the evaluation report [ESR-1232](#), complies with the LABC Chapters 7, 14 and 26, and the LARC Sections R316 and R703, and is subjected to the conditions of use described in this supplement.

3.0 CONDITIONS OF USE

The Dryvit Outsulation® System described in this evaluation report supplement must comply with all of the following conditions:

- All applicable sections in the evaluation report [ESR-1232](#).
- The design, installation, conditions of use and identification of the Dryvit Outsulation® System are in accordance with the 2021 *International Building Code*® (IBC) provisions noted in the evaluation report [ESR-1232](#).
- The design, installation and inspection are in accordance with additional requirements of LABC Chapters 16 and 17, as applicable.

This supplement expires concurrently with the evaluation report, reissued January 2026.

DIVISION: 07 00 00—THERMAL AND MOISTURE PROTECTION
Section: 07 24 00—Exterior Insulation and Finish Systems

REPORT HOLDER:

TREMCO CPG, INC.

EVALUATION SUBJECT:

DRYVIT OUTSULATION® SYSTEM

1.0 REPORT PURPOSE AND SCOPE**Purpose:**

The purpose of this evaluation report supplement is to indicate that the Dryvit Outsulation system, described in ICC-ES evaluation report [ESR-1232](#), has also been evaluated for compliance with the code(s) noted below.

Applicable code edition(s):

- 2022 California Building Code (CBC)

For evaluation of applicable chapters adopted by the California Office of Statewide Health Planning and Development (OSHPD) AKA: California Department of Health Care Access and Information (HCAI) and the Division of State Architect (DSA), see Sections 2.1.1 and 2.1.2 below.

The products have not been evaluated under Chapter 7A for use in the exterior design and construction of new buildings located in a Fire Hazard Severity Zone within State Responsibility Areas or any Wildland-Urban Interface Fire Area.

- 2022 California Residential Code (CRC)

2.0 CONCLUSIONS**2.1 CBC:**

The Dryvit Outsulation system, described in Sections 2.0 through 7.0 of the evaluation report [ESR-1232](#), complies with CBC Chapters 7, 14 and 26, provided the design and installation are in accordance with the 2021 *International Building Code*® (IBC) provisions noted in the evaluation report and the additional requirements of CBC Chapters 16 and 17, as applicable.

2.1.1 OSHPD:

The applicable OSHPD Sections and Chapters of the CBC are beyond the scope of this supplement.

2.1.2 DSA:

The applicable DSA Sections and Chapters of the CBC are beyond the scope of this supplement.

2.2 CRC:

The Dryvit Outsulation system, described in Sections 2.0 through 7.0 of the evaluation report [ESR-1232](#), complies with CRC Chapters 3 and 7, provided the design and installation are in accordance with the 2021 *International Residential Code*® (IRC) provisions noted in the evaluation report.

The products have not been evaluated under CRC Section R337 for use in Exterior design and construction of new buildings located in a Fire Hazard Severity Zone within State Responsibility Areas or any Wildland-Urban Interface Fire Area.

The products described in this supplement have not been evaluated for compliance with the *International Wildland—Urban Interface Code*®

This supplement expires concurrently with the evaluation report, reissued January 2026.

DIVISION: 07 00 00—THERMAL AND MOISTURE PROTECTION
Section: 07 24 00—Exterior Insulation and Finish Systems

REPORT HOLDER:

TREMCO CPG, INC.

EVALUATION SUBJECT:

DRYVIT OUTSULATION® SYSTEM

1.0 REPORT PURPOSE AND SCOPE**Purpose:**

The purpose of this evaluation report supplement is to indicate that Dryvit Outsulation® System, described in ICC-ES evaluation report [ESR-1232](#), has also been evaluated for compliance with the codes noted below.

Applicable code editions:

- 2023 Florida Building Code—Building
- 2023 Florida Building Code—Residential

2.0 CONCLUSIONS

The Dryvit Outsulation® System, described in Sections 2.0 through 7.0 of the evaluation report [ESR-1232](#), complies with the *Florida Building Code—Building* and *Florida Building Code—Residential*. The design requirements must be determined in accordance with the *Florida Building Code—Building* or the *Florida Building Code—Residential*, as applicable. The installation requirements noted in ICC-ES evaluation report [ESR-1232](#) for the 2021 *International Building Code*® meet the requirements of the *Florida Building Code—Building* or the *Florida Building Code—Residential*, as applicable, with the following condition:

- Installation must meet the requirements of Section 1403.8 of the *Florida Building Code—Building* or Section R318.7 of the *Florida Building Code—Residential*, as applicable.
- The Dryvit Outsulation System complies with *Florida Building Code—Building* Section 1405.2 and *Florida Building Code—Residential* Section R703.1.1.
- The Dryvit Outsulation system is an exterior insulation and finish system (EIFS) complying with *Florida Building Code—Building* Section 1408 and *Florida Building Code—Residential* Section R703.9. The Dryvit Outsulation System has not been qualified as an EIFS with drainage, as described in *Florida Building Code—Building* Section 1408.4.1 and *Florida Building Code—Residential* Section R703.9.2.

Use of the Dryvit Outsulation® System for compliance with the High-Velocity Hurricane Zone provisions of the *Florida Building Code—Building* and the *Florida Building Code—Residential* has not been evaluated and is outside the scope of this evaluation report.

For products falling under Florida Rule 61G20-3, verification that the report holder's quality-assurance program is audited by a quality-assurance entity approved by the Florida Building Commission for the type of inspections being conducted is the responsibility of an approved validation entity (or the code official, when the report holder does not possess an approval by the Commission). Florida Rule 61G20-3 is applicable to products and/or systems which comprise the building envelope and structural frame for compliance with the structural requirements of the Florida Building Code.

This supplement expires concurrently with the evaluation report, reissued January 2026.

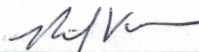
February 23, 2026

City of Rio Rancho
Planning and Zoning Board

I am the property owner of record for 2325 MANZANO LOOP NE, Rio Rancho, NM. Legal Description: Subdivision/Unit 3, Block ~~27~~ 27, Lot 28.

My neighbors, Andrew and Suzanne Riley at 2332 Manzano Loop NE Rio Rancho, NM have discussed with me their desire to build a shed on their property. I am aware of the details of the shed and have no objection to the Riley's building the proposed shed.

William Vanover



23 Feb 2026

Printed Name

Signature

Date

February 23, 2026

City of Rio Rancho
Planning and Zoning Board

I am the property owner of record for 2336 Manzano Loop NE, Rio Rancho, NM. Legal Description: Subdivision/Unit 3, Block 24, Lot 25.

My neighbors, Andrew and Suzanne Riley at 2332 Manzano Loop NE Rio Rancho, NM have discussed with me their desire to build a shed on their property. I am aware of the details of the shed and have no objection to the Riley's building the proposed shed.

<u>Robb Kraus Howard</u>	<u>Paul Kauter</u>	<u>2/23/2026</u>
Printed Name	Signature	Date

Timothy Dvorak

From: mbonsal <mbonsal@icloud.com>
Sent: Wednesday, February 25, 2026 1:09 PM
To: Planning
Cc: suebonsal65@gmail.com
Subject: Riley variance request

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

We were just notified of the request for a setback variance at 2332 Manzano Loop NE. We live at 2517 Manzano Loop, just around the loop from the subject property.

We **oppose** the variance requested.

The proposed 300 sq ft shed would give the neighborhood a commercial look that is not appropriate or desirable. Given the current property layout, the "shed" could likely be an RV barn that could very well turn out to be an eyesore.

Please record our opposition to this variance.

G Michael Bonsal and Susan M. Bonsal

2517 Manzano Loop NE

Rio Rancho, NM 87144

505 331-1403

Sent from my Galaxy



The City of Rio Rancho

**Development Services
Planning Division**

3200 Civic Center Circle NE
Rio Rancho, NM 87144
Phone (505) 891-5005 • Fax (505) 896-8994

February 20, 2026

RE: Case #26-110-00006 – Variance Request – 2332 Manzano Loop NE, Rio Rancho, NM 87144

Dear Property Owner:

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

The Applicant, Andrew Riley, requests approval of a Variance request to the R-1: Single-Family Residential District Side Setback of 5' to allow for encroachment of a proposed 300 square foot shed at the subject property legally described as Corrales North 3 (CN3), Block 24, Lot 26.

The **Planning and Zoning Board** will consider the request and make their decision on **Tuesday, March 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,

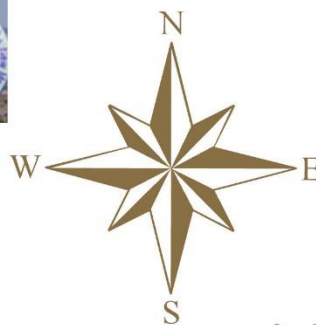
Tim Dvorak



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

2332 MANZANO LOOP NE
CORRALES NORTH 3, BLOCK 24, LOT 26
VARIANCE TO SIDE R-1 DISTRICT SETBACK



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



Legend	
Zoning	
	R-1
	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, 2/20/2026





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: **March 10, 2026**
Time: 6:00PM
Staff Contact: Tim Dvorak (505) 896-8361
tdvorak@rrnm.gov



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

NOTICE OF PUBLIC HEARING

Meeting: Planning & Zoning Board
Location: City Hall
Date: **March 10, 2026**
Time: 6:00PM
Staff Contact: Tim Dvorak (505) 896-8361
tdvorak@rrnm.gov

Application Information

You are receiving this notice because your property is within 300 feet of a site where a land development decision is required by the Planning and Zoning Board. The Applicant, Andrew Riley, requests approval of a Variance request to the R-1: Single-Family Residential District Side Setback of 5' to allow for encroachment of a proposed 300 square foot shed at the subject property legally described as Corrales North 3 (CN3), Block 24, Lot 26.

The PZB will hear the request on March 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.

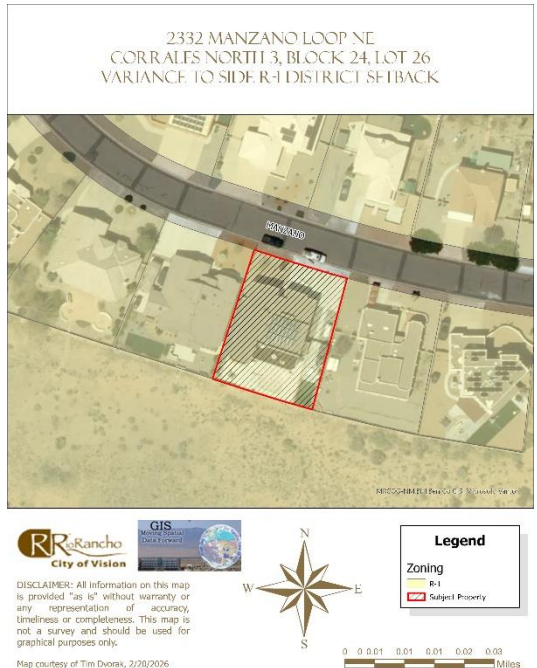


Application Information

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, Andrew Riley, requests approval of a Variance request to the R-1: Single-Family Residential District Side Setback of 5' to allow for encroachment of a proposed 300 square foot shed at the subject property legally described as Corrales North 3 (CN3), Block 24, Lot 26.

The PZB will hear the request on March 10, 2026.

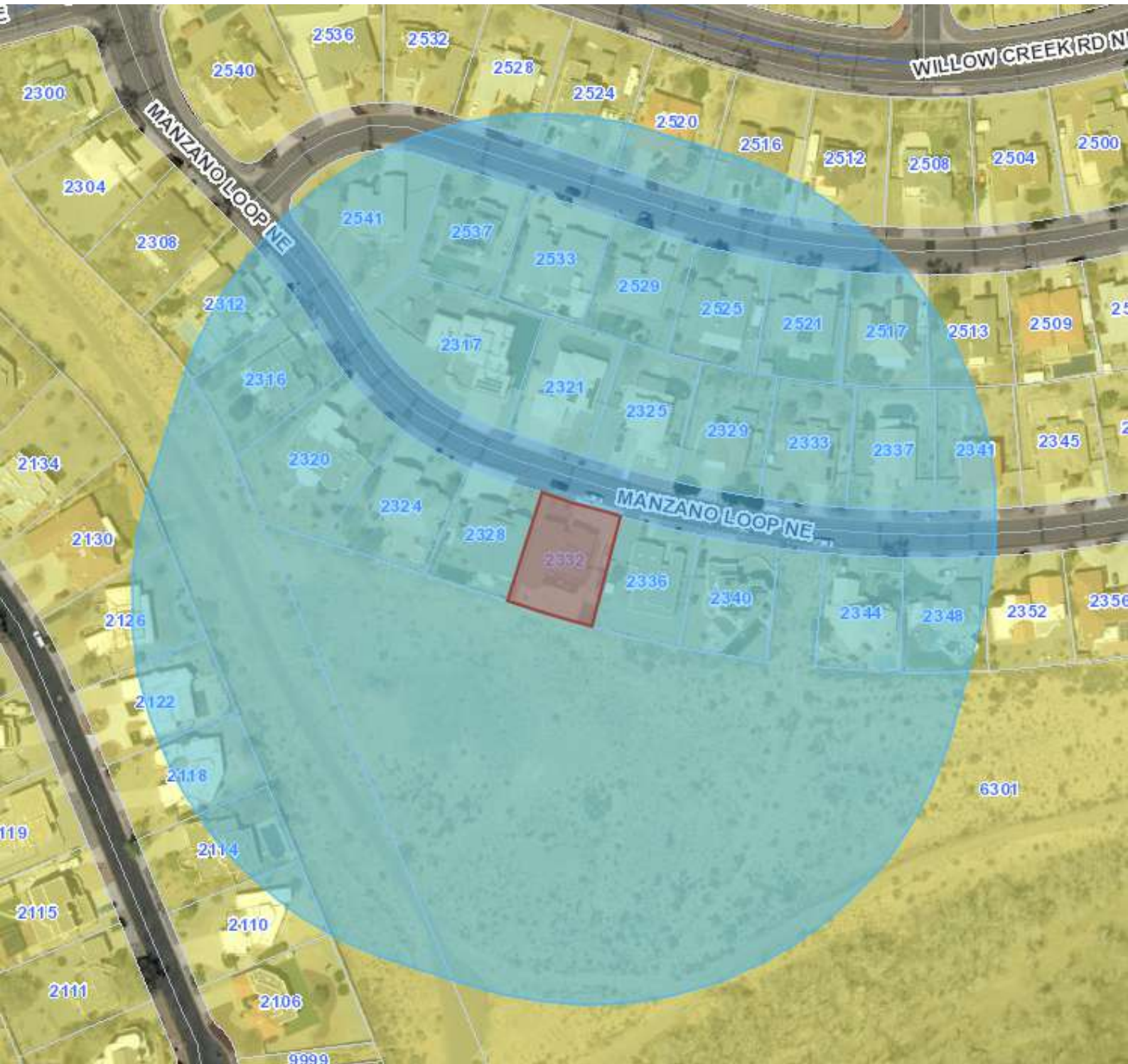
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Noticed Adjacent Properties within 100' (Right-of-Way Excluded)



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



**CITY OF RIO RANCHO
PUBLIC HEARING NOTICE**

The Planning and Zoning Board of the City of Rio Rancho will consider the following matter at its regularly scheduled meeting at 6:00 p.m. on Tuesday, March 10, 2026:

**Preliminary Plat
Case #25-210-00010**

The applicant, Outer Rim Investments, Inc., through their agent, Huitt-Zollars, Inc. is requesting approval of a Preliminary Plat for the Northern Exposure subdivision, legally described Unit 8, Block 48, Lots 13-17, 19, and 23-32. The proposed plat is for 72 R-1: Single Family Residential lots, four tracts, and four parcels on approximately 17 acres.

**Subdivision Variances
Case #25-280-00007 and
#25-280-00008**

The applicant, Outer Rim Investments, Inc., through their agent, Huitt-Zollars, Inc., Inc., requests approval of two separate subdivision variances for two street stubs—one for Grand St NW, and one for Arctic Ave NW. Both streets will be located within the proposed Northern Exposure subdivision, which will comprise of 72 R-1: Single Family Residential lots. The subject property is legally described as Unit 8, Block 48, Lots 13-17, 19, and 23-32.

**Master Plan
Case #24-400-00003**

The Applicant, AMREP Southwest, Inc., through their agent, Tierra West, LLC., requests approval of the Orchard Park Master Plan, comprised of approx. 43.13 acres. The Master Plan boundary includes the subject properties of Rio Rancho Estates Unit 22, Block 73, Lots 1, 7-8 & Tract D; Block 113, Lots 1, 4-6, & 8-9; Block 114, Lots 3-7 & Tract HH; Block 115, Lots 1-21, & 25; and Block 116, Lots 1, 4-11 & 18-22.

**Variance
Case #26-110-00006**

The Applicant, Andrew Riley, requests approval of a Variance request to the R-1: Single-Family Residential District Side Setback of 5' to allow for encroachment of a proposed 300 square foot shed at the subject property legally described as Corrales North 3 (CN3), Block 24, Lot 26.

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.

(Date of Publication: Monday, February 23, 2026)
PO #260023 Client #1010956



DEVELOPMENT SERVICES DEPARTMENT— TRANSMITTAL AND REVIEW SHEET

DATE: February 17, 2026

- TO:** (X) Development Services – Matt Geisel, 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

FROM: Development Services Department, Planning & Zoning Division

RE: DSD #26-110-00006 – Variance to R-1 District Side Setback / 2332 Manzano Loop NE

The Applicant, Andrew Riley, requests approval of a Variance request to the R-1: Single-Family Residential District Side Setback of 5’ to allow for encroachment of a proposed 300 square foot shed at the subject property of 2332 Manzano Lp NE, legally described as Corrales North 3 (CN3), Block 24, Lot 26. The Applicant is requesting a right-side setback of 6”, resulting in a 4.5’ encroachment. The Applicant has submitted a building permit for the proposed shed under Permit #25-12027. The subject property is zoned R-1: Single-Family Residential District and comprises approx. 0.25 acres.

Please review and provide recommendations, comments or corrections on this form and return via hand delivery, fax or e-mail by **Monday, March 2, 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:

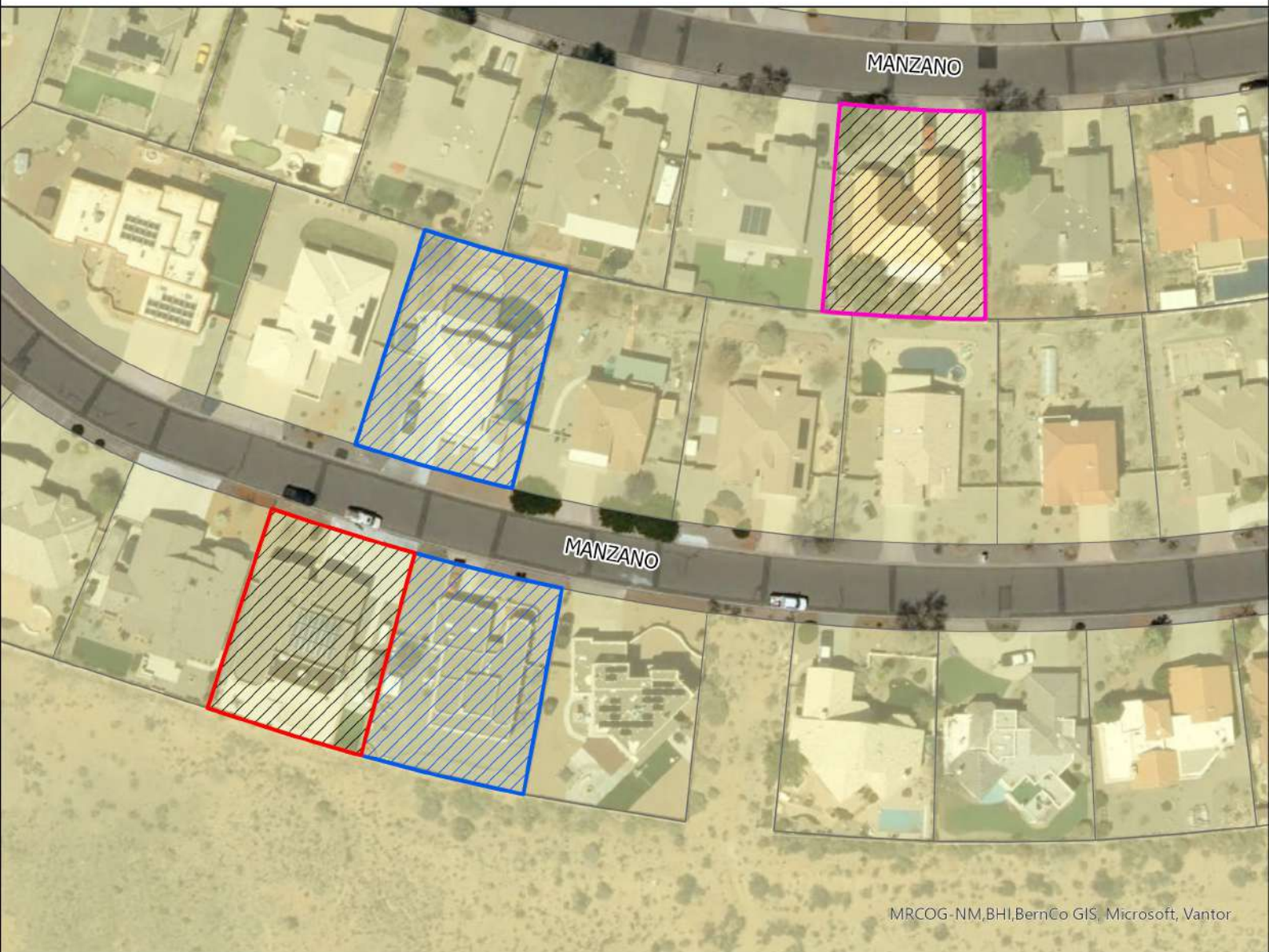
- RECOMMENDED FOR APPROVAL
- RETURNED FOR REVISIONS RESUBMITTAL REQUIRED
- RETURNED WITH COMMENTS RESUBMITTAL NOT REQUIRED

Drainage to be contained on-site
Approval from utility owners should be obtained.

Patrick Kingsbury
Reviewer

2/18/26
Date

2332 MANZANO LOOP NE
 CORRALES NORTH 3, BLOCK 24, LOT 26
 PUBLIC COMMENT RECEIVED



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



Legend

Zoning

- R-1
- Subject Property
- Letters of Support
- Letters of Opposition



Map courtesy of Tim Dvorak, 2/26/2026



**BEFORE THE PLANNING and ZONING BOARD OF
THE CITY OF RIO RANCHO, NEW MEXICO
FINDINGS OF FACT FOR APPROVAL**
Case No. 26-110-00006

REQUEST FOR VARIANCE TO ALLOW FOR A 0.5' (6") LEFT SIDE SETBACK FOR A 300 SQUARE FOOT SHED AT THE SUBJECT PROPERTY LEGALLY DESCRIBED AS CORRALES NORTH 3 (CN3), BLOCK 24, LOT 26.

Applicant: Andrew Riley

THIS MATTER, having come before the Planning & Zoning Board of the City of Rio Rancho, New Mexico on the 10th day of March 2026, the Planning & Zoning Board having taken evidence and considered the merits, has determined and found:

GENERAL FINDINGS OF FACT:

1. The Planning and Zoning Board has jurisdiction over approval of a request for a Variance to the R-1: Single-Family Residential District Side Setback requirements.
2. The Applicant has the authority to make an application to request a Variance to the R-1: Single-Family Residential District Side Setback requirements.
3. Due process was provided to the applicant and adjacent property owners

SPECIFIC FINDINGS OF FACT:

1. The Applicant has adequately addressed the criteria for granting a Variance for Building Permit #25-12027, to allow for a 4.5' encroachment into the Left Side Setback.
2. The subject Variance will not adversely affect the public or surrounding properties.
3. Approval of the subject Variance does not constitute permission to encroach on to the easement; the Applicant must obtain permission from all applicable franchised utility companies in the form of an encroachment agreement or vacate the side Public Utility Easement.
4. The shed shall not overhang or drain onto any adjacent property.
5. The shed, as identified in Building Permit #25-12027 shall conform to all applicable building and engineering codes; approval of this Variance does not constitute approval of Building Permit #25-12027.
6. The applicant shall address all Building Division comments for revision.
7. The shed shall comply with all accessory structure requirements under R.O 2003 154.70 (A), including but not limited to:
 - a. The height of structure shall not exceed the height of the primary structure or 24 feet, whichever is greater
 - b. The shed shall be constructed of materials similar in color and appearance to those used in the primary structure or shall have a facade similar to that of the primary structure.

THEREFORE, the application for a 0.5' (6") Left Side Setback for a 300 Square Foot Shed, **is APPROVED** by the Planning & Zoning Board of the City of Rio Rancho on March 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. 26-110-00006

REQUEST FOR VARIANCE TO ALLOW FOR A 0.5' (6") LEFT SIDE SETBACK FOR A 300 SQUARE FOOT SHED AT THE SUBJECT PROPERTY LEGALLY DESCRIBED AS CORRALES NORTH 3 (CN3), BLOCK 24, LOT 26.

Applicant: Andrew Riley

THIS MATTER, having come before the Planning & Zoning Board of the City of Rio Rancho, New Mexico on the 10th day of March 2026, the Planning & Zoning Board having taken evidence and considered the merits, has determined and found:

GENERAL FINDINGS OF FACT:

1. The Planning and Zoning Board has jurisdiction over approval of a request for a Variance to the R-1: Single-Family Residential District Side Setback requirements.
2. The Applicant has the authority to make an application to request a Variance to the R-1: Single-Family Residential District Side Setback requirements.
3. Due process was provided to the applicant and adjacent property owners

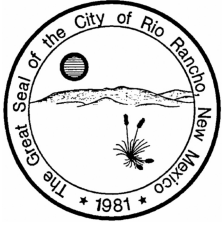
SPECIFIC FINDINGS OF FACT:

1. The application has not adequately met the criteria for granting a Variance as set forth in R.O. 2003 150.06.
2. The lot is not irregular in shape, narrow, shallow, or steep and does not have an exceptional physical condition that prevents the applicant from complying with the Zoning Code.

THEREFORE, the application for a 0.5' (6") Left Side Setback for a 300 Square Foot Shed, **is DENIED** by the Planning & Zoning Board of the City of Rio Rancho on March 10, 2026, subject to the conditions, restrictions and stipulations specified above.

Date

Planning & Zoning Chairman



CITY OF RIO RANCHO COVER PAGE

**Legislation Item: 25-280-
000007**

AGENDA DATE:
March 10, 2026

DEPARTMENT:
Development Services

SUBJECT:
Postponement - Subdivision Variance. The applicant, Outer Rim Investments, Inc., through their agent, Huitt-Zollars Inc., requests approval of a Subdivision Variance to Chapter 155.41(M) to allow for a dead-end street stub for Grand Street NW within the proposed Northern Exposure Subdivision. Staff contact is Michelle Costilla and staff recommends postponement of the item to the March 24, 2026 meeting, as requested by the applicant.

BACKGROUND AND ANALYSIS:

The applicant, Outer Rim Investments, Inc., through their agent, Huitt-Zollars Inc., requests approval of a Subdivision Variance to Chapter 155.41(M) to allow for a dead-end street stub without a turn-around having an outside roadway diameter of at least 100 feet for Grand Street NW within the proposed Northern Exposure Subdivision, legally described as Unit 8, Block 48, Lots 13-17, 19, 23-32 and comprises of approximately 17.0145 acres.

This Subdivision Variance request is for the proposed Northern Exposure Subdivision, being heard concurrently under case #25-210-00010. The subject property is located in between Northern Blvd NW to the north, 9th Ave NW to the south, and 3rd St NW to the east. It is zoned R-1: Single-Family Residential per Ordinance No. 62, Enactment 94-060. It is not within any Specific Area Plans or Master Plan Areas. A concurrent Subdivision Variance application is being heard under case #25-280-00008 for a proposed dead end street stub for Artic Avenue NW, within the Northern Exposure Subdivision.

The proposed "Grand St NW" will need to be renamed per the attached Conditions of Approval, as there exists similar named street(s) in the City (such as Grande).

REVIEW CRITERIA:

R.O. 2003 § 155.60 (A) addresses Subdivision Variances, stating "(A) 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."

In their justification letter, the Applicant states, "The current layout of Northern Exposure Subdivision includes a stub street on Grand Street. This layout offers the best solution to optimize the land use. Grand Street includes an acceptable alternative to a hammerhead turnaround, per the 2006 International Fire Code. Please see the attached reference document."

Staff finds that the design of the subdivision could be improved by the road connecting to 9th Avenue NW and not being a stub street. Northern Exposure has two proposed points of ingress and

egress (Northern Blvd NW and 3rd St. NW). The creation of a dead-end stub for Grand Street NW would not impede the necessity of two access points for the subdivision. Staff also finds that the current Fire Code that is being used for review is the 2021 International Fire Code, per the attached Fire & Rescue comments; Fire & Rescue did not have adverse comments on this proposed turnaround. Criteria is not satisfied.

SURROUNDING LAND USE/ZONING:

All adjacent properties to the north, south, east, and west of the property are also zoned R-1: Single-Family Residential.

NOTIFICATIONS: Notice of pending development application was sent via certified mail to the abutting property owners of the subject property 15 days in advance of the hearing. A legal notice was published in the Albuquerque Journal on February 23, 2026. A notice sign was posted to the property on March 3, 2026. All legal notification requirements for this project have been met.

INTERDEPARTMENTAL/INTERAGENCY REVIEW:

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

IMPACT:

The Development Services Department recommends denial of 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 dead end street stub requirements.
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.

Specific Findings of Fact for Approval:

1. The Applicant has adequately addressed the criteria for granting a Subdivision Variance as set forth in R.O. 2003 §155.60.
2. The Applicant shall change the name of Grand Street NW, as it is too similar to existing street names within the City.
3. A Variance to R.O. 2003 §155.41(M) is approved for Grand Street NW, within the Northern Exposure Subdivision, Preliminary Plat case #25-210-00010.

If the Planning and Zoning Board determines that the application does not adequately meet the criteria for granting a Subdivision Variance, then the following specific findings of fact for denial are

recommended:

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 §155.41(M).
3. The Applicant shall revise the street layout for Grand St NW to connect through to 9th Ave NW.

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 the Subdivision Variance to allow for further review and information.

DEPARTMENT RECOMMENDATION:

The Development Services Department recommends the Planning and Zoning Board postpone the requested Subdivision Variance to the March 24, 2026 Planning and Zoning Board Meeting.

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

ATTACHMENT: [Application.pdf](#)

ATTACHMENT: [Letter of Authorization.pdf](#)

ATTACHMENT: [Justification.pdf](#)

ATTACHMENT: [Northern Exposure Preliminary Plat.pdf](#)

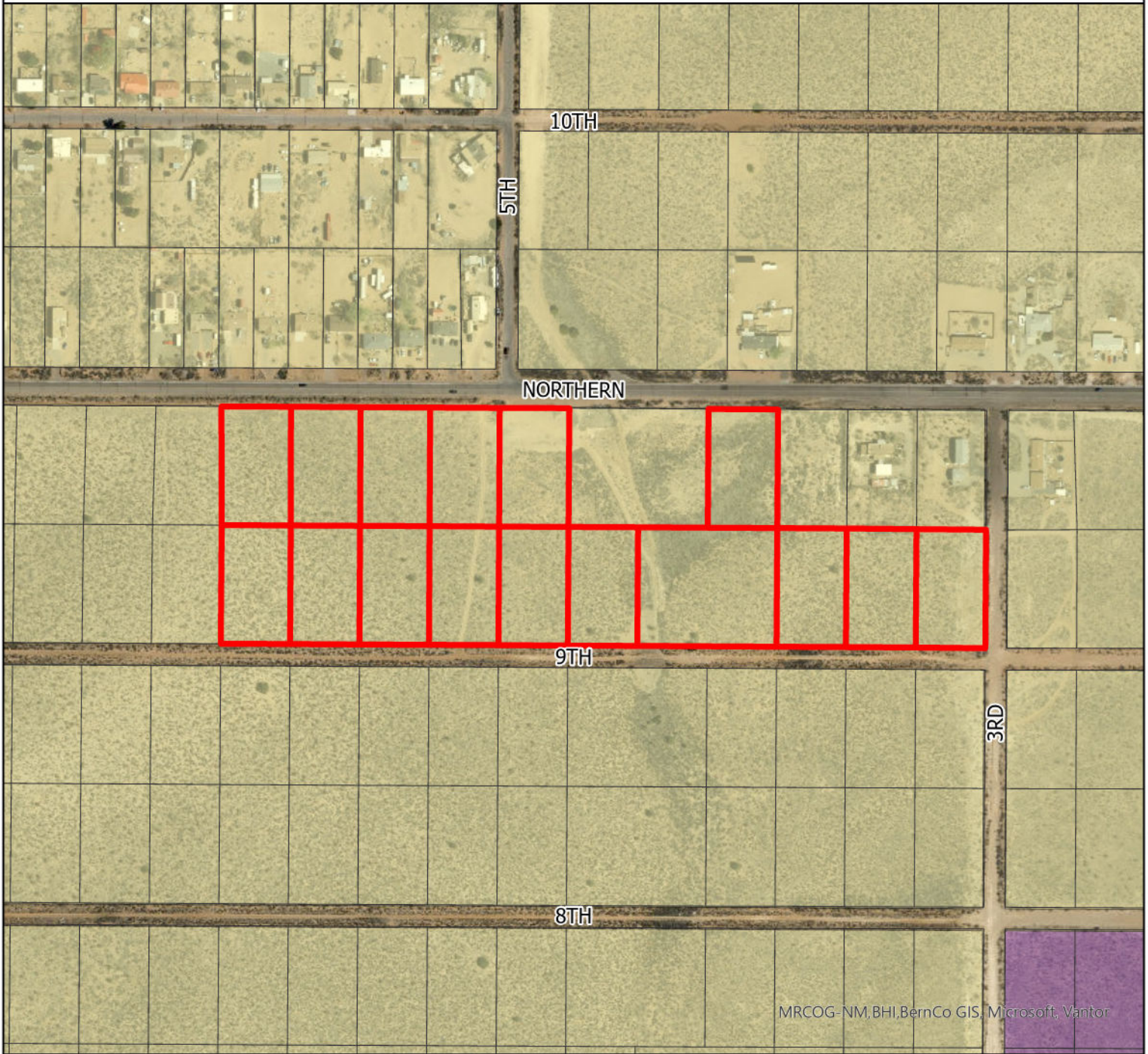
ATTACHMENT: [Reproduction of Notices.pdf](#)

ATTACHMENT: [Staff Comments.pdf](#)

ATTACHMENT: [Findings_of_Fact_BMB.docx](#)

ATTACHMENT: [Postponement Request](#)

NORTHERN EXPOSURE



 Subject Property

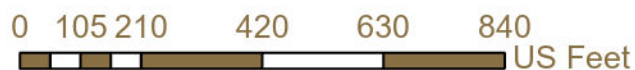
Zoning

 M-1

 R-1



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



Map courtesy of Michelle Costilla 2/18/26

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 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: OUTER RIM INVESTMENTS, INC.		Phone: 505-892-9200
Address: 409 NM HWY 528		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: HUITT-ZOLLARS, INC.		Phone: 505-892-5141
Address: 333 RIO RANCHO DRIVE NE, SUITE 101		E-Mail: NVILLA@HUITT-ZOLLARS.COM
City: RIO RANCHO	State: NM	ZIP Code: 87124

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

PRELIMINARY PLAT APPLICATION FOR SUBDIVISION TO BE KNOWN AS NORTHERN EXPOSURE

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit : UNIT 8	Block(s): 48	Lot(s): 13-17, 19, 23-28, 30-32
Existing Zoning: R-1	Proposed Zoning: R-1	
No. of existing lots: 15 LOTS	No. of proposed lots: 66	Total area of site (acres) 16.0

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: NINA VILLA	Applicant:	Agent: HUITT-ZOLLARS, INC.
Signature: <i>Nina Villa</i>		Date: 10/15/25

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #
25-210-00010		

APPLICATION ACCEPTED BY: Michelle Costilla

DATE: 10/16/25

OUTER RIM INVESTMENTS, INC.

October 6, 2025

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

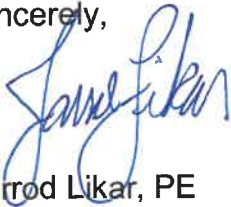
RE: Letter of Authorization

To Whom it May Concern:

I, Jarrod Likar, Vice President of Land Development for Outer Rim Investments Inc, the owner of the below described property, do hereby give Huitt Zollars Inc. authorization to represent us as agent for the subdivision improvements. The property is described as:

Unit 8, Block 48

Sincerely,



Jarrod Likar, PE

Vice President of Land Development

November 3, 2025

City of Rio Rancho
Development Services
Attn: Michelle Costilla
3200 Civic Circle NE
Rio Rancho, NM 87144

**RE: Northern Exposure Subdivision Preliminary Plat
Subdivision Variance Request for Grand Street**

Dear Ms. Costilla,

We are requesting a subdivision variance for Grand Street. The current layout of Northern Exposure Subdivision includes a stub street on Grand Street. This layout offers the best solution to optimize the land use. Grand Street includes an acceptable alternative to a hammerhead turnaround, per the 2006 International Fire Code. Please see the attached reference document.

If you have any questions or need additional information, please contact me at your convenience.

Sincerely,



Nina Villa, P.E.

APPENDIX D

FIRE APPARATUS ACCESS ROADS

The provisions contained in this appendix are not mandatory unless specifically referenced in the adopting ordinance.

SECTION D101 GENERAL

D101.1 Scope. Fire apparatus access roads shall be in accordance with this appendix and all other applicable requirements of the *International Fire Code*.

SECTION D102 REQUIRED ACCESS

D102.1 Access and loading. Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds (34 050 kg).

SECTION D103 MINIMUM SPECIFICATIONS

D103.1 Access road width with a hydrant. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet (7925 mm). See Figure D103.1.

D103.2 Grade. Fire apparatus access roads shall not exceed 10 percent in grade.

Exception: Grades steeper than 10 percent as approved by the fire chief.

D103.3 Turning radius. The minimum turning radius shall be determined by the fire code official.

D103.4 Dead ends. Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) shall be provided with width and turnaround provisions in accordance with Table D103.4.

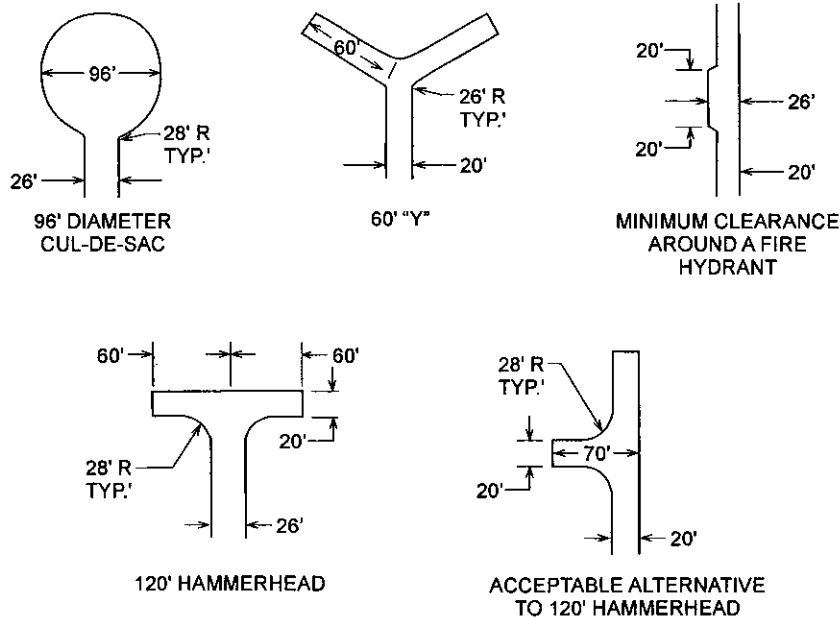
**TABLE D103.4
REQUIREMENTS FOR DEAD-END FIRE
APPARATUS ACCESS ROADS**

LENGTH (feet)	WIDTH (feet)	TURNAROUNDS REQUIRED
0-150	20	None required
151-500	20	120-foot Hammerhead, 60-foot "Y" or 96-foot-diameter cul-de-sac in accordance with Figure D103.1
501-750	26	120-foot Hammerhead, 60-foot "Y" or 96-foot-diameter cul-de-sac in accordance with Figure D103.1
Over 750	Special approval required	

For SI: 1 foot = 304.8 mm.

D103.5 Fire apparatus access road gates. Gates securing the fire apparatus access roads shall comply with all of the following criteria:

1. The minimum gate width shall be 20 feet (6096 mm).



For SI: 1 foot = 304.8 mm.

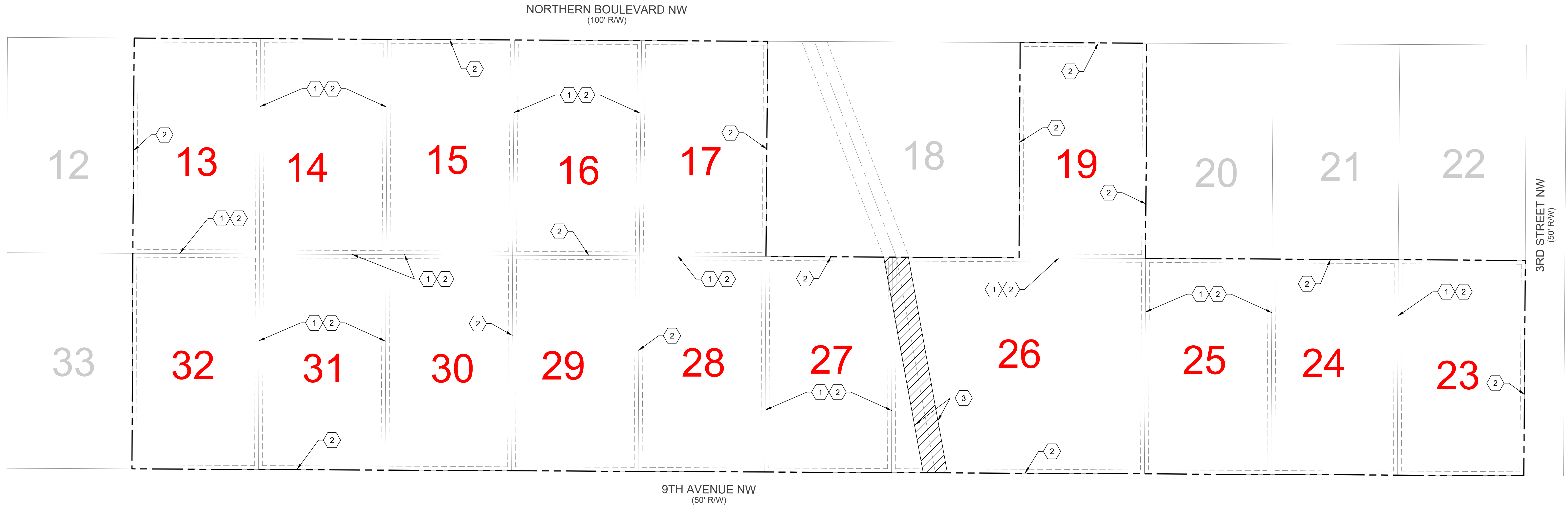
**FIGURE D103.1
DEAD-END FIRE APPARATUS ACCESS ROAD TURNAROUND**

EASEMENTS

- ① EXISTING PROPERTY LINE AS SHOWN ON RECORDED PLAT N.E. PORTION OF UNIT EIGHT RIO RANCHO ESTATES, 12/11/1962, BK 1 PG 41. TO BE VACATED BY THIS PLAT.
- ② EXISTING 5' UTILITY EASEMENT AS DESCRIBED ON RECORDED PLAT N.E. PORTION OF UNIT EIGHT RIO RANCHO ESTATES, 12/11/1962, BK 1 PG 41. TO BE VACATED BY THIS PLAT.
- ③ PORTION OF EXISTING 30' DRAINAGE EASEMENT AS SHOWN ON RECORDED PLAT N.E. PORTION OF UNIT EIGHT RIO RANCHO ESTATES, 12/11/1962, BK 1 PG 41. TO BE VACATED BY THIS PLAT.

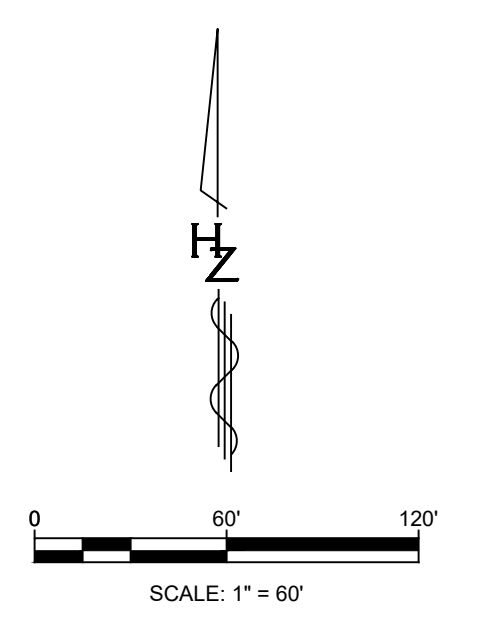
**PRELIMINARY PLAT
OF
NORTHERN EXPOSURE SUBDIVISION
A SUBDIVISION OF N.E. PORTION OF
UNIT EIGHT
RIO RANCHO ESTATES
TOWN OF ALAMEDA GRANT
SANDOVAL COUNTY, NEW MEXICO**

SHEET 2 OF 3
JANUARY 2026



Plotted: 2/22/2026 2:19:08 PM By: Huerta, Doreen
 Subdivision: Subdivision 105 11 Survey/PLAT/RS 18634.01_PPRE-PLAT.dwg
 Unit Saved: 2/22/2026 2:18:55 PM @huerta

**HUITT
HZ ZOLLARS**
 333 Rio Rancho Drive NE, Suite 101
 Rio Rancho, New Mexico 87124
 Phone (505) 892-5141 Fax (505) 892-3259



**PRELIMINARY PLAT
OF
NORTHERN EXPOSURE SUBDIVISION
A SUBDIVISION OF N.E. PORTION OF
UNIT EIGHT
RIO RANCHO ESTATES
TOWN OF ALAMEDA GRANT
SANDOVAL COUNTY, NEW MEXICO**

SHEET 3 OF 3

JANUARY 2026

NOTES: UNLESS OTHERWISE INDICATED:

THERE IS A TEN (10) FOOT WIDE PUBLIC UTILITY EASEMENT WITHIN ALL NEW LOTS AND TRACTS ADJACENT TO ROAD RIGHTS-OF-WAY BEING GRANTED BY THIS PLAT.

ALL PROPERTY CORNERS NOT FOUND ARE SET WITH A 5/8" X 24" REBAR WITH RED OR YELLOW PLASTIC CAP STAMPED LS 7482, OR NAIL WITH SHINER STAMPED LS7482.

DISTANCES ARE HORIZONTAL GROUND DISTANCES IN FEET. INFORMATION IN PARENTHESIS () ARE RECORD WHERE DIFFERENT FROM ACTUAL FIELD SURVEY.

LOT LINES ARE RADIAL OR PERPENDICULAR TO STREET LINES (UNLESS OTHERWISE INDICATED).

P.U.E. - PUBLIC UTILITY EASEMENT

D.E. - PUBLIC DRAINAGE EASEMENT

P.L.E. - PUBLIC LANDSCAPE EASEMENT

AC. - ACRES

SQ. FT. - SQUARE FEET

RW - RIGHT OF WAY

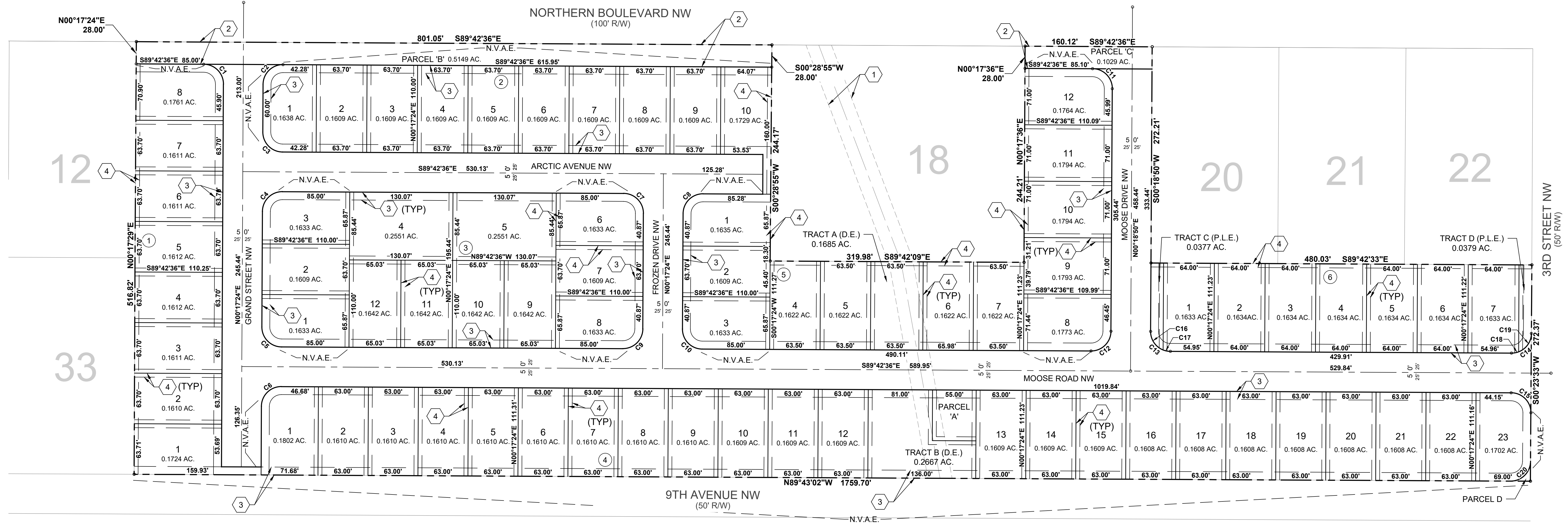
EASEMENTS

- ① EXISTING 20' DRAINAGE EASEMENT AS SHOWN ON RECORDED PLAT 2022P01959, 11/7/2022, BK 32 PG 91.
- ② 28' DEDICATED RIGHT OF WAY BY THIS PLAT
- ③ 10' PUBLIC UTILITY EASEMENT
- ④ 5' PUBLIC UTILITY EASEMENT

BOUNDARY EVIDENCE: UNLESS OTHERWISE INDICATED:

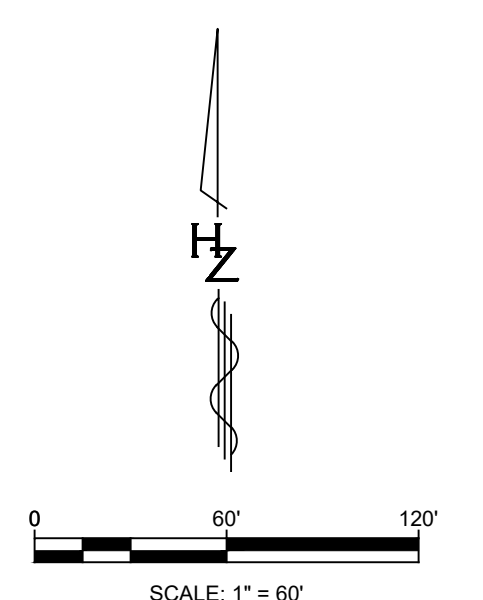
- ① SET 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED J. HARRIS PS 30537
- ② FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED HZI LS 7482
- ③ FOUND MAGNAIL

*MEASURED DISTANCES AND BEARINGS MATCH THOSE OF RECORD



Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	39.27	25.00	90.00	N44° 42' 36"W	35.36
C2	39.27	25.00	90.00	S45° 17' 24"W	35.36
C3	39.27	25.00	90.00	S44° 42' 36"E	35.36
C4	39.27	25.00	90.00	S45° 17' 24"W	35.36
C5	39.27	25.00	90.00	S44° 42' 36"E	35.36
C6	39.27	25.00	90.00	S45° 17' 24"W	35.36
C7	39.27	25.00	90.00	N44° 42' 36"W	35.36
C8	39.27	25.00	90.00	S45° 17' 24"W	35.36
C9	39.27	25.00	90.00	N45° 17' 24"E	35.36
C10	39.27	25.00	90.00	S44° 42' 36"E	35.36
C11	39.28	25.00	90.02	N44° 41' 53"W	35.36
C12	39.26	25.00	89.98	N45° 18' 07"E	35.35
C13	39.28	25.00	90.02	S44° 41' 53"E	35.36
C14	39.23	25.00	89.90	N45° 20' 28"E	35.32
C15	39.31	25.00	90.10	N44° 39' 32"W	35.39

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C16	30.02	24.94	68.95	S34° 06' 13"E	28.24
C17	9.26	24.49	21.67	S79° 00' 48"E	9.21
C18	9.25	25.00	21.20	N79° 41' 23"E	9.20
C19	29.97	25.00	68.70	N34° 44' 28"E	28.21
C20	39.22	25.00	89.89	N45° 20' 15"E	35.32



Plotted: 1/20/2026 10:48:23 AM By: Helena, Dominic
 333 Rio Rancho Drive NE, Suite 101
 Rio Rancho, New Mexico 87124
 Last Saved: 1/20/2026 10:46:07 AM dhwant



The City of Rio Rancho

**Development Services
Planning Division**

3200 Civic Center Circle NE
Rio Rancho, NM 87144
Phone (505) 891-5005 • Fax (505) 896-8994

February 20, 2026

RE: Preliminary Plat and Subdivision Variances; 25-210-00010, 25-280-00007, 25-280-00008
Unit 8, Block 48, Lots 13-17, 19, 23-28, and 30-32

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, Outer Rim Investments, Inc., through their agent, Huitt-Zollars, Inc., requests approval of a Preliminary Plat for the Northern Exposure subdivision for the subject property legally described as Unit 8, Block 48, Lots 13-17, 19, and 23-32. The subject property comprises approximately 17 acres.

Along with this request, the applicant is also requesting approval a Subdivision Variance for two stub streets—one for Grand St NW, and one for Arctic Ave NW. Both streets will be located within the proposed Northern Exposure subdivision.

The Planning and Zoning Board will consider the request and decide their approval on **Tuesday, March 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
Municipal Planner III
Development Services Department
City of Rio Rancho

The City of Rio Rancho

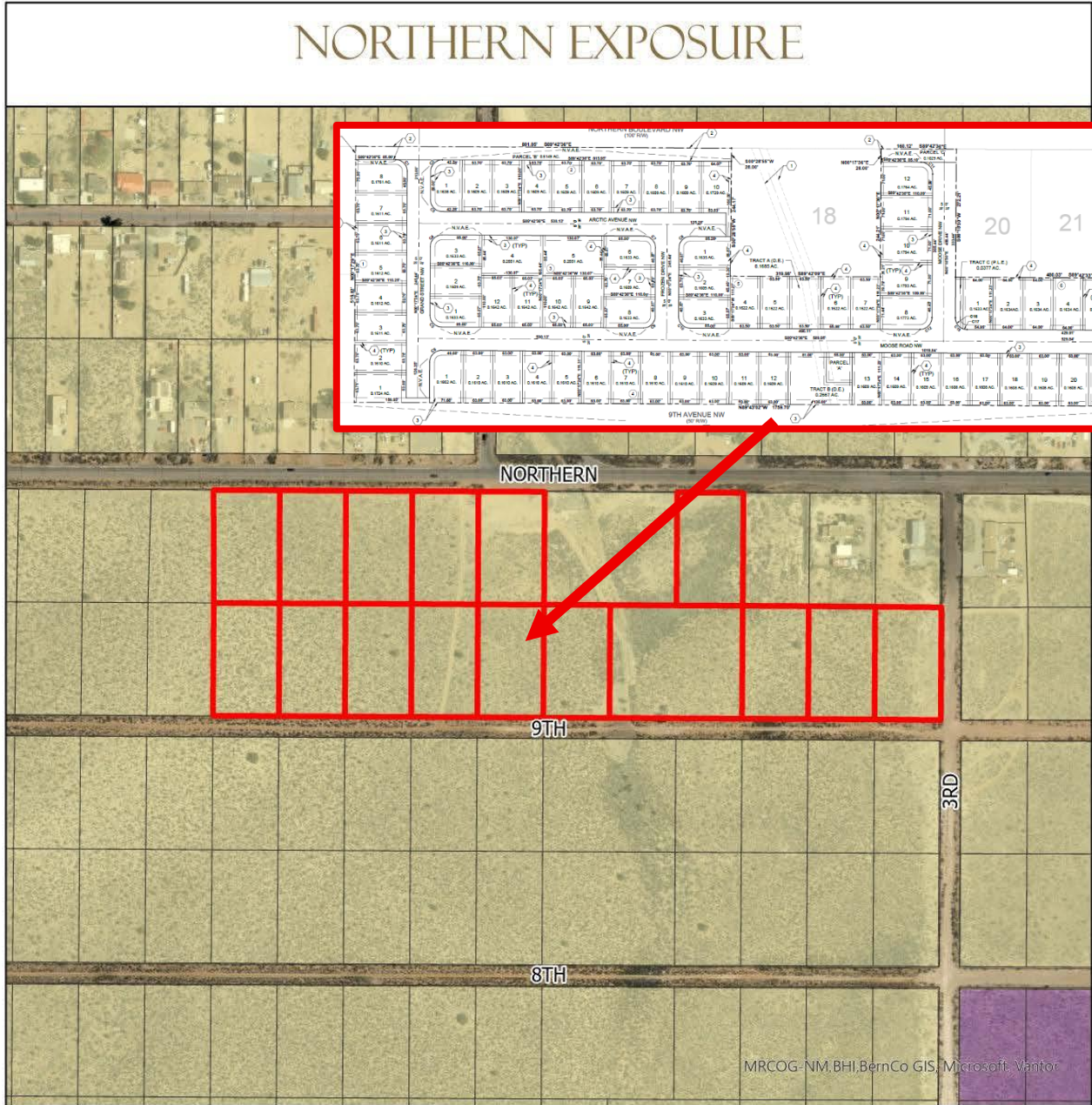
Development Services

Planning Division

3200 Civic Center Circle NE

Rio Rancho, NM 87144

Phone (505) 891-5005 • Fax (505) 896-8994



Subject Property

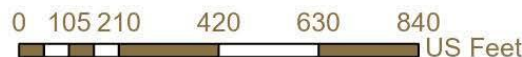
Zoning

M-1

R-1



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



Map courtesy of Michelle Costilla 2/18/26



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, March 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, March 10, 2026**
Time: 6:00PM
Staff Contact: Michelle Costilla (505) 896-8362
mcostilla@rrnm.gov



**CITY OF RIO RANCHO
PUBLIC HEARING NOTICE**

The Planning and Zoning Board of the City of Rio Rancho will consider the following matter at its regularly scheduled meeting at 6:00 p.m. on Tuesday, March 10, 2026:

**Preliminary Plat
Case #25-210-00010**

The applicant, Outer Rim Investments, Inc., through their agent, Huitt-Zollars, Inc. is requesting approval of a Preliminary Plat for the Northern Exposure subdivision, legally described Unit 8, Block 48, Lots 13-17, 19, and 23-32. The proposed plat is for 72 R-1: Single Family Residential lots, four tracts, and four parcels on approximately 17 acres.

**Subdivision Variances
Case #25-280-00007 and
#25-280-00008**

The applicant, Outer Rim Investments, Inc., through their agent, Huitt-Zollars, Inc., Inc., requests approval of two separate subdivision variances for two street subsons for Grand St NW, and one for Arctic Ave NW. Both streets will be located within the proposed Northern Exposure subdivision, which will comprise of 72 R-1: Single Family Residential lots. The subject property is legally described as Unit 8, Block 48, Lots 13-17, 19, and 23-32.

**Master Plan
Case #24-400-00003**

The Applicant, AMREP Southwest, Inc., through their agent, Tierra West, LLC., requests approval of the Orchard Park Master Plan, comprised of approx. 43.13 acres. The Master Plan boundary includes the subject properties of Rio Rancho Estates Unit 22, Block 73, Lots 1, 7-8 & Tract D; Block 113, Lots 1, 4-6, & 8-9; Block 114, Lots 3-7 & Tract HH; Block 115, Lots 1-21, & 25; and Block 116, Lots 1, 4-11 & 18-22.

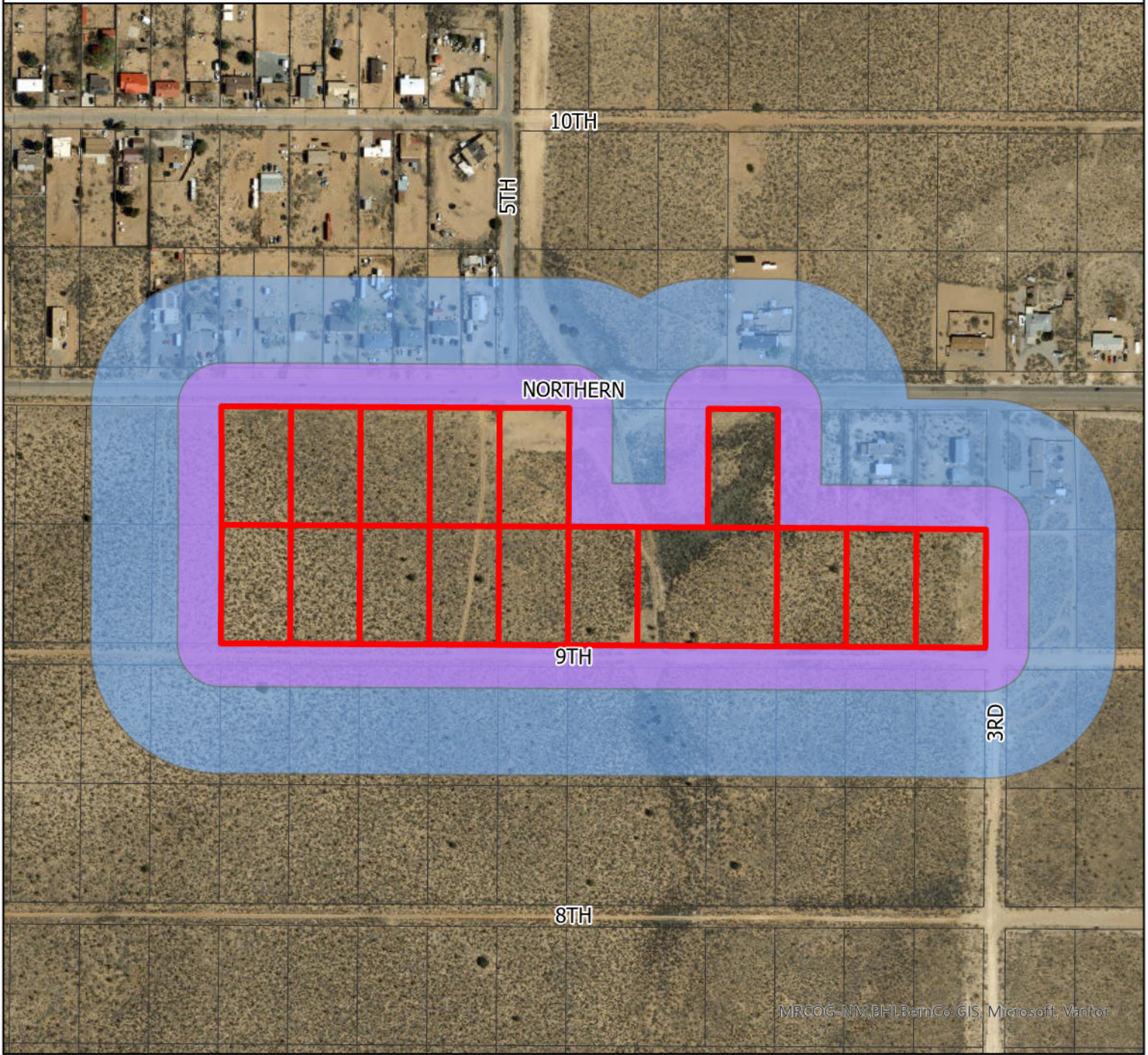
**Variance
Case #26-110-00006**




The Applicant, Andrew Riley, requests approval of a Variance request to the R-1: Single-Family Residential District Side Setback of 5' to allow for encroachment of a proposed 300 square foot shed at the subject property legally described as Corrales North 3 (CN3), Block 24, Lot 26.

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.

NORTHERN EXPOSURE



-  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.



Map courtesy of Michelle Costilla 2/18/26



City of Rio Rancho

Development Services

3200 Civic Center Circle NE - Ste 130
Rio Rancho, NM 87144
(505) 891-5005 Fax: (505) 896-8994

February 20, 2026

TO: Huitt-Zollars Inc.

**333 Rio Rancho Dr NE, Ste 101
Rio Rancho, NM 87124**

RE: Final Plat (25-210-00010)

The following are the comments and feedback received in regards to the Preliminary Plat revisions from February 3, 2026.

Planning and Zoning Division:

1. Change the name of Grand St., as it is too similar to existing street names within the City.

Engineering Division:

1. All roadways and access points will be designed in accordance with the City of Rio Rancho's requirements, including SAMM spacing standards, the Rio Rancho Development Process Manual (DPM), applicable city ordinances, and approval from the City Fire Marshal. Sight distance and visibility requirements will be addressed at all intersection locations. If any aspects of the conceptual design do not meet these requirements, variance requests may be submitted for review and approval.
2. Gravity sewer shall be proven to not be feasible prior to request for acceptability of a lift station. Compliance with the Design Process Manual (DPM) Section 5.4.G is required.
3. Approval from SCAFCA required for work on SCAFCA property

Fire:

1. IFC 2021 shall be referenced for Fire and Life Safety Code.
2. Fire Hydrants shall be no more than 500 ft driving distance apart.
3. Two Separate Fire Apparatus Access Roads shall be required.

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

Respectfully,

Michelle Costilla
Municipal Planner III
Development Services Department
City of Rio Rancho
(505) 896-8362 mcostilla@rrnm.gov



**BEFORE THE PLANNING and ZONING BOARD
OF THE
CITY OF RIO RANCHO, NEW MEXICO
FINDINGS OF FACT FOR DENIAL
Case No. 25-280-00007**

REQUEST FOR VARIANCE TO RIO RANCHO CODE OF ORDINANCES CHAPTER 155.41(M), ALLOWING FOR A DEAD-END STREET STUB FOR GRAND STREET NW WITHIN THE NORTHERN EXPOSURE SUBDIVISION, ON THE PROPERTY LEGALLY DESCRIBED AS RIO RANCHO ESTATES UNIT 8, BLOCK 48, LOTS 13-17, 19, 23-32

Applicant: Outer Rim Investments, Inc.

THIS MATTER, having come before the Planning & Zoning Board of the City of Rio Rancho, New Mexico on the 10th day of March 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 dead end street stub requirements.
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.

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 §155.41(M).
3. The Applicant shall revise the street layout for Grand St NW to connect through to 9th Ave NW.

THEREFORE, the application for a Subdivision Variance to dead end street stub requirements, is **DENIED** by the Planning & Zoning Board of the City of Rio Rancho on March 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. 25-280-00007**

REQUEST FOR VARIANCE TO RIO RANCHO CODE OF ORDINANCES CHAPTER 155.41(M), ALLOWING FOR A DEAD-END STREET STUB FOR GRAND STREET NW WITHIN THE NORTHERN EXPOSURE SUBDIVISION, ON THE PROPERTY LEGALLY DESCRIBED AS RIO RANCHO ESTATES UNIT 8, BLOCK 48, LOTS 13-17, 19, 23-32

Applicant: Outer Rim Investments, Inc.

THIS MATTER, having come before the Planning & Zoning Board of the City of Rio Rancho, New Mexico on the 10th day of March 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 § 155.60, the Planning and Zoning Board has jurisdiction over approval of the Applicant's request for a Subdivision Variance to dead end street stub requirements.
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.

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. The Applicant shall Change the name of Grand Street NW, as it is too similar to existing street names within the City.
3. A Variance to R.O. 2003 §155.41(M) is approved for Grand Street NW, within the Northern Exposure Subdivision, Preliminary Plat case #25-210-00010.

THEREFORE, the application for a Subdivision Variance to dead end street stub requirements, is **APPROVED** by the Planning & Zoning Board of the City of Rio Rancho on March 10, 2026, subject to the conditions, restrictions and stipulations specified above.

Date

Planning & Zoning Board Chairman



RE: Northern Exposure Preliminary Plat submittal

From Bryan Aragon <BryanA@aswinc.com>
Date Thu 3/5/2026 8:20 AM
To BRIAN BABYAK <bbabyak@rrnm.gov>; Villa, Nina <nvilla@Huitt-Zollars.com>; MICHELLE COSTILLA <mcostilla@rrnm.gov>
Cc Jarrod Likar <jarrodl@aswinc.com>; AMY RINCON <arincon@rrnm.gov>

Hi Brian,

Let's incorporate these changes now and postpone the hearing to the PZB meeting on the 24th.

Thank you,
Bryan

From: BRIAN BABYAK <bbabyak@rrnm.gov>
Sent: Thursday, March 5, 2026 7:58 AM
To: Villa, Nina <nvilla@Huitt-Zollars.com>; MICHELLE COSTILLA <mcostilla@rrnm.gov>
Cc: Jarrod Likar <jarrodl@aswinc.com>; Bryan Aragon <BryanA@aswinc.com>; AMY RINCON <arincon@rrnm.gov>
Subject: Re: Northern Exposure Preliminary Plat submittal

Good morning Nina,

The plat and agenda have been posted - it was finalized and posted at the end of business on Monday. For these changes, we may need a future plat amendment or we can postpone.

Thank you,

Brian Babyak, AICP

Planning and Zoning Division Manager

City of Rio Rancho | Development Services/Planning & Zoning Division

O: 505-896-8756

RRNM.gov |



From: Villa, Nina <nvilla@Huitt-Zollars.com>
Sent: Wednesday, March 4, 2026 4:52 PM
To: MICHELLE COSTILLA <mcostilla@rrnm.gov>
Cc: Jarrod Likar <jarrodl@aswinc.com>; Bryan Aragon <BryanA@aswinc.com>; AMY RINCON <arincon@rrnm.gov>; BRIAN BABYAK <bbabyak@rrnm.gov>
Subject: RE: Northern Exposure Preliminary Plat submittal

Good Afternoon,

We made a few changes to the preliminary plat, please see attached:

- Tracts C&D in Block 6 were landscape tracts and have been removed. Their areas have been absorbed into the adjacent lots.
- Tract A has been narrowed to match the existing drainage easement. The adjacent lots 4-7 have been widened.
- The note regarding Public Utility Easements has been modified for corner lots.

Please let me know if you have any questions.

Thank you,
Nina

Nina Leung-Villa, P.E., C.F.M. | Huitt-Zollars, Inc.
O: 505.892.5141 x 10919 | M: 505.264.8249

From: MICHELLE COSTILLA <mcostilla@rrnm.gov>
Sent: Tuesday, March 3, 2026 2:56 PM
To: Villa, Nina <nvilla@Huitt-Zollars.com>
Cc: Jarrod Likar <jarrodl@aswinc.com>; Bryan Aragon <BryanA@aswinc.com>; AMY RINCON <arincon@rrnm.gov>; BRIAN BABYAK <bbabyak@rrnm.gov>
Subject: Re: Northern Exposure Preliminary Plat submittal

Thank you for providing the updates, Nina. Staff will review and let you know if there are any further comments or corrections.




Regards,

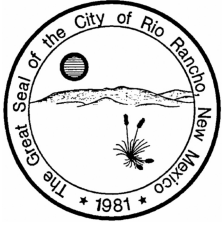


Michelle Costilla, AICP
Municipal Planner III

Development Services | Planning and Zoning Division

O: 505.896.8362

mcostilla@RRNM.gov |   



CITY OF RIO RANCHO COVER PAGE

**Legislation Item: 25-280-
000008**

AGENDA DATE:
March 10, 2026

DEPARTMENT:
Development Services

SUBJECT:
Postponement - Subdivision Variance. The applicant, Outer Rim Investments, Inc., through their agent, Huitt-Zollars Inc., requests approval of a Subdivision Variance to Chapter 155.41(M) to allow for a dead-end street stub for Arctic Avenue NW within the proposed Northern Exposure Subdivision. Staff contact is Michelle Costilla and staff recommends postponement of the item to the March 24, 2026 meeting, as requested by the applicant.

BACKGROUND AND ANALYSIS:

The applicant, Outer Rim Investments, Inc., through their agent, Huitt-Zollars Inc., requests approval of a Subdivision Variance to Chapter 155.41(M) to allow for a dead-end street stub without a turn-around having an outside roadway diameter of at least 100 feet for Arctic Avenue NW within the proposed Northern Exposure Subdivision, legally described as Unit 8, Block 48, Lots 13-17, 19, 23-32 and comprises of approximately 17.0145 acres.

This Subdivision Variance request is for the proposed Northern Exposure Subdivision, being heard concurrently under case #25-210-00010. The subject property is located in between Northern Blvd NW to the north, 9th Ave NW to the south, and 3rd St NW to the east. It is zoned R-1: Single-Family Residential per Ordinance No. 62, Enactment 94-060. It is not within any Specific Area Plans or Master Plan Areas. A concurrent Subdivision Variance application is being heard under case #25-280-00007 for a proposed dead end street stub for Grand Street NW, within the Northern Exposure Subdivision.

REVIEW CRITERIA:

R.O. 2003 § 155.60 (A) addresses Subdivision Variances, stating "(A) 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."

In their justification letter, the Applicant states, "We are requesting a subdivision variance for Arctic Avenue. The current layout of Northern Exposure Subdivision includes a stub street at the east end of Arctic Avenue. This layout offers the best solution to optimize the land use. The length of the stub street on Arctic Avenue is 111' and meets the criteria for a maximum stub street length of 150'. This design is similar to existing designs at Mesa Grande Loop and at the Del Webb at Alegria Subdivision."

Staff finds the subject Subdivision Variance would not adversely impact the proposed subdivision. Northern Exposure has two proposed points of ingress and egress (Northern Blvd NW and 3rd St. NW). The creation of a dead-end stub for Arctic Avenue NW would not impede the necessity of two

access points for the subdivision. Staff finds that the proposed stub street length is below the maximum of 150 ft required to have a turnaround per the International Fire Code. Staff also finds that the applicants justification referencing "Del Webb at Alegria" is not applicable to this request as that subdivision is located outside the City of Rio Rancho, in the Town of Bernalillo. There are other stub streets that have been requested in Rio Rancho, such as in Enchanted Hills, while not optimal for emergency vehicles or trash trucks, there are only two properties impacted by this request. Criteria is satisfied.

SURROUNDING LAND USE/ZONING:

All adjacent properties to the north, south, east, and west of the property are also zoned R-1: Single-Family Residential.

NOTIFICATIONS: Notice of pending development application was sent via certified mail to the abutting property owners of the subject property 15 days in advance of the hearing. A legal notice was published in the Albuquerque Journal on February 23, 2026. A notice sign was posted to the property on March 3, 2026. All legal notification requirements for this project have been met.

INTERDEPARTMENTAL/INTERAGENCY REVIEW:

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

IMPACT:

The Development Services Department recommends approval of 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 dead end street stub requirements.
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.

Specific Findings of Fact for 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 §155.41(M) is approved for Arctic Avenue NW, within the Northern Exposure Subdivision, Preliminary Plat case #25-210-00010.

If the Planning and Zoning Board determines that the application does not adequately meet the criteria for granting a Subdivision Variance, then the following specific findings of fact for denial are

recommended:

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 §155.41(M).

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 the Subdivision Variance to allow for further review and information.

DEPARTMENT RECOMMENDATION:

The Development Services Department recommends the Planning and Zoning Board postpone the requested Subdivision Variance to the March 24, 2026 Planning and Zoning Board Meeting.

ATTACHMENT: [Application.pdf](#)

ATTACHMENT: [Letter of Authorization.pdf](#)

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

ATTACHMENT: [Justification.pdf](#)

ATTACHMENT: [Northern Exposure Preliminary Plat.pdf](#)

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

ATTACHMENT: [Staff Comments.pdf](#)

ATTACHMENT: [Findings_of_Fact_.docx](#)

ATTACHMENT: [Postponement Request](#)

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 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: OUTER RIM INVESTMENTS, INC.		Phone: 505-892-9200
Address: 409 NM HWY 528		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: HUITT-ZOLLARS, INC.		Phone: 505-892-5141
Address: 333 RIO RANCHO DRIVE NE, SUITE 101		E-Mail: NVILLA@HUITT-ZOLLARS.COM
City: RIO RANCHO	State: NM	ZIP Code: 87124

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

PRELIMINARY PLAT APPLICATION FOR SUBDIVISION TO BE KNOWN AS NORTHERN EXPOSURE

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit : UNIT 8	Block(s): 48	Lot(s): 13-17, 19, 23-28, 30-32
Existing Zoning: R-1	Proposed Zoning: R-1	
No. of existing lots: 15 LOTS	No. of proposed lots: 66	Total area of site (acres) 16.0

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: NINA VILLA	Applicant:	Agent: HUITT-ZOLLARS, INC.
Signature: <i>Nina Villa</i>		Date: 10/15/25

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #
25-210-00010		

APPLICATION ACCEPTED BY: Michelle Costilla

DATE: 10/16/25

OUTER RIM INVESTMENTS, INC.

October 6, 2025

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

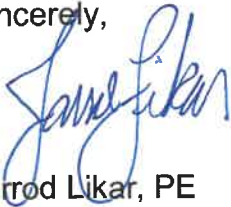
RE: Letter of Authorization

To Whom it May Concern:

I, Jarrod Likar, Vice President of Land Development for Outer Rim Investments Inc, the owner of the below described property, do hereby give Huitt Zollars Inc. authorization to represent us as agent for the subdivision improvements. The property is described as:

Unit 8, Block 48

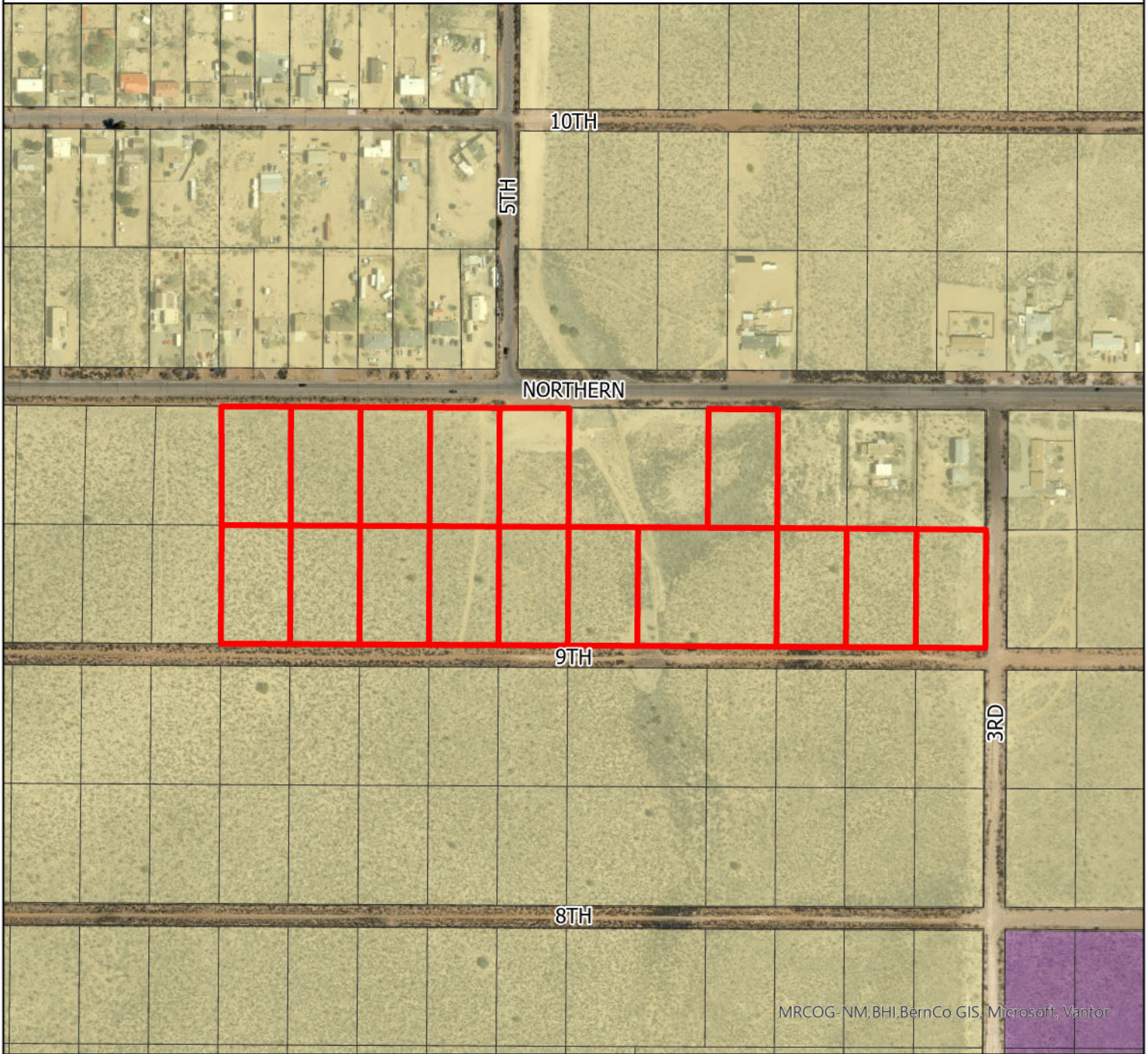
Sincerely,



Jarrod Likar, PE

Vice President of Land Development

NORTHERN EXPOSURE



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

 Subject Property

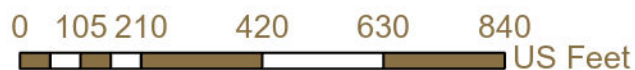
Zoning

 M-1

 R-1



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



Map courtesy of Michelle Costilla 2/18/26

November 3, 2025

City of Rio Rancho
Development Services
Attn: Michelle Costilla
3200 Civic Circle NE
Rio Rancho, NM 87144

**RE: Northern Exposure Subdivision Preliminary Plat
Subdivision Variance Request for Arctic Avenue**

Dear Ms. Costilla,

We are requesting a subdivision variance for Arctic Avenue. The current layout of Northern Exposure Subdivision includes a stub street at the east end of Arctic Avenue. This layout offers the best solution to optimize the land use. The length of the stub street on Arctic Avenue is 111' and meets the criteria for a maximum stub street length of 150'. This design is similar to existing designs at Mesa Grande Loop and at the Del Webb at Alegria Subdivision.

If you have any questions or need additional information, please contact me at your convenience.

Sincerely,


Nina Villa, P.E.

**PRELIMINARY PLAT
OF
NORTHERN EXPOSURE SUBDIVISION
A SUBDIVISION OF N.E. PORTION OF
UNIT EIGHT
RIO RANCHO ESTATES
TOWN OF ALAMEDA GRANT
SANDOVAL COUNTY, NEW MEXICO**

SHEET 1 OF 3

JANUARY 2026

SUBDIVIDER:

OUTER RIM INVESTMENTS, INC.
409 NM HWY 528
RIO RANCHO, NM 87124
PHONE NO. (505) 892-9200

AGENT / ENGINEER:

HUITT-ZOLLARS
333 RIO RANCHO DRIVE NE, SUITE 101
RIO RANCHO, NM 87124
NINA LEUNG-VILLA
PHONE NO. (505) 892-5141

LEGAL DESCRIPTION

A PARCEL OF LAND BEING ALL OF N.E. PORTION OF UNIT EIGHT RIO RANCHO ESTATES RECORDED ON DECEMBER 11, 1962 IN SANDOVAL COUNTY VOL. RR.1 OF RECORDS OF SAID COUNTY FOLIO 41 BEING LOCATED IN TOWN OF ALAMEDA GRANT, SANDOVAL COUNTY, NEW MEXICO.

SAID PARCEL CONTAINS 17.0145 ACRES, (72) LOTS, (4) TRACTS, (4) PARCELS.

PURPOSE OF PLAT

- VACATE EXISTING PROPERTY LINES AND 5' PUBLIC UTILITY EASEMENTS.
- VACATE PORTION OF 30' DRAINAGE EASEMENT.
- CREATE 5 NEW TRACTS AND 66 NEW LOTS.
- CREATION OF PARCELS 'B', 'C', 'D' TO BE DEDICATED AS RIGHT-OF-WAY.
- CREATE PARCEL 'A' TO BE OWNED AND MAINTAINED BY CITY OF RIO RANCHO.

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 IS APPROVED BY THE RIO RANCHO PLANNING AND ZONING BOARD ON THE _____ DAY OF _____, 2026.

NOEL C. DAVIS, CITY CLERK

PLANNING AND ZONING BOARD

APPROVED THIS _____ DAY OF _____, 2026

CHAIR

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.

JENNIFER A. TAYLOR, SANDOVAL COUNTY TREASURER DATE

STATE OF NEW MEXICO)
SS.
COUNTY OF SANDOVAL.)
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AS DOCUMENT NO. _____

ON THE _____ DAY OF _____, 20____, AT _____ O'CLOCK ____ M. AND

DULY RECORDED IN PLAT BOOK _____, PAGES _____, OF THE RECORDS OF SAID COUNTY.

(RIO RANCHO ESTATES BOOK _____, PAGES _____)

COUNTY CLERK DATE

UTILITY APPROVALS

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

CITY OF RIO RANCHO DATE

PNM ELECTRIC SERVICES DATE

NEW MEXICO GAS COMPANY DATE

QWEST CORPORATION d/b/a CENTURY LINK QC DATE

SPARKLIGHT DATE

COMCAST DATE

EZEE FIBER DATE

FREE CONSENT AND DEDICATION

THE SUBDIVISION PLAT 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 PARTIAL VACATION OF THE EXISTING 20' WIDE DRAINAGE EASEMENT AS SHOWN HEREON. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO THE VACATION OF 5' PUBLIC UTILITY EASEMENTS AS SHOWN HEREON. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO SUBDIVIDE A PORTION OF UNIT EIGHT RIO RANCHO ESTATES INTO 72 LOTS, 4 PARCELS AND 4 TRACTS, ALSO TO THE GRANTING OF INTERIOR LOT AND TRACT 'PUBLIC UTILITY EASEMENTS' AS NOTED HEREON AND TO THE GRANTING OF 1' WIDE 'NO VEHICULAR ACCESS EASEMENTS' AS SHOWN AND NOTED HEREON. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO CREATION OF TRACTS 'C', AND 'D' AS SHOWN HEREON, SAID TRACTS ARE HEREBY RESERVED AS PRIVATE LANDSCAPING EASEMENTS, TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO THE CREATION OF TRACTS 'A', AND 'B' AS SHOWN HEREON, SAID TRACTS ARE HEREBY RESERVED AS A PUBLIC DRAINAGE EASEMENTS, TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO THE CREATION OF PARCEL 'A' AS SHOWN HEREON, TO BE OWNED AND MAINTAINED BY THE CITY OF RIO RANCHO. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO THE CREATION OF PARCELS 'B', 'C', 'D' TO BE DEDICATED AS RIGHT-OF-WAY AS SHOWN HEREON. SAID OWNER(S) OF SUCH REAL ESTATE DO HEREBY GRANT ANY AND ALL EASEMENTS SHOWN OR NOTED ON THE PLAT INCLUDING THE RIGHT OF INGRESS AND EGRESS. 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) AND/OR PROPRIETOR(S) WARRANT THAT THEY HAD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE PROPERTY SUBDIVIDED HEREON.

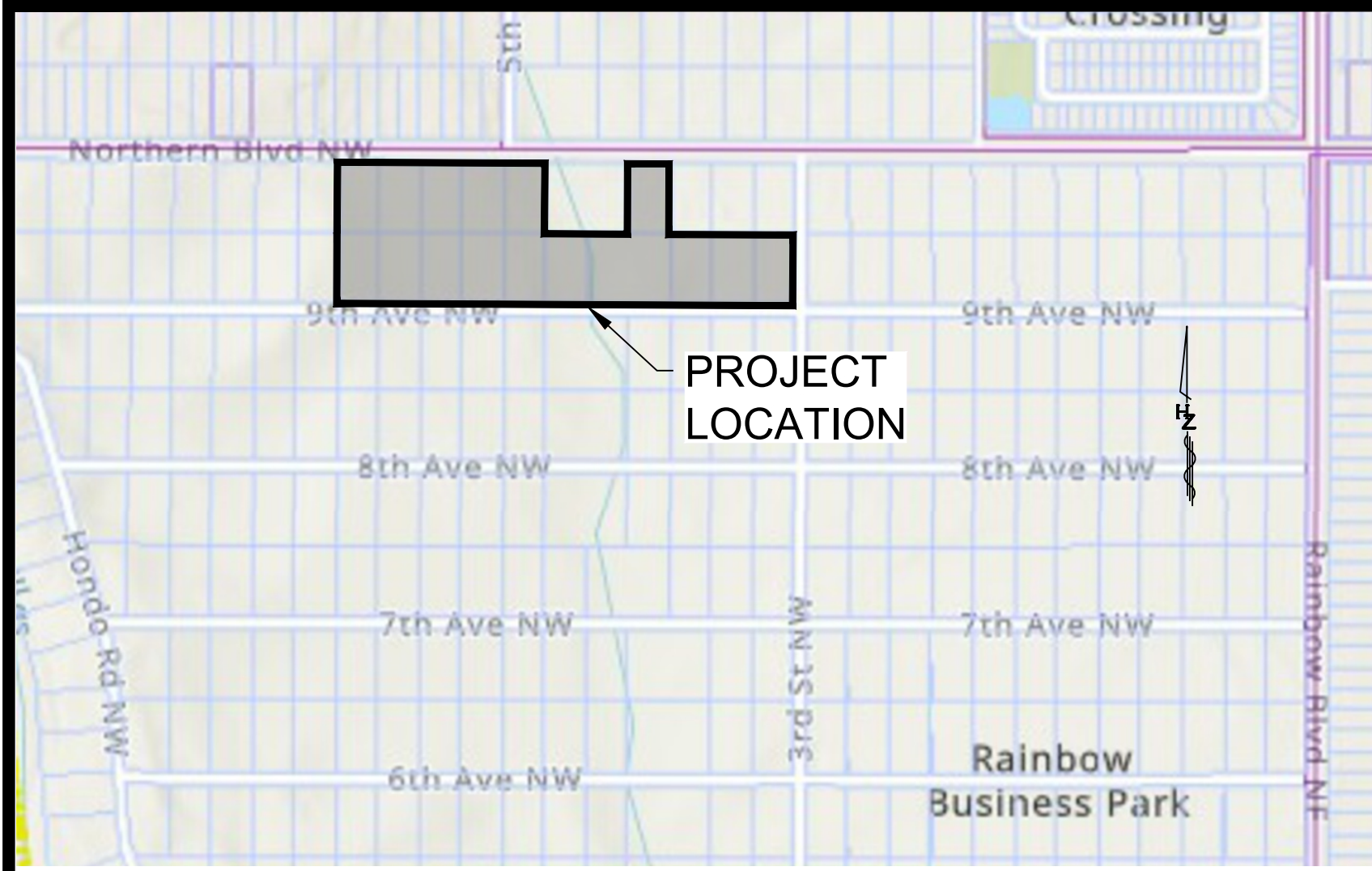
OUTER RIM INVESTMENTS, INC.

JARROD D. LIKAR, VP OF LAND DEVELOPMENT

STATE OF _____)
SS
COUNTY OF _____)

ON THIS ____ DAY OF _____, 2026, BEFORE ME THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED JARROD D. LIKAR, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE VICE PRESIDENT OF OUTER RIM INVESTMENTS, INC. AND THAT HE SIGNED THIS INSTRUMENT ON BEHALF OF OUTER RIM INVESTMENTS, INC. AS THE FREE ACT AND DEED OF JARROD D. LIKAR.

NOTARY PUBLIC
MY COMMISSION EXPIRES _____



VICINITY MAP
NOT TO SCALE

NOTES: UNLESS OTHERWISE INDICATED:

THERE IS A TEN (10) FOOT WIDE PUBLIC UTILITY EASEMENT WITHIN ALL NEW LOTS AND TRACTS ADJACENT TO ROAD RIGHTS-OF-WAY BEING GRANTED HEREON. THERE IS ALSO A FIVE (5) FOOT WIDE PUBLIC UTILITY EASEMENT WITHIN ALL LOTS AND TRACTS ON ALL REAR PROPERTY LINES.

ALL PROPERTY CORNERS NOT FOUND ARE SET WITH A 5/8" X 18" REBAR WITH RED OR YELLOW PLASTIC CAP STAMPED LS 30537, OR A MAGNAIL WITH SHINER STAMPED LS 30537.

DISTANCES ARE HORIZONTAL GROUND DISTANCES IN FEET.

LOT LINES ARE RADIAL OR PERPENDICULAR TO STREET LINES (UNLESS OTHERWISE INDICATED).

P.U.E. - PUBLIC UTILITY EASEMENT

D.E. - DRAINAGE EASEMENT

AC. - ACRES

SQ. FT. - SQUARE FEET

R/W - RIGHT OF WAY

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

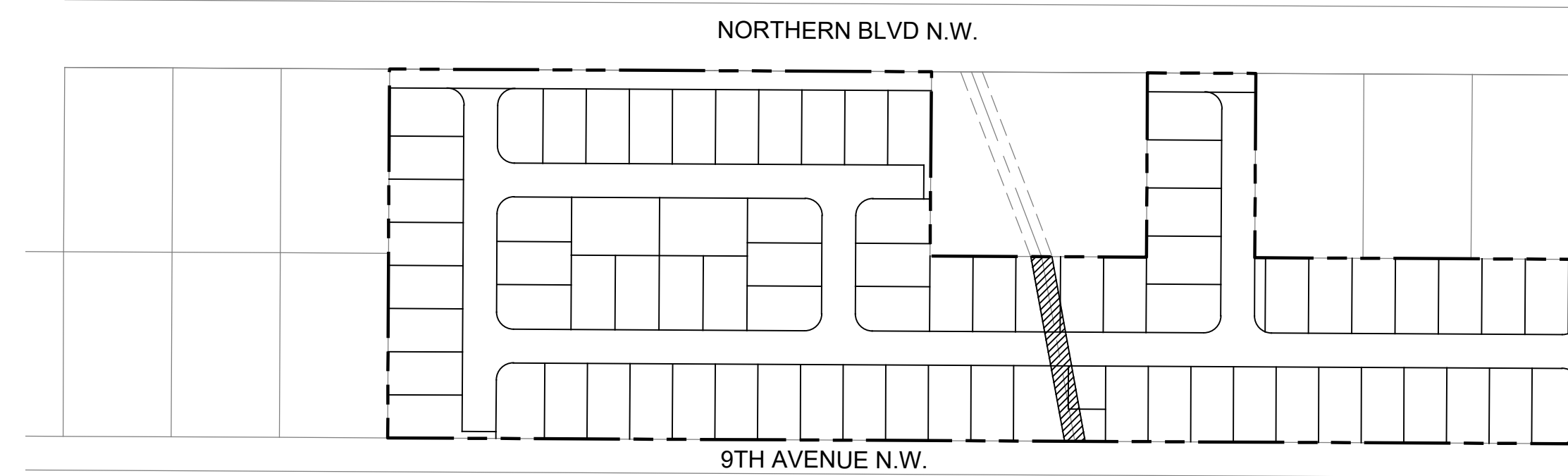
- PUBLIC SERVICE COMPANY OF NEW MEXICO ("PNM"), A NEW MEXICO CORPORATION, (PNM ELECTRIC) FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.
- NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.
- QWEST CORPORATION D/B/A CENTURY LINK FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLES, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.
- SPARKLIGHT, COMCAST AND EZEE FIBER FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLES, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE 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 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 THE 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 THE 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 ERRECTED 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/SWITCH GEARS, AS INSTALLED, SHALL EXTEND TEN (10) FEET IN FRONT OF TRANSFORMER/SWITCH GEAR DOORS AND FIVE (5) FEET ON EACH SIDE.

DISCLAIMER

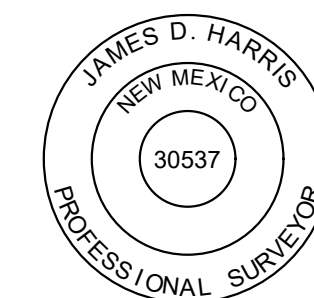
IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM), NEW MEXICO GAS COMPANY (NMGC), QWEST CORPORATION D/B/A CENTURYLINK (QWEST), SPARKLIGHT, COMCAST AND EZEE FIBER DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM, NMGC, QWEST, SPARKLIGHT, COMCAST AND EZEE FIBER DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT.



FOUND NGS MONUMENT "SAGE" N.M.
STATE PLANE COORDINATES
CENTRAL ZONE NAD 1983
X=1,499,264.76 Y=1,545,611.58 (GRID)
DELTA ALPHA = -00°16'22"
GRID TO GROUND = .999669919
ELEV = 5,676 (NAVD88)

SURVEYOR'S CERTIFICATE

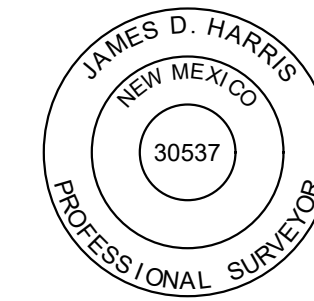
I, JAMES D. HARRIS, NEW MEXICO REGISTERED LAND SURVEYOR NO. 30537, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON WAS PREPARED UNDER MY SUPERVISION, AND THAT THE SAME IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS SURVEY CONFORMS TO THE LAND SURVEYING STANDARDS AS ADOPTED BY THE NEW MEXICO STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE CITY OF RIO RANCHO SUBDIVISION ORDINANCE.



JAMES D. HARRIS, N.M.P.L.S. NO. 30537 DATE

JURISDICTIONAL AFFIDAVIT

I, JAMES D. HARRIS, NEW MEXICO REGISTERED LAND SURVEYOR NO. 30537, DO HEREBY AFFIRM THAT THE PROPERTY DESCRIBED DOES LIE WITHIN THE PLATTING AND EXTRA-TERRITORIAL SUBDIVISION JURISDICTION OF THE CITY OF RIO RANCHO.



JAMES D. HARRIS, N.M.P.L.S. NO. 30537 DATE

SUBDIVISION DATA

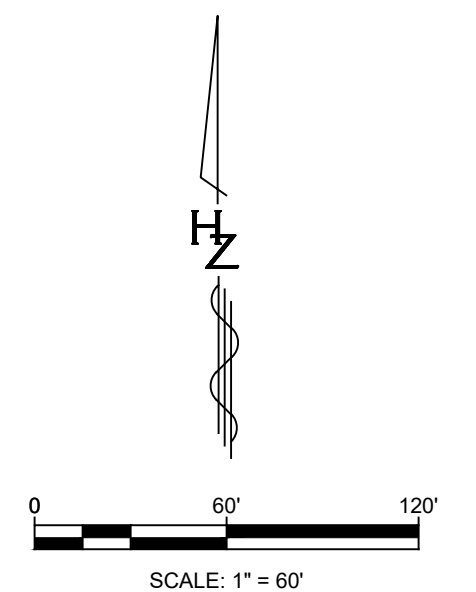
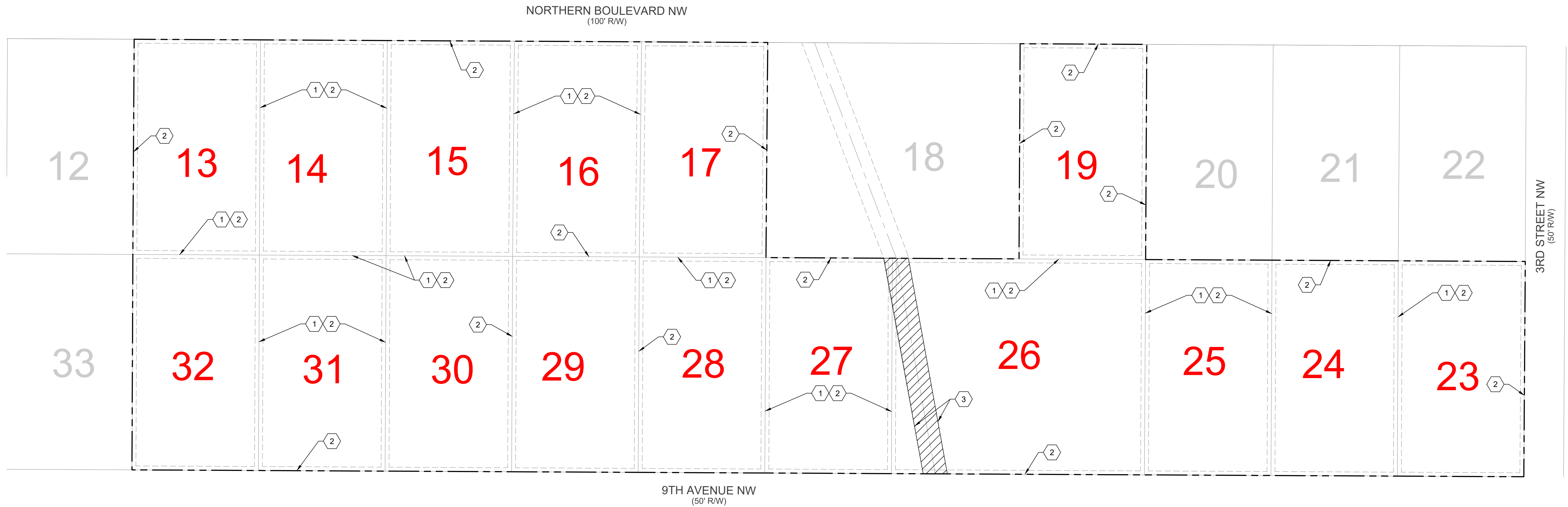
SUBDIVISION:	PLAT ACRES	17.0145
NO. OF LOTS: 72	LOT ACRES:	12.1534
NO. OF PARCELS: 4	PARCEL ACRES:	0.6984
NO. OF TRACTS: 4	TRACT ACRES:	0.5109
NO. OF EXISTING TRACTS: 2		
ROAD MILES DEDICATED TO THE CITY OF RIO RANCHO:		0.6807
NEW ROAD ACRES DEDICATED TO THE CITY OF RIO RANCHO:		3.6518

EASEMENTS

- ① EXISTING PROPERTY LINE AS SHOWN ON RECORDED PLAT N.E. PORTION OF UNIT EIGHT RIO RANCHO ESTATES, 12/11/1962, BK 1 PG 41. TO BE VACATED BY THIS PLAT.
- ② EXISTING 5' UTILITY EASEMENT AS DESCRIBED ON RECORDED PLAT N.E. PORTION OF UNIT EIGHT RIO RANCHO ESTATES, 12/11/1962, BK 1 PG 41. TO BE VACATED BY THIS PLAT.
- ③ PORTION OF EXISTING 30' DRAINAGE EASEMENT AS SHOWN ON RECORDED PLAT N.E. PORTION OF UNIT EIGHT RIO RANCHO ESTATES, 12/11/1962, BK 1 PG 41. TO BE VACATED BY THIS PLAT.

**PRELIMINARY PLAT
OF
NORTHERN EXPOSURE SUBDIVISION
A SUBDIVISION OF N.E. PORTION OF
UNIT EIGHT
RIO RANCHO ESTATES
TOWN OF ALAMEDA GRANT
SANDOVAL COUNTY, NEW MEXICO**

SHEET 2 OF 3
JANUARY 2026



**PRELIMINARY PLAT
OF
NORTHERN EXPOSURE SUBDIVISION
A SUBDIVISION OF N.E. PORTION OF
UNIT EIGHT
RIO RANCHO ESTATES
TOWN OF ALAMEDA GRANT
SANDOVAL COUNTY, NEW MEXICO**

SHEET 3 OF 3

JANUARY 2026

NOTES: UNLESS OTHERWISE INDICATED:

THERE IS A TEN (10) FOOT WIDE PUBLIC UTILITY EASEMENT WITHIN ALL NEW LOTS AND TRACTS ADJACENT TO ROAD RIGHTS-OF-WAY BEING GRANTED BY THIS PLAT.

ALL PROPERTY CORNERS NOT FOUND ARE SET WITH A 5/8" X 24" REBAR WITH RED OR YELLOW PLASTIC CAP STAMPED LS 7482, OR NAIL WITH SHINER STAMPED LS7482.

DISTANCES ARE HORIZONTAL GROUND DISTANCES IN FEET. INFORMATION IN PARENTHESIS () ARE RECORD WHERE DIFFERENT FROM ACTUAL FIELD SURVEY.

LOT LINES ARE RADIAL OR PERPENDICULAR TO STREET LINES (UNLESS OTHERWISE INDICATED).

P.U.E. - PUBLIC UTILITY EASEMENT

D.E. - PUBLIC DRAINAGE EASEMENT

P.L.E. - PUBLIC LANDSCAPE EASEMENT

AC. - ACRES

SQ. FT. - SQUARE FEET

RW - RIGHT OF WAY

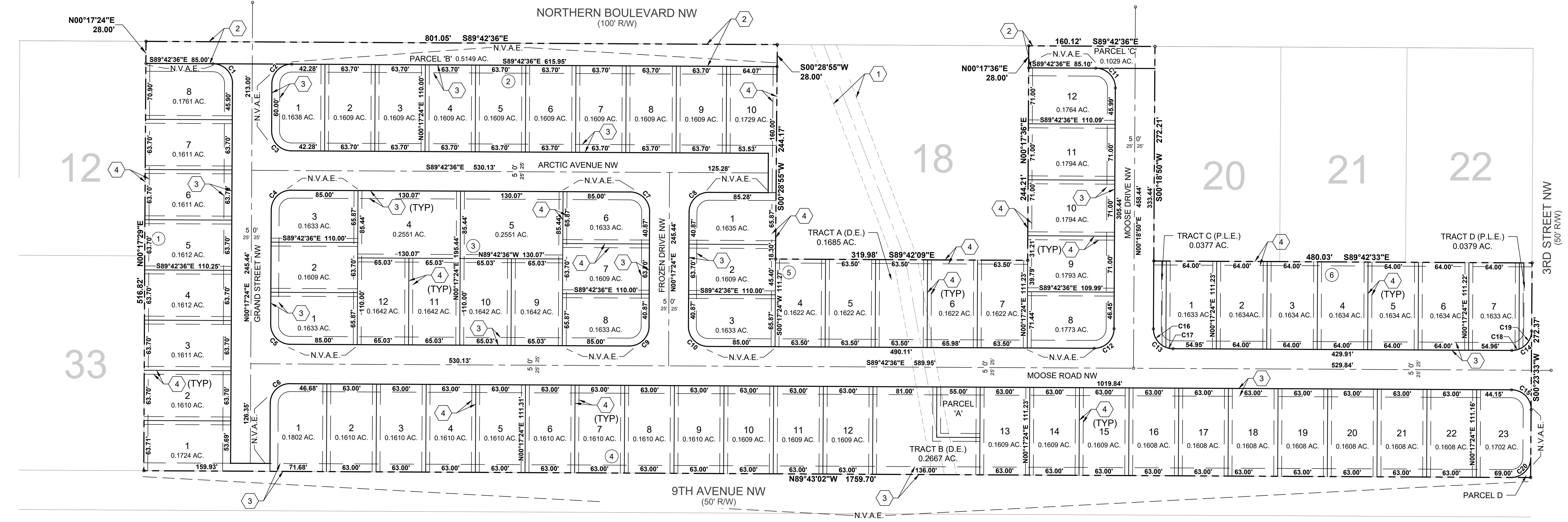
EASEMENTS

- ① EXISTING 20' DRAINAGE EASEMENT AS SHOWN ON RECORDED PLAT 2022P01959, 11/7/2022, BK 32 PG 91.
- ② 28' DEDICATED RIGHT OF WAY BY THIS PLAT
- ③ 10' PUBLIC UTILITY EASEMENT
- ④ 5' PUBLIC UTILITY EASEMENT

BOUNDARY EVIDENCE: UNLESS OTHERWISE INDICATED:

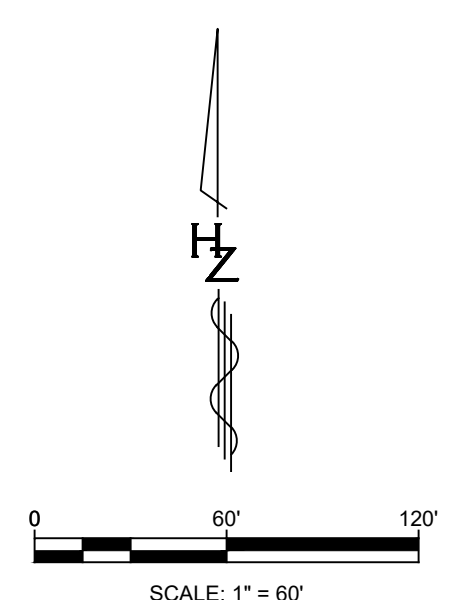
- ① SET 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED J. HARRIS PS 30537
- ② FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED HZI LS 7482
- ③ FOUND MAGNAIL

*MEASURED DISTANCES AND BEARINGS MATCH THOSE OF RECORD



Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	39.27	25.00	90.00	N44° 42' 36"W	35.36
C2	39.27	25.00	90.00	S45° 17' 24"W	35.36
C3	39.27	25.00	90.00	S44° 42' 36"E	35.36
C4	39.27	25.00	90.00	S45° 17' 24"W	35.36
C5	39.27	25.00	90.00	S44° 42' 36"E	35.36
C6	39.27	25.00	90.00	S45° 17' 24"W	35.36
C7	39.27	25.00	90.00	N44° 42' 36"W	35.36
C8	39.27	25.00	90.00	S45° 17' 24"W	35.36
C9	39.27	25.00	90.00	N45° 17' 24"E	35.36
C10	39.27	25.00	90.00	S44° 42' 36"E	35.36
C11	39.28	25.00	90.02	N44° 41' 53"W	35.36
C12	39.26	25.00	89.98	N45° 18' 07"E	35.35
C13	39.28	25.00	90.02	S44° 41' 53"E	35.36
C14	39.23	25.00	89.90	N45° 20' 28"E	35.32
C15	39.31	25.00	90.10	N44° 39' 32"W	35.39

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C16	30.02	24.94	68.95	S34° 06' 13"E	28.24
C17	9.26	24.49	21.67	S79° 00' 48"E	9.21
C18	9.25	25.00	21.20	N79° 41' 23"E	9.20
C19	29.97	25.00	68.70	N34° 44' 28"E	28.21
C20	39.22	25.00	89.89	N45° 20' 15"E	35.32



Plotted: 1/20/2026 10:48:23 AM. By: Helena, Dominic
 333 Rio Rancho Drive NE, Suite 101
 Rio Rancho, New Mexico 87124
 Last Saved: 1/20/2026 10:46:07 AM. dhwant



The City of Rio Rancho

**Development Services
Planning Division**

3200 Civic Center Circle NE
Rio Rancho, NM 87144
Phone (505) 891-5005 • Fax (505) 896-8994

February 20, 2026

RE: Preliminary Plat and Subdivision Variances; 25-210-00010, 25-280-00007, 25-280-00008
Unit 8, Block 48, Lots 13-17, 19, 23-28, and 30-32

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, Outer Rim Investments, Inc., through their agent, Huitt-Zollars, Inc., requests approval of a Preliminary Plat for the Northern Exposure subdivision for the subject property legally described as Unit 8, Block 48, Lots 13-17, 19, and 23-32. The subject property comprises approximately 17 acres.

Along with this request, the applicant is also requesting approval a Subdivision Variance for two stub streets—one for Grand St NW, and one for Arctic Ave NW. Both streets will be located within the proposed Northern Exposure subdivision.

The Planning and Zoning Board will consider the request and decide their approval on **Tuesday, March 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
Municipal Planner III
Development Services Department
City of Rio Rancho

The City of Rio Rancho

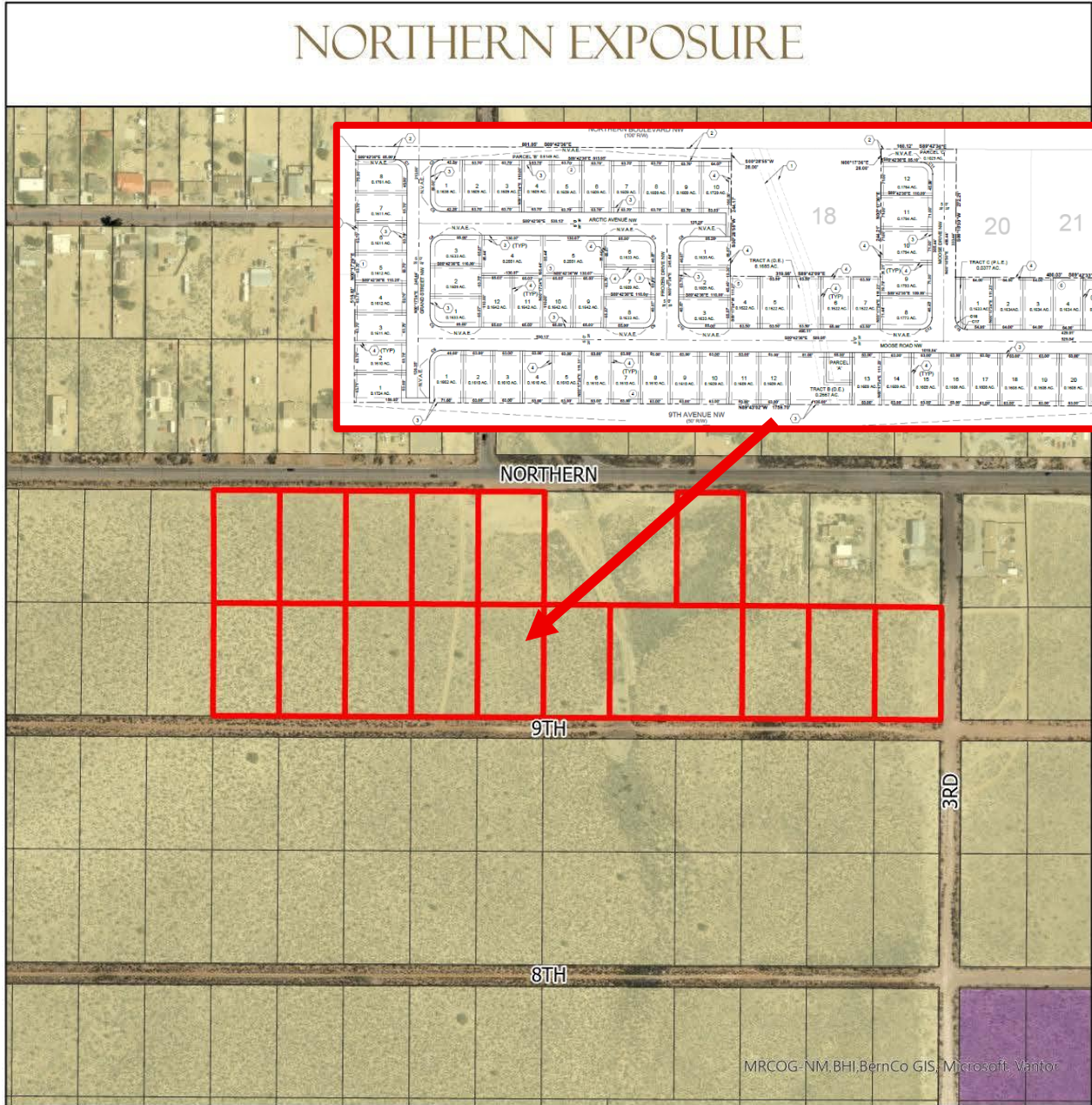
Development Services

Planning Division

3200 Civic Center Circle NE

Rio Rancho, NM 87144

Phone (505) 891-5005 • Fax (505) 896-8994



Subject Property

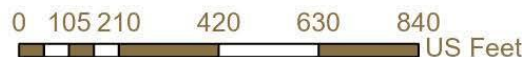
Zoning

M-1

R-1



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



Map courtesy of Michelle Costilla 2/18/26



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, March 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, March 10, 2026**
Time: 6:00PM
Staff Contact: Michelle Costilla (505) 896-8362
mcostilla@rrnm.gov



**CITY OF RIO RANCHO
PUBLIC HEARING NOTICE**

The Planning and Zoning Board of the City of Rio Rancho will consider the following matter at its regularly scheduled meeting at 6:00 p.m. on Tuesday, March 10, 2026:

**Preliminary Plat
Case #25-210-00010**

The applicant, Outer Rim Investments, Inc., through their agent, Huitt-Zollars, Inc. is requesting approval of a Preliminary Plat for the Northern Exposure subdivision, legally described Unit 8, Block 48, Lots 13-17, 19, and 23-32. The proposed plat is for 72 R-1: Single Family Residential lots, four tracts, and four parcels on approximately 17 acres.

**Subdivision Variances
Case #25-280-00007 and
#25-280-00008**

The applicant, Outer Rim Investments, Inc., through their agent, Huitt-Zollars, Inc., Inc., requests approval of two separate subdivision variances for two street subsons for Grand St NW, and one for Arctic Ave NW. Both streets will be located within the proposed Northern Exposure subdivision, which will comprise of 72 R-1: Single Family Residential lots. The subject property is legally described as Unit 8, Block 48, Lots 13-17, 19, and 23-32.

**Master Plan
Case #24-400-00003**

The Applicant, AMREP Southwest, Inc., through their agent, Tierra West, LLC., requests approval of the Orchard Park Master Plan, comprised of approx. 43.13 acres. The Master Plan boundary includes the subject properties of Rio Rancho Estates Unit 22, Block 73, Lots 1, 7-8 & Tract D; Block 113, Lots 1, 4-6, & 8-9; Block 114, Lots 3-7 & Tract HH; Block 115, Lots 1-21, & 25; and Block 116, Lots 1, 4-11 & 18-22.

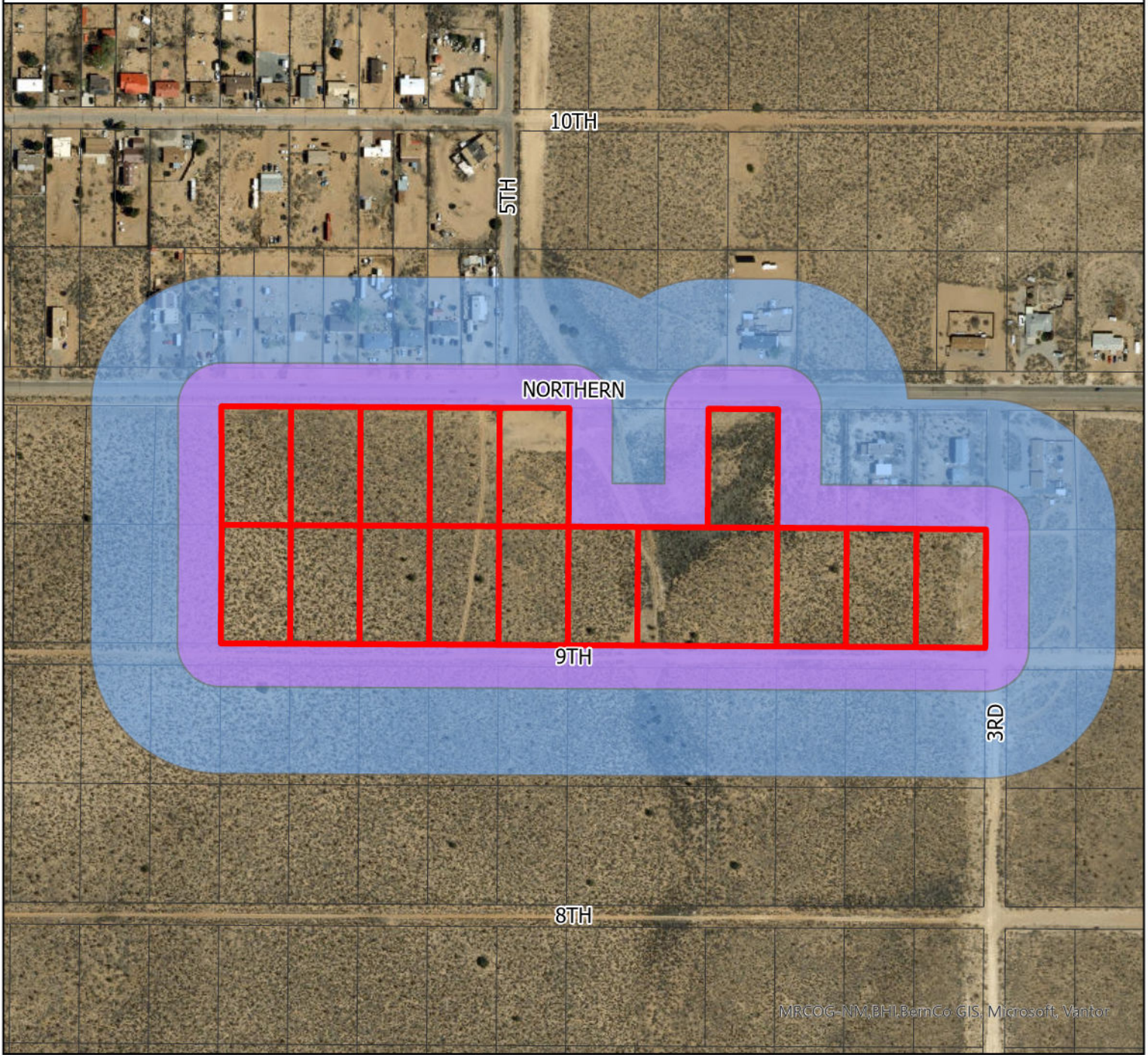
**Variance
Case #26-110-00006**




The Applicant, Andrew Riley, requests approval of a Variance request to the R-1: Single-Family Residential District Side Setback of 5' to allow for encroachment of a proposed 300 square foot shed at the subject property legally described as Corrales North 3 (CN3), Block 24, Lot 26.

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.

NORTHERN EXPOSURE



-  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.



Map courtesy of Michelle Costilla 2/18/26



City of Rio Rancho

Development Services

3200 Civic Center Circle NE - Ste 130
Rio Rancho, NM 87144
(505) 891-5005 Fax: (505) 896-8994

February 20, 2026

TO: Huitt-Zollars Inc.

**333 Rio Rancho Dr NE, Ste 101
Rio Rancho, NM 87124**

RE: Final Plat (25-210-00010)

The following are the comments and feedback received in regards to the Preliminary Plat revisions from February 3, 2026.

Planning and Zoning Division:

1. Change the name of Grand St., as it is too similar to existing street names within the City.

Engineering Division:

1. All roadways and access points will be designed in accordance with the City of Rio Rancho's requirements, including SAMM spacing standards, the Rio Rancho Development Process Manual (DPM), applicable city ordinances, and approval from the City Fire Marshal. Sight distance and visibility requirements will be addressed at all intersection locations. If any aspects of the conceptual design do not meet these requirements, variance requests may be submitted for review and approval.
2. Gravity sewer shall be proven to not be feasible prior to request for acceptability of a lift station. Compliance with the Design Process Manual (DPM) Section 5.4.G is required.
3. Approval from SCAFCA required for work on SCAFCA property

Fire:

1. IFC 2021 shall be referenced for Fire and Life Safety Code.
2. Fire Hydrants shall be no more than 500 ft driving distance apart.
3. Two Separate Fire Apparatus Access Roads shall be required.

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

Respectfully,

Michelle Costilla
Municipal Planner III
Development Services Department
City of Rio Rancho
(505) 896-8362 mcostilla@rrnm.gov



**BEFORE THE PLANNING and ZONING BOARD
OF THE
CITY OF RIO RANCHO, NEW MEXICO
FINDINGS OF FACT FOR DENIAL
Case No. 25-280-00008**

REQUEST FOR VARIANCE TO RIO RANCHO CODE OF ORDINANCES CHAPTER 155.41(M), ALLOWING FOR A DEAD-END STREET STUB FOR ARCTIC AVENUE NW WITHIN THE NORTHERN EXPOSURE SUBDIVISION, ON THE PROPERTY LEGALLY DESCRIBED AS RIO RANCHO ESTATES UNIT 8, BLOCK 48, LOTS 13-17, 19, 23-32

Applicant: Outer Rim Investments, Inc.

THIS MATTER, having come before the Planning & Zoning Board of the City of Rio Rancho, New Mexico on the 10th day of March 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 dead end street stub requirements.
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.

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 §155.41(M).

THEREFORE, the application for a Subdivision Variance to dead end street stub requirements, is **DENIED** by the Planning & Zoning Board of the City of Rio Rancho on March 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. 25-280-00008**

REQUEST FOR VARIANCE TO RIO RANCHO CODE OF ORDINANCES CHAPTER 155.41(M), ALLOWING FOR A DEAD-END STREET STUB FOR ARCTIC AVENUE NW WITHIN THE NORTHERN EXPOSURE SUBDIVISION, ON THE PROPERTY LEGALLY DESCRIBED AS RIO RANCHO ESTATES UNIT 8, BLOCK 48, LOTS 13-17, 19, 23-32

Applicant: Outer Rim Investments, Inc.

THIS MATTER, having come before the Planning & Zoning Board of the City of Rio Rancho, New Mexico on the 10th day of March 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 § 155.60, the Planning and Zoning Board has jurisdiction over approval of the Applicant's request for a Subdivision Variance to dead end street stub requirements.
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.

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 §155.41(M) is approved for Arctic Avenue NW, within the Northern Exposure Subdivision, Preliminary Plat case #25-210-00010.

THEREFORE, the application for a Subdivision Variance to dead end street stub requirements, is **APPROVED** by the Planning & Zoning Board of the City of Rio Rancho on March 10, 2026, subject to the conditions, restrictions and stipulations specified above.

Date

Planning & Zoning Board Chairman



RE: Northern Exposure Preliminary Plat submittal

From Bryan Aragon <BryanA@aswinc.com>
Date Thu 3/5/2026 8:20 AM
To BRIAN BABYAK <bbabyak@rrnm.gov>; Villa, Nina <nvilla@Huitt-Zollars.com>; MICHELLE COSTILLA <mcostilla@rrnm.gov>
Cc Jarrod Likar <jarrodl@aswinc.com>; AMY RINCON <arincon@rrnm.gov>

Hi Brian,

Let's incorporate these changes now and postpone the hearing to the PZB meeting on the 24th.

Thank you,
Bryan

From: BRIAN BABYAK <bbabyak@rrnm.gov>
Sent: Thursday, March 5, 2026 7:58 AM
To: Villa, Nina <nvilla@Huitt-Zollars.com>; MICHELLE COSTILLA <mcostilla@rrnm.gov>
Cc: Jarrod Likar <jarrodl@aswinc.com>; Bryan Aragon <BryanA@aswinc.com>; AMY RINCON <arincon@rrnm.gov>
Subject: Re: Northern Exposure Preliminary Plat submittal

Good morning Nina,

The plat and agenda have been posted - it was finalized and posted at the end of business on Monday. For these changes, we may need a future plat amendment or we can postpone.

Thank you,

Brian Babyak, AICP

Planning and Zoning Division Manager

City of Rio Rancho | Development Services/Planning & Zoning Division

O: 505-896-8756

RRNM.gov |



From: Villa, Nina <nvilla@Huitt-Zollars.com>
Sent: Wednesday, March 4, 2026 4:52 PM
To: MICHELLE COSTILLA <mcostilla@rrnm.gov>
Cc: Jarrod Likar <jarrodl@aswinc.com>; Bryan Aragon <BryanA@aswinc.com>; AMY RINCON <arincon@rrnm.gov>; BRIAN BABYAK <bbabyak@rrnm.gov>
Subject: RE: Northern Exposure Preliminary Plat submittal

Good Afternoon,

We made a few changes to the preliminary plat, please see attached:

- Tracts C&D in Block 6 were landscape tracts and have been removed. Their areas have been absorbed into the adjacent lots.
- Tract A has been narrowed to match the existing drainage easement. The adjacent lots 4-7 have been widened.
- The note regarding Public Utility Easements has been modified for corner lots.

Please let me know if you have any questions.

Thank you,
Nina

Nina Leung-Villa, P.E., C.F.M. | Huitt-Zollars, Inc.
O: 505.892.5141 x 10919 | M: 505.264.8249

From: MICHELLE COSTILLA <mcostilla@rrnm.gov>
Sent: Tuesday, March 3, 2026 2:56 PM
To: Villa, Nina <nvilla@Huitt-Zollars.com>
Cc: Jarrod Likar <jarrodl@aswinc.com>; Bryan Aragon <BryanA@aswinc.com>; AMY RINCON <arincon@rrnm.gov>; BRIAN BABYAK <bbabyak@rrnm.gov>
Subject: Re: Northern Exposure Preliminary Plat submittal

Thank you for providing the updates, Nina. Staff will review and let you know if there are any further comments or corrections.




Regards,



Michelle Costilla, AICP
Municipal Planner III

Development Services | Planning and Zoning Division

O: 505.896.8362

mcostilla@RRNM.gov |   



CITY OF RIO RANCHO COVER PAGE

**Legislation Item: 25-210-
00010**

AGENDA DATE:
March 10, 2026

DEPARTMENT:
Development Services

SUBJECT:
Postponement - Preliminary Plat. The applicant, Outer Rim Investments, Inc., through their agent, Huitt-Zollars Inc., is requesting approval of a Preliminary Plat for the Northern Exposure subdivision, creating 72 single-family residential lots, four parcels, and four tracts on the subject property legally described as Unit 8, Block 48, Lots 13-17, 19, 23-32. Staff contact is Michelle Costilla and staff recommends postponement of the item to the March 24, 2026 Planning and Zoning Board Meeting, as requested by the applicant.

BACKGROUND AND ANALYSIS:

The applicant, Outer Rim Investments, Inc., through their agent, Huitt-Zollars Inc., requests approval of a Preliminary Plat to create 72 single-family residential lots, four parcels, and four tracts in a subdivision to be known as Northern Exposure. The subject property is legally described as Unit 8, Block 48, Lots 13-17, 19, 23-32.

It is located in between Northern Blvd NW to the north, 9th Ave NW to the south, and 3rd St NW to the east. The subject property is zoned R-1: Single-Family Residential per Ordinance No. 62, Enactment 94-060. It is not within any Specific Area Plans or Master Plan Areas.

SURROUNDING LAND USE/ZONING:

All adjacent properties to the north, south, east, and west of the property are also zoned R-1: Single-Family Residential.

GENERAL INFORMATION:

1. Layout: The Northern Exposure subdivision will consist of 72 single-family residential lots, four parcels, and four tracts.
2. Acreage: 17.0145 acres.
3. Access: The main access to the site will be provided via Northern Blvd, a minor arterial road. An additional access point will be off of 3rd St NW, a residential road.
4. Zoning: The subject property is zoned R-1: Single-Family Residential per Ordinance No. 62, Enactment 94-060.
5. Dry Utilities/Gas: The applicant is responsible for coordinating the installation of all dry utilities with Sparklight, CenturyLink, PNM, Ezee Fiber, Comcast, and New Mexico Gas Company.
6. Water and Wastewater Availability: The applicant has received an approved water/wastewater availability statement from the Utilities Department on November 10, 2025.
7. Drainage: As stated in the Drainage Report, the proposed development will utilize internal streets to surface drain to the new pond and offsite flow will be collected in an internal drainage tract and piped into the onsite pond.
8. Roads and Sidewalks: There are five (5) new public roads proposed for this subdivision. The

roads will be full width and will total 0.6807 miles. Concurrent with this request are two Subdivision Variances for Grand St and Artic Ave to the Rio Rancho Code of Ordinance (R.O.2003) Chapter 155.41 (M). These will be stub streets without approved turnarounds, under 150 ft in length.

9. Recreation Facilities/Open Space: Tracts C and D are labeled as "private landscaping easements", which will be owned and maintained by a Home Owners Association. The application was submitted in 2025, therefore, requirements are currently assessed per Chapter 155 prior to the 2026 update (155.46: "For subdivisions containing 25 acres or less, in lieu of the land required to be dedicated, the city may accept payment of a fee based upon the fair market value of the amount of land which would otherwise be required to be dedicated").

10. Easements: There is an existing 20' drainage easement will be 10' wide public utility easements that will go through Tracts A and B. There will be 10' wide public utility easements within the front of all lots and 5' wide public utility easements on each side of all rear and side lot lines.

11. Public Site Dedications: None.

12. Vacations: All existing 5' public utility easements.

13. Variances: Two Subdivision Variances to R.O. 2003 Chapter 155.41 (M), requiring that dead end streets (cul-de-sacs), designed to be so permanently, shall not be longer than 500 feet and shall be provided at the closed end with a turn-around having an outside roadway diameter of at least 100 feet, are requested in conjunction with this Preliminary Plat application (25-280-00007, 25-280-00008).

CONFORMANCE WITH THE SUBDIVISION REQUIREMENTS:

Pending the approval of the concurrently submitted Variances, the proposed plat would conform with the subdivision requirements of R.O. 2003 Chapter 155 Subdivisions, as adopted under the Ordinance prior to January 1, 2026. Should one or both of the Subdivision Variances be denied, the applicant will need to revise the layout to have adequate turnarounds or have streets connect. Staff recommends the Planning and Zoning Board finds the proposed Preliminary Plat may conform to the requirements of R.O. 2003 Chapter 155 Subdivisions. May conform.

CONFORMANCE WITH THE ZONING ORDINANCE:

The proposed lots would comply with the dimensional standards of the R-1: Single Family Residential zoning district including the area and lot width as laid out in R.O. 2003 Chapter 154.50. The proposed Preliminary Plat contains lots which would have a minimum size of 7,004 sf, in compliance with the 7,000 sf minimum lot area of the R-1 zoning district. The proposed lots would also comply with the minimum allowable lot width of 60 ft. Staff recommends the Planning and Zoning Board finds that the proposed Preliminary Plat conforms to the requirements of R.O. Chapter 154 Planning and Zoning. Conforms.

CONFORMANCE WITH THE COMPREHENSIVE PLAN:

In Chapter 5, Land Use Element, Goal L-2 states, "Encourage consolidation of lots to promote a variety of land uses in a planned manner." and Chapter 3, Annexations, Antiquated Platting, and Addressing, Goal A-1 states: "Eliminate antiquated platting within the City of Rio Rancho where desirable." Staff recommends the Planning and Zoning Board find this criteria is satisfied.

NOTIFICATIONS: Notice of pending development application was sent via certified mail to the abutting property owners of the subject property 15 days in advance of the hearing. A legal notice was published in the Albuquerque Journal on February 23, 2026. A notice sign was posted to the property on March 3, 2026. All legal notification requirements for this project have been met.

INTERDEPARTMENTAL/INTERAGENCY REVIEW:

Reviewing Agency	Received Application for Review	Comments
DSD Planning and Zoning	X	Comments attached
DSD Engineering	X	Comments attached

Rio Rancho Public Schools	X	No comments provided
Fire and Rescue	X	Comments attached
Police Department	X	No comments provided
SSCAFCA	X	No adverse comments
MRCOG	X	No comments provided
Parks, Recreation and Community Services	X	No adverse comments

IMPACT:

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

GENERAL FINDINGS OF FACT:

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

SPECIFIC FINDINGS OF FACT FOR APPROVAL:

1. The Preliminary Plat has been prepared, reviewed, and conforms to the City of Rio Rancho plans and policies.
2. The Preliminary Plat conforms to the requirements of the Rio Rancho Code of Ordinance (R.O.2003) Chapter 155 Subdivisions under the previously adopted Ordinance (pre January 1, 2026), pending the approval of the concurrently submitted Subdivision Variances to Section 155.41 (M).
3. The Preliminary Plat conforms to the requirements of the R-1: Single-Family Residential Zoning District.

CONDITIONS OF APPROVAL:

1. In accordance with R.O. 2003 Chapter 155.24(A), the Final Plat shall be recorded within 12 months following approval of the Preliminary Plat, or the Planning and Zoning Board approval shall become null and void.
2. Infrastructure shall be installed and accepted prior to the recording of the Final Plat or the applicant shall submit for staff review and approval of a subdivision improvement agreement and financial guarantee prior to the Final Plat hearing.
3. The applicant shall submit updated construction plans addressing comments from DSD Engineering prior to construction.
4. Impact Fee assessment will be based on the date of this Preliminary Plat approval and valid for four (4) years from the date of this approval.
5. The applicant shall receive Planning and Zoning Board approval for the Variances to Chapter 155.41 (M). The applicant shall revise street layouts to conform to 155.41 (M) should the Variance(s) be denied.
6. Due to the fact that the application was submitted in 2025, requirements are currently assessed per Chapter 155 prior to the 2026 update. Any future extensions of the plat will revert to the 2026 requirements, including but not limited to park land. (155.46: "For subdivisions containing 25 acres or less, in lieu of the land required to be dedicated, the city may accept payment of a fee based upon the fair market value of the amount of land which would otherwise be required to be dedicated").
7. The applicant shall address all of the Preliminary Plat reviewer's staff comments prior to

- submitting construction plans or the Final Plat, whichever is applicable, including but not limited to:
- a. All roadways and access points will be designed in accordance with the City of Rio Rancho's requirements, including SAMM spacing standards, the Rio Rancho Development Process Manual (DPM), applicable city ordinances, and approval from the City Fire Marshal. Sight distance and visibility requirements will be addressed at all intersection locations. If any aspects of the conceptual design do not meet these requirements, variance requests may be submitted for review and approval.
 - b. Gravity sewer shall be proven to not be feasible prior to request for acceptability of a lift station. Compliance with the Design Process Manual (DPM) Section 5.4.G is required.
 - c. Approval from SSCAFCA required for work on SSCAFCA property.
 - d. Waste management may require bins to be relocated on stub streets.
 - e. HOA formation documents must be provided prior to the recording of the plat.
 - f. Change the name of Grand Street NW, due to similarity with existing street names within the City.

ALTERNATIVES:

The Planning and Zoning Board may:

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

DEPARTMENT RECOMMENDATION:

Staff recommends postponement of the Preliminary Plat to the March 24, 2026 Planning and Zoning Board Meeting.

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

ATTACHMENT: [Application.pdf](#)

ATTACHMENT: [Letter of Authorization.pdf](#)

ATTACHMENT: [Northern Exposure Preliminary Plat.pdf](#)

ATTACHMENT: [Northern Exposure Drainage Report.pdf](#)

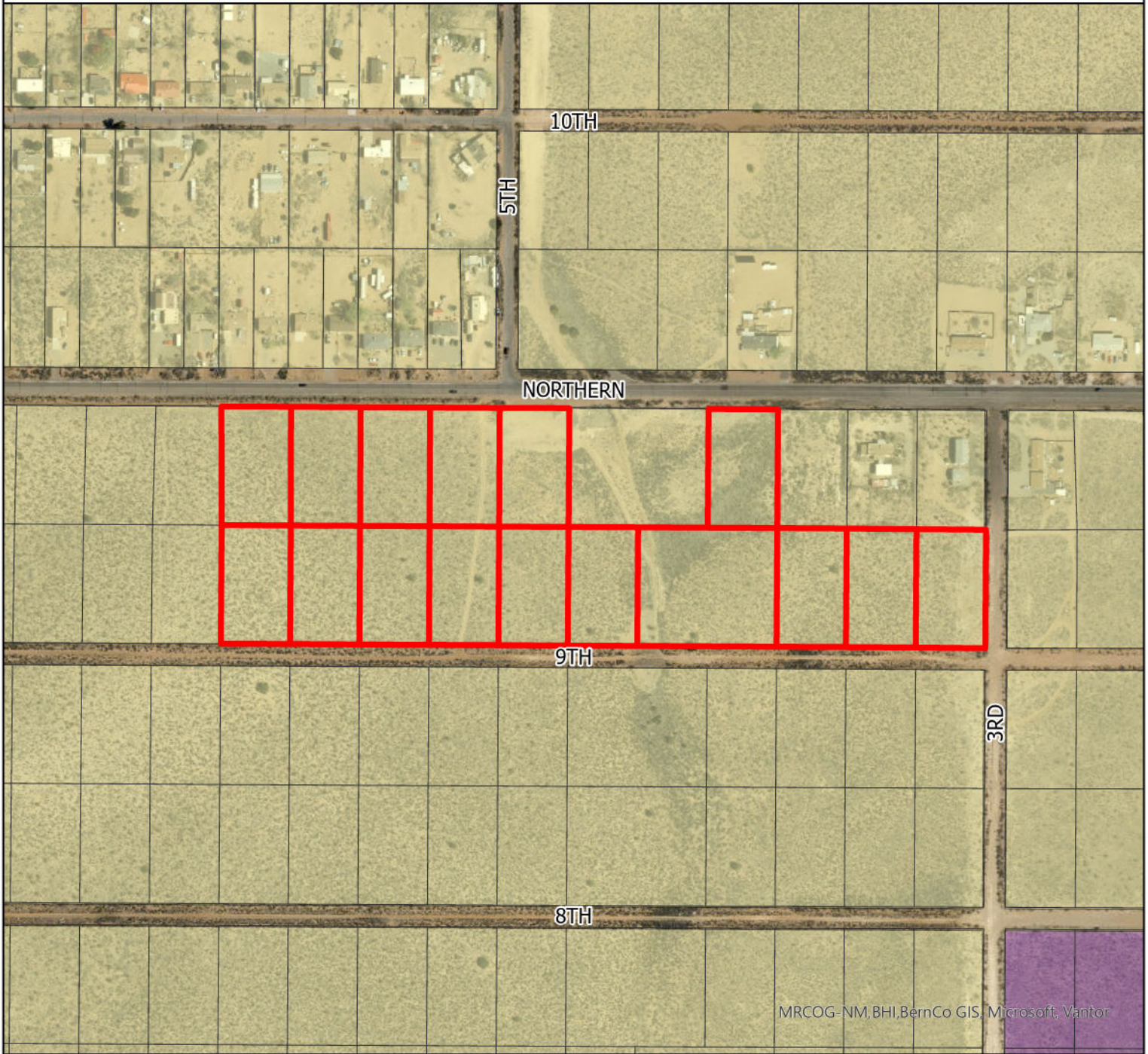
ATTACHMENT: [Water and Sewer Availability Approval.pdf](#)

ATTACHMENT: [Staff Comments.pdf](#)

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

ATTACHMENT: [Postponement Request](#)

NORTHERN EXPOSURE



 Subject Property

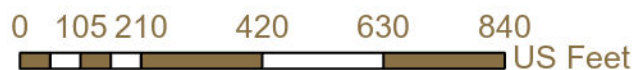
Zoning

 M-1

 R-1



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



Map courtesy of Michelle Costilla 2/18/26

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 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: OUTER RIM INVESTMENTS, INC.		Phone: 505-892-9200
Address: 409 NM HWY 528		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: HUITT-ZOLLARS, INC.		Phone: 505-892-5141
Address: 333 RIO RANCHO DRIVE NE, SUITE 101		E-Mail: NVILLA@HUITT-ZOLLARS.COM
City: RIO RANCHO	State: NM	ZIP Code: 87124

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

PRELIMINARY PLAT APPLICATION FOR SUBDIVISION TO BE KNOWN AS NORTHERN EXPOSURE

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit : UNIT 8	Block(s): 48	Lot(s): 13-17, 19, 23-28, 30-32
Existing Zoning: R-1	Proposed Zoning: R-1	
No. of existing lots: 15 LOTS	No. of proposed lots: 66	Total area of site (acres) 16.0

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: NINA VILLA	Applicant:	Agent: HUITT-ZOLLARS, INC.
Signature: <i>Nina Villa</i>		Date: 10/15/25

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #
25-210-00010		

APPLICATION ACCEPTED BY: Michelle Costilla

DATE: 10/16/25

OUTER RIM INVESTMENTS, INC.

October 6, 2025

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

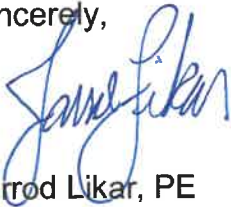
RE: Letter of Authorization

To Whom it May Concern:

I, Jarrod Likar, Vice President of Land Development for Outer Rim Investments Inc, the owner of the below described property, do hereby give Huitt Zollars Inc. authorization to represent us as agent for the subdivision improvements. The property is described as:

Unit 8, Block 48

Sincerely,



Jarrod Likar, PE

Vice President of Land Development

**PRELIMINARY PLAT
OF
NORTHERN EXPOSURE SUBDIVISION
A SUBDIVISION OF N.E. PORTION OF
UNIT EIGHT
RIO RANCHO ESTATES
TOWN OF ALAMEDA GRANT
SANDOVAL COUNTY, NEW MEXICO**

SHEET 1 OF 3

JANUARY 2026

SUBDIVIDER:

OUTER RIM INVESTMENTS, INC.
409 NM HWY 528
RIO RANCHO, NM 87124
PHONE NO. (505) 892-9200

AGENT / ENGINEER:

HUITT-ZOLLARS
333 RIO RANCHO DRIVE NE, SUITE 101
RIO RANCHO, NM 87124
NINA LEUNG-VILLA
PHONE NO. (505) 892-5141

LEGAL DESCRIPTION

A PARCEL OF LAND BEING ALL OF N.E. PORTION OF UNIT EIGHT RIO RANCHO ESTATES RECORDED ON DECEMBER 11, 1962 IN SANDOVAL COUNTY VOL. RR.1 OF RECORDS OF SAID COUNTY FOLIO 41 BEING LOCATED IN TOWN OF ALAMEDA GRANT, SANDOVAL COUNTY, NEW MEXICO.

SAID PARCEL CONTAINS 17.0145 ACRES, (72) LOTS, (4) TRACTS, (4) PARCELS.

PURPOSE OF PLAT

- VACATE EXISTING PROPERTY LINES AND 5' PUBLIC UTILITY EASEMENTS.
- VACATE PORTION OF 30' DRAINAGE EASEMENT.
- CREATE 5 NEW TRACTS AND 66 NEW LOTS.
- CREATION OF PARCELS 'B', 'C', 'D' TO BE DEDICATED AS RIGHT-OF-WAY.
- CREATE PARCEL 'A' TO BE OWNED AND MAINTAINED BY CITY OF RIO RANCHO.

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 IS APPROVED BY THE RIO RANCHO PLANNING AND ZONING BOARD ON THE _____ DAY OF _____, 2026.

NOEL C. DAVIS, CITY CLERK

PLANNING AND ZONING BOARD

APPROVED THIS _____ DAY OF _____, 2026

CHAIR

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.

JENNIFER A. TAYLOR, SANDOVAL COUNTY TREASURER DATE

STATE OF NEW MEXICO)
SS.
COUNTY OF SANDOVAL.)
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AS DOCUMENT NO. _____

ON THE _____ DAY OF _____, 20____, AT _____ O'CLOCK ____ M. AND
DULY RECORDED IN PLAT BOOK _____, PAGES _____, OF THE RECORDS OF
SAID COUNTY.

(RIO RANCHO ESTATES BOOK _____, PAGES _____)

COUNTY CLERK DATE

UTILITY APPROVALS

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

CITY OF RIO RANCHO DATE

PNM ELECTRIC SERVICES DATE

NEW MEXICO GAS COMPANY DATE

QWEST CORPORATION d/b/a CENTURY LINK QC DATE

SPARKLIGHT DATE

COMCAST DATE

EZEE FIBER DATE

FREE CONSENT AND DEDICATION

THE SUBDIVISION PLAT 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 PARTIAL VACATION OF THE EXISTING 20' WIDE DRAINAGE EASEMENT AS SHOWN HEREON. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO THE VACATION OF 5' PUBLIC UTILITY EASEMENTS AS SHOWN HEREON. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO SUBDIVIDE A PORTION OF UNIT EIGHT RIO RANCHO ESTATES INTO 72 LOTS, 4 PARCELS AND 4 TRACTS, ALSO TO THE GRANTING OF INTERIOR LOT AND TRACT 'PUBLIC UTILITY EASEMENTS' AS NOTED HEREON AND TO THE GRANTING OF 1' WIDE 'NO VEHICULAR ACCESS EASEMENTS' AS SHOWN AND NOTED HEREON. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO CREATION OF TRACTS 'C', AND 'D' AS SHOWN HEREON, SAID TRACTS ARE HEREBY RESERVED AS PRIVATE LANDSCAPING EASEMENTS, TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO THE CREATION OF PARCEL 'A' AS SHOWN HEREON, SAID TRACTS ARE HEREBY RESERVED AS A PUBLIC DRAINAGE EASEMENTS, TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO THE CREATION OF PARCEL 'A' AS SHOWN HEREON, TO BE OWNED AND MAINTAINED BY THE CITY OF RIO RANCHO. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO THE CREATION OF PARCELS 'B', 'C', 'D' TO BE DEDICATED AS RIGHT-OF-WAY AS SHOWN HEREON. SAID OWNER(S) OF SUCH REAL ESTATE DO HEREBY GRANT ANY AND ALL EASEMENTS SHOWN OR NOTED ON THE PLAT INCLUDING THE RIGHT OF INGRESS AND EGRESS. 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) AND/OR PROPRIETOR(S) WARRANT THAT THEY HAD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE PROPERTY SUBDIVIDED HEREON.

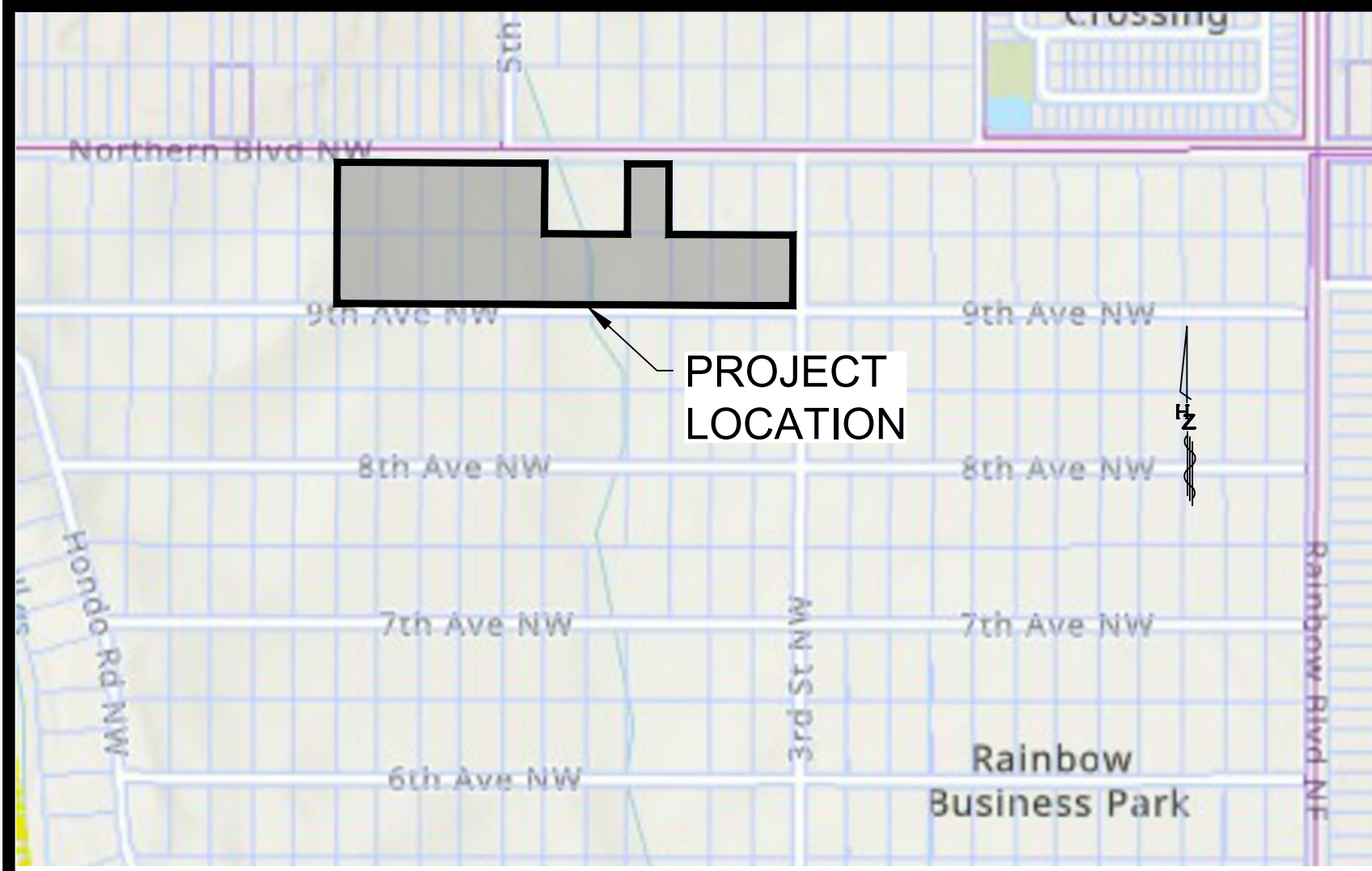
OUTER RIM INVESTMENTS, INC.

JARROD D. LIKAR, VP OF LAND DEVELOPMENT

STATE OF _____)
SS
COUNTY OF _____)

ON THIS ____ DAY OF _____, 2026, BEFORE ME THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED JARROD D. LIKAR, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE VICE PRESIDENT OF OUTER RIM INVESTMENTS, INC. AND THAT HE SIGNED THIS INSTRUMENT ON BEHALF OF OUTER RIM INVESTMENTS, INC. AS THE FREE ACT AND DEED OF JARROD D. LIKAR.

NOTARY PUBLIC
MY COMMISSION EXPIRES _____



VICINITY MAP
NOT TO SCALE

NOTES: UNLESS OTHERWISE INDICATED:

THERE IS A TEN (10) FOOT WIDE PUBLIC UTILITY EASEMENT WITHIN ALL NEW LOTS AND TRACTS ADJACENT TO ROAD RIGHTS-OF-WAY BEING GRANTED HEREON. THERE IS ALSO A FIVE (5) FOOT WIDE PUBLIC UTILITY EASEMENT WITHIN ALL LOTS AND TRACTS ON ALL REAR PROPERTY LINES.

ALL PROPERTY CORNERS NOT FOUND ARE SET WITH A 5/8" X 18" REBAR WITH RED OR YELLOW PLASTIC CAP STAMPED LS 30537, OR A MAGNAIL WITH SHINER STAMPED LS 30537.

DISTANCES ARE HORIZONTAL GROUND DISTANCES IN FEET.

LOT LINES ARE RADIAL OR PERPENDICULAR TO STREET LINES (UNLESS OTHERWISE INDICATED).

P.U.E. - PUBLIC UTILITY EASEMENT

D.E. - DRAINAGE EASEMENT

AC. - ACRES

SQ. FT. - SQUARE FEET

R/W - RIGHT OF WAY

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

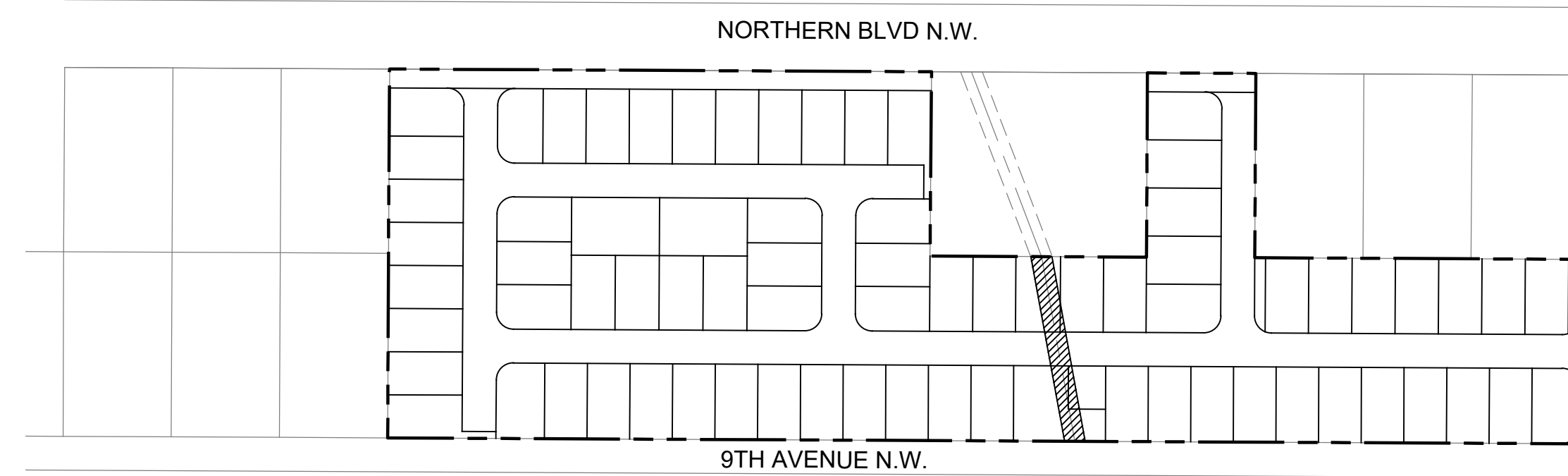
- PUBLIC SERVICE COMPANY OF NEW MEXICO ("PNM"), A NEW MEXICO CORPORATION, (PNM ELECTRIC) FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.
- NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.
- QWEST CORPORATION D/B/A CENTURY LINK FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLES, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.
- SPARKLIGHT, COMCAST AND EZEE FIBER FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLES, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE 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 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 THE 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 THE 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/SWITCH GEARS, AS INSTALLED, SHALL EXTEND TEN (10) FEET IN FRONT OF TRANSFORMER/SWITCH GEAR DOORS AND FIVE (5) FEET ON EACH SIDE.

DISCLAIMER

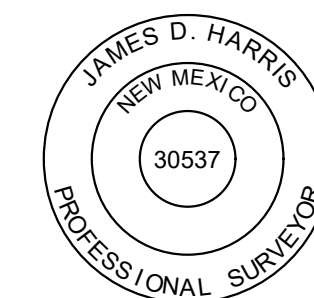
IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM), NEW MEXICO GAS COMPANY (NMGC), QWEST CORPORATION D/B/A CENTURYLINK (QWEST), SPARKLIGHT, COMCAST AND EZEE FIBER DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM, NMGC, QWEST, SPARKLIGHT, COMCAST AND EZEE FIBER DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT.



FOUND NGS MONUMENT "SAGE" N.M.
STATE PLANE COORDINATES
CENTRAL ZONE NAD 1983
X=1,499,264.76 Y=1,545,611.58 (GRID)
DELTA ALPHA = -00°16'22"
GRID TO GROUND = .999669919
ELEV = 5,676 (NAVD88)

SURVEYOR'S CERTIFICATE

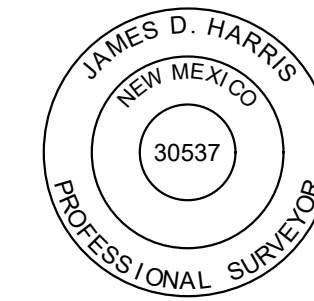
I, JAMES D. HARRIS, NEW MEXICO REGISTERED LAND SURVEYOR NO. 30537, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON WAS PREPARED UNDER MY SUPERVISION, AND THAT THE SAME IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS SURVEY CONFORMS TO THE LAND SURVEYING STANDARDS AS ADOPTED BY THE NEW MEXICO STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE CITY OF RIO RANCHO SUBDIVISION ORDINANCE.



JAMES D. HARRIS, N.M.P.L.S. NO. 30537 DATE

JURISDICTIONAL AFFIDAVIT

I, JAMES D. HARRIS, NEW MEXICO REGISTERED LAND SURVEYOR NO. 30537, DO HEREBY AFFIRM THAT THE PROPERTY DESCRIBED DOES LIE WITHIN THE PLATTING AND EXTRA-TERRITORIAL SUBDIVISION JURISDICTION OF THE CITY OF RIO RANCHO.



JAMES D. HARRIS, N.M.P.L.S. NO. 30537 DATE

SUBDIVISION DATA

SUBDIVISION:	PLAT ACRES	17.0145
NO. OF LOTS: 72	LOT ACRES:	12.1534
NO. OF PARCELS: 4	PARCEL ACRES:	0.6984
NO. OF TRACTS: 4	TRACT ACRES:	0.5109
NO. OF EXISTING TRACTS: 2		
ROAD MILES DEDICATED TO THE CITY OF RIO RANCHO:		0.6807
NEW ROAD ACRES DEDICATED TO THE CITY OF RIO RANCHO:		3.6518

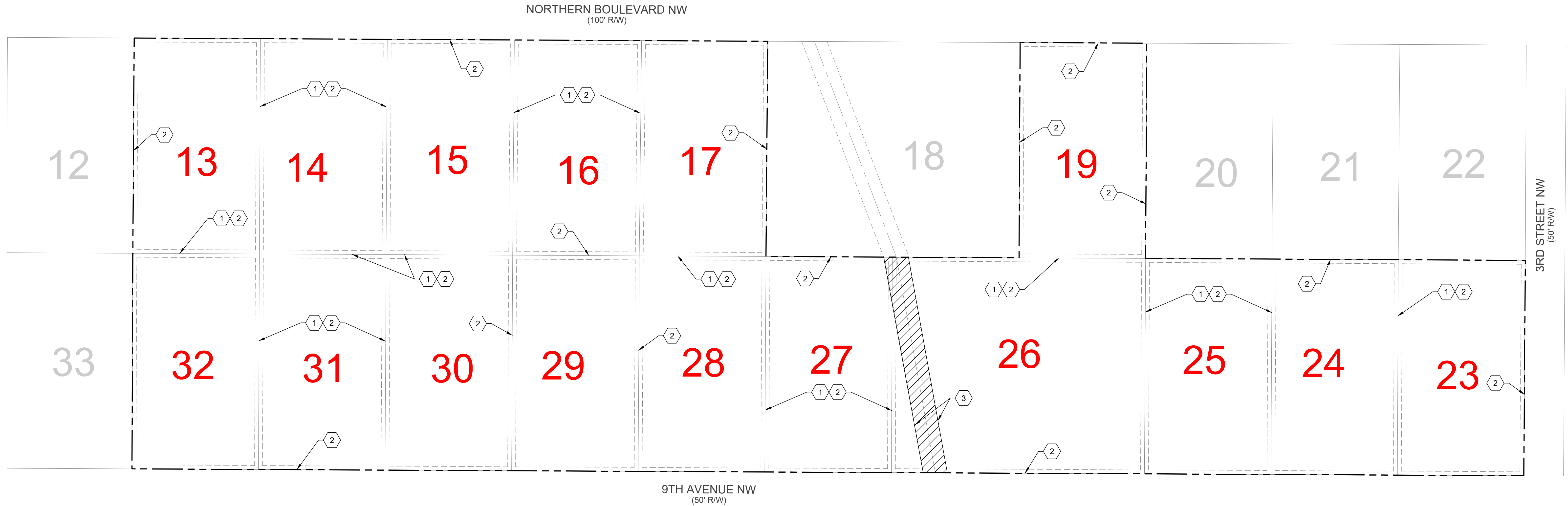
Plotted: 2/22/2026 3:51:58 PM By:Huerta, Doreme
 Submitter:0105 Design:105 11 Survey:PLAT\FRS16834_01_PFE-PLAT.dwg
 Last Saved:2/22/2026 3:51:24 PM @huerta

EASEMENTS

- ① EXISTING PROPERTY LINE AS SHOWN ON RECORDED PLAT N.E. PORTION OF UNIT EIGHT RIO RANCHO ESTATES, 12/11/1962, BK 1 PG 41. TO BE VACATED BY THIS PLAT.
- ② EXISTING 5' UTILITY EASEMENT AS DESCRIBED ON RECORDED PLAT N.E. PORTION OF UNIT EIGHT RIO RANCHO ESTATES, 12/11/1962, BK 1 PG 41. TO BE VACATED BY THIS PLAT.
- ③ PORTION OF EXISTING 30' DRAINAGE EASEMENT AS SHOWN ON RECORDED PLAT N.E. PORTION OF UNIT EIGHT RIO RANCHO ESTATES, 12/11/1962, BK 1 PG 41. TO BE VACATED BY THIS PLAT.

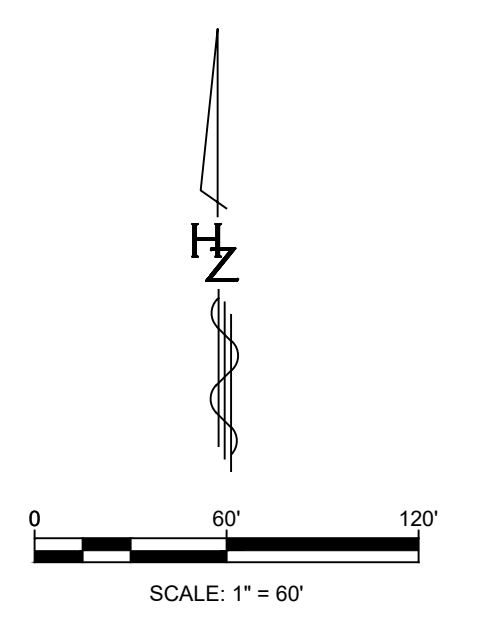
**PRELIMINARY PLAT
OF
NORTHERN EXPOSURE SUBDIVISION
A SUBDIVISION OF N.E. PORTION OF
UNIT EIGHT
RIO RANCHO ESTATES
TOWN OF ALAMEDA GRANT
SANDOVAL COUNTY, NEW MEXICO**

SHEET 2 OF 3
JANUARY 2026



Plotted: 2/22/2026 2:19:08 PM By: Huerta, Doreen
 Subdivision: 11 Survey/PLAT/RS 18634.01_PPRE-PLAT.dwg
 Unit Saved: 2/22/2026 2:18:55 PM @huerta

**HUITT
HZ ZOLLARS**
 333 Rio Rancho Drive NE, Suite 101
 Rio Rancho, New Mexico 87124
 Phone (505) 892-5141 Fax (505) 892-3259



**PRELIMINARY PLAT
OF
NORTHERN EXPOSURE SUBDIVISION
A SUBDIVISION OF N.E. PORTION OF
UNIT EIGHT
RIO RANCHO ESTATES
TOWN OF ALAMEDA GRANT
SANDOVAL COUNTY, NEW MEXICO**

SHEET 3 OF 3

JANUARY 2026

NOTES: UNLESS OTHERWISE INDICATED:

THERE IS A TEN (10) FOOT WIDE PUBLIC UTILITY EASEMENT WITHIN ALL NEW LOTS AND TRACTS ADJACENT TO ROAD RIGHTS-OF-WAY BEING GRANTED BY THIS PLAT.

ALL PROPERTY CORNERS NOT FOUND ARE SET WITH A 5/8" X 24" REBAR WITH RED OR YELLOW PLASTIC CAP STAMPED LS 7482, OR NAIL WITH SHINER STAMPED LS7482.

DISTANCES ARE HORIZONTAL GROUND DISTANCES IN FEET. INFORMATION IN PARENTHESIS () ARE RECORD WHERE DIFFERENT FROM ACTUAL FIELD SURVEY.

LOT LINES ARE RADIAL OR PERPENDICULAR TO STREET LINES (UNLESS OTHERWISE INDICATED).

P.U.E. - PUBLIC UTILITY EASEMENT

D.E. - PUBLIC DRAINAGE EASEMENT

P.L.E. - PUBLIC LANDSCAPE EASEMENT

AC. - ACRES

SQ. FT. - SQUARE FEET

RW - RIGHT OF WAY

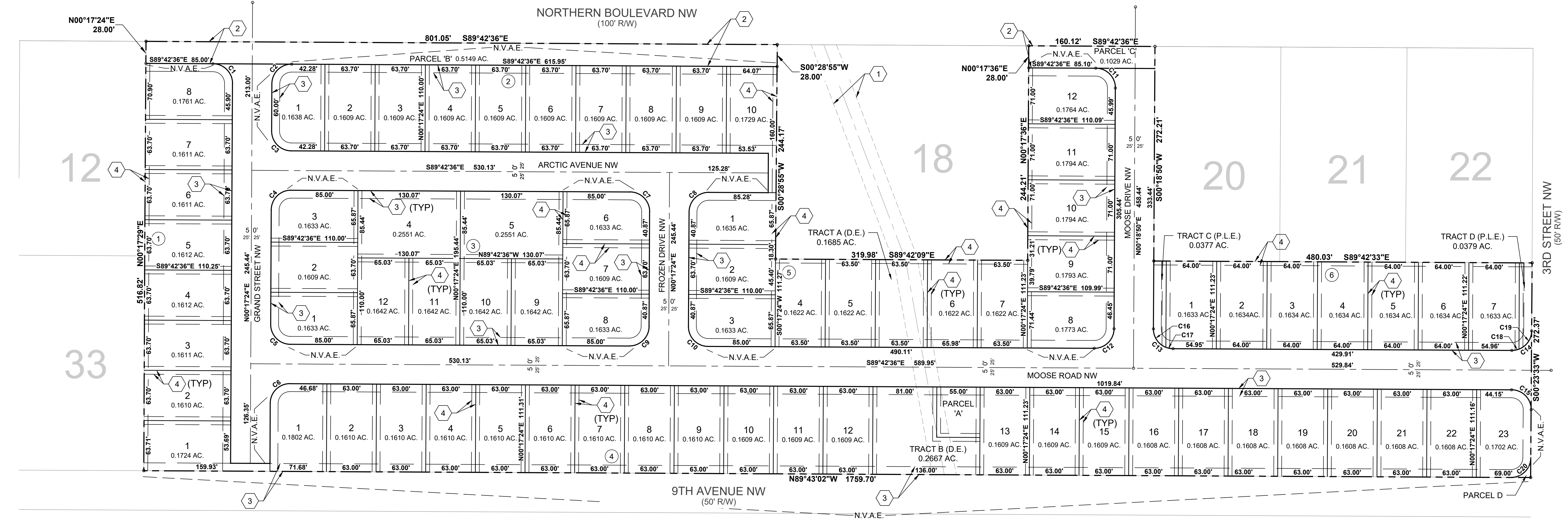
EASEMENTS

- ① EXISTING 20' DRAINAGE EASEMENT AS SHOWN ON RECORDED PLAT 2022P01959, 11/7/2022, BK 32 PG 91.
- ② 28' DEDICATED RIGHT OF WAY BY THIS PLAT
- ③ 10' PUBLIC UTILITY EASEMENT
- ④ 5' PUBLIC UTILITY EASEMENT

BOUNDARY EVIDENCE: UNLESS OTHERWISE INDICATED:

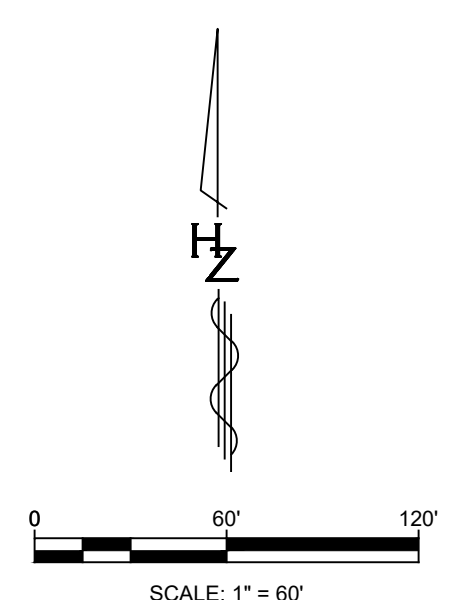
- ① SET 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED J. HARRIS PS 30537
- ② FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED HZI LS 7482
- ③ FOUND MAGNAIL

*MEASURED DISTANCES AND BEARINGS MATCH THOSE OF RECORD



Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	39.27	25.00	90.00	N44° 42' 36"W	35.36
C2	39.27	25.00	90.00	S45° 17' 24"W	35.36
C3	39.27	25.00	90.00	S44° 42' 36"E	35.36
C4	39.27	25.00	90.00	S45° 17' 24"W	35.36
C5	39.27	25.00	90.00	S44° 42' 36"E	35.36
C6	39.27	25.00	90.00	S45° 17' 24"W	35.36
C7	39.27	25.00	90.00	N44° 42' 36"W	35.36
C8	39.27	25.00	90.00	S45° 17' 24"W	35.36
C9	39.27	25.00	90.00	N45° 17' 24"E	35.36
C10	39.27	25.00	90.00	S44° 42' 36"E	35.36
C11	39.28	25.00	90.02	N44° 41' 53"W	35.36
C12	39.26	25.00	89.98	N45° 18' 07"E	35.35
C13	39.28	25.00	90.02	S44° 41' 53"E	35.36
C14	39.23	25.00	89.90	N45° 20' 28"E	35.32
C15	39.31	25.00	90.10	N44° 39' 32"W	35.39

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C16	30.02	24.94	68.95	S34° 06' 13"E	28.24
C17	9.26	24.49	21.67	S79° 00' 48"E	9.21
C18	9.25	25.00	21.20	N79° 41' 23"E	9.20
C19	29.97	25.00	68.70	N34° 44' 28"E	28.21
C20	39.22	25.00	89.89	N45° 20' 15"E	35.32



Plotted: 1/20/2026 10:48:23 AM. By: Helena, Dominic
 333 Rio Rancho Drive NE, Suite 101
 Rio Rancho, New Mexico 87124
 Last Saved: 1/20/2026 10:46:07 AM. dhwant

**DRAINAGE STUDY
FOR
NORTHERN EXPOSURE SUBDIVISION**

PREPARED FOR:



PREPARED BY:

HUITT-ZOLIARS
333 RIO RANCHO BLVD., SUITE 101
RIO RANCHO, NEW MEXICO 87124

FEBRUARY 2026

HZI Project No. R318634.01

Drainage Study For Northern Exposure Subdivision

I, Nina Leung-Villa, being first duly sworn upon my oath, state that I am a registered professional engineer, qualified in civil engineering and that the accompanying report was prepared by me or under my supervision and is true and correct to the best of my knowledge and belief.



Introduction.....	1
Flood Hazard Zone.....	1
Related Reports.....	1
Methodology.....	1
Existing Conditions.....	1
Proposed Conditions.....	2
Stormwater Quality.....	2
Conclusion.....	2

APPENDICES

Appendix A – FEMA Flood Insurance Rate Map.....	A
Appendix B – NOAA Atlas Point Precipitation Frequency Estimates.....	B
Appendix C – AHYMO Input and Output - Developed Conditions Drainage Plan.....	C
Appendix D – Street Capacity Analysis.....	D

EXHIBITS

Exhibit 1 – Developed Conditions Drainage Plan.....	Appendix C
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INTRODUCTION

This drainage report addresses the proposed infrastructure required to convey the storm water runoff from the proposed development of Northern Exposure Subdivision located on Northern Blvd. and 3rd Street. This project will construct a residential development with a total of 72 lots. Existing and proposed conditions have been analyzed to determine infrastructure requirements for the proposed development.

FLOOD HAZARD ZONE

The proposed site does not lie within a flood zone as shown on Flood Insurance Rate Map Number 35043C1888D, dated March 18, 2008. See Appendix A for the FEMA Flood Insurance Rate Map Firmette.

RELATED REPORTS

This report references the Drainage Report for Camino Crossing completed by Wilson & Company, Inc., dated May 2007. That report provided analysis for the offsite drainage basin that flows through Northern Exposure Subdivision.

JURISDICTIONS OF PUBLIC AGENCIES

This project is located entirely within the City of Rio Rancho (RR) Municipal Limits and is therefore within their jurisdiction and must comply with the City's development requirements.

METHODOLOGY

This drainage report follows procedures outlined in the Development Process Manual, by City of Rio Rancho (DPM). This report will utilize AHYMO for hydrology modeling to match modeling from the related drainage report. See Appendix C for the AHYMO input and output files. The precipitation data has been updated according to NOAA Atlas Point Precipitation Frequency Estimates (Appendix B).

EXISTING CONDITIONS

The project site is currently undeveloped and generally slopes from north to south. An existing SSCAFCA tract is located in the middle of the site and includes an existing tributary of the Calabacillas Arroyo.

On the north side of Northern Blvd., an existing offsite pond collects runoff from a large offsite basin. This offsite pond outflows into existing culvert pipes that crosses Northern Blvd. and discharges toward Northern Exposure subdivision.

PROPOSED CONDITIONS

The project site is proposed to be a single-family residential development. There is a total of 72 lots and one onsite pond located on the project site. Each lot will face internally and utilize surface drainage to disperse the runoff towards the subdivision detention pond.

All 72 lots will utilize internal streets to surface drain to the new pond and will not require new storm drain. A sidewalk culvert will be utilized to convey the onsite surface runoff to the onsite pond and is designed to accommodate the internal runoff.

The offsite flow will be collected in an internal drainage tract and piped into the onsite pond. The onsite pond will accommodate onsite runoff and the outflow from the offsite pond. The onsite pond will discharge via a weir spillway toward 9th Avenue and the existing flowpath.

STORMWATER QUALITY

As part of compliance with the stormwater quality program implemented by the City of Rio Rancho in cooperation with the EPA, the proposed onsite detention pond will serve as a dual use stormwater quality management and flood control device. With the utilization of the pond, the stormwater released within the project limits will be effectively treated.

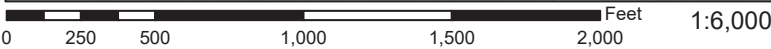
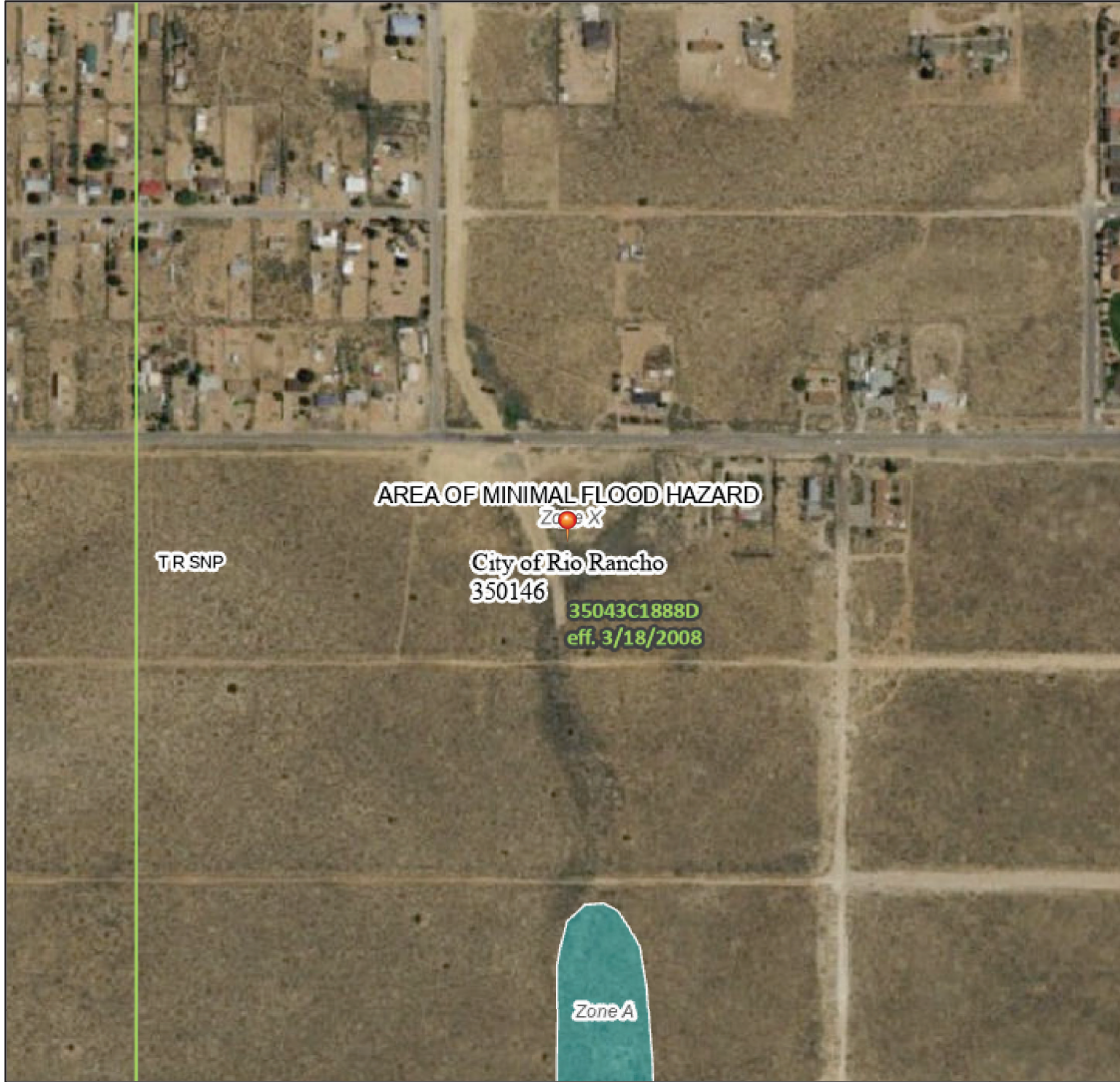
CONCLUSION

This report provides a design and analysis of proposed improvements to safely manage stormwater generated within the project site. In addition to stormwater management, this project will integrate techniques to improve stormwater quality. For a detailed design, please refer to the construction plans to be completed in conjunction with this drainage study.

National Flood Hazard Layer FIRMette



106°45'4"W 35°16'40"N



106°44'27"W 35°16'10"N

Basemap Imagery Source: USGS National Map 2023

Legend

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

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, AB99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance
		17.5 Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
OTHER FEATURES		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped

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

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

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 10/10/2025 at 4:50 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

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



POINT PRECIPITATION FREQUENCY ESTIMATES

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

NOAA, National Weather Service, Silver Spring, Maryland

[PF tabular](#) | [PF graphical](#) | [Maps & aeriels](#)

PF tabular

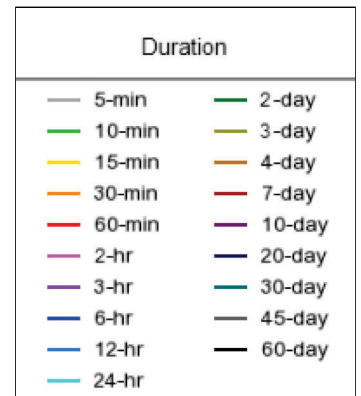
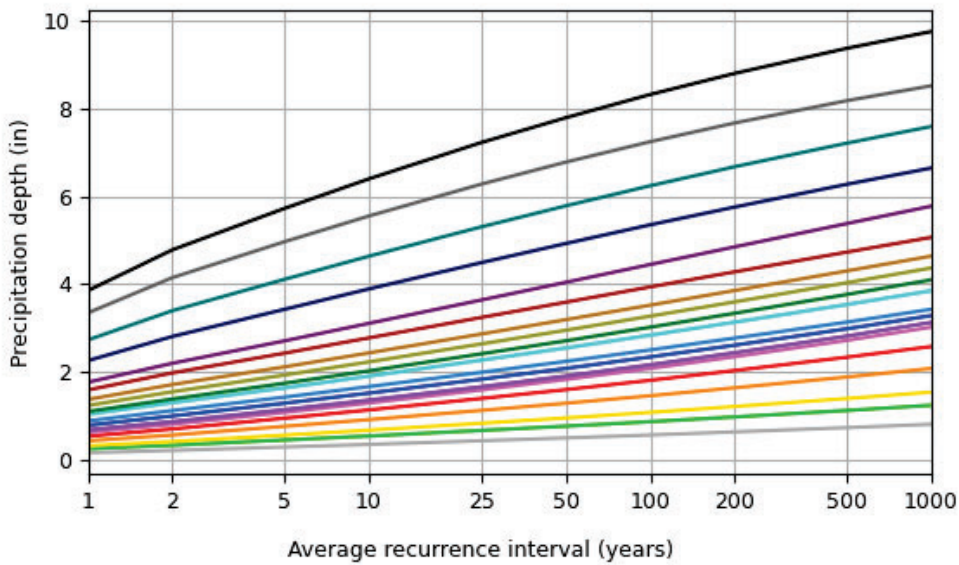
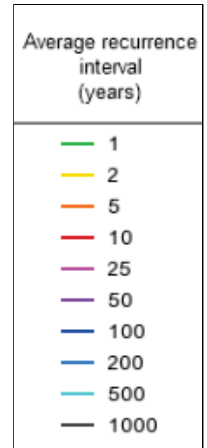
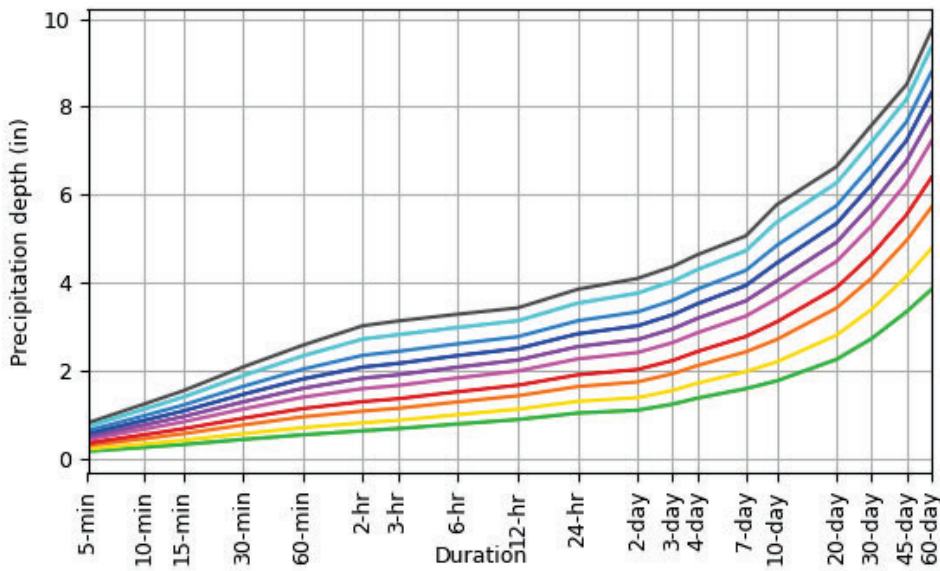
PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches)¹										
Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	0.176 (0.151-0.204)	0.227 (0.195-0.264)	0.305 (0.260-0.355)	0.364 (0.311-0.424)	0.447 (0.380-0.519)	0.511 (0.432-0.593)	0.578 (0.486-0.671)	0.649 (0.542-0.752)	0.745 (0.616-0.864)	0.822 (0.674-0.954)
10-min	0.267 (0.229-0.310)	0.346 (0.296-0.402)	0.464 (0.397-0.541)	0.555 (0.474-0.645)	0.681 (0.578-0.790)	0.778 (0.658-0.903)	0.880 (0.739-1.02)	0.988 (0.825-1.14)	1.14 (0.937-1.32)	1.25 (1.03-1.45)
15-min	0.331 (0.284-0.385)	0.429 (0.367-0.498)	0.575 (0.492-0.670)	0.688 (0.588-0.800)	0.844 (0.717-0.980)	0.964 (0.816-1.12)	1.09 (0.917-1.26)	1.22 (1.02-1.42)	1.41 (1.16-1.63)	1.55 (1.27-1.80)
30-min	0.446 (0.383-0.518)	0.577 (0.495-0.671)	0.774 (0.663-0.903)	0.927 (0.791-1.08)	1.14 (0.965-1.32)	1.30 (1.10-1.51)	1.47 (1.23-1.70)	1.65 (1.38-1.91)	1.89 (1.56-2.20)	2.09 (1.71-2.42)
60-min	0.551 (0.473-0.642)	0.714 (0.613-0.831)	0.959 (0.820-1.12)	1.15 (0.979-1.33)	1.41 (1.20-1.63)	1.61 (1.36-1.87)	1.82 (1.53-2.11)	2.04 (1.70-2.36)	2.34 (1.94-2.72)	2.59 (2.12-3.00)
2-hr	0.643 (0.549-0.765)	0.824 (0.702-0.982)	1.09 (0.926-1.30)	1.30 (1.10-1.54)	1.60 (1.34-1.89)	1.84 (1.54-2.16)	2.09 (1.73-2.46)	2.36 (1.94-2.76)	2.73 (2.22-3.20)	3.03 (2.44-3.56)
3-hr	0.693 (0.596-0.820)	0.881 (0.756-1.04)	1.15 (0.989-1.36)	1.37 (1.17-1.61)	1.67 (1.42-1.96)	1.92 (1.62-2.25)	2.17 (1.82-2.54)	2.45 (2.03-2.86)	2.82 (2.32-3.30)	3.14 (2.55-3.67)
6-hr	0.798 (0.694-0.935)	1.01 (0.879-1.18)	1.30 (1.13-1.52)	1.53 (1.33-1.78)	1.84 (1.59-2.14)	2.09 (1.79-2.42)	2.35 (2.00-2.73)	2.62 (2.22-3.03)	2.99 (2.50-3.46)	3.29 (2.74-3.82)
12-hr	0.898 (0.789-1.03)	1.13 (0.995-1.29)	1.44 (1.26-1.64)	1.68 (1.46-1.91)	2.00 (1.74-2.27)	2.25 (1.94-2.56)	2.51 (2.16-2.85)	2.78 (2.37-3.16)	3.14 (2.66-3.58)	3.43 (2.88-3.92)
24-hr	1.04 (0.926-1.19)	1.31 (1.16-1.49)	1.65 (1.46-1.87)	1.91 (1.69-2.17)	2.28 (2.00-2.58)	2.55 (2.24-2.89)	2.84 (2.48-3.22)	3.14 (2.73-3.55)	3.54 (3.06-4.00)	3.86 (3.31-4.36)
2-day	1.11 (0.985-1.25)	1.39 (1.24-1.57)	1.75 (1.55-1.97)	2.03 (1.80-2.29)	2.42 (2.13-2.72)	2.72 (2.39-3.05)	3.02 (2.65-3.40)	3.34 (2.91-3.76)	3.77 (3.26-4.24)	4.10 (3.52-4.62)
3-day	1.25 (1.13-1.38)	1.56 (1.41-1.73)	1.94 (1.75-2.15)	2.24 (2.02-2.48)	2.64 (2.37-2.92)	2.96 (2.64-3.27)	3.28 (2.92-3.62)	3.60 (3.19-3.98)	4.04 (3.56-4.47)	4.37 (3.84-4.85)
4-day	1.38 (1.27-1.52)	1.72 (1.58-1.89)	2.12 (1.94-2.32)	2.44 (2.23-2.66)	2.87 (2.61-3.13)	3.20 (2.90-3.49)	3.53 (3.19-3.85)	3.86 (3.48-4.21)	4.30 (3.86-4.70)	4.64 (4.14-5.08)
7-day	1.60 (1.47-1.74)	1.99 (1.82-2.17)	2.44 (2.23-2.65)	2.78 (2.55-3.03)	3.24 (2.97-3.53)	3.59 (3.28-3.90)	3.94 (3.59-4.28)	4.28 (3.89-4.65)	4.73 (4.28-5.15)	5.07 (4.56-5.52)
10-day	1.78 (1.63-1.93)	2.21 (2.03-2.40)	2.71 (2.49-2.95)	3.11 (2.86-3.38)	3.64 (3.33-3.95)	4.04 (3.69-4.38)	4.45 (4.05-4.82)	4.85 (4.40-5.26)	5.38 (4.86-5.84)	5.77 (5.19-6.28)
20-day	2.26 (2.08-2.46)	2.82 (2.59-3.07)	3.43 (3.15-3.73)	3.89 (3.57-4.23)	4.49 (4.12-4.88)	4.92 (4.51-5.34)	5.35 (4.88-5.80)	5.75 (5.24-6.24)	6.27 (5.69-6.80)	6.64 (6.01-7.22)
30-day	2.74 (2.52-2.96)	3.40 (3.13-3.68)	4.11 (3.78-4.44)	4.64 (4.26-5.01)	5.30 (4.86-5.72)	5.78 (5.29-6.23)	6.24 (5.70-6.72)	6.67 (6.08-7.19)	7.20 (6.55-7.77)	7.58 (6.88-8.19)
45-day	3.35 (3.09-3.62)	4.15 (3.83-4.49)	4.96 (4.58-5.36)	5.55 (5.12-5.99)	6.27 (5.77-6.77)	6.77 (6.23-7.31)	7.24 (6.65-7.81)	7.66 (7.03-8.28)	8.17 (7.48-8.83)	8.51 (7.78-9.20)
60-day	3.85 (3.56-4.17)	4.78 (4.42-5.17)	5.72 (5.28-6.18)	6.39 (5.90-6.91)	7.22 (6.66-7.79)	7.78 (7.17-8.40)	8.31 (7.65-8.98)	8.79 (8.09-9.50)	9.36 (8.60-10.1)	9.74 (8.95-10.5)

¹ Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS). Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values. Please refer to NOAA Atlas 14 document for more information.

[Back to Top](#)

PF graphical

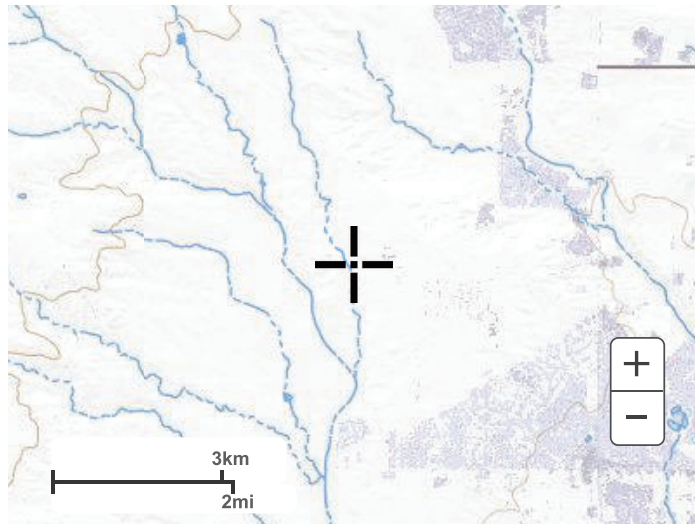
PDS-based depth-duration-frequency (DDF) curves
 Latitude: 35.2747°, Longitude: -106.7453°



[Back to Top](#)

Maps & aerials

Small scale terrain



Large scale terrain



Large scale map



Large scale aerial



[Back to Top](#)

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

[Disclaimer](#)

START TIME=0.0 CODE 0 LINES -6
LOCATION RIO RANCHO

*S NORTHERN EXPOSURE SUBDIVISION JANUARY 2026 HZI NO. R318634.01

*S-----
*S-----

*S 100 - YEAR RAINFALL -----
RAINFALL TYPE=-2 RAIN QUAR=0.0 RAIN ONE= 1.82
RAIN SIX= 2.35 RAIN DAY=2.84 DT=0.05

*S-----
SEDIMENT BULK CODE=1 BULK FACTOR=1.06

*S-----
*S-----

*S BASIN ONSITE (EX CONDITIONS FOR NORTHERN EXPOSURE SUBDIVISION)
COMPUTE NM HYD ID=5 HYD NO=EX.ONSITE DA=0.0266 SQ MI
PER A=91.0 PER B=0.0 PER C=7.0 PER D=2.0 TP=-.1333
RAIN=-1
PRINT HYD ID=5 CODE=10

*S-----
*S-----

*S BASIN ONSITE (DEVELOPED CONDITIONS FOR NORTHERN EXPOSURE SUBDIVISION)
COMPUTE NM HYD ID=5 HYD NO=ONSITE DA=0.0266 SQ MI
PER A=0.0 PER B=28.0 PER C=28.0 PER D=44.0 TP=-.1333
RAIN=-1
PRINT HYD ID=5 CODE=10

*S-----
*S-----

*S BASIN OFFSITE (EXISTING CONDITIONS FROM CAMINO CROSSING REPORT)
COMPUTE NM HYD ID=10 HYD NO=OFFSITE DA=2.91384 SQ MI
PER A=91.0 PER B=0.0 PER C=7.0 PER D=2.0 TP=-1.14
RAIN=-1
PRINT HYD ID=10 CODE=10

*S-----
*S-----

*S ROUTE OFFSITE BASIN THROUGH OFFSITE POND (ASSUMES 3-48" OUTLET PIPE)
ROUTE RESERVOIR ID=25 HYD=POND INFLOW=10 CODE=10
OUTFLOW STORAGE ELEV
0.0 0 0.0
143.33 3.72 2.5
202.70 4.91 3.0
248.25 6.29 3.5
286.66 7.87 4.0
320.49 9.91 4.5
351.08 12.175 5.0
379.21 14.66 5.5

PRINT HYD ID=25 CODE=10
*S---OFFSITE POND OUTFLOWS TOWARDS SOUTH SIDE OF NORTHERN BLVD-----
*S-----

*S ADD OFFSITE POND OUTFLOW TO ONSITE BASIN

ADD HYD ID=25 HYD=SUM IDi=5 IDii=25
PRINT HYD ID=25 CODE=10

*S-----
*S-----

*S ROUTE ONSITE BASIN AND OFFSITE THROUGH TRACT C POND
ROUTE RESERVOIR ID=50 HYD=POND INFLOW=25 CODE=10
OUTFLOW STORAGE ELEV
0.0 0 5729
95.5 0.04 5730
135.5 0.11 5731
302.5 0.19 5732
427.5 0.30 5733

PRINT HYD ID=50 CODE=10
*S---TRACT C POND OUTFLOWS SOUTH TOWARD 9TH AVENUE-----
FINISH

□(s16.67h8.5v0T□&l8D

AHYMO PROGRAM SUMMARY TABLE (AHYMO-S4)

- Ver. S4.01a, Rel: 01a

RUN DATE (MON/DAY/YR) =01/30/2026

INPUT FILE = C:\Users\nvilla\Desktop\NORTHERN EXP INPUT.docx.txt

USER NO.= HuittZollSingleA57330653

COMMAND	HYDROGRAPH IDENTIFICATION	FROM ID	TO ID	AREA (SQ MI)	PEAK DISCHARGE (CFS)	RUNOFF VOLUME (AC-FT)	RUNOFF (INCHES)	TIME TO PEAK (HOURS)	CFS PER ACRE	PAGE =	NOTATION
START										1	TIME= 0.00
LOCATION											
*S	NORTHERN EXPOSURE SUBDIVISION										

*S	100 - YEAR RAINFALL										RAIN24= 2.840

*S	SEDIMENT BULK										PK BF = 1.06

*S	BASIN ONSITE (Ex CONDITIONS FOR NORTHERN EXPOSURE SUBDIVISION)										
COMPUTE NM HYD	EX.ONSITE	-	5	0.02660	27.73	0.826	0.58208	1.500	1.629	PER IMP=	2.00

*S	BASIN ONSITE (DEVELOPED CONDITIONS FOR NORTHERN EXPOSURE SUBDIVISION)										
COMPUTE NM HYD	ONSITE	-	5	0.02660	58.53	2.428	1.71126	1.500	3.438	PER IMP=	44.00

*S	BASIN OFFSITE (EXISTING CONDITIONS FROM CAMINO CROSSING REPORT)										
COMPUTE NM HYD	OFFSITE	-	10	2.91384	478.62	90.458	0.58208	2.500	0.257	PER IMP=	2.00

*S	ROUTE OFFSITE BASIN THROUGH OFFSITE POND (ASSUMES 3-48" OUTLET PIPE)										
ROUTE RESERVOIR	POND	10	25	2.91384	377.19	90.458	0.58208	3.050	0.202	AC-FT=	14.482

*S	ADD OFFSITE POND OUTFLOW TO ONSITE BASIN										
ADD HYD	SUM	5&25	25	2.94044	377.86	92.885	0.59229	3.050	0.201		

*S	ROUTE ONSITE BASIN AND OFFSITE THROUGH TRACT C POND										
ROUTE RESERVOIR	POND	25	50	2.94044	377.83	92.885	0.59229	3.100	0.201	AC-FT=	0.256

*S	TRACT C POND OUTFLOWS SOUTH TOWARD 9TH AVENUE										

FINISH											

□(sOp10h4099T□&l6D□□

□(s16.67h8.5v0T□&l8D

AHYMO PROGRAM (AHYMO-S4) - Version: S4.01a - Rel: 01a
RUN DATE (MON/DAY/YR) = 01/30/2026
START TIME (HR:MIN:SEC) = 11:25:20 USER NO.= HuittzollSingleA57330653
INPUT FILE = C:\Users\nvilla\Desktop\NORTHERN EXP INPUT.docx.txt

START TIME=0.0 CODE 0 LINES -6
LOCATION RIO RANCHO

City of Rio Rancho soil infiltration values (LAND FACTORS) used for computations.
Land Treatment Initial Abstr.(in) Unif. Infilt.(in/hour)
A 0.65 1.67
B 0.50 1.25
C 0.35 0.83
D 0.10 0.04

*S NORTHERN EXPOSURE SUBDIVISION JANUARY 2026 HZI NO. R318634.01
*S-----
*S-----
*S 100 - YEAR RAINFALL -----
RAINFALL TYPE=-2 RAIN QUAR=0.0 RAIN ONE= 1.82
RAIN SIX= 2.35 RAIN DAY=2.84 DT=0.05

COMPUTED 24-HOUR RAINFALL DISTRIBUTION BASED ON NOAA ATLAS 2 - PEAK AT 1.40 HR.
DT = 0.050000 HOURS END TIME = 24.000002 HOURS

*S-----
SEDIMENT BULK CODE=1 BULK FACTOR=1.06
*S-----
*S-----
*S BASIN ONSITE (Ex CONDITIONS FOR NORTHERN EXPOSURE SUBDIVISION)
COMPUTE NM HYD ID=5 HYD NO=EX.ONSITE DA=0.0266 SQ MI
PER A=91.0 PER B=0.0 PER C=7.0 PER D=2.0 TP=-.1333
RAIN=-1

K = 0.072649HR TP = 0.133300HR K/TP RATIO = 0.545000 SHAPE CONSTANT, N = 7.106428
UNIT PEAK = 2.1004 CFS UNIT VOLUME = 0.9941 B = 526.28 P60 = 1.8200
AREA = 0.000532 SQ MI IA = 0.10000 INCHES INF = 0.04000 INCHES PER HOUR
RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT = 0.050000

K = 0.160684HR TP = 0.133300HR K/TP RATIO = 1.205433 SHAPE CONSTANT, N = 2.948840
UNIT PEAK = 54.293 CFS UNIT VOLUME = 0.9982 B = 277.63 P60 = 1.8200
AREA = 0.026068 SQ MI IA = 0.62857 INCHES INF = 1.61000 INCHES PER HOUR
RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT = 0.050000

BULKING FACTOR APPLIED TO HYDROGRAPH. FACTOR = 1.06000 AT PEAK FLOW.

PRINT HYD ID=5 CODE=10

HYDROGRAPH FROM AREA EX.ONSITE

TIME	TIME	FLOW	TIME	FLOW	TIME	FLOW	TIME	FLOW
HRS	HRS	CFS	HRS	CFS	HRS	CFS	HRS	CFS
0.000	0.000	0.0	5.000	0.0	10.000	0.0	15.000	0.0
20.000	0.500	0.0	5.500	0.0	10.500	0.0	15.500	0.0
20.500	1.000	0.1	6.000	0.0	11.000	0.0	16.000	0.0
21.000	1.500	27.7	6.500	0.0	11.500	0.0	16.500	0.0
21.500	2.000	2.8	7.000	0.0	12.000	0.0	17.000	0.0
22.000	2.500	0.9	7.500	0.0	12.500	0.0	17.500	0.0
22.500	3.000	0.3	8.000	0.0	13.000	0.0	18.000	0.0
23.000								

23.500	3.500	0.1	8.500	0.0	13.500	0.0	18.500	0.0
	0.0							
24.000	4.000	0.1	9.000	0.0	14.000	0.0	19.000	0.0
	0.0							
	4.500	0.0	9.500	0.0	14.500	0.0	19.500	0.0

RUNOFF VOLUME = 0.58208 INCHES = 0.8258 ACRE-FEET
 PEAK DISCHARGE RATE = 27.73 CFS AT 1.500 HOURS BASIN AREA = 0.0266 SQ. MI.

*S-----
 *S BASIN ONSITE (DEVELOPED CONDITIONS FOR NORTHERN EXPOSURE SUBDIVISION)
 COMPUTE NM HYD ID=5 HYD NO=ONSITE DA=0.0266 SQ MI
 PER A=0.0 PER B=28.0 PER C=28.0 PER D=44.0 TP=-.1333
 RAIN=-1

K = 0.072649HR TP = 0.133300HR K/TP RATIO = 0.545000 SHAPE CONSTANT, N = 7.106428
 UNIT PEAK = 46.208 CFS UNIT VOLUME = 0.9989 B = 526.28 P60 = 1.8200
 AREA = 0.011704 SQ MI IA = 0.10000 INCHES INF = 0.04000 INCHES PER HOUR
 RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT = 0.050000

K = 0.118587HR TP = 0.133300HR K/TP RATIO = 0.889627 SHAPE CONSTANT, N = 3.986662
 UNIT PEAK = 39.591 CFS UNIT VOLUME = 1.001 B = 354.28 P60 = 1.8200
 AREA = 0.014896 SQ MI IA = 0.42500 INCHES INF = 1.04000 INCHES PER HOUR
 RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT = 0.050000

BULKING FACTOR APPLIED TO HYDROGRAPH. FACTOR = 1.06000 AT PEAK FLOW.

PRINT HYD ID=5 CODE=10

HYDROGRAPH FROM AREA ONSITE

TIME	TIME	FLOW	TIME	FLOW	TIME	FLOW	TIME	FLOW
	FLOW							
HRS	HRS	CFS	HRS	CFS	HRS	CFS	HRS	CFS
	0.000	0.0	5.000	0.4	10.000	0.3	15.000	0.2
20.000	0.2							
	0.500	0.0	5.500	0.4	10.500	0.3	15.500	0.2
20.500	0.2							
	1.000	1.6	6.000	0.4	11.000	0.3	16.000	0.2
21.000	0.2							
	1.500	58.5	6.500	0.3	11.500	0.2	16.500	0.2
21.500	0.2							
	2.000	10.5	7.000	0.3	12.000	0.2	17.000	0.2
22.000	0.2							
	2.500	1.8	7.500	0.3	12.500	0.2	17.500	0.2
22.500	0.2							
	3.000	0.7	8.000	0.3	13.000	0.2	18.000	0.2
23.000	0.2							
	3.500	0.5	8.500	0.3	13.500	0.2	18.500	0.2
23.500	0.2							
	4.000	0.4	9.000	0.3	14.000	0.2	19.000	0.2
24.000	0.2							
	4.500	0.4	9.500	0.3	14.500	0.2	19.500	0.2
24.500	0.0							

RUNOFF VOLUME = 1.71126 INCHES = 2.4277 ACRE-FEET
 PEAK DISCHARGE RATE = 58.53 CFS AT 1.500 HOURS BASIN AREA = 0.0266 SQ. MI.

*S-----
 *S BASIN OFFSITE (EXISTING CONDITIONS FROM CAMINO CROSSING REPORT)
 COMPUTE NM HYD ID=10 HYD NO=OFFSITE DA=2.91384 SQ MI
 PER A=91.0 PER B=0.0 PER C=7.0 PER D=2.0 TP=-1.14
 RAIN=-1

K = 0.662085HR TP = 1.140000HR K/TP RATIO = 0.580776 SHAPE CONSTANT, N = 6.555433

UNIT PEAK = 25.549 CFS UNIT VOLUME = 0.9995 B = 499.79 P60 = 1.8200
 AREA = 0.058277 SQ MI IA = 0.10000 INCHES INF = 0.04000 INCHES PER HOUR
 RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT = 0.050000

K = 1.139613HR TP = 1.140000HR K/TP RATIO = 0.999660 SHAPE CONSTANT, N = 3.531361
 UNIT PEAK = 808.12 CFS UNIT VOLUME = 1.000 B = 322.62 P60 = 1.8200
 AREA = 2.855563 SQ MI IA = 0.62857 INCHES INF = 1.61000 INCHES PER HOUR
 RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT = 0.050000

BULKING FACTOR APPLIED TO HYDROGRAPH. FACTOR = 1.06000 AT PEAK FLOW.

PRINT HYD ID=10 CODE=10

HYDROGRAPH FROM AREA OffSITE

TIME	TIME	FLOW	TIME	FLOW	TIME	FLOW	TIME	FLOW
	FLOW							
HRS	HRS	CFS	HRS	CFS	HRS	CFS	HRS	CFS
30.000	0.000	0.0	7.500	25.7	15.000	3.7	22.500	1.1
	0.1							
30.500	0.500	0.0	8.000	22.2	15.500	3.3	23.000	1.1
	0.0							
31.000	1.000	0.0	8.500	19.3	16.000	3.0	23.500	1.0
	0.0							
31.500	1.500	22.1	9.000	16.8	16.500	2.7	24.000	1.0
	0.0							
32.000	2.000	322.9	9.500	14.6	17.000	2.5	24.500	0.9
	0.0							
32.500	2.500	478.6	10.000	12.8	17.500	2.2	25.000	0.7
	0.0							
33.000	3.000	397.1	10.500	11.2	18.000	2.0	25.500	0.5
	0.0							
33.500	3.500	258.8	11.000	9.8	18.500	1.9	26.000	0.3
	0.0							
34.000	4.000	164.6	11.500	8.6	19.000	1.7	26.500	0.2
	0.0							
34.500	4.500	105.9	12.000	7.5	19.500	1.6	27.000	0.2
	0.0							
35.000	5.000	69.3	12.500	6.7	20.000	1.5	27.500	0.1
	0.0							
35.500	5.500	46.1	13.000	5.9	20.500	1.4	28.000	0.1
	0.0							
36.000	6.000	39.5	13.500	5.2	21.000	1.3	28.500	0.1
	0.0							
	6.500	34.2	14.000	4.6	21.500	1.2	29.000	0.1
	7.000	29.7	14.500	4.1	22.000	1.2	29.500	0.1

RUNOFF VOLUME = 0.58208 INCHES = 90.4572 ACRE-FEET
 PEAK DISCHARGE RATE = 478.62 CFS AT 2.500 HOURS BASIN AREA = 2.9138 SQ. MI.

*S-----
 *S ROUTE OFFSITE BASIN THROUGH OFFSITE POND (ASSUMES 3-48" OUTLET PIPE)
 ROUTE RESERVOIR ID=25 HYD=POND INFLOW=10 CODE=10

	OUTFLOW	STORAGE	ELEV
	0.0	0	0.0
	143.33	3.72	2.5
	202.70	4.91	3.0
248.25	6.29	3.5	
	286.66	7.87	4.0
320.49		9.91	4.5
351.08		12.175	5.0
379.21		14.66	5.5

* * * * *

TIME INFLOW ELEV VOLUME OUTFLOW
 (HRS) (CFS) (FEET) (AC-FT) (CFS)

0.00	0.00	0.00	0.000	0.00
0.50	0.00	0.00	0.000	0.00
1.00	0.04	0.00	0.000	0.01
1.50	22.08	0.06	0.092	3.54
2.00	322.91	2.69	4.181	166.31
2.50	478.62	4.68	10.706	331.24
3.00	397.14	5.45	14.427	376.58
3.50	258.76	5.08	12.575	355.61
4.00	164.64	3.98	7.795	284.83
4.50	105.92	2.64	4.043	159.46
5.00	69.26	1.68	2.507	96.58
5.50	46.12	1.09	1.621	62.44
6.00	39.48	0.80	1.192	45.92
6.50	34.22	0.66	0.989	38.11
7.00	29.65	0.57	0.848	32.69
7.50	25.65	0.49	0.733	28.23
8.00	22.23	0.43	0.634	24.43
8.50	19.30	0.37	0.550	21.18
9.00	16.79	0.32	0.478	18.40
9.50	14.63	0.28	0.416	16.02
10.00	12.77	0.24	0.362	13.96
10.50	11.16	0.21	0.316	12.19
11.00	9.78	0.19	0.277	10.67
11.50	8.58	0.16	0.243	9.35
12.00	7.55	0.14	0.213	8.21
12.50	6.66	0.13	0.188	7.23
13.00	5.88	0.11	0.166	6.38
13.50	5.22	0.10	0.147	5.64
14.00	4.64	0.09	0.130	5.01
14.50	4.13	0.08	0.116	4.46
15.00	3.70	0.07	0.103	3.98
15.50	3.31	0.06	0.092	3.55
16.00	2.98	0.06	0.083	3.19
16.50	2.70	0.05	0.075	2.88
17.00	2.45	0.05	0.068	2.61
17.50	2.24	0.04	0.062	2.37
18.00	2.05	0.04	0.056	2.17
18.50	1.88	0.03	0.052	1.99
19.00	1.74	0.03	0.048	1.83
19.50	1.62	0.03	0.044	1.70
20.00	1.51	0.03	0.041	1.58
20.50	1.41	0.03	0.038	1.47
21.00	1.32	0.02	0.036	1.38
21.50	1.25	0.02	0.034	1.30
22.00	1.18	0.02	0.032	1.22
22.50	1.12	0.02	0.030	1.16
23.00	1.07	0.02	0.029	1.10
23.50	1.02	0.02	0.027	1.05
24.00	0.98	0.02	0.026	1.01
24.50	0.93	0.02	0.025	0.97
25.00	0.73	0.01	0.022	0.85
25.50	0.46	0.01	0.016	0.61
26.00	0.30	0.01	0.010	0.40
26.50	0.22	0.00	0.007	0.28
27.00	0.17	0.00	0.005	0.20
27.50	0.14	0.00	0.004	0.16

TIME (HRS)	INFLOW (CFS)	ELEV (FEET)	VOLUME (AC-FT)	OUTFLOW (CFS)
28.00	0.11	0.00	0.003	0.13
28.50	0.09	0.00	0.003	0.11
29.00	0.08	0.00	0.002	0.09
29.50	0.06	0.00	0.002	0.07
30.00	0.05	0.00	0.002	0.06
30.50	0.04	0.00	0.001	0.05
31.00	0.04	0.00	0.001	0.04
31.50	0.03	0.00	0.001	0.03
32.00	0.02	0.00	0.001	0.03
32.50	0.02	0.00	0.001	0.02

33.00 0.02 0.00 0.001 0.02
 33.50 0.01 0.00 0.000 0.02
 34.00 0.01 0.00 0.000 0.01
 34.50 0.01 0.00 0.000 0.01
 35.00 0.01 0.00 0.000 0.01
 35.50 0.01 0.00 0.000 0.01
 36.00 0.01 0.00 0.000 0.01
 36.50 0.00 0.00 0.000 0.00
 PEAK DISCHARGE = 377.195 CFS - PEAK OCCURS AT HOUR 3.05
 MAXIMUM WATER SURFACE ELEVATION = 5.464
 MAXIMUM STORAGE = 14.4820 AC-FT INCREMENTAL TIME= 0.050000HRS

PRINT HYD ID=25 CODE=10

HYDROGRAPH FROM AREA POND

TIME	TIME	FLOW	TIME	FLOW	TIME	FLOW	TIME	FLOW
HRS	HRS	CFS	HRS	CFS	HRS	CFS	HRS	CFS
30.000	0.000	0.0	7.500	28.2	15.000	4.0	22.500	1.2
30.500	0.1	0.0	8.000	24.4	15.500	3.6	23.000	1.1
31.000	0.500	0.0	8.500	21.2	16.000	3.2	23.500	1.1
31.500	1.000	0.0	9.000	18.4	16.500	2.9	24.000	1.0
32.000	1.500	3.5	9.500	16.0	17.000	2.6	24.500	1.0
32.500	2.000	166.3	10.000	14.0	17.500	2.4	25.000	0.8
33.000	2.500	331.2	10.500	12.2	18.000	2.2	25.500	0.6
33.500	3.000	376.6	11.000	10.7	18.500	2.0	26.000	0.4
34.000	3.500	355.6	11.500	9.4	19.000	1.8	26.500	0.3
34.500	4.000	284.8	12.000	8.2	19.500	1.7	27.000	0.2
35.000	4.500	159.5	12.500	7.2	20.000	1.6	27.500	0.2
35.500	5.000	96.6	13.000	6.4	20.500	1.5	28.000	0.1
36.000	5.500	62.4	13.500	5.6	21.000	1.4	28.500	0.1
36.500	6.000	45.9	14.000	5.0	21.500	1.3	29.000	0.1
	6.500	38.1	14.500	4.5	22.000	1.2	29.500	0.1
	7.000	32.7						

RUNOFF VOLUME = 0.58208 INCHES = 90.4571 ACRE-FEET
 PEAK DISCHARGE RATE = 377.19 CFS AT 3.050 HOURS BASIN AREA = 2.9138 SQ. MI.

*S---OFFSITE POND OUTFLOWS TOWARDS SOUTH SIDE OF NORTHERN BLVD-----
 *S-----
 *S ADD OFFSITE POND OUTFLOW TO ONSITE BASIN
 ADD HYD ID=25 HYD=SUM IDi=5 IDii=25
 PRINT HYD ID=25 CODE=10

HYDROGRAPH FROM AREA SUM

TIME	TIME	FLOW	TIME	FLOW	TIME	FLOW	TIME	FLOW
HRS	HRS	CFS	HRS	CFS	HRS	CFS	HRS	CFS
30.000	0.000	0.0	7.500	28.5	15.000	4.2	22.500	1.3
30.500	0.1	0.0	8.000	24.7	15.500	3.8	23.000	1.3
	0.500	0.0						
	0.0							

31.000	1.000	1.6	8.500	21.5	16.000	3.4	23.500	1.2
	0.0							
31.500	1.500	62.1	9.000	18.7	16.500	3.1	24.000	1.2
	0.0							
32.000	2.000	176.8	9.500	16.3	17.000	2.8	24.500	1.0
	0.0							
32.500	2.500	333.0	10.000	14.2	17.500	2.6	25.000	0.8
	0.0							
33.000	3.000	377.3	10.500	12.5	18.000	2.4	25.500	0.6
	0.0							
33.500	3.500	356.1	11.000	10.9	18.500	2.2	26.000	0.4
	0.0							
34.000	4.000	285.2	11.500	9.6	19.000	2.0	26.500	0.3
	0.0							
34.500	4.500	159.8	12.000	8.5	19.500	1.9	27.000	0.2
	0.0							
35.000	5.000	97.0	12.500	7.5	20.000	1.7	27.500	0.2
	0.0							
35.500	5.500	62.8	13.000	6.6	20.500	1.6	28.000	0.1
	0.0							
36.000	6.000	46.3	13.500	5.9	21.000	1.5	28.500	0.1
	0.0							
36.500	6.500	38.4	14.000	5.2	21.500	1.5	29.000	0.1
	0.0							
	7.000	33.0	14.500	4.7	22.000	1.4	29.500	0.1

RUNOFF VOLUME = 0.59229 INCHES = 92.8848 ACRE-FEET
PEAK DISCHARGE RATE = 377.86 CFS AT 3.050 HOURS BASIN AREA = 2.9404 SQ. MI.

*S-----
*S-----
*S ROUTE ONSITE BASIN AND OFFSITE THROUGH TRACT C POND (ASSUMES 5-48" OUTLET)
ROUTE RESERVOIR ID=50 HYD=POND INFLOW=25 CODE=10

	INFLOW	STORAGE	ELEV
	0.0	0	5729
	95.5	0.04	5730
	135.5	0.11	5731
302.5	0.19	5732	
	427.5	0.30	5733

* * * * *

TIME (HRS)	INFLOW (CFS)	ELEV (FEET)	VOLUME (AC-FT)	OUTFLOW (CFS)
0.00	0.00	5729.00	0.000	0.00
0.50	0.00	5729.00	0.000	0.00
1.00	1.61	5729.02	0.001	1.59
1.50	62.07	5729.65	0.026	61.66
2.00	176.84	5731.25	0.130	176.48
2.50	333.01	5732.23	0.215	331.34
3.00	377.29	5732.60	0.256	377.06
3.50	356.07	5732.44	0.238	357.02
4.00	285.22	5731.90	0.182	286.43
4.50	159.83	5731.15	0.122	161.25
5.00	96.96	5730.08	0.046	98.84
5.50	62.83	5729.66	0.026	63.08
6.00	46.33	5729.49	0.019	46.44
6.50	38.44	5729.40	0.016	38.50
7.00	33.01	5729.35	0.014	33.06
7.50	28.54	5729.30	0.012	28.58
8.00	24.73	5729.26	0.010	24.77
8.50	21.47	5729.23	0.009	21.50
9.00	18.68	5729.20	0.008	18.71
9.50	16.29	5729.17	0.007	16.31
10.00	14.23	5729.15	0.006	14.25
10.50	12.45	5729.13	0.005	12.47
11.00	10.92	5729.11	0.005	10.93
11.50	9.60	5729.10	0.004	9.61

12.00	8.45	5729.09	0.004	8.46
12.50	7.46	5729.08	0.003	7.47
13.00	6.61	5729.07	0.003	6.62
13.50	5.87	5729.06	0.002	5.87
14.00	5.22	5729.05	0.002	5.23
14.50	4.67	5729.05	0.002	4.68
15.00	4.18	5729.04	0.002	4.19
15.50	3.76	5729.04	0.002	3.76
16.00	3.39	5729.04	0.001	3.39
16.50	3.08	5729.03	0.001	3.08
17.00	2.80	5729.03	0.001	2.80
17.50	2.56	5729.03	0.001	2.56
18.00	2.35	5729.02	0.001	2.36
18.50	2.17	5729.02	0.001	2.17
19.00	2.01	5729.02	0.001	2.01
19.50	1.87	5729.02	0.001	1.87
20.00	1.75	5729.02	0.001	1.75
20.50	1.64	5729.02	0.001	1.64
21.00	1.54	5729.02	0.001	1.54
21.50	1.46	5729.02	0.001	1.46
22.00	1.38	5729.01	0.001	1.39
22.50	1.32	5729.01	0.001	1.32
23.00	1.26	5729.01	0.001	1.26
23.50	1.21	5729.01	0.001	1.21
24.00	1.16	5729.01	0.000	1.17
24.50	0.97	5729.01	0.000	0.97
25.00	0.85	5729.01	0.000	0.85
25.50	0.61	5729.01	0.000	0.62
26.00	0.40	5729.00	0.000	0.41
26.50	0.28	5729.00	0.000	0.28
27.00	0.20	5729.00	0.000	0.21
27.50	0.16	5729.00	0.000	0.16

TIME (HRS)	INFLOW (CFS)	ELEV (FEET)	VOLUME (AC-FT)	OUTFLOW (CFS)
28.00	0.13	5729.00	0.000	0.13
28.50	0.11	5729.00	0.000	0.11
29.00	0.09	5729.00	0.000	0.09
29.50	0.07	5729.00	0.000	0.07
30.00	0.06	5729.00	0.000	0.06
30.50	0.05	5729.00	0.000	0.05
31.00	0.04	5729.00	0.000	0.04
31.50	0.03	5729.00	0.000	0.03
32.00	0.03	5729.00	0.000	0.03
32.50	0.02	5729.00	0.000	0.02
33.00	0.02	5729.00	0.000	0.02
33.50	0.02	5729.00	0.000	0.02
34.00	0.01	5729.00	0.000	0.01
34.50	0.01	5729.00	0.000	0.01
35.00	0.01	5729.00	0.000	0.01
35.50	0.01	5729.00	0.000	0.01
36.00	0.01	5729.00	0.000	0.01
36.50	0.00	5729.00	0.000	0.00

PEAK DISCHARGE = 377.825 CFS - PEAK OCCURS AT HOUR 3.10
 MAXIMUM WATER SURFACE ELEVATION = 5732.603
 MAXIMUM STORAGE = 0.2563 AC-FT INCREMENTAL TIME= 0.050000HRS

PRINT HYD ID=50 CODE=10

HYDROGRAPH FROM AREA POND

TIME	TIME	FLOW	TIME	FLOW	TIME	FLOW	TIME	FLOW
HRS	HRS	CFS	HRS	CFS	HRS	CFS	HRS	CFS
30.000	0.000	0.0	7.500	28.6	15.000	4.2	22.500	1.3
30.500	0.1	0.0	8.000	24.8	15.500	3.8	23.000	1.3
	0.500	0.0						
	0.0							

31.000	1.000	1.6	8.500	21.5	16.000	3.4	23.500	1.2
	0.0							
31.500	1.500	61.7	9.000	18.7	16.500	3.1	24.000	1.2
	0.0							
32.000	2.000	176.5	9.500	16.3	17.000	2.8	24.500	1.0
	0.0							
32.500	2.500	331.3	10.000	14.2	17.500	2.6	25.000	0.8
	0.0							
33.000	3.000	377.1	10.500	12.5	18.000	2.4	25.500	0.6
	0.0							
33.500	3.500	357.0	11.000	10.9	18.500	2.2	26.000	0.4
	0.0							
34.000	4.000	286.4	11.500	9.6	19.000	2.0	26.500	0.3
	0.0							
34.500	4.500	161.3	12.000	8.5	19.500	1.9	27.000	0.2
	0.0							
35.000	5.000	98.8	12.500	7.5	20.000	1.8	27.500	0.2
	0.0							
35.500	5.500	63.1	13.000	6.6	20.500	1.6	28.000	0.1
	0.0							
36.000	6.000	46.4	13.500	5.9	21.000	1.5	28.500	0.1
	0.0							
36.500	6.500	38.5	14.000	5.2	21.500	1.5	29.000	0.1
	0.0							
	7.000	33.1	14.500	4.7	22.000	1.4	29.500	0.1

RUNOFF VOLUME = 0.59229 INCHES = 92.8848 ACRE-FEET
 PEAK DISCHARGE RATE = 377.83 CFS AT 3.100 HOURS BASIN AREA = 2.9404 SQ. MI.

*S---TRACT C POND OUTFLOWS SOUTH TOWARD 9TH AVENUE-----
 FINISH

NORMAL PROGRAM FINISH END TIME (HR:MIN:SEC) = 11:25:20
 □(s0p10h4099T□&l6D□□

Street Capacity for Moose Road (west)

Results

Critical Slope	0.00555	ft/ft
Velocity	6.06	ft/s
Velocity Head	0.57	ft
Specific Energy	1.07	ft
Froude Number	1.79	
Flow Type	Supercritical	

GVF Input Data

Downstream Depth	0.00	ft
Length	0.00	ft
Number Of Steps	0	

GVF Output Data

Upstream Depth	0.00	ft
Profile Description		
Profile Headloss	0.00	ft
Downstream Velocity	Infinity	ft/s
Upstream Velocity	Infinity	ft/s
Normal Depth	0.50	ft
Critical Depth	0.67	ft
Channel Slope	2.0	%
Critical Slope	0.00555	ft/ft

Street Capacity for Moose Road (east)

Results

Critical Slope	0.00534	ft/ft
Velocity	7.42	ft/s
Velocity Head	0.86	ft
Specific Energy	1.36	ft
Froude Number	2.19	
Flow Type	Supercritical	

GVF Input Data

Downstream Depth	0.00	ft
Length	0.00	ft
Number Of Steps	0	

GVF Output Data

Upstream Depth	0.00	ft
Profile Description		
Profile Headloss	0.00	ft
Downstream Velocity	Infinity	ft/s
Upstream Velocity	Infinity	ft/s
Normal Depth	0.50	ft
Critical Depth	0.74	ft
Channel Slope	3.0	%
Critical Slope	0.00534	ft/ft



November 10, 2025

Nina Villa P.E.
Huitt-Zollars Inc.
333 Rio Rancho Dr NE
Rio Rancho NM 87124

**Re: Water Wastewater Availability Approval for Northern Exposure 66 dwelling units.
Location near: Rainbow and Northern Blvd. Approximately 16 acres.**

Dear Ms. Villa:

The Utilities Department approves the Water and Wastewater Availability for the site as described above. Water and Wastewater lines are nearby and line extensions 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 be verified by the developer/home builder. 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.**

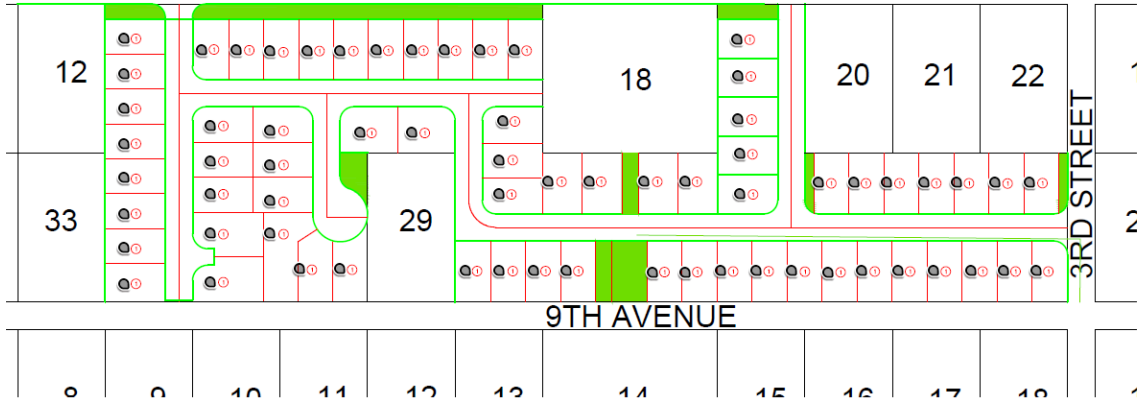
This Availability Statement will expire unless construction starts within 18 months of approval by the Utilities Department and is complete within 3 years of approval. If you have questions regarding this Availability Statement, please contact me at 891-5046.

Sincerely,

Steve Gallegos

Steve Gallegos,
Director
Utilities Department

NORTHERN BOULEVARD





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

February 20, 2026

TO: Huitt-Zollars Inc.
333 Rio Rancho Dr NE, Ste 101
Rio Rancho, NM 87124

RE: Final Plat (25-210-00010)

The following are the comments and feedback received in regards to the Preliminary Plat revisions from February 3, 2026.

Planning and Zoning Division:

1. Change the name of Grand St., as it is too similar to existing street names within the City.

Engineering Division:

1. All roadways and access points will be designed in accordance with the City of Rio Rancho's requirements, including SAMM spacing standards, the Rio Rancho Development Process Manual (DPM), applicable city ordinances, and approval from the City Fire Marshal. Sight distance and visibility requirements will be addressed at all intersection locations. If any aspects of the conceptual design do not meet these requirements, variance requests may be submitted for review and approval.
2. Gravity sewer shall be proven to not be feasible prior to request for acceptability of a lift station. Compliance with the Design Process Manual (DPM) Section 5.4.G is required.
3. Approval from SCAFCA required for work on SCAFCA property

Fire:

1. IFC 2021 shall be referenced for Fire and Life Safety Code.
2. Fire Hydrants shall be no more than 500 ft driving distance apart.
3. Two Separate Fire Apparatus Access Roads shall be required.

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

Respectfully,

Michelle Costilla
Municipal Planner III
Development Services Department
City of Rio Rancho
(505) 896-8362 mcostilla@rrnm.gov



The City of Rio Rancho

**Development Services
Planning Division**

3200 Civic Center Circle NE
Rio Rancho, NM 87144
Phone (505) 891-5005 • Fax (505) 896-8994

February 20, 2026

RE: Preliminary Plat and Subdivision Variances; 25-210-00010, 25-280-00007, 25-280-00008
Unit 8, Block 48, Lots 13-17, 19, 23-28, and 30-32

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, Outer Rim Investments, Inc., through their agent, Huitt-Zollars, Inc., requests approval of a Preliminary Plat for the Northern Exposure subdivision for the subject property legally described as Unit 8, Block 48, Lots 13-17, 19, and 23-32. The subject property comprises approximately 17 acres.

Along with this request, the applicant is also requesting approval a Subdivision Variance for two stub streets—one for Grand St NW, and one for Arctic Ave NW. Both streets will be located within the proposed Northern Exposure subdivision.

The Planning and Zoning Board will consider the request and decide their approval on **Tuesday, March 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
Municipal Planner III
Development Services Department
City of Rio Rancho

The City of Rio Rancho

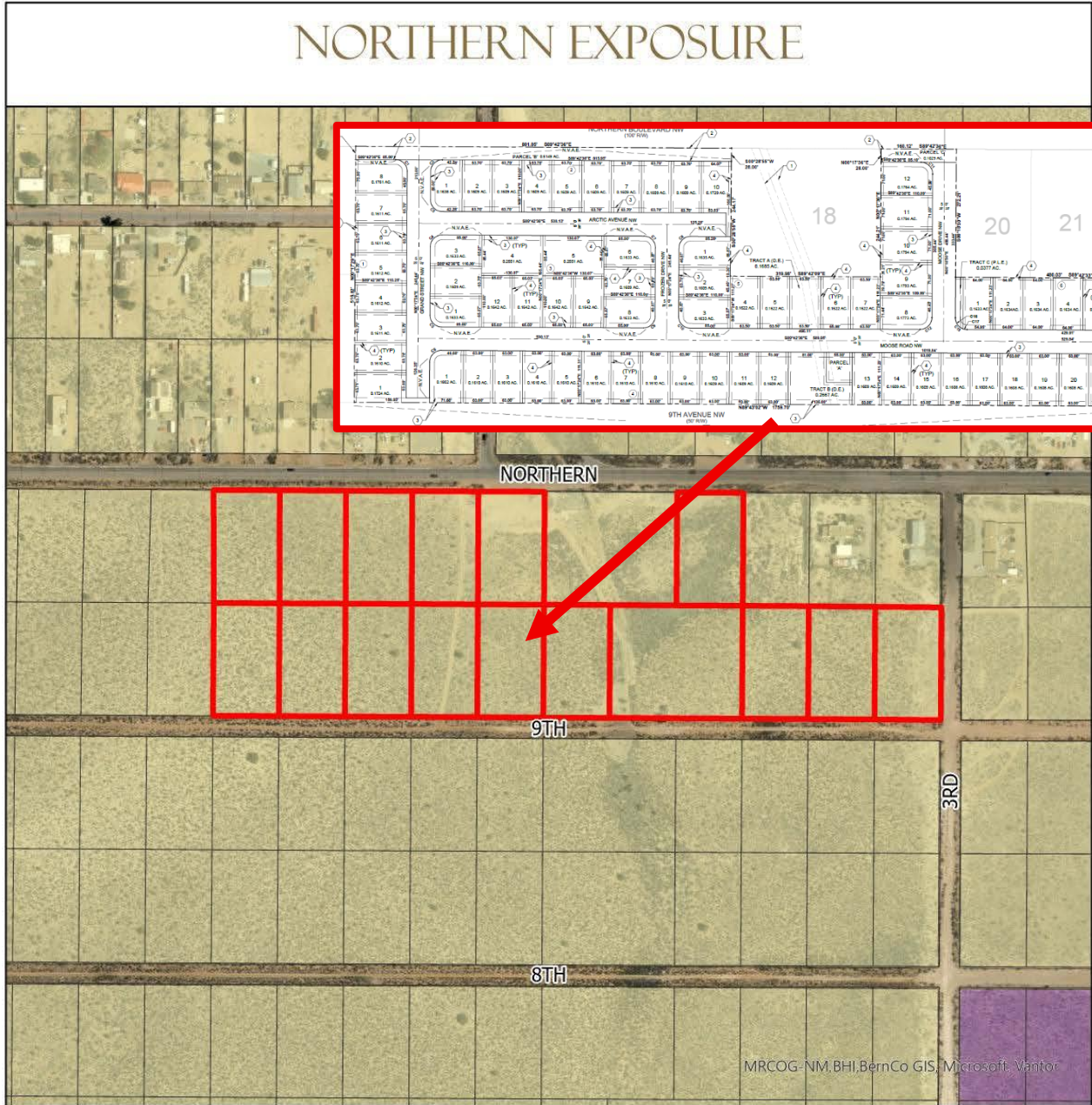
Development Services

Planning Division

3200 Civic Center Circle NE

Rio Rancho, NM 87144

Phone (505) 891-5005 • Fax (505) 896-8994



Subject Property

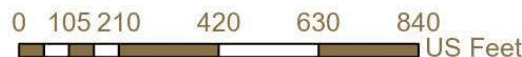
Zoning

M-1

R-1



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



Map courtesy of Michelle Costilla 2/18/26



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, March 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
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mcostilla@rrnm.gov



**CITY OF RIO RANCHO
PUBLIC HEARING NOTICE**

The Planning and Zoning Board of the City of Rio Rancho will consider the following matter at its regularly scheduled meeting at 6:00 p.m. on Tuesday, March 10, 2026:

**Preliminary Plat
Case #25-210-00010**

The applicant, Outer Rim Investments, Inc., through their agent, Huitt-Zollars, Inc. is requesting approval of a Preliminary Plat for the Northern Exposure subdivision, legally described Unit 8, Block 48, Lots 13-17, 19, and 23-32. The proposed plat is for 72 R-1: Single Family Residential lots, four tracts, and four parcels on approximately 17 acres.

**Subdivision Variances
Case #25-280-00007 and
#25-280-00008**

The applicant, Outer Rim Investments, Inc., through their agent, Huitt-Zollars, Inc., Inc., requests approval of two separate subdivision variances for two street subsons for Grand St NW, and one for Arctic Ave NW. Both streets will be located within the proposed Northern Exposure subdivision, which will comprise of 72 R-1: Single Family Residential lots. The subject property is legally described as Unit 8, Block 48, Lots 13-17, 19, and 23-32.

**Master Plan
Case #24-400-00003**

The Applicant, AMREP Southwest, Inc., through their agent, Tierra West, LLC., requests approval of the Orchard Park Master Plan, comprised of approx. 43.13 acres. The Master Plan boundary includes the subject properties of Rio Rancho Estates Unit 22, Block 73, Lots 1, 7-8 & Tract D; Block 113, Lots 1, 4-6, & 8-9; Block 114, Lots 3-7 & Tract HH; Block 115, Lots 1-21, & 25; and Block 116, Lots 1, 4-11 & 18-22.

**Variance
Case #26-110-00006**

The Applicant, Andrew Riley, requests approval of a Variance request to the R-1: Single-Family Residential District Side Setback of 5' to allow for encroachment of a proposed 300 square foot shed at the subject property legally described as Corrales North 3 (CN3), Block 24, Lot 26.

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.



RE: Northern Exposure Preliminary Plat submittal

From Bryan Aragon <BryanA@aswinc.com>
Date Thu 3/5/2026 8:20 AM
To BRIAN BABYAK <bbabyak@rrnm.gov>; Villa, Nina <nvilla@Huitt-Zollars.com>; MICHELLE COSTILLA <mcostilla@rrnm.gov>
Cc Jarrod Likar <jarrodl@aswinc.com>; AMY RINCON <arincon@rrnm.gov>

Hi Brian,

Let's incorporate these changes now and postpone the hearing to the PZB meeting on the 24th.

Thank you,
Bryan

From: BRIAN BABYAK <bbabyak@rrnm.gov>
Sent: Thursday, March 5, 2026 7:58 AM
To: Villa, Nina <nvilla@Huitt-Zollars.com>; MICHELLE COSTILLA <mcostilla@rrnm.gov>
Cc: Jarrod Likar <jarrodl@aswinc.com>; Bryan Aragon <BryanA@aswinc.com>; AMY RINCON <arincon@rrnm.gov>
Subject: Re: Northern Exposure Preliminary Plat submittal

Good morning Nina,

The plat and agenda have been posted - it was finalized and posted at the end of business on Monday. For these changes, we may need a future plat amendment or we can postpone.

Thank you,

Brian Babyak, AICP

Planning and Zoning Division Manager

City of Rio Rancho | Development Services/Planning & Zoning Division

O: 505-896-8756

RRNM.gov |



From: Villa, Nina <nvilla@Huitt-Zollars.com>
Sent: Wednesday, March 4, 2026 4:52 PM
To: MICHELLE COSTILLA <mcostilla@rrnm.gov>
Cc: Jarrod Likar <jarrodl@aswinc.com>; Bryan Aragon <BryanA@aswinc.com>; AMY RINCON <arincon@rrnm.gov>; BRIAN BABYAK <bbabyak@rrnm.gov>
Subject: RE: Northern Exposure Preliminary Plat submittal

Good Afternoon,

We made a few changes to the preliminary plat, please see attached:

- Tracts C&D in Block 6 were landscape tracts and have been removed. Their areas have been absorbed into the adjacent lots.
- Tract A has been narrowed to match the existing drainage easement. The adjacent lots 4-7 have been widened.
- The note regarding Public Utility Easements has been modified for corner lots.

Please let me know if you have any questions.

Thank you,
Nina

Nina Leung-Villa, P.E., C.F.M. | Huitt-Zollars, Inc.
O: 505.892.5141 x 10919 | M: 505.264.8249

From: MICHELLE COSTILLA <mcostilla@rrnm.gov>

Sent: Tuesday, March 3, 2026 2:56 PM

To: Villa, Nina <nvilla@Huitt-Zollars.com>

Cc: Jarrod Likar <jarrodl@aswinc.com>; Bryan Aragon <BryanA@aswinc.com>; AMY RINCON <arincon@rrnm.gov>; BRIAN BABYAK <bbabyak@rrnm.gov>

Subject: Re: Northern Exposure Preliminary Plat submittal

Thank you for providing the updates, Nina. Staff will review and let you know if there are any further comments or corrections.

Regards,



Michelle Costilla, AICP

Municipal Planner III

Development Services | Planning and Zoning Division

O: 505.896.8362

mcostilla@RRNM.gov |

