Planning and Zoning Board Meeting
City of Rio Rancho
AGENDA
April 14, 2026
6:00 PM
City Council Chambers

BOARD MEMBERS

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

MEETING INFORMATION

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

Join by Computer: https://us06web.zoom.us/j/85180741871?pwd=T3BlSHVpWkp6d3dDRmlHd3k2VzYvUT09

Meeting ID: 851 8074 1871

Passcode: 026819

Pursuant to the Rules of Procedure, any person wishing to address the Board related to an item listed under Public Hearings or Discussion and Deliberation, shall register in person with the designated City staff person. No more than two (2) hours in total will be allotted for comments pertaining to a specific agenda item at any meeting. A majority vote of the Board members present may approve to extend the total amount of time allotted for public input related to a specific agenda item at a meeting.

Public input can be submitted in writing to the designated City staff person prior to the date of the meeting in which the item is scheduled to be heard; however, only public input received before 4 p.m. on the day of the meeting will be entered into the record prior to the meeting.

If you are an individual with a disability who needs a reader, amplifier, qualified sign language interpreter or any other form of auxiliary aid or service to attend or participate in the hearing or meeting, please contact the City Clerk at 505-891-5004 at least forty-eight (48) hours in advance to make arrangements. Public documents, including the agenda and minutes, can be provided in various accessible formats. Please contact the City Clerk if a summary or other type of accessible format is needed.

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

CONSENT CALENDAR

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

1. March 24, 2026 Planning and Zoning Board Meeting Minutes
2026-0324 PZB Minutes.docx

STAFF PRESENTATIONS, REPORTS AND COMMENTS

2. Planning and Zoning Monthly Summary Plat Report - March 2026
March 2026 Summ Plat.pdf

3. Planning and Zoning Monthly Building Activity Report - March 2026
2026 PZ MONTHLY COMPARISONS.pdf

PUBLIC HEARINGS

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

4. **Preliminary Plat.** The applicant, Tampico Development, LLC, requests approval of a Preliminary Plat for the Tampico Subdivision. The plat would create 118 R-4: Single-Family residential lots and 10 tracts on 26.1689 acres for the property legally described as Unit 17, Tract A and Entrada de Coronado, Tract B. Staff contact is Ben Isaacs and Staff recommends approval with findings and conditions.
Zoning & Location Map.pdf
Application.pdf
Letters of Authorization.pdf
Tampico Preliminary Plat
Reproduction of Notifications.pdf
Site Photographs.pdf
Reviewer Comments.pdf

5. **Preliminary Plat Extension.** The Applicant, Las Ventanas NM, Inc., through their agent, Huitt-Zollars, Inc., requests approval of a Preliminary Plat Extension for the Broadmoor Hill Subdivision. Staff contact is Tim Dvorak and staff recommends approval with findings and conditions.
Zoning & Location Map
Application
Authorization
Justification Letter
Broadmoor Hill Preliminary Plat
Reproduction of Notices & Legal Ad
Reviewer Comments

6. **Conditional Use Permit.** The applicant, Jessica Jennings, requests approval of a Conditional Use Permit to allow for a Boarding Kennel at the subject property legally described as Arrowhead Ridge, Tract 12A. Staff contact is Michelle Costilla and staff recommends approval with findings and conditions.
Zoning, Location.pdf
Application.pdf
Letter of Authorization.pdf
Site Plan.pdf
Boarding Details.pdf
Parks and Recreation Comments.pdf
Reproduction of Notices.pdf
Findings_of_Fact.docx

7. **Variance.** The applicant, Amreston Homes, LLC, requests approval of a Variance for the subject property legally described as Unit 11, Block VV, Lot 134 and physically located at 529 9th Ave NE. The applicant requests a variance to the 60’ lot width requirement for R-1: Single Family Residential, to allow for development on the existing 50.02' wide lot. Staff contact is Liz Ruiz Carlos and staff recommends approval with findings and conditions.

Location, Zoning Map.pdf
Application.pdf
Justification Letter.pdf
Survey.pdf
Reproduction of Notices.pdf
Findings_of_Fact.docx
Public Comment_Wittie.pdf

8. **Appeal.** The applicant, Matthew Champlin, is requesting an appeal of the decision by the City Manager to uphold the Development Services Department's final decision determining that the Winegrower License is not a permissive use for the property located at 3546 Red Canyon Dr NE.
LocationMap.pdf
AppealApplication to PZB
Matthew Champlin - Appeal Zoning Decision. to City Mgr
Zone Certification Letter w/Attachments
NMSA Statutes Chapter 60_60-3A_60-6A-11.pdf
3546 Red Canyon Rd NE_Memo_CityMgrAppeal.pdf
Findings of Fact_3546 Red Canyon_AppealtoCityManager-Denial Signed.pdf
ReproductionofNotifications.pdf
Findings of Fact

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:
April 14, 2026

DEPARTMENT:
Development Services

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

BACKGROUND AND ANALYSIS:

IMPACT:

ALTERNATIVES:

DEPARTMENT RECOMMENDATION:
Approval

ATTACHMENT: 2026-0324 PZB Minutes.docx

Planning and Zoning Board
of the
City of Rio Rancho

MINUTES

MARCH 24, 2026
6:00 PM
Council Chambers, City Hall

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

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

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

CONSENT CALENDAR

1) March 10, 2026 Planning and Zoning Board Meeting Minutes

Andrea Hankins moved to approve the Consent Calendar. Seconded by Robert Gabaldon.
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)

2) Planning and Zoning Monthly Summary Plat Report – February 2026

3) Planning and Zoning Monthly Building Activity Report – February 2026

STAFF PRESENTATIONS, REPORTS AND COMMENTS

PUBLIC HEARINGS

4) The applicant, LGI Homes New Mexico, LLC, through their agent, Coe & Van Loo Consultants, Inc., requested approval of an extension for the High Range 5 Preliminary Plat.

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

Agent, Douglas Chubin presented on the item, after being administered the oath virtually, and stood for questions.

Member of the public Howard Byrdson spoke in opposition of the item.

Robert Gabaldon moved to approve item #4. 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)

5) The applicant, Green Summit Landscape Management, requested approval of a Variance request to allow for encroachment of a constructed CMU block wall within the C-2: Wholesale & Warehousing Commercial District Front Setback on the property legally described as Corrales South (CS), Block I, Lot 7.26.

Staff member, Tim Dvorak presented the item, recommending denial with findings, and stood for questions.

Applicants, Adam Bangerter and Daniel Reeds spoke on the item and stood for questions.

Lisa Hardisty moved to approve item #5. Seconded by Andrea Hankins.

There were considerable discussion amongst the Commissioners and their questions were answered by the applicant, Adam Bangerter, Development Services Director Amy Rincon and staff member, Tim Dvorak.

The motion carried by a vote of **3 FOR** and **2 AGAINST**
YES: Scottie Richardson, Kevin Kofchur, Andrea Hankins
NO: Robert Gabaldon, Lisa Hardisty

6) The applicant, Outer Rim Investments, Inc., through their agent, Huitt-Zollars Inc., requested approval of a Subdivision Variance to Chapter 155.41(M) to allow for a dead-end street stub for Avalanche Drive NW within the proposed Northern Exposure Subdivision.

Staff member Michelle Costilla presented items #6, #7 and #8 concurrently; recommending denial for item #6, approval for items #7 and #8, and stood for questions.

Applicant, Jarrod Likar spoke on the item and stood for questions.

Robert Gabaldon moved to approve item #6. Seconded by Lisa Hardisty.

Development Services Director Amy Rincon clarified Commissioner Hardisty's query on the various recommendations.

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)

7) The applicant, Outer Rim Investments, Inc., through their agent, Huitt-Zollars Inc., requested 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 member, Michelle Costilla and applicant, Jarrod Likar had no further comments.

Robert Gabaldon moved to approve item #7. Seconded by Kevin Kofchur.
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)

8) The applicant, Outer Rim Investments, Inc., through their agent, Huitt-Zollars Inc., requested 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 member, Michelle Costilla and applicant, Jarrod Likar had no further comments.

Andrea Hankins moved to approve item #8. Seconded by Kevin Kofchur.
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)

DISCUSSION AND DELIBERATION

COMMENTS BY BOARD MEMBERS

PUBLIC FORUM

ADJOURNMENT

Lisa Hardisty moved to adjourn the meeting. Seconded by Robert Gabaldon.
Chairman Richardson adjourned the meeting at 6:42 PM.

APPROVED THIS 14th DAY OF APRIL 2026.

_____
Scottie Richardson, Chairman

CITY OF RIO RANCHO
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Legislation Item:

AGENDA DATE:
April 14, 2026

DEPARTMENT:
Development Services

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

BACKGROUND AND ANALYSIS:

IMPACT:

ALTERNATIVES:

DEPARTMENT RECOMMENDATION:

ATTACHMENT: March 2026 Summ Plat.pdf

SUMMARY PLAT ACTIVITY
March 2026

CASE #	RECEIVED	LOCATION	COMMENTS	RECORDED
21-200-00014	03/11/21	UNIT 20-INDUSTRIAL PARK, BLK A, PARCEL	Under Review	
21-200-00016	03/23/21	U16, BLOCK M, LOT 6A GRANTING EASEMENTS	Under Review	
21-200-00027	06/04/21	U10 B36 L21 AND 22 COMBINATION	Under Review	
21-200-00033	07/30/21	UNIT 16, BLOCK 18A, LOTS 9 & 10	Awaiting Signatures	
22-200-00007	03/03/22	UNIT 17, BLOCK 113, LOTS 32 AND 33A LOT	Awaiting Signatures	
22-200-00012	04/18/22	UNIT 16, BLOCK F, LOTS 2A, 4, 5 COMBINATION	Under Review	
22-200-00013	04/19/22	UNIT 11, BLK 34, LOTS 23 & 24 COMBO	Awaiting Signatures	
22-200-00024	08/17/22	MARIPOSA TCT 4, 2, 3A, & NW LOOP (TRACT CONSOLIDATION)	RECORDED	X
22-200-00029	09/26/22	UNIT 11, BLOCK BB, LOTS 32-37 LOT COMBINATION	RECORDED	X
22-200-00031	10/12/22	LOT COMBO U17, BLK 105, LOT 4A-1 (lot 4A & 5)	Awaiting Signatures	
22-200-00034	10/19/22	Unit 12, Blk C, Lots 67 & 68 - LOT COMBINATION	RECORDED	X
22-200-00040	12/08/22	UNIT 11, BLOCK V, LOT 34-A; COMBO OF LOTS 34 & 35	Under Review	
23-200-00005	02/21/23	UNIT 13, BLOCK 143, LOTS 23A & 23B LOT SPLIT	Awaiting Signatures	
23-200-00015	5/8/2023	UNIT 17, BLOCK 72, LOTS 16 & 17 COMBO	Under Review	
23-200-00016	6/5/2023	SUMMARY PLAT- LOT COMBO U13, BLK S, LOTS	Under Review	
23-200-00024	8/29/2023	SUMMARY PLAT - CABEZON, LOTS 3 AND 4 (RE	Under Review	
23-200-00026	9/7/2023	SUMMARY PLAT - UNIT 17, TRACTS A-1-A AN	Under Review	
23-200-00028	9/14/2023	CS, BLK A, LOT A-1-A (LOT SPLIT)	Under Review	
23-200-00031	10/4/2023	SUMMARY PLAT - LOT COMBO - U10, BLK A, L	Under Review	
23-200-00036	11/13/23	CS, BLK 1, LOTS 8 AND 2A2A - SUMMARY PLA	Under Review	
24-200-00002	01/04/24	SUMMARY PLAT - LOT COMBO - CABE/TRACTS 1	Under Review	
24-200-00004	01/16/24	UNIT 10 BLOCK 35 LOT 30-A LOT COMBO.	Under Review	
24-200-00007	01/18/24	PROPOSED LOT 16-A, BLK. U, RRE UN. 11 /	Under Review	
24-200-00009	01/22/24	UNIT 11, BLOCK V, LOTS 16-17 TO CREATE 1	Under Review	
24-200-00012	2/1/2024	SUMMARY PLAT - U11, BLK 17, LTS 42 & 43	Under Review	
24-200-00017	4/8/2024	LOT CONSOLIDATION / U21, BLOCK 18, LOTS	Under Review	
24-200-00019	4/29/2024	SUMMARY PLAT - STONEGATE - CREATING 1 HO	Under Review	
24-200-00022	5/1/2024	SUMMARY PLAT - UNIT 10, BLOCK 33, LOTS 7	Under Review	
24-200-00024	5/14/2024	UNIT 20, BLOCK, 106, LOTS 5-6, LOT LINE	Under Review	
24-200-00025	5/14/2024	SUMMARY PLAT - U13, BLK QQ, LOTS 16&17 -	Under Review	
24-200-00026	5/14/2024	SUMMARY PLAT - U11, BLK E, LOTS 56 & 57	Under Review	
24-200-00027	5/17/2024	SUMMARY PLAT (LOT SPLIT) U13, BLOCK 114,	Under Review	
24-200-00029	5/31/2024	UNIT 17, BLOCK 132, LOT 11-A, LOT SPLIT	Under Review	
24-200-00034	8/2/2024	SUMMARY PLAT, UNIT 20, BLOCK 145, LOTS 5	Under Review	
24-200-00036	9/4/2024	SUMMARY PLAT - U20, BLK 108, LOTS 33 AND	Under Review	

SUMMARY PLAT ACTIVITY

March 2026

24-200-00040	10/1/2024	SUMMARY PLAT (VACATE EXISTING DRAINAGE E	Under Review	
24-200-00041	10/4/2024	JAG PLANNING & ZONING	Under Review	
24-200-00042	10/8/2024	COMMUNITY SCIENCES CORPORATION	Under Review	
24-200-00043	10/8/2024	U13, BLK 68, LOTS 5A / SUMMARY PLAT	Under Review	
24-200-00045	10/18/2024	SUMMARY PLAT / LE, PAR 2 & ECD, PAR EC1	Under Review	
24-200-00047	10/21/2024	SUMMARY PLAT - MOUNTAIN HAWK, TRACTS 1A	Under Review	
24-200-00048	10/23/2024	SUMMARY PLAT - HAWKSITE TRACTS 13A AND 1	Under Review	
24-200-00053	12/10/2024	PARCEL 1-A ARROYO DE LOS MONTOYAS, U13 -	Under Review	
24-200-00054	12/18/2024	UNIT 20, BLOCK 106, PARCEL A, VACATION O	Under Review	
24-200-00055	12/18/2024	SUGAR RIDGE, BLOCK 2, PAR B-1-A / SUMMAR	Under Review	
24-200-00056	12/30/2024	SUMMARY PLAT / WALMART FUEL STATION EASE	Under Review	
25-200-00001	1/2/2025	LOT COMBO (2 LOTS TO 1) UNIT 12, BLOCK E	Under Review	
25-200-00002	1/28/2025	LOT COMBINATION UNIT 13 BLOCK 135 LOTS 1	Under Review	
25-200-00003	1/28/2025	HIGH RESORT MARKET PLACE, BLOCK A, TRACT	Under Review	
25-200-00006	2/27/2025	SUMMARY PLAT - ENCANTADO CHANNEL PARCELS	Under Review	
25-200-00008	3/7/2025	U17, BLOCK 160, LOTS 14 & 15 / LOT COMBI	Under Review	
25-200-00010	3/12/2025	EXTRATERRITORIAL SUM PLAT - U8, BLK 10,	Under Review	
25-200-00013	3/27/2025	SUMMARY PLAT: LOMA COLORADO EAST PARCELS	Under Review	
25-200-00014	3/27/2025	SUMMARY PLAT RELOCATING EASEMENTS - UB2A	Under Review	
25-200-00017	4/11/2025	SUMMARY PLAT - UNIT 12, BLK 14, LOTS 7 &	Under Review	
25-200-00021	5/6/2025	SUMMARY PLAT - U 13, BLK 132, LOTS 10 &	Under Review	
25-200-00022	5/7/2025	UNIT 12, BLOCK D, LOTS 45-48 / 4 LOTS TO	Under Review	
25-200-00025	5/20/2025	SUMMARY PLAT - U17, BLK 38, LOT 43 AND U	Under Review	
25-200-00026	6/10/2025	CORRALES NORTH UNIT 2, TRACT E, BLOCK 1,	Under Review	
25-200-00028	7/8/2025	SUMMARY PLAT: CASCADES AT HIGH RESORT PA	Under Review	
25-200-00030	7/10/2025	SUM PLAT - U20, BLK 133, LOT 89-A, 90-A	Under Review	
25-200-00031	7/23/2025	1516 UNSER BLVD NE / SUMMARY PLAT / GRAN	Under Review	
25-200-00032	8/6/2025	UNSER BOULEVARD R-O-W, PARCEL D-1, CREAT	Under Review	
25-200-00033	8/11/2025	UNIT 17, TRACTS U-1 AND U-2, LOT SPLIT A	Under Review	
25-200-00034	8/12/2025	THE VILLAGE, TRACTS H1 AND H2, LOT LINE	Under Review	
25-200-00037	9/24/2025	SUMMARY PLAT; U10, BLK B, LOT 21-A; LOT	Under Review	
25-200-00038	10/1/2025	RRE UNIT 12, BLOCK C, LOT 65-A / LOT COM	Under Review	
25-200-00039	10/9/2025	SUMMARY PLAT (EXTRATERRITORIAL) UNIT 5,	Under Review	
25-200-00040	10/16/2025	SUMMARY PLAT - HIGH RANGE 5	Under Review	
25-200-00041	10/20/2025	THE VILLAGE, TRACTS G 1-4 EASEMENTS	Under Review	
25-200-00042	10/21/2025	SUMMARY PLAT /U13, BLOCK 114, LOT 2 / LO	Under Review	

SUMMARY PLAT ACTIVITY

March 2026

25-200-00044	11/20/2025	SUMMARY PLAT -VACATE PORTION OF PUE - NM	Under Review	
25-200-00045	11/24/2025	SUMMARY PLAT; UNIT 23, BLOCK 121, LOTS 1	Under Review	
25-200-00046	11/24/2025	SUMMARY PLAT / UNIT 16, BLOCK 90, LOTS 1	Under Review	
25-200-00047	11/26/2025	SUMMARY PLAT: LOT COMBO (2 LOTS TO 1) UN	Under Review	
25-200-00048	12/17/2025	SUMMARY PLAT; U13, BLK 114, LOT 3; LOT S	Under Review	
25-200-00050	12/18/2025	SSCAFCA SUM PLAT - DONATING PORTION OF B	Under Review	
25-200-00051	12/18/2025	SUMMARY PLAT / RRE UNIT 7, BLOCK 71, LOT	Under Review	
26-200-00002	1/16/2026	SUMMARY PLAT; UNIT 17, BLOCK 19, LOTS 13	Under Review	
26-200-00003	1/30/2026	UNIT 17, BLOCK 131, LOTS 32-33, LOT LINE	Under Review	
26-200-00004	2/9/2026	SUMMARY PLAT: LOT COMBO (3 PARCELS INTO	Under Review	
26-200-00005	2/17/2026	U13, TR E-1 - SUMMARY PLAT - LOT SPLIT	Under Review	
26-200-00006	2/24/2026	UNIT 13, BLOCK 114, LOT 6 - LOT SPLIT	Under Review	
26-200-00007	2/24/2026	SUMMARY PLAT; CCCEH, BLK B, LOT 3A; LOT	Under Review	
TOTAL TO DATE:		**84**		

CITY OF RIO RANCHO
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Legislation Item:

AGENDA DATE:
April 14, 2026

DEPARTMENT:
Development Services

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

BACKGROUND AND ANALYSIS:

IMPACT:

ALTERNATIVES:

DEPARTMENT RECOMMENDATION:

ATTACHMENT: 2026 PZ MONTHLY COMPARISONS.pdf

2026 BUILDING ACTIVITY COMPARISON

PERMIT TYPES	JAN	JANUARY VALUATION	FEB	FEBRUARY VALUATION	MAR	MARCH VALUATION	APR	MAY	JUNE	JUL	AUG	SEPT	OCT	NOV	DEC	ANNUAL TOTALS		ANNUAL TOTALS (2025)	
Single Family	55	$11,350,018	87	$17,698,514	80	$15,437,584										222	$44,486,116	832	$178,118,896
Additions/Residential	16	$724,204	11	$502,630	11	$338,781										38	$1,565,615	151	$7,068,582
Casita	1	$96,000	1	$21,000	2	$105,000										4	$222,000	17	$2,143,449
New Commercial	1	$1,628,431	1	$2,000,000	3	$8,194,922										5	$11,823,353	12	$19,961,907
New Office/Institution	0	$0	0	$0	1	$4,791,673										1	$4,791,673	1	$22,000,000
New Industrial	0	$0	0	$0	0	$0										0	$0	2	$77,000,000
Non-Residential Interior Tenant Improvement	1	$13,000	2	$420,000	1	$1,200,000										4	$1,633,000	24	$17,307,675
Office/Institution Addition	0	$0	0	$0	1	$4,250,000										1	$4,250,000	0	$0
Industrial Addition	0	$0	0	$0	0	$0										0	$0	0	$0
New Multi-Family	0	$0	0	$0	0	$0										0	$0	115	$19,830,059
Telecommunication Tower	0	$0	3	$95,990	1	$45,990										4	$141,980	9	$332,859
Demolition - Non-Residential	0	$0	0	$0	0	$0										0	$0	2	$667,943
Demolition - Residential	0	$0	0	$0	0	$0										0	$0	0	$0
Fence	10	$63,000	6	$22,000	14	$26,924										30	$111,924	149	$1,534,353
Garages	4	$240,600	0	$0	5	$208,000										9	$448,600	62	$2,985,620
Pool	2	$192,000	4	$385,361	2	$168,628										8	$745,989	56	$4,547,029
Reroofs/Windows/ Doors	67	$755,855	65	$1,164,710	62	$891,938										194	$2,812,503	847	$14,028,440
Retaining Wall	14	$1,797,800	3	$72,500	15	$1,772,430										32	$3,642,730	100	$19,018,831
Small Shed (120 sq.ft. or less)	19	$13,179	9	$21,078	24	$47,609										52	$81,866	205	$704,301
Sheds	3	$93,323	10	$53,433	11	$406,871										24	$553,627	100	$1,431,597
Solar (Rooftop & Ground Mount)	34	$3,026	29	$2,552	22	$143,162										85	$148,740	606	$351,111
Business Registrations (Occupancy Inspection)	11	$0	10	$0	16	$0										37	$0	184	$0
Building Inspections	2,427	$0	2,268	$0	2,922	$0										7,617	$0	40,090	$0
Engineering Inspections	98	$0	122	$0	134	$0										354	$0	2,624	$0
R.O.W. Permits (Fees)	38	$85,300	58	$336,661	53	$96,839										149	$518,800	635	$675,050
TOTALS:	**2,801**	**17,055,736**	**2,689**	**$22,796,429**	**3,380**	**$38,126,351**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**8,870**	**$77,978,516**	**46,823**	**$389,743,702**

CITY OF RIO RANCHO
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Legislation Item: 26-210-00003

AGENDA DATE:
April 14, 2026

DEPARTMENT:
Development Services

SUBJECT:
Preliminary Plat. The applicant, Tampico Development, LLC, requests approval of a Preliminary Plat for the Tampico Subdivision. The plat would create 118 R-4: Single-Family residential lots and 10 tracts on 26.1689 acres for the property legally described as Unit 17, Tract A and Entrada de Coronado, Tract B. Staff contact is Ben Isaacs and Staff recommends approval with findings and conditions.

BACKGROUND AND ANALYSIS:
The applicant, Tampico Development, LLC, requests approval of a Preliminary Plat for the Tampico Subdivision. The plat would create 118 R-4: Single-Family zoned residential lots and 10 tracts, grant and vacate easements, and dedicate right-of-way. The subject property is currently legally described as Unit 17, Tract A and Entrada de Coronado, Tract B.

The subject property consists of approximately 26.1689 acres. It is located south of Idalia Road NE (a minor arterial), east of Aurora Road NE (a residential road), north of Vatapa Road NE (a residential road), and west of New Mexico Highway 528 (a principal arterial). The subject property is zoned R-4: Single-Family Residential District per Ordinance No. 22, Enactment No. 25-17 (adopted by the Governing Body on August 14th, 2025).

The Tampico Subdivision is within the Tampico Master Plan, adopted by the Governing Body on August 14th, 2025 under Resolution No. 90, Enactment No. 25-088. The subdivision is proposed as a single phase.

The proposed Preliminary Plat application establishes the layout for a medium-density, single-family residential neighborhood in line with the vision of the Tampico Master Plan and the current R-4: Single-Family Residential zoning.

GENERAL INFORMATION:

1. LAYOUT: The Tampico Subdivision will consist of 118 residential lots and 10 tracts.
2. ACREAGE: Approximately 26.1689 total acres, with approximately 17.8571 lot acres and 8.3177 H.O.A. tract acres. Included as a Condition of approval is that this acreage will need to be updated on the plat to reflect the recorded acreage from Plat Book 6, Page 86 and Book 19, Pages 24-26.
3. ACCESS: The proposed plat indicates three access points. The primary access point will be located on Vatapa Road NE (a 50-foot wide residential road) across from the existing Nogales Road NE (a 50-foot wide residential road) intersection, with an 80-foot wide extension of Nogales Road NE from the intersection northward into the development. Additional access points shown will be located on the west side of the development off of Aurora Road NE (a 50-foot wide residential

road), as well as a second access point on Vatapa Rd NE, south and east of the primary 80 ft wide entrance. The construction plans only have two access points so the plans will need to be updated.
4. ZONING: The subject property is zoned R-4: Single-Family Residential District per Ordinance No. 22, Enactment No. 25-17.
5. DRY UTILITIES/GAS: The applicant is responsible for coordinating the installation of all dry utilities with PNM, New Mexico Gas Company, Lumen, Comcast, Sparklight and Ezee Fiber.
6. WATER/WASTEWATER AVAILABILITY: The applicant has received an approved Water/Wastewater Availability Statement from the City of Rio Rancho Utilities Department, dated January 23, 2025. Construction must start within 18 months and be completed within three years of this date else the statement expires.
7. DRAINAGE: Per the submitted Drainage Study, the subject property drains to the east/southeast and is located within the Willow Creek Watershed (Basins A and B). Once developed, on-site runoff is to be conveyed through a combination of street and storm drain systems to on-site detention ponds; Tract 4 is shown on the plat as a proposed Drainage Pond location. Upstream runoff is to be conveyed via storm drains through and around the development into the planned detention ponds and/or existing outfall locations.
8. ROADS/SIDEWALKS: All roads within the development will be 50-foot wide private roadways, dedicated and maintained by the HOA as Tract 10 for a total of 5.71 acres. Nogales Road NE, an existing residential road, will extend northward from the intersection at Vatapa Road NE into the development at a width of 80 feet.
9. RECREATION FACILITIES/OPEN SPACE: Tracts 3 and 5 are to be dedicated as private parks and Tract 4 is to be dedicated as a drainage pond. Total allotted park space is shown as 1.7017, meeting the required 1.0018 acres for 118 single-family homes.
10. EASEMENTS: 10-foot front/street-adjacent public utility easements are to be dedicated on each lot/tract. A five-foot public utility easement is to remain along the eastern edge of the subject property. A drainage easement running across the southern portion and an underground easement in the northwest portion of the subject property are to be vacated. Tracts 1, 2, 6, 7, 8, 9 and 10 are to be dedicated as public utility easements.
11. PUBLIC SITE DEDICATIONS: None.
12. VACATIONS: A drainage easement running across the southern portion and an underground easement in the northwest portion of the subject property are to be vacated.
13. VARIANCES: None.

CONFORMANCE WITH SUBDIVISION REQUIREMENTS:

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

CONFORMANCE WITH THE ZONING ORDINANCE:

Staff recommends that the Planning and Zoning Board find that the propose lot widths are in conformance with the minimum lot width standard of 40 feet, with lot widths ranging from 50 ft to 86.47 ft. Lot sizes range from 0.1306 acres (or 5,689.37 square feet) to 0.3870 acres (or 16,856.75 square feet), in conformance with the minimum lot size requirement of 4,000 square feet. All proposed residential lots are in compliance with the minimum lot area and width requirements of the R-4: Single-Family Residential District requirements of R.O. 2003: §154.50 'Zoning Table/Residential'. Criteria is satisfied.

CONFORMANCE WITH THE COMPREHENSIVE PLAN AND TAMPICO MASTER PLAN:

The Tampico Subdivision is in alignment with the proposed layout and design of the Tampico Master Plan, with the exceptions that internal roadways will now be private.

The Tampico Subdivision would comply with and further the goals of the Comprehensive Plan. The

proposed Preliminary Plat meets Policy L-1 of the Comprehensive Plan: "encourage the master planning of developments that establish a community character that considers circulation, landscaping, open space, storm drainage, utilities and building location and design in the master plan" and the subdivision layout furthers Goal PH-3: "Promote a variety of housing types to meet the needs of all members of the community" and Goal PH-4: "To ensure that single-family and multifamily residential neighborhoods provide an attractive living environment."

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

INTERDEPARTMENTAL/INTERAGENCY REVIEW:

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

SURROUNDING LAND USE/ZONING:

Properties to the south, west and north are zoned R-1: Single-Family Residential District. Properties to the north and east are zoned SU/C-1: Special Use for Retail Commercial.

NOTIFICATIONS:

Notice of pending property application was sent via first class mail to property owners abutting the subject property. A legal notification was posted in the Albuquerque Journal on March 30, 2026. A notification sign was posted to the property one week prior to the hearing. All notification requirements for the project have been met.

IMPACT:

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

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

SPECIFIC FINDINGS OF FACT FOR APPROVAL:
1. The Preliminary Plat has been prepared, reviewed, and conforms to the City of Rio Rancho plans and policies.
2. The Preliminary Plat conforms to the requirements of the Rio Rancho Code of Ordinance (R.O. 2003) §155 'Subdivisions'.
3. The Preliminary Plat conforms to the requirements of the R-4: Single Family Residential Zoning District.

CONDITIONS OF APPROVAL:

1. In accordance with R.O. 2003 §155.22(E), the Final Plat shall be recorded within 24 months following approval of the Preliminary Plat, or the Planning and Zoning Board approval shall become null and void.
2. Infrastructure shall be installed and accepted prior to the recording of the Final Plat or the applicant shall submit for Staff review and approval of a Subdivision Improvement Agreement and financial guarantee prior to the Final Plat hearing.
3. Impact Fee assessment will be based on the date of this Preliminary Plat approval and will be valid for four years from this date of approval.
4. Update acreage to reflect acreage on existing platted and recorded documents.
5. Correct Plat, Construction Plans, and TIA to reflect consistent number of access points.
6. HOA formation documents shall be submitted prior to Final Plat submission.
7. Reviewer Comments shall be addressed prior to the Final Plat hearing, including but not limited to:

a. Private roadway Tract 10 shall contain easements for water, sewer, and storm drain
b. Non-Vehicular Access Easements shall be added on corner side and rear sides of lots adjacent to right-of-way
c. Submittal of future separate platting action for right-of-way dedication and re-alignment of Aurora Rd NE and Vatapa Rd NE
d. All Engineering comments to be addressed per the attached mark-up under "Reviewer Comments"

ALTERNATIVES:

The Planning and Zoning Board may:

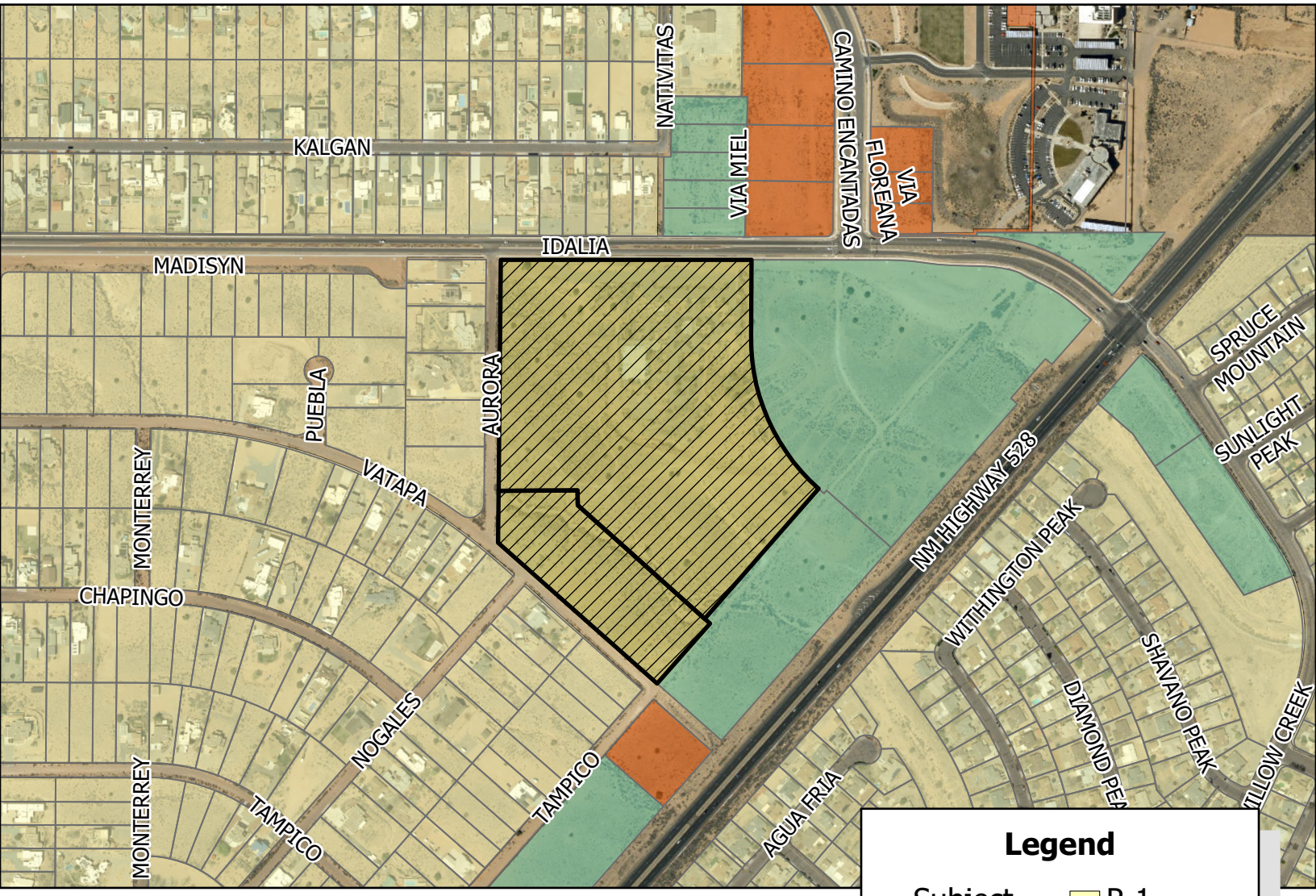
1. Approve the Preliminary Plat with findings and conditions;
2. Approve the Preliminary Plat with amendments to the findings and/or conditions;
3. Deny the Preliminary Plat; or
4. Postpone the item and continue the public hearing for the Preliminary Plat in order to further review.

DEPARTMENT RECOMMENDATION:

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

ATTACHMENT: Zoning & Location Map.pdf
ATTACHMENT: Application.pdf
ATTACHMENT: Letters of Authorization.pdf
ATTACHMENT: Tampico Preliminary Plat
ATTACHMENT: Reproduction of Notifications.pdf
ATTACHMENT: Site Photographs.pdf
ATTACHMENT: Reviewer Comments.pdf

TAMPICO SUBDIVISION
UNIT 17, BLK 87, TR A & EDC TR B



Legend

- Subject Property
- **Zoning**
  - C-1
  - R-1
  - R-4
  - SU

Rio Rancho City of Vision

GIS Moving Spatial Data Forward

N W E S

0 0.03 0.05 0.1 0.15 0.2 0.25 Miles

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

Map courtesy of Ben Isaacs, 3/27/2026

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

PLANNING & ZONING LAND USE APPLICATION

Please check appropriate box

Administrative Permit	Plan	Subdivision	Zoning
☐ Community Residential Care Facility	☐ Comprehensive Plan Amendment	☐ Final Plat	☐ Annexation
☐ Development Review Committee (DRC)	☐ Corridor Plan Amendment	☒ Preliminary Plat	☐ Appeal
☐ Home Occupation	☐ Master Plan	☐ Summary Plat	☐ Conditional Use Permit
☐ Model Home / Sales Office	☐ Master Plan Amendment	☐ Vacation of Plat/Street	☐ Master Sign Plan
☐ Residential Child Care Facility 6 or <	☐ Specific Area Plan Amendment	☐ Street Name Change	☐ Site Plan
☐ Sign Permit	☐ Text Amendment	☐ Subdivision Interpretation	☐ Special Exception
☐ Other		☐ Subdivision Variance	☐ Variance
			☐ Zone Map Amendment
			☐ Zoning Certification
DRC (24-250-00010)			☐ 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: Tampico Development, LLC		Phone: 505.898.6622
Address: PO Box 9043		E-Mail:
City: Albuquerque	State: NM	Zip: 87119
Proprietary Interest: Contract Purchaser	List Owners: Rio Investments, LLC, Webb, and Conkling	
Deed or Ownership Verification Provided: (Initials)		Letter of Authorization Provided: (Initials)

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

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

Preliminary Plat to create 118 single family home subdivision

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit : U17 and Entrada de Coronado	Block(s):	Lot(s):
Existing Zoning: SU for C-1/Retail Commercial	Proposed Zoning: R-4	
No. of existing lots: 2, Tract A and Tract B	No. of proposed lots: TBD	Total area of site (acres) 26.51+/-

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: Nicosha Schedlbauer	Applicant: Tampico Development, LLC	Agent: Tampico Development, LLC
Signature:		Date: 1-23-2026

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

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

Form revised January 26, 2017

Authentisign ID: 222462EC-ABCE-EF11-88CF-002248299057

September 3, 2024

To Whom it May Concern:

Rio Investments, a New Mexico General Partnership, Owner of the property legally known as, Subd: Rio Rancho Estates Unit: 17 Tract: A, located within City of Rio Rancho, Sandoval County, New Mexico, authorizes Supreme Investments, LLC or assigns to act as Agent on behalf of the Owner with regard to the design and approval of all necessary steps related to the development process of the aforementioned property, including the regulatory and permitting process for a zone map amendment, subdivision of land, preliminary/final platting actions, variance requests, master plan (if required), amending the Rio Rancho Comprehensive Plan to update the Generalized Land Use Map, amending or removing the property from the La Barranca SAP, and lastly, replacing, amending or removing the property from the Tampico North SAP.

Sincerely,

AuthentiSIGN
Kevin Reid 01/09/25

Kevin Reid
Managing Member
Rio Investments, a New Mexico General Partnership

December 6, 2024

To Whom it May Concern:

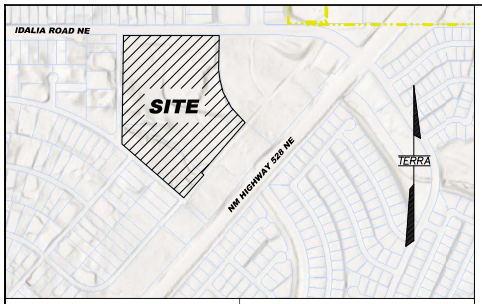
Webb Family Trust and Mark Conkling and Patricia Conkling, Owners of the property legally known as, Entrada De Coronado Tract: B Plat 2602-A Form Unit 17 Blk 87 Lot 15-22, located within City of Rio Rancho, Sandoval County, New Mexico, authorizes Supreme Investments, LLC or assigns to act as Agent on behalf of the Owner with regard to the design and approval of all necessary steps related to the development process of the aforementioned property, including the regulatory and permitting process for a zone map amendment, subdivision of land, preliminary/final platting actions, variance requests, master plan (if required), amending the Rio Rancho Comprehensive Plan to update the Generalized Land Use Map, amending or removing the property from the La Barranca SAP, and lastly, replacing, amending or removing the property from the Tampico North SAP.

Sincerely,

Peter C. Webb

Peter Webb
Date: Dec. 11, 2024

Mark Conkling
Date: 12.12.24



VICINITY MAP
NOT TO SCALE

CITY OF RIO RANCHO

FREE CONSENT AND DEDICATION:

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THAT CERTAIN PARCEL OF LAND HEREIN DESCRIBED AS TRACT A, UNIT 17 TOGETHER WITH TRACT B, ENTRADA DE CORONADO, HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY AS SHOWN AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) AND SAID OWNER(S) AND/OR PROPRIETOR(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE PARCEL(S) HEREIN DESCRIBED AND DO HEREBY GRANT OR DEDICATE THE FOLLOWING:

1. GRANT PUBLIC UTILITY EASEMENTS AS SHOWN HEREON
2. GRANT PUBLIC UTILITY EASEMENTS OVER AND ACROSS TRACTS 1, 2, 6, 7, 8, 9 AND 10 IN THEIR ENTIRETY
3. DEDICATE TRACTS 3 AND 5 TO BE USED AS PARKS
4. DEDICATE TRACT 4 TO BE USED AS A DRAINAGE POND EASEMENT
5. DEDICATE TRACTS 1 THROUGH 10, TAMPICO SUBDIVISION TO TAMPICO HOME OWNERS ASSOCIATION IN FEE SIMPLE
6. DEDICATE TRACT 10 TO BE USED AS PRIVATE ROADWAYS.

SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY REPRESENT THAT THEY ARE SO AUTHORIZED TO ACT.

SIMON T. HAYNES, MANAGER — DATE
TAMPICO DEVELOPMENT, LLC

ACKNOWLEDGMENT

STATE OF)
) SS.
COUNTY OF)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 20___, BY SIMON T. HAYNES, MANAGER, TAMPICO DEVELOPMENT, LLC

NOTARY PUBLIC:_____

MY COMMISSION EXPIRES:_____

JURISDICTIONAL AFFIDAVIT

I, CHRISTOPHER A. MEDINA, A NEW MEXICO PROFESSIONAL LAND SURVEYOR NO. 15702, HEREBY AFFIRM THAT THE PROPERTY DESCRIBED HEREIN DOES LIE WITHIN THE PLATTING AND EXTRA-TERRITORIAL SUBDIVISION JURISDICTION OF THE CITY OF RIO RANCHO.

CHRISTOPHER A. MEDINA, N.M.P.L.S. NO. 15702 — DATE

SURVEYOR'S CERTIFICATE

I, CHRISTOPHER A. MEDINA, NEW MEXICO MEXICO PROFESSIONAL SURVEYOR NO. 15702, DO HEREBY CERTIFY THAT THIS SURVEY PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF RIO RANCHO SUBDIVISION ORDINANCES. THAT THIS SURVEY SHOWS ALL EASEMENTS ON SUBJECT TRACT(S) MADE KNOWN TO ME BY THE OWNERS AND OTHER INTERESTED PARTIES; THAT I AM RESPONSIBLE FOR THIS SURVEY; THAT THIS MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS EFFECTIVE MARCH 12, 2022; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

CHRISTOPHER A. MEDINA, NMPLS NO. 15702

DATE

X:\Projects\2025 PROJECTS\2025-024\LD\2025-024 PRELIMINARY PLAT.dwg DRAWN BY: TAT

LEGAL DESCRIPTION

THAT CERTAIN TRACT OF LAND BEING COMPRISED OF TRACT A, UNIT 17 OF RIO RANCHO ESTATES AS THE SAME IS SHOWN AND DESIGNATED ON THE SUMMARY PLAT THEREOF, FILED WITH THE SANDOVAL COUNTY CLERK'S OFFICE ON DECEMBER 04, 1992, IN VOLUME 3, FOLIO 1018-A, (RRE PLAT BOOK 6, PAGE 86); TOGETHER WITH TRACT B, ENTRADA DE CORONADO, AS THE SAME IS SHOWN AND DESIGNATED ON THE CORRECTED PLAT THEREOF, FILED WITH THE SANDOVAL COUNTY CLERK'S OFFICE ON JANUARY 23, 2007, IN VOLUME 3, FOLIO 2766-B, IN BOOK 410, PAGE 3488, DOCUMENT NO. 200703488, (RRE PLAT BOOK 19, PAGES 24-26); SAID TRACT SITUATE WITHIN PROJECTED SECTION 2, TOWNSHIP 12 NORTH, RANGE 3 EAST, AND PROJECTED SECTION 35, TOWNSHIP 13 NORTH, RANGE 3 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN, TOWN OF ALAMEDA GRANT, CITY OF RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO; SAID TRACT OF LAND CONTAINING 26.1748 ACRES (1,140,174.23 SQUARE FEET) MORE OR LESS.

PURPOSE OF PLAT

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE TWO EXISTING TRACTS (TRACT A, UNIT 17 AND TRACT B, ENTRADA DE CORONADO) INTO 118 LOTS, 10 TRACTS, VACATE EXISTING EASEMENTS, AND GRANT ADDITIONAL EASEMENTS.

SUBDIVISION DATA

SUBDIVISION: TAMPICO SUBDIVISION

NO. OF EXISTING TRACTS: 2

NO. OF LOTS CREATED: 118

NO. OF TRACTS CREATED: 10

GROSS SUBDIVISION ACREAGE: 26.1748 ACRES

LOT ACREAGE: 17.8571 ACRES

TRACT ACREAGE: 8.3177 ACRES

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

1. 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 ANY OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.

2. 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.

3. LUMIN FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.

4. SPARKLITE FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE SERVICES.

5. CITY OF RIO RANCHO UTILITIES (WATER AND SANITARY SEWER) FOR INSTALLATION, MAINTENANCE, AND SERVICE OF LINES AND OTHER EQUIPMENT AND FACILITIES REASONABLE NECESSARY TO PROVIDE SERVICES.

INCLUDED, IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, REPLACE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF GRANTOR FOR THE PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF GRANTEE, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN (10) FEET IN FRONT OF TRANSFORMER/SWITCHGEAR DOORS AND FIVE (5) FEET ON EACH SIDE.

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

UTILITY APPROVALS:

CITY OF RIO RANCHO — DATE

NEW MEXICO GAS COMPANY — DATE

LUMIN — DATE

PUBLIC SERVICE COMPANY OF NEW MEXICO — DATE

SPARKLITE — DATE

XFINITY (COMCAST) — DATE

EZEE FIBER — DATE

DOCUMENTS USED:

1. PLAT ENTITLED, "SUMMARY PLAT TRACT "A" A REPLAT OF LOTS 1 THRU 14 AND 23 THRU 30 IN BLOCK 87, LOTS 8 THRU 19 IN BLOCK 88 AND A REPLAT AND VACATION OF NATIVATAS ROAD N.E., UNIT SEVENTEEN," FILED ON DECEMBER 4, 1992 IN RIO RANCHO ESTATES BOOK 6, PAGE 86 WITH THE SANDOVAL COUNTY CLERK'S OFFICE.

2. PLAT ENTITLED, "PLAT OF TRACTS B, C AND D, ENTRANDA DE CORONADO" FILED ON JANUARY 23, 2007 IN BOOK 410, PAGE 3488 AS DOCUMENT NUMBER 200703488 WITH THE SANDOVAL COUNTY CLERK'S OFFICE.

3. COMMITMENT FOR TITLE INSURANCE ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY FILE NUMBER 2404214, EFFECTIVE DATE OF AUGUST 27, 2024.

4. COMMITMENT FOR TITLE INSURANCE ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY FILE NUMBER 2404220, EFFECTIVE DATE OF AUGUST 21, 2024.

NOTES:

1. FIELD SURVEY PERFORMED IN MARCH 2025.

2. BOUNDARY SURVEY WAS COMPILED UTILIZING GROUND COORDINATES REFERENCED TO THE NAD 83 NEW MEXICO CENTRAL ZONE COORDINATE SYSTEM, PRIMARY HORIZONTAL AND VERTICAL CONTROL WAS ESTABLISHED UTILIZING A COMBINATION OF AN NGS OPUS SOLUTION AND GNSS REAL TIME KINEMATIC METHODS. COMBINED GROUND TO GRID FACTOR IS 0.99966759877 SCALED AROUND CP 100 (N:1,566,816.794', E:1,539,147.519').

3. BASIS OF BEARINGS ON NAD 83 NM CENTRAL ZONE GRID BEARINGS. DERIVED FROM A GNSS REAL TIME KINEMATIC SOLUTION.

4. HOME OWNERS ASSOCIATION (HOA) IS TAMPICO HOME OWNERS ASSOCIATION.

TRACT NOTES:

1. TRACTS 1 THROUGH 10 TO BE DEDICATED TO THE TAMPICO HOME OWNERS ASSOCIATION TO OWN AND MAINTAIN.
2. TRACTS 1, 2, 6, 7, 8, 9 AND 10 ARE TO BE GRANTED AS PUBLIC UTILITY EASEMENTS.
3. TRACTS 3 AND 5 ARE TO BE DEDICATED AS PARKS.
4. TRACT 4 IS TO BE DEDICATED AS A DRAINAGE POND.
5. TRACT 10 IS TO BE DEDICATED AS PRIVATE ROADWAYS.

PRELIMINARY PLAT OF TAMPICO SUBDIVISION

BEING A REPLAT OF TRACT A, UNIT 17 OF RIO RANCHO ESTATES AND TRACT B OF ENTRADA DE CORONADO WITHIN PROJECTED SECTION 2, T. 12 N., R. 3 E., AND PROJECTED SECTION 35, T. 13 N., R. 3 E. OF THE N.M.P.M. TOWN OF ALAMEDA GRANT CITY OF RIO RANCHO SANDOVAL COUNTY, NEW MEXICO FEBRUARY 2026

RIO RANCHO PLANNING & ZONING BOARD

APPROVED THIS _____ DAY OF _____, 20___.

SCOTTIE RICHARDSON, CHAIRMAN

CITY CLERK'S CERTIFICATE

I, NOEL DAVIS, CITY CLERK OF THE CITY OF RIO RANCHO, NEW MEXICO DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON WAS APPROVED ADMINISTRATIVELY BY THE RIO RANCHO DEVELOPMENT SERVICES DEPARTMENT DIRECTOR ON THE _____ DAY OF _____, 20____.

NOEL DAVIS, CITY CLERK

SANDOVAL COUNTY 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.

BY:_____ — DATE
JENNIFER A. TAYLOR, SANDOVAL COUNTY TREASURER

SANDOVAL COUNTY CLERK FILING CERTIFICATE

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_____)

ANNE BRADY-ROMERO, COUNTY CLERK — DATE

SUBDIVIDER:
TAMPICO DEVELOPMENT, LLC
7112 COORS TRAIL NW
ALBUQUERQUE, NM 87120

AGENT/ENGINEER:
PCW CIVIL SOLUTIONS, LLC
8206 LOUISIANA BOULEVARD NE, SUITE A
ALBUQUERQUE, NEW MEXICO 87113

SURVEYOR:
TERRA LAND SURVEYS, LLC
P.O. BOX 2532
CORRALES, NEW MEXICO 87048

TERRA LAND SURVEYS, LLC
P.O. BOX 2532 • CORRALES, NM 87048 • (505) 792-8513

MONUMENT LEGEND:

① SET 1 /2" REBAR WITH CAP STAMPED "CA MEDINA PS 15702"

② FOUND REBAR WITH CAP STAMPED "PS 1651"

③ FOUND REBAR WITH CAP STAMPED "PS 4972"

④ FOUND REBAR WITH CAP (ILLEGIBLE)

⑤ FOUND REBAR WITH CAP STAMPED "PS 9243"

⑥ FOUND 1" IRON PIPE

⑦ FOUND 3 /8" REBAR

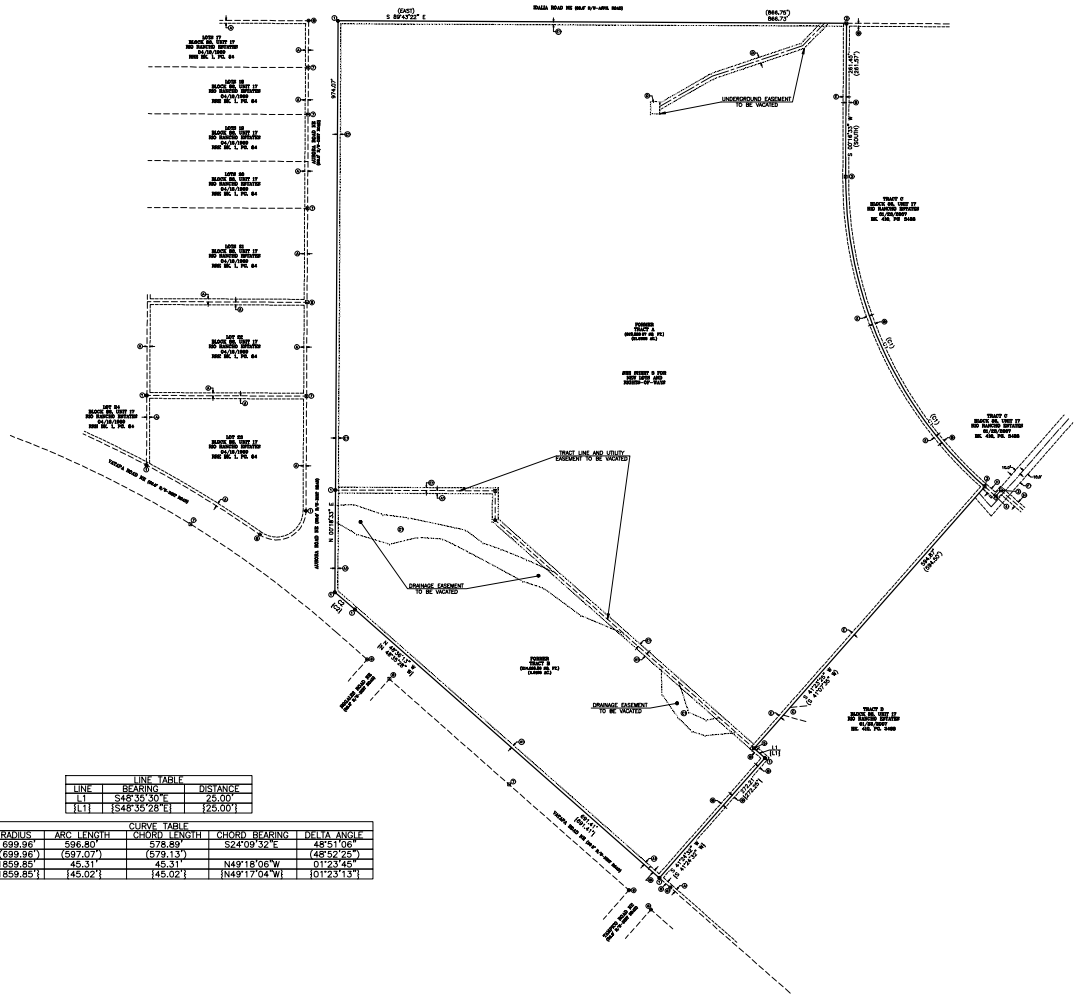
⑧ FOUND REBAR WITH CAP STAMPED "NMPLS 7923"

⑨ FOUND REBAR WITH CAP STAMPED "PLS 18374"

PRELIMINARY PLAT OF TAMPICO SUBDIVISION

BEING A REPLAT OF TRACT A, UNIT 17 OF RIO RANCHO ESTATES AND TRACT B OF ENTRADA DE CORONADO WITHIN PROJECTED SECTION 2, T. 12 N., R. 3 E., AND PROJECTED SECTION 35, T. 13 N., R. 3 E. OF THE N.M.P.M. TOWN OF ALAMEDA GRANT CITY OF RIO RANCHO SANDOVAL COUNTY, NEW MEXICO FEBRUARY 2026

EXISTING TRACT LINES AND EASEMENTS



EASEMENT LEGEND:

(A) 5.0' P.U.E.
04/16/1969
RRE BK. 1, PG. 84

(A1) TO BE VACATED 5.0' P.U.E.
04/16/1969
RRE BK. 1, PG. 84

(B) 5.0' P.U.E. & DRAINAGE EASEMENT
01/23/2007
BK. 410, PG. 3488

(C) DRAINAGE EASEMENT
01/23/2007
BK. 410, PG. 3488
DOC.# 200703488

(C1) TO BE VACATED DRAINAGE EASEMENT
01/23/2007
BK. 410, PG. 3488
DOC.# 200703488

(D) TO BE VACATED UNDERGROUND EASEMENT
09/23/1993
BK. MISC. 289, PG. 339
DOC.# 6574

(E) 5.0' P.U.E.
12/04/1992
RRE BK. 6, PG. 86

(E1) TO BE VACATED 5.0' P.U.E.
12/04/1992
RRE BK. 6, PG. 86

(F) 20.0' SANITARY SEWER
01/23/2007
BK. 410, PG. 3488
DOC.# 200703488

(G) 10.0' PUBLIC UTILITY EASEMENT TO BE GRANTED (TYPICAL)

(H) 10.0' P.U.E. & DRAINAGE EASEMENT
01/23/2007
BK. 410, PG. 3488

LINE TABLE

LINE	BEARING	DISTANCE
L1	S45°35'30"E	25.00'
(L1)	(S48°35'28"E)	(25.00')

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	699.96'	596.80'	578.89'	S24°09'32"E	48°51'06"
(C1)	(699.96')	(597.07')	(579.13')		(48°52'25")
C2	1859.85'	45.31'	45.31'	N49°18'06"W	01°23'45"
(C2)	(1859.85')	(45.02')	(45.02')	(N49°17'04"W)	(01°23'13")

GRAPHIC SCALE

0 100 200 300

(IN FEET)
1 inch = 100 ft.

TERRA LAND SURVEYS, LLC
P.O. BOX 2532 • CORRALES, NM 87048 • (505) 792-0513

X:\Projects\2025 PROJECTS\2025-024\01\2025-024 PRELIMINARY PLAT.dwg DRAWN BY: TAT

PRELIMINARY PLAT OF TAMPICO SUBDIVISION

BEING A REPLAT OF TRACT A, UNIT 17 OF RIO RANCHO ESTATES AND TRACT B OF ENTRADA DE CORONADO

WITHIN PROJECTED SECTION 2, T. 12 N., R. 3 E., AND PROJECTED SECTION 35, T. 13 N., R. 3 E. OF THE N.M.P.M.

TOWN OF ALAMEDA GRANT

CITY OF RIO RANCHO

SANDOVAL COUNTY, NEW MEXICO

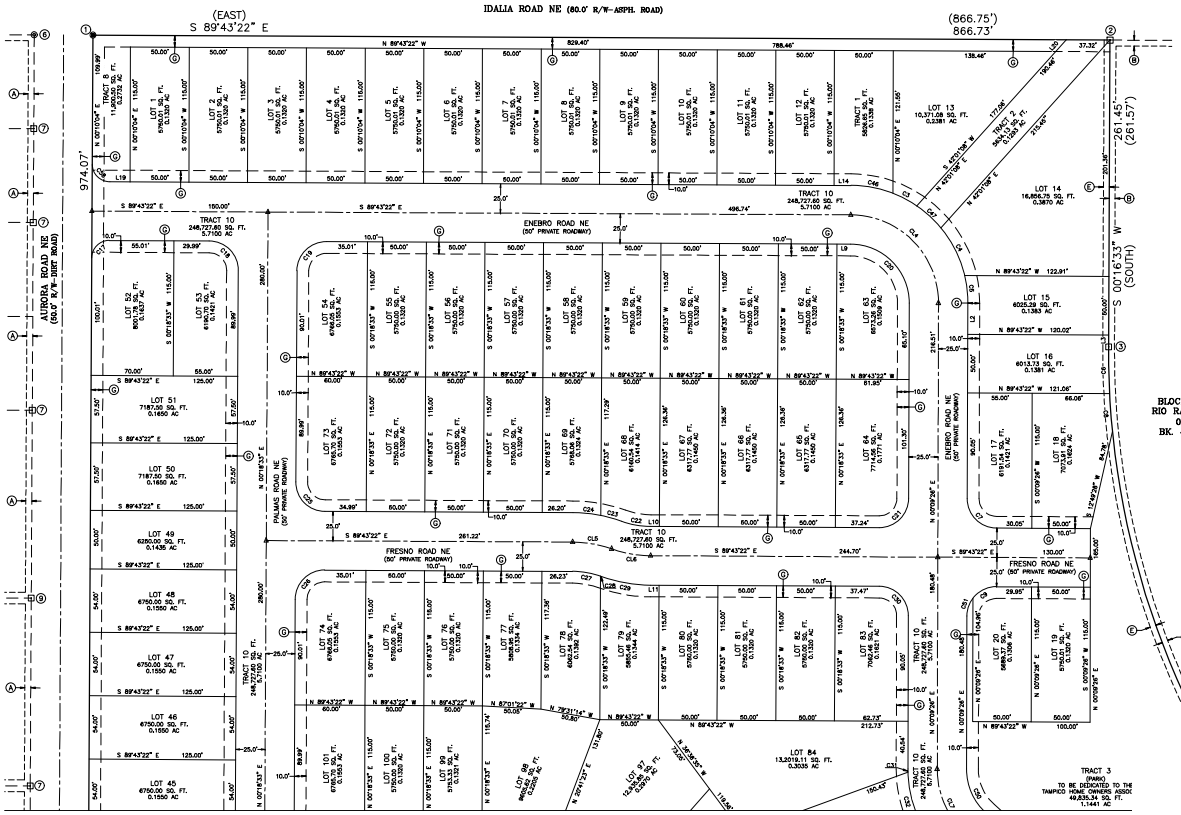
FEBRUARY 2026

CENTER LINE TABLE		
LINE	BEARING	DISTANCE
CL1	N33°52'06"E	50.43'
CL2	N41°23'45"E	1.65'
CL3	N48°36'35"W	25.00'

CENTERLINE CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
CL4	75.00'	117.65'	105.96'	S44°46'58"E	76°23'40"
CL5	100.00'	33.86'	33.70'	S80°01'22"E	57°17'45"
CL6	100.00'	33.86'	33.70'	S80°01'22"E	57°17'45"
CL7	75.00'	63.88'	61.97'	S24°14'41"E	76°23'40"
CL8	100.00'	71.69'	70.17'	S69°11'05"E	57°17'45"
CL9	75.00'	64.03'	62.10'	S24°08'50"E	76°23'40"

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S48°35'30"E	25.00'
{L1}	{S48°35'28"E}	{25.00'}
L2	N00°09'26"E	26.56'
L3	S00°16'33"W	10.10'
L4	S41°23'25"W	27.79'
L5	S48°35'30"E	25.00'
L6	S41°24'32"W	22.21'
L7	N00°18'33"E	10.31'
L8	S00°18'33"W	8.08'
L9	S89°43'22"E	11.75'
L10	N89°43'22"W	7.36'
L11	S89°43'22"E	7.35'
L12	S48°38'48"E	9.21'
L13	S36°38'35"E	16.40'
L14	N89°43'22"W	14.41'
L15	N48°16'35"W	40.56'
L16	N90°00'00"W	23.24'
L17	N41°23'47"E	85.00'
L18	S41°23'47"W	87.22'
L19	N89°43'22"W	17.30'
L20	S42°01'08"W	13.40'

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	699.96'	596.80'	578.89'	S24°09'32"E	48°51'06"
(C1)	(699.96')	(597.07')	(579.13')		(48°52'25")
C2	1859.85'	45.31'	45.31'	N49°18'06"W	01°23'45"
[C2]	[1859.85']	[45.02']	[45.02']	[N49°17'04"W]	[01°23'13"]
C3	100.00'	20.80'	20.76'	N67°25'40"E	11°55'03"
C4	100.00'	45.90'	45.50'	N26°32'55"W	26°17'52"
C5	100.00'	23.66'	23.61'	N06°37'16"W	13°33'25"
C6	699.96'	39.92'	39.92'	S01°22'01"E	03°16'05"
C7	25.00'	39.22'	35.32'	N44°46'58"W	89°52'43"
C8	699.96'	32.56'	32.55'	S04°19'31"E	02°39'55"
C9	25.00'	23.23'	22.41'	N63°39'08"E	53°15'00"
C10	25.00'	39.27'	35.36'	S03°16'11"W	90°00'00"
C11	15.00'	10.95'	10.70'	N27°41'55"W	41°48'37"
C12	25.00'	23.18'	22.36'	S75°10'08"E	53°07'48"
C13	100.00'	34.68'	34.41'	S27°52'51"E	19°48'50"
C14	25.00'	18.46'	18.05'	S16°17'53"E	42°18'57"
C15	15.00'	10.95'	10.70'	N69°30'32"W	41°48'37"
C16	100.00'	31.91'	31.78'	S08°50'00"E	18°17'05"
C17	15.00'	23.55'	21.20'	N45°18'30"E	89°56'16"
C18	25.00'	39.28'	35.37'	S44°42'25"E	90°01'55"
C19	25.00'	39.26'	35.35'	N45°17'35"E	89°58'05"
C20	50.00'	78.44'	70.64'	S44°46'58"E	89°52'49"
C21	25.00'	39.32'	35.39'	S45°13'02"W	90°07'11"
C22	75.00'	25.39'	25.27'	N80°01'22"W	19°24'00"
C23	125.00'	18.38'	18.37'	N74°32'10"W	08°25'35"
C24	125.00'	23.94'	23.90'	N84°14'10"W	10°58'24"
C25	25.00'	39.28'	35.37'	N44°42'25"W	90°01'55"
C26	25.00'	39.26'	35.35'	N45°17'35"E	89°58'05"
C27	25.00'	24.18'	24.08'	S80°29'09"E	19°28'37"
C28	75.00'	1.21'	1.21'	S76°47'09"E	00°55'33"
C29	125.00'	42.32'	42.12'	S80°01'22"E	19°24'00"
C30	25.00'	39.22'	35.32'	S44°46'58"E	89°52'49"
C31	100.00'	2.72'	2.72'	S00°37'18"E	01°33'28"
C32	100.00'	48.97'	48.48'	S15°25'48"E	28°03'32"
C33	100.00'	33.49'	33.33'	S39°03'11"E	19°11'14"
C34	25.00'	39.29'	35.37'	S04°37'41"E	90°02'13"
C35	25.00'	39.25'	35.34'	S86°22'19"W	89°57'47"
C36	125.00'	18.14'	18.13'	N52°48'16"W	08°18'56"
C37	125.00'	57.89'	57.36'	N70°13'49"W	26°32'10"
C38	125.00'	13.58'	13.57'	N86°36'39"W	06°13'29"
C39	25.00'	39.28'	35.37'	N44°42'25"W	90°01'55"
C40	25.00'	16.07'	15.80'	N71°51'29"E	36°50'16"
C41	75.00'	53.77'	52.62'	S69°11'05"E	41°04'24"
C42	25.00'	39.29'	35.37'	S03°37'41"E	90°02'13"
C43	25.00'	39.27'	35.36'	S86°23'36"W	90°00'21"
C44	15.00'	23.56'	21.21'	N03°36'13"W	90°00'00"
C45	15.00'	23.58'	21.21'	S86°23'47"W	90°02'13"
C46	100.00'	36.40'	36.20'	N79°17'45"W	20°51'14"
C47	100.00'	27.94'	27.85'	N47°42'07"W	16°00'33"
C48	699.96'	524.50'	512.34'	S27°07'01"E	42°56'07"
C49	50.00'	49.67'	47.65'	N12°56'04"E	56°54'43"
C50	50.00'	42.59'	41.31'	N24°14'41"W	48°48'14"
C51	25.00'	16.09'	15.81'	N18°36'32"E	36°52'12"
C52	50.00'	42.68'	41.40'	N24°08'56"W	48°54'46"
C53	25.00'	23.18'	22.36'	N26°52'27"E	53°07'48"
C54	15.00'	12.62'	12.25'	N17°18'05"E	48°11'23"
C55	25.00'	16.09'	15.81'	N59°49'52"E	36°52'12"
C56	25.00'	16.09'	15.81'	S22°57'41"W	36°52'12"
C57	15.00'	12.62'	12.25'	S65°29'28"W	48°11'23"
C58	15.00'	23.57'	21.22'	N44°42'25"W	90°01'55"



FOR CONTINUATION SEE SHEET 4

EASEMENT LEGEND:

- (A) 5.0' P.U.E. 04/16/1969 RRE BK. 1, PG. 84
- (B) 5.0' P.U.E. & DRAINAGE EASEMENT 01/23/2007 BK. 410, PG. 3488
- (C) DRAINAGE EASEMENT 01/23/2007 BK. 410, PG. 3488 DOC.# 200703488
- (D) UNDERGROUND EASEMENT 09/23/1993 BK. MISC. 289, PG. 339 DOC.# 6574
- (E) 5.0' P.U.E. 12/04/1992 RRE BK. 6, PG. 86
- (F) 20.0' SANITARY SEWER 01/23/2007 BK. 410, PG. 3488 DOC.# 200703488
- (G) 10.0' PUBLIC UTILITY EASEMENT TO BE GRANTED (TYPICAL)
- (H) 10.0' P.U.E. & DRAINAGE EASEMENT 01/23/2007 BK. 410, PG. 3488

RECORD DOCUMENT LEGEND:

( ) RECORD BEARINGS AND DISTANCES PER PLAT "SUMMARY PLAT TRACT "A" A REPLAT OF LOTS 1 THRU 14 AND 23 THRU 30 IN BLOCK 87, LOTS 8 THRU 19 IN BLOCK 88 AND A REPLAT AND VACATION OF NATIVATAS ROAD N.E., UNIT SEVENTEEN," 12/04/1992 RRE BK. 6, PG. 86

{ } RECORD BEARINGS AND DISTANCES PER PLAT "PLAT OF TRACTS B, C AND D, ENTRANDA DE CORONADO" 01/23/2007 BK. 410, PG. 3488 DOC.# 200703488

MONUMENT LEGEND:

1. SET 1 /2" REBAR WITH CAP STAMPED "CA MEDINA PS 15702"
2. FOUND REBAR WITH CAP STAMPED "PS 1651"
3. FOUND REBAR WITH CAP STAMPED "PS 4972"
4. FOUND REBAR WITH CAP (ILLEGIBLE)
5. FOUND REBAR WITH CAP STAMPED "PS 9243"
6. FOUND 1" IRON PIPE
7. FOUND 3 /8" REBAR
8. FOUND REBAR WITH CAP STAMPED "NMPLS 7923"
9. FOUND REBAR WITH CAP STAMPED "PLS 18374"

TERRA

GRAPHIC SCALE

0 50 100 150

(IN FEET) 1 inch = 50 ft.

TERRA LAND SURVEYS, LLC
P.O. BOX 2532 • CORRALES, NM 87048 • (505) 792-0513

X:\Projects\2025 PROJECTS\2025-024\01\2025-024 PRELIMINARY PLAT.dwg DRAWN BY: TAT

PRELIMINARY PLAT OF TAMPICO SUBDIVISION

BEING A REPLAT OF TRACT A, UNIT 17 OF RIO RANCHO ESTATES AND TRACT B OF ENTRADA DE CORONADO

WITHIN PROJECTED SECTION 2, T. 12 N., R. 3 E., AND PROJECTED SECTION 35, T. 13 N., R. 3 E. OF THE N.M.P.M.

TOWN OF ALAMEDA GRANT

CITY OF RIO RANCHO

SANDOVAL COUNTY, NEW MEXICO

FEBRUARY 2026

FOR CONTINUATION SEE SHEET 3

CENTER LINE TABLE		
LINE	BEARING	DISTANCE
CL1	N33°52'06"E	50.43'
CL2	N41°23'25"E	1.65'
CL3	N48°36'35"W	25.00'

CENTERLINE CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
CL4	75.00'	117.65'	105.96'	S44°46'58"E	76°23'40"
CL5	100.00'	33.86'	33.70'	S80°01'22"E	57°17'45"
CL6	100.00'	33.86'	33.70'	S80°01'22"E	57°17'45"
CL7	75.00'	63.88'	61.97'	S24°14'41"E	76°23'40"
CL8	100.00'	71.69'	70.17'	S69°11'05"E	57°17'45"
CL9	75.00'	64.03'	62.10'	S24°08'50"E	76°23'40"

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S48°35'30"E	25.00'
(L1)	[S48°35'29"E]	[25.00']
L2	N00°09'26"E	26.56'
L3	S00°16'33"W	10.10'
L4	S41°23'25"W	27.79'
L5	S48°35'30"E	25.00'
L6	S41°24'32"W	22.21'
L7	N00°18'33"E	10.31'
L8	S00°19'33"W	8.08'
L9	S89°43'22"E	11.75'
L10	N89°43'22"W	7.36'
L11	S89°43'22"E	7.33'
L12	S48°38'48"E	9.21'
L13	S36°38'35"E	16.40'
L14	N89°43'22"W	14.41'
L15	N48°16'35"W	40.56'
L16	N90°00'00"W	23.24'
L17	N41°23'47"E	85.00'
L18	S41°23'47"W	87.22'
L19	N89°43'22"W	17.30'
L20	S42°01'08"W	13.40'

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	699.96'	596.80'	578.89'	S24°09'32"E	48°51'06"
(C1)	(699.96')	(597.07')	(579.13')		(48°52'25")
C2	1859.85'	45.31'	45.31'	N49°18'06"W	01°23'45"
{C2}	{1859.85'}	{45.02'}	{45.02'}	{N49°17'04"W}	{01°23'13"}
C3	100.00'	20.80'	20.76'	N82°56'47"W	11°55'03"
C4	100.00'	45.90'	45.50'	N26°32'55"W	26°17'52"
C5	100.00'	23.66'	23.61'	N06°37'16"W	13°33'25"
C6	699.96'	39.92'	39.92'	S01°22'01"E	03°16'05"
C7	25.00'	39.22'	35.32'	N44°46'58"W	89°52'49"
C8	699.96'	32.56'	32.55'	S04°19'31"E	02°39'55"
C9	25.00'	23.23'	22.41'	N63°39'08"E	53°15'00"
C10	25.00'	39.27'	35.36'	S03°16'11"W	90°00'00"
C11	12.00'	10.95'	10.70'	N27°41'55"W	41°48'37"
C12	25.00'	23.18'	22.36'	S75°10'08"E	53°07'48"
C13	100.00'	34.58'	34.41'	S27°52'57"E	19°48'50"
C14	25.00'	18.46'	18.05'	S16°37'53"E	42°18'57"
C15	15.00'	10.95'	10.70'	N69°30'32"W	41°48'37"
C16	100.00'	31.91'	31.78'	S08°50'00"E	18°17'05"
C17	15.00'	23.55'	21.20'	N45°18'30"E	89°56'16"
C18	25.00'	39.28'	35.37'	S44°42'25"E	90°01'55"
C19	25.00'	39.26'	35.35'	N45°17'35"E	89°58'05"
C20	50.00'	78.44'	70.64'	S44°42'58"E	89°52'49"
C21	25.00'	39.32'	35.39'	S45°13'02"W	90°07'11"
C22	75.00'	25.39'	25.27'	N80°01'22"W	19°24'00"
C23	125.00'	18.38'	18.37'	N74°32'10"W	08°25'35"
C24	125.00'	23.94'	23.90'	N84°14'10"W	10°58'24"
C25	25.00'	39.28'	35.37'	N44°42'25"W	90°01'55"
C26	25.00'	39.26'	35.35'	N45°17'35"E	89°58'05"
C27	25.00'	24.18'	24.08'	S80°29'09"E	18°28'27"
C28	75.00'	1.21'	1.21'	S76°47'09"E	00°55'33"
C29	125.00'	42.32'	42.12'	S80°01'22"E	19°24'00"
C30	25.00'	39.22'	35.32'	S44°46'58"E	89°52'49"
C31	100.00'	2.72'	2.72'	S00°37'18"E	01°33'28"
C32	100.00'	48.97'	48.48'	S15°25'48"E	28°03'32"
C33	100.00'	33.49'	33.33'	S39°03'11"E	19°11'14"
C34	25.00'	39.28'	35.37'	S04°37'41"E	90°02'13"
C35	25.00'	39.25'	35.34'	S86°22'19"W	89°57'47"
C36	125.00'	18.14'	18.13'	N52°48'16"W	08°18'56"
C37	125.00'	57.69'	57.36'	N70°13'49"W	26°26'10"
C38	125.00'	13.58'	13.57'	N86°36'34"W	06°13'29"
C39	25.00'	39.28'	35.37'	N44°42'25"W	90°01'55"
C40	25.00'	16.07'	15.80'	N71°51'29"E	36°50'16"
C41	25.00'	53.77'	52.62'	S69°11'05"E	41°09'34"
C42	25.00'	39.29'	35.37'	S03°37'41"E	90°02'13"
C43	25.00'	39.27'	35.36'	S86°23'36"W	90°00'21"
C44	15.00'	23.56'	21.21'	N03°36'13"W	90°00'00"
C45	15.00'	23.58'	21.21'	S86°23'47"W	90°03'47"
C46	100.00'	36.40'	36.20'	N79°17'45"W	20°51'14"
C47	100.00'	27.94'	27.85'	N47°42'07"W	16°00'33"
C48	699.96'	524.50'	512.34'	S27°07'01"E	42°56'07"
C49	50.00'	49.67'	47.65'	N12°56'04"E	56°54'43"
C50	50.00'	42.59'	41.31'	N24°14'41"W	48°48'14"
C51	25.00'	16.09'	15.81'	N18°36'32"E	36°52'12"
C52	50.00'	42.68'	41.40'	N24°08'56"W	48°54'46"
C53	25.00'	23.18'	22.36'	N26°52'27"E	53°07'48"
C54	15.00'	12.62'	12.25'	N17°18'05"E	48°11'23"
C55	25.00'	16.09'	15.81'	N59°49'52"E	36°52'12"
C56	25.00'	16.09'	15.81'	S22°57'41"W	36°52'12"
C57	15.00'	12.62'	12.25'	S65°29'28"W	48°11'23"
C58	15.00'	23.57'	21.22'	N44°42'25"W	90°01'55"

RECORD DOCUMENT LEGEND:

( ) RECORD BEARINGS AND DISTANCES PER PLAT "SUMMARY PLAT TRACT "A" A REPLAT OF LOTS 1 THRU 14 AND 23 THRU 30 IN BLOCK 87, LOTS 8 THRU 19 IN BLOCK 88 AND A REPLAT AND VACATION OF NATIVATAS ROAD N.E., UNIT SEVENTEEN," 12/04/1992 RRE BK. 6, PG. 86

{ } RECORD BEARINGS AND DISTANCES PER PLAT "PLAT OF TRACTS B, C AND D, ENTRANDA DE CORONADO" 01/23/2007 BK. 410, PG. 3488 DOC.# 200703488

MONUMENT LEGEND:

1. SET 1 /2" REBAR WITH CAP STAMPED "CA MEDINA PS 15702"
2. FOUND REBAR WITH CAP STAMPED "PS 1651"
3. FOUND REBAR WITH CAP STAMPED "PS 4972"
4. FOUND REBAR WITH CAP (ILLEGIBLE)
5. FOUND REBAR WITH CAP STAMPED "PS 9243"
6. FOUND 1" IRON PIPE
7. FOUND 3 /8" REBAR
8. FOUND REBAR WITH CAP STAMPED "NMPLS 7923"
9. FOUND REBAR WITH CAP STAMPED "PLS 18374"

EASEMENT LEGEND:

- (A) 5.0' P.U.E. 04/16/1969 RRE BK. 1, PG. 84
- (B) 5.0' P.U.E. & DRAINAGE EASEMENT 01/23/2007 BK. 410, PG. 3488
- (C) DRAINAGE EASEMENT 01/23/2007 BK. 410, PG. 3488 DOC.# 200703488
- (D) UNDERGROUND EASEMENT 09/23/1993 BK. MISC. 289, PG. 339 DOC.# 6574
- (E) 5.0' P.U.E. 12/04/1992 RRE BK. 6, PG. 86
- (F) 20.0' SANITARY SEWER 01/23/2007 BK. 410, PG. 3488 DOC.# 200703488
- (G) 10.0' PUBLIC UTILITY EASEMENT TO BE GRANTED (TYPICAL)
- (H) 10.0' P.U.E. & DRAINAGE EASEMENT 01/23/2007 BK. 410, PG. 3488

TRACT C
BLOCK 88, UNIT 17
RIO RANCHO ESTATES
01/23/2007
BK. 410, PG. 3488

TRACT D
BLOCK 86, UNIT 17
RIO RANCHO ESTATES
01/23/2007
BK. 410, PG. 3488

GRAPHIC SCALE

0 50 100 150

(IN FEET)
1 inch = 50 ft.

TERRA LAND SURVEYS, LLC
P.O. BOX 2532 • CORRALES, NM 87048 • (505) 792-0513

The City of Rio Rancho

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

March 31, 2026

RE: Preliminary Plat; Case No. 26-210-00003
Unit 17, Block 87, Tract A & Entrada de Coronado, Tract B

Dear Property Owner:

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

The applicant, Tampico Development, LLC, requests approval of a Preliminary Plat for the Tampico Subdivision on the subject property legally described as Unit 17, Block 87, Tract A and Entrada de Coronado, Tract B. The subject property comprises approximately 26 acres and is zoned R-4: Single-Family Residential.

The **Planning & Zoning Board** will consider the request and decide their approval on **Tuesday, April 14, 2026** at 6:00 pm at City Hall in the **Council Chambers.**

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

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

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

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

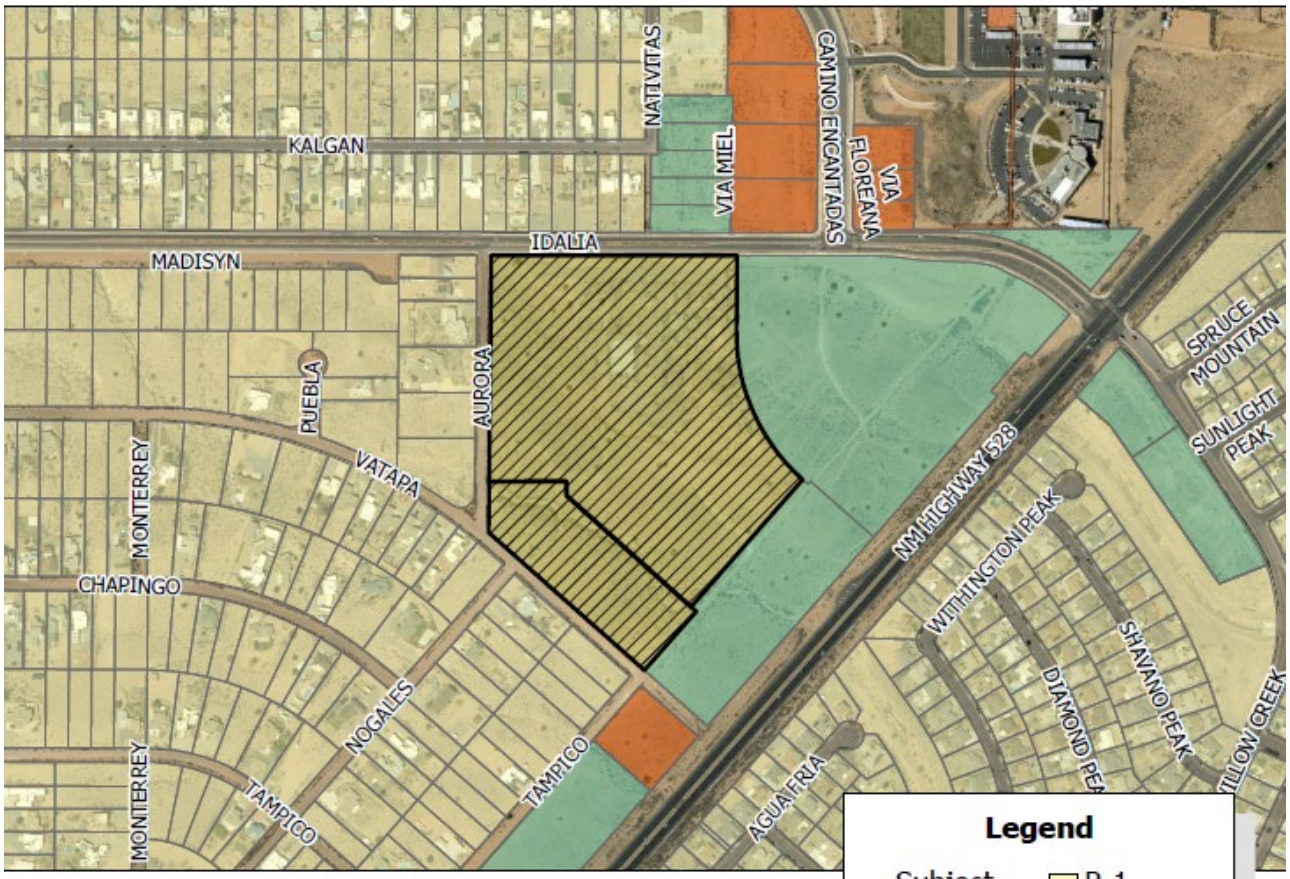
Respectfully,

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

The City of Rio Rancho

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

TAMPICO SUBDIVISION
UNIT 17, BLK 87, TR A & EDC TR B



GIS Moving Spatial Data Forward

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

Map courtesy of Ben Isaacs, 3/27/2026

ALBUQUERQUE JOURNAL

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

Proof of Ad 03/27/2026

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

Ad ID:	**385700**
Description:	
Run Dates:	**03/30/2026 - 03/30/2026**
Class:	**3001**
Orig User:	**master**
Words:	**395**
Lines:	**105**
Agate Lines:	**153**
Depth:	**10.89**
Blind Box:	

Total Ad Cost **$111.60**

Amount Paid **$0.00**

Publication	Start	Stop	Inserts	Cost
Albuquerque Journal	03/30/2026	03/30/2026	1	103.69

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RioRancho
City of Vision

CITY OF RIO RANCHO
PUBLIC HEARING NOTICE

The PLANNING and ZONING BOARD of the CITY of RIO RANCHO will consider the following matters at its regularly scheduled meeting at 6:00 p.m. on Tuesday, April 14, 2026:

Preliminary Plat
Case #26-210-00003
The applicant, Tampico Development, LLC, requests approval of a Preliminary Plat for the Tampico Subdivision. The plat is to create 118 residential lots and 10 tracts, to grant and vacate easements and to dedicate right-of-way. The subject property is legally described as Unit 17, Block 87, Tract A and Entrada de Coronado, Tract B, is zoned R-4: Single-Family Residential and comprises approximately 26.1748 acres.

Variance
Case #26-110-00007
The applicant, Amreston Homes, LLC, requests approval of a Variance for the subject property legally described as Unit 11, Block VV, Lot 134 and physically located at 529 9th Ave NE. The applicant requests a variance to the 60' lot width requirement for R-1: Single Family Residential, to allow for development on the 50.02' lot as it exists. The subject property is zoned R-1: Single-Family Residential and comprises approximately .2295 acres

Conditional Use
Case #26-120-00001
The applicant, Jessica Jennings, is requesting a Conditional Use approval for a boarding kennel at the property legally described as Arrowhead Ridge, Tract 12A. The property is zoned SU: Special Use and is approximately 1.40 acres.

Preliminary Plat Extension
Case #23-210-00013
The Applicant, Las Ventanas NM, Inc., through their agent, Huitt-Zollars, Inc., requests approval of a Preliminary Plat Extension for the Broadmoor Hill Subdivision, comprised of the properties legally described as Rio Rancho Estates Unit 13, Block 118, Lots 1-9 & 16A-20A.

Appeal
Case #26-300-00001
The applicant, Matthew Champlin, is appealing the decision by the City Manager to uphold the Development Service Department's final decision determining that the Winegrower License is not a permissive use on the SU: Special Use for Single-Family Residential Zoned property at 3546 Red Canyon Rd NE.

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

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

Journal: March 30, 2026.

Looking southwest from the Aurora/Idalia intersection.

Looking south on Aurora Rd to the intersection with Vatapa Rd.

Looking at the Vatapa/Aurora intersection from the southeast.

Vatapa/Aurora intersection from the southwest.

Looking southeast on Vatapa Rd at the Nogales Rd intersection.

Looking northwest on Vatapa Rd from the Nogales Rd intersection. Aurora Rd is to the right in the background.

Looking north across Vatapa Rd from Nogales Rd.

Looking south toward the Vatapa/Aurora intersection from the subject property.

Looking north toward Idalia Rd from the subject property.

Looking west from Aurora Rd at the arroyo which bisects the southern portion of the subject property.

DEVELOPMENT SERVICES DEPARTMENT— TRANSMITTAL AND REVIEW SHEET

DATE: March 11, 2026

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

FROM: Development Services Department, Planning & Zoning Division

RE: DSD #26-210-00003 (Preliminary Plat for Tampico Subdivision)

The applicant, Tampico Development, LLC requests approval of a Preliminary Plat for the Tampico subdivision. The plat is to create 118 residential lots and 10 tracts, to grant and vacate easements and to dedicate right-of-way. The subject property is legally described as Unit 17, Block 87, Tract A and Entrada de Coronado, Tract B, is zoned R-4: Single-Family Residential and comprises approximately 26.1748 acres.

Please review and provide recommendations, comments or corrections on this form and return via hand delivery, fax or e-mail by **Wednesday, March 25, 2026**. If redline comments are made on the plat, please also provide me with a copy. Please contact Ben Isaacs at 505-891-5035 or e-mail bisaacs@rrnm.gov if you have any questions or would like to review a hard copy at my office.

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

IFC 2021 shall be referenced for fire department access and turn radiuses. Fire hydrant shall not be no more than 500 driving feet in residential areas and no more than 300 driving feet in commercial areas. A Fire 1 plan shall be submitted to the Fire Marshal's Office for review.

R. Elliott Guinn, Captain — Reviewer

3/12/26 — Date

DEVELOPMENT SERVICES DEPARTMENT— TRANSMITTAL AND REVIEW SHEET

DATE: March 11, 2026

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Please coordinate with NMDOT District 3 Assistant Traffic Engineer Margaret Haynes to discuss this development's potential impacts to NM 528 (Pat D'Arco Hwy).

Margaret.Haynes@dot.nm.gov

Cell: 505-288-2086

_____ _____

Reviewer Date

DEVELOPMENT SERVICES DEPARTMENT— TRANSMITTAL AND REVIEW SHEET

DATE: March 11, 2026

TO:
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(_) RETURNED WITH COMMENTS RESUBMITTAL NOT REQUIRED

While the total parkland allocated in the revised preliminary plat has been reduced from the 1.6 (provided in the 1/26/2026 transmittal for the same case number), the parkland requirement for 118 residential lots is 1.002 acres, and this preliminary plat is providing a collective 1.4048 acres. If the two HOA park tracts (3 and 5) can be graded to be relatively flat, and therefore serve as usable park space, and will be improved in a way that meets DPM requirements for parkland development (See DPM chapter 6), then the parkland allocation requirement should be met. All private parks / park improvements must be permitted through the commercial building permit process or as outlined in the Subdivision ordinance and DPM.

Dyane N. Sonier *03/25/2026*

Reviewer Date

DEVELOPMENT SERVICES DEPARTMENT— TRANSMITTAL AND REVIEW SHEET

DATE: March 11, 2026

TO:
(X) Development Services – Matt Geisel, David Serrano, Amy Rincon, Patrick Kingsbury, Brian Babyak
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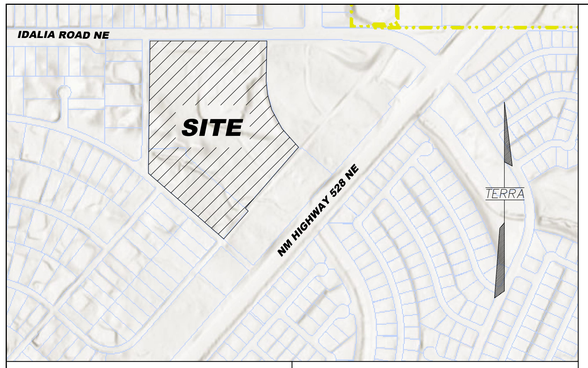
(x) RETURNED FOR REVISIONS RESUBMITTAL REQUIRED
(_) RETURNED WITH COMMENTS RESUBMITTAL NOT REQUIRED

verify basin labels and SWQV on drainage report
refer to markup

Patrick Kingsbury — Reviewer
4-1-26 — Date



VICINITY MAP
NOT TO SCALE

CITY OF RIO RANCHO

PRELIMINARY PLAT OF TAMPICO SUBDIVISION

BEING A REPLAT OF TRACT A, UNIT 17 OF RIO RANCHO ESTATES AND TRACT B OF ENTRADA DE CORONADO WITHIN PROJECTED SECTION 2, T. 12 N., R. 3 E., AND PROJECTED SECTION 35, T. 13 N., R. 3 E. OF THE N.M.P.M. TOWN OF ALAMEDA GRANT CITY OF RIO RANCHO SANDOVAL COUNTY, NEW MEXICO FEBRUARY 2026

LEGAL DESCRIPTION

THAT CERTAIN TRACT OF LAND BEING COMPRISED OF TRACT A, UNIT 17 OF RIO RANCHO ESTATES AS THE SAME IS SHOWN AND DESIGNATED ON THE SUMMARY PLAT THEREOF, FILED WITH THE SANDOVAL COUNTY CLERK'S OFFICE ON DECEMBER 04, 1992, IN VOLUME 3, FOLIO 1018–A, (RRE PLAT BOOK 6, PAGE 86); TOGETHER WITH TRACT B, ENTRADA DE CORONADO, AS THE SAME IS SHOWN AND DESIGNATED ON THE CORRECTED PLAT THEREOF, FILED WITH THE SANDOVAL COUNTY CLERK'S OFFICE ON JANUARY 23, 2007, IN VOLUME 3, FOLIO 2766–B, IN BOOK 410, PAGE 3488, DOCUMENT NO. 200703488, (RRE PLAT BOOK 19, PAGES 24–26); SAID TRACT SITUATE WITHIN PROJECTED SECTION 2, TOWNSHIP 12 NORTH, RANGE 3 EAST, AND PROJECTED SECTION 35, TOWNSHIP 13 NORTH, RANGE 3 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN, TOWN OF ALAMEDA GRANT, CITY OF RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO; SAID TRACT OF LAND CONTAINING 26.1748 ACRES (1,140,174.23 SQUARE FEET) MORE OR LESS.

PURPOSE OF PLAT

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE TWO EXISTING TRACTS (TRACT A, UNIT 17 AND TRACT B, ENTRADA DE CORONADO) INTO 118 LOTS, 10 TRACTS, VACATE EXISTING EASEMENTS, AND GRANT ADDITIONAL EASEMENTS.

SUBDIVISION DATA

SUBDIVISION: TAMPICO SUBDIVISION

NO. OF EXISTING TRACTS: 2

NO. OF LOTS CREATED: 118

NO. OF TRACTS CREATED: 10

GROSS SUBDIVISION ACREAGE: 26.1748 ACRES

LOT ACREAGE: 17.8571 ACRES

TRACT ACREAGE: 8.3177 ACRES

DOCUMENTS USED:

1. PLAT ENTITLED, "SUMMARY PLAT TRACT "A" A REPLAT OF LOTS 1 THRU 14 AND 23 THRU 30 IN BLOCK 87, LOTS 8 THRU 19 IN BLOCK 88 AND A REPLAT AND VACATION OF NATIVATAS ROAD N.E., UNIT SEVENTEEN," FILED ON DECEMBER 4, 1992 IN RIO RANCHO ESTATES BOOK 6, PAGE 86 WITH THE SANDOVAL COUNTY CLERK'S OFFICE.

2. PLAT ENTITLED, "PLAT OF TRACTS B, C AND D, ENTRANDA DE CORONADO" FILED ON JANUARY 23, 2007 IN BOOK 410, PAGE 3488 AS DOCUMENT NUMBER 200703488 WITH THE SANDOVAL COUNTY CLERK'S OFFICE.

3. COMMITMENT FOR TITLE INSURANCE ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY FILE NUMBER 2404214, EFFECTIVE DATE OF AUGUST 27, 2024.

4. COMMITMENT FOR TITLE INSURANCE ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY FILE NUMBER 2404220, EFFECTIVE DATE OF AUGUST 21, 2024.

NOTES:

1. FIELD SURVEY PERFORMED IN MARCH 2025.

2. BOUNDARY SURVEY WAS COMPILED UTILIZING GROUND COORDINATES REFERENCED TO THE NAD 83 NEW MEXICO CENTRAL ZONE COORDINATE SYSTEM. PRIMARY HORIZONTAL AND VERTICAL CONTROL WAS ESTABLISHED UTILIZING A COMBINATION OF AN NGS OPUS SOLUTION AND GNSS REAL TIME KINEMATIC METHODS. COMBINED GROUND TO GRID FACTOR IS 0.99966759877 SCALED AROUND CP 100 (N:1,566,816.794', E:1,539,147.519').

3. BASIS OF BEARINGS ON NAD 83 NM CENTRAL ZONE GRID BEARINGS. DERIVED FROM A GNSS REAL TIME KINEMATIC SOLUTION.

4. HOME OWNERS ASSOCIATION (HOA) IS TAMPICO HOME OWNERS ASSOCIATION.

TRACT NOTES:

1. TRACTS 1 THROUGH 10 TO BE DEDICATED TO THE TAMPICO HOME OWNERS ASSOCIATION TO OWN AND MAINTAIN.
2. TRACTS 1, 2, 6, 7, 8, 9 AND 10 ARE TO BE GRANTED AS PUBLIC UTILITY EASEMENTS.
3. TRACTS 3 AND 5 ARE TO BE DEDICATED AS PARKS.
4. TRACT 4 IS TO BE DEDICATED AS A DRAINAGE POND.
5. TRACT 10 IS TO BE DEDICATED AS PRIVATE ROADWAYS.

RIO RANCHO PLANNING & ZONING BOARD

APPROVED THIS _____ DAY OF _____ , 20___.

_____
SCOTTIE RICHARDSON, CHAIRMAN

CITY CLERK'S CERTIFICATE

I, NOEL DAVIS, CITY CLERK OF THE CITY OF RIO RANCHO, NEW MEXICO DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON WAS APPROVED ADMINISTRATIVELY BY THE RIO RANCHO DEVELOPMENT SERVICES DEPARTMENT DIRECTOR ON THE _____ DAY OF _____ 20_____.

_____
NOEL DAVIS, CITY CLERK

SANDOVAL COUNTY 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.

BY:_____
JENNIFER A. TAYLOR, SANDOVAL COUNTY TREASURER DATE

FREE CONSENT AND DEDICATION:

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THAT CERTAIN PARCEL OF LAND HEREIN DESCRIBED AS TRACT A, UNIT 17 TOGETHER WITH TRACT B, ENTRADA DE CORONADO, HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY AS SHOWN AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) AND SAID OWNER(S) AND/OR PROPRIETOR(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE PARCEL(S) HEREIN DESCRIBED AND DO HEREBY GRANT OR DEDICATE THE FOLLOWING:

1. GRANT PUBLIC UTILITY EASEMENTS AS SHOWN HEREON
2. GRANT PUBLIC UTILITY EASEMENTS OVER AND ACROSS TRACTS 1, 2, 6, 7, 8, 9 AND 10 IN THEIR ENTIRETY
3. DEDICATE TRACTS 3 AND 5 TO BE USED AS PARKS
4. DEDICATE TRACT 4 TO BE USED AS A DRAINAGE POND EASEMENT
5. DEDICATE TRACTS 1 THROUGH 10, TAMPICO SUBDIVISION TO TAMPICO HOME OWNERS ASSOCIATION IN FEE SIMPLE
6. DEDICATE TRACT 10 TO BE USED AS PRIVATE ROADWAYS.

SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY REPRESENT THAT THEY ARE SO AUTHORIZED TO ACT.

HOA tracts to be clearly dedicated (owned/maintained)

public water, sewer, and storm easements shall be specifically dedicated based on utility (Tract 1 to have easement specific to SAS, e.g.)

Tract 10 easement language should be specific to WL, SAS, and SD and have private access easement

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

1. 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 ANY OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.

2. 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.

3. LUMIN FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.

4. SPARKLITE FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE SERVICES.

5. CITY OF RIO RANCHO UTILITIES (WATER AND SANITARY SEWER) FOR INSTALLATION, MAINTENANCE, AND SERVICE OF LINES AND OTHER EQUIPMENT AND FACILITIES REASONABLE NECESSARY TO PROVIDE SERVICES.

spellcheck

remove

INCLUDED, IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, REPLACE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF GRANTOR FOR THE PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF GRANTEE, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN (10) FEET IN FRONT OF TRANSFORMER/SWITCHGEAR DOORS AND FIVE (5) FEET ON EACH SIDE.

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

add Comcast and Ezee Fiber

NOTE: All submittals shall be reviewed for quality control by the applicant before they are submitted for review. Submittals that do not address the redline comments made by the reviewer at a previous submittal will be returned without further review to the Design Engineer. If at any point during the review process the City reviewer determines that a significant change has occurred to the project plans or the design, then a new review process may be started.

SANDOVAL COUNTY CLERK FILING CERTIFICATE

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_____)

_____
ANNE BRADY–ROMERO, COUNTY CLERK DATE

_____
SIMON T. HAYNES, MANAGER DATE
TAMPICO DEVELOPMENT, LLC

ACKNOWLEDGMENT

STATE OF)
) SS.
COUNTY OF)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 20____, BY SIMON T. HAYNES, MANAGER, TAMPICO DEVELOPMENT, LLC

NOTARY PUBLIC:_____

MY COMMISSION EXPIRES:_____

JURISDICTIONAL AFFIDAVIT

I, CHRISTOPHER A. MEDINA, A NEW MEXICO PROFESSIONAL LAND SURVEYOR NO. 15702, HEREBY AFFIRM THAT THE PROPERTY DESCRIBED HEREIN DOES LIE WITHIN THE PLATTING AND EXTRA–TERRITORIAL SUBDIVISION JURISDICTION OF THE CITY OF RIO RANCHO.

_____
CHRISTOPHER A. MEDINA, N.M.P.L.S. NO. 15702 DATE

SURVEYOR'S CERTIFICATE

I, CHRISTOPHER A. MEDINA, NEW MEXICO MEXICO PROFESSIONAL SURVEYOR NO. 15702, DO HEREBY CERTIFY THAT THIS SURVEY PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF RIO RANCHO SUBDIVISION ORDINANCES. THAT THIS SURVEY SHOWS ALL EASEMENTS ON SUBJECT TRACT(S) MADE KNOWN TO ME BY THE OWNERS AND OTHER INTERESTED PARTIES; THAT I AM RESPONSIBLE FOR THIS SURVEY; THAT THIS MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS EFFECTIVE MARCH 12, 2022; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

_____
CHRISTOPHER A. MEDINA, NMPLS NO. 15702

_____
DATE

CHRISTOPHER A. MEDINA NEW MEXICO 15702 REGISTERED PROFESSIONAL SURVEYOR

UTILITY APPROVALS:

_____
CITY OF RIO RANCHO DATE

_____
NEW MEXICO GAS COMPANY DATE

_____
LUMIN DATE

_____
PUBLIC SERVICE COMPANY OF NEW MEXICO DATE

_____
SPARKLITE DATE

_____
XFINITY (COMCAST) DATE

_____
EZEE FIBER DATE

verify basin labels and SWQV on drainage report

SUBDIVIDER:
TAMPICO DEVELOPMENT, LLC
7112 COORS TRAIL NW
ALBUQUERQUE, NM 87120

AGENT/ENGINEER:
PCW CIVIL SOLUTIONS, LLC
8206 LOUISIANA BOULEVARD NE, SUITE A
ALBUQUERQUE, NEW MEXICO 87113

SURVEYOR:
TERRA LAND SURVEYS, LLC
P.O. BOX 2532
CORRALES, NEW MEXICO 87048

TERRA LAND SURVEYS, LLC
P.O. BOX 2532 • CORRALES, NM 87048 • (505) 792-0513

X:\Projects\2025 PROJECTS\2025–024\S\2025–024 PRELIMINARY PLAT.dwg DRAWN BY: TNT

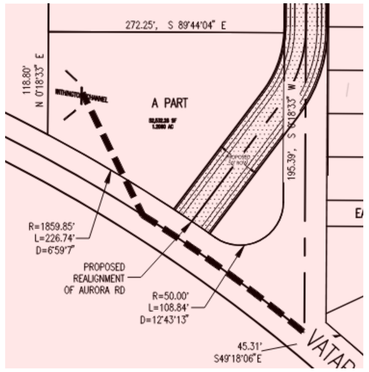
PRELIMINARY PLAT OF TAMPICO SUBDIVISION

BEING A REPLAT OF TRACT A, UNIT 17 OF RIO RANCHO ESTATES AND TRACT B OF ENTRADA DE CORONADO WITHIN PROJECTED SECTION 2, T. 12 N., R. 3 E., AND PROJECTED SECTION 35, T. 13 N., R. 3 E. OF THE N.M.P.M.
TOWN OF ALAMEDA GRANT
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
FEBRUARY 2026

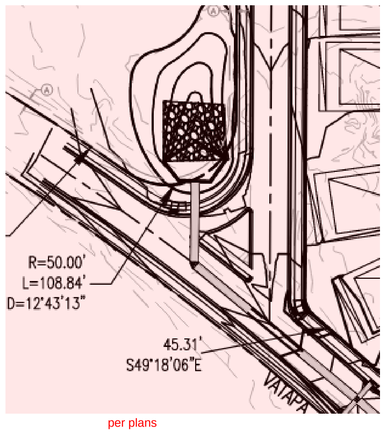
MONUMENT LEGEND:

1. SET 1 /2" REBAR WITH CAP STAMPED "CA MEDINA PS 15702"
2. FOUND REBAR WITH CAP STAMPED "PS 1651"
3. FOUND REBAR WITH CAP STAMPED "PS 4972"
4. FOUND REBAR WITH CAP (ILLEGIBLE)
5. FOUND REBAR WITH CAP STAMPED "PS 9243"
6. FOUND 1" IRON PIPE
7. FOUND 3 /8" REBAR
8. FOUND REBAR WITH CAP STAMPED "NMPLS 7923"
9. FOUND REBAR WITH CAP STAMPED "PLS 18374"

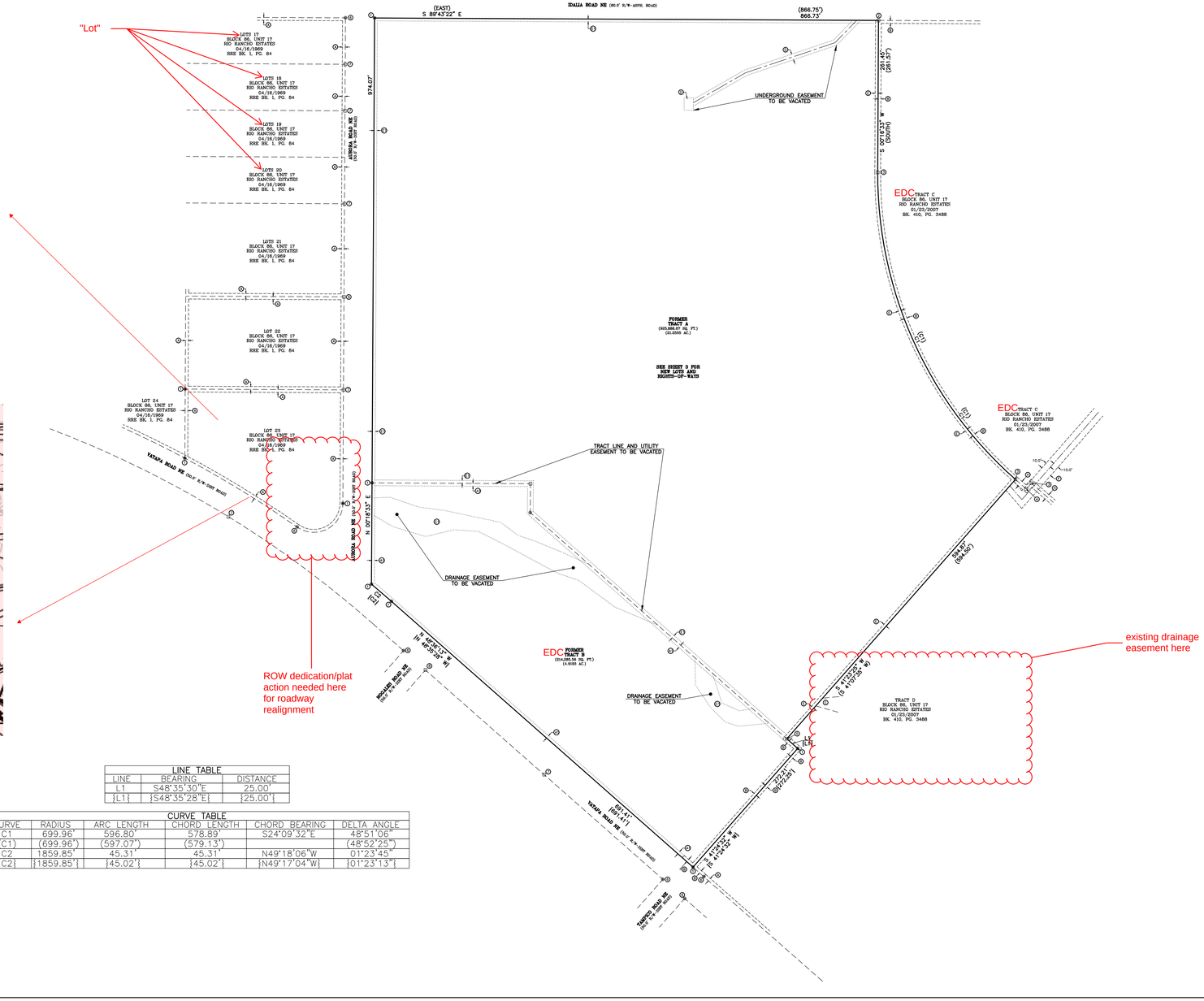
EXISTING TRACT LINES AND EASEMENTS



per TIA



per plans



LINE TABLE

LINE	BEARING	DISTANCE
L1	S48°35'30"E	25.00'
{L1}	{S48°35'28"E}	{25.00'}

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	699.96'	596.80'	578.89'	S24°09'32"E	48°51'06"
(C1)	(699.96')	(597.07')	(579.13')		(48°52'25")
C2	1859.85'	45.31'	45.31'	N49°18'06"W	01°23'45"
{C2}	{1859.85'}	{45.02'}	{45.02'}	{N49°17'04"W}	{01°23'13"}

EASEMENT LEGEND:

- (A) 5.0' P.U.E. 04/16/1969 RRE BK. 1, PG. 84
- (A1) TO BE VACATED 5.0' P.U.E. 04/16/1969 RRE BK. 1, PG. 84
- (B) 5.0' P.U.E. & DRAINAGE EASEMENT 01/23/2007 BK. 410, PG. 3488
- (C) DRAINAGE EASEMENT 01/23/2007 BK. 410, PG. 3488 DOC.# 200703488
- (C1) TO BE VACATED DRAINAGE EASEMENT 01/23/2007 BK. 410, PG. 3488 DOC.# 200703488
- (D) TO BE VACATED UNDERGROUND EASEMENT 09/23/1993 BK. MISC. 289, PG. 339 DOC.# 6574
- (E) 5.0' P.U.E. 12/04/1992 RRE BK. 6, PG. 86
- (E1) TO BE VACATED 5.0' P.U.E. 12/04/1992 RRE BK. 6, PG. 86
- (F) 20.0' SANITARY SEWER 01/23/2007 BK. 410, PG. 3488 DOC.# 200703488
- (G) 10.0' PUBLIC UTILITY EASEMENT TO BE GRANTED (TYPICAL)
- (H) 10.0' P.U.E. & DRAINAGE EASEMENT 01/23/2007 BK. 410, PG. 3488

GRAPHIC SCALE

0 100 200 300

(IN FEET)
1 inch = 100 ft.

TERRA LAND SURVEYS, LLC
P.O. BOX 2532 • CORRALES, NM 87048 • (505) 792-0513

X:\Projects\2025 PROJECTS\2025-024\S\2025-024 PRELIMINARY PLAT.dwg DRAWN BY: TNT

PRELIMINARY PLAT OF TAMPICO SUBDIVISION

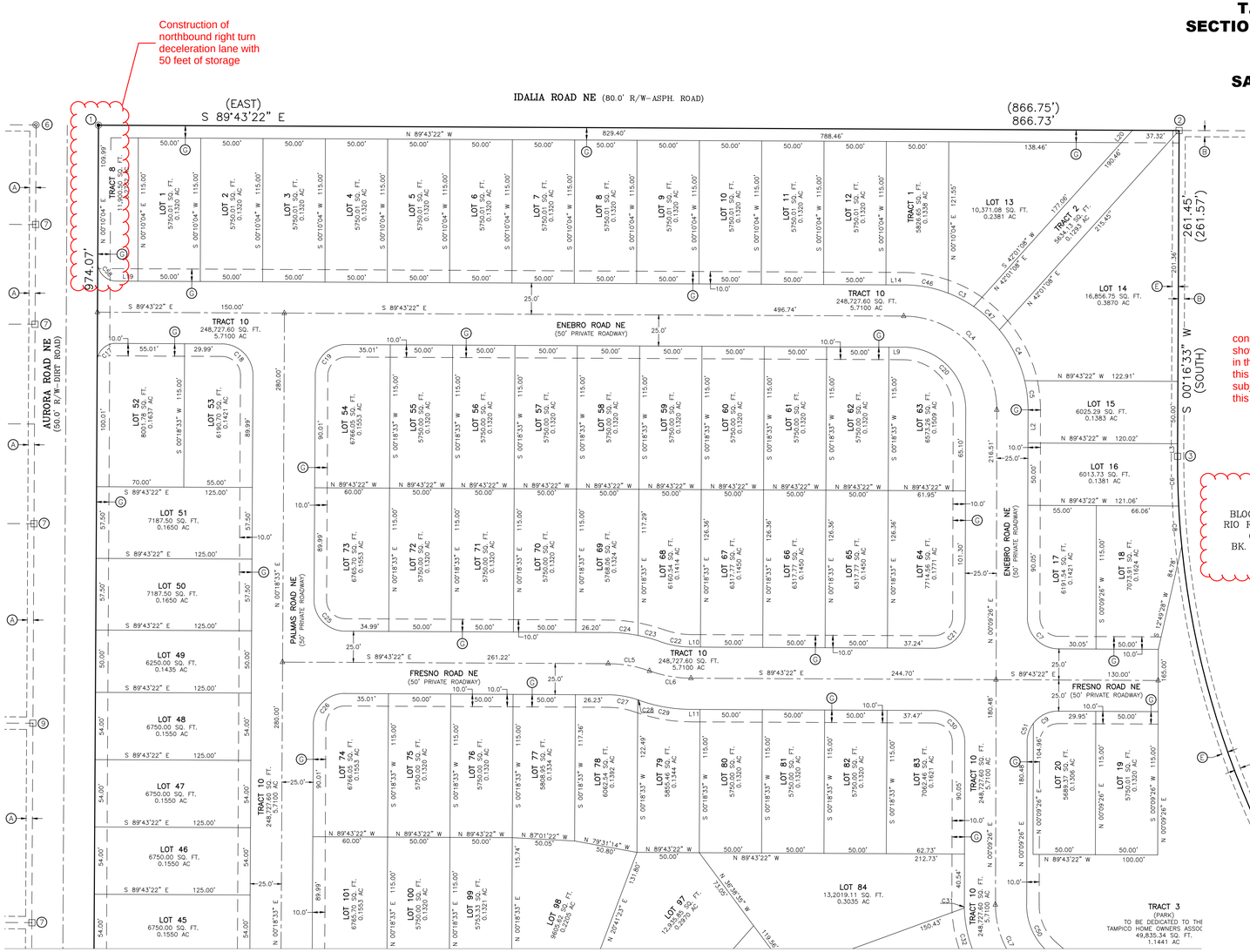
BEING A REPLAT OF TRACT A, UNIT 17 OF RIO RANCHO ESTATES AND TRACT B OF ENTRADA DE CORONADO WITHIN PROJECTED SECTION 2, T. 12 N., R. 3 E., AND PROJECTED SECTION 35, T. 13 N., R. 3 E. OF THE N.M.P.M. TOWN OF ALAMEDA GRANT CITY OF RIO RANCHO SANDOVAL COUNTY, NEW MEXICO FEBRUARY 2026

CENTER LINE TABLE		
LINE	BEARING	DISTANCE
CL1	N33°52'06"E	50.43'
CL2	N41°23'25"E	1.65'
CL3	N48°36'35"W	25.00'

CENTERLINE CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
CL4	75.00'	117.65'	105.96'	S44°46'58"E	76°23'40"
CL5	100.00'	33.86'	33.70'	S80°01'22"E	57°17'45"
CL6	100.00'	33.86'	33.70'	S80°01'22"E	57°17'45"
CL7	75.00'	63.88'	61.97'	S24°14'41"E	76°23'40"
CL8	100.00'	71.69'	70.17'	S69°11'05"E	57°17'45"
CL9	75.00'	64.03'	62.10'	S24°08'50"E	76°23'40"

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S48°35'30"E	25.00'
{L1}	{S48°35'28"E}	{25.00'}
L2	N00°09'26"E	26.56'
L3	S00°16'33"W	10.10'
L4	S41°23'25"W	27.79'
L5	S48°35'30"E	25.00'
L6	S41°24'32"W	22.21'
L7	N00°18'33"E	10.31'
L8	S00°18'33"W	8.08'
L9	S89°43'22"E	11.75'
L10	N89°43'22"W	7.36'
L11	S89°43'22"E	7.33'
L12	S48°38'48"E	9.21'
L13	S36°38'35"E	16.40'
L14	N89°43'22"W	14.41'
L15	N48°36'35"W	40.86'
L16	N90°00'00"W	23.24'
L17	N41°23'47"E	85.00'
L18	S41°23'47"W	87.22'
L19	N89°43'22"W	17.30'
L20	S42°01'08"W	13.40'

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	699.96'	596.80'	578.89'	S24°09'32"E	48°51'06"
(C1)	(699.96')	(597.07')	(579.13')		(48°52'25")
C2	1859.85'	45.31'	45.31'	N49°18'06"W	01°23'45"
{C2}	{1859.85'}	{45.02'}	{N49°17'04"W}	{01°23'13"}	
C3	100.00'	20.80'	20.76'	N62°54'37"W	11°55'03"
C4	100.00'	45.90'	45.50'	N26°32'55"W	26°17'52"
C5	100.00'	23.66'	23.61'	N06°37'16"W	13°33'25"
C6	699.96'	39.92'	39.92'	S01°22'01"E	03°16'05"
C7	25.00'	39.22'	35.32'	N44°46'58"W	89°52'49"
C8	699.96'	32.36'	32.35'	S04°19'31"E	02°38'55"
C9	25.00'	23.23'	22.41'	N63°39'08"E	53°15'00"
C10	25.00'	39.27'	35.36'	S03°36'13"E	90°00'00"
C11	15.00'	10.95'	10.70'	N27°41'55"W	41°48'37"
C12	25.00'	23.18'	22.36'	S75°10'08"E	53°07'48"
C13	100.00'	34.58'	34.41'	S27°52'57"E	19°48'50"
C14	25.00'	18.46'	18.05'	S16°37'53"E	42°18'57"
C15	15.00'	10.95'	10.70'	N69°30'32"W	41°48'37"
C16	100.00'	31.91'	31.78'	S08°50'00"E	18°17'05"
C17	15.00'	23.55'	21.20'	N45°18'30"E	89°56'16"
C18	25.00'	39.28'	35.37'	S44°42'25"E	90°01'55"
C19	25.00'	39.26'	35.35'	N45°17'35"E	89°58'05"
C20	50.00'	78.44'	70.64'	S44°46'58"E	89°52'49"
C21	25.00'	39.32'	35.39'	S45°13'02"W	90°07'11"
C22	75.00'	25.39'	25.27'	N80°01'22"W	19°24'00"
C23	125.00'	18.38'	18.37'	N74°32'10"W	08°25'35"
C24	125.00'	23.94'	23.90'	N84°14'10"W	10°58'24"
C25	25.00'	39.28'	35.37'	N44°42'25"W	90°01'55"
C26	25.00'	39.26'	35.35'	N45°17'35"E	89°58'05"
C27	75.00'	24.18'	24.08'	S80°29'09"E	18°28'27"
C28	75.00'	1.21'	1.21'	S70°47'09"E	00°55'33"
C29	125.00'	42.32'	42.12'	S80°01'22"E	19°24'00"
C30	25.00'	39.22'	35.32'	S44°46'58"E	89°52'49"
C31	100.00'	2.72'	2.72'	S00°37'18"E	01°33'28"
C32	100.00'	48.97'	48.48'	S15°25'48"E	28°03'32"
C33	100.00'	33.49'	33.33'	S39°03'11"E	19°11'14"
C34	25.00'	39.29'	35.37'	S03°37'41"E	90°02'13"
C35	25.00'	39.25'	35.34'	S86°22'19"W	89°57'47"
C36	125.00'	18.14'	18.13'	N52°48'16"W	08°18'56"
C37	125.00'	57.89'	57.38'	N70°13'49"W	26°32'10"
C38	125.00'	13.58'	13.57'	N86°36'38"W	06°13'29"
C39	25.00'	39.28'	35.37'	N44°42'25"W	90°01'55"
C40	25.00'	16.07'	15.80'	N71°51'29"E	36°50'16"
C41	75.00'	53.77'	52.62'	S69°11'05"E	41°04'34"
C42	25.00'	39.29'	35.37'	S03°37'41"E	90°02'13"
C43	25.00'	39.27'	35.36'	S86°23'36"W	90°00'21"
C44	15.00'	23.56'	21.21'	N03°36'13"W	90°00'00"
C45	15.00'	23.56'	21.21'	S86°23'47"W	90°00'00"
C46	100.00'	36.40'	36.20'	N79°17'45"W	20°51'14"
C47	100.00'	27.94'	27.85'	N47°42'07"W	16°00'33"
C48	699.96'	524.52'	512.34'	S27°07'01"E	42°56'07"
C49	50.00'	49.67'	47.65'	N12°56'04"E	56°54'43"
C50	50.00'	42.59'	41.31'	N24°14'41"W	48°48'14"
C51	25.00'	16.09'	15.81'	N18°35'32"E	36°52'12"
C52	50.00'	42.68'	41.40'	N24°08'50"W	48°54'46"
C53	25.00'	23.18'	22.36'	N26°52'27"E	53°07'48"
C54	15.00'	12.62'	12.25'	N17°18'05"E	48°11'23"
C55	25.00'	16.09'	15.81'	N59°49'52"E	36°52'12"
C56	25.00'	16.09'	15.81'	S22°57'41"W	36°52'12"
C57	15.00'	12.62'	12.25'	S65°29'28"W	48°11'23"
C58	15.00'	23.57'	21.22'	N44°42'25"W	90°01'55"



EASEMENT LEGEND:

- (A) 5.0' P.U.E. 04/16/1969 RRE BK. 1, PG. 84
- (B) 5.0' P.U.E. & DRAINAGE EASEMENT 01/23/2007 BK. 410, PG. 3488
- (C) DRAINAGE EASEMENT 01/23/2007 BK. 410, PG. 3488 DOC.# 200703488
- (D) UNDERGROUND EASEMENT 09/23/1993 BK. MISC. 289, PG. 339 DOC.# 6574
- (E) 5.0' P.U.E. 12/04/1992 RRE BK. 6, PG. 86
- (F) 20.0' SANITARY SEWER 01/23/2007 BK. 410, PG. 3488 DOC.# 200703488
- (G) 10.0' PUBLIC UTILITY EASEMENT TO BE GRANTED (TYPICAL)
- (H) 10.0' P.U.E. & DRAINAGE EASEMENT 01/23/2007 BK. 410, PG. 3488

RECORD DOCUMENT LEGEND:

( ) RECORD BEARINGS AND DISTANCES PER PLAT "SUMMARY PLAT TRACT "A" A REPLAT OF LOTS 1 THRU 14 AND 23 THRU 30 IN BLOCK 87, LOTS 8 THRU 19 IN BLOCK 88 AND A REPLAT AND VACATION OF NATIVATAS ROAD N.E., UNIT SEVENTEEN," 12/04/1992 RRE BK. 6, PG. 86

{ } RECORD BEARINGS AND DISTANCES PER PLAT "PLAT OF TRACTS B, C AND D, ENTRANDA DE CORONADO" 01/23/2007 BK. 410, PG. 3488 DOC.# 200703488

MONUMENT LEGEND:

1. SET 1 /2" REBAR WITH CAP STAMPED "CA MEDINA PS 15702"
2. FOUND REBAR WITH CAP STAMPED "PS 1651"
3. FOUND REBAR WITH CAP STAMPED "PS 4972"
4. FOUND REBAR WITH CAP (ILLEGIBLE)
5. FOUND REBAR WITH CAP STAMPED "PS 9243"
6. FOUND 1" IRON PIPE
7. FOUND 3 /8" REBAR
8. FOUND REBAR WITH CAP STAMPED "NMPLS 7923"
9. FOUND REBAR WITH CAP STAMPED "PLS 18374"

FOR CONTINUATION SEE SHEET 4

refer to previous engineering comments and add NVAEs abutting public ROWs where specified

GRAPHIC SCALE

0 50 100 150

(IN FEET) 1 inch = 50 ft.

TERRA LAND SURVEYS, LLC
P.O. BOX 2532 • CORRALES, NM 87048 • (505) 792-0513

X:\Projects\2025 PROJECTS\2025-024\S\2025-024 PRELIMINARY PLAT.dwg DRAWN BY: TNT

PRELIMINARY PLAT OF TAMPICO SUBDIVISION

BEING A REPLAT OF TRACT A, UNIT 17 OF RIO RANCHO ESTATES AND TRACT B OF ENTRADA DE CORONADO
WITHIN PROJECTED SECTION 2, T. 12 N., R. 3 E., AND PROJECTED SECTION 35, T. 13 N., R. 3 E. OF THE N.M.P.M.
TOWN OF ALAMEDA GRANT
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
FEBRUARY 2026

details needed for what is happening here. tract name, easements, etc.

FOR CONTINUATION SEE SHEET 3

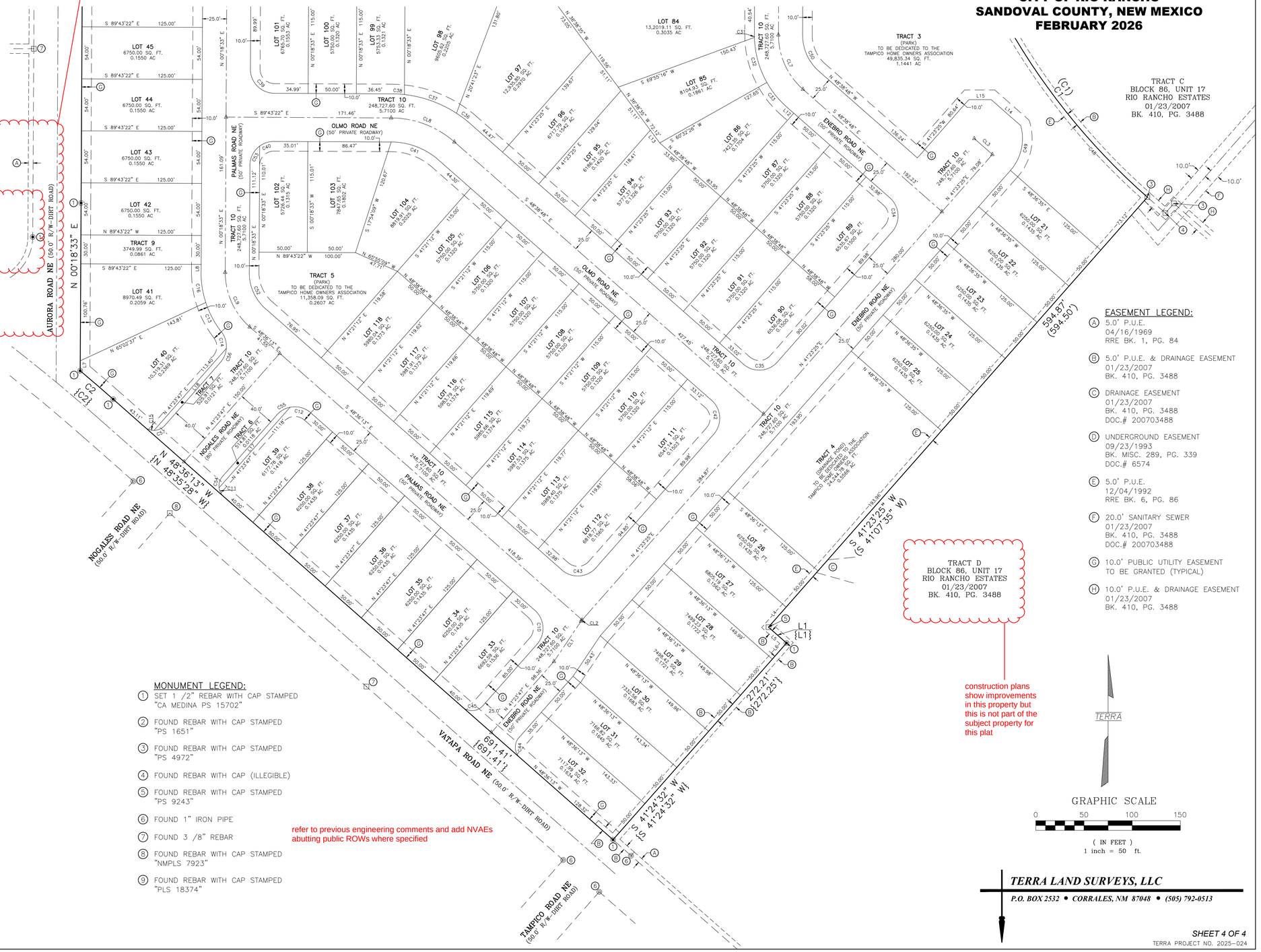
CENTER LINE TABLE		
LINE	BEARING	DISTANCE
CL1	N33°52'06"E	50.43'
CL2	N41°23'25"E	1.65'
CL3	N48°36'35"W	25.00'

CENTERLINE CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
CL4	75.00'	117.65'	105.96'	S44°46'58"E	76°23'40"
CL5	100.00'	33.86'	33.70'	S80°01'22"E	57°17'45"
CL6	100.00'	33.86'	33.70'	S80°01'22"E	57°17'45"
CL7	75.00'	63.88'	61.97'	S24°14'41"E	76°23'40"
CL8	100.00'	71.69'	70.17'	S69°11'05"E	57°17'45"
CL9	75.00'	64.03'	62.10'	S24°08'50"E	76°23'40"

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S48°35'30"E	25.00'
{L1}	{S48°35'28"E}	{25.00'}
L2	N00°09'26"E	26.56'
L3	S00°16'33"W	10.10'
L4	S41°23'25"W	27.79'
L5	S48°35'30"E	25.00'
L6	S41°24'32"W	22.21'
L7	N00°18'33"E	10.31'
L8	S00°18'33"W	8.08'
L9	S89°43'22"E	11.75'
L10	N89°43'22"W	7.36'
L11	S89°43'22"E	7.33'
L12	S48°38'48"E	9.21'
L13	S36°38'35"E	16.40'
L14	N89°43'22"W	14.41'
L15	N48°36'35"W	40.86'
L16	N90°00'00"W	23.24'
L17	N41°23'47"E	85.00'
L18	S41°23'47"W	87.22'
L19	N89°43'22"W	17.30'
L20	S42°01'08"W	13.40'

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	699.96'	596.80'	578.89'	S24°09'32"E	48°51'06"
(C1)	(699.96')	(597.07')	(579.13')		(48°52'25")
C2	1859.85'	45.31'	45.31'	N49°18'06"W	01°23'45"
{C2}	{1859.85'}	{45.02'}	{N49°17'04"W}	{01°23'13"}	
C3	100.00'	20.80'	20.76'	N62°54'32"W	11°55'03"
C4	100.00'	45.90'	45.50'	N26°32'55"W	26°17'52"
C5	100.00'	23.66'	23.61'	N06°37'16"W	13°33'26"
C6	699.96'	39.92'	39.92'	S01°22'01"E	03°16'05"
C7	25.00'	39.22'	35.32'	N44°46'56"W	89°52'49"
C8	699.96'	32.36'	32.35'	S04°19'37"E	02°38'55"
C9	25.00'	23.23'	22.41'	N63°39'08"E	53°15'00"
C10	25.00'	39.27'	35.36'	S03°36'13"E	90°00'00"
C11	15.00'	10.95'	10.70'	N27°41'55"W	41°48'37"
C12	25.00'	23.18'	22.36'	S75°10'08"E	53°07'48"
C13	100.00'	34.58'	34.41'	S27°52'57"E	19°48'58"
C14	25.00'	18.46'	18.05'	S16°37'53"E	42°18'57"
C15	15.00'	10.95'	10.70'	N69°30'32"W	41°48'37"
C16	100.00'	31.91'	31.78'	S08°50'00"E	18°17'05"
C17	15.00'	23.55'	21.20'	N45°18'30"E	89°56'16"
C18	25.00'	39.28'	35.37'	S44°42'25"E	90°01'55"
C19	25.00'	39.26'	35.35'	N45°17'35"E	89°58'05"
C20	50.00'	78.44'	70.64'	S44°46'58"E	89°52'49"
C21	25.00'	39.32'	35.39'	S45°13'02"W	90°07'11"
C22	75.00'	25.39'	25.27'	N80°01'22"W	19°24'00"
C23	125.00'	18.38'	18.37'	N74°32'10"W	08°25'35"
C24	125.00'	23.94'	23.90'	N84°14'10"W	10°58'24"
C25	25.00'	39.28'	35.37'	N44°42'25"W	90°01'55"
C26	25.00'	39.26'	35.35'	N45°17'35"E	89°58'05"
C27	75.00'	24.18'	24.08'	S80°29'09"E	18°28'27"
C28	75.00'	1.21'	1.21'	S70°47'09"E	00°55'33"
C29	125.00'	42.32'	42.12'	S80°01'22"E	19°24'00"
C30	25.00'	39.22'	35.32'	S44°46'58"E	89°52'49"
C31	100.00'	2.72'	2.72'	S00°37'18"E	01°33'28"
C32	100.00'	48.97'	48.48'	S15°25'48"E	28°03'32"
C33	100.00'	33.49'	33.33'	S39°03'11"E	19°11'14"
C34	25.00'	39.29'	35.37'	S03°37'41"E	90°02'13"
C35	25.00'	39.25'	35.34'	S86°22'19"W	89°57'47"
C36	125.00'	18.14'	18.13'	N52°48'16"W	08°18'56"
C37	125.00'	57.89'	57.38'	N70°13'49"W	26°32'10"
C38	125.00'	13.58'	13.57'	N86°36'38"W	06°13'29"
C39	25.00'	39.28'	35.37'	N44°42'25"W	90°01'55"
C40	25.00'	16.07'	15.80'	N71°51'29"E	36°50'16"
C41	75.00'	53.77'	52.62'	S69°11'05"E	41°04'34"
C42	25.00'	39.29'	35.37'	S03°37'41"E	90°02'13"
C43	25.00'	39.27'	35.36'	S86°23'36"W	90°00'21"
C44	15.00'	23.56'	21.21'	N03°36'13"W	90°00'00"
C45	15.00'	23.56'	21.21'	S86°23'47"W	90°00'00"
C46	100.00'	36.40'	36.20'	N79°17'45"W	20°51'14"
C47	100.00'	27.94'	27.85'	N47°42'07"W	16°00'33"
C48	699.96'	524.52'	512.34'	S27°07'01"E	42°56'07"
C49	50.00'	49.67'	47.65'	N12°56'04"E	56°54'43"
C50	50.00'	42.59'	41.31'	N24°14'41"W	48°48'14"
C51	25.00'	16.09'	15.81'	N18°35'32"E	36°52'12"
C52	50.00'	42.68'	41.40'	N24°08'50"W	48°54'46"
C53	25.00'	23.18'	22.36'	N26°52'27"E	53°07'48"
C54	15.00'	12.62'	12.25'	N17°18'05"E	48°11'23"
C55	25.00'	16.09'	15.81'	N59°49'52"E	36°52'12"
C56	25.00'	16.09'	15.81'	S22°57'41"W	36°52'12"
C57	15.00'	12.62'	12.25'	S65°29'28"W	48°11'23"
C58	15.00'	23.57'	21.22'	N44°42'25"W	90°01'55"

construction plans show improvements in this property but this is not part of the subject property for this plat



TRACT D
BLOCK 86, UNIT 17
RIO RANCHO ESTATES
01/23/2007
BK. 410, PG. 3488

construction plans show improvements in this property but this is not part of the subject property for this plat

RECORD DOCUMENT LEGEND:

( ) RECORD BEARINGS AND DISTANCES PER PLAT "SUMMARY PLAT TRACT "A" A REPLAT OF LOTS 1 THRU 14 AND 23 THRU 30 IN BLOCK 87, LOTS 8 THRU 19 IN BLOCK 88 AND A REPLAT AND VACATION OF NATIVATAS ROAD N.E., UNIT SEVENTEEN," 12/04/1992 RRE BK. 6, PG. 86

{ } RECORD BEARINGS AND DISTANCES PER PLAT "PLAT OF TRACTS B, C AND D, ENTRANDA DE CORONADO" 01/23/2007 BK. 410, PG. 3488 DOC.# 200703488

MONUMENT LEGEND:

1. SET 1 /2" REBAR WITH CAP STAMPED "CA MEDINA PS 15702"
2. FOUND REBAR WITH CAP STAMPED "PS 1651"
3. FOUND REBAR WITH CAP STAMPED "PS 4972"
4. FOUND REBAR WITH CAP (ILLEGIBLE)
5. FOUND REBAR WITH CAP STAMPED "PS 9243"
6. FOUND 1" IRON PIPE
7. FOUND 3 /8" REBAR
8. FOUND REBAR WITH CAP STAMPED "NMPLS 7923"
9. FOUND REBAR WITH CAP STAMPED "PLS 18374"

refer to previous engineering comments and add NVAEs abutting public ROWs where specified

EASEMENT LEGEND:

(A) 5.0' P.U.E. 04/16/1969 RRE BK. 1, PG. 84

(B) 5.0' P.U.E. & DRAINAGE EASEMENT 01/23/2007 BK. 410, PG. 3488

(C) DRAINAGE EASEMENT 01/23/2007 BK. 410, PG. 3488 DOC.# 200703488

(D) UNDERGROUND EASEMENT 09/23/1993 BK. MISC. 289, PG. 339 DOC.# 6574

(E) 5.0' P.U.E. 12/04/1992 RRE BK. 6, PG. 86

(F) 20.0' SANITARY SEWER 01/23/2007 BK. 410, PG. 3488 DOC.# 200703488

(G) 10.0' PUBLIC UTILITY EASEMENT TO BE GRANTED (TYPICAL)

(H) 10.0' P.U.E. & DRAINAGE EASEMENT 01/23/2007 BK. 410, PG. 3488

TERRA

GRAPHIC SCALE
0 50 100 150
(IN FEET)
1 inch = 50 ft.

TERRA LAND SURVEYS, LLC
P.O. BOX 2532 • CORRALES, NM 87048 • (505) 792-0513

X:\Projects\2025 PROJECTS\2025-024\S\2025-024 PRELIMINARY PLAT.dwg DRAWN BY: TNT

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: 23-210-00013

AGENDA DATE:
April 14, 2026

DEPARTMENT:
Development Services

SUBJECT:
Preliminary Plat Extension. The Applicant, Las Ventanas NM, Inc., through their agent, Huitt-Zollars, Inc., requests approval of a Preliminary Plat Extension for the Broadmoor Hill Subdivision. Staff contact is Tim Dvorak and staff recommends approval with findings and conditions.

BACKGROUND AND ANALYSIS:
The Applicant, Las Ventanas NM, Inc., through their agent, Huitt-Zollars, Inc., requests approval of a Preliminary Plat for the Broadmoor Hill Subdivision. The subject properties are legally described as Unit 13, Block 118, Lots 1-9 & 16A-20A and comprise approximately 10.4899 acres.

The subject properties are zoned R-2: Single-Family Residential District per Ordinance No. 33, Enactment No. 21-34, adopted by the Governing Body on October 14, 2021.

The subject properties are additionally part of the Broadmoor Drive Specific Area Plan, adopted by the Governing Body on August 22, 2007 via Resolution No. 79, Enactment No. 07-078 and most recently amended on August 24, 2023 via Resolution No. 97, Enactment No. 23-098.

Lots 16A-20A are additionally under Overlay Ordinance No. 63, Enactment No. 07-75, adopted October 10, 2007 by the Governing Body. This ordinance established a Corridor Overlay Zone over identified lots within the Broadmoor Drive Specific Area Plan, including Lots 16A-20A.

The Broadmoor Hill Preliminary Plat consists of 56 lots, 2 tracts, and 1 parcel with private internal streets.

The Preliminary Plat for the Broadmoor Hill Subdivision was originally approved with findings and conditions by the Planning and Zoning Board on May 27, 2025 under Case No. 23-210-00013. Two concurrent Subdivision Variance requests to allow for two dead-end stub streets (Case No. 23-280-00009, Mimbres Drive NE) & (Case No. 23-280-00010, Salado Loop NE) were additionally approved by the Planning and Zoning Board on May 27, 2025.

Review Criteria:

The Broadmoor Hills Preliminary Plat was approved under the previous version of the City Subdivision Ordinance. This version of the City Subdivision Ordinance (pre January 2026) R.O. 2003 Chapter 155.22 (F) Longevity stated: “Approval of a preliminary plat is effective for one year unless extended by the Planning Board, based on a finding that the delay has been unavoidable and the extension is in the public interest.”

The Applicant states in their justification letter, "Construction plans have not been finalized and the owner is managing financial issues for this project. This extension of the Preliminary Plat will allow for finalizing of the construction plans for Broadmoor Hill Subdivision."

Staff recommends the Planning and Zoning Board find that the extension would provide the Applicant with additional time to complete the necessary construction plans to begin infrastructure improvements for the proposed subdivision. One of the primary purposes of the longevity clause is to prevent development of a subdivision, approved under previous iterations of the subdivision and zoning codes, that no longer meets the City's standards.

Staff recommends the Board finds that while there have been significant revisions to the Subdivision Code Chapter 155 and the Development Process Manual since the Preliminary Plat's approval, a re-submittal and revised layout of a proposed Preliminary Plat for the subject property would be against the public interest and cause impractical difficulty for the applicant. Staff recommends the Board finds that there have not been significant revisions to the zoning code or infrastructure design standards since the plat's approval date that would necessitate a second plat review and re-approval for the Broadmoor Hill Preliminary Plat. This is the first Preliminary Plat Extension request for the subject subdivision.

NOTIFICATIONS. Notice of the first Preliminary Plat extension request and hearing date was sent via first class mail to abutting property owners. A legal notice was published in the March 30, 2026 edition of the Albuquerque Journal. A notice sign was posted on the property per Ordinance. All legal notification requirements for this project have been met.

IMPACT:

The Development Services Department recommends that the Planning and Zoning Board approve the Preliminary Plat Extension request with the following findings and conditions:

GENERAL FINDINGS OF FACT:

1. The Planning and Zoning Board has jurisdiction over the Applicant's request for approval of a Preliminary Plat Extension.
2. The Applicant has the authority to apply for a Preliminary Plat Extension.

SPECIFIC FINDINGS OF FACT AND CONDITIONS OF APPROVAL:

1. The Preliminary Plat has been prepared, reviewed, and conforms to the City of Rio Rancho plans and policies.
2. The Preliminary Plat conforms to the requirements of R.O. 2003 Chapter 154 Planning and Zoning.
3. The Preliminary Plat conforms to the requirements of R.O. 2003 Chapter 155 Subdivisions under the previous version of the Subdivision Code from time of original approval.
4. The Preliminary Plat Extension provides the Applicant with additional time to comply with the conditions of Preliminary Plat approval.
5. The City has made no significant revisions to the Code of Ordinances or infrastructure design standards since the approval of the Broadmoor Hill Preliminary Plat that would create inconsistent standards for the development given the Preliminary Plat Extension.
6. All the conditions of the May 27, 2025 Preliminary Plat Approval shall apply to this extension, with those conditions being: The applicant shall address all of the Preliminary Plat reviewers' comments prior to submitting construction plans or the Final Plat, whichever is applicable. The reviewing comments include:

a. Add Ezee Fiber and Comcast to the "Public Utility Easements" list and the "Utility Approvals" signature block.
b. Update City Clerk name to Noel Davis.
c. Address Public Works comments regarding egress & ingress for Blue Corn Avenue.

d. Impact Fee assessment for the properties will be based on the date of the original Preliminary Plat approval and valid for four (4) years from the date of that approval (May 27, 2025).
e. Infrastructure shall be installed and accepted prior to the recording of the Final Plat or the applicant shall submit for staff review and approval of a subdivision improvement agreement and financial guarantee prior to the Final Plat hearing.
7. Pursuant to the City's Development Process Manual (pre-January 2026), Vol. II, Section 3.8.1,the Developer shall construct full roadway improvements adjacent to the property's boundaries or payment in lieu of this requirement for future roadway improvement projects shall be made to the City to meet future infrastructure needs in close proximity to the development.
8. HOA formation documents shall be submitted prior to the Final Plat hearing.
9. Dedication and note for Parcel A shall be included on the Final Plat.
10. The Preliminary Plat shall be valid until April 14, 2027.

ALTERNATIVES:

The Planning and Zoning Board may:

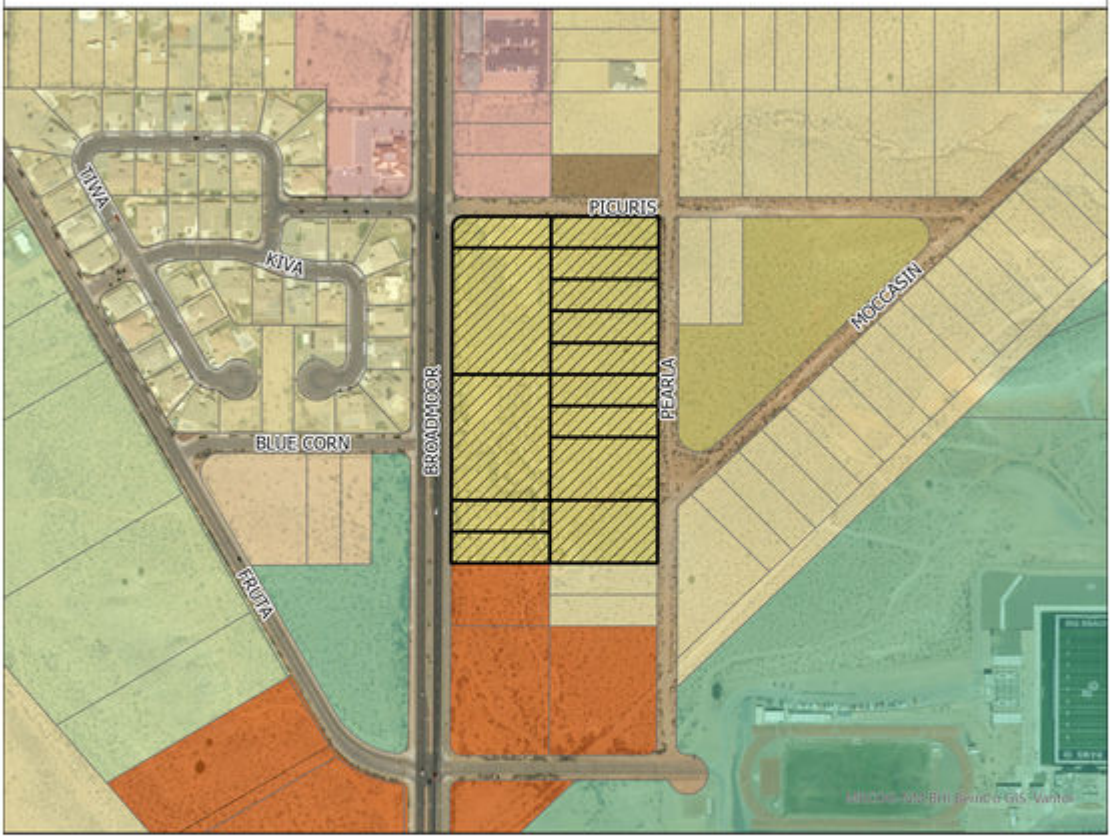
1. Approve the Preliminary Plat Extension.
2. Approve the Preliminary Plat Extension with amendments to recommendations and/or conditions.
3. Deny the Preliminary Plat Extension.
4. Postpone the item and continue the public hearing for the Preliminary Plat Extension for further review.

DEPARTMENT RECOMMENDATION:

The Development Services Department recommends approval with findings and conditions.

ATTACHMENT: Zoning & Location Map
ATTACHMENT: Application
ATTACHMENT: Authorization
ATTACHMENT: Justification Letter
ATTACHMENT: Broadmoor Hill Preliminary Plat
ATTACHMENT: Reproduction of Notices & Legal Ad
ATTACHMENT: Reviewer Comments

BROADMOOR HILL SUBDIVISION
PRELIMINARY PLAT EXTENSION
RIO RANCHO ESTATES UNIT 13, BLOCK 118, LOTS 1-9 & 16A-20A



Rio Rancho
City of Vision

GIS
Moving Spatial Data Forward

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

Map courtesy of Tim Dvorak, 3/26/2026

N
W E
S

0 0.010.03 0.06 0.09 0.12 0.15
Miles

Legend

Zoning
- A-R
- C-1
- NC
- R-1
- R-2
- R-3
- R-4
- R-6
- SU
- Subject Properties

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

PLANNING & ZONING LAND USE APPLICATION

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

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

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

APPLICANT/AGENT INFORMATION

Applicant Name:	LAS VENTANAS NM, INC.			Phone:	505-600-3377
Address:	8330 WASHINGTON PL NE			E-Mail:	Tscott@lasventanasnm.com
City:	Albuquerque	State:	NM	Zip:	87113
Proprietary Interest:	OWNER	List Owners:	LAS VENTANAS NM, INC.		
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 EXTENSION FOR BROADMOOR HILL SUBDIVISION

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit :	RRE UNIT 13	Block(s):	118	Lot(s):	1-9 AND 16A-20A
Existing Zoning:	R-2	Proposed Zoning:	R-2		
No. of existing lots:	14	No. of proposed lots:	56	Total area of site (acres)	10.5

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:	Nina J. Villa			Date:	March 25, 2026

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

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

Form revised June 2014

LAS VENTANAS HOMES

March 27, 2023

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

Re: Property Owner Letter of Authorization

To Whom It May Concern:

Las Ventanas NM, Inc., hereby authorizes Huitt Zollars to obtain information, submit and process applications, represent the project at meetings and public hearings, and act as our agent related to the properties located at Broadmoor Subdivision SE Corner Broadmoor Avenue and Picuris Avenue

Sincerely,

Las Ventanas NM, Inc.

By: _____

Printed Name: T. Scott Ashcraft

Title: President

Las Ventanas Homes
8330 Washington Pl. NE
Albuquerque, NM 87113
Phone: 505.600-3377 E-Mail: Tscott@LasVentanasNM.com

HUITT-ZOLLARS

HUITT-ZOLLARS, INC. • 333 Rio Rancho Drive NE • Suite 101 • Rio Rancho, NM 87124-1450 • 505.892.5141 phone • 505.892.3259 fax • huitt-zollars.com

March 25, 2026

City of Rio Rancho
Planning and Zoning Division
3200 Civic Center Circle NE
Rio Rancho, NM 87144

RE: Broadmoor Hill Subdivision: Request for Extension of Preliminary Plat
Case No. 23-210-00013

Dear Sir or Ma'am,

We respectfully request a one-year extension of the preliminary plat for Broadmoor Hill Subdivision. The preliminary plat was approved on May 27, 2025. Construction plans have not been finalized and the owner is managing financial issues for this project. This extension of the preliminary plat will allow for finalizing of the construction plans for Broadmoor Hill Subdivision.

Please schedule this item for the next available City of Rio Rancho Planning and Zoning Board meeting. If you have any questions or require any additional information, please contact me at your convenience.

Sincerely,
Huitt-Zollars, Inc.

Nina Leung-Villa

Nina Leung-Villa

PRELIMINARY PLAT
FOR
BROADMOOR HILL

(BEING A REPLAT OF LOTS 1 THRU 9, AND 16-A THRU 20-A,BLOCK 118,
RIO RANCHO ESTATES, UNIT 13)
WITHIN
THE TOWN OF ALAMEDA GRANT
PROJECTED SECTION 13
TOWNSHIP 12 NORTH, RANGE 2 EAST, N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
JANUARY 2024

LOCATION MAP SCALE:NTS

SUBDIVISION DATA

GROSS ACREAGE:	10.4899 AC.
NO. OF EXISTING LOTS:	14 LOTS
NO. OF EXISTING TRACTS:	0 TRACTS
NO. OF LOTS CREATED:	56 LOTS
NO. OF TRACTS CREATED:	2 TRACTS & 1 PARCEL
PUBLIC RIGHT OF WAY CREATED:	0.0 AC.
DATE OF SURVEY:	FEBRUARY 19th, 2015

FREE CONSENT AND DEDICATION

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO THE CREATION OF LOTS AND PARCELS AS SHOWN HEREON. THE PRIVATE STREETS WILL BE DEEDED IN FEE SIMPLE TO THE BROADMOOR HILL HOME OWNERS ASSOCIATION AND WILL BE MAINTAINED BY SAME. THEY WILL BE FOR THE BENEFIT OF THE HOME OWNERS. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO THE GRANTING OF PRIVATE STREETS AS SHOWN HEREON, INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, INSPECT AND MAINTAIN FACILITIES THEREIN. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY GRANT ALL PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRIC, WATER, SEWER AND COMMUNICATION SERVICES, WHERE SHOWN OR INDICATED, INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO THE DEDICATION OF PARCEL A FOR PUBLIC DRAINAGE AS SHOWN HEREON TO THE CITY OF RIO RANCHO IN FEE SIMPLE WITH WARRANTY COVENANTS. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNER(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE PROPERTY SUBDIVIDED HEREON.

OWNER(S): T. Scott Ashcraft, President, LAS VENTANAS NM, INC.
LOT 16-A AND 17-A

Scott Ashcraft, President Date

ACKNOWLEDGEMENT

STATE OF NEW MEXICO)
BERNALILLO COUNTY) SS

On this _____ day of _____, 2024, this instrument was acknowledged before me by T. Scott Ashcraft, President for LAS VENTANAS NM, INC. on behalf of said Corporation.

Notary Public My Commission Expires

LEGAL DESCRIPTION

A TRACT OF LAND SITUATE WITHIN THE TOWN OF ALAMEDA GRANT, PROJECTED SECTION 13, TOWNSHIP 12 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO BEING ALL OF LOTS 1-9, BLOCK 118, RIO RANCHO ESTATES, UNIT 13, AS THE SAME IS SHOWN AND DESIGNATED ON SAID PLAT, FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF SANDOVAL COUNTY, NEW MEXICO, ON MAY 12, 1969, IN RIO RANCHO ESTATES PLAT BOOK NO. 1, PAGE 88 AND ALL OF LOTS 16-A THRU 20-A, BLOCK 118, RIO RANCHO ESTATES, UNIT 13, AS THE SAME IS SHOWN AND DESIGNATED ON SAID PLAT, FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF SANDOVAL COUNTY, NEW MEXICO, ON NOVEMBER 16, 2000, IN RIO RANCHO ESTATES PLAT BOOK NO. 12, PAGES 25-30, AND CONTAINING 10.4899 ACRES MORE OR LESS.

PURPOSE OF PLAT

1. To Subdivide 14 existing lots into 56 residential lots, 1 Parcel, 2 Tracts for private roadways, and to grant easements as shown hereon.
2. To eliminate existing property lines as shown.
3. To vacate existing 5' public utility & drainage easements as shown hereon.
4. To vacate existing 24' reciprocal ingress and egress easements as shown hereon.

SUBDIVISION NOTES

1. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARING (CENTRAL ZONE)
2. ALL DISTANCES ARE GROUND DISTANCES
3. BEARINGS AND DISTANCES IN PARENTHESIS RECORD.
4. BASIS OF BOUNDARY ARE THE FOLLOWING PLATS AND DOCUMENTS OF RECORD ENTITLED:

   "UNIT THIRTEEN, RIO RANCHO ESTATES"
   (05-12-1969, RRE BOOK 1, PAGE 88)

   "UNIT THIRTEEN, RIO RANCHO ESTATES"
   (11-16-2000, RRE BOOK 12, PAGE 25-30, VOL 3, FOLIO 2024A)

   ALL BEING RECORDS OF SANDOVAL COUNTY, NEW MEXICO
5. FIELD SURVEY PERFORMED ON FEBRUARY 19, 2015.
6. TITLE REPORT:

   TITLE COMPANY: FIDELITY NATIONAL TITLE INSURANCE COMPANY
   FILE NO.: FT000171566-RUTLEDGED (EFFECTIVE DATE: DECEMBER 15, 2014)
7. CITY OF RIO RANCHO , NEW MEXICO ZONE: R-2
8. 100 YEAR FLOOD ZONE DESIGNATION: ZONE X, PANEL 1893 OF 2225, FLOOD INSURANCE RATE MAP, CITY OF RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO, DATED MARCH 18, 2008. THIS PROPERTY DOES NOT LIE IN THE 100 YEAR FLOOD PLAIN.

FREE CONSENT AND DEDICATION

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO THE CREATION OF LOTS AND PARCELS AS SHOWN HEREON. THE PRIVATE STREETS WILL BE DEEDED IN FEE SIMPLE TO THE BROADMOOR HILL HOME OWNERS ASSOCIATION AND WILL BE MAINTAINED BY SAME. THEY WILL BE FOR THE BENEFIT OF THE HOME OWNERS. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO THE GRANTING OF PRIVATE STREETS AS SHOWN HEREON, INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, INSPECT AND MAINTAIN FACILITIES THEREIN. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY GRANT ALL PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRIC, WATER, SEWER AND COMMUNICATION SERVICES, WHERE SHOWN OR INDICATED, INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO THE DEDICATION OF PARCEL A FOR PUBLIC DRAINAGE AS SHOWN HEREON TO THE CITY OF RIO RANCHO IN FEE SIMPLE WITH WARRANTY COVENANTS. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNER(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE PROPERTY SUBDIVIDED HEREON.

OWNER(S): Daniel Ashcraft, President, ASHCRAFT REAL ESTATE & DEVELOPMENT CORP
LOTS 1 THRU 9, 19-A AND 20-A

Daniel Ashcraft, President Date

ACKNOWLEDGEMENT

STATE OF NEW MEXICO)
BERNALILLO COUNTY) SS

On this _____ day of _____, 2024, this instrument was acknowledged before me by Daniel Ashcraft, President, Ashcraft Real Estate & Development Corporation, on behalf of said corporation.

Notary Public My Commission Expires

PUBLIC UTILITY EASEMENTS

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

1. PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM) FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.
2. NEW MEXICO GAS COMPANY (NMGCO) FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.
3. LUMEN (LUMEN) FOR INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND ENCLOSURES.
4. SPARKLIGHT FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICES.
5. 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, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID RIGHT-OF-WAY AND EASEMENT, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF GRANTOR FOR THE PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT-OF-WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF GRANTEE, AND TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVE GROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON.

EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN (10) FEET IN FRONT OF TRANSFORMER/SWITCHGEAR DOORS AND FIVE (5) FEET ON EACH SIDE.

DISCLAIMER IN APPROVING THIS PLAT, PNM, NMGCO, LUMEN AND SPARKLIGHT DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM, NMGCO, SPARKLIGHT AND LUMEN DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT.

NOTES: UNLESS OTHERWISE INDICATED:

There is a ten (10) foot wide public utility easement within all new lots adjacent to private roadways and public 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 other side and rear property lines.

CITY CLERKS CERTIFICATE

I, Rebecca A. Martinez, City Clerk of the City of Rio Rancho, New Mexico do hereby certify that the plat shown hereon was approved by the Rio Rancho Planning and Zoning Board Chairman on the ____ day of _____, 2024.

Rebecca A. Martinez, City Clerk, City of Rio Rancho Date

TREASURER'S CERTIFICATE

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

Jennifer Taylor, Sandoval County Treasurer Date

FREE CONSENT AND DEDICATION

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO THE CREATION OF LOTS AND PARCELS AS SHOWN HEREON. THE PRIVATE STREETS WILL BE DEEDED IN FEE SIMPLE TO THE BROADMOOR HILL HOME OWNERS ASSOCIATION AND WILL BE MAINTAINED BY SAME. THEY WILL BE FOR THE BENEFIT OF THE HOME OWNERS. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO THE GRANTING OF PRIVATE STREETS AS SHOWN HEREON, INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, INSPECT AND MAINTAIN FACILITIES THEREIN. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY GRANT ALL PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRIC, WATER, SEWER AND COMMUNICATION SERVICES, WHERE SHOWN OR INDICATED, INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO THE DEDICATION OF PARCEL A FOR PUBLIC DRAINAGE AS SHOWN HEREON TO THE CITY OF RIO RANCHO IN FEE SIMPLE WITH WARRANTY COVENANTS. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNER(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE PROPERTY SUBDIVIDED HEREON.

OWNER(S): T. Scott Ashcraft
LOT 18-A

T. Scott Ashcraft Date

ACKNOWLEDGEMENT

STATE OF NEW MEXICO)
BERNALILLO COUNTY) SS

On this _____ day of _____, 2024, this instrument was acknowledged before me by T. Scott Ashcraft, President for LAS VENTANAS NM, INC. on behalf of said Corporation.

Notary Public My Commission Expires

DSD CASE NO. _____

RIO RANCHO PLANNING AND ZONING BOARD

Approved on the _____ day of _____ 2024.

Fred Radosevich, Chairman Date

UTILITY APPROVALS:

City of Rio Rancho Date

New Mexico Gas Company Date

Lumen Date

Public Service Company of New Mexico Date

Sparklight Date

COUNTY CLERKS RECORDING INFORMATION

THIS INSTRUMENT WAS FILED FOR RECORD ON THE _____TH DAY OF_____, 2024 IN RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO, AND WAS RECORDED IN VOL_____, FOLIO_____, RECORDS OF SAID COUNTY.

(RIO RANCHO ESTATES PLAT BOOK _____, PAGE _____)

ANNE BRADY-ROMERO, COUNTY CLERK AND RECORDER

BY: _____
DEPUTY

JURISDICTIONAL AFFIDAVIT

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

Timothy Aldrich, P.S. No. 7719 Date

SURVEYOR'S CERTIFICATION

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

Timothy Aldrich, P.S. No. 7719 Date

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

Designed: DMG	Drawn: DER	Checked: ALS	Sheet 1 of 3
Scale: as shown	Date: 12/16/21	Job: A20033	

Book ____, Page ____

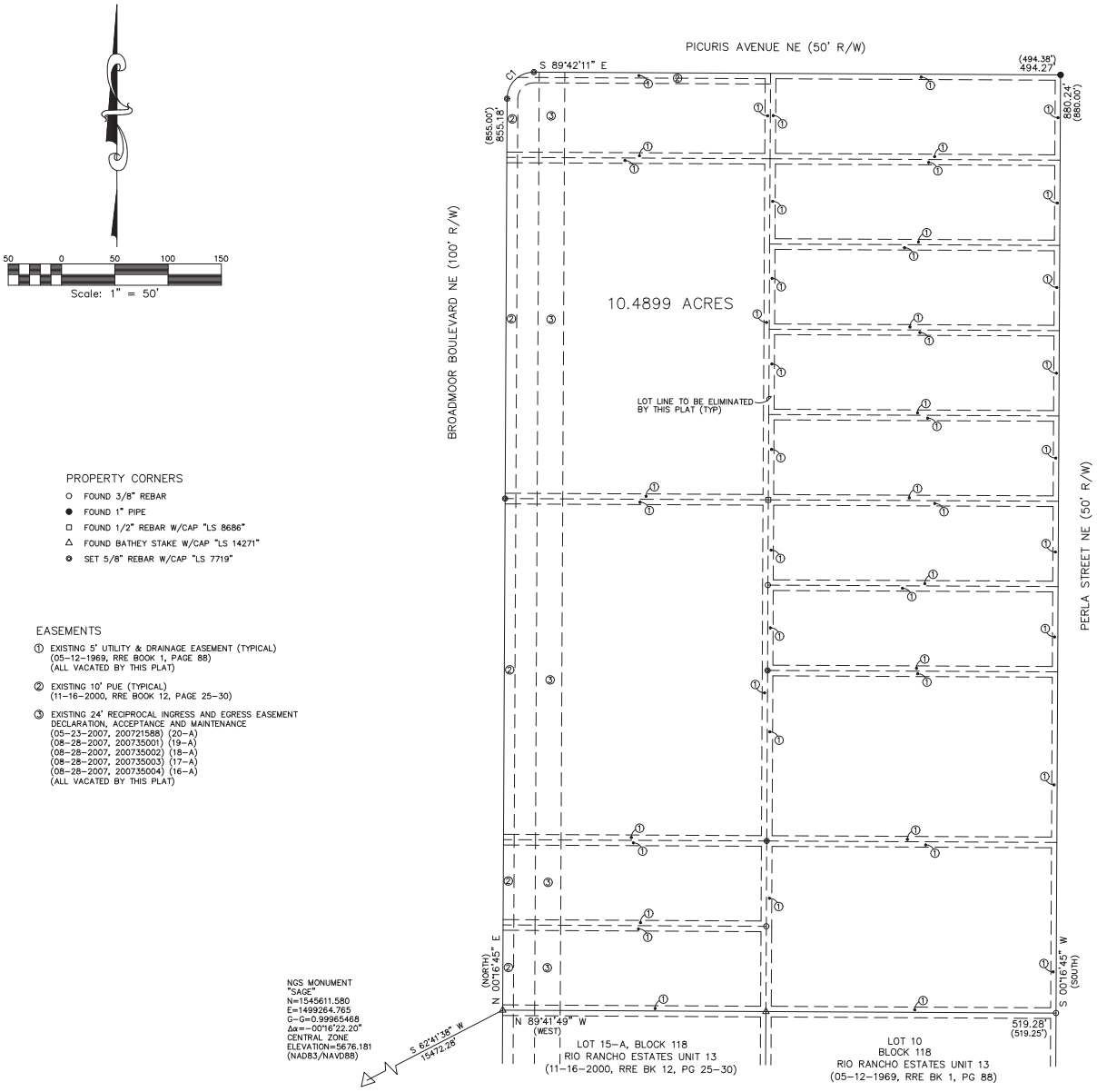
PRELIMINARY PLAT FOR

BROADMOOR HILL

(BEING A REPLAT OF LOTS 1 THRU 9
AND 16–A THRU 20–A, BLOCK 118,
RIO RANCHO ESTATES UNIT 13)
WITHIN THE
TOWN OF ALAMEDA GRANT
PROJECTED SECTION 13
TOWNSHIP 12 NORTH, RANGE 2 EAST, NMPM
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
JANUARY 2024

DESCRIPTION

A tract of land situate within the Town of Alameda Grant, projected Section 13, Township 12 North, Range 2 East, New Mexico Principal Meridian, City of Rio Rancho, Sandoval County, New Mexico being all of LOTS 1–9, BLOCK 118, RIO RANCHO ESTATES, UNIT 13, as the same is shown and designated on said plat, filed for record in the office of the County Clerk of Sandoval County, New Mexico, on May 12, 1969, in Rio Rancho Estates Plat Book No. 1, Page 88 and all of LOTS 16–A THRU 20–A, BLOCK 118, RIO RANCHO ESTATES, UNIT 13, as the same is shown and designated on said plat, filed for record in the office of the County Clerk of Sandoval County, New Mexico, on November 16, 2000, in Rio Rancho Estates Plat Book No. 12, Pages 25–30, and containing 10.4899 acres more or less.



50 0 50 100 150

Scale: 1" = 50'

PROPERTY CORNERS

- ○ FOUND 3/8" REBAR
- ● FOUND 1" PIPE
- □ FOUND 1/2" REBAR W/CAP "LS 8686"
- △ FOUND BATHEY STAKE W/CAP "LS 14271"
- ⊙ SET 5/8" REBAR W/CAP "LS 7719"

EASEMENTS

① EXISTING 5' UTILITY & DRAINAGE EASEMENT (TYPICAL)
(05–12–1969, RRE BOOK 1, PAGE 88)
(ALL VACATED BY THIS PLAT)

② EXISTING 10' PUE (TYPICAL)
(11–16–2000, RRE BOOK 12, PAGE 25–30)

③ EXISTING 24' RECIPROCAL INGRESS AND EGRESS EASEMENT DECLARATION, ACCEPTANCE AND MAINTENANCE
(05–23–2007, 200721588) (20–A)
(08–28–2007, 200735001) (19–A)
(08–28–2007, 200735002) (18–A)
(08–28–2007, 200735003) (17–A)
(08–28–2007, 200735004) (16–A)
(ALL VACATED BY THIS PLAT)

NOTES

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

   "UNIT THIRTEEN, RIO RANCHO ESTATES",
   (05–12–1969, RRE BOOK 1, PAGE 88)

   "UNIT THIRTEEN, RIO RANCHO ESTATES",
   (11–16–2000, RRE BOOK 12, PAGE 25–30 [VOL 3, FOLIO 2024A])

   all being records of Sandoval County, New Mexico.

5. Field Survey: February 19, 2015.
6. Title Report: Fidelity National Title Insurance Company File No. FT000171566–RUTLEDGED (Effective Date: December 15, 2014)
7. City of Rio Rancho, New Mexico Zone: R–2
8. 100 Year Flood Zone Designation: Zone X, Panel 1893 of 2225, Flood Insurance Rate Map, City of Rio Rancho, Sandoval County, New Mexico, dated March 18, 2008. This property does not lie in the 100 Year Flood Plain.

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	39.28'	25.00'	90°01'04"	N 45°17'17" E	35.36'

10–31–2023 REV
01–06–2022 REV

Drawn By:	TA	Date:	02–25–2015
Checked By:	TA	Drawing Name:	15011PLT.DWG
Job No.:	15–011	Sheet:	2 of 3

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

Book _____, Page _____

PRELIMINARY PLAT FOR

BROADMOOR HILL

(BEING A REPLAT OF LOTS 1 THRU 9
AND 16–A THRU 20–A, BLOCK 118,
RIO RANCHO ESTATES UNIT 13)
WITHIN THE
TOWN OF ALAMEDA GRANT
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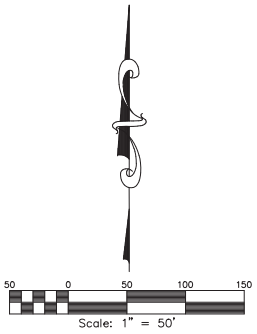
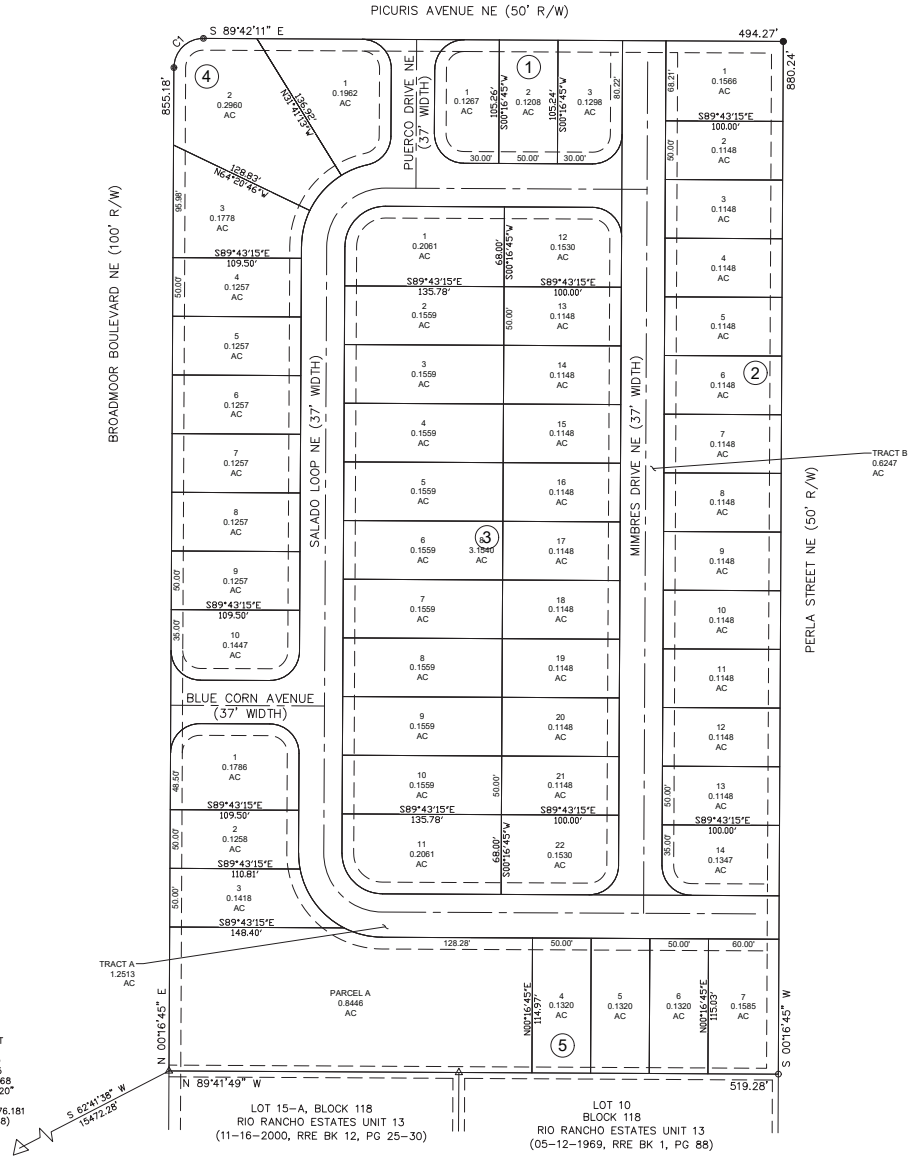
TOWNSHIP 12 NORTH, RANGE 2 EAST, NMPM
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
JANUARY 2024





PROPERTY CORNERS

- ○ FOUND 3/8" REBAR
- ● FOUND 1" PIPE
- □ FOUND 1/2" REBAR W/CAP "LS 8686"
- △ FOUND BATHEY STAKE W/CAP "LS 14271"
- ⊙ SET 5/8" REBAR W/CAP "LS 7719"

NOTES: UNLESS OTHERWISE INDICATED:

There is a ten (10) foot wide public utility easement within all new lots adjacent to private roadways and public 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 other side and rear property lines.

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	39.28'	25.00'	90°01'04"	N 45°17'17" E	35.36'

Drawn By:	TA	Date:	10–31–2023
Checked By:	TA	Drawing Name:	15011PL3.DWG
Job No.:	15–011	Sheet:	2 of 3

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

Book _____, Page _____

The City of Rio Rancho

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

March 27, 2026

RE: Case #23-210-00013 – Preliminary Plat Extension – Broadmoor Hill Subdivision

Dear Property Owner:

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

The Applicant, Las Ventanas NM, Inc., through their agent, Huitt-Zollars, Inc., requests approval of a Preliminary Plat Extension for the Broadmoor Hill Subdivision, comprised of the properties legally described as Rio Rancho Estates Unit 13, Block 118, Lots 1-9 & 16A-20A.

The **Planning and Zoning Board** will consider the request and make their decision on **Tuesday, April 14, 2026** at 6:00 pm in the **Council Chambers** and **Virtually**. For virtual attendance, please see the zoom link and log-in information on the posted agenda, one week prior to the hearing at https://rrnm.gov/2303/Watch-and-Download-City-Meetings

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

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

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

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

Respectfully,

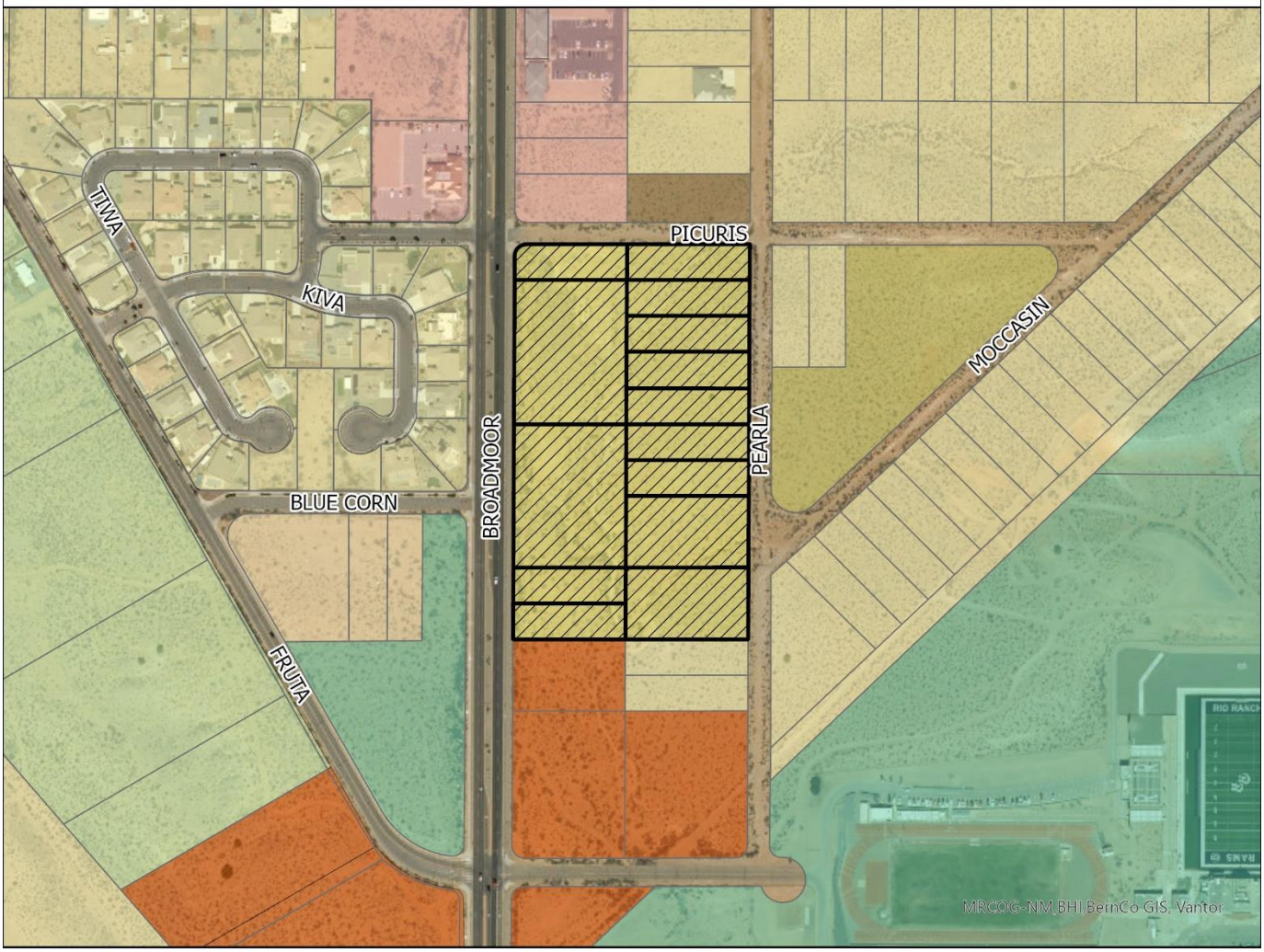
Tim Dvorak

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

The City of Rio Rancho

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

BROADMOOR HILL SUBDIVISION
PRELIMINARY PLAT EXTENSION
RIO RANCHO ESTATES UNIT 13, BLOCK 118, LOTS 1-9 & 16A-20A



GIS Moving Spatial Data Forward

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

Map courtesy of Tim Dvorak, 3/26/2026

N
W E
S

0 0.01 0.03 0.06 0.09 0.12 0.15
Miles

Legend

Zoning
- A-R
- C-1
- NC
- R-1
- R-2
- R-3
- R-4
- R-6
- SU
- Subject Properties

RioRancho
City of Vision

CITY OF RIO RANCHO
PUBLIC HEARING NOTICE

The PLANNING and ZONING BOARD of the CITY of RIO RANCHO will consider the following matters at its regularly scheduled meeting at 6:00 p.m. on Tuesday, April 14, 2026:

Preliminary Plat
Case #26-210-00003
The applicant, Tampico Development, LLC, requests approval of a Preliminary Plat for the Tampico Subdivision. The plat is to create 118 residential lots and 10 tracts, to grant and vacate easements and to dedicate right-of-way. The subject property is legally described as Unit 17, Block 87, Tract A and Entrada de Coronado, Tract B, is zoned R-4: Single-Family Residential and comprises approximately 26.1748 acres.

Variance
Case #26-110-00007
The applicant, Resurrection Land Company, LLC, requests approval of a Variance for the subject property legally described as Unit 11, Block VV, Lot 134 and physically located at 529 9th Ave NE. The applicant requests a variance to the 60' lot width requirement for R-1: Single Family Residential, to allow for development on the 49.96' lot as it exists. The subject property is zoned R-1: Single-Family Residential and comprises approximately .2297 acres.

Conditional Use
Case #26-120-00001
The applicant, Jessica Jennings, is requesting a Conditional Use approval for a boarding kennel at the property legally described as Arrowhead Ridge, Tract 12A. The property is zoned SU: Special Use and is approximately 1.40 acres.

Preliminary Plat Extension
Case #23-210-00013
The Applicant, Las Ventanas NM, Inc., through their agent, Huitt-Zollars, Inc., requests approval of a Preliminary Plat Extension for the Broadmoor Hill Subdivision, comprised of the properties legally described as Rio Rancho Estates Unit 13, Block 118, Lots 1-9 & 16A-20A.

Appeal
Case #26-300-00001
The applicant, Matthew Champlin, is appealing the decision by the City Manager to uphold the Development Service Department's final decision determining that the Winegrower License is not a permissive use on the SU: Special Use for Single-Family Residential Zoned property at 3546 Red Canyon Rd NE.

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

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

Journal: March 30, 2026.

Timothy Dvorak

From: Austin Blackmon
Sent: Friday, March 27, 2026 12:43 PM
To: Timothy Dvorak
Cc: BRIAN BABYAK; TIMOTHY ARCHULETA; DAVID SERRANO; Jessie Gilliam; Patrick Kingsbury
Subject: Re: Transmittal: 23-210-00013 (Preliminary Plat Extension) Broadmoor Hill Subdivision

Good afternoon, Tim

We in Traffic would like to see the access from Blue Corn Ave be restricted to a 3/4 access (Allowing left in, right in, right out) and the rest of the access off of Picuris Ave can be full access. We have concerns about sight distances at the Blue Corn Ave being near a hill and creating unsafe conditions for drivers.

Please let us know if you have any questions. Thank you,

RioRancho City of Vision

Austin Blackmon
Senior Associate Engineer - Traffic Section

Public Works / Engineering
RRNM.gov

From: Timothy Dvorak <tdvorak@rrnm.gov>
Sent: Thursday, March 26, 2026 11:53 AM
To: Matt Geisel <mgeisel@rrnm.gov>; DAVID SERRANO <dserrano@rrnm.gov>; AMY RINCON <arincon@rrnm.gov>; BRIAN BABYAK <bbabyak@rrnm.gov>; Patrick Kingsbury <pkingsbury@rrnm.gov>; BRIAN JOHNSON <bjohnson@rrnm.gov>; ELLIOTT GUINN <eguinn@rrnm.gov>; SCOTT POPE <spope@rrnm.gov>; Andy Edmondson <aedmondson@sscafca.com>; Sara Rassa <srassa@sscafca.com>; DYANE SONIER <dsonier@rrnm.gov>; Michael Baker <michael.baker@rrps.net>; aahill@mrcog-nm.gov <aahill@mrcog-nm.gov>; John Muldrow <john.muldrow@ezeefiber.com>; TIMOTHY ARCHULETA <tarchuleta@rrnm.gov>; Austin Blackmon <ablackmon@rrnm.gov>
Subject: Transmittal: 23-210-00013 (Preliminary Plat Extension) Broadmoor Hill Subdivision

Good morning everyone,

Attached, please find the transmittal sheet and application materials for a Preliminary Plat Extension Request for the Broadmoor Hill Subdivision (23-210-00013). The subject properties are legally described as Unit 13, Block 118, Lots 1-9 & 16A-20A and comprise approximately 10.5 acres.

DEVELOPMENT SERVICES DEPARTMENT— TRANSMITTAL AND REVIEW SHEET

DATE: November 3, 2023

TO:
(X) Development Services – Matt Geisel, David Serrano, Amy Rincon, Brian Babyak, Jordan Yutzy, Cedric Smith, Peter Prukop
(X) Fire and Rescue - Jessica Duron-Martinez, Gerard Bauer
(X) Police - Justin Garcia
(X) SSCAFCA – Andy Edmondson, Sara Rassa
(X) Parks and Recreation - Dyane Sonier
(X) Rio Rancho Public Schools – Michael Baker
(X) MRCOG – Peach Anderson-Tauzer

FROM: Development Services Department, Planning & Zoning Division

RE: Preliminary Plat: DSD #23-210-00013 (Broadmoor Hill Subdivision)

The applicant, Las Ventanas NM, Inc., through their agent, Huitt-Zollars, Inc., requests approval of a preliminary plat for the Broadmoor Hill Subdivision, creating 56 lots and 1 parcel zoned R-2: Single-Family Residential District. The subject properties are legally described as Unit 13, Block 118, Lots 1-9 & 16A-20A and comprise approximately 10.5 acres.

Please review and provide recommendations, comments or corrections on this form and return via hand delivery, fax or e-mail by **Wednesday, January 10, 2024**. 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:
(X) RECOMMENDED FOR APPROVAL
(_) RETURNED FOR REVISIONS RESUBMITTAL REQUIRED
(_) RETURNED WITH COMMENTS RESUBMITTAL NOT REQUIRED

-IFC 2021 shall be referenced for fire code.
-2 entrances shall be required.
- Fire hydrants shall be at a maximum distance of 500 feet apart.
-A Fire 1 plan shall be submitted to the Fire Marshals office for review prior to a full plan set submittal.

Fire Marshal Brian Johnson — Reviewer
5/15/2025 — Date

DEVELOPMENT SERVICES DEPARTMENT— TRANSMITTAL AND REVIEW SHEET

DATE: November 3, 2023

TO:
(X) Development Services – Matt Geisel, David Serrano, Amy Rincon, Brian Babyak, Jordan Yutzy, Cedric Smith, Peter Prukop
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RE: Preliminary Plat: DSD #23-210-00013 (Broadmoor Hill Subdivision)

The applicant, Las Ventanas NM, Inc., through their agent, Huitt-Zollars, Inc., requests approval of a preliminary plat for the Broadmoor Hill Subdivision, creating 56 lots and 1 parcel zoned R-2: Single-Family Residential District. The subject properties are legally described as Unit 13, Block 118, Lots 1-9 & 16A-20A and comprise approximately 10.5 acres.

Please review and provide recommendations, comments or corrections on this form and return via hand delivery, fax or e-mail by **Wednesday, January 10, 2024**. 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.

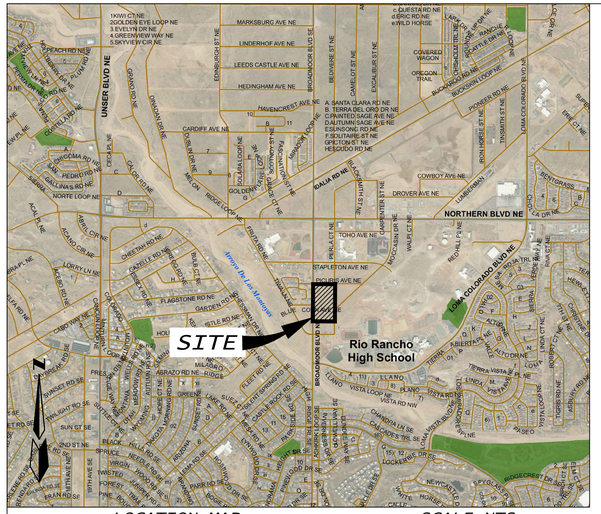
This item has been reviewed and is hereby:
(_) RECOMMENDED FOR APPROVAL
(_) RETURNED FOR REVISIONS RESUBMITTAL REQUIRED
(_) RETURNED WITH COMMENTS RESUBMITTAL NOT REQUIRED

No new comments - As provided in November: No recommendation for or against approval of the proposed replat. No new comments from those provided for prior cases for this development, such as 22-210-00013, 22-280-00006 and 20-250-00025. Repeating previous comments (20-250-00025) that recommended some level of landscaping – at a minimum for the subdivision entryways-be provided with the construction plans, and to possibly be maintained by an HOA, and it would seem that some level of landscaping improvements would be required along Broadmoor Blvd. PRCS will continue to defer to DSD as to what ROW or other improvements are required for this development.

Dyane N. Sonier *12/28/2023*

Reviewer Date

DSD Engineering Comments (Pg. 1 of 1)



LOCATION MAP SCALE:NTS

SUBDIVISION DATA

GROSS ACREAGE:	10.4899 AC.
NO. OF EXISTING LOTS:	14 LOTS
NO. OF EXISTING TRACTS:	0 TRACTS
NO. OF LOTS CREATED:	56 LOTS
NO. OF TRACTS CREATED:	2 TRACTS & 1 PARCEL
PUBLIC RIGHT OF WAY CREATED:	0.0 AC.
DATE OF SURVEY:	FEBRUARY 19th, 2015

FREE CONSENT AND DEDICATION

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO THE CREATION OF LOTS AND PARCELS AS SHOWN HEREON. THE PRIVATE STREETS WILL BE DEEDED IN FEE SIMPLE TO THE BROADMOOR HILL HOME OWNERS ASSOCIATION AND WILL BE MAINTAINED BY SAME. THEY WILL BE FOR THE BENEFIT OF THE HOME OWNERS. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO THE GRANTING OF PRIVATE STREETS AS SHOWN HEREON, INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, INSPECT AND MAINTAIN FACILITIES THEREIN. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY GRANT ALL PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRIC, WATER, SEWER AND COMMUNICATION SERVICES, WHERE SHOWN OR INDICATED, INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO THE DEDICATION OF PARCEL A FOR PUBLIC DRAINAGE AS SHOWN HEREON TO THE CITY OF RIO RANCHO IN FEE SIMPLE WITH WARRANTY COVENANTS. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNER(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE PROPERTY SUBDIVIDED HEREON.

OWNER(S): T. Scott Ashcraft, President, LAS VENTANAS NM, INC.
LOT 16-A AND 17-A

Scott Ashcraft, President — Date

ACKNOWLEDGEMENT

STATE OF NEW MEXICO)
BERNALILLO COUNTY) SS

On this _____ day of _____, 2024, this instrument was acknowledged before me by T. Scott Ashcraft, President for LAS VENTANAS NM, INC. on behalf of said Corporation.

Notary Public — My Commission Expires

LEGAL DESCRIPTION

A TRACT OF LAND SITUATE WITHIN THE TOWN OF ALAMEDA GRANT, PROJECTED SECTION 13, TOWNSHIP 12 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO BEING ALL OF LOTS 1-9, BLOCK 118, RIO RANCHO ESTATES, UNIT 13, AS THE SAME IS SHOWN AND DESIGNATED ON SAID PLAT, FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF SANDOVAL COUNTY, NEW MEXICO, ON MAY 12, 1969, IN RIO RANCHO ESTATES PLAT BOOK NO. 1, PAGE 88 AND ALL OF LOTS 16-A THRU 20-A, BLOCK 118, RIO RANCHO ESTATES, UNIT 13, AS THE SAME IS SHOWN AND DESIGNATED ON SAID PLAT, FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF SANDOVAL COUNTY, NEW MEXICO, ON NOVEMBER 16, 2000, IN RIO RANCHO ESTATES PLAT BOOK NO. 12, PAGES 25-30, AND CONTAINING 10.4899 ACRES MORE OR LESS.

PURPOSE OF PLAT

1. To Subdivide 14 existing lots into 56 residential lots, 1 Parcel, 2 Tracts for private roadways, and to grant easements as shown hereon.
2. To eliminate existing property lines as shown.
3. To vacate existing 5' public utility & drainage easements as shown hereon.
4. To vacate existing 24' reciprocal ingress and egress easements as shown hereon.

plat is missing water, storm, sewer easements

SUBDIVISION NOTES

1. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARING (CENTRAL ZONE)
2. ALL DISTANCES ARE GROUND DISTANCES
3. BEARINGS AND DISTANCES IN PARENTHESIS RECORD.
4. BASIS OF BOUNDARY ARE THE FOLLOWING PLATS AND DOCUMENTS OF RECORD ENTITLED:

   "UNIT THIRTEEN, RIO RANCHO ESTATES"
   (05-12-1969, RRE BOOK 1, PAGE 88)

   "UNIT THIRTEEN, RIO RANCHO ESTATES"
   (11-16-2000, RRE BOOK 12, PAGE 25-30, VOL 3, FOLIO 2024A)

   ALL BEING RECORDS OF SANDOVAL COUNTY, NEW MEXICO

5. FIELD SURVEY PERFORMED ON FEBRUARY 19, 2015.
6. TITLE REPORT:

   TITLE COMPANY: FIDELITY NATIONAL TITLE INSURANCE COMPANY
   FILE NO.: FT000171566-RUTLEDGED (EFFECTIVE DATE: DECEMBER 15, 2014)

7. CITY OF RIO RANCHO , NEW MEXICO ZONE: R-2
8. 100 YEAR FLOOD ZONE DESIGNATION: ZONE X, PANEL 1893 OF 2225, FLOOD INSURANCE RATE MAP, CITY OF RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO, DATED MARCH 18, 2008. THIS PROPERTY DOES NOT LIE IN THE 100 YEAR FLOOD PLAIN.

FREE CONSENT AND DEDICATION

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO THE CREATION OF LOTS AND PARCELS AS SHOWN HEREON. THE PRIVATE STREETS WILL BE DEEDED IN FEE SIMPLE TO THE BROADMOOR HILL HOME OWNERS ASSOCIATION AND WILL BE MAINTAINED BY SAME. THEY WILL BE FOR THE BENEFIT OF THE HOME OWNERS. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO THE GRANTING OF PRIVATE STREETS AS SHOWN HEREON, INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, INSPECT AND MAINTAIN FACILITIES THEREIN. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY GRANT ALL PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRIC, WATER, SEWER AND COMMUNICATION SERVICES, WHERE SHOWN OR INDICATED, INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO THE DEDICATION OF PARCEL A FOR PUBLIC DRAINAGE AS SHOWN HEREON TO THE CITY OF RIO RANCHO IN FEE SIMPLE WITH WARRANTY COVENANTS. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNER(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE PROPERTY SUBDIVIDED HEREON.

OWNER(S): Daniel Ashcraft, President, ASHCRAFT REAL ESTATE & DEVELOPMENT CORP
LOTS 1 THRU 9, 19-A AND 20-A

Parcel A pond shall be private

Daniel Ashcraft, President — Date

ACKNOWLEDGEMENT

STATE OF NEW MEXICO)
BERNALILLO COUNTY) SS

On this _____ day of _____, 2024, this instrument was acknowledged before me by Daniel Ashcraft, President, Ashcraft Real Estate & Development Corporation, on behalf of said corporation.

Notary Public — My Commission Expires

add Comcast, Ezee Fiber

PUBLIC UTILITY EASEMENTS

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

1. PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM) FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.
2. NEW MEXICO GAS COMPANY (NMGCO) FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.
3. LUMEN (LUMEN) FOR INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND ENCLOSURES.
4. SPARKLIGHT FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICES.
5. 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.

remove

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID RIGHT-OF-WAY AND EASEMENT, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF GRANTOR FOR THE PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT-OF-WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF GRANTEE, AND TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVE GROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON.

EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN (10) FEET IN FRONT OF TRANSFORMER/SWITCHGEAR DOORS AND FIVE (5) FEET ON EACH SIDE.

DISCLAIMER IN APPROVING THIS PLAT, PNM, NMGCO, LUMEN AND SPARKLIGHT DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM, NMGCO, SPARKLIGHT AND LUMEN DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT.

NOTES: UNLESS OTHERWISE INDICATED:

There is a ten (10) foot wide public utility easement within all new lots adjacent to private roadways and public 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 other side and rear property lines.

CITY CLERKS CERTIFICATE

I, Rebecca A. Martinez, City Clerk of the City of Rio Rancho, New Mexico do hereby certify that the plat shown hereon was approved by the Rio Rancho Planning and Zoning Board Chairman on the ____ day of _____, 2024.

Rebecca A. Martinez, City Clerk, City of Rio Rancho — Date

TREASURER'S CERTIFICATE

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

Jennifer Taylor, Sandoval County Treasurer — Date

FREE CONSENT AND DEDICATION

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO THE CREATION OF LOTS AND PARCELS AS SHOWN HEREON. THE PRIVATE STREETS WILL BE DEEDED IN FEE SIMPLE TO THE BROADMOOR HILL HOME OWNERS ASSOCIATION AND WILL BE MAINTAINED BY SAME. THEY WILL BE FOR THE BENEFIT OF THE HOME OWNERS. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO THE GRANTING OF PRIVATE STREETS AS SHOWN HEREON, INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, INSPECT AND MAINTAIN FACILITIES THEREIN. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY GRANT ALL PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRIC, WATER, SEWER AND COMMUNICATION SERVICES, WHERE SHOWN OR INDICATED, INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO THE DEDICATION OF PARCEL A FOR PUBLIC DRAINAGE AS SHOWN HEREON TO THE CITY OF RIO RANCHO IN FEE SIMPLE WITH WARRANTY COVENANTS. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNER(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE PROPERTY SUBDIVIDED HEREON.

OWNER(S): T. Scott Ashcraft
LOT 18-A

T. Scott Ashcraft — Date

ACKNOWLEDGEMENT

STATE OF NEW MEXICO)
BERNALILLO COUNTY) SS

On this _____ day of _____, 2024, this instrument was acknowledged before me by T. Scott Ashcraft, President for LAS VENTANAS NM, INC. on behalf of said Corporation.

Notary Public — My Commission Expires

PRELIMINARY PLAT
FOR
BROADMOOR HILL

(BEING A REPLAT OF LOTS 1 THRU 9, AND 16-A THRU 20-A,BLOCK 118,
RIO RANCHO ESTATES, UNIT 13)
WITHIN
THE TOWN OF ALAMEDA GRANT
PROJECTED SECTION 13
TOWNSHIP 12 NORTH, RANGE 2 EAST, N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
JANUARY 2024

DSD CASE NO. _____

RIO RANCHO PLANNING AND ZONING BOARD

Approved on the _____ day of _____ 2024.

Fred Radosevich, Chairman — Date

UTILITY APPROVALS:

City of Rio Rancho — Date

New Mexico Gas Company — Date

Lumen — Date

Public Service Company of New Mexico — Date

Sparklight — Date

COUNTY CLERKS RECORDING INFORMATION

THIS INSTRUMENT WAS FILED FOR RECORD ON THE _____TH DAY OF_____, 2024 IN RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO, AND WAS RECORDED IN VOL_____, FOLIO_____, RECORDS OF SAID COUNTY.

(RIO RANCHO ESTATES PLAT BOOK _____, PAGE _____)

ANNE BRADY-ROMERO, COUNTY CLERK AND RECORDER

BY: _____
DEPUTY

JURISDICTIONAL AFFIDAVIT

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

Timothy Aldrich, P.S. No. 7719 — Date

SURVEYOR'S CERTIFICATION

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

Timothy Aldrich, P.S. No. 7719 — Date

Timothy Aldrich — New Mexico — 7719 — Registered Professional Land Surveyor

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

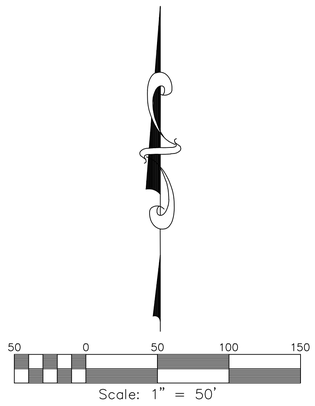
Designed: DMG	Drawn: DER	Checked: ALS	Sheet 1 of 3
Scale: as shown	Date: 12/16/21	Job: A20033	

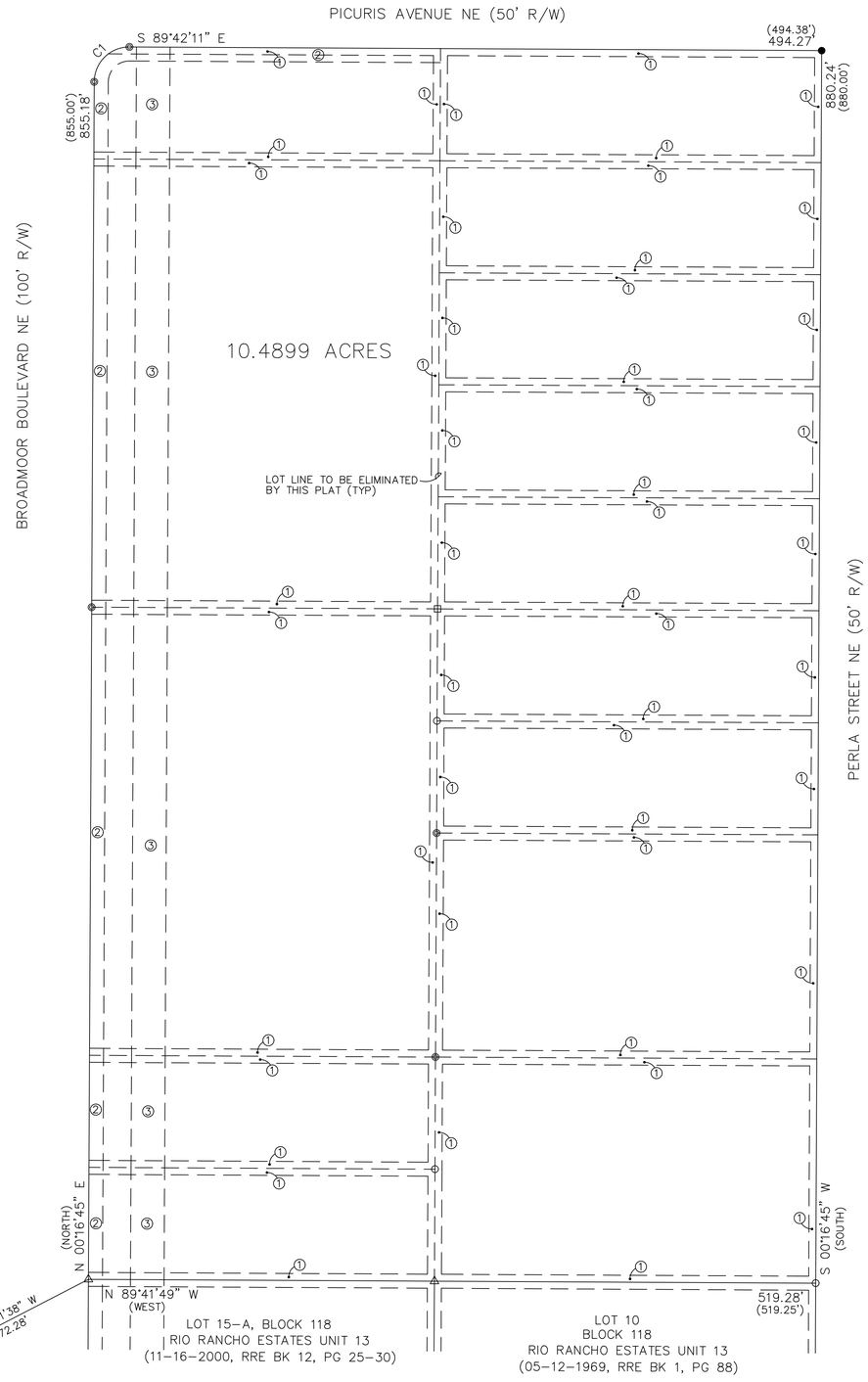
Book ____, Page ____

PRELIMINARY PLAT FOR
BROADMOOR HILL
(BEING A REPLAT OF LOTS 1 THRU 9
AND 16–A THRU 20–A, BLOCK 118,
RIO RANCHO ESTATES UNIT 13)
WITHIN THE
TOWN OF ALAMEDA GRANT
PROJECTED SECTION 13
TOWNSHIP 12 NORTH, RANGE 2 EAST, NMPM
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
JANUARY 2024

DESCRIPTION

A tract of land situate within the Town of Alameda Grant, projected Section 13, Township 12 North, Range 2 East, New Mexico Principal Meridian, City of Rio Rancho, Sandoval County, New Mexico being all of LOTS 1–9, BLOCK 118, RIO RANCHO ESTATES, UNIT 13, as the same is shown and designated on said plat, filed for record in the office of the County Clerk of Sandoval County, New Mexico, on May 12, 1969, in Rio Rancho Estates Plat Book No. 1, Page 88 and all of LOTS 16–A THRU 20–A, BLOCK 118, RIO RANCHO ESTATES, UNIT 13, as the same is shown and designated on said plat, filed for record in the office of the County Clerk of Sandoval County, New Mexico, on November 16, 2000, in Rio Rancho Estates Plat Book No. 12, Pages 25–30, and containing 10.4899 acres more or less.





PROPERTY CORNERS

- ○ FOUND 3/8" REBAR
- ● FOUND 1" PIPE
- □ FOUND 1/2" REBAR W/CAP "LS 8686"
- △ FOUND BATHEY STAKE W/CAP "LS 14271"
- ◎ SET 5/8" REBAR W/CAP "LS 7719"

EASEMENTS

① EXISTING 5' UTILITY & DRAINAGE EASEMENT (TYPICAL)
(05–12–1969, RRE BOOK 1, PAGE 88)
(ALL VACATED BY THIS PLAT)

② EXISTING 10' PUE (TYPICAL)
(11–16–2000, RRE BOOK 12, PAGE 25–30)

③ EXISTING 24' RECIPROCAL INGRESS AND EGRESS EASEMENT
DECLARATION, ACCEPTANCE AND MAINTENANCE
(05–23–2007, 200721588) (20–A)
(08–28–2007, 200735001) (19–A)
(08–28–2007, 200735002) (18–A)
(08–28–2007, 200735003) (17–A)
(08–28–2007, 200735004) (16–A)
(ALL VACATED BY THIS PLAT)

NOTES

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

   "UNIT THIRTEEN, RIO RANCHO ESTATES",
   (05–12–1969, RRE BOOK 1, PAGE 88)

   "UNIT THIRTEEN, RIO RANCHO ESTATES",
   (11–16–2000, RRE BOOK 12, PAGE 25–30 [VOL 3, FOLIO 2024A])

   all being records of Sandoval County, New Mexico.

5. Field Survey: February 19, 2015.
6. Title Report: Fidelity National Title Insurance Company File No. FT000171566–RUTLEDGED (Effective Date: December 15, 2014)
7. City of Rio Rancho, New Mexico Zone: R–2
8. 100 Year Flood Zone Designation: Zone X, Panel 1893 of 2225, Flood Insurance Rate Map, City of Rio Rancho, Sandoval County, New Mexico, dated March 18, 2008. This property does not lie in the 100 Year Flood Plain.

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	39.28'	25.00'	90°01'04"	N 45°17'17" E	35.36'

10–31–2023 REV
01–06–2022 REV

Drawn By:	TA	Date:	02–25–2015
Checked By:	TA	Drawing Name:	15011PLT.DWG
Job No.:	15–011	Sheet:	2 of 3

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

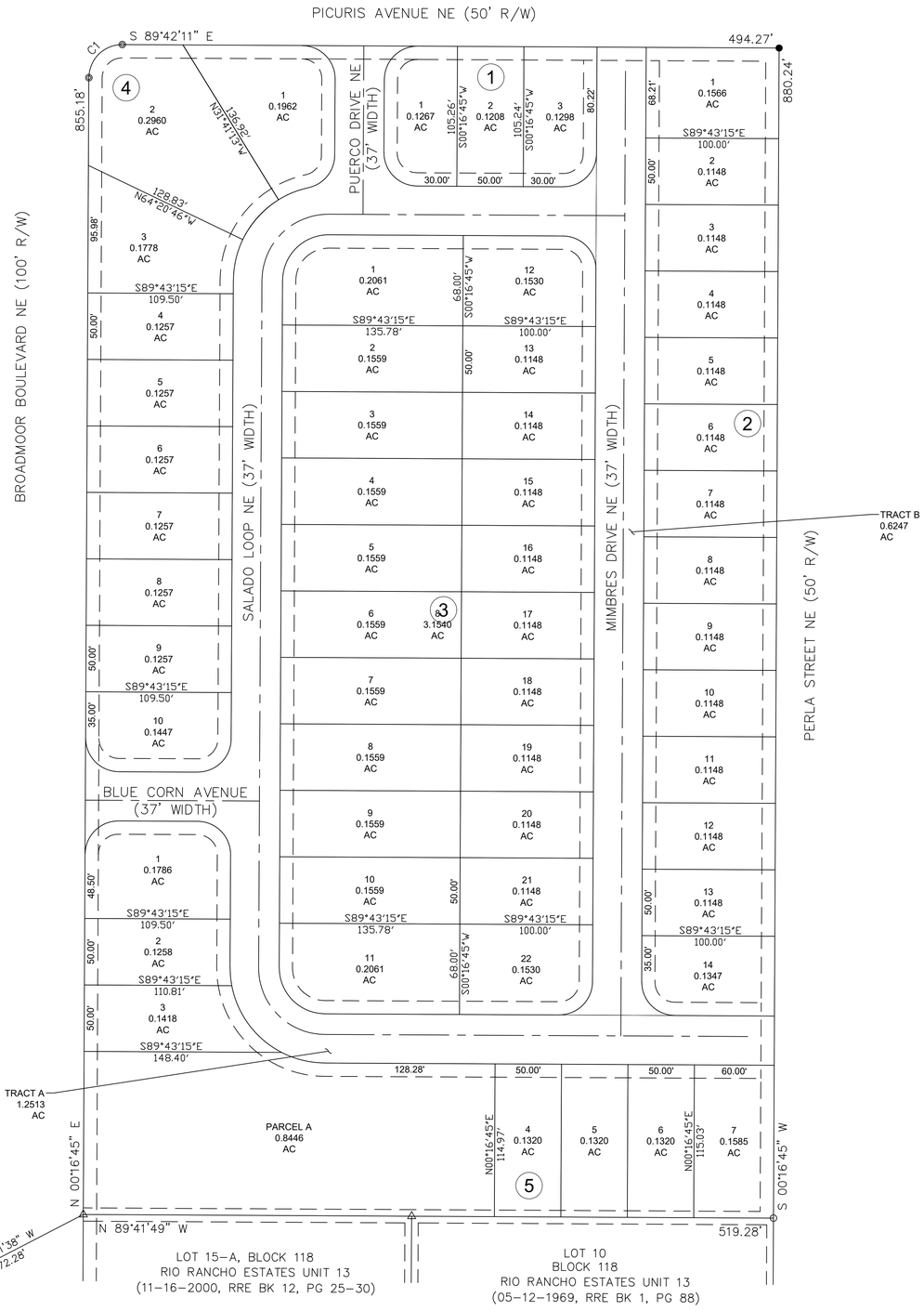
Book _____, Page _____

PRELIMINARY PLAT FOR

BROADMOOR HILL

(BEING A REPLAT OF LOTS 1 THRU 9
AND 16–A THRU 20–A, BLOCK 118,
RIO RANCHO ESTATES UNIT 13)
WITHIN THE
TOWN OF ALAMEDA GRANT
PROJECTED SECTION 13
TOWNSHIP 12 NORTH, RANGE 2 EAST, NMPM
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
JANUARY 2024

50 0 50 100 150
Scale: 1" = 50'



PROPERTY CORNERS

- ○ FOUND 3/8" REBAR
- ● FOUND 1" PIPE
- □ FOUND 1/2" REBAR W/CAP "LS 8686"
- △ FOUND BATHEY STAKE W/CAP "LS 14271"
- ⊗ SET 5/8" REBAR W/CAP "LS 7719"

NOTES: UNLESS OTHERWISE INDICATED:

There is a ten (10) foot wide public utility easement within all new lots adjacent to private roadways and public road rights-of-way being granted herein. There is also a five (5) foot wide public utility easement within all lots and tracts on all other side and rear property lines.

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	39.28'	25.00'	90°01'04"	N 45°17'17" E	35.36'

Drawn By:	TA	Date:	10–31–2023
Checked By:	TA	Drawing Name:	15011PL3.DWG
Job No.:	15–011	Sheet:	2 of 3

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

Book _____, Page _____

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: 26-120-00001

AGENDA DATE:
April 14, 2026

DEPARTMENT:
Development Services

SUBJECT:
Conditional Use Permit. The applicant, Jessica Jennings, requests approval of a Conditional Use Permit to allow for a Boarding Kennel at the subject property legally described as Arrowhead Ridge, Tract 12A. Staff contact is Michelle Costilla and staff recommends approval with findings and conditions.

BACKGROUND AND ANALYSIS:
The applicant, Jessica Jennings, requests approval of a Conditional Use Permit to allow for a Boarding Kennel business at the subject property legally described as Arrowhead Ridge, Tract 12A. The subject property is currently addressed as 4529 Arrowhead Ridge Dr SE and is zoned SU: Special Use under Ordinance No. 2, Enactment No. 95-002, which allows for all permissive and conditional uses as defined within the C-1: Retail Commercial District.

Per Rio Rancho Municipal Code (R.O. 2003) 154.24 (C)(3), "boarding kennels or pet shelters" are a conditional use in the C-1 zoning district, requiring a Conditional Use Permit.

This location previously received approval for a boarding kennel by the Planning and Zoning Board on June 25, 2024, under a different business and owner. The current applicant applied for a Commercial Business Registration with the City of Rio Rancho for the business "Premier Pets Playground." Due to the business being under a different business and owner, a new and separate Conditional Use Permit is required.

Review Criteria:

Rio Rancho Municipal Code (R.O. 2003), Section 150.04 Conditional Use Permit states: "(A) A conditional use permit may be granted for the specific zone in which it is allowed provided it meets any conditions stipulated in this title, and is not detrimental to the public welfare, safety, health, morals and convenience of the surrounding area."

The applicant states in the attached "Boarding Details" document that: *"Boarding for Premier Pets Playground will operate seven days a week and will have overnight staff to supervise the animals, Current plans for the Kennels are as follows:*

The dimensions we have designated for boarding are 24 feet long by 16 feet wide. We have several configuration plans for the kennels but haven't yet decided on one yet.

The small kennels will house no more than two small dogs, the medium kennels will house no more

than two medium dogs, and the large kennels will house no more than two large dogs or one extra-large dog. The maximum capacity for boarding will be no more than 30 dogs, depending on the sizes of the dogs.

These dogs will also have the option to participate in the Day Camp so that they are not confined to the kennel all day.

There is also a pre-existing, enclosed chain-link cage that measures 8ft w x 12ft L x 8f. This can be used to quarantine any animal that is aggressive.

The designated outdoor space is confined to a 10ft W x 25ft L area (~300sq ft). It is enclosed with six-foot tall chain-link fencing on three sides and accessed from the large garage doors on the fourth side. Grass turf covers the asphalt. Shade sails will extend over the top of the fence to protect the animals from the sun. The dogs will have access to this area by opening the garage doors. This will allow us to bring them inside during inclement and during the extreme temperatures of the summer and winter months.

The maximum number of animals that we would have on site at one time would be 70. This includes- all animals for grooming, day camp, and boarding.

By providing day camp and boarding services, we are helping the community to better take care of their pets. We provide the pet-parent peace of mind, and a safe and fun environment for their pet to play and develop social skills. Having the option of supervised fun will prevent the pet from being kenneled at home with no place to run around. Here they will get plenty of exercise and the necessary nutrition all within the confines of our facility. With consideration for our neighbors, the animals for boarding will also have 24 hour supervision so as to keep the noise down after hours."

Staff recommends the Planning and Zoning Board find the proposed use is not likely to be detrimental to the public welfare, safety, health, morals, and convenience of the surrounding area as there has previously been a boarding kennel operating at the subject site and the applicant will not be making any major changes to the site.

The applicant will be required to conform to all requirements listed in Chapter 116, Section 116.17 "Boarding Kennel and Boarding Services". Staff recommends the Board find that the applicant's submittal, business, and development plans for the boarding kennel conform to the regulations listed in Section 116.17. a Condition of Approval has also been included to contact the City's Animal Resource Center and schedule an inspection by the City's Animal Resource Center.

Staff recommends the Board finds that the application meets all conditions stipulated in the Land Use Title, as the business will be moving into an existing tenant space, previously occupied by a similar boarding kennel business. Site development for this property conforms to the conditions of the Title, and the applicant will not be significantly modifying the site development.

SURROUNDING LAND USE AND ZONING:
The subject property is zoned SU: Special Use for all permissive and conditional uses as defined

within the C-1: Retail Commercial and C-2: Wholesale and Warehousing Commercial District. The SU: Special Use zoning district also allows for Movie Theaters, Car Sales, Townhomes, Apartments, and Hotels/Motels. All surrounding properties are similarly zoned SU: Special Use under the same ordinance. Land to the north is undeveloped and used for drainage, land to the east is a car dealership, land to the south is a tire shop and a vacant parking lot, and land to the west is apartment homes.

NOTIFICATIONS:
Notice of the Conditional Use application and Planning and Zoning Board hearing date was sent via certified mail to property owners within 100 ft of the subject property. A legal ad was published in the Albuquerque Journal on March 30, 2026. A notice sign was posted on the property one week prior to the hearing, on April 7, 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	Provided within this document
DSD Engineering	X	No adverse comments
Rio Rancho Public Schools	X	No comments provided
Fire and Rescue	X	No adverse comments
Police Department	X	No comments provided
SSCAFCA	X	No adverse comments
MRCOG	X	No comments provided
Parks, Recreation and Community Services	X	Comments attached

IMPACT:
The Development Services Department recommends the Planning and Zoning Board approve the Conditional Use Permit for a boarding kennel, subject to the findings and conditions set forth below:

GENERAL FINDINGS OF FACT:
1. The Planning and Zoning Board has jurisdiction over the approval of a Conditional Use Permit.
2.The applicant has the authority to request a Conditional Use Permit for a boarding kennel.
3. Due process was provided to the applicant and adjacent property owners.

SPECIFIC FINDINGS OF FACT AND CONDITIONS OF APPROVAL:
1. The applicant has adequately addressed the criteria as set forth in R.O. 2003 Section 150.04 Conditional Use Permit.
2. The applicant has adequately addressed the criteria of R.O. 2003 Section 154.24 (C)(3).
3. The boarding kennel would not have adverse effects on the surrounding area and would not be detrimental to the public welfare, safety, health, morals and convenience of the surrounding area.
4. If the Conditional Use Permit is approved, the applicant will provide a copy of the signed Findings of Facts to the City Clerk's office for their records.
5. All requirements listed in Chapter 116, Section 116.17 "Boarding Kennel and Boarding Services" shall be met.
6. Applicant is required to contact the City's Animal Resource Center and an inspection by the City's Animal Resource Center is required.
7. Landscaping will be perpetually maintained.
8. Any new signage will require a new permit.

9. Comments from Parks and Recreation shall be addressed prior to obtaining business registration.

If the Planning and Zoning Board finds that the application for the Conditional Use Permit does not meet the regulations of R.O. 2003 Section 150.04 "Conditional Use Permit", then the following findings of fact for denail may be applied:

FINDINGS OF FACT FOR DENIAL:
1. The applicant has not adequately addressed the criteria as set forth in R.O. 2003 Section 150.04 Conditional Use Permit.
2. The boarding kennel would have adverse effects on the surrounding area and would be detrimental to the public welfare, safety, health, morals and convenience of the surrounding area.

ALTERNATIVES:

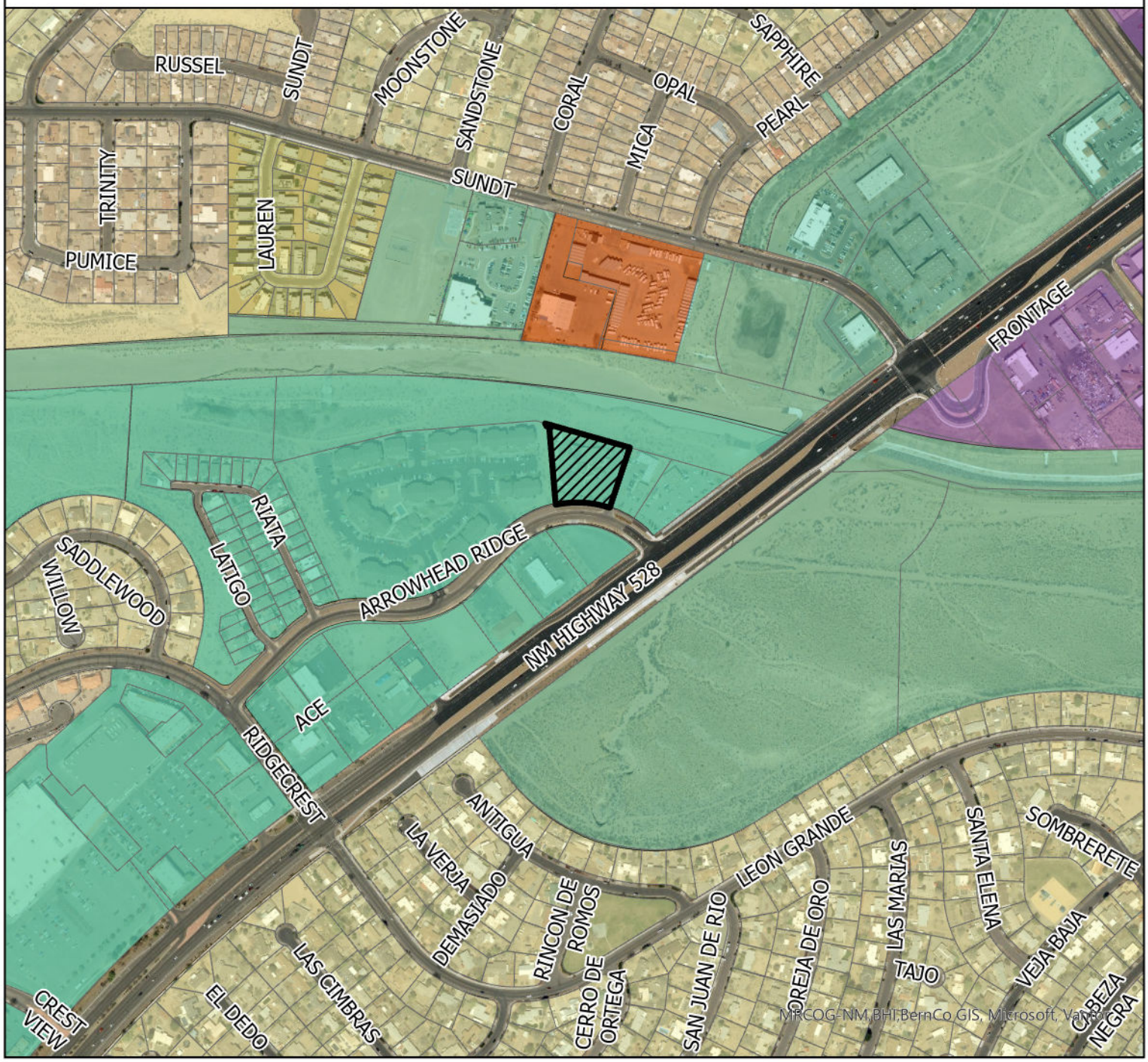
The Planning and Zoning Board may:
1. Approve the request, in whole or in part;
2. Deny the request, in whole or in part;
3. Modify the request and approve such modifications;
4. Postpone the request and continue the public hearing for the request for further review.

DEPARTMENT RECOMMENDATION:

Staff recommends the Planning and Zoning Board approve the requested Conditional Use Permit subject to findings and conditions.

ATTACHMENT: Zoning, Location.pdf
ATTACHMENT: Application.pdf
ATTACHMENT: Letter of Authorization.pdf
ATTACHMENT: Site Plan.pdf
ATTACHMENT: Boarding Details.pdf
ATTACHMENT: Parks and Recreation Comments.pdf
ATTACHMENT: Reproduction of Notices.pdf
ATTACHMENT: Findings_of_Fact.docx

ARROWHEAD RIDGE, TRACT 12A



Subject Property

Zoning

- C-1
- M-1
- R-1
- R-3
- R-4
- SU

N

0 0.030.07 0.13 0.2 0.26 Miles

GIS Moving Spatial Data Forward

Rio Rancho City of Vision

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

Map courtesy of Michelle Costilla 3/27/2026

Rio Rancho
City of Vision

3200 Civic Center Circle NE, Rio Rancho, NM
(505) 891-5005

PLANNING & ZONING LAND USE APPLICATION

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

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

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

APPLICANT/AGENT INFORMATION

Applicant Name: Jessica Jennings		Phone: 505 974 2285
Address: 114 Industrial park pl		E-Mail: jessjennings22@gmail.co
City: Rio Rancho	State: NM	Zip: 87124
Proprietary Interest:	List Owners:	
Deed or Ownership Verification Provided: (Initials)		Letter of Authorization Provided: (Initials)

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

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

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

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

ACKNOWLEDGEMENT

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

Print Name: Jessica Jennings	Applicant: Jessica Jennings	Agent:
Signature:		Date: 3/12/2026

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #
26-120-00001		

APPLICATION ACCEPTED BY: MICHELLE COSTILLA **DATE:** 3/17/26

Form revised June 2014

Rio Rancho
City of Vision

City of Rio Rancho
Development Services
3200 Civic Center Cir. 1st Floor
Rio Rancho, NM 87144
(505) 891-5005 Fax: (505) 896-8994

Conditional Use Application

Fee $67.00

Applicant

Name (Print): Jessica Jennings
Address: 114 Industrial Park pl
City: Rio Rancho State: NM Zip: 87124
Phone: 505 974-2285 Alt phone: 505 355-8837
Email: jessjennings88@gmail.com

Agent

Name:
Address:
City: State: Zip:
Phone (W): Phone (Other):
Email:

Property Owner

Name: Roxanne Baltz (Asgard LLC)
Address: 4529 Arrowhead Ridge SE
City: Rio Rancho State: NM Zip: 87124
Phone (W): 505 270-8593 Phone (Other):
Email: rbaltz@bladewerx.com

Legal Description

Subdivision/Unit: Block: Lot: 1.36 acres
Tract/Parcel: R18279 Zoning: SU

Location of Property

Address: 4529 Arrowhead ridge dr
City: Rio Rancho State: NM Zip: 87124

Reason for Request (use additional sheets if necessary)

We would like to continue boarding dogs like La Pawta there will be NO changes to those specifications of the boarding area

Applicant Signature

Date 3/12/26

Asgard LLC
4529 Arrowhead Ridge SE
Rio Rancho, NM 87124

March 12, 2026

To Whom It May Concern,

I am the owner of the building at the address above and agreed to lease suite 102 to Premier Pets Playground. I'm aware that they will be boarding dogs and I give my approval for this activity. May they be successful in their new business.

Suite 101 is rented to another business that I own, Bladewerx LLC. This business also approves of dog boarding.

Roxanne Balz

Owner/Landlord

N
Shieldwerx
Bladewerx
Drive N Motion
Rio Rancho
Car dealer
Arrowhead Ridge Dr SE
Arrowhead Ridge Dr SE
Arrowhead Ridge
528

Boarding Details & Considerations

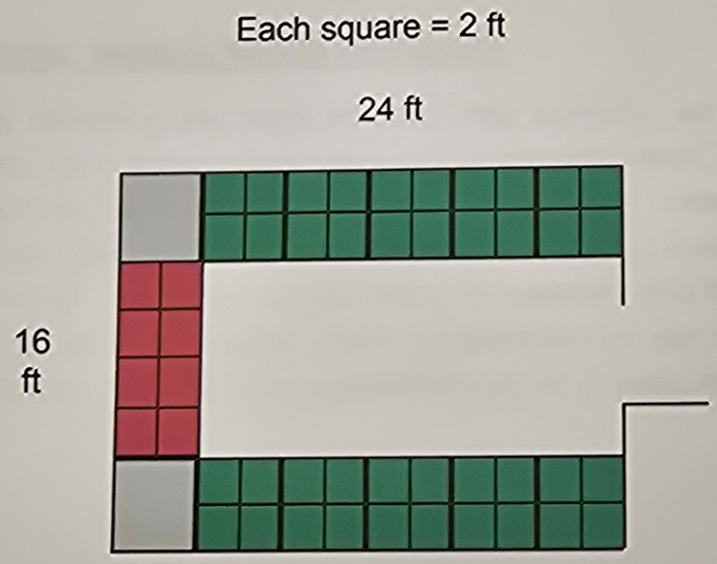
Premier Pets Playground

Boarding and Kenneling.

Boarding for Premier Pets Playground will operate seven days a week and will have overnight staff to supervise the animals. Current plans for the kennels are as follows:

The dimensions we have designated for boarding are 24 feet long by 16 feet wide. We have several configuration plans for the kennels but haven't yet decided on one yet. This is one example:

Config 1: (**10**) 4ft W x 4ftL kennels, and (**1**) 4ft W x 8ft L "deluxe suite" or "family suite" kennel.



The small kennels will house no more than two small dogs, the medium kennels will house no more than two medium dogs, and the large kennels will house no more than two large dogs or one extra-large dog. The maximum capacity for boarding will be no more than 30 dogs, depending on the sizes of the dogs.

These dogs will also have the option to participate in the Day Camp so that they are not confined to the kennel all day.

There is also a pre-existing, enclosed chain-link cage that measures 8ft W x 12ft L x 8ft T. This can be used to quarantine any animal that is aggressive.

Outdoor Facilities.

The designated outdoor space is confined to a 10ft W x 25ft L area (~300sq ft). It is enclosed with six-foot tall chain-link fencing on three sides and accessed from the large garage doors on the fourth side. Grass turf covers the asphalt. Shade sails will extend over the top of the fence to protect the animals from the sun. The dogs will have access to this area by opening the garage doors. This will allow us to bring them inside during inclement and during the extreme temperatures of the summer and winter months.

Maximum Number of Animals.

The maximum number of animals that we would have on site at one time would be 70. This includes all animals for grooming, day camp, and boarding.

Moral, Welfare, Health and Safety.

By providing day camp and boarding services, we are helping the community to better take care of their pets. We provide the pet-parent peace of mind, and a safe and fun environment for their pet to play and develop social skills. Having the option of supervised fun will prevent the pet from being kenneled at home with no place to run around. Here they will get plenty of exercise and the necessary nutrition all within the confines of our facility. With consideration for our neighbors, the animals for boarding will also have 24 hour supervision so as to keep the noise down after hours.

CONDITIONAL USE APPLICATION

Business Information:

Premier Pets Playground

4529 Arrowhead Ridge Dr SE, Suite 102, Rio Rancho, NM, 87124

Business Activity:

This space will be used for dog grooming and doggy day camp. We will also be offering overnight boarding, but we are not planning to start this portion of the business until April. But we do need to get the grooming and day camp going immediately.

Hours of Operation:

Grooming and Day Camp:

Monday through Friday - 7am to 7pm.

Saturday - 8am to 3pm.

Sundays - Closed

Boarding:

Monday through Sunday – All day and overnight

Number of Employees:

We will have myself and husband and 3 space renters to start

Other Information:

The landlord (Roxanne Baltz – 505-270-8593), has been informed of what we plan to do at the location and that she approves of it. She said you may contact her, and she will let you know that overnight boarding is permitted. She also occupies the adjacent space of the building at this location.

Please contact me with any questions:

Jessica Jennings

505-9742285

Thank you!

Jessica Jennings

DEVELOPMENT SERVICES DEPARTMENT— TRANSMITTAL AND REVIEW SHEET

DATE: March 17, 2026

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

FROM: Development Services Department, Planning & Zoning Division
RE: Site Plan: DSD 26-120-00001 (please reference this # with any correspondence)

The applicant, Jessica Jennings, is requesting a Conditional Use approval for a boarding kennel at the property legally described as Arrowhead Ridge, Tract 12A. The property is zoned SU: Special Use and is approximately 1.40 acres.

Please review and provide recommendations, comments or corrections on this form and return via hand delivery, fax or e-mail by **Wednesday, April 1, 2026**. If redline comments are made on the plat, please also provide me with a copy. Please contact Michelle Costilla at 505-896-8362 or e-mail mcostilla@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
- (X) RETURNED WITH COMMENTS RESUBMITTAL NOT REQUIRED

To DSD staff and the applicant: It was unclear how the applicant was arriving at a max. Pet number of 70 with the information provided (will kennels be stacked, will there be multiple areas with a "Configuration 1" layout?). The description of small, medium and large kennel sizes did not correlate with the dimensions shown on the "Configuration 1" exhibit. It is unclear what is meant by operations occurring Monday – Saturday, will there not be pet boarding on Sundays? - Comments from PRCS/ARC Director.

Dyane N. Sonier for Connie Peterson *04/02/2026*

Reviewer Date

The City of Rio Rancho

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

March 27, 2026

RE: Conditional Use; Case No. 26-120-00001
Arrowhead Ridge, Tract 12A

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, Jessica Jennings, is requesting a Conditional Use approval for a boarding kennel at the property legally described as Arrowhead Ridge, Tract 12A. The property is zoned SU: Special Use and is approximately 1.40 acres.

The Planning and Zoning Board will consider the request and decide their approval on **Tuesday, April 14, 2026** at 6:00 pm at City Hall in the **Council Chambers.**

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

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

Please contact me via e-mail me at mcostilla@rrnm.gov or call me at 505-896-8362 if you have any questions concerning this matter.

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

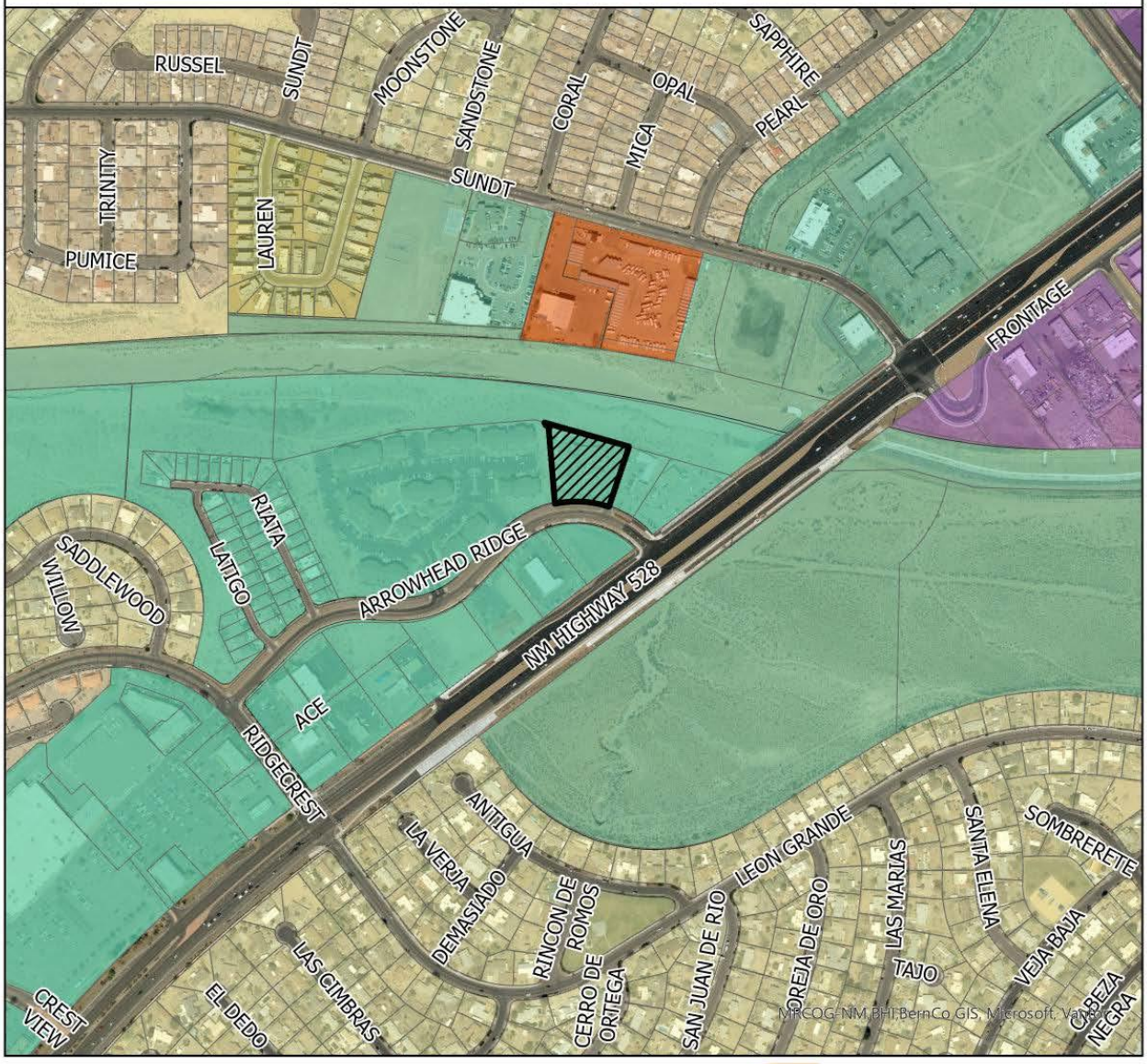
Respectfully,

Michelle Costilla, AICP
Municipal Planner III
Development Services Department
City of Rio Rancho

The City of Rio Rancho

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

ARROWHEAD RIDGE, TRACT 12A



Subject Property

Zoning

- C-1
- M-1
- R-1
- R-3
- R-4
- SU

N

0 0.030.07 0.13 0.2 0.26 Miles

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

Map courtesy of Michelle Costilla 3/27/2026

RioRancho
City of Vision

CITY OF RIO RANCHO
PUBLIC HEARING NOTICE

The PLANNING and ZONING BOARD of the CITY of RIO RANCHO will consider the following matters at its regularly scheduled meeting at 6:00 p.m. on Tuesday, April 14, 2026:

Preliminary Plat
Case #26-210-00003
The applicant, Tampico Development, LLC, requests approval of a Preliminary Plat for the Tampico Subdivision. The plat is to create 118 residential lots and 10 tracts, to grant and vacate easements and to dedicate right-of-way. The subject property is legally described as Unit 17, Block 87, Tract A and Entrada de Coronado, Tract B, is zoned R-4: Single-Family Residential and comprises approximately 26.1748 acres.

Variance
Case #26-110-00007
The applicant, Resurrection Land Company, LLC, requests approval of a Variance for the subject property legally described as Unit 11, Block VV, Lot 134 and physically located at 529 9th Ave NE. The applicant requests a variance to the 60' lot width requirement for R-1: Single Family Residential, to allow for development on the 49.96' lot as it exists. The subject property is zoned R-1: Single-Family Residential and comprises approximately [illegible] acres.

Conditional Use
Case #26-120-00001
The applicant, Jessica Jennings, is requesting a Conditional Use approval for a boarding kennel at the property legally described as Arrowhead Ridge, Tract 12A. The property is zoned SU: Special Use and is approximately 1.40 acres.

Preliminary Plat Extension
Case #23-210-00013
The Applicant, Las Ventanas NM, Inc., through their agent, Huitt-Zollars, Inc., requests approval of a Preliminary Plat Extension for the Broadmoor Hill Subdivision, comprised of the properties legally described as Rio Rancho Estates Unit 13, Block 118, Lots 1-9 & 16A-20A.

Appeal
Case #26-300-00001
The applicant, Matthew Champlin, is appealing the decision by the City Manager to uphold the Development Service Department's final decision determining that the Winegrower License is not a permissive use on the SU: Special Use for Single-Family Residential Zoned property at 3546 Red Canyon Rd NE.

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

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

Journal: March 30, 2026.

ARROWHEAD RIDGE, TRACT 12A

Subject Property

100 ft.

N

GIS
Moving Spatial Data Forward

0 0.010.03 0.06 0.09 0.12
Miles

Rio Rancho
City of Vision

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

Map courtesy of Michelle Costilla 3/27/2026

BEFORE THE PLANNING and ZONING BOARD
OF THE
CITY OF RIO RANCHO, NEW MEXICO
FINDINGS OF FACT FOR DENIAL
Case No. 26-120-00001

REQUEST FOR A CONDITIONAL USE PERMIT FOR A BOARDING KENNEL AT THE PROPERTY LEGALLY DESCRIBED AS ARROWHEAD RIDGE, TRACT 12A

Applicant(s): Jessica Jennings

THIS MATTER, having come before the Planning & Zoning Board of the City of Rio Rancho, New Mexico on the 14th day of April 2026, the Planning & Zoning Board having taken evidence and considered the merits, has determined and found:

GENERAL FINDINGS OF FACT:

1. In accordance with R.O. 2003 Section 150.04, the Planning and Zoning Board has jurisdiction over the approval of a Conditional Use Permit.
2. The applicant has the authority to request a Conditional Use Permit for a boarding kennel.
3. Due process was provided to the applicant and the adjacent property owners.

SPECIFIC FINDINGS OF FACT AND CONDITIONS OF DENIAL:

1. The applicant has not adequately addressed the criteria as set forth in R.O. 2003 Section 150.04 Conditional Use Permit.
2. The boarding kennel would have adverse effects on the surrounding area and would be detrimental to the public welfare, safety, health, morals and convenience of the surrounding area.

THEREFORE, the application for a Conditional Use Permit for a boarding kennel for the property legally described as Arrowhead Ridge, Tract 12A, **is DENIED** by the Planning & Zoning Board of the City of Rio Rancho on April 14, 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 APPROVAL
Case No. 26-120-00001

REQUEST FOR A CONDITIONAL USE PERMIT FOR A BOARDING KENNEL AT THE PROPERTY LEGALLY DESCRIBED AS ARROWHEAD RIDGE, TRACT 12A

Applicant(s): Jessica Jennings

THIS MATTER, having come before the Planning & Zoning Board of the City of Rio Rancho, New Mexico on the 14th day of April 2025, the Planning & Zoning Board having taken evidence and considered the merits, has determined and found:

GENERAL FINDINGS OF FACT:

1. In accordance with R.O. 2003 Section 150.04, the Planning and Zoning Board has jurisdiction over the approval of a Conditional Use Permit.
2. The applicant has the authority to request a Conditional Use Permit for a boarding kennel.
3. Due process was provided to the applicant and the adjacent property owners.

SPECIFIC FINDINGS OF FACT AND CONDITIONS OF APPROVAL:

1. The applicant has adequately addressed the criteria as set forth in R.O. 2003 Section 150.04 Conditional Use Permit.
2. The applicant has adequately addressed the criteria of R.O. 2003 Section 154.24 (C)(3).
3. The boarding kennel would not have adverse effects on the surrounding area and would not be detrimental to the public welfare, safety, health, morals and convenience of the surrounding area.
4. If the Conditional Use Permit is approved, the applicant will provide a copy of the signed Findings of Facts to the City Clerk's office for their records.
5. All requirements listed in Chapter 116, Section 116.17 "Boarding Kennel and Boarding Services" shall be met.
6. Applicant is required to contact the City's Animal Resource Center and an inspection by the City's Animal Resource Center is required.
7. Landscaping will be perpetually maintained.
8. Any new signage will require a new permit.
9. Comments from Parks and Recreation shall be addressed prior to obtaining business registration.

THEREFORE, the application for a Conditional Use Permit for a boarding kennel for the property legally described as Arrowhead Ridge, Tract 12A, **is APPROVED** by the Planning & Zoning Board of the City of Rio Rancho on April 14, 2026, subject to the conditions, restrictions and stipulations specified above.

_____ _____

Date Planning & Zoning Chairman

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: 26-110-00007

AGENDA DATE:
April 14, 2026

DEPARTMENT:
Development Services

SUBJECT:
Variance. The applicant, Amreston Homes, LLC, requests approval of a Variance for the subject property legally described as Unit 11, Block VV, Lot 134 and physically located at 529 9th Ave NE. The applicant requests a variance to the 60’ lot width requirement for R-1: Single Family Residential, to allow for development on the existing 50.02' wide lot. Staff contact is Liz Ruiz Carlos and staff recommends approval with findings and conditions.

BACKGROUND AND ANALYSIS:
The Applicant, Amreston Homes, LLC, requests approval of a Variance for the subject property legally described as Unit 11, Block VV, Lot 134 and physically located at 529 9th Ave NE. The applicant requests a Variance to the 60’ lot width requirement for R-1: Single Family Residential, to allow for development on the 50.02’ lot as it exists. The subject property is zoned R-1: Single-Family Residential, comprises approximately 0.2295 acres, and is located northwest of the 9th Ave NE (residential road) and 6th St NE (residential road) intersection, one lot south of Northern Blvd NE (a principal arterial road).

The property was platted in January of 1967, in Book 1, Page 72. The subject property is also located within an Overlay Zone. Per Ordinance No. 21, Enactment No. 98-023, adopted September 23, 1998, the Overlay Zone deems all contiguous 50' minimum frontage lots in the same ownership as merged for building and zoning purposes. Lot 135 to the west is owned by Resurrection Land Company LLC and Lot 133 to the east is owned by Solano Builders LLC. The Applicant owns a single lot, and therefore the overlay does not apply. The Applicant also does not have the ability to apply for a Summary Plat to combine two adjacent lots into a larger, conforming lot.

The surrounding properties to the north, south, east, and west are also zoned R-1: Single-Family Residential District (see Location, Zoning Map). The abutting lots to the north, east, and west are undeveloped, while the lots to the south feature single-family homes. The minimum allowable lot width in the R-1 zoning district is 60' per Rio Rancho Municipal Code (R.O. 2003) Section 154.50. The applicant is requesting this variance to the minimum R-1 zoning district lot width requirement to allow for development on their 50.02' wide lot.

REVIEW CRITERIA:

R.O. 2003 Section 150.06 Variance states, "(A) Variance from the strict application of area, height, dimension, distance, parking or setback requirements of this title may be allowed in the case of exceptionally irregular, narrow, shallow or steep lots, or other exceptional physical condition where the strict application of the requirements of this title would result in a practical difficulty or unnecessary hardship that would deprive the owner of the reasonable use of his land or building.

Practical difficulty or unnecessary hardship cannot be found when financial gain, loss or monetary savings, or mere inconvenience upon the property owner, or difficulty caused to one's personal comfort is the basis for the claim of hardship."

The Applicant states in their justification letter "we are requesting a variance to the R-1 zoning district 60-foot minimum lot width requirement, as outlined in the Rio Rancho Municipal Code, Section 154.50 Zoning Table in order to build a residential home at 529 9th Avenue NE; Unit 11, Block VV, Lot 134. This antiquated platted lot was rezoned from an un-zoned district to a R-1 Zoning district in 1994, per Ordinance No. 68-94-066. The purpose of the ordinance was to provide a zoning designation for the lots within the ordinance boundary. Many of the lots within the boundary of this ordinance did not comply with the R-1 zoning designation. The ordinance did include a "Non-Conforming Clause," however it only applied to "already developed residential properties." The non conformity of this lot has existed since the lot was platted in 1967."

Staff recommends the Planning and Zoning Board find the subject property is an irregular and narrow lot. Staff recommends the Board finds that the strict application of the minimum lot width requirement of 60' on this 50' wide lot would result in a hardship that would deprive the owner of the reasonable use of their land. As the Applicant does not own any adjacent lots to the subject lot, the option for a Summary Plat consolidation to expand the lot width is not available.

SURROUNDING LAND USE/ZONING: The surrounding properties to the south, north, east and west are zoned R-1: Single-Family Residential (see Location, Zoning Map).

INTERDEPARTMENTAL/INTERAGENCY REVIEW:

DSD Planning & Zoning:	Contained within this document.
DSD Engineering:	No adverse comments
Parks, Recreation and Community Services:	No comments provided
Fire and Rescue:	No adverse comments
Rio Rancho Public Schools:	No comments provided
Police Department:	No comments provided
SSCAFCA:	No adverse comments
MRCOG:	No comments provided

NOTIFICATIONS: Neighboring property owners within 100 ft of the subject property were sent certified mail of notice of the Planning and Zoning Board hearing, and property owners between 100-300 ft were sent notice of the hearing by postcard. A notice sign was erected on the subject property on April 7, 2026, as required by ordinance, and a legal notice was published in the Albuquerque Journal on March 30, 2026. All notification requirements for this hearing have been met.

IMPACT:

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

GENERAL FINDINGS OF FACT:

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

SPECIFIC FINDINGS OF FACT AND CONDITIONS OF APPROVAL:

1. The applicant has adequately addressed the criteria for granting a variance as set forth in R.O. 2003 Section 150.06.
2. The subject property, legally described as Unit 11, Block VV, Lot 134, is irregular and narrow with a width of 50.02 ft.
3. The strict application of the minimum lot width requirement would create a hardship that would deprive the applicant of the reasonable use of their property.
4. The applicant must adhere to all other requirements found within R.O. 2003 Chapter 154 and all applicable building and engineering codes for development of the property.

If the Planning & Zoning Board determines that the applicant does not adequately meet the criteria for granting a variance, then the following specific findings and conditions are recommended:

SPECIFIC FINDINGS OF FACT AND CONDITIONS OF DENIAL:
1. The application has not adequately met the criteria for granting a variance as set forth in R.O. 2003 Section 150.06.

ALTERNATIVES:

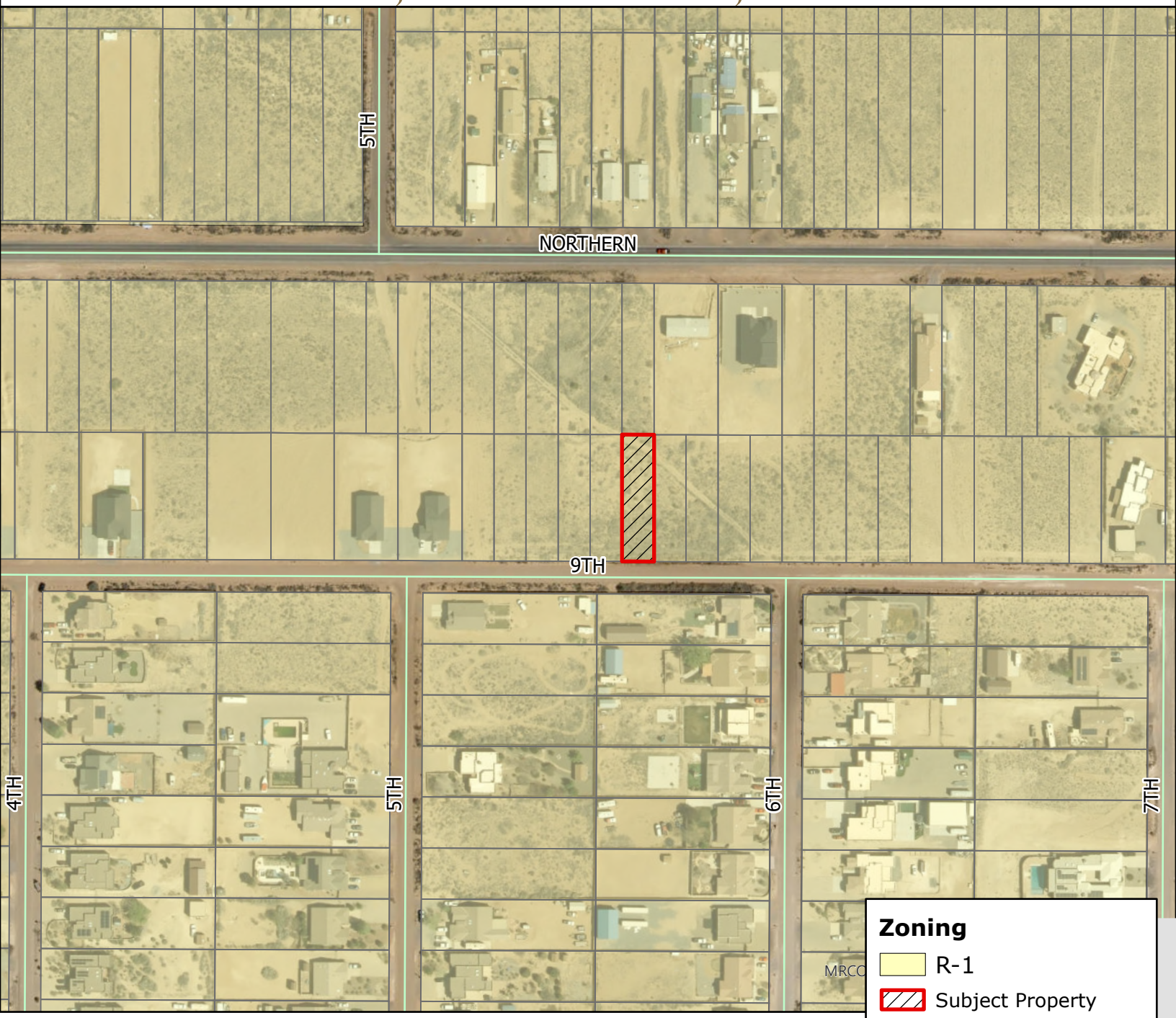
The Planning and Zoning Board may:
1. Approve the Variance request;
2. Deny the Variance request;
3. Modify the Variance request and approve with such modifications;
4. Continue the public hearing to request additional information or to consider testimony provided at the public hearing.

DEPARTMENT RECOMMENDATION:

Staff recommends the Planning & Zoning Board approve the requested Variance.

ATTACHMENT: Location, Zoning Map.pdf
ATTACHMENT: Application.pdf
ATTACHMENT: Justification Letter.pdf
ATTACHMENT: Survey.pdf
ATTACHMENT: Reproduction of Notices.pdf
ATTACHMENT: Findings_of_Fact.docx
ATTACHMENT: Public Comment_Wittie.pdf

VARIANCE
529 9TH AVE NE
UNIT 11, BLOCK VV, LOT 134



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

0 0.01 0.03 0.06 Miles

Rio Rancho City of Vision

GIS Moving Spatial Data Forward

N W E S

Map courtesy of Liz Ruiz Carlos 3.26.26

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

PLANNING & ZONING LAND USE APPLICATION

Please check appropriate box

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

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

APPLICANT/AGENT INFORMATION

Applicant Name: Amreston Homes, LLC		Phone: 505-389-2191
Address: 409 NM Hwy 528 NE		E-Mail: bryana@aswinc.com
City: Rio Rancho	State: NM	Zip: 87124
Proprietary Interest: Owner	List Owners:	
Deed or Ownership Verification Provided: (Initials)		Letter of Authorization Provided: (Initials)
Agent Name:		Phone:
Address:		E-Mail:
City:	State:	ZIP Code:

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

Requesting a variance to Section 154.50 Residential Zoning Table; the lot at 529 9th Avenue, NE, an antiquated platted lot, has a front width of 50'. The current zoning district is R-1. The R-1 Zoning requires a minimum front width of 60'.

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit : Unit 11	Block(s): VV	Lot(s): 134
Existing Zoning: R-1	Proposed Zoning: R-1	
No. of existing lots: 1	No. of proposed lots: 1	Total area of site (acres) 0.2295

ACKNOWLEDGEMENT

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

Print Name: Bryan Aragon	Applicant:	Agent:
Signature: Bryan Aragon		Date: 3/27/2026

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

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

2025019894 08/26/2025 04:18:03 PM
QUIT CLAIM DEED Pg.1 of 1
Anne Brady-Romero Sandoval Cnty Clerk B: 428 P: 19894

QUIT CLAIM DEED

WALLEN DEVELOPMENT, INC., a New Mexico corporation ("Grantor"), for consideration paid, hereby quitclaims to **AMRESTON HOMES LLC, a New Mexico limited liability company**, whose address is 409 NM Hwy 528 NE, Rio Rancho, New Mexico 87124, the following described real estate in Sandoval County, New Mexico:

Lot numbered One Hundred Thirty-Four (134), in Block lettered "VV", in Rio Rancho Estates Unit numbered Eleven (11), as the same are shown and designated on the plat entitled "REPLAT OF LOTS WITHIN UNITS ELEVEN, TWLEVE & THIRTEEN, RIO RANCHO ESTATES, TOWN OF ALAMEDA GRANT, SANDOVAL COUNTY, NEW MEXICO", filed in the office of the County Clerk of Sandoval County, New Mexico, on February 9, 1967, in Rio Rancho Estates Plat Book No. 1, Page 72; and

Lot numbered Fifty-Five (55), in Block numbered Eleven (11), in Rio Rancho Estates Unit numbered Eleven (11), as the same is shown and designated on the plat entitled, "N.W. PORTION OF UNIT ELEVEN, RIO RANCHO ESTATES, TOWN OF ALAMEDA GRANT, SANDOVAL COUNTY, NEW MEXICO", filed in the office of the County Clerk of Sandoval County, New Mexico, on December 11, 1962, in Rio Rancho Estates Plat Book No. 1, Page 36 (the "Property").

WITNESS its hand and seal this 26th day of August, 2025

WALLEN DEVELOPMENT, INC.,
a New Mexico corporation

By: Garry Wallen
Name: Garry Wallen
Title: Owner

STATE OF NEW MEXICO)
)ss.
COUNTY OF SANDOVAL)

The foregoing instrument was acknowledged before me on August 26, 2025, by Garry Wallen, Owner of Wallen Development, Inc., a New Mexico corporation.

Dawn Sena
Notary Public

STATE OF NEW MEXICO
NOTARY PUBLIC
DAWN THERESE TRUJILLO-SENA
COMMISSION NUMBER 1112211
EXPIRATION DATE 06-05-2027

AMRESTON HOMES, LLC
409 NM Hwy 528 NE
Rio Rancho, NM 87124

March 27, 2026

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

RE: REQUEST FOR ZONING VARIANCE

Mr. Babyak,

We are requesting a variance to the R-1 zoning district 60-foot minimum lot width requirement, as outlined in the Rio Rancho Municipal Code, Section 154.50 Zoning Table in order to build residential home at 529 9th Avenue NE; Unit 11, Block VV, Lot 134.

This antiquated platted lot was rezoned from an un-zoned district to a R-1 Zoning district in 1994, per Ordinance No. 68-94-066. The purpose of the ordinance was to provide a zoning designation for the lots within the ordinance boundary. Many of the lots within the boundary of this ordinance did not comply with the R-1 zoning designation. The ordinance did include a "Nonconforming Clause," however it only applied to "already developed residential properties." The non conformity of this lot has existed since the lot was platted in 1967.

The Rio Rancho Municipal Code, Section 154.50, R-1 zoning table states that the minimum lot width is 60-feet with a minimum area of 7,000 square feet. The front yard setback is 20-feet with 5-foot side yard setbacks and 20-foot rear setback.

The lot at 529 9th Avenue consists of 9,997 square feet, has a front width of 50.02-feet, a rear width of 49.98-feet and a lot depth of 199.95-feet. A copy of a boundary survey has been attached.

If there are any questions or any additional information is required, please contact me at your convenience.

Sincerely,

Bryan Aragon, PE
Land Development Coordinator

Attachment: Boundary Survey

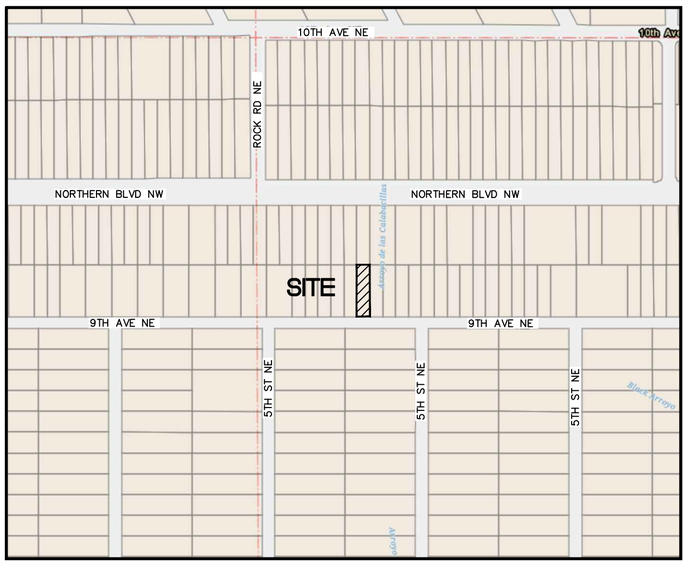
Boundary Survey
and
Topographic Map
for
Lot 134, Block VV
Rio Rancho Estates, Unit 11
City of Rio Rancho
Sandoval County, New Mexico
March 2026

Indexing Information

Section 15, Township 12 North, Range 2 East, N.M.P.M.
as Projected into the Town of Alameda Grant
Subdivision: Rio Rancho Estates, Unit 11
Owner: Wallen Development, Inc.
UPC #: 1-010-070-032-450

Surveyor's Observations

(A) DIRT ROAD/TRAIL ANGLES INTO SUBJECT PROPERTY BY AS MUCH AS 44.3 FEET. APPEARS TO BE IN USE BY OTHERS CROSSING SUBJECT PROPERTY.

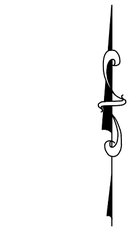


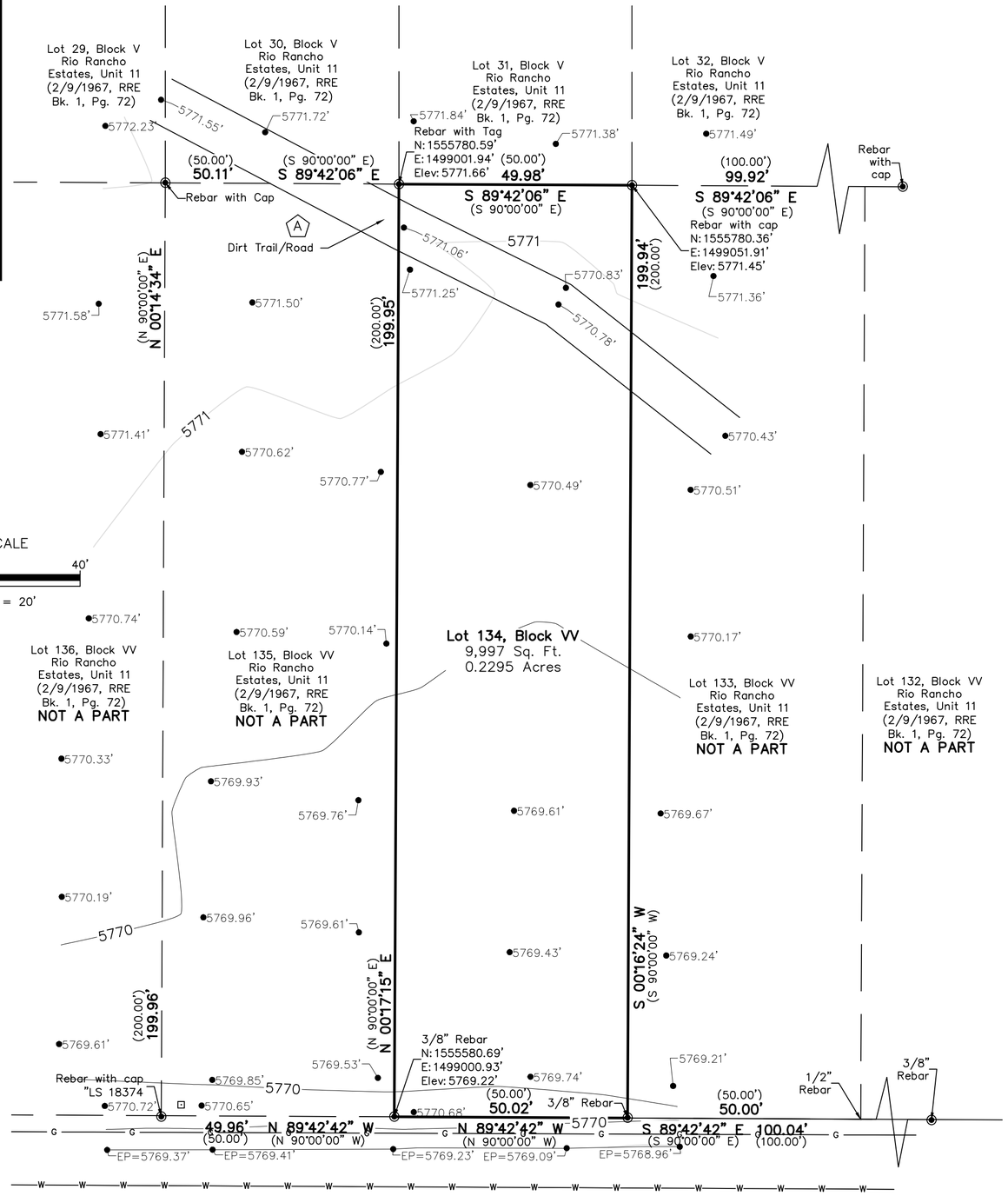
Vicinity Map

N.T.S.

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (2/9/1967, RRE BK. 1, PG. 72)
◉	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 14271" UNLESS OTHERWISE NOTED
⊡	UTILITY PEDESTAL
5075.50	SPOT ELEVATION
EP 5075.50	EDGE OF PAVEMENT ELEVATION
——G——	UNDERGROUND GAS UTILITY LINE
——W——	UNDERGROUND WATER UTILITY LINE





Benchmark -NAVD 88

THE BENCHMARK ELEVATIONS SHOWN HEREON WERE OBTAINED BY GPS OBSERVATION DERIVED FROM AN OPUS SOLUTION USING THE FOLLOWING THREE STATIONS:

LANM LOS ALAMOS COUNTY CORS ARP
P120 CLINESCORNNM2007 CORS ARP
P034 SANDIA_ASLNM2004 CORS ARP

BASED UPON THE ACCURACIES AS DETERMINED USING THE NGS OPUS SOLUTIONS AND THE METHODS USED IN THE FIELD, THE PUBLISHED COORDINATES AND ELEVATIONS SHOWN HEREON HAVE THE FOLLOWING ACCURACIES:

X= 0.10'
Y= 0.10'
Z= 0.10'

Documents

1. PLAT OF RECORD BEING A REPLAT OF BLOCKS U, V AND W, RIO RANCHO ESTATES, UNIT 11, FILED IN THE SANDOVAL COUNTY CLERK'S OFFICE ON FEBRUARY 9, 1967 IN BOOK RRE 1, PAGE 72.
2. REPLAT OF LOTS WITHIN UNIT 11, RIO RANCHO ESTATES, FILED IN THE SANDOVAL COUNTY CLERK'S OFFICE ON DECEMBER 8, 1965, IN BOOK RRE 1, PAGE 66.
3. PLAT FOR THE NW PORTION OF UNIT 11, RIO RANCHO ESTATES, FILED IN THE SANDOVAL COUNTY CLERK'S OFFICE ON DECEMBER 11, 1962, IN BOOK RRE 1, PAGE 36.

Flood Notes

BASED UPON SCALING, THIS PROPERTY LIES WITHIN FLOOD ZONE "X" WHICH IS DEFINED AS AN AREA OF MINIMAL FLOOD HAZARD AS DETERMINED BY F.E.M.A. AND SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 35001C1888D, DATED MARCH 18, 2008.

Legal Description

LOT NUMBERED ONE HUNDRED THIRTY-FOUR (134) IN BLOCK LETTERED "VV", RIO RANCHO ESTATES, UNIT 11, SANDOVAL COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED IN THE MAP OF SAID SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY CLERK OF SANDOVAL COUNTY, NEW MEXICO, ON FEBRUARY 9, 1967, IN RRE BOOK 1, PAGE 72.

Notes

1. FIELD SURVEY PERFORMED IN OCTOBER 2025.
2. ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
3. THE EASEMENTS SHOWN HEREON ARE ONLY THE EASEMENTS AS SHOWN ON THE PLAT OF RECORD. A TITLE COMMITMENT WILL BE REQUIRED TO SHOW OTHER EASEMENTS.
4. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).
5. WITH REGARD TO UNDERGROUND UTILITY LOCATIONS, SOURCE INFORMATION FROM PLANS AND MARKINGS WERE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 5.E.iv. TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE, WHICH MAY AFFECT THIS SURVEYOR'S ASSESSMENT OF THE LOCATION OF THE UTILITIES. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY. INVERT DATA SHOWN WITH A ± SHOULD BE CONSIDERED TAKEN FROM AS-BUILTS. (NM811 TICKET NO. 250C210272)
6. THE COORDINATES SHOWN HEREON REFERENCE MODIFIED NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE), USING GROUND TO GRID FACTOR OF 0.99963513 WITH AN ORIGIN OF (0,0).

Surveyor's Certificate

I, BRIAN J. MARTINEZ, A NEW MEXICO REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT THE TOPOGRAPHIC MAP SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

BRIAN J. MARTINEZ
N.M.R.P.S. NO. 18374

3/27/26
DATE

BRIAN J. MARTINEZ NEW MEXICO No. 18374 REGISTERED PROFESSIONAL SURVEYOR

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

The City of Rio Rancho

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

March 27, 2026

RE: Variance
Case No. 26-110-00007
U11, Blk VV, Lot 134 (529 9th Ave NE)

Dear Property Owner:

You are receiving this letter because your property is within 100 ft of a site where a land development decision is required by the Planning and Zoard.

The applicant, Amreston Homes, LLC, requests approval of a Variance for the subject property legally described as Unit 11, Block VV, Lot 134 and physically located at 529 9th Ave NE. The applicant requests a variance to the 60' lot width requirement for R-1: Single Family Residential, to allow for development on the 50.02' lot as it exists. The subject property is zoned R-1: Single-Family Residential and comprises approximately .2295 acres.

The Planning and Zoning Board will consider the request and make their decision on **Tuesday, April 14, 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 send comments in writing, which will be presented to the Planning and Zoning Board. You may send comments to lruizcarlos@rrnm.gov. Those wishing to provide comment during the hearing must register in person or by Zoom with applicable City staff person no later than fifteen (15) minutes prior to the scheduled start time of the hearing. This hearing will be hybrid, information is available on the City's website under Agendas and Minutes. The City highly encourages citizens to watch the meeting live on the City's website www.rrnm.gov or on Sparklight cable channel 56.

Please contact me via e-mail me at lruizcarlos@rrnm.gov or call me at 505-896-8785, if you have any questions concerning this matter.

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

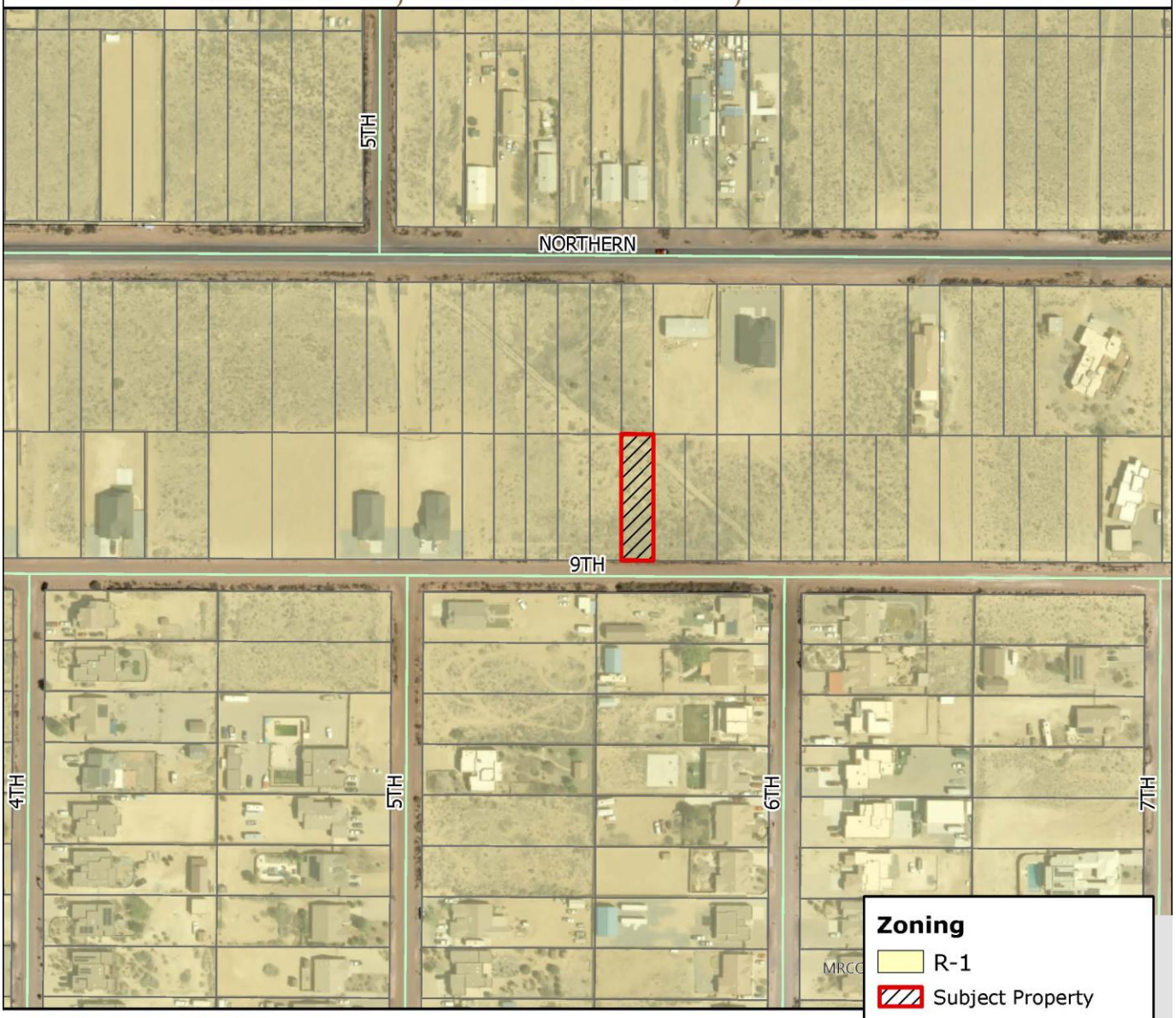
Respectfully,

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

The City of Rio Rancho

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

VARIANCE
529 9TH AVE NE
UNIT 11, BLOCK VV, LOT 134



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

Map courtesy of Liz Ruiz Carlos 3.26.26

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

NOTICE OF PUBLIC HEARING

Meeting:	Planning & Zoning Board
Location:	City Hall (Council Chambers)
Date:	**April 14, 2026**
Time:	6:00PM
Staff Contact:	Liz Ruiz Carlos (505) 896-8785 lruizcarlos@rrnm.gov

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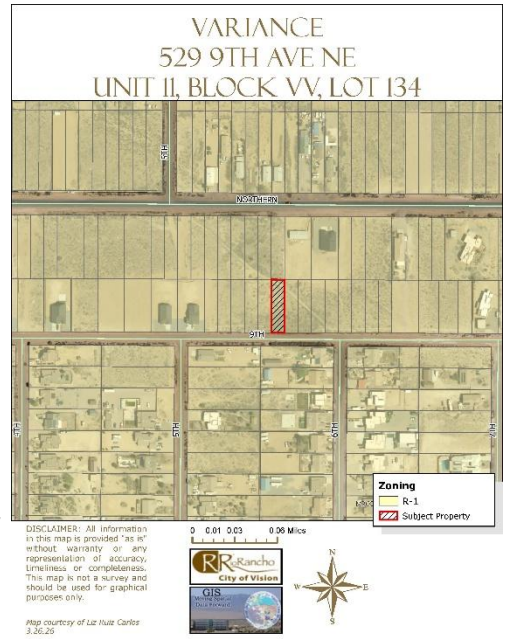
NOTICE OF PUBLIC HEARING

Meeting:	Planning & Zoning Board
Location:	City Hall (Council Chambers)
Date:	**April 14, 2026**
Time:	6:00PM
Staff Contact:	Liz Ruiz Carlos (505) 896-8785 lruizcarlos@rrnm.gov

Application Information

The applicant, Amreston Homes, LLC, requests approval of a Variance for the subject property legally described as Unit 11, Block VV, Lot 134 and physically located at 529 9th Ave NE. The applicant requests a variance to the 60' lot width requirement for R-1: Single Family Residential, to allow for development on the 50.02' lot as it exists. The subject property is zoned R-1: Single-Family Residential and comprises approximately .2295 acres. The PZB will hear the request on April 14, 2026.

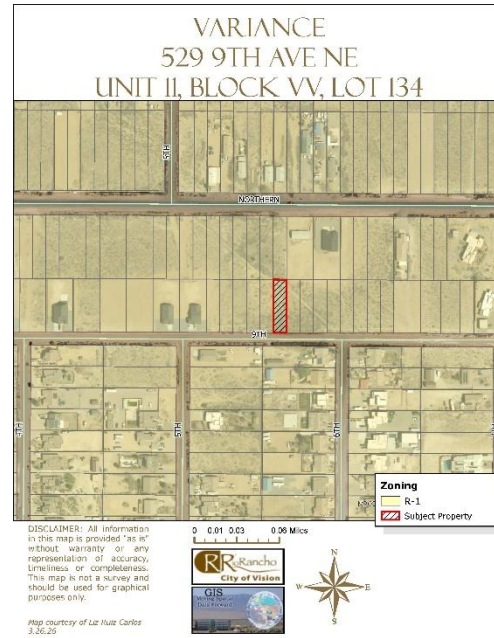
If you would like to comment on this application, you are encouraged to send comments in writing, which will be presented to the Planning and Zoning Board. You may send comments to lruizcarlos@rrnm.gov. Those wishing to provide comment during the hearing must register in person or by Zoom with applicable 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 www.rrnm.gov.



Application Information

The applicant, Resurrection Land Company, LLC, requests approval of a Variance for the subject property legally described as Unit 11, Block VV, Lot 134 and physically located at 529 9th Ave NE. The applicant requests a variance to the 60' lot width requirement for R-1: Single Family Residential, to allow for development on the 50.02' lot as it exists. The subject property is zoned R-1: Single-Family Residential and comprises approximately .2295 acres. The PZB will hear the request on April 14, 2026.

If you would like to comment on this application, you are encouraged to send comments in writing, which will be presented to the Planning and Zoning Board. You may send comments to lruizcarlos@rrnm.gov. 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 www.rrnm.gov.



RioRancho
City of Vision

CITY OF RIO RANCHO
PUBLIC HEARING NOTICE

The PLANNING and ZONING BOARD of the CITY of RIO RANCHO will consider the following matters at its regularly scheduled meeting at 6:00 p.m. on Tuesday, April 14, 2026:

Preliminary Plat
Case #26-210-00003
The applicant, Tampico Development, LLC, requests approval of a Preliminary Plat for the Tampico Subdivision. The plat is to create 118 residential lots and 10 tracts, to grant and vacate easements and to dedicate right-of-way. The subject property is legally described as Unit 17, Block 87, Tract A and Entrada de Coronado, Tract B, is zoned R-4: Single-Family Residential and comprises approximately 26.1748 acres.

Variance
Case #26-110-00007
The applicant, Amreston Homes, LLC, requests approval of a Variance for the subject property legally described as Unit 11, Block VV, Lot 134 and physically located at 529 9th Ave NE. The applicant requests a variance to the 60' lot width requirement for R-1: Single Family Residential, to allow for development on the 50.02' lot as it exists. The subject property is zoned R-1: Single-Family Residential and comprises approximately .2295 acres

Conditional Use
Case #26-120-00001
The applicant, Jessica Jennings, is requesting a Conditional Use approval for a boarding kennel at the property legally described as Arrowhead Ridge, Tract 12A. The property is zoned SU: Special Use and is approximately 1.40 acres.

Preliminary Plat Extension
Case #23-210-00013
The Applicant, Las Ventanas NM, Inc., through their agent, Huitt-Zollars, Inc., requests approval of a Preliminary Plat Extension for the Broadmoor Hill Subdivision, comprised of the properties legally described as Rio Rancho Estates Unit 13, Block 118, Lots 1-9 & 16A-20A.

Appeal
Case #26-300-00001
The applicant, Matthew Champlin, is appealing the decision by the City Manager to uphold the Development Service Department's final decision determining that the Winegrower License is not a permissive use on the SU: Special Use for Single-Family Residential Zoned property at 3546 Red Canyon Rd NE.

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

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

Journal: March 30, 2026.

Notice Map:
- ● - 100-300ft f/subject property, informational postcard
- ● - 100ft f/subject property, certified letter

BEFORE THE PLANNING and ZONING BOARD
OF THE
CITY OF RIO RANCHO, NEW MEXICO
FINDINGS OF FACT FOR APPROVAL
Case No. 26-110-00007

REQUEST FOR A VARIANCE TO THE REQUIRED 60' LOT WIDTH FOR THE PROPERTY LEGALLY DESCRIBED AS UNIT 11, BLOCK VV, LOT 134.

Applicant: Amreston Homes, LLC

THIS MATTER, having come before the Planning & Zoning Board of the City of Rio Rancho, New Mexico on the 14th day of April 2026, the Planning & Zoning Board having taken evidence and considered the merits, has determined and found:

GENERAL FINDINGS OF FACT:

1. In accordance with R.O. 2003 Section 150.06, the Planning and Zoning Board has jurisdiction over approval of a Variance request to R-1: Single-Family Residential District lot width requirements.
2. The Applicant has the authority to make an application to request a Variance to R-1: Single-Family Residential District lot width requirements.
3. Due process was provided to the applicant and the adjacent property owners.

SPECIFIC FINDINGS OF FACT:

1. The Applicant has adequately addressed the criteria for granting a Variance as set forth in R.O. 2003 Section 150.06.
2. The subject property, legally described as Unit 11, Block VV, Lot 134, is irregular and narrow with a width of 50.02 ft.
3. The strict application of the minimum lot width requirement would create a hardship that would deprive the Applicant of the reasonable use of their property.
4. The applicant must adhere to all other requirements found within R.O. 2003 Chapter 154 and all applicable building and engineering codes for development of the property.

THEREFORE, the application for a Variance request to the 60' lot width, **is APPROVED** by the Planning & Zoning Board of the City of Rio Rancho on April 14, 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. 26-110-00007

REQUEST FOR A VARIANCE TO THE REQUIRED 60' LOT WIDTH FOR THE PROPERTY LEGALLY DESCRIBED AS UNIT 11, BLOCK VV, LOT 134.

Applicant: Amreston Homes, LLC

THIS MATTER, having come before the Planning & Zoning Board of the City of Rio Rancho, New Mexico on the 14th day of April 2026, the Planning & Zoning Board having taken evidence and considered the merits, has determined and found:

GENERAL FINDINGS OF FACT:

1. In accordance with R.O. 2003 Section 150.06, the Planning and Zoning Board has jurisdiction over approval of a variance request.
2. Following procedures for a variance, proper notice of hearing on this matter was given.
3. The applicant has the authority to make an application to request a variance to the lot width within the R-1: Single-Family Residential District.
4. Due process was provided to the applicant and the 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.

THEREFORE, the application for a Variance request to the 60' lot width, **is DENIED** by the Planning & Zoning Board of the City of Rio Rancho on April 14, 2026, subject to the conditions, restrictions and stipulations specified above.

_____ _____

Date Planning & Zoning Chairman

Outlook

Variance. Case # 26.1001-00007

From Richard Wittie <rmwmuseum@gmail.com>
Date Tue 3/31/2026 5:45 PM
To LIZBETH RUIZ CARLOS <lruizcarlos@rrnm.gov>

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

For Record, dated 31 March 2026: It is the City of Rio Rancho's responsibility to manage stormwater from flooding residential properties. In 2016 residents were informed that the city was looking into building an evaporation pond within this area. Unit 11 Block VV, somewhere between Northern and 9th Ave NE, to reduce annual flooding. The recent addition of Amrestan homes west of 5th St on 9th Ave, and North and south of Northern Blvd , has increased stormwater runoff 10-fold upon residents on the block of 5th/6th street. I STRONGLY OBJECT to the construction of additional homes in the area, once promised as a stormwater preventive measure locality. I have been addressing to the City where the City plans to build this flood preventative pond due to new homes being built in the area. and instructed that the City still owns the properties! These properties should be used for the intended evaporation pond promised in 2016. Rather than additional homes causing increased stormwater onto residential properties! Any new home in the area indicates a deliberate and intentional neglect by the City of Rio Rancho of its responsibility for Stormwater management towards the residents of Unit 11, block of 5th/6th street!
The city still hasn't compensated me for the city-caused flood on July 3, 2024, during which I had over 3ft of stormwater flooding and damage to my property. Take care of citizens rather than aiding home builders

<SIGNED>
Richard Wittie
825 6th St. NE.
Rio Rancho, NM. 87124
(505) 453-4890

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: 26-300-00001

AGENDA DATE:
April 14, 2026

DEPARTMENT:
Development Services

SUBJECT:
Appeal. The applicant, Matthew Champlin, is requesting an appeal of the decision by the City Manager to uphold the Development Services Department's final decision determining that the Winegrower License is not a permissive use for the property located at 3546 Red Canyon Dr NE.

BACKGROUND AND ANALYSIS:
The applicant is requesting an appeal of the decision by the City Manager to uphold the Development Services Department's final decision determining that the Winegrower License is not a permissive use for the property located at 3546 Red Canyon Dr NE.

The above referenced request is located on the property legally described as Northern Meadows Unit 16, Block 2, Lot 17, and is located within an SU: Special Use for Single Family Residential, per Ordinance No. 22, Enactment No. 95-020.

The subject property is located at the corner of Red Canyon Rd NE and Shiloh Rd NE. The property is located 450 ft west of Wilpett Dr NE, a major collector road, and approximately 640 ft west of the Cielo Azul Elementary School property.

The Zoning Certification would be the first step, followed by a Home Occupation Permit and Business Registration application, which would also require a Winegrowers License that will include a review and approval by the Governing Body prior to being issued by the Alcohol Beverage Control Division.

The City's Development Services Department issued a Zoning Certification letter November 18, 2025 in response to a request for Zoning Certification letter as required by the State of New Mexico for Liquor Licenses. The Zoning Certification stated that a business that would be utilize a Winegrower License was not permissible.

The Appellant is requesting reconsideration and reversal of the City Manager's decision to uphold the Development Services Department’s determination per the attached Zoning Certification Letter, that a Winegrowers’ License is not permissive on the subject property.

The Appellant’s request and justification letter is included as an attachment.

REVIEW CRITERIA:

Per R.O. 2003, Section 150.08 “Appeals”:
(A) An aggrieved party may appeal any final decision within 30 days of such determination.

(1) Appeal of a final decision by the City Development Department shall be filed with the City Manager or designee within 15 days after the date of the final action or determination by the City Development Department. Such appeal shall be heard by the City Manager or designee within 30 days from the original Development Department final decision, and a decision on the appeal shall be rendered within 45 days from the original Development Department final decision. The appeal shall be considered to be de novo in nature, and the City Manager shall apply the same rules of interpretation and application as required of the City Development Department. The aggrieved party shall have the burden of demonstrating error in the interpretation, order or decision of the City.

(2) Appeal of the final decision of the City Manager or designee may be filed with the Planning and Zoning Board 30 days after the date of the determination by the City Manager or designee...

(B) An appeal shall stay all proceedings in furtherance of the action appealed unless the City Development Department or Board from which the appeal is taken certifies that, by reason of facts or circumstances stated in its certificate, a stay would cause most likely immediate and irreparable harm. Upon such certification, the proceedings shall not be stayed unless a district court finding sufficient evidence and due cause orders either the City Development Department or the Board to stay all proceedings pending the outcome of the appeal.

(C) When an appeal alleges that there is an error in any order, requirement, decision or determination by the Department or the Board in the enforcement of NMSA §§ 3-21-1 through 3-21-14, or any article, resolution, rule or regulation adopted pursuant to those sections, the Planning and Zoning Board, by majority vote of its members present, or the Governing Body, by majority vote of its members present, may:

(1) Authorize, in appropriate cases and subject to appropriate conditions and safeguards, special exceptions to the terms of Chapter 154 or resolutions:

(a) Which are not contrary to the public interest;
(b) Where, owing to special conditions, a literal enforcement of the zoning chapter will result in unnecessary hardship; and
(c) So that the spirit of Chapter 154 is observed and substantial justice done; or

(2) In conformity with NMSA §§ 3-21-1 through 3-21-14, reverse any order, requirement, decision or determination of the Department or Board.

History of the Item
Development Services Staff sent the Zoning Certification letter stating that Winegrower's License is not permissive use on November 18, 2025. The manufacturing of alcohol is not a listed permissive use in the SU zone for the subject property and the residential zoning districts in the Municipal Code also do not list the use as permissive. Staff goes further into looking into the uses allowed with a Home Occupation Permit as outlined in Chapter 121 and again did not find alcohol manufacturing/production/sales as permissive.

The applicant responded to the Zoning Certification letter on November 18, 2025 requesting the appeal process or the “process to have the decision heard by a higher city authority”. Staff discussed and weighed the best path forward following this email response from the applicant, however staff neglected to respond to the applicant in a timely fashion, in line with the 15-day appeal window. The applicant then emailed staff on December 23 requesting information regarding a possible appeal. Staff responded with appeal information, and following discussion with the City Attorney’s Office, determined that due to staff’s delay in response for the appeal process and the applicant’s availability, that the 15-day period to request an appeal would begin January 1, 2026.

The appellant submitted their appeal request on January 6, 2026, within the 15 day period from January 1, 2026. The City Manager was required to hear the appeal by January 31, 2026 and render his decision by February 15, 2026.

City staff submitted the appeal request and staff memorandum to the City Manager to be heard on January 9, 2026 - meeting the required January 31 deadline. The City Manager rendered his decision upholding Staff's determination that the Winegrower's License use was not permissible, per the attached signed findings, on February 13, 2026 - meeting the required February 15 deadline.

The applicant submitted his appeal request of the City Manager's decision on March 1, 2026, which is within the 30 day period for which applicants are required to submit appeals.

Staff Review of the Winegrower's License

The SU: Special Use Ordinance (O.22, Enact. 95-020) for the subject property provides for lot size standards which generally follow those of the R-4: Single-Family Residential district, along with permissive and conditional uses (see pg.4-7 in Zoning Certification Letter attachment). In 2005, the Zoning Ordinance for properties located within Northern Meadows, Units 12, 16, 17, and 19 was amended under Ordinance No. 22, Enactment No. 05-18, to reflect the updated City-wide zoning standards for rear setbacks (from 20 ft to 15 ft, see pg. 8 of the same attachment).

The Development Services Department finds that the subject property's Zoning Ordinance does not permit commercial production of alcoholic beverages including the uses described within the Winegrower's License under listed permissive uses. While the 1995 Zoning Ordinance for the subject property does not explicitly list Home Occupations among the permissive or conditional uses, staff has interpreted Home Occupations as a permissive use for the subject property. Each Residential Zoning District in the City of Rio Rancho Municipal Code, Chapter 154 lists Home Occupations as a permissive use (pgs. 13-14, Zoning Certification Letter).

Home Occupations are regulated under Chapter 121 of the Rio Rancho Municipal Code, with "Permitted and Prohibited Uses" stated in Section 121.05:

(A) Permitted home occupations shall be classified into categories of similar uses. For the purposes of this section, the use categories shall be professional office, general service, instructional service, home artisan businesses and small item repair service home occupations. Permitted home occupations under these categories include but are not necessarily limited to the following:
(1) Professional office. A professional office shall be considered an office for accountant, appraisers, attorneys, insurance agents, consulting services, and similar office uses.
(2) General service. A general service shall be considered computer programming, beautician, barbershop, direct distribution, maid service, mail order, massage/physical therapy, ironing, pet grooming, telephone/fax answering and word processing. Beauticians, barbershops, and massage/physical therapists shall be state licensed and shall be limited to one customer station.
(3) Instructional service. An instructional service shall be considered educational tutoring, music lessons and similar instructional services. A maximum of one student may be at the dwelling at any one time. No musical instruments may be amplified.
(4) Home artisan business. A home artisan business shall be considered artist studios, cabinetmaking, dressmaking, engraving, furniture making, hobby crafts, jewelry making, sewing, tailoring, and writing studios.
(5) Small item repair service. A small item repair service shall be considered locksmith repair, watch repair, tool repair and similar repair services.

(B) The following uses by the nature of the investment in operation, have a pronounced tendency, once started to rapidly increase beyond the limits permitted for home occupations and thereby impair the use and value of a residentially zoned area. Therefore, the following prohibited uses shall

include but not necessarily be limited to the following:
(1) Motor vehicle and accessory sales or rental, repair and/or painting thereof, including trailer rental or sales;
(2) Large appliance repair;
(3) Large and small engine repair;
(4) Medical, dental offices, nursing homes;
(5) Restaurants;
(6) Kennels;
(7) Funeral home;
(8) Massage parlors;
(9) Antique shops;
(10) Private schools;
(11) Construction trades (which require outdoor storage of equipment and vehicles);
(12) Photo developing labs;
(13) Health and exercise facilities;
(14) Tattoo parlors.

Under New Mexico State Statue (NMSA) 60-3A-3, “Winegrower” is defined as “a person who owns or operates a business for the manufacture of wine or cider.” The Winegrower’s License regulations are listed under NMSA 60-6A-11, which includes, but is not limited to:

(1) manufacture or produce wine or cider, including blending, mixing, flavoring, coloring, bottling and labeling, whether the wine or cider is manufactured or produced for a winegrower or an out-of-state wine producer holding a permit issued pursuant to the Federal Alcohol Administration Act and a valid license in a state that authorizes the wine or cider producer to manufacture, produce, store or sell wine or cider;
(2) store, transport, import or export wines or ciders;
(3) sell wines or ciders to a holder of a New Mexico winegrower's, wine wholesaler's, wholesaler's, wine exporter's, craft distiller's or small brewer's license or to a winegrower's agent;
(4) transport not more than two hundred cases of wine in a calendar year to another location within New Mexico by common carrier

For the full list of regulations and permissive uses under a Winegrower’s License, please refer to the attachment "NMSA Chapter 60". Along with the NMSA Chapter 60 there are additional regulations in the New Mexico Administrative Code (NMAC) including Title 15 - Gambling and Liquor Control Chapter 10 (15.10.2 Alcoholic Beverages General Provision) Definitions go further into definitions such as, *“Winegrower” means a person or entity that is engaged in bona fide manufacture of wine, holds a valid New Mexico winegrower’s license and federal basic permit to manufacture wine, who owns or controls fully operational winemaking equipment with capacity for commercial production.*

The City Manager upheld the Development Services Staff finding that the Winegrower’s License use cannot be classified into one of the categories of permitted home occupations due to the nature and description of the business, materials used, and products not aligning with the definition and potential use of any of the five categories listed under R.O. 2003 121.05 (A) - listed above. The manufacturing, production, storage and sale of alcoholic beverages are not permissive as a Home Occupation.

Should the decision by Development Services be reversed with this appeal request, the appellant and business owner shall conform to all regulations listed under R.O. 2003, Chapter 121, Home Occupations.

IMPACT:

Should the Planning and Zoning Board Uphold the City Manager and the Development Services Department's decision that the Winegrower License is not a permissive use on the subject property, then the following Findings of Fact and Conditions for denial of the appeal shall be determined and found:

General Findings of Fact:

1. The Planning and Zoning Board has the authority to hear and reverse the final decision of the City Manager per R.O. 2003 § 150.08 (2)
2. The applicant has the authority to request an appeal of the City Manager's final decision.
3. The applicant requested appeal within 30 days of the final decision by the City Manager.

Specific Findings of Fact and Conditions for Denial of the Appeal:

1. The City Manager did not make an error in determination of upholding the Development Services Department's decision of the permissibility of the Winegrower's License use on the subject property.
2. The Winegrower's License use would be contrary to the public interest.
3. There are no special conditions which exist for the subject property which result in an unnecessary hardship in the literal enforcement of the zoning chapter.
4. The proposed commercial production, manufacturing, storage, and sale of wine associated with the requested use is not permissive on the subject property.

Should the Planning and Zoning Board find that the business operation associated with a Winegrower License is a permitted use in a residential home at this location and in other homes in Rio Rancho, and that staff has made an error in their determination that the use is not listed in as permissible in Chapter 121 and that the use would not be a commercial use that would quickly outgrow the home, the Planning and Zoning Board may overturn the decision of the City Manager and the Development Services Staff with the following Findings of Fact and Conditions:

Specific Findings of Fact and Conditions for Approval of the Appeal:

1. The City Manager and Development Services Department made an error in determination of the permissibility of the Winegrower's License use on property residentially zoned.
2. The Winegrower's License use would be compatible with neighborhood in which the business would be located.
3. The Winegrower's License use would not have a negative impact on the neighborhood as a home business.
4. The proposed commercial production, manufacturing, storage, and sale of wine associated with the requested use is permissive on the subject property.
5. The applicant shall apply for a Winegrower License and any associated 3rd party internet sales License with the City and the State of New Mexico. Approval of this appeal request does not constitute approval by the Governing Body or State of any necessary Licenses.
6. The applicant shall apply for and follow all regulations of a Home Occupation Permit for the proposed Winegrower business.

ALTERNATIVES:

The Planning and Zoning Board may:
1. Uphold the City Manager's decision;
2. Reverse the City Manager's decision;
3. Postpone the decision to allow for further review and information

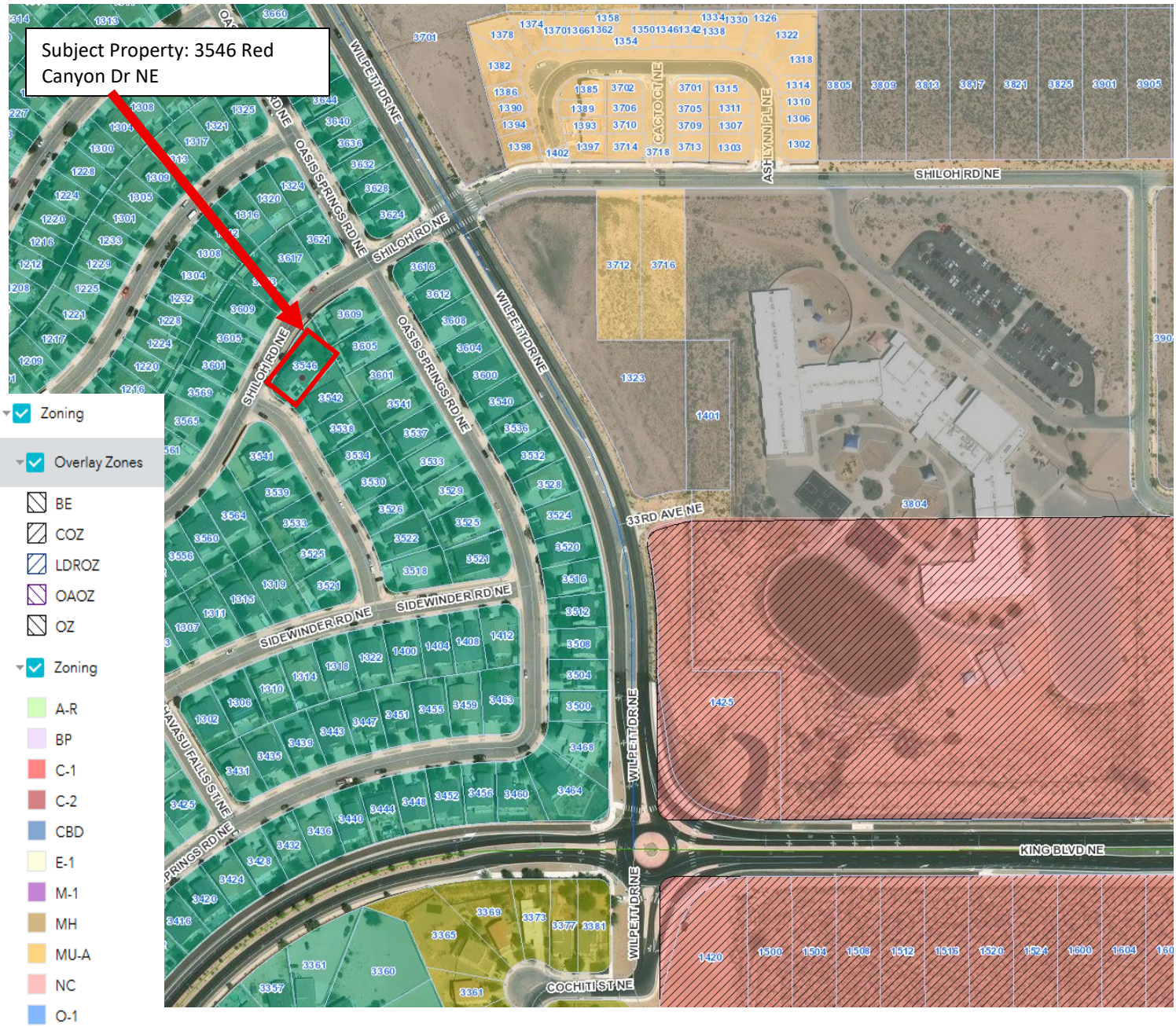
DEPARTMENT RECOMMENDATION:

The City Manager upheld the Development Services Department's decision that the Winegrower License is not a permissive use for the SU: Special Use for Single-Family Residential Zoned property.

ATTACHMENT: LocationMap.pdf
ATTACHMENT: AppealApplication to PZB
ATTACHMENT: Matthew Champlin - Appeal Zoning Decision. to City Mgr
ATTACHMENT: Zone Certification Letter w/Attachments
ATTACHMENT: NMSA Statutes Chapter 60_60-3A_60-6A-11.pdf
ATTACHMENT: 3546 Red Canyon Rd NE_Memo_CityMgrAppeal.pdf
ATTACHMENT: Findings of Fact_3546 Red Canyon_AppealtoCityManager-Denial Signed.pdf
ATTACHMENT: ReproductionofNotifications.pdf
ATTACHMENT: Findings of Fact

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



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

PLANNING & ZONING LAND USE APPLICATION

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

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

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

APPLICANT/AGENT INFORMATION

Applicant Name: Matthew Champlin		Phone: 505-515-4091
Address: 3546 Red Canyon Road NE		E-Mail: champwines@gmail.com
City: Rio Rancho	State: NM	Zip: 87144
Proprietary Interest:	List Owners: Matthew & Lisa Champlin	
Deed or Ownership Verification Provided: (Initials)	Letter of Authorization Provided: (Initials)	

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

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

See Attachment A. I am requesting approval of a zoning statement confirming that small-scale, home-based artisan wine production is compatible under Chapter 121 of the Home Occupation Ordinance. The proposed use is production-only, fully regulated, and designed to have no impact on residential character.

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit : NORTHERN MEADOWS 16	Block(s): 2	Lot(s): 17
Existing Zoning: Residential (Tract/Parcel:1010073527452)	Proposed Zoning:	
No. of existing lots:	No. of proposed lots:	Total area of site (acres)

ACKNOWLEDGEMENT

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

Print Name: Matthew Champlin	Applicant: Self	Agent:
Signature: MChamplin		Date: 03-01-26

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

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

Form revised June 2014

ATTACHMENT A

Dear Members of the Zoning Committee,

I respectfully submit this letter in support of my request for approval of a zoning statement confirming that my proposed small-scale, home-based artisan wine production is compatible under Chapter 121 of the City of Rio Rancho Home Occupation Ordinance.

For context, I retired just over a year ago as the Operations Deputy Chief of Police for the City of Santa Fe, where I was responsible for more than 200 sworn and civilian personnel, operational planning, ordinance and policy review, and overall public safety and serving the public interest. I currently serve as a Special Agent in federal counterintelligence.

Throughout my career, I have worked within regulatory frameworks designed to protect the public interest. I understand the importance of ordinance interpretation, precedent, and maintaining community standards. I fully respect the responsibility of this committee in ensuring that residential character is preserved and that any approved home occupation is compatible with surrounding properties.

My proposal is intentionally structured to comply with every measurable requirement of Chapter 121. As outlined below:

Zoning Statement

The home-based business:

- Estimated 300-800 gallons annually
- Occurs entirely within a 120-square-foot room inside my residence
- Involves no employees
- Involves no on-site retail activity, tastings, or public access
- Creates no signage, exterior modification, or visible change to the property
- Generates no noise, odor, traffic, or nuisance beyond typical residential use
- Utilizes no hazardous materials beyond normal household quantities

For several years, I have produced wine under the federal personal-use allowance of 200 gallons per year without any impact on my neighborhood. The proposed expansion remains small-scale and preserves the same residential footprint. Sales will be limited to online and special events outside the residence i.e., Ballon Fiesta, State Fair, and other events throughout the state.

I also wish to clarify the regulatory process. This zoning statement represents the first step in a layered compliance framework. If approved, I would then apply to the New Mexico

Alcohol & Gaming Division for a Winegrower License, followed by a federal permit through the Alcohol and Tobacco Tax and Trade Bureau (TTB). Those agencies regulate production limits, bonded premises requirements, inspections, labeling, tax reporting, and alcohol control measures.

The City's role in this request is limited to land-use compatibility under Chapter 121. The state and federal governments regulate alcohol parameters.

This proposal does not seek approval for a tasting room, retail storefront, or public venue. It is a one-man production-only artisan activity conducted entirely within the home and designed to remain incidental and subordinate to residential use.

I approach this request with full appreciation of the committee's duty to protect the public interest. My professional background has been defined by responsible governance and regulatory compliance. I would not pursue an activity that compromises residential character or community standards.

I respectfully request that the committee approve this zoning statement as consistent with the intent and measurable standards of Chapter 121.

Thank you for your time, consideration, and service to our community.

Respectfully,

Matthew Champlin

Appeal of Zoning Determination – Vita Brevis LLC

To: City Manager or Designee, City of Rio Rancho
From: Matthew Champlin, Vita Brevis LLC
Property: 3546 Red Canyon Rd NE, Rio Rancho, NM 87144
Zoning: SU – Special Use for Single-Family Residential (Northern Meadows Unit 16)
Subject: Appeal of Development Services Department Determination Denying Zoning Certification

---

I. Introduction and Basis for Appeal

Pursuant to Rio Rancho Municipal Code §150.08(A)(1), I respectfully appeal the Development Services Department's determination denying zoning certification for the proposed home-based wine production and online sales activity operated under Vita Brevis LLC.

While the Development Services Department's decision is entitled to weight, it contains a **clear interpretive error**: the decision treats small-scale, non-public wine production as a prohibited use based solely on the nature of the product ("manufacturing"), rather than applying the **impact-based standards required under Chapter 121 (Home Occupations)**.

Chapter 121 does not prohibit activities by product type. It regulates **effects on the residential neighborhood**—traffic, noise, appearance, public access, intensity, and scale. When the correct standard is applied, the proposed use plainly qualifies as a permitted Home Occupation.

Accordingly, the denial should be reversed and zoning certification issued.

II. Nature and Scope of the Proposed Use

The proposed use is a **small-scale, one-person, artisan wine operation** conducted entirely within a single, enclosed room of approximately **120 square feet** inside my primary residence (less than 5% of the dwelling and far below the 500 sq. ft. / 25% threshold).

Key operational facts:

- **No on-site retail sales**
- **No tastings**

- **No customer visits or face-to-face transactions**
- **No signage**
- **No exterior alterations**
- **No noise, odor, vibration, or nuisance** beyond normal residential activity
- **No hazardous or industrial materials** beyond common household quantities

All sales occur **off-site and online only**, with packaging and shipping conducted in compliance with state and federal law. Production volume is intentionally limited and well below state thresholds for commercial wineries.

This activity, absent online sales, has been conducted for years under lawful personal-use allowances without incident, complaint, or disruption to the neighborhood.

III. Compliance with Chapter 121 – Home Occupations and Proper Classification

Chapter 121 regulates home occupations by **category and impact**, not by exhaustive listing. Section 121.05(A) expressly states that permitted categories "**include but are not necessarily limited to**" the listed examples. This language is critical: the ordinance is illustrative, not restrictive.

A. Proper Category: Home Artisan Business

Of the five permitted categories, the proposed activity most closely aligns with a **Home Artisan Business** under §121.05(A)(4).

A Home Artisan Business includes uses such as artist studios, cabinetmaking, furniture making, **hobby crafts**, jewelry making, and writing studios. These uses share common characteristics:

- Creation of tangible goods;
- Small-scale, hands-on production;
- Indoor, enclosed workspaces;
- Minimal equipment;
- No inherent need for customer visits.

The proposed wine production is equivalent in both **form and impact**. It is a small-batch, craft process conducted indoors, using limited equipment, with storage incidental to

production. The fact that the product is consumable rather than decorative does not alter its land-use characteristics, which is the focus of the request.

Nothing in Chapter 121 excludes artisan food or beverage production from the Home Artisan category. Importantly, wine production is **not listed among prohibited uses**, nor does it share the defining traits of those prohibited uses.

B. Not a Prohibited Use

Section 121.05(B) identifies uses prohibited because they have a "**pronounced tendency**" to rapidly expand and impair residential areas. The prohibited list focuses on:

- High customer traffic (restaurants, antique shops);
- Outdoor activity or storage (construction trades);
- Noise, equipment, or service intensity (engine repair, kennels);
- Public-facing or institutional uses (schools, medical offices).

The proposed activity shares none of these characteristics. It involves:

- No on-site customers;
- No public access;
- No outdoor activity or storage;
- No service to the public at the residence.

Accordingly, categorizing this use as prohibited is inconsistent with the structure and intent of §121.05.

C. Interpretive Error

The Development Services Department effectively treated the permitted-use list as exhaustive and imposed a categorical exclusion based on the nature of the product. That approach conflicts with the ordinance's express language and constitutes an error of interpretation under §150.08.

IV. Addressing Staff's Stated Concern Regarding Manufacturing, Production, Storage, and Sales

City staff expressed concern that they "do not see how [they] can grant permission for manufacturing, production, storage, and selling alcoholic beverages in a residential zoning district." That concern, while understandable, results from an **overly broad framing of the**

proposed activity rather than an application of the City's existing authority to approve home occupations **with conditions and limitations.**

A. The City May Approve This Use With Reasonable Stipulations

Nothing in City Code requires an all-or-nothing approach. The City may approve this home occupation subject to clear, enforceable stipulations, including but not limited to:

- No on-site retail sales or tastings
- No customer visits by appointment or otherwise
- Online sales only
- Off-premises event sales only, subject to separate permitting
- No signage
- No exterior modifications
- Production volume caps (e.g., maximum gallons per year)
- Floor area limits for production and storage
- Compliance with all state and federal licensing requirements

These stipulations directly address staff's concern about scale, growth, and compatibility while preserving neighborhood character.

V. Federal and State Regulation Confirms Conditional, Limited Nature of the Use

Federal and New Mexico law already impose licensing and regulatory controls on wine production and sales that operate independently of local zoning approval. Zoning confirmation does not authorize unrestricted activity; it simply confirms land-use compatibility.

Federal law permits limited residential wine production at small volumes and subjects any sale of wine to additional federal oversight. New Mexico law further regulates production limits, sales methods, off-premises events, shipping, labeling, taxation, and inspections.

These frameworks ensure that scale, public access, and growth are tightly controlled. Local zoning approval does not place primary regulatory responsibility on the City, nor does it permit expansion beyond what state and federal law allow.

The appropriate zoning question is whether the activity's **impacts are compatible with residential use**—not whether the City is authorizing alcohol regulation wholesale.

VI. Consistency with SU Residential Zoning Intent

The SU zoning designation applicable to Northern Meadows mirrors R-4 residential standards while allowing flexibility through interpretation. Home Occupations are treated as permissible across residential districts citywide when impacts are controlled.

This proposal:

- Preserves residential character;
- Generates no additional demand on public services;
- Produces no traffic, parking, or infrastructure impacts;
- Creates no externalities affecting neighboring properties.

Approving this use with stipulations is fully consistent with the intent of SU residential zoning.

VII. Public Benefit to the City of Rio Rancho

Approval of this appeal benefits the City by:

- Supporting a **locally owned, tax-paying small business**;
- Promoting **New Mexico agriculture and value-added production**;
- Enhancing Rio Rancho's reputation as a community that supports artisan enterprise;
- Generating future **gross receipts, excise, and income tax revenue**;
- Creating no cost or burden to the City.

This is precisely the type of low-impact, high-value enterprise municipal home occupation ordinances are designed to accommodate.

VIII. Requested Relief

For the reasons stated above, I respectfully request that the City Manager or designee:

1. **Reverse** the Development Services Department's zoning determination;
2. **Find** that the proposed activity qualifies as a permitted Home Occupation under Chapter 121;
3. **Direct issuance** of the requested zoning certification to allow completion of state and federal licensing.

Thank you for your consideration and for your continued support of responsible small businesses in Rio Rancho.

Respectfully submitted,

Matthew Champlin
Vita Brevis LLC
3546 Red Canyon Rd NE
Rio Rancho, NM 87144

November 18, 2025

Matthew Champlin
Vita Brevis LLC
3546 Red Canyon Rd NE
Rio Rancho, NM 87144

RE: Zoning Certification for **3546 Red Canyon Rd NE, Rio Rancho, NM 87144**

This zoning certification has been prepared in response to an inquiry submitted to the City of Rio Rancho for the above subject address.

The subject property is known by the legal description of **Northern Meadows Unit 16, Block 2, Lot 17,** and is physically located at **3546 Red Canyon Rd NE, Rio Rancho, NM 87144** (see Attachment I). Pursuant to Rio Ordinance No. 22, Enactment No. 95-020, the property is zoned **SU: Special Use for Single Family Residential**. This 1995 Ordinance provides for lot size standards which generally follow those of the R-4: Single-Family Residential district, along with permissive and conditional uses (see Attachment II). In 2005, the Zoning Ordinance for properties located within Northern Meadows, Units 12, 16, 17, and 19 was amended under Ordinance No. 22, Enactment No. 05-18, to reflect the updated City-wide zoning standards for rear setbacks (from 20 ft to 15 ft, see Attachment III).

The subject property's Zoning Ordinance **does not permit** production of alcoholic beverages including the uses described within the Winegrower's Permit under listed permissive uses (see Attachment II). While the 1995 Zoning Ordinance for the subject property does not explicitly list Home Occupations among the permissive or conditional uses, staff has interpreted Home Occupations as permissive use. Each Residential Zoning District in the City of Rio Rancho Municipal Code, Chapter 154 lists **Home Occupations as a permissive use** (see Attachment IV).

Home Occupations are regulated under Chapter 121 of the Rio Rancho Municipal Code, with "Permitted and Prohibited Uses" stated in Section 121.05: "(A) Permitted home occupations shall be classified into categories of similar uses. For the purposes of this section, the use categories shall be professional office, general service, instructional service, home artisan businesses and small item repair service home occupations." (see Attachment V)

The Winegrower's permit, which includes "Manufacturing, Production, Storage and Selling alcoholic beverages" cannot be classified into one of these categories due to the nature and description of the business, materials used, and products not aligning with the definition and potential use of any of the five categories listed above. The Manufacturing, Production, Storage and Sale of alcoholic beverages are **not permissive** as a Home Occupation.

While researching this property, staff did not find any active building or code enforcement violations for the subject property within the last year. To request copies of building permits, certificates of occupancy, or similar documents, please submit a records request through our public records portal at https://www.rrnm.gov/1634/Public-Records-Requests. Additionally, this property has not been granted any special exceptions or conditional use permits. The subject property is additionally not within a Master Plan area or Specific Area Plan.

This information was researched and provided to you on **November 18, 2025**, by the undersigned, on behalf of the Development Services Department, per your request and as a public service. The above information is believed to be accurate and is based upon or relates to the information you requested. The Development Services Department assumes no liability for errors and omissions. All information was obtained from public records, which may be inspected during regular business hours.

Respectfully,

Cassandra Murillo

Cassandra S. Murillo, Zoning Specialist
Development Services Dept., Planning Division

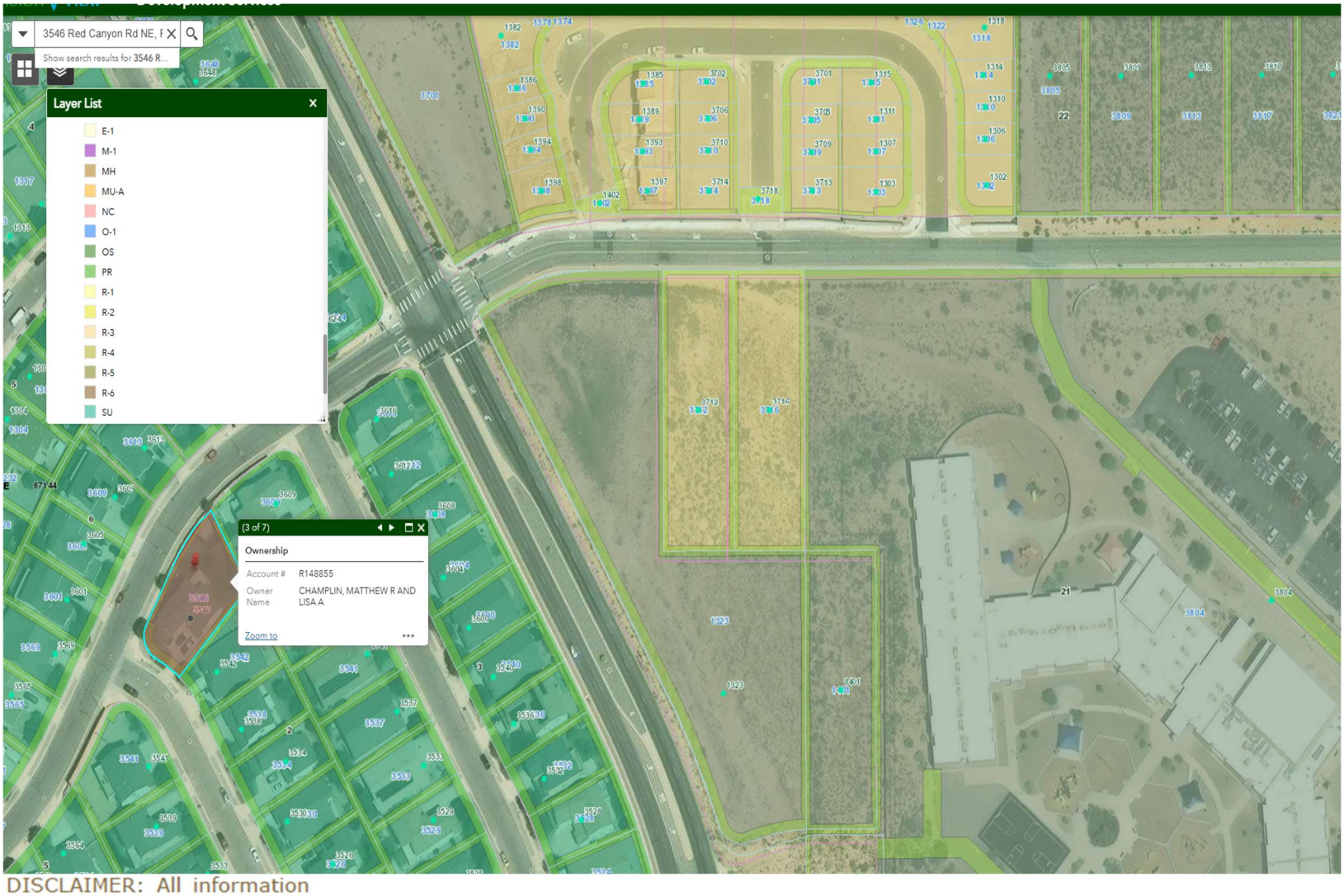
3200 Civic Center Circle NE
Rio Rancho, NM 87144
505-891-5058
cmurillo@rrnm.gov

Attachments: I - Zoning/Location Map
Attachments: II -Ordinance No. 22, Enactment No. 95-020
Attachments: III – Ordinance No. 22, Enactment No. 05-18
Attachments: IV – R.O. 2003, Chapter 154, Section 154.19: Residential Land Use Table
Attachments: V – R.O. 2003, Chapter 121: Home Occupations

Zone Certification

3546 Red Canyon Rd NE

Northern Meadows Unit 16 Block 2 Lot 17



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

Rio Rancho City of Vision

N
W E
S

Zoning

- C-2
- CBD
- M-1
- SU
- Subject Property

Map courtesy of Cassandra Murillo on 11.10.25 at 3:30 PM

CITY OF RIO RANCHO

Exhibit III

ORDINANCE NO. 22 **ENACTMENT NO. 95-020**

AN ORDINANCE PROVIDING FOR THE ANNEXATION OF REAL PROPERTY INTO THE CORPORATE BOUNDARIES OF THE CITY OF RIO RANCHO, NEW MEXICO, AND FURTHER PROVIDING FOR AMENDING ORDINANCE 87-1, APPENDIX G (ZONE MAP AMENDMENT) AND THE ZONE MAP, PARTICULARLY AS FOLLOWS:

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

ARTICLE 1. INTENT

It is the intent of this Ordinance to show the approval and acceptance by the Governing Body, of the annexation of real property to the corporate boundaries of the City of Rio Rancho, as requested in Annexation Petition AP95-01, AM95-01.

ARTICLE 2. LEGAL REQUIREMENTS MET

The Annexation Petition for annexation area (AP95-01, AM95-01) having been presented to the Governing Body of the City of Rio Rancho, in full compliance with state law as set forth in 3-7-17 NMSA 1978, and the Governing Body having considered the Petition and presentations of petitioner, the Governing Body finds as follows:

A. The Annexation petition seeks to have annexed to the corporate boundaries of the City of Rio Rancho territory which is contiguous to the municipality.

B. The Annexation petition is signed by the owners of a majority of the property in acres in the contiguous territory sought to be annexed.

C. The Annexation Petition has been presented to the Governing Body by petitioners pursuant to the requirements of state and local law.

ARTICLE 3. CONSENT AND APPROVAL

By passage of the Ordinance, the Governing Body hereby expresses its desire to annex the property described in Annexation Petition AP95-01, AM95-01 and hereby does express its consent to an approval of the annexation of such contiguous territory being more particularly described in metes and bounds attached hereto and incorporated herein by reference in its entirety.

ARTICLE 4. ZONE MAP AMENDMENT

Purpose: That the property described as Sections 27, 28, 29, 33, 34, 35, Township 13 North, Range 2 East, Parcel A, Town of Alameda Grant, Sandoval County, comprising portions of Units 7, 12, 13, 21, and 22 Rio Rancho Estates, consisting of 3,410 acres shall be annexed into the City of Rio Rancho and have the zoning designation of SU/Special Use (Exhibit A) for the following land uses and with the following conditions:

1. A development agreement must be reached prior to any development occurring on site.

LAND USE ("Northern Meadows"):

SU/Special Use for Single Family Residential: (526) acres will accommodate single family detached homes with a maximum density of (7) dwelling units per acre (3,682 dwelling units). The development consists of both one and two-story homes. Lot sizes will vary between 40 and 860 foot widths, with a minimum of 4,000 square feet. The architectural style will vary.

A. Permissive Uses:
   1. Single family detached dwellings;
   2. Parks, open space, and public utilities;
   3. Swimming pools, tennis courts;
   4. Schools;
   5. Accessory buildings or structures, but not to include structures for domestic livestock or fowl.

B. Conditional Uses:
   1. As those provided in the R-1/Single Family Residential District.

C. Area:
   1. Every lot must have an area of not less than 4,000 square feet and a width of not less than 40 feet along the front yard setback line, with a minimum depth of not less than 100 feet;

D. Setbacks:
   1. Front - (25) feet
   2. Side - (5) feet each side, (10) feet between building walls
   3. Rear - (20) feet

E. Density: may not exceed (7) dwelling units per acre.

F. Height: one or two stories, not to exceed (32) feet in total height.

G. Off-Street Parking: As provided in section 9-1-18 of Zoning Ordinance.

SU/Special Use for Townhomes and Apartments: (55) acres will accommodate attached residential units developed as townhomes or apartments. Typical densities for the townhomes will average (10) dwelling units per acre (500 dwelling units). The product envisioned will be attached four-unit townhomes. The proposed apartment developments will have a maximum density of (18) dwelling units per acre.

A. Permissive Uses:
   1. Attached townhomes;
   2. Attached apartments
   3. Parks, open space, and public utilities;
   4. Swimming pools, playgrounds, tennis courts;
   5. Accessory buildings or structures, but not to include structures for domestic livestock or fowl.

B. Conditional Uses:
   1. As those provided in the R-3/Multi Family Residential District.

C. Area: minimum lot area:
   1. Apartments: (6,000) square feet.
      Row Townhomes: (2,200) square feet.
      Clustered Townhomes sharing common area: (1,100) square feet.

D. Setbacks:
   1. Front - (25) feet, except driveways shall not be less than (20) feet long for townhomes.
   2. Side - (5) feet, except:

a. There shall be a (10) feet on the street side of corner lots.
b. There shall be no required side-yard setback from internal lot lines for townhomes.

3. Rear - (15) feet

Setbacks for clustered townhome products which share a common courtyard and parking area are as follows:

1. A front yard setback of (25) feet is required adjacent to public right-of-way.
2. There shall be a minimum of a fifteen foot setback for either the side-or rear-yard (depending on building orientation), with no setback along internal lot lines of attached units.

E. Density: may not exceed (18) dwelling units per acre.

F. Height: three stories, not to exceed (32) feet in total height.

G. Off-Street Parking: As provided in section 9-1-18 of Zoning Ordinance.

The applicant has imposed a maximum total of (4,200) residential units allowed to be developed in the area. This is inclusive of single-family detached and attached housing developments, as well as multifamily units.

C-1/Retail Commercial: (17) acres of commercial development are proposed. The development envisioned includes such neighborhood retail services as a pharmacy, dry cleaners and grocery.

A. All Uses, Area, Setback, Density, Height and Parking requirements:

1. Same as those articulated in the C-1/Retail Commercial District

The applicant proposes additional community services such as police, fire stations and library sites be located in the southern portion of the annexation area in the "Contiguous Lands" area.

The remaining (253) acres includes natural physical land features such as an arroyo (Arroyo de los Montoyas), a drainage easement, and open space, as well as a trail, school, park, and roadways.

School: (10) acres will accommodate the proposed school site to be located on 10th Street, north of King Boulevard.

LAND USE ("Contiguous Lands"):

All land uses and requirements as those provided in the R-1/Single Family Residential District and E-1/Estate District, more specifically:

A. R-1/Single Family Residential (Unit 12):

Block 1A	Block AA	Block H	Blocks 4-28
Block 2A	Block EE	Block J	Blocks 31-39
Block 3A	Block FF	Block K	Block 52
Block 6A	Block GG	Block L	Block 59
Block 21A	Block HH	Block M	Blocks 54-57
			Blocks 60-67
			Blocks 69-71
			Blocks 85-89

B. E-1/Estate Residential Residential (Unit 12):

Block 68	Blocks 72-76	Block 90

Signage: All signage shall comply with Article 5 of the Zoning Ordinance.

The applicant is subject to any and all additional Federal, State and Local laws, rules and regulations.

The applicant shall comply with all existing and future plans, policies, etc. directly related to this property.

ARTICLE 5. SAVING CLAUSE

If any of the sections, sentences, clauses, or phrases of this Ordinance or any exhibit or attachment thereto are for any reason held unconstitutional or invalid, the validity of the remaining portions of this Ordinance shall not thereby be affected inasmuch as it is the intent of the Governing Body of the City to pass each phrase, paragraph, and word separately.

ADOPTED THIS 12TH DAY OF JULY, 1995.

Thomas E. Swisstack, Mayor

7-14-95.

Date

ATTEST:

Tina Gonzales, City Clerk

(S E A L)

CITY OF RIO RANCHO
ORDINANCE

ORDINANCE NO. 22 **ENACTMENT NO. 05-18**

AMENDING THE ZONE MAP.

PURPOSE: TO AMEND THE REAR SETBACK REQUIREMENT ESTABLISHED VIA ORDINANCE NO. 22, ENACTMENT NO. 95-020 FOR THE PROPERTIES LEGALLY DESCRIBED AS NORTHERN MEADOWS, UNITS 12, 16, 17, AND 19.

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

Section 1. **The Special Use for Single Family Residential zoning designation is hereby amended as follows:**

A. Rear Setback - Minimum – (15) feet

Section 2. All other requirements and/or restrictions of Ordinance No. 22, Enactment 95-020 apply.

Section 3. **Severability Clause.** If any section, paragraph, clause, or provision of this Ordinance, or any section, paragraph, clause, or provision of any regulation promulgated hereunder shall for any reason be held to be invalid, unlawful, or enforceable, the invalidity, illegality, or unenforceability of such section, paragraph, clause, or provision shall not affect the validity of the remaining portions of this Ordinance or the regulation so challenged.

Section 4. **Effective Date.** This Ordinance shall become effective ten days after adoption.

ADOPTED THIS 27TH DAY OF APRIL, 2005.

Jim Owen, Mayor

4/28/05
Date

ATTEST:

Roman Montoya, City Clerk
(SEAL)

BEFORE THE GOVERNING BODY
OF THE
CITY OF RIO RANCHO, NEW MEXICO

In the Matter of:
Zone Map Ordinance# 05-10000005

To amend the SU/Special Use for Single Family Residential designation of the subject properties, Northern Meadows, Unit 12, Unit 16, Unit 17 and Unit 19, all block and all lots, for the purpose of amending the minimum rear setback requirement from 20 feet to 15 feet

Applicant: Amrep Southwest, Inc.

THIS MATTER having come before the Governing Body on this 27th day of April 2005, the Governing Body having taken evidence and considered the merits;

THE GOVERNING BODY HEREBY FINDS:

GENERAL FINDINGS:

1. The Governing Body has jurisdiction over the applicant's request for an ordinance amendment and proper notice of the hearing on this matter was given.

2. The applicant has authority to make application to amend the ordinance.

3. The applicant and adjacent property owners received due process, as proper notice and a full opportunity to present views were given.

SPECIFIC FINDINGS IN SUPPORT OF THE GENERAL FINDINGS INCLUDE:

1. The rear setback established in 1995 for the subject properties, via Ordinance No. 22, Enactment No. 95-020 was consistent with the rear setback required at that time for single-family development.

2. The Governing Body adopted Ordinance No. 1, Enactment No. 03-004 on February 14, 2003, which amended the minimum rear setback requirement from 20-feet to 15-feet for Single Family Residential development; R-1 and R-4 districts.

3. The 15-foot rear setback requested is as per the current rear setback requirements that have been established for single-family development; R-1 and R-4 districts.

4. The change requested does not alter the character of the Northern Meadows Master Planned Community.

THEREFORE: The application for a Zone Map amendment is approved.

4/28/05
Date

Mayor, Jim Owen

CITY OF RIO RANCHO
GOVERNING BODY
AGENDA BRIEFING MEMORANDUM

Ref. No.# O-22

DEPARTMENT: City Development **AGENDA DATE:** April 27, 2005

Subject: Zone Map Ordinance
Purpose: An ordinance amending the rear setback requirement from 20 feet to 15 feet
Property: Northern Meadows, Unit 12, 16, 17 and 19, all blocks and all lots
Applicant: Amrep Southwest, Inc.
Agent: Matthew Spangler

SYNOPSIS:

- The subject property is a part of a larger area that was annexed, and zoned in July 1995, via Ordinance 22, Enactment 95-020. That ordinance annexed 3,410 acres and zoned the property SU/Special Use.
- A total of 526 acres was zoned SU/for Single Family Residential. Required setbacks per ordinance were: front 25-feet, rear 20-feet and side 5-feet.
- The applicant seeks a change in the SU designation solely to amend the rear setback requirement from 20 feet to 15 feet.
- On March 29, 2005, the Planning and Zoning Board voted to recommend, to the Governing Body, approval of the zone map amendment for the subject property. The motion passed by a vote of 7-0.

BACKGROUNDN INFORMATION:
The applicant requests a recommendation, to the Governing Body, for approval of a zone map ordinance which serves only to amend the rear setback requirement set forth in RRO 22, Enactment 95-020.

The rear setback requested is consistent with the setback requirement set forth in the City's land use ordinances; the minimum rear setback required in the R-1/Single Family Residential and R-4/Single Family Residential Districts is (15) feet.

ZONING:
The subject property is zoned SU/Special Use for Single Family Residential.

ACREAGE:
The acreage involved in this project is approximately 149.3 ± acres.

FINDINGS OF CONFORMANCE WITH CITY PLANS, POLICIES & REGULATIONS
CONFORMANCE WITH THE CITY ZONING ORDINANCE
The City Zoning Ordinance Section 150.07 (A) requires that an applicant file a request for a zone map amendment through the City Planning & Zoning Board when a change in zoning designation is sought.
FINDING: This application fulfills that requirement. **CONFORMS**

PLANNING AND ZONING BOARD RECOMMENDATION:
On March 29, 2005, the Planning and Zoning Board voted to recommend to the Governing Body, APPROVAL of the proposed zone map ordinance; to amend the rear setback requirements from 20-feet to 15-feet for the subject property. (See Exhibit I)

DEPARTMENT RECOMMENDATION:
Staff recommends APPROVAL of the proposed zone map ordinance (See Exhibit I). Staff further recommends the approval based on the following Findings of Fact:

RECOMMENDED FINDINGS OF FACT

THE GOVERNING BODY HEREBY FINDS:

GENERAL FINDINGS:

1. The Governing Body has jurisdiction over the applicant's request for an ordinance amendment and proper notice of the hearing on this matter was given.

2. The applicant has authority to make application to amend the ordinance.

3. The applicant and adjacent property owners received due process, as proper notice and a full opportunity to present views were given.

SPECIFIC FINDINGS IN SUPPORT OF THE GENERAL FINDINGS INCLUDE:

1. The rear setback established in 1995 for the subject properties, via Ordinance No. 22, Enactment No. 95-020 was consistent with the rear setback required at that time for single-family development.

2. The Governing Body adopted Ordinance No. 1, Enactment No. 03-004 on February 14, 2003, which amended the minimum rear setback requirement from 20-feet to 15-feet for Single Family Residential development; R-1 and R-4 districts.

3. The 15-foot rear setback requested is as per the current rear setback requirements that have been established for single-family development; R-1 and R-4 districts.

4. The change requested does not alter the character of the Northern Meadows Master Planned Community.

PREPARED BY: Joyce Jordan **DATE:** 4/5/04

DIRECTOR: Jim Garrett **DATE:** 4/18/05

CITY ADMINISTRATOR: [signature] **DATE:** 4/19/05

Exhibit(s):

Exhibit I: Proposed Zone Map Ordinance
Exhibit II: Location Map
Exhibit III: Copy of RRO22, Enactment 95-020-2/Land Use (Northern Meadows)
Exhibit IV: Findings of Fact

Exhibit II

MREP SOUTHWEST Inc.

NORTHERN MEADOV

SUBDIVISION MASTER PLAI

DECEMBER 2004

(1) One mobile home per lot;

(2) Accessory buildings or structures but not to include structures for domestic livestock or fowl;

(3) Noncommercial gardens, swimming pools, and tennis courts;

(4) Parks, open spaces, and public utilities; and

(5) Churches and other places of worship, Sunday school buildings, and parish houses.

(C) *Conditional uses (requiring use permit).*

(1) Hospitals and private institutions of an educational nature;

(2) Family child care facility with a capacity of seven or more;

(3) Hobby breeders or animal foster care providers as regulated by Chapters 90 and 116, provided the lot has an area appropriate to the type and size of the animals being bred.

(Ord. 18-20)

154.17 RESERVED.

154.18 RESERVED.

154.19 RESIDENTIAL LAND USE TABLE. Revised 6/25

P = PERMITTED	**CU = CONDITIONAL USE**	**BLANK = NOT PERMITTED**	**(See Secs. 154.05 to 154.16)**

There may be uses not listed in the table that can be permitted under the SU District. There may be additional conditions not listed in the table. Please refer to the specific zoning district for details relating to the land uses listed below.

LAND USES	E-1	R-1	R-2	R-3	R-4	R-5	R-6	M-H
Accessory dwelling unit	P	P	P	P	P	P	P	
Accessory structure	P	P	P	P	P	P	P	P
Accessory living space	P	P	P	P	P	P	P	
Amateur radio antenna	P	P	P	P	P	P	P	
Churches, other places of worship, Sunday school and parish house	P	P	P	P	P	P	P	P
Commercial horse boarding	CU							
Community residential care facilities, 10 or less	P	P	P	P	P	P	P	
Community residential care facilities, up to 18				CU			CU	
Construction trailers	P	P	P	P	P	P	P	
Family child care facility, with a capacity of 6 of less	P	P	P	P	P	P	P	

LAND USES	E-1	R-1	R-2	R-3	R-4	R-5	R-6	M-H
Family child care facility, with a capacity of 7 or more	CU	CU	CU	CU	CU	CU	CU	CU
Hobby breeders or animal foster care providers	P	CU	CU	CU	CU	CU	CU	CU
Home occupations	P	P	P	P	P	P	P	
Hospitals and private institutions of an educational nature		CU	CU	CU	CU	CU	CU	CU
Mobile home								P
Model home or sales office	P	P	P	P	P	P	P	
Multi-family dwelling unit				CU			P	
Noncommercial gardens, swimming pools, tennis courts	P	P	P	P	P	P	P	P
Parks, open spaces, recreational parks, and public facilities (civic)	P	P	P	P	P	P	P	P
Public utilities, including electric facilities	P	P	P	P	P	P	P	
Second kitchen	P	P	P	P	P	P	P	
Senior transitional care facilities, senior living facility				CU				
Short-term rentals	P	P	P	P	P	P		
Single-family dwelling unit	P	P	P	P	P	P	P	
Temporary, emergency, construction, and repair residences	P	P	P	P	P	P	P	
Transfer of horse stable rights	CU							

(Ord. 18-20; Am. Ord. 21-15; Am. Ord. 22-20; Am. Ord. 24-24; Am. Ord. 25-02)

NONRESIDENTIAL DISTRICTS

154.20 O-1: OFFICE DISTRICT.

(A) *Purpose.* This district permits office uses. This district may act as a buffer between residential property and more intensive nonresidential uses or may be located adjacent to any other use. No noise, odor or vibration shall be emitted which would cause a negative impact on the adjacent residential district. Such comparison shall be made at the property line.

(B) *Permissive uses.*

(1) Amateur radio antenna, up to 65 feet in height from grade;

(2) Banks and other financial institutions;

(3) Churches, Sunday school and parish house, incidental facilities;

CHAPTER 121
HOME OCCUPATIONS

Section

121.01 Short title

121.02 Purpose

121.03 Definition

121.04 General conditions

121.05 Permitted and prohibited uses

121.06 Administration

121.07 Enforcement

121.08 Nonconforming home occupations

121.99 Penalty

121.01 SHORT TITLE.

This chapter shall be known as the “Home Occupation Ordinance of the City of Rio Rancho, New Mexico.”

(Ord. 01-005)

121.02 PURPOSE.

(A) The purpose of this chapter is to allow home occupations which are compatible with the neighborhood in which they are located.

(B) The specific intent of this chapter is to:

(1) Protect the residential areas from any negative impacts associated with home occupations;

(2) Allow residents a choice in the use of their homes as a place for income and livelihood;

(3) Establish standards for conducting home occupations.

(Ord. 01-005)

121.03 DEFINITION.

A **HOME OCCUPATION** is defined as any business, occupation or activity conducted for gain, on residential property, within a residential building, or an accessory building thereto, which is incidental or secondary to the use of such building for dwelling purposes and which does not change the essential character of the building.

(Ord. 01-005)

121.04 GENERAL CONDITIONS.

Home occupations are permitted accessory uses in residential zones provided that the following conditions are observed:

(A) Resident occupants of the residence may conduct such occupation. A maximum of one full-time equivalent employee not to exceed two persons, may report to the residence to engage in the home occupation.

(B) The home occupation use of a dwelling shall be clearly incidental and subordinate to its residential use. Not more than 25% of the dwelling's gross floor area or, up to a maximum of 500 square feet, shall be used for conducting the home occupation. The use of accessory structures is permitted under the same criteria.

(C) Storage in connection with any home occupation shall be totally enclosed and shall be limited to items which are necessary to conduct the home occupation or, limited to items that have been ordered by a customer but have not been delivered to the customer.

(D) There shall be no direct sale of products off display shelves or racks. Retail sales shall only be conducted if product orders are placed earlier by telephone. Sales to customers shall be arranged by appointment so that not more than one customer vehicle is at the dwelling at any one time.

(E) There shall be no change in the outside appearance of the building or premises, or other visible evidence of the conduct of a home occupation, and there shall be no open storage of business related equipment or supplies. One company-owned vehicle which is one-ton or smaller which may be also used for personal transportation purposes shall be exempt from this condition.

(F) Customer hours shall be limited to 7:00 a.m. through 7:00 p.m. The number of clients/patrons shall be no more than ten per day.

(G) No use shall create noise, dust, vibration, smell, smoke, glare, electrical interference, fire hazard, or any other hazard or nuisance to any greater or more frequent extent than that usually experienced

in an average residential occupancy under normal circumstances wherein no home occupation exists.

(H) There shall be no explosive, highly flammable, combustible, corrosive, etiologic, radioactive or other materials restricted by city adopted ordinances, used or stored on the premises of a home occupation beyond the amount kept at a normal residential dwelling or on hand to operate or maintain equipment and permitted by the fire code as adopted by the city.

(I) Parking. A home occupation shall not cause the elimination of any required off-street parking for the main dwelling.

(J) Signs. No signs advertising the business or its products are allowed on the premises with the exception of permitted signage on vehicles as noted in division (E).

(K) Number of home occupations. In no case shall more than two home occupations be conducted on a single site, and where there are two permitted, the limitations of this chapter shall apply to the combined uses.

(L) All home occupations shall require a business registration from the City Clerk's office.

(Ord. 01-005)

121.05 PERMITTED AND PROHIBITED USES.

(A) Permitted home occupations shall be classified into categories of similar uses. For the purposes of this section, the use categories shall be professional office, general service, instructional service, home artisan businesses and small item repair service home occupations. Permitted home occupations under these categories include but are not necessarily limited to the following:

(1) *Professional office.* A professional office shall be considered an office for accountant, appraisers, attorneys, insurance agents, consulting services, and similar office uses.

(2) *General service.* A general service shall be considered computer programming, beautician, barbershop, direct distribution, maid service, mail order, massage/physical therapy, ironing, pet grooming, telephone/fax answering and word processing. Beauticians, barbershops, and massage/physical therapists shall be state licensed and shall be limited to one customer station.

(3) *Instructional service.* An instructional service shall be considered educational tutoring, music lessons and similar instructional services. A maximum of one student may be at the dwelling at any one time. No musical instruments may be amplified.

(4) *Home artisan business.* A home artisan business shall be considered artist studios, cabinetmaking, dressmaking, engraving, furniture making, hobby crafts, jewelry making, sewing, tailoring, and writing studios.

(5) *Small item repair service.* A small item repair service shall be considered locksmith repair, watch repair, tool repair and similar repair services.

(B) The following uses by the nature of the investment in operation, have a pronounced tendency, once started to rapidly increase beyond the limits permitted for home occupations and thereby impair the use and value of a residentially zoned area. Therefore, the following prohibited uses shall include but not necessarily be limited to the following:

(1) Motor vehicle and accessory sales or rental, repair and/or painting thereof, including trailer rental or sales;

(2) Large appliance repair;

(3) Large and small engine repair;

(4) Medical, dental offices, nursing homes;

(5) Restaurants;

(6) Kennels;

(7) Funeral home;

(8) Massage parlors;

(9) Antique shops;

(10) Private schools;

(11) Construction trades (which require outdoor storage of equipment and vehicles);

(12) Photo developing labs;

(13) Health and exercise facilities;

(14) Tattoo parlors.

(Ord. 01-005)

121.06 ADMINISTRATION.

Except as otherwise provided in this chapter, the City Development Director or his representative shall administer and enforce these regulations, including the inspection of premises and the issuance of permits authorized in this chapter.

(Ord. 01-005)

121.07 ENFORCEMENT.

(A) The City Development Department Director or his representative has the authority to enter all buildings and premises for the purpose of inspection as necessary to perform assigned duties. If the owner objects to an inspection either announced or unannounced, a warrant for the inspection may be obtained before the inspection from a court of adequate jurisdiction. Objection to an inspection may result in the forfeiture of license, pursuant to § 121.99.

(B) The City Development Department may institute any appropriate action or proceeding whenever there is probable cause to believe there is a violation of this chapter.

(C) Approval process.

(1) Home occupations shall be approved through the approval process as administered by the Department of City Development.

(2) City Development Department staff and Fire Inspection Division staff shall review all applications for compliance with applicable codes. The location may be inspected if either department deems it necessary.

(3) Applications that do not meet the requirements of this chapter shall be denied. Applicants whose application has been denied may appeal the Department of City Development's decision via the appeal process as per §§ 150.01 et seq. Applications for home occupations that are approved shall be issued a business registration from the Office of the City Clerk.

(4) A home occupation shall be automatically renewed each year, provided that no section of this chapter has been violated and all applicable fees have been paid in full.

(Ord. 01-005)

121.08 NONCONFORMING HOME OCCUPATIONS.

All previously permitted home occupations which are now deemed prohibited home occupations by this chapter, shall be allowed to continue operating under that home occupation permit provided that

the permit holder adheres to the requirements set forth in this chapter or until the use is abandoned by the permit holder.

(Ord. 01-005)

121.99 PENALTY.

(A) A violation of this chapter shall mean that acts or failures to act in accordance with the requirements of this chapter have been committed which may result in the revocation of permit or citation into Municipal Court for failure to obtain applicable permits.

(B) Revocation. A home occupation permit may be revoked for nonconformance with this chapter. If revoked, all business shall cease within five days of issuance of revocation notice or immediately if the violation presents a risk of danger to public health and safety. A permit may be revoked for the following reasons:

(1) A change in home occupation use;

(2) Failure to renew business registration;

(3) Failure to permit city staff to inspect the premises of a home occupation;

(4) Providing false information on home occupation permit application;

(5) Failure to meet requirements of this chapter.

(C) Process for revocation of permit shall be as follows:

(1) The city notifies the proprietor of the home occupation of the violation of this chapter by certified mail. The notice shall include specifics as to the violation and include alternatives available, if any, to make the home occupation conform. A maximum of 30 days shall be given to abate the violation, however, violations impacting health, safety, or welfare may be given a time period of less than 30 days. Further action the city will take if the violation is not abated shall also be included in the notice.

(2) The proprietor of a home occupation shall be notified of the revocation of a home occupation permit by certified mail if the violation is not abated within the time period stated in the original notice.

(D) Violations. If appropriate, the proprietor of a home occupation may be issued a citation into Municipal Court for conducting the home occupation in violation of this chapter. Failure to comply with

the provisions of this chapter shall upon conviction, be punishable by a fine of not more than $500, or imprisonment in jail for a period of not more than 30 days, or both such fine and imprisonment. Each day that a violation continues to exist after conviction shall be considered a separate offense.

(Ord. 01-005)

The Rio Rancho Municipal Code is current through Ordinance 25-16, passed July 24, 2025.

Disclaimer: The City Clerk’s office has the official version of the Rio Rancho Municipal Code. Users should contact the City Clerk’s office for ordinances passed subsequent to the ordinance cited above.

City Website: https://www.rrnm.gov/
City Telephone: (505) 891-5004

Codification services provided by General Code

NEW MEXICO STATUTES UNANNOTATED
1978 COMPILATION

CHAPTER 60 BUSINESS LICENSES

As pertaining to the Alcoholic Beverage Control Division

INCLUDES THE FOLLOWING SECTIONS:

§60-3A-1 – 60-3A-13;
§60-5A-1 – 60-5A-2
§60-6A-1 – 60-6A-38;
§60-6B-1 – 60-6B-21
§60-6C-1 – 60-6C-9;
§60-6E-1 – 60-6E-12
§60-7A-1 – 60-7A-25;
§60-7B-1 – 60-7B-14
§60-8A-1 – 60-8A-19;

Current through the First Regular Session of the Fifty-Sixth Legislature (2023)
Includes Rules effective June 16, 2023
Updated by RLD |ABC on July 24, 2023

ARTICLE 3A
General Provisions

60-3A-1. Short title.

Chapter 60, Articles 3A, 5A, 6A, 6B, 6C, 6E, 7A, 7B and 8A NMSA 1978 may be cited as the "Liquor Control Act".
History: Laws 1981, ch. 39, § 1; 1984, ch. 85, § 9; 2015, ch. 3, § 27; 2015, ch. 102, § 1.

60-3 A-2. Liquor policy of state; investigation of applicants; responsibility of licensees.

A. It is the policy of the Liquor Control Act that the sale, service and public consumption of alcoholic beverages in the state shall be licensed, regulated and controlled so as to protect the public health, safety and morals of every community in the state; and it is the responsibility of the director to investigate the qualifications of all applicants for licenses under that act, to investigate the conditions existing in the community in which the premises for which any license is sought are located before the license is issued, to the end that licenses shall not be issued to persons or for locations when the issuance is prohibited by law or contrary to the public health, safety or morals.

B. It is the intent of the Liquor Control Act that each person to whom a license is issued shall be fully liable and accountable for the use of the license, including but not limited to liability for all violations of the Liquor Control Act and for all taxes charged against the license.
History: Laws 1981, ch. 39, § 2.

60-3 A-3. Definitions.

As used in the Liquor Control Act:

A. "alcoholic beverages" means distilled or rectified spirits, potable alcohol, powdered alcohol, frozen or freeze-dried alcohol, brandy, whiskey, rum, gin and aromatic bitters bearing the federal internal revenue strip stamps or any similar alcoholic beverage, including blended or fermented beverages, dilutions or mixtures of one or more of the foregoing containing more than one-half percent alcohol, but excluding medicinal bitters;

B. "beer" means an alcoholic beverage obtained by the fermentation of any infusion or decoction of barley, malt and hops or other cereals in water, and includes porter, beer, ale and stout;

C. "brewer" means a person who owns or operates a business for the manufacture of beer;

D. "cider" means an alcoholic beverage made from the normal alcoholic fermentation of the juice of sound, ripe apples or pears that contains not less than one- half of one percent alcohol by volume and not more than eight and one-half percent alcohol by volume;

E. "club" means:

(1) any nonprofit group, including an auxiliary or subsidiary group, organized and operated under the laws of this state, with a membership of not less than fifty members who pay membership dues at the rate of not less than five dollars ($5.00) per year and who, under the constitution and bylaws of the club, have all voting rights and full membership privileges, and which group is the owner, lessee or occupant of premises used exclusively for club purposes and which group the director finds:

(a) is operated solely for recreation, social, patriotic, political, benevolent or athletic purposes; and

(b) has been granted an exemption by the United States from the payment of the federal income tax as a club under the provisions of Section 501(a) of the Internal Revenue Code of 1986, as amended, or, if the applicant has not operated as a club for a sufficient time to be eligible for the income tax exemption, it must execute and file with the director a sworn letter of intent declaring that it will, in good faith, apply for an income tax exemption as soon as it is eligible; or

(2) an airline passenger membership club operated by an air common carrier that maintains or operates a clubroom at an airport terminal. As used in this paragraph, "air common carrier" means a person engaged in regularly scheduled air transportation between fixed termini under a certificate of public convenience and necessity issued by the federal aviation administration;

F. "commission" means the secretary of public safety when the term is used in reference to the enforcement and investigatory provisions of the Liquor Control Act and means the superintendent of regulation and licensing when the term is used in reference to the licensing provisions of the Liquor Control Act;

G. "department" means the New Mexico state police division of the department of public safety when the term is used in reference to the enforcement and investigatory provisions of the Liquor Control Act and means the director of the alcoholic beverage control division of the regulation and licensing department when the term is used in reference to the licensing provisions of the Liquor Control Act;

H. "director" means the chief of the New Mexico state police division of the department of public safety when the term is used in reference to the enforcement and investigatory provisions of the Liquor Control Act and means the director of the alcoholic beverage control division of the regulation and licensing department when the term is used in reference to the licensing provisions of the Liquor Control Act;

I. "dispenser" means a person licensed under the provisions of the Liquor Control Act selling, offering for sale or having in the person's possession with the intent to sell alcoholic beverages both by the drink for consumption on the licensed premises and in unbroken packages, including locally produced growlers, for consumption and not for resale off the licensed premises;

J. "distiller" means a person engaged in manufacturing spirituous liquors;

K. "golf course" means a tract of land and facilities used for playing golf and other recreational activities that includes tees, fairways, greens, hazards, putting greens, driving ranges, recreational facilities, patios, restaurants, banquet halls, pro shops, cart paths and public and private roads that are located within the tract of land;

L. "governing body" means the board of county commissioners of a county or the city council or city commissioners of a municipality;

M. "growler" means a clean, refillable, resealable container that has a liquid capacity that does not exceed one gallon and that is intended and used for the sale of New Mexico-produced beer, wine or cider for consumption off premises;

N. "hotel" means an establishment or complex having a resident of New Mexico as a proprietor or manager and where, in consideration of payment, food and lodging are regularly furnished to the general public. The establishment or complex must maintain for the use of its guests a minimum of twenty-five sleeping rooms;

O. "licensed premises" means the contiguous areas of the structure and the grounds that are under the direct control of the licensee; provided that "licensed premises" includes a restaurant that has operated continuously in two separate structures since July 1, 1987 and that is located in a local option district that has voted to disapprove the transfer of liquor licenses into that local option district, hotel, golf course, ski area or racetrack and all public and private rooms, facilities and areas in which alcoholic beverages are sold or served in the customary operating procedures of the restaurant, hotel, golf course, ski area or racetrack. "Licensed premises" also includes rural dispenser licenses located in the unincorporated areas of a county with a population of less than thirty thousand, located in buildings in existence as of January 1, 2012, that are within one hundred fifty feet of one another and that are under the direct control of the license holder;

P. "local option district" means a county that has voted to approve the sale, serving or public consumption of alcoholic beverages, or an incorporated municipality that falls within a county that has voted to approve the sale, serving or public consumption of alcoholic beverages, or an incorporated municipality of over five thousand population that has independently voted to approve the sale, serving or public consumption of alcoholic beverages under the terms of the Liquor Control Act or any former act;

Q. "manufacturer" means a distiller, rectifier, brewer or winer;

R. "minor" means a natural person under twenty-one years of age;

S. "package" means a container of alcoholic beverages that is filled or packed by a manufacturer or wine bottler for sale by the manufacturer or wine bottler to wholesalers;

T. "person" means an individual, corporation, firm, partnership, copartnership, association or other legal entity;

U. "rectifier" means a person who blends, mixes or distills alcohol with other liquids or substances for the purpose of making an alcoholic beverage for the purpose of sale other than to the consumer by the drink, and includes all bottlers of spirituous liquors;

V. "restaurant" means an establishment having a New Mexico resident as a proprietor or manager that is held out to the public as a place where food is prepared and served primarily for on-premises consumption to the general public in consideration of payment and that has a dining room, a kitchen and the employees necessary for preparing, cooking and serving food; provided that "restaurant" does not include establishments as defined in rules promulgated by the director serving only hamburgers, sandwiches, salads and other fast foods;

W. "retailer" means a person licensed under the provisions of the Liquor Control Act selling, offering for sale or having in the person's possession with the intent to sell alcoholic beverages in unbroken packages, including growlers, for consumption and not for resale off the licensed premises;

X. "ski area" means a tract of land and facilities for the primary purpose of alpine skiing, snowboarding or other snow sports with trails, parks and at least one chairlift with uphill capacity and may include facilities necessary for other seasonal or year- round recreational activities;

Y. "spirituous liquors" means alcoholic beverages as defined in Subsection A of this section except fermented beverages such as wine, beer and cider;

Z. "wholesaler" means a person whose place of business is located in New Mexico and who sells, offers for sale or possesses for the purpose of sale any alcoholic beverages for resale by the purchaser;

AA. "wine" means alcoholic beverages obtained by the fermentation of the natural sugar contained in fruit or other agricultural products, with or without the addition of sugar or other products, that do not contain less than one-half percent nor more than twenty-one percent alcohol by volume;

BB. "wine bottler" means a wholesaler who is licensed to sell wine at wholesale for resale only and who buys wine in bulk and bottles it for wholesale resale;

CC. "winegrower" means a person who owns or operates a business for the manufacture of wine or cider;

DD. "winer" means a winegrower; and

EE. "winery" means a licensed premises in which a winegrower manufactures and stores wine or cider.

History: Laws 1981, ch. 39, §3; 1984, ch. 58, §1; 1987, ch. 254, §23; 1998, ch. 109, §1; 1999, ch. 64, §1; 2001, ch. 86, §2; 2004, ch. 22, §1; 2009, ch. 139, §1; 2012, ch.25, §1; 2015, ch. 3, §28; 2015, ch. 102, §2; 2016, ch. 73, §1; 2016, ch. 76, § 1; 2019,ch. 29, §2; 2019, ch. 229, §3; 2021, ch. 7, §5.

ANNOTATIONS

The 2021 amendment, effective July 1, 2021, revised definitions as used in the Liquor Control Act; in Paragraph E(2), deleted "international" preceding "airport terminal"; in Subsection I, after "including", added "locally produced"; in Subsection K, after "patios", added "restaurants, banquet halls"; in Subsection M, after "for the sale of", added "New Mexico-produced"; in Subsection O, after "contiguous areas", deleted "or areas connected by indoor passageways of a structure and the outside dining, recreation and lounge areas", after "of the structure and the grounds", deleted "and vineyards of a structure that is a winery", after "direct control of the licensee", deleted "and from which the licensee is authorized to sell, serve or allow the consumption of alcoholic beverages under the provisions of its license", and after "provided that", deleted "in the case of a restaurant"; in Subsection R, after "means a", added "natural"; in Subsection S, after "means", deleted "an immediate"; in Subsection V, after "place where", changed "meals are" to "food is", and after "cooking and serving", changed "meals" to "food"; in Subsection AA, after "'wine'", deleted "includes the words 'fruit juices' and"; in Subsection BB, after "means a", deleted "New Mexico"; and in Subsection EE, after "means a" changed "facility" to "licensed premises".

60-3A-4. Storage permitted.

Nothing in the Liquor Control Act shall be construed to prohibit the storage of alcoholic beverages in bona fide public warehouses or guardian warehouses by nonresident licensees or wholesalers for usual and ordinary commercial purposes.

History: Laws 1981, ch. 39, § 72.

60-3A-5. Exemptions from act.

Nothing in the Liquor Control Act applies to:

A. the transportation of alcoholic beverages through New Mexico;

B. the transportation of alcoholic beverages into a United States customs bonded warehouse located in New Mexico;

C. ethyl alcohol intended for or used for any of the following purposes:

(1) scientific, mechanical, industrial, medical, chemical or culinary purposes;

(2) use by those authorized to procure the same tax free, as provided by the acts of congress and regulations promulgated thereunder; or

(3) in the manufacture of denatured alcohol produced and used as provided by the acts of congress and regulations promulgated thereunder; or

D. The provisions of Section 60-6A-18 NMSA 1978 shall not apply to governmental licenses.

E. For the purposes of this section:

(1) "governmental entity" means a municipality, a county, a state fair that is held for less than ten days per year, the state fair commission, a state museum, a state university or the spaceport authority;

(2) "governmental facility" means locations on property owned or operated by a governmental entity, including county fairs; state fairs held for less than ten days per year; convention centers; airports; civic centers; food service facilities in state museums; auditoriums; all facilities on the New Mexico state fairgrounds; facilities used for athletic competitions; golf courses, including golf courses required to be used for municipal purposes notwithstanding that there may be an existing club license at the same location operated by the same club licensee; other facilities used for cultural or artistic performances; and all spaceport authority facilities;

(3) "lessee" means an individual, corporation, partnership, firm or association that fulfills the requirements set forth in Subsections A through D of Section 60-6B-2 NMSA 1978; and

(4) "suite" means a room or area of seating at an event, separated from the general seating, leased to a person for that person's exclusive use during events and at any other time throughout the year.

F. The provisions of Section 60-6B-10 NMSA 1978, with respect to golf courses owned by a governmental entity and civic centers owned and operated by a governmental entity, shall not apply to governmental licenses.

History: Laws 1981, ch. 39, §27; 1989, ch. 379, §1; 1992, ch. 14, §1; 2002, ch. 108, §1; 2003, ch. 117, §1; 2015, ch. 117, §1; 2016, ch. 68, §1; 2021, ch. 7, §11.

ANNOTATIONS

The 2021 amendment, effective July 1, 2021, allowed governmental entities holding a governmental license to sell alcohol at government facilities and suites, instead of at municipal baseball parks and skyboxes; in Subsection B, after each occurrence of "licensed premises of a", changed "municipal baseball park" to "governmental facility", and replaced each occurrence of "skybox" with "suite"; and in Paragraph E(2), after "spaceport authority facilities", deleted "but 'governmental facility' does not include tennis facilities", deleted former Paragraph E(4) and redesignated former Paragraph E(5) as new Paragraph E(4), and in Paragraph E(4), changed "skybox" to "suite", after "area of seating", changed "of a municipal baseball park" to "at an event", after "general seating", deleted "and usually located in the upper decks of the park", and after "during", changed "baseball games" and to "events".

60-6A-11. Winegrower's license.

A. A person in this state who produces wine or cider is exempt from the procurement of any other license pursuant to the terms of the Liquor Control Act [60-3A- 1 NMSA 1978], but not from the procurement of a winegrower's license. Except during periods of shortage or reduced availability, at least fifty percent of a winegrower's overall annual production of wine shall be produced from grapes or other agricultural products grown in this state pursuant to rules adopted by the director; provided, however, that, for purposes of determining annual production and compliance with the fifty percent New Mexico grown provision of this subsection, the calculation of a winegrower's overall annual production of wine shall not include the winegrower's production of wine for out- of-state wine producer license holders.

B. A person issued a winegrower's license pursuant to this section may do any of the following:

(1) manufacture or produce wine or cider, including blending, mixing, flavoring, coloring, bottling and labeling, whether the wine or cider is manufactured or produced for a

winegrower or an out-of-state wine producer holding a permit issued pursuant to the Federal Alcohol Administration Act and a valid license in a state that authorizes the wine or cider producer to manufacture, produce, store or sell wine or cider;

(2) store, transport, import or export wines or ciders;

(3) sell wines or ciders to a holder of a New Mexico winegrower's, wine wholesaler's, wholesaler's, wine exporter's, craft distiller's or small brewer's license or to a winegrower's agent;

(4) transport not more than two hundred cases of wine in a calendar year to another location within New Mexico by common carrier;

(5) deal in warehouse receipts for wine or cider;

(6) sell wines or ciders in other states or foreign jurisdictions to the holders of a license issued under the authority of that state or foreign jurisdiction authorizing the purchase of wine or cider;

(7) buy wine or cider or distilled wine products from other persons, including licensees and permittees under the Liquor Control Act, for use in blending, mixing or bottling of wines or ciders;

(8) buy or otherwise obtain beer from a small brewer or spirituous liquor from a craft distiller for the purposes described in this subsection;

(9) conduct wine, cider, beer or spirituous liquor tastings and sell, by the glass or by the bottle, or sell in unbroken packages for consumption off the premises, but not for resale, wine or cider of the winegrower's own production, wine or cider produced by another New Mexico winegrower on the winegrower's premises, beer produced and bottled by or for a small brewer pursuant to Section 60-6A-26.1 NMSA 1978 or spirituous liquor produced and bottled by or for a craft distiller pursuant to Section 60- 6A-6.1 NMSA 1978;

(10) at no more than three off-premises locations, conduct wine, cider, beer or spirituous liquor tastings, sell by the glass and sell in unbroken packages for consumption off premises, but not for resale, wine or cider of the winegrower's own production, wine or cider produced by another New Mexico winegrower or beer produced and bottled by or for a small brewer pursuant to Section 60-6A-26.1 NMSA 1978 or spirituous liquor produced and bottled by or for a craft distiller pursuant to Section 60-6A-6.1 NMSA 1978 after the director has determined that the off-premises locations meet the requirements of the Liquor Control Act and the department rules for new liquor license locations;

(11) be deemed a manufacturer for purposes of the Gross Receipts and Compensating Tax Act [Chapter 7, Article 9 NMSA 1978];

(12) at public celebrations on or off the winegrower's premises, after the winegrower has paid the applicable fees and been issued the appropriate permit, to conduct wine or cider tastings, sell by the glass or the bottle, or sell in unbroken packages, for consumption off premises, but not for resale, wine or cider produced by or for the winegrower, beer produced and bottled by or for a small brewer pursuant to Section 60-6A-26.1 NMSA 1978 or spirituous liquor produced and bottled by or for a craft distiller pursuant to Section 60-6A-6.1 NMSA 1978;

(13) at private celebrations on or off the winegrower's premises after the winegrower has paid the applicable fees and been issued the appropriate permit, sell:

(a) by the glass or bottle, wine or cider produced by or for the winegrower;

(b) by the glass, beer produced by a small brewer pursuant to Section 60-6A-

26.1 NMSA 1978; or

(c) by the drink, spirituous liquors produced and bottled by or for a craft distiller pursuant to Section 60-6A-6.1 NMSA 1978;

(14) sell wine or cider in a growler for consumption off premises; and

(15) in accordance with the provisions of this section that relate to the sale of wine or cider, accept and fulfill an order for wine or cider that is placed via an internet website, whether the financial transaction related to the order is administered by the licensee or the licensee's agent.

C. At public and private celebrations on or off the winegrower's premises in any local option district permitting the sale of alcoholic beverages, the holder of a winegrower's license shall pay ten dollars ($10.00) to the alcoholic beverage control division of the regulation and licensing department for a "winegrower's public celebration permit" or a "winegrower's private celebration permit" to be issued under rules adopted by the director. Upon request, the alcoholic beverage control division of the regulation and licensing department may issue to a holder of a winegrower's license a public celebration permit for a location at the public celebration that is to be shared with other winegrowers and small brewers.

D. Every application for the issuance or annual renewal of a winegrower's license shall be on a form prescribed by the director and accompanied by a license fee to be computed as follows on the basis of total annual wine or cider produced or blended:

(1) less than five thousand gallons per year, twenty-five dollars ($25.00) per year;

(2) between five thousand and one hundred thousand gallons per year, one hundred dollars ($100) per year; and

(3) over one hundred thousand gallons per year, two hundred fifty dollars ($250) per year.

E. As used in this section:

(1) "private celebration" means any celebratory activity that is held in a private or public venue not open to the general public and for which attendance is subject to private invitation; and

(2) "public celebration" includes any state or county fair, community fiesta, cultural or artistic event, sporting competition of a seasonal nature or activities held on an intermittent basis.

History: Laws 1981, ch. 39, §28; 1985, ch. 15, §1; 1987, ch. 98, §2; 1988, ch. 60, §3; 1993, ch. 329, §2; 1995, ch. 122, § 1; 1998, ch. 109, § 2; 1999, ch. 211, § 1; 2001, ch. 248, § 1; 2001, ch. 260, § 1; 2005, ch. 216, §1; 2011, ch. 71, §1; 2015, ch. 102, §4; 2015, ch. 105, §1; 2015, ch. 124, §1; 2019, ch. 229, §5; 2021, ch. 7, §12.

ANNOTATIONS

The 2021 amendment, effective July 1, 2021, allowed winegrower's licensees to obtain spiritous liquor from a craft distiller and beer from a small brewer and to conduct tastings, allowed winegrower's licensees to sell, by the drink, spiritous liquors produced and bottled by or for a craft distiller, and removed a provision related to the permissible hours of sale for certain alcoholic beverages; in Paragraph B(3), after "wine exporter's", added "craft distiller's or small brewer's", in Paragraph B(8), after "small brewer", added "or spiritous liquor from a craft distiller", in Paragraph B(9), after the first occurrence of "cider", added "beer or spiritous liquor", and after "Section 60-6A-26.1 NMSA 1978", added "or spiritous liquor produced and bottled by or for a craft distiller pursuant to Section 60-6A-6.1 NMSA 1978", in Paragraph B(10), after the first occurrence of "cider", added "beer or spiritous liquor", and after "Section 60-6A-26.1 NMSA 1978", added "or spiritous liquor produced and bottled by or for a craft distiller pursuant to Section 60-6A-6.1 NMSA 1978", in Paragraph B(12), after "produced by or for the winegrower", added the remainder of the subparagraph, and in Paragraph B(13), added Subparagraph B(13)(c); deleted former Subsection C and redesignated former Subsections D through F as Subsections C through E, respectively; and in Subsection C, replaced each occurrence of "alcohol and gaming" with "alcoholic beverage control".

City of Vision

To: Matt Geisel, City Manager

CC: Amy Rincon, Director of Development Services
From: Brian Babyak, Planning and Zoning Manager

Date: January 9, 2026

Re: Appeal of Development Services Final Decision regarding Zoning Certification of Winegrower's License at 3546 Red Canyon Rd NE

Dear Mr. Geisel

The above referenced request is located on the property legally described as Northern Meadows Unit 16, Block 2, Lot 17, and is located within an SU: Special Use for Single Family Residential, per Ordinance No. 22, Enactment No. 95-020.

The subject property is located at the corner of Red Canyon Rd NE and Shiloh Rd NE. The property is located 450 ft west of Wilpett Dr NE, a major collector road, and 640 ft west of the Cielo Azul Elementary School property.

The Appellant is requesting reconsideration and reversal of the Development Services Department's determination per the attached Zoning Certification Letter (Attachment B), that a Winegrowers' License is not permissive on the subject property. The Appellant's request and justification letter is included as Attachment A.

Per R.O. 2003, Section 150.08 "Appeals":

(A) An aggrieved party may appeal any final decision within 30 days of such determination.

(1) Appeal of a final decision by the City Development Department shall be filed with the City Manager or designee within 15 days after the date of the final action or determination by the City Development Department. Such appeal shall be heard by the City Manager or designee within 30 days from the original Development Department final decision, and a decision on the appeal shall be rendered within 45 days from the original Development Department final decision. The appeal shall be considered to be de novo in nature, and the City Manager shall apply the same rules of interpretation and application as required of the City Development Department. The aggrieved party shall have the burden of demonstrating error in the interpretation, order or decision of the City ...

(B) An appeal shall stay all proceedings in furtherance of the action appealed unless the City Development Department or Board from which the appeal is taken certifies that, by reason of facts or circumstances stated in its certificate, a stay would cause most likely immediate and irreparable harm. Upon such certification, the proceedings shall not be stayed unless a district court finding sufficient evidence and due cause orders either the City Development Department or the Board to stay all proceedings pending the outcome of the appeal.

(C) When an appeal alleges that there is an error in any order, requirement, decision or determination by the Department or the Board in the enforcement of NMSA §§ 3-21-1 through 3-21-14, or any article, resolution, rule or regulation adopted pursuant to those sections, the Planning and Zoning Board, by majority vote of its members present, or the Governing Body, by majority vote of its members present, may:

(1) Authorize, in appropriate cases and subject to appropriate conditions and safeguards, special exceptions to the terms of Chapter 154 or resolutions:

(a) Which are not contrary to the public interest;

(b) Where, owing to special conditions, a literal enforcement of the zoning chapter will result in unnecessary hardship; and

(c) So that the spirit of Chapter 154 is observed and substantial justice done; or

(2) In conformity with NMSA §§ 3-21-1 through 3-21-14, reverse any order, requirement, decision or determination of the Department or Board.

Development Services Staff sent the Zoning Certification letter stating that the proposed use is not permissive on November 18, 2025. The applicant responded on November 18, 2025 requesting the appeal process or the "process to have the decision heard by a higher city authority". Staff discussed and weighed the best path forward following this email response from the applicant, however staff neglected to respond to the applicant in a timely fashion, in line with the 15-day appeal window. The applicant then emailed staff on December 23 requesting information regarding a possible appeal. Staff responded with appeal information, and following discussion with the City Attorney's Office, determined that due to staff's delay in response for the appeal process and the applicant's availability, that the 15-day period to request an appeal would begin January 1, 2026.

The now appellant submitted their appeal request on January 6, 2026, within the 15 day period from January 1, 2026. The City Manager shall hear the appeal by January 31, 2026 and render his decision by February 15, 2026.

The SU: Special Use Ordinance (O.22, Enact. 95-020) for the subject property provides for lot size standards which generally follow those of the R-4: Single-Family Residential district, along with permissive and conditional uses (see pg.

4-7 in Attachment B). In 2005, the Zoning Ordinance for properties located within Northern Meadows, Units 12, 16, 17, and 19 was amended under Ordinance No. 22, Enactment No. 05-18, to reflect the updated City-wide zoning standards for rear setbacks (from 20 ft to 15 ft, see pg. 8 of Attachment B).

The Development Services Department finds that the subject property's Zoning Ordinance does not permit commercial production of alcoholic beverages including the uses described within the Winegrower's License under listed permissive uses. While the 1995 Zoning Ordinance for the subject property does not explicitly list Home Occupations among the permissive or conditional uses, staff has interpreted Home Occupations as a permissive use for the subject property. Each Residential Zoning District in the City of Rio Rancho Municipal Code, Chapter 154 lists Home Occupations as a permissive use (pgs. 13-14, Attachment B).

Home Occupations are regulated under Chapter 121 of the Rio Rancho Municipal Code, with "Permitted and Prohibited Uses" stated in Section 121.05:

(A) Permitted home occupations shall be classified into categories of similar uses. For the purposes of this section, the use categories shall be professional office, general service, instructional service, home artisan businesses and small item repair service home occupations. (pgs. 15-21, Attachment B)

Under NMSA 60-3A-3, "Winegrower" is defined as "a person who owns or operates a business for the manufacture of wine or cider." The Winegrower's License regulations are listed under NMSA 60-6A-11, which includes, but is not limited to:
(1) manufacture or produce wine or cider, including blending, mixing, flavoring, coloring, bottling and labeling, whether the wine or cider is manufactured or produced for a winegrower or an out-of-state wine producer holding a permit issued pursuant to the Federal Alcohol Administration Act and a valid license in a state that authorizes the wine or cider producer to manufacture, produce, store or sell wine or cider;
(2) store, transport, import or export wines or ciders;
(3) sell wines or ciders to a holder of a New Mexico winegrower's, wine wholesaler's, wholesaler's, wine exporter's, craft distiller's or small brewer's license or to a winegrower's agent;
(4) transport not more than two hundred cases of wine in a calendar year to another location within New Mexico by common carrier

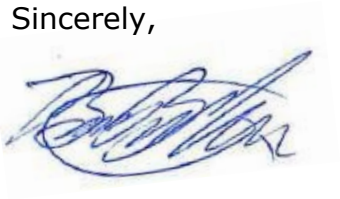
For the full list of regulations and permissive uses under a Winegrower's License, please refer to Attachment C.

Development Services Staff finds that the Winegrower's License use cannot be classified into one of the categories of permitted home occupations due to the nature and description of the business, materials used, and products not aligning with the definition and potential use of any of the five categories listed above. The manufacturing, production, storage and sale of alcoholic beverages are not permissive as a Home Occupation.

Should the decision by Development Services be reversed with this appeal request, the appellant and business owner shall conform to all regulations listed under R.O. 2003, Chapter 121, Home Occupations.

If you have questions or require additional information please do not hesitate to contact me. I may be reached at 505-896-8756 or by email at babyak@rrnm.gov.

Sincerely,



Brian Babyak, AICP
Planning and Zoning Manager

Attached:

A. Appellant Request Justification Letter
B. Zoning Certification Letter with Attachments
C. NMSA Chapter 60, Business Licenses: 60-3A-3 "Definitions" and NMSA 60-6A-11 "Winegrower's License"

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City of Vision

CITY MANANGER OF
CITY OF RIO RANCHO, NEW MEXICO
FINDINGS OF FACT

DENIAL OF AN APPEAL REQUEST OF DEVELOPMENT SERVICES FINAL DECISION REGARDING ZONING CERTIFICATION OF WINEGROWER'S LICENSE AT 3546 RED CANYON RD NE.

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

General Findings of Fact:

1. The City Manager has the authority to hear and reverse the final decision of the City Development Department per R.O. 2003 § 150.08 (1)
2. The applicant has the authority to request an appeal of the Development Department's final decision.
3. The applicant requested appeal within 15 days of direction on the appeal process by the Development Department.

Specific Findings of Fact and Conditions for Denial of the Request:

1. The Development Services Department did not make an error in determination of the permissibility of the Winegrower's License use on the subject property.
2. The Winegrower's License use would be contrary to the public interest.
3. There are no special conditions which exist for the subject property which result in an unnecessary hardship in the literal enforcement of the zoning chapter.
4. The proposed commercial production, manufacturing, storage, and sale of wine associated with the requested use is not permissive on the subject property.

THEREFORE, the appeal request of the Development Services Department's final decision regarding Zoning Certification of a Winegrower's License at 3546 Red Canyon Rd NE **is DENIED** by the City Manager of the City of Rio Rancho on January 9, 2025 subject to the conditions, restrictions and stipulations specified above.

Matt Geisel, City Manager

13/Feb/2026
Date

MEMORANDUM
Development Services Department

To: Matt Geisel, City Manager

From: Brian Babyak, AICP, Planning and Zoning Division Manager

Date: March 27, 2026

Re: Appeal dated and filed March 1, 2026 pertaining to City Manager Decision on Appeal of Zoning Certification Case No. 25-165-00036

On February 13, 2026 the City Manager conducted his final decision and took action on the appeal of the referenced Zoning Certification final decision by the Development Services Department, applicable to property addressed at 3546 Red Canyon Dr NE, legally described as NMED16, Blk 2, Lot 17.

Rio Rancho Code of Ordinances (R.O. 2003) Section 150.08 *Appeals* (A)(2) allows for an appeal to the Planning and Zoning Board of the decisions by the City Manager. Attached to this memo (Attachment I) is the appeal application submitted to the Development Services Department.

R.O. 2003 §150.08(A)(2) states "Appeal of the final decision of the City Manager or designee may be filed with the Planning and Zoning Board 30 days after the date of the determination by the City Manager or designee" and R.O. 2003 §150.03(B) states for Notification Requirements, Mailing Notifications: "To PZB – Appellant, DSD and a representative of the opponents 15 days prior to the hearing"

The hearings on these appeals before the Planning and Zoning Board are scheduled for the meeting to be held on Tuesday, April 14, 2026 at 6:00 PM, Rio Rancho City Hall, 3200 Civic Center Circle NE, Rio Rancho, New Mexico. A copy of the notice of these hearings sent to the appellant is presented as Attachment II.

If you have questions or require additional information, please do not hesitate to contact me at 505-896-8756 or email at bbabyak@rrnm.gov.

Attachments: I – Copies of Appeal Applications filed March 1, 2026
II – Copies of Hearing Notices

CC: Amy Rincon, Director of Development Services; Josh Rubin, City Attorney; Alexandra N. Lopez, Deputy City Attorney

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

PLANNING & ZONING LAND USE APPLICATION

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

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

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

APPLICANT/AGENT INFORMATION

Applicant Name: Matthew Champlin		Phone: 505-515-4091
Address: 3546 Red Canyon Road NE		E-Mail: champwines@gmail.com
City: Rio Rancho	State: NM	Zip: 87144
Proprietary Interest:	List Owners: Matthew & Lisa Champlin	
Deed or Ownership Verification Provided: (Initials)	Letter of Authorization Provided: (Initials)	

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

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

See Attachment A. I am requesting approval of a zoning statement confirming that small-scale, home-based artisan wine production is compatible under Chapter 121 of the Home Occupation Ordinance. The proposed use is production-only, fully regulated, and designed to have no impact on residential character.

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit : NORTHERN MEADOWS 16	Block(s): 2	Lot(s): 17
Existing Zoning: Residential (Tract/Parcel:1010073527452)	Proposed Zoning:	
No. of existing lots:	No. of proposed lots:	Total area of site (acres)

ACKNOWLEDGEMENT

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

Print Name: Matthew Champlin	Applicant: Self	Agent:
Signature: MChamplin		Date: 03-01-26

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

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

Form revised June 2014

ATTACHMENT A

Dear Members of the Zoning Committee,

I respectfully submit this letter in support of my request for approval of a zoning statement confirming that my proposed small-scale, home-based artisan wine production is compatible under Chapter 121 of the City of Rio Rancho Home Occupation Ordinance.

For context, I retired just over a year ago as the Operations Deputy Chief of Police for the City of Santa Fe, where I was responsible for more than 200 sworn and civilian personnel, operational planning, ordinance and policy review, and overall public safety and serving the public interest. I currently serve as a Special Agent in federal counterintelligence.

Throughout my career, I have worked within regulatory frameworks designed to protect the public interest. I understand the importance of ordinance interpretation, precedent, and maintaining community standards. I fully respect the responsibility of this committee in ensuring that residential character is preserved and that any approved home occupation is compatible with surrounding properties.

My proposal is intentionally structured to comply with every measurable requirement of Chapter 121. As outlined below:

Zoning Statement

The home-based business:

- Estimated 300-800 gallons annually
- Occurs entirely within a 120-square-foot room inside my residence
- Involves no employees
- Involves no on-site retail activity, tastings, or public access
- Creates no signage, exterior modification, or visible change to the property
- Generates no noise, odor, traffic, or nuisance beyond typical residential use
- Utilizes no hazardous materials beyond normal household quantities

For several years, I have produced wine under the federal personal-use allowance of 200 gallons per year without any impact on my neighborhood. The proposed expansion remains small-scale and preserves the same residential footprint. Sales will be limited to online and special events outside the residence i.e., Ballon Fiesta, State Fair, and other events throughout the state.

I also wish to clarify the regulatory process. This zoning statement represents the first step in a layered compliance framework. If approved, I would then apply to the New Mexico

Alcohol & Gaming Division for a Winegrower License, followed by a federal permit through the Alcohol and Tobacco Tax and Trade Bureau (TTB). Those agencies regulate production limits, bonded premises requirements, inspections, labeling, tax reporting, and alcohol control measures.

The City's role in this request is limited to land-use compatibility under Chapter 121. The state and federal governments regulate alcohol parameters.

This proposal does not seek approval for a tasting room, retail storefront, or public venue. It is a one-man production-only artisan activity conducted entirely within the home and designed to remain incidental and subordinate to residential use.

I approach this request with full appreciation of the committee's duty to protect the public interest. My professional background has been defined by responsible governance and regulatory compliance. I would not pursue an activity that compromises residential character or community standards.

I respectfully request that the committee approve this zoning statement as consistent with the intent and measurable standards of Chapter 121.

Thank you for your time, consideration, and service to our community.

Respectfully,

Matthew Champlin

The City of Rio Rancho

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

March 27, 2026

RE: Appeal of City Manager Decision to Planning and Zoning Board
Case No. 26-300-00001
Northern Meadows Unit 16, Block 2, Lot 17 (3546 Red Canyon Dr NE)

Dear Property Owner:

You are receiving this letter because you are the appellant of a land development decision to be heard by the Planning and Zoning Board.

The applicant, Matthew Champlin, is appealing the decision by the City Manager to uphold the Development Service Department's final decision determining that the Winegrower License is not a permissive use on the SU: Special Use for Single-Family Residential Zoned property at 3546 Red Canyon Dr NE.

The Planning and Zoning Board will consider the request and make their decision on **Tuesday, April 14, 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 send comments in writing, which will be presented to the Planning and Zoning Board. You may send comments to bbabyak@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 bbabyak@rrnm.gov or call me at 505-896-8756, if you have any questions concerning this matter.

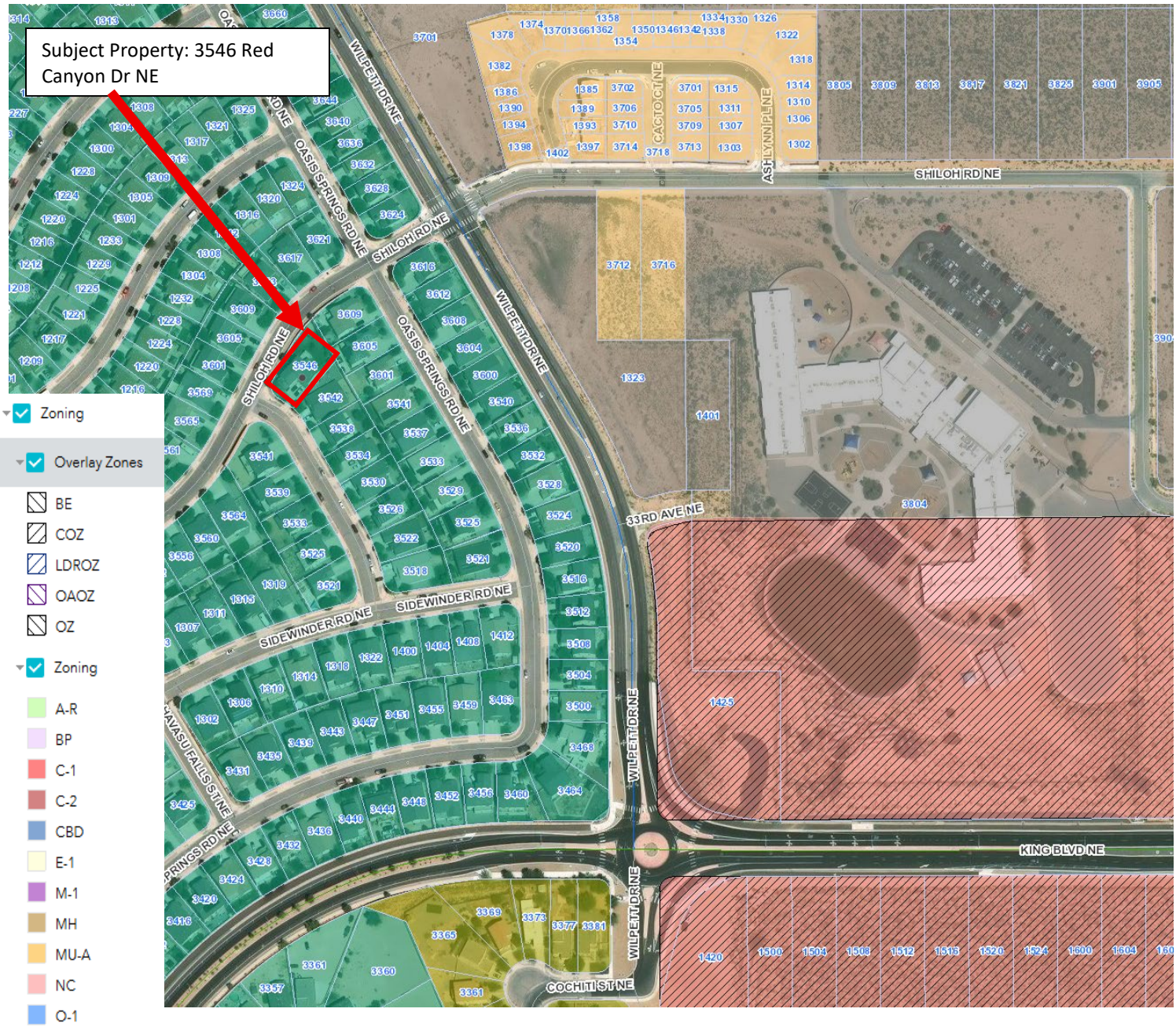
If you are an individual with a disability who is in need of a reader, amplifier, qualified sign language interpreter, or any form of auxiliary aid or service to attend or participate in the hearing or meeting, please contact the City Clerk, 505-891-5004, as soon as possible prior to the meeting. Please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

Respectfully,

Brian Babyak, AICP
Planning and Zoning Division Manager
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



RioRancho
City of Vision

CITY OF RIO RANCHO
PUBLIC HEARING NOTICE

The PLANNING and ZONING BOARD of the CITY of RIO RANCHO will consider the following matters at its regularly scheduled meeting at 6:00 p.m. on Tuesday, April 14, 2026:

Preliminary Plat
Case #26-210-00003
The applicant, Tampico Development, LLC, requests approval of a Preliminary Plat for the Tampico Subdivision. The plat is to create 118 residential lots and 10 tracts, to grant and vacate easements and to dedicate right-of-way. The subject property is legally described as Unit 17, Block 87, Tract A and Entrada de Coronado, Tract B, is zoned R-4: Single-Family Residential and comprises approximately 26.1748 acres.

Variance
Case #26-110-00007
The applicant, Amreston Homes, LLC, requests approval of a Variance for the subject property legally described as Unit 11, Block VV, Lot 134 and physically located at 529 9th Ave NE. The applicant requests a variance to the 60' lot width requirement for R-1: Single Family Residential, to allow for development on the 50.02' lot as it exists. The subject property is zoned R-1: Single-Family Residential and comprises approximately .2295 acres

Conditional Use
Case #26-120-00001
The applicant, Jessica Jennings, is requesting a Conditional Use approval for a boarding kennel at the property legally described as Arrowhead Ridge, Tract 12A. The property is zoned SU: Special Use and is approximately 1.40 acres.

Preliminary Plat Extension
Case #23-210-00013
The Applicant, Las Ventanas NM, Inc., through their agent, Huitt-Zollars, Inc., requests approval of a Preliminary Plat Extension for the Broadmoor Hill Subdivision, comprised of the properties legally described as Rio Rancho Estates Unit 13, Block 118, Lots 1-9 & 16A-20A.

Appeal
Case #26-300-00001
The applicant, Matthew Champlin, is appealing the decision by the City Manager to uphold the Development Service Department's final decision determining that the Winegrower License is not a permissive use on the SU: Special Use for Single-Family Residential Zoned property at 3546 Red Canyon Rd NE.

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

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

Journal: March 30, 2026.

THE PLANNING AND ZONING BOARD OF THE CITY OF RIO RANCHO, NEW MEXICO FINDINGS OF FACT

APPROVAL OF AN APPEAL REQUEST OF THE CITY MANAGER'S FINAL DECISION TO UPHOLD THE DEVELOPMENT SERVICES FINAL DECISION REGARDING ZONING CERTIFICATION OF WINEGROWER'S LICENSE AT 3546 RED CANYON RD NE.

THIS MATTER, having come before the Planning and Zoning Board of the City of Rio Rancho, New Mexico, the Board having taken evidence and considered the merits, has determined and found:

General Findings of Fact:

1. The Planning and Zoning Board has the authority to hear and reverse the final decision of the City Development Department per R.O. 2003 § 150.08 (2).
2. The applicant has the authority to request an appeal of the City Manager's final decision.
3. The applicant requested appeal within 30 days of the final decision by the City Manager.

Specific Findings of Fact and Conditions for Approval of the Request:

1. The City Manager and Development Services Department made an error in determination of the permissibility of the Winegrower's License use on property residentially zoned.
2. The Winegrower's License use would be compatible with neighborhood in which the business would be located.
3. The Winegrower's License use would not have a negative impact on the neighborhood as a home business.
4. The proposed commercial production, manufacturing, storage, and sale of wine associated with the requested use is permissive on the subject property.
5. The applicant shall apply for a Winegrower License and any associated 3rd party internet sales License with the City and the State of New Mexico. Approval of this appeal request does not constitute approval by the Governing Body or State of any necessary Licenses.
6. The applicant shall apply for and follow all regulations of a Home Occupation Permit for the proposed Winegrower business.

THEREFORE, the appeal request of the City Manager's final decision regarding Zoning Certification of a Winegrower's License at 3546 Red Canyon Rd NE **is APPROVED** by the Planning and Zoning Board of the City of Rio Rancho on April 14, 2026 subject to the conditions, restrictions and stipulations specified above.

_____ _____

Scotti Richarson, Planning and Zoning Board Chair Date

THE PLANNING AND ZONING BOARD OF THE
CITY OF RIO RANCHO, NEW MEXICO
FINDINGS OF FACT

DENIAL OF AN APPEAL REQUEST OF THE CITY MANAGER'S FINAL DECISION TO UPHOLD THE DEVELOPMENT SERVICES FINAL DECISION REGARDING ZONING CERTIFICATION OF WINEGROWER'S LICENSE AT 3546 RED CANYON RD NE.

THIS MATTER, having come before the Planning and Zoning Board of the City of Rio Rancho, New Mexico, the Board having taken evidence and considered the merits, has determined and found:

General Findings of Fact:

1. The Planning and Zoning Board has the authority to hear and reverse the final decision of the City Development Department per R.O. 2003 § 150.08 (2)
2. The applicant has the authority to request an appeal of the City Manager's final decision.
3. The applicant requested appeal within 30 days of the final decision by the City Manager.

Specific Findings of Fact and Conditions for Denial of the Request:

1. The City Manager did not make an error in determination of upholding the Development Services Department's decision of the permissibility of the Winegrower's License use on the subject property.
2. The Winegrower's License use would be contrary to the public interest.
3. There are no special conditions which exist for the subject property which result in an unnecessary hardship in the literal enforcement of the zoning chapter.
4. The proposed commercial production, manufacturing, storage, and sale of wine associated with the requested use is not permissive on the subject property.

THEREFORE, the appeal request of the Development Services Department's final decision regarding Zoning Certification of a Winegrower's License at 3546 Red Canyon Rd NE **is DENIED** by the City Manager of the City of Rio Rancho on January 9, 2025 subject to the conditions, restrictions and stipulations specified above.

_____ _____

Scottie Richardson, Planning and Zoning Board Chair Date