Planning and Zoning Board Meeting
City of Rio Rancho
AGENDA
May 26, 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	VACANT, 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.

Notice under the ADA: If you have a disability and require special assistance to participate in this meeting, please contact the ADA Coordinator at 505-891-5003 or email legal@rrnm.gov. To request a reader, amplifier, qualified sign language interpreter, or any other form of auxiliary aid or service please contact the ADA Coordinator at least forty-eight (48) hours prior to the meeting. Public documents, including the agenda and minutes, can be provided in an accessible format upon request. Open captioning will be available during the meeting and online webcast.

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. May 12, 2026 Planning and Zoning Board Meeting Minutes

2026-0512 PZB Minutes.docx

STAFF PRESENTATIONS, REPORTS AND COMMENTS

PUBLIC HEARINGS

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

2. **Master Plan.** The applicant, Pulte Homes, through their agent, Consensus Planning, requests approval of the Rancho Alegria Master Plan for the lots legally described as: Unit 8, Block 53, Lots 1-24; Block 49, Lots 2-11, and 14-23; and Block 50, Lots 2-24. Staff contact is Liz Ruiz Carlos and staff recommends the Planning and Zoning Board recommend approval of the Master Plan to the Governing Body, with findings and conditions.
Zoning & Location Map.pdf
Application.pdf
Justification Letter.pdf
CLEAN Master Plan.pdf
Reproduction of Notices.pdf
Engineering Comments_Mark-up
Fire & PRCS Comments.pdf
Resolution_DRAFT_UPDATED.doc

3. **Zone Map Amendment.** The applicant, Pulte Homes, through their agent, Consensus Planning, requests approval of a Zone Map Amendment to rezone the properties legally described as: Unit 8, Block 53, Lots 1-24; Block 49, Lots 2-11, and 14-23; and Block 50, Lots 2-24, from M-1: Industrial and Business Park and R-1: Single-Family Residential, to R-3: Mixed-Residential. Staff contact is Liz Ruiz Carlos and staff recommends the Planning & Zoning Board recommend approval of the Zone Map Amendment to the Governing Body, with findings and conditions.
Zoning & Location Map.pdf
Application.pdf
Justification Letter.pdf
Reproduction_of_Notices.pdf
Draft_Ordinance_BMB.doc

4. **Variance.** The Applicant, CLI Properties, LLC., through their agent, Solano Builders & Construction, LLC., requests approval of a Variance to allow for development of a single-family home on a substandard 50' width R-1: Single-Family lot at the subject property of Rio Rancho Estates Unit 11, Block V, Lot 49. Staff contact is Tim Dvorak and staff recommends approval with findings and conditions.
Zoning & Location Map
Application
Authorization
Justification Letter
Site Plan: 704 Northern Blvd NE
Reproduction of Notices & Legal Ad
(Subject Zoning Ordinance) 94-066 O-68
(Subject Overlay Zone) 98-023 O-21
Findings_of_Fact_BMB.docx

5. **Variance.** The Applicant, Solano Builders & Construction, LLC, requests approval of a Variance to allow for development of a single-family home on a substandard 50' width R-1: Single-Family lot at the subject property of Rio Rancho Estates Unit 11, Block V, Lot 48. Staff contact is Ben Isaacs and staff recommends approval with findings and conditions.
Zoning & Location Map 26-110-00013.pdf

Application.pdf
Justification Letter.pdf
Site Plan.pdf
94-066 O-68.pdf
98-023 O-21.pdf
Reproduction of Notifications.pdf
Findings_of_Fact_BMB.docx

6. **Variance.** The applicant, Stephen Meyers, requests approval of a Variance to the rear setback requirement at the property located at 7175 Wrangell Loop NE, legally described as Lomas Encantadas 4A, Block 4, Lot 19. This request will allow for a 10 ft encroachment into the rear setback to allow for an existing 180 square foot gazebo. Staff contact is Tamarah Martinez and staff recommends denial.
Location Map
Application & Justification Letter.pdf
Proposed Site Plan
Building permit application.pdf
Gazebo Pictures
Neighboor Support.pdf
Reproduction of Notices.pdf
Code Enforcement Case
Findings_7175_Wrangell_BMB.docx

7. **Zone Map Amendment.** The applicant, J & W Investments, LLC, requests approval of a Zone Map Amendment to amend the zoning classification of the property legally described as Unit 10, Block A, Lot 6 from C-1: Retail Commercial to C-2: Wholesale and Warehousing Commercial. Staff contact is Ben Isaacs and staff recommend approval with findings and conditions.
Zoning & Location Map.pdf
Application.pdf
Justification Letter.pdf
Reproduction of Notifications.pdf
Draft Ordinance 26-100-00007.doc

8. **Zone Map Amendment.** The applicant, Michael McDermott, requests approval of a Zone Map Amendment for the subject property legally described as Loma Colorado, Tract P-1C-A, to amend the SU: Special Use zoning designation, to allow for Restaurants, Bars, Lounges, coffee/Tea Rooms, Delicatessens, and Patio/Al Fresco Dining Facilities. The property consists of 7.3264 acres and is physically located at 801 Loma Colorado Blvd NE. Staff contact is Liz Ruiz Carlos and staff recommends the Planning and Zoning Board recommend approval to the Governing Body, with findings and conditions.
Location_Zoning Map.pdf
Application.pdf
Mac ZMA May 2026 Letter of Authorization.docx
Justification Letter.pdf
Site Plan
Site Plan (Detail).pdf
MAC CENTER - Surveyed Site Plan
Renderings.pdf
MAC Fact Sheet
Reproduction of Notices.pdf
Draft_Ordinance_BMB.doc

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:
May 26, 2026

DEPARTMENT:
Development Services

SUBJECT:
May 12, 2026 Planning and Zoning Board Meeting Minutes

BACKGROUND AND ANALYSIS:

IMPACT:

ALTERNATIVES:

DEPARTMENT RECOMMENDATION:
Approval

ATTACHMENT: 2026-0512 PZB Minutes.docx

Planning and Zoning Board
of the
City of Rio Rancho

MINUTES

MAY 12, 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 (Virtual)	Tim Dvorak, Planner II
Andrea Hankins, District 5	Michelle Costilla, Planner III
Lisa Hardisty, District 6	Liz Ruiz Carlos, Planner II
MEMBERS ABSENT:	Ben Isaacs, Planner I
VACANT, District 3	Sharon Bitah, Administrative Assistant
VACANT, At-Large	Dale Carrier, Code Enforcement Supervisor

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

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

CONSENT CALENDAR

1) April 14, 2026 Planning and Zoning Board Meeting Minutes

2) April 28, 2026 Planning and Zoning Board Meeting Minutes

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

STAFF PRESENTATIONS, REPORTS AND COMMENTS

3) Planning and Zoning Monthly Summary Plat Report – April 2026

4) Planning and Zoning Monthly Building Activity Report – April 2026

PUBLIC HEARINGS

5) The applicant, Richmond American Homes, requested approval of a Variance to the R-2: Single-Family Residential 15 ft. rear setback requirement at the property located at 3203 Baxter St SE, legally described as Vista Montebella Oeste, Lot 36.B.

Kevin Kofchur moved to withdraw item #5. 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)

6) The applicant, Pulte Homes, through their agent, Consensus Planning, had requested approval of the Rancho Alegria Master Plan for the lots legally described as: Unit 8, Block 53, Lots 1-24; Block 49, Lots 2-11, and 14-23; and Block 50, Lots 2-24.

Lisa Hardisty moved to postpone item #6 to a date certain of May 26, 2026. 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)

7) The applicant, Pulte Homes, through their agent, Consensus Planning, had requested approval of a Zone Map Amendment to rezone the properties legally described as: Unit 8, Block 53, Lots 1-24; Block 49, Lots 2-11, and 14-23; and Block 50, Lots 2-24, from M-1: Industrial and Business Park and R-1: Single-Family Residential, to R-3: Mixed Residential..

Andrea Hankins moved to postpone item #7 to a date certain of May 26, 2026. Seconded by Lisa Hardisty.
The motion carried by a vote of **5 FOR** and **0 AGAINST**
YES: Scottie Richardson, Kevin Kofchur, Robert Gabaldon, Andrea Hankins, Lisa Hardisty
NO: (None)

8) The applicant, Hakim Djaballah, requested approval of a Variance to the R-1: Single-Family Residential 15 ft. rear setback requirement to allow for an existing 400 square foot gazebo to encroach five feet at the property located at 6409 Nacelle Rd NE, legally described as Unit 20, Block 104, Lot 3. t.

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

Applicant, Hakim Djaballah spoke on the item and stood for questions.

Robert Gabaldon moved to approve item #8. Seconded by Andrea Hankins.

Commissioner Kofchur's and Commissioner Hardisty's questions were answered by the applicant, Hakim Djaballah.

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)

9) The applicant, Alfonzo Salazar, requested approval of a Variance request to R.O. 2003 Chapter 154.60(A)(8) to allow for an above ground electric utility connection at the subject property legally described as Unit 16, Block 15, Lot 61.

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

The applicant, Xavier Salazar presented on the item.

Robert Gabaldon moved to approve item #9. Seconded by Kevin 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)

10) The applicant, Sandia Area Federal Credit Union, through their agent, Tierra West, LLC, requested a Site Plan approval for a bank at the property legally described as Commerce Center Commercial at Enchanted Hills, Block B, Lot 1A, and addressed as 4551 Safelite Blvd NE.t.

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

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

Lisa Hardisty moved to approve item #10. Seconded by Kevin Kofchur.

Agent, Sergio Lozoya answered Commissioner Kofchur's query.

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)

11) The applicant, Gospel Light Baptist Church of Rio Rancho, through their agent, Community Design Solutions, requested approval of a Zone Map Amendment to amend the zoning classification of the property legally described as Unit 10, Block 33, Lot 98-A from R-1: Single-Family Residential to C-1: Retail Commercial.

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

Agent, John Stapleton presented on the item and stood for questions.

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

DISCUSSION AND DELIBERATION

COMMENTS BY BOARD MEMBERS

PUBLIC FORUM

ADJOURNMENT

Kevin Kofchur moved to adjourn the meeting. Seconded by Andrea Hankins.
Chairman Richardson adjourned the meeting at 6:30 PM.

APPROVED THIS 26th DAY OF MAY 2026.

_____
Scottie Richardson, Chairman

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: 25-400-00006

AGENDA DATE:
May 26, 2026

DEPARTMENT:
Development Services

SUBJECT:
Master Plan. The applicant, Pulte Homes, through their agent, Consensus Planning, requests approval of the Rancho Alegria Master Plan for the lots legally described as: Unit 8, Block 53, Lots 1-24; Block 49, Lots 2-11, and 14-23; and Block 50, Lots 2-24. Staff contact is Liz Ruiz Carlos and staff recommends the Planning and Zoning Board recommend approval of the Master Plan to the Governing Body, with findings and conditions.

BACKGROUND AND ANALYSIS:
The applicant, Pulte Homes, through their agent, Consensus Planning, requests approval of the Rancho Alegria Master Plan, for the lots legally described as: Unit 8, Block 53, Lots 1-24; Block 49, Lots 2-11, and 14-23; and Block 50, Lots 2-24. The properties total 66.25 acres. The subject property also falls within the Northern and Rainbow Specific Area Plan.

The applicant is concurrently requesting approval of a Zone Map Amendment to rezone the subject properties above, from M-1: Industrial and Business Park and R-1: Single-Family Residential, to R-3: Mixed-Residential (case #25-100-00017).

The subject Master Plan is within the Northern & Rainbow Specific Area Plan (NRSAP), originally adopted by the Governing Body January 14, 2009 via Resolution No. 3, Enactment No. 09-004, and most recently amended November 13, 2025 via Resolution No. 133, Enactment No. 25-132 by the Governing Body.

The Master Plan Area is located on the west side of Rainbow Blvd. NE (a proposed major arterial road), bounded by Northern Blvd NE, a minor arterial road, to the north; 3rd Street NW, a residential road, to the west; and 7th Avenue NW, a residential road, to the south.

REVIEW CRITERIA:
The Rio Rancho Comprehensive Plan defines a Master Plan as a detailed development plan often created by a developer, which may fit within a Specific Area Plan boundary or may provide sufficient planning detail that they may be developed in unplanned areas and stand in place of a Specific Area Plan. It states that, "The City will rely on the development of Specific Area Plans and Master Plans for identifying a specific land use at the parcel-level. Specific Area Plans and Master Plans are a part of the Land Use Element and are used as a statement of policy to guide land use decision making by the Governing Body."

The Rancho Alegria Master Plan identifies land uses, zoning, drainage, utilities, and transportation corridors for the area; with an overarching intention of facilitating residential development. It seeks to change the zoning of several subject parcels so that it is compatible with both the proposed

residential development, and the existing surrounding residential development. The proposed Master Plan details goals and policies which would be furthered upon adoption and subsequent development of the Master Plan.

SITE ANALYSIS: The subject property consists of approximately 66.25 acres of land, bounded by Northern Blvd NW (a minor arterial) to the North, 3rd St NW (a residential road) to the West, 7th Ave NW (a residential road) to the South, and Rainbow Blvd NE (a minor arterial road) to the east. There are three residentially developed lots that abut the subject properties, as well as two industrially developed lots that abut the subject properties; these lots are all excluded from the Rancho Alegria Master Plan. Additionally, to the north of the plan boundary lies the Camino Crossing neighborhood.

In the proposed Master Plan, natural conditions, existing demographics for the City, as well a site topography and soils have been included.

LAND USE/DENSITY: The Rancho Alegria Master Plan area currently lies within the Northern and Rainbow Specific Area Plan, and encompasses a variety of land uses. The Master Plan proposes 350 housing units at full build-out, on 66.25 acres. This equates to 5.28 dwelling units (DU)/acre; below the 7 DU/A allowance for R-3 zoning. Additionally, in a concurrent separate request, the applicant seeks a Zone Map Amendment to change the subject properties from R-1 and M-1 to R-3: Mixed-Residential, in order to allow for the proposed residential development in the new Rancho Alegria Master Plan.

The land use for the affected properties is shown as "Medium Density Residential" with R-3 as the suggested zoning in the Northern Rainbow Specific Area Plan. The proposed Master Plan would be in conformance with this land use and proposed zoning in the SAP.

The proposed zone change will result in approximately 66.25 acres becoming R-3: Mixed-Residential from R-1: Single-Family Residential and M-1: Industrial and Business Park.

GRADING & DRAINAGE: Chapter 8 of the Master Plan provides a Conceptual Drainage Plan. The plan intends to develop a water detention pond to maintain stormwater flows through the site and merge at the southwest corner of the Master Plan Area.

CIRCULATION: There are two main roadways that access Rancho Alegria: Northern Boulevard and Rainbow Boulevard. The Master Plan also incorporates a network of sidewalks leading to proposed bike lanes along Rainbow Boulevard and Northern Boulevard. The Master Plan further calls out that Rainbow Blvd will be expanded to 156' ROW with two travel lanes and a water harvesting median, but in the meantime it will have single travel lanes separated with a center turning lane.

The conceptual site plan also shows that the existing 9th Ave NW will be bisected, creating two dead ends. These stub streets will be finalized at the time of Preliminary Plat and may potentially require accompanying Subdivision Variances.

All roadways will meet SAMM spacing requirements and street design shall be per City Development Process Manual Standards.

PARKS: As the Master Plan proposes 350 single-family detached homes, the Master Plan must provide 2.97 acres of park. This park requirement is further reduced to 2.7 acres with Chapter 155 "Subdivisions" flexibility of a 10% deviation from the required acreage. The required park acreage is accomplished through: five pocket parks measuring 0.75, 0.36, 0.14, 0.14, and 0.56 acres; an existing 1 acre Public Park directly across the street from the Northern Boulevard entrance; as well as walking paths and resting areas throughout the Master Plan Area.

The park spaces are to include multiple amenities, including: children's playground features and elements, a water harvesting garden, corn hole, a cook-off pavilion, turf areas, a croquet station, and a dogipot pet station. These park amenities and plans can be viewed in pages 62-64 of the attached Master Plan.

UTILITIES: The Master Plan denotes that all permanent utilities are to be located underground. Water service will be provided from the existing water mains in Northern Blvd and Rainbow Blvd. Sewer service will be provided through an 8" line within the ROW of the internal subdivision roadways. A concept utility plan is included as an exhibit in the Master Plan.

DESIGN STANDARDS: The Master Plan denotes specific design standards that are intended to provide a framework for the development goals for the plan area, as well as create a sense of cohesive design. The design standards promote pedestrian circulation, establish parameters for perimeter block walls, promote the creation of trails to connect parks and open spaces, and also establish parameters for signage, lighting, landscaping, parking.

The Master Plan design standards also include standards for entry monument signage, as well as standards for Single-Family residential development (including color, materials, and depth of entryways).

PHASING AND FINANCING: Construction is intended to proceed in six phases, and these will be organized into three primary stages (1A & 1B; 2A & 2B, 3A & 3B). Per the Master Plan, page 67, two builders: Pulte Homes and Westway Homes, will be offering different housing types and price points across these three stages. Following approval of the ZMA and Master Plan, the area will be replatted to coincide with the six phases.

NOTIFICATIONS: Notifications were sent to affected property owners in conjunction with the Master Plan and Zone Map Amendment request. A legal advertisement was placed in the May 11, 2026 edition of the Albuquerque Journal. A sign was posted on the property one week prior to the hearing. All legal notification requirements have been met.

INTERDEPARTMENTAL/INTERAGENCY REVIEW:
DSD Planning and Zoning - Contained within this document.
DSD Engineering - See attached mark-up
Rio Rancho Public Schools - No comments provided.
Fire and Rescue - See attached comments
Police Department - No comments provided.
SSCAFCA - Please note that you will need to provide water quality volume per CoRR DPM.
MRCOG - No comments provided.
Parks, Recreation, and Community Services - See attached comments

IMPACT:

Staff recommends the Planning and Zoning Board recommend approval to the Governing Body of the Rancho Alegria Master Plan, subject to the following findings of fact and conditions of approval:

GENERAL FINDINGS OF FACT:
1. The Planning and Zoning Board may make a recommendation to the Governing Body on the applicant’s request for a Master Plan.
2. The applicant has the authority to apply for a Master Plan on the subject properties.
3. The applicant and adjacent property owners received due process.

SPECIFIC FINDINGS OF FACT AND CONDITIONS OF APPROVAL:

1. The Rancho Alegria Master Plan complies with the requirements of the Comprehensive Plan and adequately integrates with the existing Northern and Rainbow Specific Area Plan.
2.The applicant has submitted an application and narrative that meets the basic requirements of establishing a community character that considers circulation, landscaping, open space, storm drainage, utilities, and building location and design.
3. All future subdivision design shall conform with the regulations and requirements of Chapter 155 "Subdivisions" and the City of Rio Rancho Development Process Manual.
4. All roadways shall comply with SAMM spacing requirements and Development Process Manual standards and designs.
5. All engineering comments shall be addressed with future development application submittals.

ALTERNATIVES:

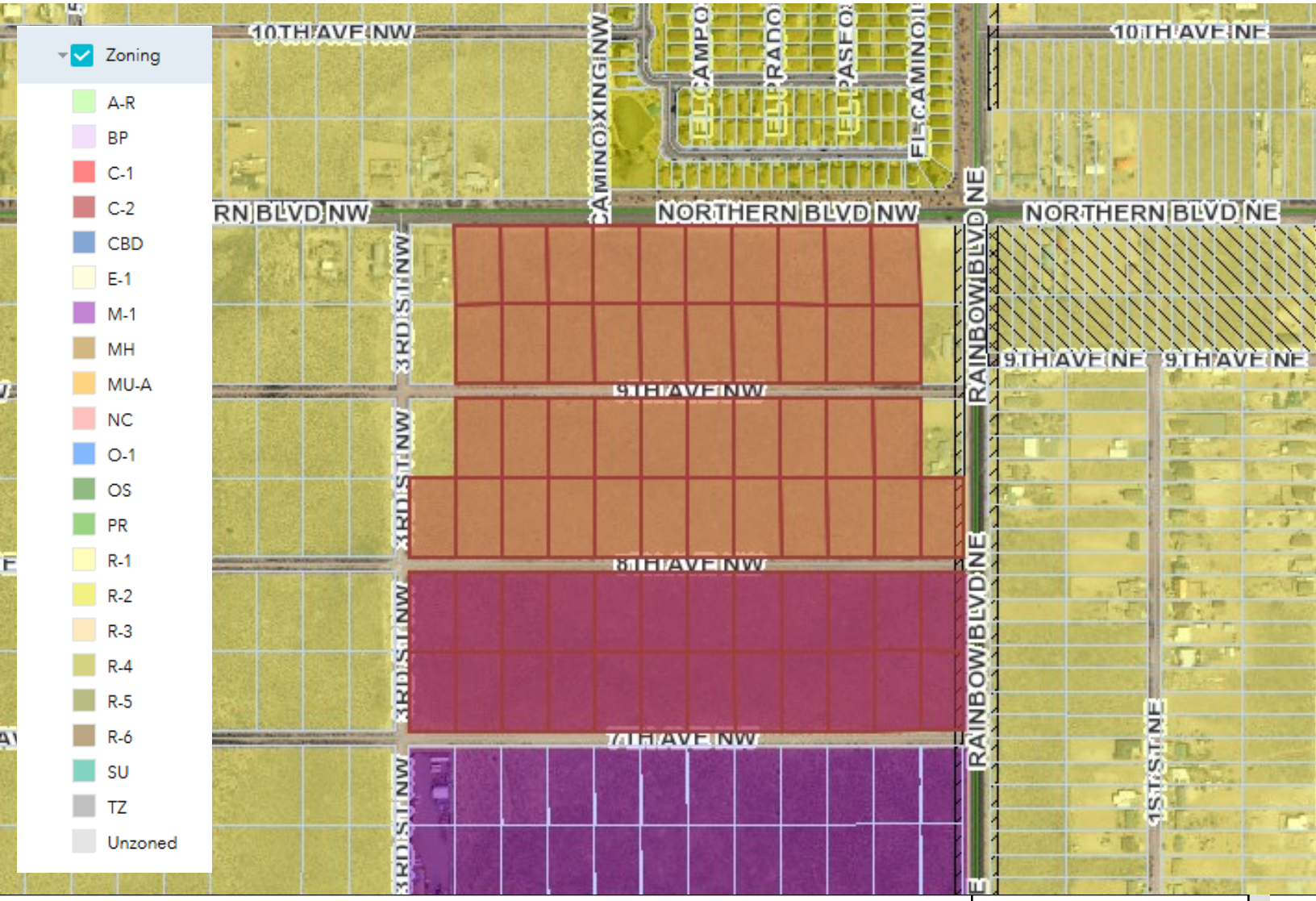
1. The Planning & Zoning Board may recommend approval of the request to the Governing Body.
2. The Planning & Zoning Board may recommend denial of the request to the Governing Body.
3. The Planning & Zoning Board may modify the request and recommend the Governing Body approve such modifications.
4. The Planning & Zoning Board may continue to public hearing to request additional information or to consider testimony provided at the public hearing.

DEPARTMENT RECOMMENDATION:

Staff recommends the Planning and Zoning Board recommend approval to the Governing Body, with findings and conditions.

ATTACHMENT: Zoning & Location Map.pdf
ATTACHMENT: Application.pdf
ATTACHMENT: Justification Letter.pdf
ATTACHMENT: CLEAN Master Plan.pdf
ATTACHMENT: Reproduction of Notices.pdf
ATTACHMENT: Engineering Comments_Mark-up
ATTACHMENT: Fire & PRCS Comments.pdf
ATTACHMENT: Resolution_DRAFT_UPDATED.doc

RANCHO ALEGRIA (MASTER PLAN) & ZONE MAP AMENDMENT: M-1 AND R-1 TO R-4: SINGLE-FAMILY RESIDENTIAL DISTRICT



Rio Rancho City of Vision

GIS Moving Spatial Data Forward

Subject Property

N

W E

S

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 Liz Ruiz Carlos, 4/24/2026

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
			☐ 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: Pulte Homes		Phone: 505-331-8711
Address:		E-Mail:Kevin.Patton@PulteGroup.com
City: Albuquerque	State: New Mexico	Zip:
Proprietary Interest:	List Owners: Crazy 8's, LLC & JLAD, LLC	
Deed or Ownership Verification Provided: (Initials) W.F.	Letter of Authorization Provided: (Initials) W.F & K.P	
Agent Name: Consensus Planning		Phone: 505-764-9801
Address: 302 Eighth Street NW		E-Mail: cp@consensusplanning.com
City: Albuquerque	State: New Mexico	ZIP Code: 87102

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

Master Map and Zone Map Amendment

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit : Unit 8	Block(s): 49, 50, 53	Lot(s): see attached
Existing Zoning: M-1 & R-1	Proposed Zoning: R-4	
No. of existing lots: 66	No. of proposed lots: 350	Total area of site (acres) 66.25

ACKNOWLEDGEMENT

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

Print Name: James K. Strozier, FAICP	Applicant: Pulte Homes	Agent: Consensus Planning
Signature:		Date: 12/18/2025

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

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

Form revised January 26, 2017

December 8, 2025

City of Rio Rancho

3200 Civic Circle NE

Rio Rancho, NM 87144

Letter of Authorization

To Whom It May Concern,

This letter authorizes Applicant Pulte Homes (Applicant) and Consensus Planning, Inc. (Agent) to represent Crazy 8's LLC and JLAD, LLC (Owner) for the Rancho Alegria Master Plan and Zone Map Amendment occurring within the City of Rio Rancho. The agent shall have full authority to meet with City Staff, hold meetings, and submit any documents related to the ongoing projects. Thank you for your help and cooperation.

Sincerely,

Crazy Eights & JLAD, LLC

By: _____

Printed Name: W. MICHAEL FIETZ

Title: MANAGING MEMBER

Pulte Homes

By: _____

Printed Name: Kevin Patton

Title: Director of Land Planning & Entitlements

Subd	Block	Lot	StrAddr	ZipCode	Acres	existing	proposed
U08	49	2	222 NORTHERN BLVD NW	87124	1.000661	R-1	R-4
U08	49	3	218 NORTHERN BLVD NW	87124	0.996125	R-1	R-4
U08	49	4	214 NORTHERN BLVD NW	87124	0.99603	R-1	R-4
U08	49	5	210 NORTHERN BLVD NW	87124	0.997477	R-1	R-4
U08	49	6	122 NORTHERN BLVD NW	87124	0.999022	R-1	R-4
U08	49	7	118 NORTHERN BLVD NW	87124	1.001355	R-1	R-4
U08	49	8	114 NORTHERN BLVD NW	87124	1.005553	R-1	R-4
U08	49	9	110 NORTHERN BLVD NW	87124	1.007551	R-1	R-4
U08	49	10	30 NORTHERN BLVD NW	87124	1.012577	R-1	R-4
U08	49	11	20 NORTHERN BLVD NW	87124	1.017513	R-1	R-4
U08	49	14	21 9TH AVE NW	87124	1.022049	R-1	R-4
U08	49	15	31 9TH AVE NW	87124	1.01291	R-1	R-4
U08	49	16	111 9TH AVE NW	87124	1.007794	R-1	R-4
U08	49	17	115 9TH AVE NW	87124	1.004578	R-1	R-4
U08	49	18	119 9TH AVE NW	87124	0.99852	R-1	R-4
U08	49	19	123 9TH AVE NW	87124	0.997492	R-1	R-4
U08	49	20	211 9TH AVE NW	87124	0.997917	R-1	R-4
U08	49	21	215 9TH AVE NW	87124	0.998161	R-1	R-4
U08	49	22	219 9TH AVE NW	87124	0.996457	R-1	R-4
U08	49	23	223 9TH AVE NW	87124	0.999696	R-1	R-4
U08	50	2	222 9TH AVE NW	87124	1.00478	R-1	R-4
U08	50	3	218 9TH AVE NW	87124	1.003001	R-1	R-4
U08	50	4	214 9TH AVE NW	87124	1.005854	R-1	R-4
U08	50	5	210 9TH AVE NW	87124	1.005565	R-1	R-4
U08	50	6	122 9TH AVE NW	87124	1.003659	R-1	R-4
U08	50	7	118 9TH AVE NW	87124	1.001663	R-1	R-4
U08	50	8	114 9TH AVE NW	87124	1.00512	R-1	R-4
U08	50	9	110 9TH AVE NW	87124	1.006339	R-1	R-4
U08	50	10	30 9TH AVE NW	87124	1.010555	R-1	R-4
U08	50	11	20 9TH AVE NW	87124	1.017916	R-1	R-4
U08	50	13	11 8TH AVE NW	87124	0.919788	R-1	R-4
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U08	53	2	222 8TH AVE NW	87124	1.007048	M-1	R-4
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U08	53	24	311 7TH AVE NW	87124	1.013486	M-1	R-4
					66.24904		

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

December 18, 2025

Scottie Richardson, Chairman
Planning and Zoning Board
City of Rio Rancho
3200 Civic Center Circle NE
Rio Rancho, NM 87144

RE: Rancho Alegria Master Plan and Zone Map Amendment

Dear Mr. Chairman:

The purpose of this letter is to request review and approval of a Master Plan and Zone Map Amendment on behalf of Pulte Homes (Applicant) and Crazy 8's and JLAD, LLC (Owner).

Summary of Request: This two-part request includes:

1. Approval of a Master Plan to guide traffic and circulation, parks and recreation, drainage, utilities, and to provide design guidelines for future development. The Rancho Alegria Master Plan boundary totals 66.25 acres with 66 parcels.
2. Approval of a Zone Map Amendment to rezone the properties that are owned by Crazy 8's and JLAD, Inc. These parcels are currently zoned and legally described:
    - M-1: Industrial Rio Rancho Estates, Unit 8, Block 53, Lots 1-24.
    - R-1: Single-family Residential, Block 49, Lots 2-11, 14-23; Block 50, Lots 2-11, 9-11, 13-24 (see Figure 3 on page 5).

PROJECT DESCRIPTION

The subject properties are generally bound by Northern Boulevard (N), 7th Avenue (S), Rainbow Boulevard (E), 3rd Street (W). Pulte Homes is requesting the approval of a Master Plan and a zone change from R-1 and M-1 to entirely R-3, to allow for the development of medium-density homes.

The recently approved Amendment of the Northern and Rainbow Specific Area Plan (NRSAP) boundaries and modification of its Land Use Map provide guidelines for future development within the NRSAP. The proposed Master Plan ensures well-planned neighborhoods, and the zone map amendment implements the goals of this Master Plan, the Specific Area Plan, and the Comprehensive Plan.

The Master Plan area is owned by a single owner, Westway Homes, deeded under LJAD, LLC, and Crazy 8's, LLC. There are six parcels not included in the Master Plan boundary but adjacent to the planning area. Three of the six parcels are currently developed with single-family houses. These "out parcels" are adjacent to Rainbow Boulevard and 3rd Avenue (see Figure 1).

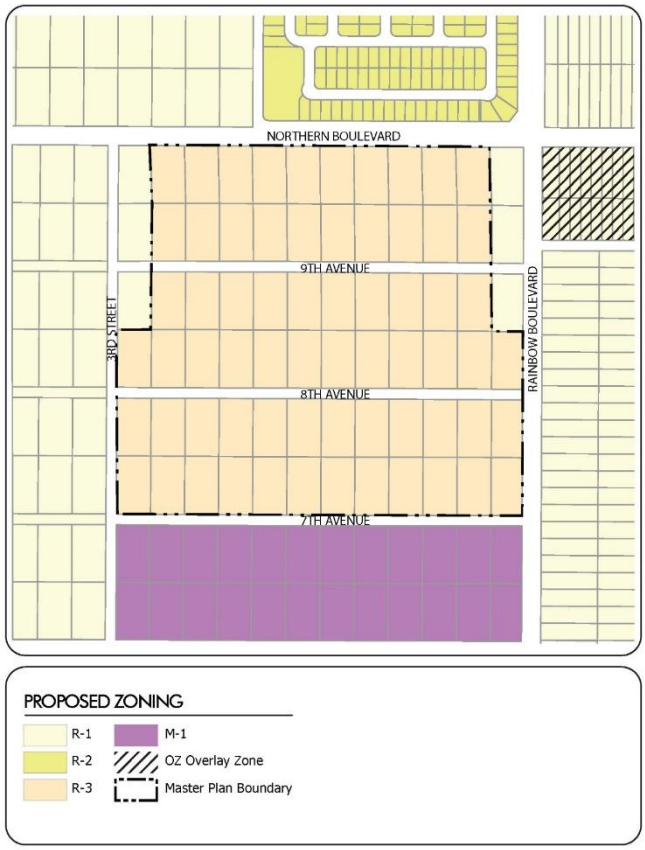
PRINCIPALS

James K. Strozier, FAICP

ASSOCIATES

Ken Romig, PLA, ASLA
Erin Callahan, AICP

Figure 1. Proposed Zoning



CASE HISTORY

The current R-1: Single-family Residential zoning was adopted by the Governing Body in 1994 as Ordinance No. 62, Enactment No. 94-060. The existing Northern and Rainbow Specific Area Plan was adopted by the City of Rio Rancho on January 14, 2009. At that time, the primary emphasis was that the area would be anchored by the Rainbow Business Park, which would serve as an Employment Center for western Rio Rancho. The plan also proposed future zoning and a land use map for the entire plan area. The proposed zoning and land uses were to be implemented by the private landowners through separate Master Plans and zone map amendments. Of the proposed zoning, only the M-1: Light Manufacturing District was requested to be changed and adopted by the Governing Body in 2009, as Ordinance No. 8, Enactment No. 09-06. Since then, no other zone map amendments have been requested, and the majority of the site has remained vacant.

A Planning Zoning Board (PZB) hearing was held on October 28, 2025, regarding the land use update within the Northern and Rainbow Specific Area Plan, with staff recommending approval, and the PZB unanimously recommending approval to the Governing Body. On November 13, 2025, the NRSAP Amendment was unanimously adopted.

NRSAP Amendment in 2025 updated the original proposed land uses to include more residential components with various housing densities and reduced the Industrial component, which never came to fruition, except for only one business.

The Rainbow Business Park will remain; however, the heavy industrial areas are recommended to be replaced with new neighborhood commercial (C-1) and a light manufacturing district (C-2).

The Applicant held a pre-application meeting with Development Services staff on February 27, 2025, to discuss the proposed Rancho Alegria Master Plan and Zone Map Amendment requests.

ADJACENT LAND USE AND ZONING

The subject property is within the NRSAP boundary and is currently zoned R-1 and M-1 (see Figure 2). Most of the NRSAP area has been vacant since it was designated. There is only one industrial business and four existing homes currently (see Figure 1). The adjacent properties to the north are zoned R-2 with a built-out single-family neighborhood and park. The properties to the east, west, and south are zoned R-1 with very limited single-family houses. There is an Overlay Zone (OZ) along segments of Rainbow Boulevard. The Zoning Overlay enactment 98-023 aims to promote replatting in areas where the subdivision layout is substandard or ill-conceived, or where it hinders the continuity of the street network.

Figure 2. Existing Land Use

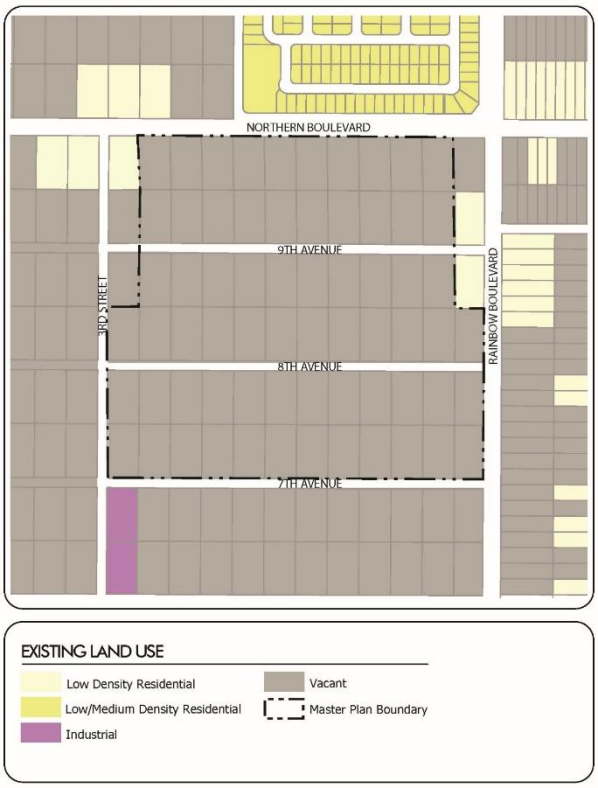
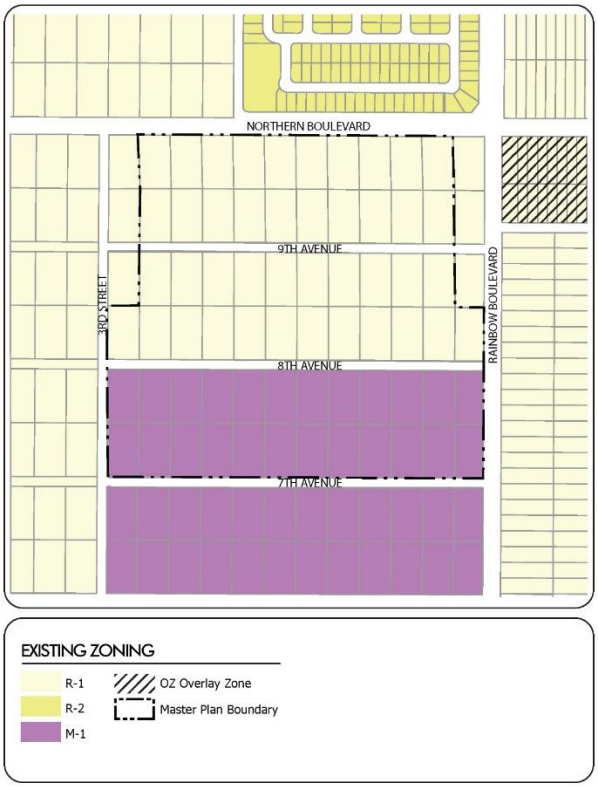


Figure 3. Existing Zoning



RIO RANCHO COMPREHENSIVE PLAN JUSTIFICATION CRITERIA

The following responses justify how the requests for both the Master Plan and the Zone Map Amendment for the properties align with the goals and policies of the City of Rio Rancho Comprehensive Plan.

GOAL A-1: Eliminate antiquated platting within the City of Rio Rancho where desirable.
POLICY A-2: Require appropriate development standards for infrastructure and environmental improvements for both newly platted lots and antiquated lots.
POLICY A-3: Ensure that the City's land use and development regulations provide the specific and detailed provisions necessary to eliminate prematurely platted land when feasible.
Action A-4: Process street name change applications to address numbered streets that conflict with the street naming policy.

> **Applicant Response:** *The adopted Rancho Alegria Master Plan provides a framework to consolidate, and re-plat prematurely developed lots in the planning area. The Zone Map Amendment will allow the Applicant to address issues of antiquated platting by* removing the R-1 and M-1 zones and replacing them with R-3.

GOAL CON-5: Meet federal, state, regional and local water quality standards through coordinated, long-term strategies that address the many contributors to water pollution.

> **Applicant Response:** *These requests will meet federal, state, regional, and local water quality standards through coordinated, long-term strategies through the implementation of an approved master drainage plan as part of the Rancho Alegria Master Plan. The drainage plan will ensure that all future development meets water requirements and water quality standards.*

GOAL L-2: Encourage consolidation of lots to promote a variety of land uses in a planned manner.
POLICY L-1: Encourage the Master Planning of developments that establish a community character that considers circulation, landscaping, open space, storm drainage, utilities, and building location and design in the Master Plan.

> **Applicant Response:** *These requests encourage the consolidation of lots to promote a variety of land uses in a planned manner by two local Home Builders, Westway Homes and Pulte Homes, thereby providing a variety of complementary housing types. Additionally, the request encourages the Master Planning of developments that establish community character by enhancing the community's design standards, outlining circulation, landscaping, open space, storm drainage, utilities, and building locations and designs*.

GOAL PH-4: To ensure that single-family and multifamily residential neighborhoods provide an attractive living environment.
POLICY PH-7: Support residential developments with appropriate amenities for families with children.

> **Applicant Response:** *These requests support residential development with appropriate amenities for families with children, as the Zone Map*

Amendment will implement single-family residential neighborhoods with HOA Pocket Parks, creating an attractive living environment. The Master Plan will include a proposed land-use map showing where future residential and recreational areas will be and how the added recreational features will add value and be appropriate amenities for families with children.

GOAL TR-2: Transportation facilities designed and constructed in a manner to facilitate Rio Rancho's economic goals, enhance livability and meet Federal, State, regional and local requirements.
POLICY TR-11: Ensure all rights-of-way and transportation facilities are ADA-compliant
POLICY TR-10: Support the design of streets and highways to respect surrounding land uses, natural features and community amenities.

Applicant Response: *The Master Plan outlines transportation facilities designed and constructed in a manner to facilitate Rio Rancho's economic goals, enhance livability, meet Federal, State, regional, and local requirements. The Master Plan supports a balanced transportation system by including a variety of transportation options to meet future development needs. The Master Plan acknowledges the planned 156-foot ROW along Rainbow Boulevard and has reduced its site, dedicating 28 feet of property to the ROW's future expansion. The Master Plan includes developing residential roads throughout the proposed neighborhoods, extending the existing sidewalks, and creating a network of paths to support all modes of transportation.*

GOAL PF-3: Provide public facilities that meet or exceed constituents expectations.
GOAL PF-4: Current demand on public facilities should not overburden City public facilities beyond what the City can reasonably provide for future demand.
GOAL PF-5: Construct new public facilities to meet demands at least 10 years into the future.
POLICYPF-3: Make land use recommendations based on the availability of adequate public facilities necessary to support a proposed land use.

Applicant Response: *The Master Plan will implement a broad range of services and public facilities that meet the needs of current and future City residents. The Master Plan will incorporate* public facilities such as roads, water, *and sewer infrastructure that is suitable for all development within the planned area.*

GOAL UD-1: Create focused growth areas where existing public infrastructure can support higher density development.
GOAL UD 3: Create street patterns with development that fosters human interaction.
POLICY UD-1: Identify specific areas within the city where growth should be focused.
POLICY UD 2: Provide development incentives for developments that create a sense of place, foster human interaction, and discourage crime.

Applicant Response: *The Rancho Alegria Master Plan was created with the Northern and Rainbow Specific Area Plan to expand on focus growth areas where existing public infrastructure can support higher-density development. The created street patterns with development foster human interaction, create a sense of place, and discourage crime.*

GOAL EDP-3: Enhance the tax base.
Policy EDP-6: Continue to support Southern Sandoval County Arroyo and Flood Control Authority (SSCAFCA) and ensure the City and SSCAFCA have a collaborative relationship to ensure both entities' needs are met.

> **Applicant Response:** *These requests will enhance the tax base because this residential development is adjacent to Northern Boulevard and Rainbow Boulevard, which provide access and links to surrounding communities where economic development, jobs, and needed services can be obtained. The Master Plan's development and ultimate adoption require continued support from the Southern Sandoval County Arroyo and Flood Control Authority (SSCAFCA) to ensure a collaborative relationship between the City and SSCAFCA, with both entities' needs met.*

RIO RANCHO DEVELOPMENT PROCESS MANUAL (DPM) MASTER PLAN JUSTIFICATION CRITERIA

This request for a Master Plan complies with the criteria outlined in Volume I.5 Planning – Rio Rancho's Future of the Rio Rancho Development Process Manual as follows:

Master Plans are prepared by either the City or private sector and submitted to the City for review and approval. Master Plans address the Principles and Policies of the Vision 2020, but specific to a defined area within the City; at least 20 acres but usually more than 100 acres.

> **Applicant Response:** *The proposed Rancho Alegria Master Plan was prepared by the private sector and is being submitted to the City for review and approval. The Master Plan addresses the Principles and Policies of the Comprehensive Plan, as detailed in the Rio Rancho Comprehensive Plan Justification Criteria starting on page 5, and follows the Goals and Policies of the Northern and Rainbow Specific Area Plan. This 66 acres Master Plan is greater than 20 acres and contains conceptual Grading & Drainage, Circulation, Utilities, layouts, and a land use map. The Master Plan is 100% owned by Westway Homes and deeded by JLAD, LLC and Crazy 8's, LLC.*

RIO RANCHO MUNICIPAL CODE ZMA JUSTIFICATION CRITERIA

This request for a zone map amendment complies with the criteria outlined in Section 150.07 AMENDMENTS of the Rio Rancho Municipal Code as follows:

150.07(D)(1) A proposed zone change must be found to be consistent with the health, safety, morals, and general welfare of the City.

> **Applicant Response**: *The proposed Zone Map Amendment (ZMA) for the Rancho Alegria residential community is consistent with the health, safety, morals, and general welfare of the city. The proposed ZMA offers an opportunity to enhance the health and welfare of the City by establishing the development conditions necessary for constructing residential projects that will meet the needs of the Northern / Rainbow area and future Rancho Alegria residents. The amendment will complement the existing and surrounding developed residential areas by allowing a variety of housing options in what the Rio Rancho Comprehensive Plan defines as a development node, corridor, and gateway (Page V-11). As described in Section 1.3 Development Nodes, 'The creation of development nodes where*

higher concentration of land uses exist in the form of commercial, multi-family and mixed-use developments helps to develop a sense of place.', the proposed ZMA will further the general welfare of the City by providing high-quality homes and creating a sense of place for current and future residents within a developing neighborhood within Rio Rancho.

150.07(D)(2) Stability of land use and zoning is desirable; therefore, the applicant must provide a sound justification for the change. The burden is on the applicant to show why the change should be made, not on the City to show why the change should not be made.

Applicant's Response: *The request to rezone the site to R-3 is consistent with the NRSAP. Westway Homes has been assembling land to address the antiquated platting and checkerboard ownership, which have hitherto that presented a significant challenge for development. In addition, the subject properties have remained vacant for over 15 years under the existing R-1 and M-1 zoning. However, within the last few years, there has been a growing demand for additional mixed-density, mixed-income housing in Rio Rancho. Further, there has been less interest from homebuilders in large "estate" lots at lower densities, especially in areas that require substantial transportation and drainage improvements due to access and topography challenges. As a result, the subject parcels, with their larger lot and infrastructure requirements under the existing R-1 "low density residential" zoning, are likely to continue to remain undeveloped as large estate lots. The proposed R-3 zoning is better suited and provides a logical transition from R-1 with a medium lot size option for more productive use of currently vacant land. This transition ensures stability for non-contiguous lots that would remain R-1 as it provides a complementary transition in densities. Adequate consideration for buffering and traffic circulation has been given to the out parcel lots not owned by the applicant (see Master Plan). The zone change will create the opportunity for diverse housing product options tailored to current and future housing needs in the area.*

150.07(D)(3) A proposed change shall generally be consistent with adopted elements of the Comprehensive Plan or other City Master Plans and amendments thereto including privately developed area plans which have been adopted by the City.

Applicant's Response: *The proposed ZMA is consistent with and furthers several goals and policies of the City's Comprehensive Plan as identified in the Rio Rancho Comprehensive Plan Justification Criteria on page 5.*

The proposed ZMA is consistent with and furthers the NRSAP, a privately developed area plan, which has been adopted by the City. The Rancho Alegria Master Plan is within the NRSAP and identifies the NRSAP's proposed land uses, aligns development with the proposed land uses, and implements them through zone map amendments.

150.07(D)(4) The applicant must demonstrate that the existing zoning is inappropriate because:

(a) There was an error, mistake or is necessary to correct an injustice that occurred when the existing zone map pattern was created, including the placement of an R-1

or transitional zone on an antiquated plat filed before the City's incorporation and adoption of its own zoning code or on land annexed by the City; or

(b) Changed neighborhood or community conditions justify the change; or

(c) A different use category is more advantageous to the community, as articulated in the Comprehensive Plan or other City Master Plan, even though (D)(1) or (2) does not apply. Applicant's reliance on this provision requires proof that (i) there is a public need for a change of the kind in question, and (ii) that need will be best served by changing the classification of the particular piece of property in question as compared with other available property.

> **Applicant's Response:** *Considering the current and future conditions of the site and community, a different zoning category is more advantageous (Criterion C). The subject properties have not developed under the existing R-1 zoning. They have remained vacant for over 15 years since the original Northern and Rainbow Specific Area Plan was adopted in 2009. The requested R-3 zoning is more advantageous to the community, as it responds to the City of Rio Rancho's goal to support the construction of a "variety of housing types that meet the needs of all members of the community" and policy to "encourage mixed-income housing opportunities in designated growth nodes throughout the city", of which Northern and Rainbow is a designated node. It is unlikely that the R-1 lots envisioned in the original Northern and Rainbow Specific Area Plan will develop in the near future due to current housing market trends towards smaller homes on smaller lots.*
>
> *According to the Rio Rancho's 2023 NM Affordable Housing Needs Assessment, adding to the supply of townhomes and smaller detached units in rapidly growing cities like Rio Rancho can create affordable options for first-time or lower-income home buyers. The development of market-rate multi-family properties will also reduce rental market pressure for households at all income levels. The increasing demand for single-family homes, townhomes, smaller detached units, and multi-family units in Rio Rancho and the Greater Albuquerque Metro Region, coupled with a shortage of development-ready sites necessitates a need for the zone change. The subject site is well suited to support housing development at medium densities. The requested R-3 zoning for this property will better serve the needs of the community than the existing R-1 and M-1 zoning*.

150.07(E) The cost of land or other economic considerations pertaining to the applicant shall not be the determining factor for a change of zone.

> **Applicant's Response:** *The cost of land or other economic considerations are not the determining factors for the applicant's request for a zone change. The request for a zone change aligns with implementation strategies for the Northern and Rainbow Specific Area Plan, Rancho Alegria Master Plan and is consistent with the goals of the City's Comprehensive Plan and Affordable Housing Plan to provide mixed-income, mixed-density homes across the city.*

150.07(F) Location on a collector or major street is not in itself sufficient justification of apartment, office, or commercial zoning.

> **Applicant's Response:** *The zone change is not being requested due to its location along a major street. The zone change is sought to implement the*

proposed land use of the Northern and Rainbow Specific Area Plan and the Rancho Alegria Master Plan. The requested zone map amendment is not for apartment, office, or commercial zoning.

150.07(G) A zone change request which would give a zone different from surrounding zoning to one small area, especially when only one premises is involved, is generally called a "spot zone." Such a change of zone may be approved only when: (1) The change will clearly facilitate realization of the Comprehensive Plan and any applicable adopted sector development plan or area development plan; or

(2) The area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones; because the site is not suitable for the uses allowed in any adjacent zone due to topography, traffic, or special adverse land uses nearby; or because the nature of structures already on the premises makes the site unsuitable for the uses allowed in any adjacent zone.

Applicant's Response: *A spot zone is not created on the subject properties since it applies to a large, contiguous area within the Northern and Rainbow Specific Area that prescribes such land uses and zoning. The area is master-planned and will facilitate the realization of several goals and policies of the Comprehensive Plan.*

CONCLUSION

On behalf of Pulte Homes and Westway Homes, we respectfully request that the Planning and Zoning Board approve the Rancho Alegria Master Plan and Zone Map Amendment for the subject properties. Thank you for your consideration.

Sincerely,

James K. Strozier, FAICP
Principal



CITY OF RIO RANCHO

Rancho Alegria

Master Plan

Prepared for:
Pulte HOMES

Prepared by:
Consensus Planning, Inc.
Bohannan Huston, Inc.

CONSENSUS PLANNING



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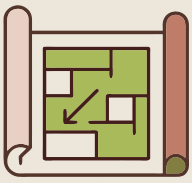
Introduction

The Rancho Alegria Master Plan has been created to initiate the entitlement process for the development of up to 66 acres of property located within the Northern and Rainbow Specific Area Plan (NRSAP). The purpose of this Master Plan is to guide traffic access, circulation, parks, open space, drainage facilities, utilities, and to provide implementation technique. The vicinity map on page 3 illustrates the location of the master plan area.

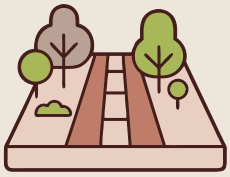


Master Plan Objectives

The following are the objectives of the Master Plan:



To create a framework for zoning and land use that includes single family residential neighborhoods in close proximity to planned schools, commercial services, and a business park area that will attract future employers to the City of Rio Rancho.

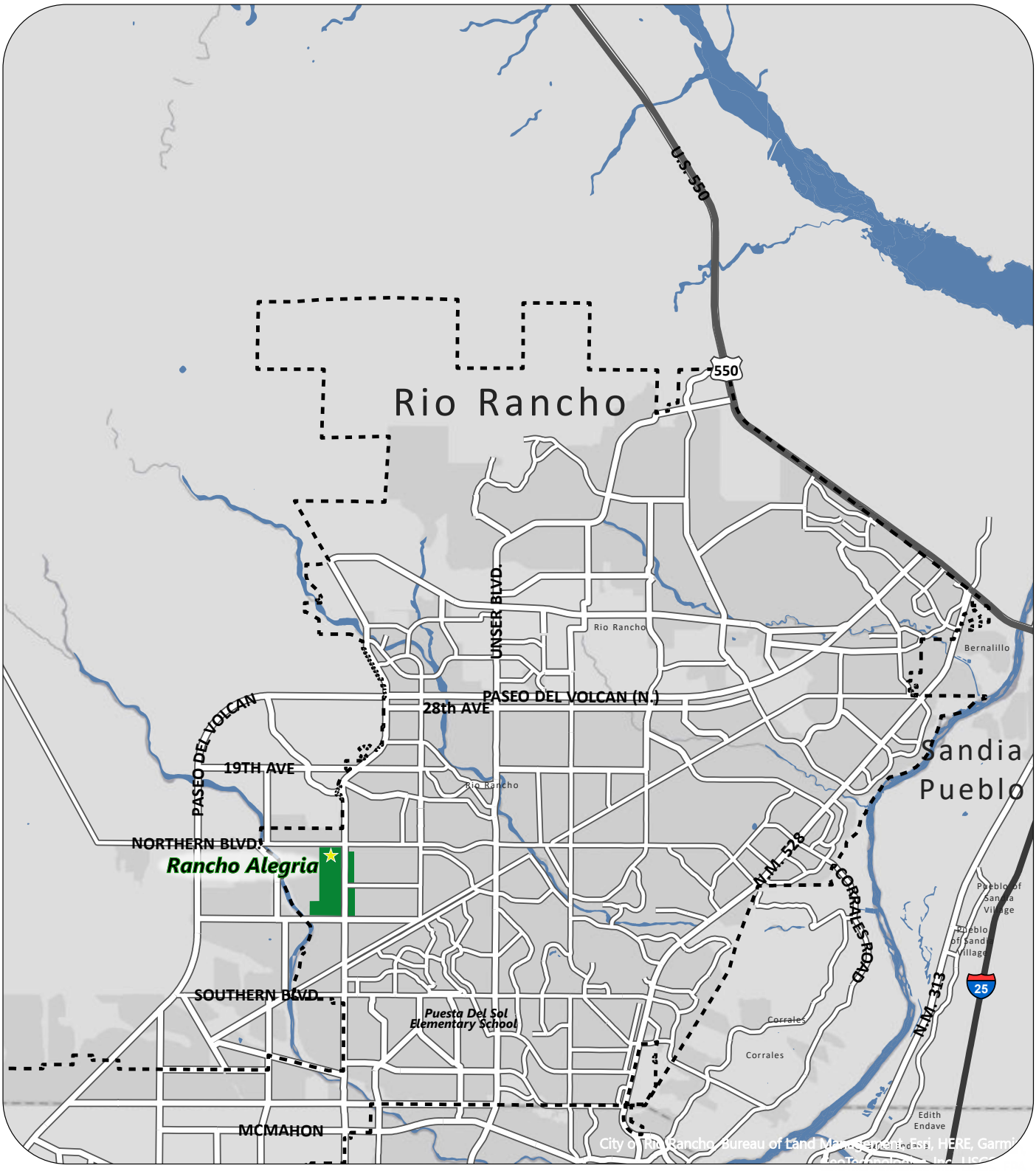


To connect with and extend existing transportation corridors identified in the Mid-Region Council of Government and the City's Transportation Plan.



To comply with and implement the Rio Rancho Comprehensive Plan and the Northern and Rainbow Specific Area Plan.

The Plan's approach has been tailored to the area's unique physical characteristics and will lead to the development of an attractive community for future residents.



RANCHO ALEGRIA CONTEXT

Northern and Rainbow Specific Area Plan

Rancho Alegria Master Plan Area

0 0.75 1.5 3 Miles

Figure 2.1

Planning Process

This Master Plan was accomplished in collaboration with the City of Rio Rancho Development Services Department,Pulte Homes, Bohannan Huston, Inc., and Consensus Planning, Inc. This master plan application is submitted in conjunction with the Northern/Rainbow Specific Area Plan amendment and a zoning map amendment request.

Northern and Rainbow Specific Area Plan

The Northern & Rainbow Specific Area Plan (NRSAP) provides current conditions in the plan area, identifies goals and objectives, proposes land uses and zoning and lists methods of implementation. The NRSAP was adopted in 2009 and amended in November 2025. The amendment included the expansion of the plan boundary area and the preparation of a Master Plan as one of the proposed actions to implement the recommendations of the Specific Area Plan.

02

Existing Conditions

The Master Plan Area is primarily undeveloped. There are three existing single-family residence constructed that are outside of Vista Alegria Master Plan but within the NRSAP boundaries. There are two homes near the Northern and Rainbow Boulevard. There is one home along Northern Boulevard adjacent to 3rd Street. This area is strategically positioned to accommodate new housing development, given its proximity to Rainbow Boulevard and Northern Boulevard.



Intersection at Northern & Rainbow

Location

As shown on the Vicinity Map (see Figure 2.1), Rancho Alegria is located within the NRSAP, within the Rio Rancho Estates Unit 8 Subdivision, and is in close proximity to Camino Crossing to the north and Rainbow Canyon Subdivision south of Sandia Boulevard (see Figure 2.2).



Figure 2.2

Demographics

In 2023, Rio Rancho population was 106,553. Rio Rancho is the fastest growing and third largest municipality in New Mexico with the statewide population of 2,114,768. It is expected that the City will continue to increase population over the next 20 years, with the projected population for 2040 being 118,233 people. Given this population projection from Mid-Region Council of Government (MRCOG) the percent growth from 2016 to 2040 is expected to be 24.1%.

The 2023 Census Bureau American Community Survey (ACS) 5-year estimates the median age for residents in Rio Rancho was 39.0 years of which 23.2% of the residents are under 18 years of age and 17.2% are 65 and over. Comparatively statewide median age was 39.2, with 22.1% under 18 and 18.8% 65 and over, respectively.

The average household size in Rio Rancho has 2.7 persons, similar but slightly higher than the statewide estimate of 2.51 persons. Rio Rancho had a total of 39,192 households in 2023. Of these, 54.3% were married family households, and 39.5% of those families had children under 18 years of age living in the house. Furthermore, 26.6% of the households were occupied by non-family members, of which 79.2% were living alone, and 37.8% were living alone and over 65 years old. In comparison, statewide, 41.4% of households are family households, of which 33.6% have children under 18 years. Non-family residents occupied 38.6% of the households; of that, 83.2% were living alone, and 35.7% were over 65 and living alone.

FIGURE 2.3: Population and Households

	Rio Rancho	New Mexico
Total Population	**106,553**	**2,114,768**
Under 18	81,786	1,648,151
65 years and over	18,342	397,156
Median age	39.0	39.2
Total Households	**39,192**	**825,021**
Family Households	28,751	506504
Households with children	12,522	199,170
Married	21,268	341,592
Households with children	8,393	114,795
Female	5,226	114,032
Households with children	2,814	43,483
Male	2,257	50,880
Households with children	1,315	26,125
Non-Family Households	10,441	318,517
Households 65 years	4,573	126,699
Households Living Alone	2,498	42,676

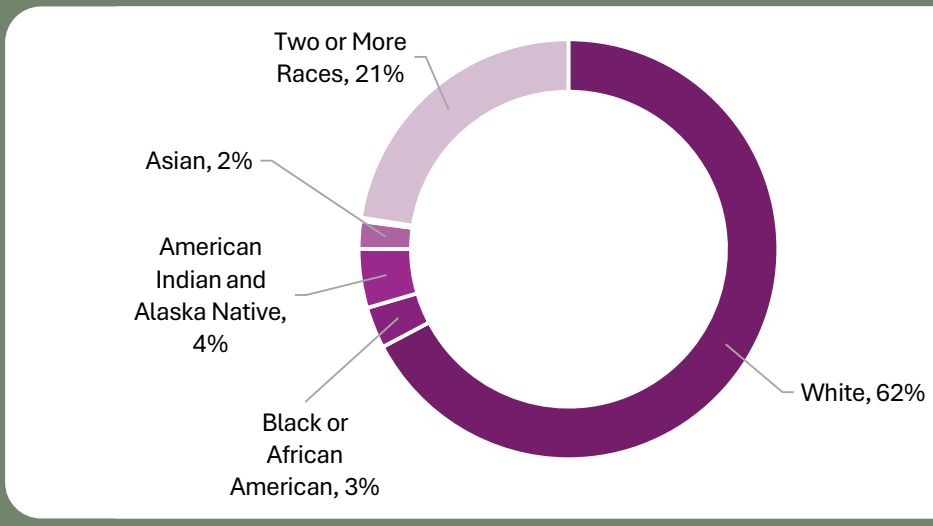
ACS 5-Year Estimates 2023

Ethnicity

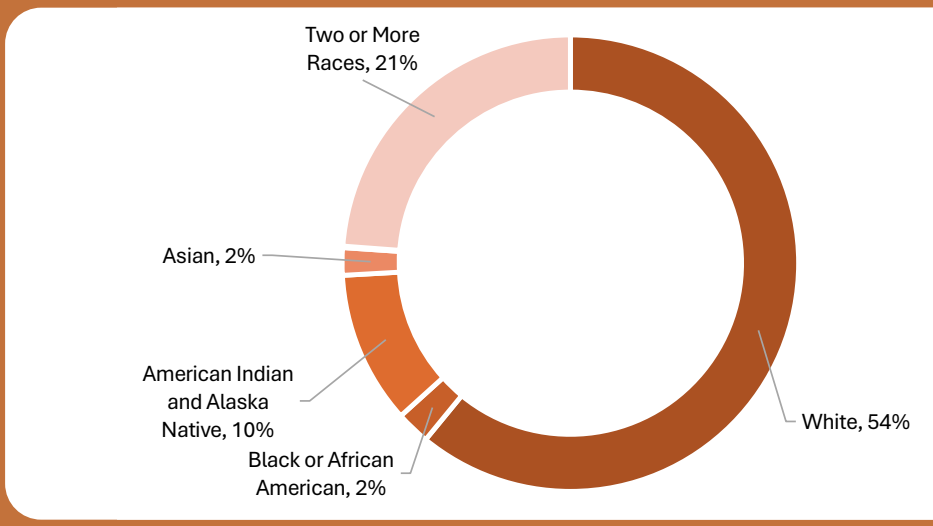
Rio Rancho is not as ethnically diverse as the rest of New Mexico. In Rio Rancho, 61.7% of the population identifies as White, 20.7% as multiracial, 4.2% as Native American, 2.9% as Black, and 2.0% as Asian. Additionally, 42.1% of the population identifies as Hispanic.

In contrast, the statewide demographics for New Mexico show that 53.6% of the population is White, 20.9% is multiracial, 9.5% is Native American, 2.1% is Black, and 1.7% is Asian. Statewide, New Mexico's population is 53.6% White, 20.9% multiracial, 9.5% Native American, 2.1% Black, and 1.7% Asian, with 48.2% of the total population identifying as Hispanic.

RIO RANCHO



NEW MEXICO

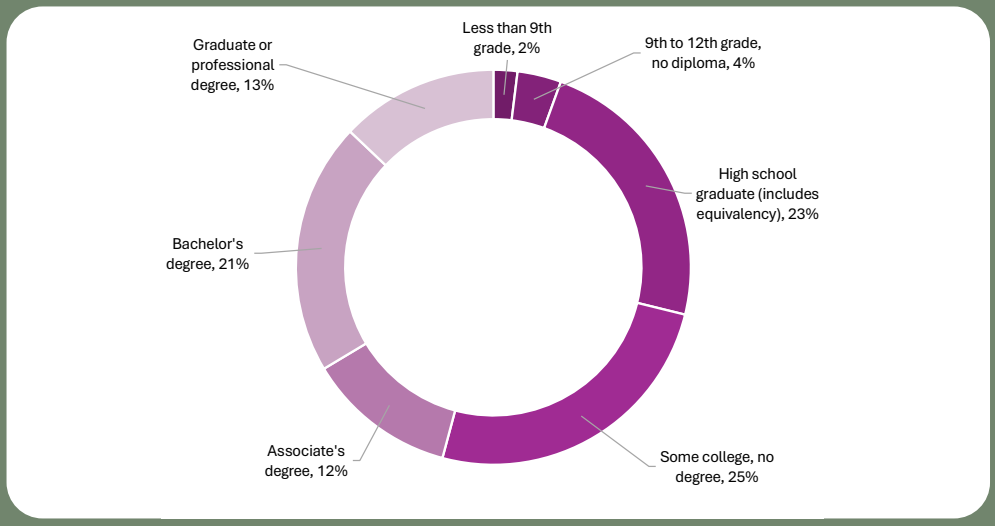


Education

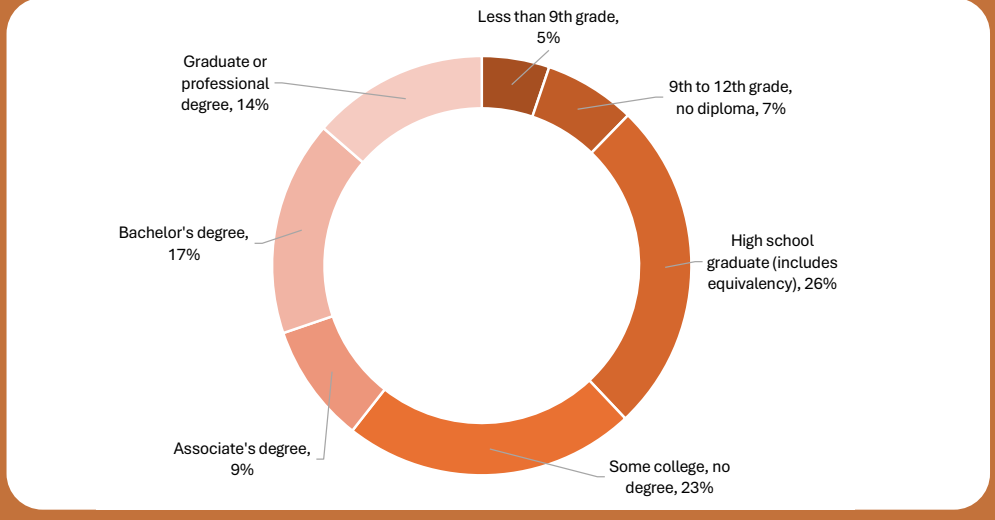
Rio Rancho residents demonstrate higher educational attainment than the state overall. An estimated 94.4% of the City's population holds a high school diploma or higher. Among these residents, 25.3% have completed some college education, 12.3% hold an associate degree, 20.7% possess a bachelor's degree, and 12.9% have earned a graduate degree.

By comparison, statewide figures for New Mexico indicate 87.7% high school graduates or higher, 22.6% with some college, 9.2% with an associate degree, 16.6% with a bachelor's degree, and 13.6% with a graduate degree in 2023.

RIO RANCHO



NEW MEXICO

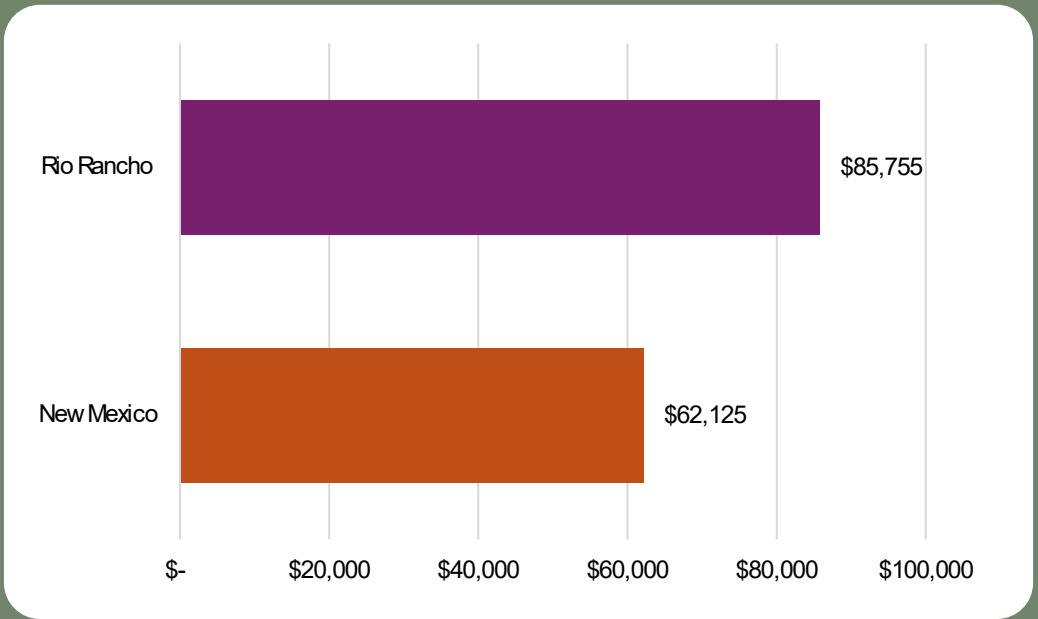


Employment and Occupation

The Rio Rancho labor force consisted of 52,665 individuals, representing 62.0% of the City's population in 2023. The unemployment rate during this period was 4.8%. Employment in the educational services, health care, and social assistance sector accounted for nearly one-quarter of all jobs held by Rio Rancho residents. The retail trade sector comprised 11.3% of employment, while professional, scientific, management, administrative, and waste management services collectively represented 13.1%, ranking as the second- and third-largest employment sectors, respectively.

Income

Over half of Rio Rancho's households Over half of Rio Rancho's households earned between $50,000 and $149,999 in 2023, reflecting a predominantly middle-income community—in contrast to the statewide distribution. The City's median household income of $85,755 significantly exceeds the New Mexico median of $62,125.



Housing Market Conditions

The average listing price of an existing home in Rio Rancho was $420,000 in 2025. The median sold price was estimated at $328,500 by Realtor.com, compared to Zillow.com, which estimated the average home value at $344,701. According to the 2023 Affordable Housing Plan, the majority of Rio Rancho's existing housing inventory consists of single-family detached homes.

The nature of Rio Rancho's early (pre-incorportion) development is negatively impacting its potential to develop new housing units in a cost-effective manner. Rio Rancho's original inventory of housing stock is beginning to show its age. Over half of the city's housing inventory was constructed before the year 2000. Many of these original "starter homes" are now in need a significant repair. As shown on the Vicinity Map (Figure 2.1, see page 3), Rancho Alegria is located within the (NRSAP), within the Rio Rancho Estates Unit 8 Subdivision, and is in close proximity to Camino Crossing Subdivision.



Natural Features

The most noticeable characteristic about vegetation within northern Rio Rancho is the variety of brush and native grasses. Common plants include chamisa, sand sagebrush, winterfat, mormon tea, snakeweed, cholla cacti, prickly pear cacti, fourwing saltbrush, yucca, senna, kochia, piñon, and onesee juniper.









Soils Analysis

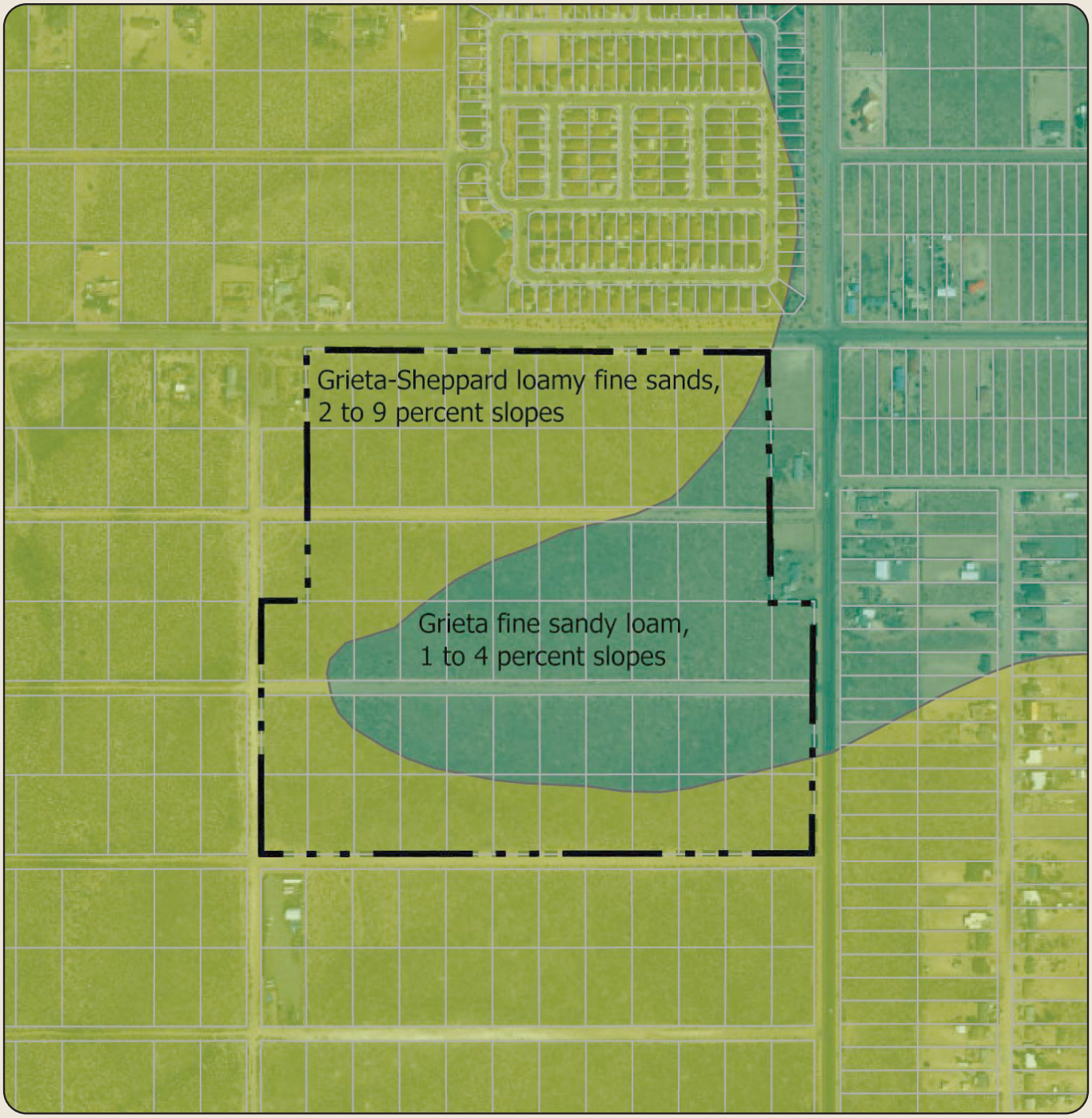
According to the United States Department of Agriculture survey, the primary soil type in the planning area is Grieta-Sheppard. These soils generally support development, with few limitations for the construction of buildings or roadways (due to slope, drainage properties, or soil stability). However, these soils are rated as "somewhat limited" for paths and trails, due to the sandy composition of the soil, which necessitates additional trail stabilization (see Figure 2.4).

Site Topography

The terrain in the contributing basins is generally characterized by various slopes, typically ranging from 0.1% to 7%, interspersed with brief, steep ridges where slopes can reach up to 15% (see Figure 2.3). Topographically, the landscape slopes east to west, decreasing from an elevation of approximately 5,830 feet at the west boundary to about 5,646 feet at the eastern edge.

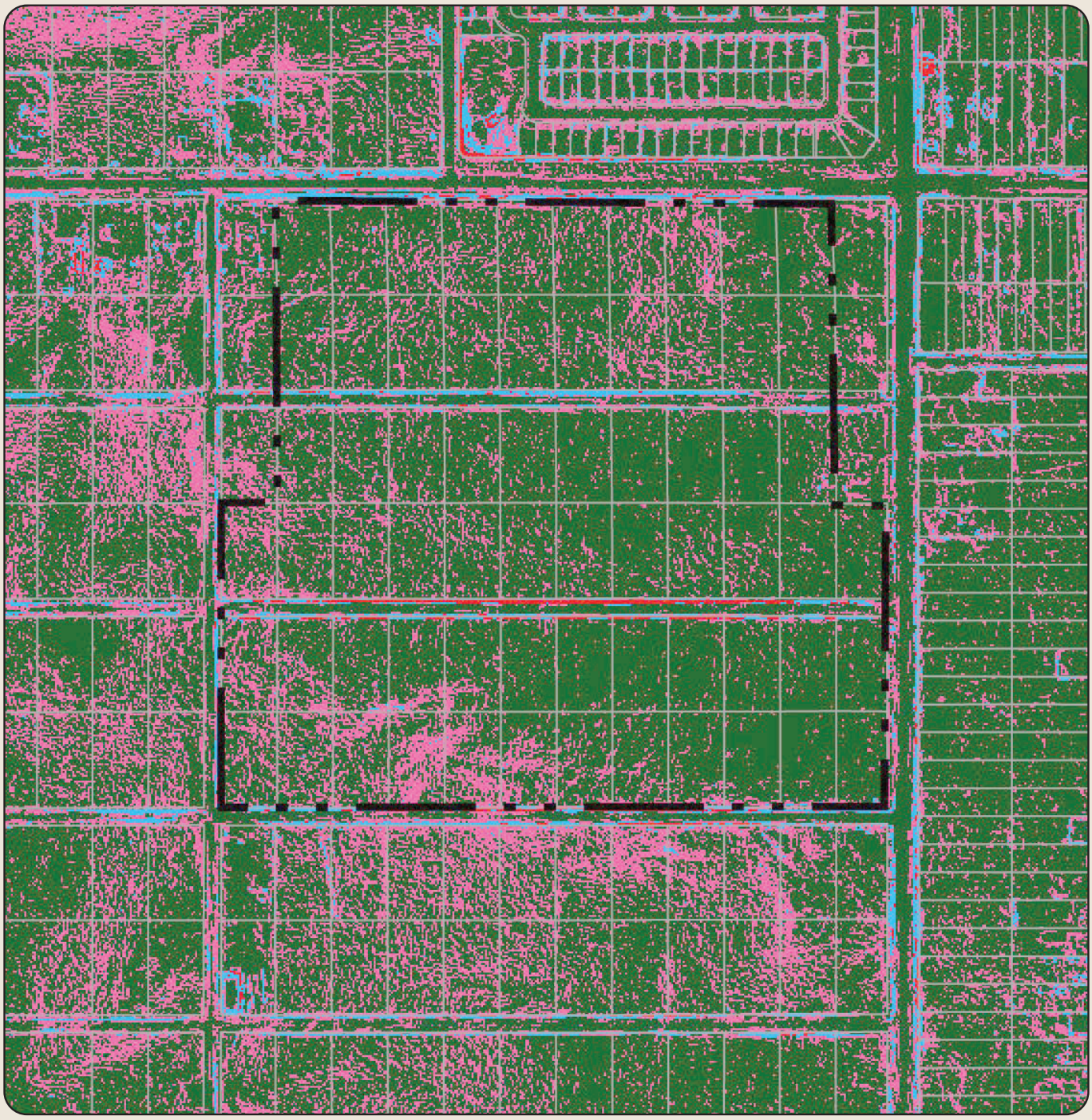
Drainage

As detailed in Chapter 8: Conceptual Drainage Plan. The Rancho Alegria Master Plan aims to develop a water detention pond to manage stormwater flows through the site and merge at the southwest corner of the master plan area. The stormwater will continue downstream into the water detention pond location at the southeast corner of the NRSAP boundary, enhancing both sustainability and aesthetic proposed. A drainage management plan will be prepared.



SOIL ANALYSIS

- Grieta Sheppard
- Grieta
- Master Plan Boundary



SLOPE ANALYSIS

- 0.0 - 2.9
- 3.0 - 6.9
- 7.0 - 15.0
- 7.0 - 15.0
- Master Plan Boundary

Access and Circulation

The existing network of dirt roads, established in the antiquated subdivision process along the 50-foot wide rights-of-way. Over time, many of these roads have become eroded or overgrown with vegetation. In certain instances, the original roadway alignments no longer provide optimal access or connectivity, particularly considering the arroyos mentioned earlier. Site grading will be necessary to facilitate future development.

The street system to serve the planning area is summarized by functional classification as described in the sections below. A local street is intended primarily for access to abutting properties and carries low-volume traffic. Accessibility to homes and business is more important than mobility. Speed limits are set low, below what the roadway geometry allows, usually 25 MPH, with traffic volumes typically less than 1,000 vehicles per day (VPD). Minimum right-of-way is 50 feet.

Accessibility and mobility are balanced relative to land use with speed limits generally between 25 and 35 MPH. Residential collectors with driveways are generally 25 MPH, while those with more limited access have a higher posted speed limit. Volumes can vary from 1,000 to 15,000 VPD. Collector streets are required to provide a minimum right-of-way width of 68 feet. Northern Boulevard and Rainbow Boulevard are both Arterials and primarily roadways into the planning area.

An arterial street is designed and used primarily for serving large volumes of traffic and to provide cross-city travel. Mobility takes precedence over



Rainbow Blvd & 5th Street

accessibility. Speed limits are generally 35 to 45 MPH with volumes of approximately 7,000 VPD per lane. Four-lane arterials with a median are common with a capacity of 28,000 VPD. Access is controlled via signalized intersections and raised medians. Principal arterials are required to provide a minimum right-of-way width of 156 feet and minor arterials, 106 feet. As discussed above, existing roadways in the Planning Area are unpaved, although most have been graded to allow access to existing lots. Because of erosion, these roadways will most likely need to be regraded during any future lot consolidation or subdivision process. Additional information on future transportation improvements can be found in Chapter 7: Transportation.

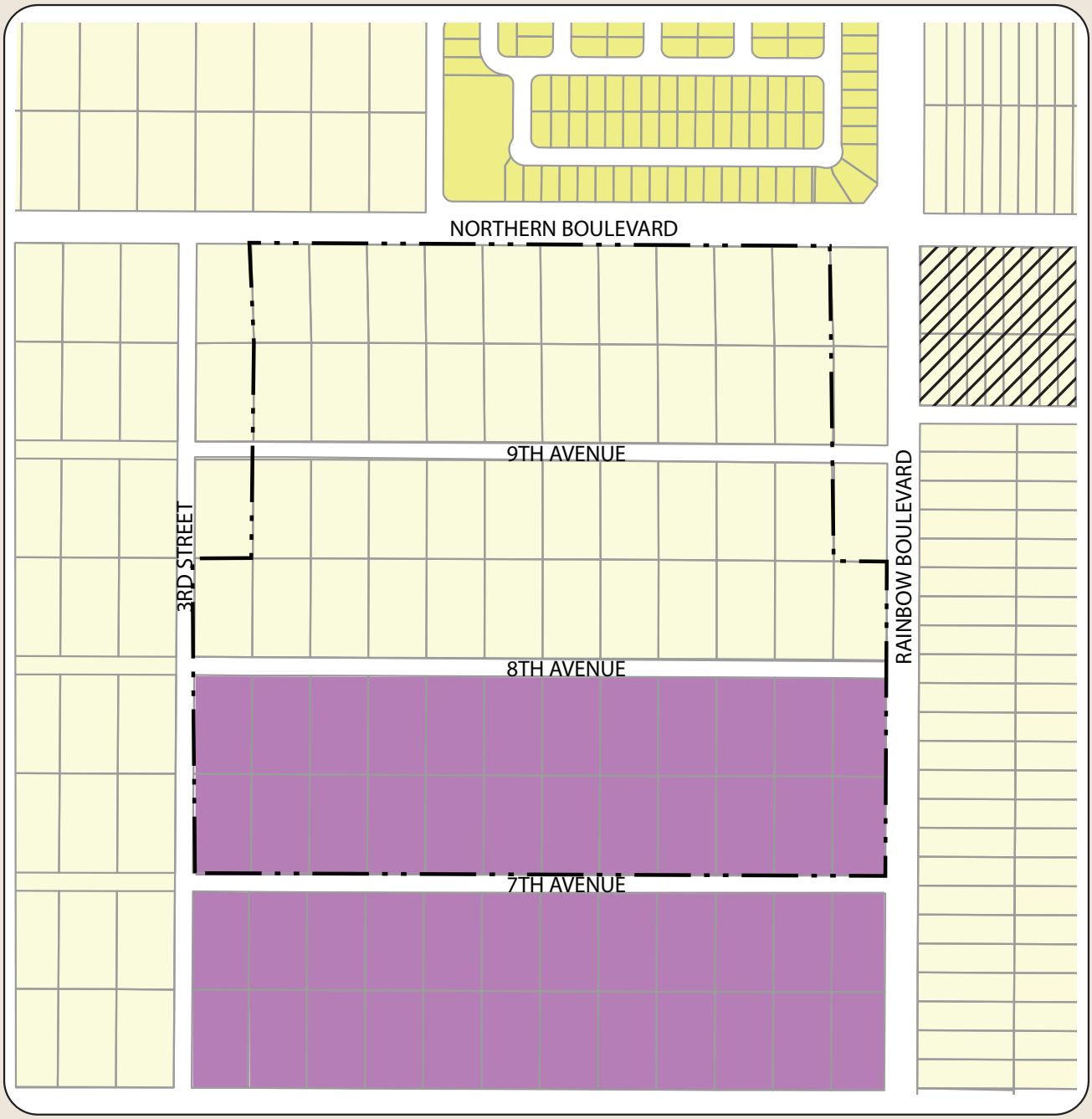


Antiquated Platting

Antiquated platting is one of the primary issues across the undeveloped portions of northwestern Rio Rancho. Beginning in the 1960s, land was platted into multiple half-acre lots, with an underlying roadway network of 50-feet rights-of-way. These areas were platted before Rio Rancho's subdivision controls mandated improvements such as parks, open spaces, and roadway access. Consequently, some areas face developmental challenges due to the poorly connected roadway network, inefficient lot layouts, limited site access, a lack of infrastructure, and an absence of a cohesive land use plan. To alleviate the antiquated platting in this area, this Plan supports and facilitates the reconfiguration of the existing lots into a more standard-sized layout for development and the installation of needed infrastructure.

Adjacent Land Uses & Existing Zoning

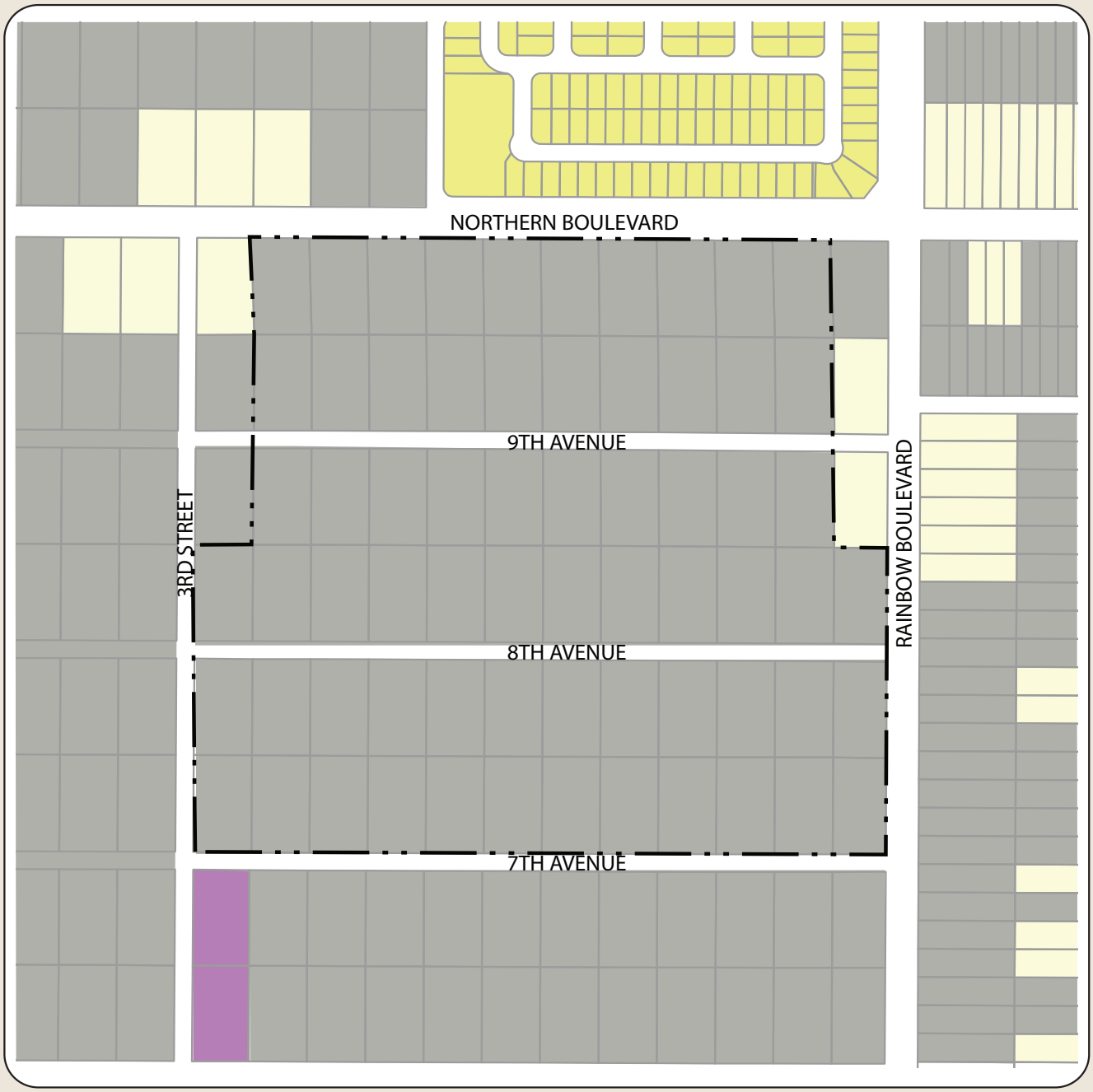
As mentioned in previous chapters, Rancho Alegria is within the NRSAP boundary that has two moderate density residential development separated by Rainbow Business Park. The Rainbow Business Park is Rancho Alegria's Southern boundary zoned M-1. All adjacent zoning to the south, east, and west of planning area is R-1. The planning area is vacant with three single-family residential homes and one outdoor storage business to the South, just outside the planning area boundary (see Figures: 2.5 and 2.6). Land on the north side of Northern Boulevard, adjacent to this Plan area, has been developed as R-2/Single Family Residential homes. The current zoning for the entire area is R-1/Single Family Residential and M-1/Industrial.



EXISTING ZONING

- R-1
- R-2
- M-1
- OZ Overlay Zone
- Master Plan Boundary

Figure 2.6: Existing Zoning



EXISTING LAND USE

- Low Density Residential
- Low/Medium Density Residential
- Industrial
- Vacant
- Master Plan Boundary

Figure 2.6: Existing Land Use

03

Goals & Policies of the Comprehensive Plan

The City of Rio Rancho's Comprehensive Plan is the principal planning tool that guides future development within the city. It set forth specific principles and policies that are relevant to development of Rancho Alegria community. These include policies addressing land use, urban design, transportation, infrastructure development, parks and recreation, and community facilities. The Comprehensive Plan recognizes the need to increase development density, which will increase the efficiency of service delivery, make transit opportunities more feasible, and increase the supply of affordable housing to the city's new families and community residents. This Master Plan furthers several goals and policies of the Comprehensive Plan as described in the following pages.



Rio Rancho

Antiquated Platting

Given the large amount of antiquated platting in Rio Rancho, the Comprehensive Plan has several adopted goals, policies, and actions to address this issue and facilitate development of obsolete subdivisions. Specific provisions that this Master Plan furthers include:

GOAL A-1:	**Eliminate antiquated platting within the City of Rio Rancho where desirable.**
POLICY A-2:	**Require appropriate development standards for infrastructure and environmental improvements for both newly platted lots and antiquated lots.**
POLICY A-3:	Ensure that the City's land use and development regulations provide the specific and detailed provisions necessary to eliminate prematurely platted land when feasible.
ACTION A-4:	**Process street name change applications to address numbered streets that conflict with the street naming policy.**

The Master Plan facilitates the replatting process by planning the infrastructure necessary to develop the additional lots available under the proposed zoning. Doing so will help eliminate antiquated platting issues in this part of the City by making the parcels more developable and sized appropriately to the proposed medium density residential land uses.

Conservation & Natural Environment

The Master Plan aims to preserve and enhance natural features wherever possible, with a special focus on open spaces, naturalized drainage systems, and water reuse. Just outside of the southwest corner of the Master Plan area, a 5-acre water retention pond will be designed to retain drainage off site from the north. This effort supports the following goals and policies of the Comprehensive Plan:

GOAL CON-1:	**Preserve water resources.**
GOAL CON-2:	**Preserve vegetation and natural resources.**

Land Use

As described in Chapter 3: Land Use, the planning area primarily supports medium-density single-family residential development. These proposed land uses align with the following goals and policies of the Comprehensive Plan:

GOAL CON L-2:	**Encourage consolidation of lots to promote a variety of land uses in a planned manner.**
POLICY A-2:	**Encourage the master planning of developments that establish a community character that considers circulation, landscaping, open space, storm drainage, utilities, and building location and design in the master plan.**

As stated above, the amended Master Plan promotes consolidation of existing lots and the development of new single-family homes at a density that works with the natural environment. Several other sections of the Plan address specific land use related elements, including circulation, building locations, and lot layouts.

Population and Housing

Rio Rancho has recovered from the Great Recession in 2008 and the subsequent downturn in the housing market. The 2023 5-year (ACS) estimates the City of Rio Rancho with 106,533 residents and which has doubled the number since 2000. The city is once again poised to grow, which will require the development of a variety of additional housing units for new families. This Plan supports several housing goals of the Comprehensive Plan including:

GOAL PH-3:	**Promote a variety of housing types to meet the needs of all members of the community.**
GOAL PH-4:	**To ensure that single-family and multifamily residential neighborhoods provide an attractive living environment.**
POLICY PH-5:	**Encourage mixed-use and mixed-income housing opportunities in designated growth nodes throughout the city.**
POLICY PH-7:	**Support residential developments with appropriate amenities for families with children.**

The Master Plan proposes to add 350 housing units at full build out. The development of these homes will provide new housing option for families in Rio Rancho and take advantage of existing and planned community amenities that will be developed for the planning area.

Transportation

The transportation element of the Rio Rancho Comprehensive Plan seeks to develop a multi-modal transportation system that enables safe travel for all users, while also mitigating congestion and supporting mass transit. There are two main roadways that access Vista Alegria: Northern Boulevard and Rainbow Boulevard. The Master Plan incorporates a network of sidewalks leading to proposed bike lanes along Rainbow Boulevard and Northern Boulevard. The proposed transportation plan described in Chapter 7: Transportation supports many of the Comprehensive Plan's goals and policies including:

GOAL TR-2:	**Transportation facilities designed and constructed in a manner to facilitate Rio Rancho's economic goals, enhance livability and meet Federal, State, regional and local requirements.**
POLICY TR-11:	**Ensure all rights-of-way and transportation facilities are ADA-compliant**
POLICY TR-10:	**Support the design of streets and highways to respect surrounding land uses, natural features and community amenities.**

Roadways in the Planning Area will be constructed to respect surrounding land uses, natural features, and meet local and state requirements. A trip generation study will be performed to ensure that trips from the residential development do not negatively impact level of service on adjacent roadways development and the installation of needed infrastructure.

Public Facilities

Along with addressing antiquated platting during the development process, the Comprehensive Plan seeks to ensure that new development occurs in areas with existing public facilities and proximity to existing infrastructure (to minimize costs associated with infrastructure expansion). The Master Plan supports the following Comprehensive Plan goals and policies:

GOAL PH-3:	**Provide public facilities that meet or exceed constituents expectations.**
GOAL PH-4:	**Current demand on public facilities should not overburden City public facilities beyond what the City can reasonably provide for future demand.**
GOAL PH-5:	**Construct new public facilities to meet demands at least 10 years into the future.**
POLICY PH-3:	**Make land use recommendations based on the availability of adequate public facilities necessary to support a proposed land use.**

All new proposed infrastructure within Vista Alegria will be improved to City of Rio Rancho Standards. See Chapter 8: Conceptual Drainage and Utilities, which outlines a clear plan for future infrastructure development and financing to ensure that costs to the City of Rio Rancho are minimized.

Parks and Recreation

The Comprehensive Plan identified improving the City's parks and recreation facilities as a clear need, especially in new master planned communities. This plan supports several Comprehensive Plan goals and policies to improve parks, create trail and recreation facilities including:

GOAL PR-1:	**Establish new and maintain existing recreation, senior centers, parks, trails and open space that foster a quality community, support a strong economy, and meet the needs of current and future residents.**
GOAL PR-4:	**Modify existing parks and recreation facilities as needed to ensure safety, accessibility, and optimum use.**
POLICY PR-1:	**Develop pedestrian and bicycle linkages between neighborhoods and major natural areas, recreation facilities, and education, employment and retail centers.**
POLICY PR-7:	**Develop a culture of sustainability by designing and constructing facilities that maximize long term conservation and stewardship of the city's human, financial and natural resources.**

Rio Rancho's Community Development Department and the Planning and Zoning Board require a certain amount of land to be dedicated and developed as usable park / common areas. The requirement is three (3) acres per 1,000 persons. Each single-family dwelling unit is assumed to have 2.83 persons related to the park development requirement. This master plan proposes 350 single-family detached homes. Therefore, the master plan must provide 2.97 acres of park area. This master plan proposes providing that acreage in five ways. In addition, Staff has indicated that since the developer is building the on-site parks, that the required park acreage can be reduced by 10% for a requirement of 2.7 acres. These consist of two typical pocket park areas in the heart of the community, each containing a shade structure, turf area, seating, pedestrian paths, trees, and plantings. A dog park and pedestrian trail are being proposed around the perimeter of the community drainage pond (fenced off). And to complete the acreage, placing benches and trash receptacles in isolated areas throughout the community to encourage use of the sidewalks and paths adjacent to the street network. There is also an existing 1.0-acre public park directly across from our Northern Boulevard entrance, which residents will use to meet the park requirements.

Urban Design

The urban design element of the Comprehensive Plan seeks to ensure that development follows basic design standards that support community identity and create a sense of place. The Master Plan furthers the following urban design goals of the Comprehensive Plan:

GOAL UD-1:	**Create focused growth areas where existing public infrastructure can support higher density development.**
GOAL UD 2:	**Create traditional neighborhood patterns that support a sense of place.**
GOAL UD 3:	**Create street patterns with development that fosters human interaction.**
GOAL UD-7:	**Create subdivision linkages to open space recreational facilities.**
POLICY UD-1:	**Identify specific areas within the city where growth should be focused.**
POLICY UD 2:	**Provide development incentives for developments that create a sense of place, foster human interaction, and discourage crime.**

Design features in future residential subdivisions will establish a community identity to foster human interaction that effectively integrates the larger regional landscape. There are three subdivisions that offer a wide range of housing types for a diverse number of families.

Economic Development

The City of Rio Rancho has sought to diversify its economy and attract business activities and working opportunities by increasing the number of households. In addition, the City has sought to increase the amount of local retail and educational opportunities within Rio Rancho, as well as increase the local population to expand the overall tax base.

GOAL EDP-3:	**Enhance the tax base.**
POLICY EDP-6:	**Continue to support Southern Sandoval County Arroyo and Flood Control Authority (SSCAFCA) and ensure the City and SSCAFCA have a collaborative relationship to ensure both entities' needs are met.**
POLICY EDP-8:	**Work with Sandoval County to enhance its website with land ownership data consistent with Bernalillo County's system.**

Development of the Master Plan Area will expand the City's tax base through both increased property taxes, and by supporting population growth with higher density housing options.



04
Proposed Land Use & Density



Medium Density Residential

This district permits a moderate density of population in which the principal use is single-family attached or detached townhome or patio home dwelling units or for small-scale multi-family units.

R-3: Townhouses, Multi-Family Residential District

Min. Lot Size: 1,200 SF (Townhouses) to 10,000 SF (Apartments), High Density: 12 DU/A

R-3: Single-Family **Min. Lot Size:** 3,000 SF, 7 DU/A



Parks: Permissive Use

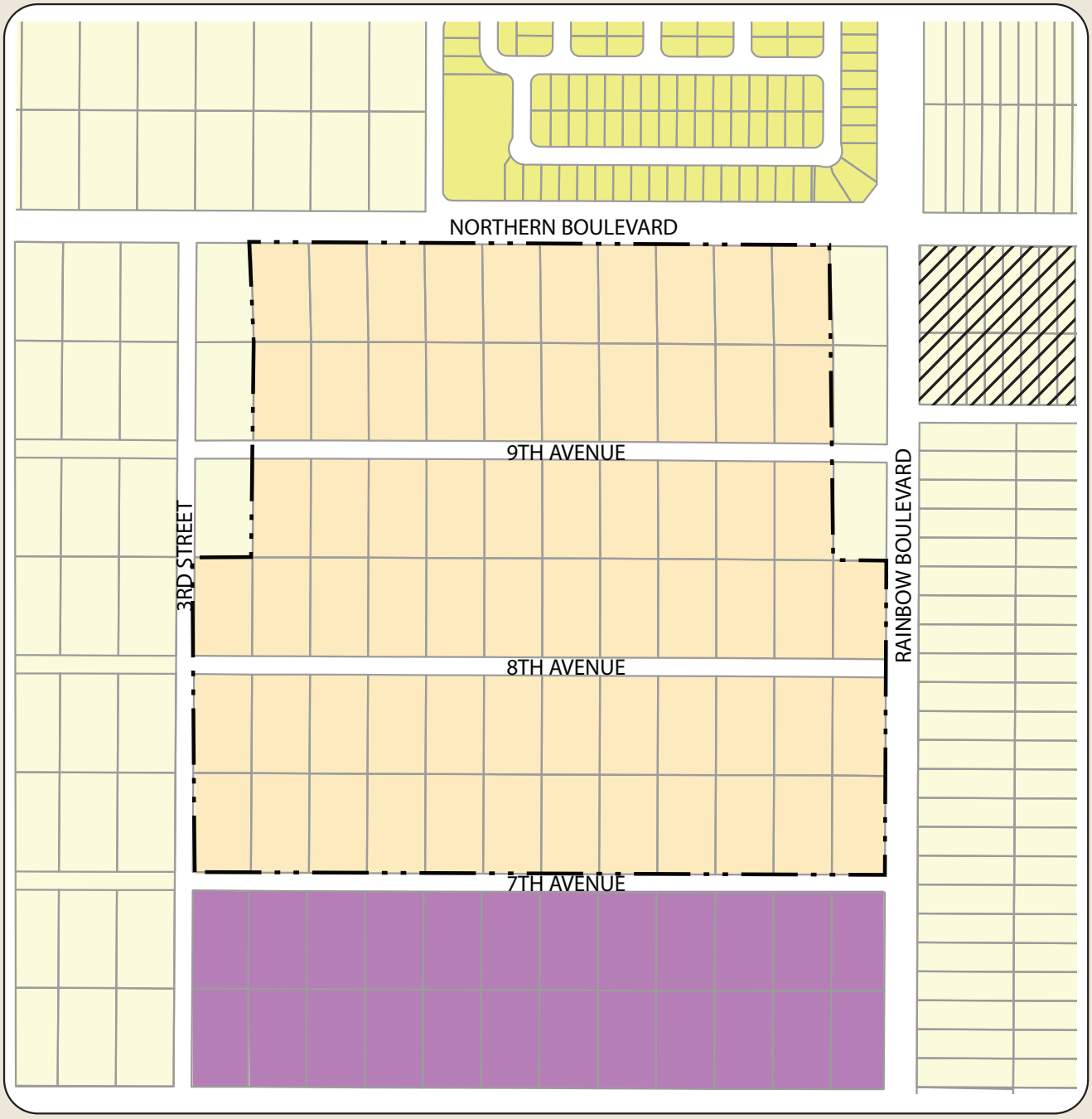
Drainage: Permissive Use

Land Use Category	Area (ac.)	Proposed Zoning	Dwelling Units	Population
Medium Density Residential	66.25	R-3	350	991
Park	2.9			
Drainage	5.5 acre/feet			

Rio Ranch's Community Development Department and the Planning and Zoning Board require a certain amount of land to be dedicated and developed as usable park / common areas. The requirement is three (3) acres per 1,000 persons. Each single-family dwelling unit is assumed to have 2.83 persons related to the park development requirement. This master plan proposes 350 single-family detached homes. Therefore, the master plan must provide 2.97 acres of park area. This master plan proposes providing that acreage in five ways.

In addition, Staff has indicated that since the developer is building the on-site parks, that the required park acreage can be reduced by 10% for a requirement of 2.7 acres. These consist of two typical pocket park areas in the heart of the community, each containing a shade structure, turf area, seating, pedestrian paths, trees, and plantings. A dog park and pedestrian trail are being proposed around the perimeter of the community drainage pond (fenced off). And to complete the acreage, we are placing benches and trash receptacles in isolated areas throughout the community to encourage use of the sidewalks and paths adjacent to the street network. There is also an existing 1.0-acre public park directly across from our Northern Boulevard entrance, which residents will use to meet the park requirements.





PROPOSED ZONING

- R-1
- R-2
- R-3
- M-1
- OZ Overlay Zone
- Master Plan Boundary

Figure 4.1: Proposed Zoning

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05

Proposed Design Standards

These design standards provide a framework to assist the architects, landscape architects, civil engineers, designers and home builders in understanding the vision and development goals for the Plan Area. Minor amendments to these standards may be approved administratively by the Development Services Department Director and major amendments shall be approved by the City of Rio Rancho Governing Body.

The Rancho Alegria Master Plan recognizes the importance of promoting a sense of cohesiveness within the entire community. The purpose of these design standards is to provide a flexible framework for community design that encourages innovative and creative solutions, rather than setting a rigid set of requirements. The standards will help implement the Urban Design provisions of the City of Rio Rancho's Integrated Comprehensive Plan. These standards are a generalized guide for end users that will develop within the Rancho Alegria Master Plan area.



Architecture and Site Design

The architectural and site design standards are intended to demonstrate a high quality aesthetic character and functionality throughout the property for residential, commercial, and employment center development. While all buildings will reflect these standards, it is not the intent of these designs to prohibit a certain amount of individual expression and creativity.

1. Safe, convenient, and pleasant pedestrian circulation may be accomplished with sidewalks, bike paths, special pavings, and shade.
2. All perimeter block walls facing public rights-of-way shall be designed to complement entry monument signs. Barbed wire, chain-link, concertina wire, and similar materials are prohibited. All wall surfaces shall be finished with stucco, colored split face block, or colored burnished block.
3. Sidewalks with a minimum width of 5 feet must be provided on both sides of every street. Separate pedestrian connections shall be provided to the perimeter streets where convenient street access is not available. All pedestrian paths within ROW shall be ADA compliant, and follow the Public Right-of-Way Accessibility Guidelines (PROWAG).
4. To the maximum extent feasible, private parks, public parks, and open space areas shall be designed to create an integrated system connected through trails and sidewalks, also serving as recreational amenities for the residents.
5. Freestanding neighborhood entry signage shall be monument style. If placed within a landscape setback at the neighborhood entry, the maximum height shall not exceed 8 feet for a single family development. Neighborhood entry signage may be wall-mounted as an alternative to freestanding. All neighborhood entries shall include the specific subdivision name.



Lighting

1. Lighting shall be installed according to the City of Rio Rancho's DPM.
2. All lighting shall be fully shielded and oriented so as to eliminate glare or light trespass onto adjacent roadways and properties. All lighting shall be in compliance with the State of New Mexico Night Sky Protection Act.
3. Lighting layout shall be coordinated with proposed landscaping and trees to maximize light distribution and avoid conflicts.



Off-Street Parking

The minimum number of off-street parking spaces shall be provided according to the design standard in the DPM and requirements per the Zoning Code.

- Off-street parking is prohibited in the front setback/landscape area. Off-street parking is permitted on the driveway within the front setback in front of the garage.

Utilities

All permanent utilities shall be located underground.

Single Family Residential

1. The front yard setback shall be a minimum of 15 feet, except for 20 feet for the garage. Minimum rear setback is 15 feet. Minimum side yard setback is 5 feet on both sides of the principal building, for a total separation of 10 feet between buildings. 10 feet on the side of corner lots.
2. Proposed driveway locations shall be consistent with curb cut requirements identified in City standards.
3. Lots that face the streets at the front and rear shall be limited to one driveway at the front facing street.
4. Front porches, entryways, and/or portals, if used, shall have a minimum 6 foot depth.
5. Stucco shall be the primary building material and shall be limited to shades of brown, tan, sage green, and sand. Bright colors as the dominant exterior color are prohibited.
6. Building heights shall not exceed 32-feet.
7. Exterior siding materials on homes shall be either stucco, brick or stone and shall be limited to earth-toned shades of brown or green.
8. Roofs may be flat, pitched, or a combination of both, and they shall be made of non-reflective materials.
9. Window frames can be wood, metal, or solid vinyl. All exterior doors shall be stained or painted to match the architectural theme of the main building.

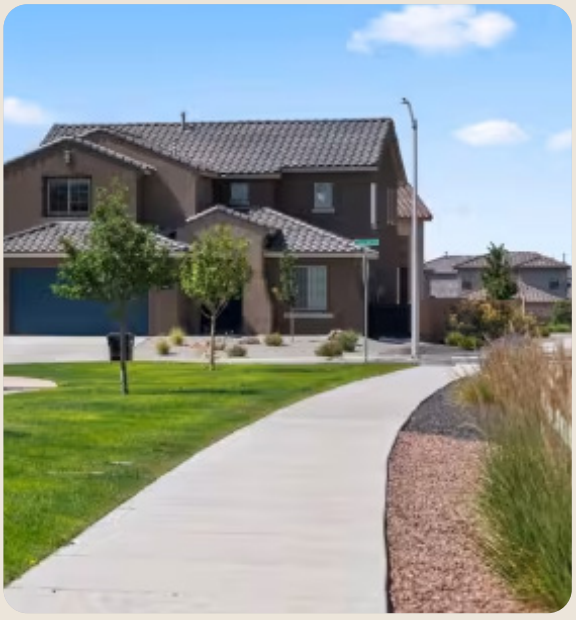
















The landscape at Rancho Alegria shall provide for the preservation and integration of native vegetation and materials creating a sense of place for a community located in the environment of central New Mexico. This objective provides habitat enhancement and strives to reduce the irrigation water requirements for plant material in parks, streetscape and open space areas. All design guidelines are subject to City of Rio Rancho Codes, ordinances and policies. The following are general guidelines for development of Rancho Alegria.

General guidelines for landscape design include:

1. All Disturbed areas will require native re-vegetation with native plant seeding procedures;

2. Exotic ornamental plants shall be prohibited except in predetermined areas such as backyards, courtyards, etc.;

3. Xeriscape landscapes shall be utilized for public rights-of-way and conservation areas; and

4. To the furthest extent possible, commercial and residential land uses shall be buffered by a landscape buffer from one another to minimize noise, views and traffic.

5. Landscape within all private common areas shall be maintained by the HOA.

Plant Material



1. Cool season turf grass shall not be used within the street R.O.W. or within the landscape area between the curb and sidewalk. There shall not be any non-recreational use turf areas greater than 100 square feet.
2. Street trees shall be planted within 10 feet of the back of curb. One shade tree should be planted every 30 feet.
3. All planting areas shall have decorative rock or organic mulch of aggregate, shredded bark, gravel mulch, or similar material which extends completely under the plant material.
4. Minimum plant sizes at time of installation shall be as follows:
    a. Trees 2.5" inch caliper, or 8-10 feet in height. The lowest branch of any tree along trails, sidewalks, and rights-of-way must have a clearance of 7 ft.
    b. Shrubs & Ground covers 1 gallon.
5. Clear sight triangles and plant material heights shall be maintained at all intersections.
6. A 15'-0' minimum landscape buffer shall separate adjacent commercial or industrial and residential land uses.

Irrigation Systems

1. A fully automated irrigation system, shall be provided for all landscaped areas. The system shall be designed to avoid over spraying walks, buildings, fences, etc.
2. Irrigation systems shall be designed with dedicated irrigation meters and comply with backflow prevention ordinances.









06

Transportation

Major Roadways

Circulation within the Master Plan area carefully considers the entire NRSAP and future proposed uses. The northern boundary of the area is Northern Boulevard, an existing Minor Arterial that runs east and west. To the east lies Rainbow Boulevard, which runs north and south and is proposed to be a Regional Principal Arterial as outlined by the Mid Regional Council of Government (MRCOG) Metropolitan Transportation Plan (MTP).

All roadways and access points will be designed in accordance with the City of Rio Rancho's requirements, including SAMM spacing standards, the Rio Rancho Development Process Manual (DPM), applicable city ordinances, and approval from the City Fire Marshal. All street connections will be paved and meet standard specifications. Sight distance and visibility requirements will be addressed at all intersection locations. If any aspects of the conceptual design do not meet these requirements, variance requests may be submitted for review and approval. A Traffic Impact Analysis (TIA) will be completed in conjuction with the future preliminary plats and the corridor anaylsis for final SAMM spacing.

The entrances for Rancho Alegria will be off of Rainbow Boulevard and Northern Boulevard. These entrances and intersections within the development shall comply with AASHTO sight distance standards.

The entrance from Northern Boulevard will line up with Camino Crossing, and an eastern entrance off of Rainbow Boulevard will be location a little north of the 7th Ave. These entrances will be connected via internal local streets designed to City standards. To avoid monotony in the design of blocks within the development, interior streets will have curves and public spaces throughout

The City of Rio Rancho has identified Northern Blvd as a Principal Arterial and Rainbow Blvd as a Minor Arterial. Northern Blvd and Rainbow Blvd are both currently a 100 foot right-of-way. Any turn lanes or other modifications will be provided if deemed necessary by the traffic impact analysis approved by the City.

Sidewalks and multi-use trails will be provided per City of Rio Rancho standards.

All existing rights-of-way within Rancho Alegria are proposed to be vacated in conjunction with a bulk plat. The total area vacated by the development will be 4.4 acres. Ultimately, a total of 15.7 acres of public rights of way within Rancho Alegria will be dedicated to the City of Rio Rancho.

As previously mentioned, Rancho Alegria will consist of a maximum of 350 single-family detached homes. The following table is the trip generation for land use within the development.

Figure 6.1: Single Family Detached Housing					
Dwelling Units 350	24 HR	A.M. Peak Hour		P.M. Peak Hour	
	Volume	Enter	Exit	Enter	Exit
	3,382	70	192	214	126

Landscape Buffer

The Rancho Alegria residential planning area borders the Rainbow Business Park, necessitating a buffer to separate residential and non-residential uses. Responsibility for creating this buffer lies with the Rainbow Business Park property owners. Development within the Rainbow Business Park, south of 7th Street, has additional buffering requirements in the adopted Specific Area Plan. Upon commencement of commercial or industrial development, projects will be required to implement a buffer that includes a 10-foot landscape area with large evergreens, a six-foot wall, and an additional 25-foot building setback.

See figures 6.2 and 6.3.

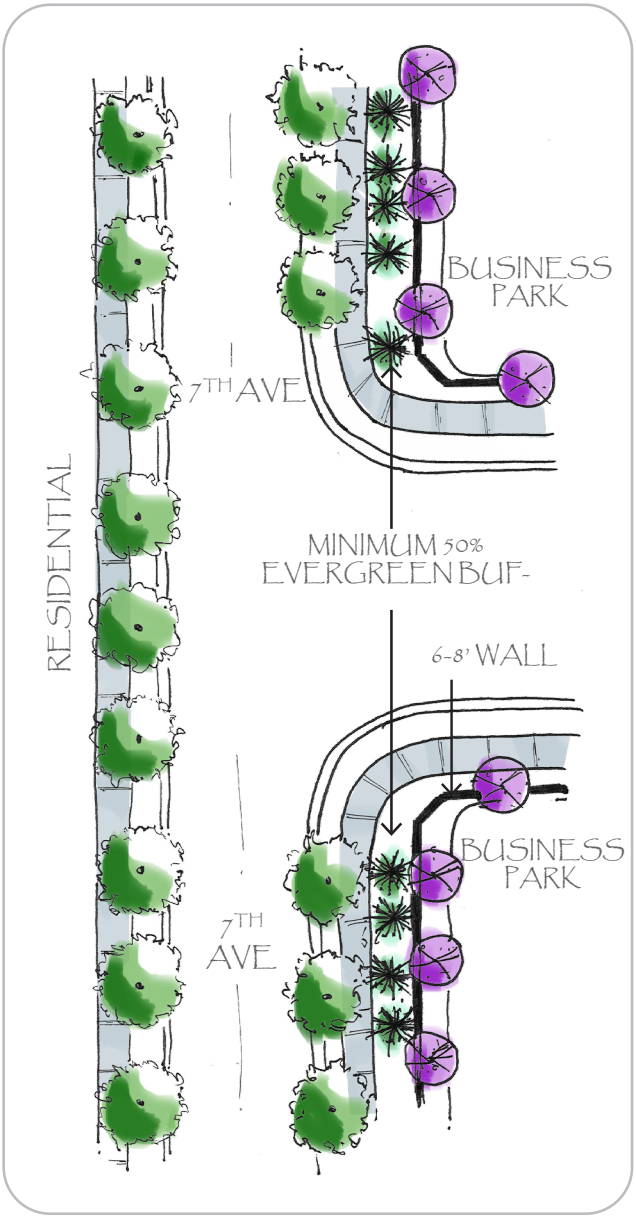


Figure 6.2 Landscape Buffer

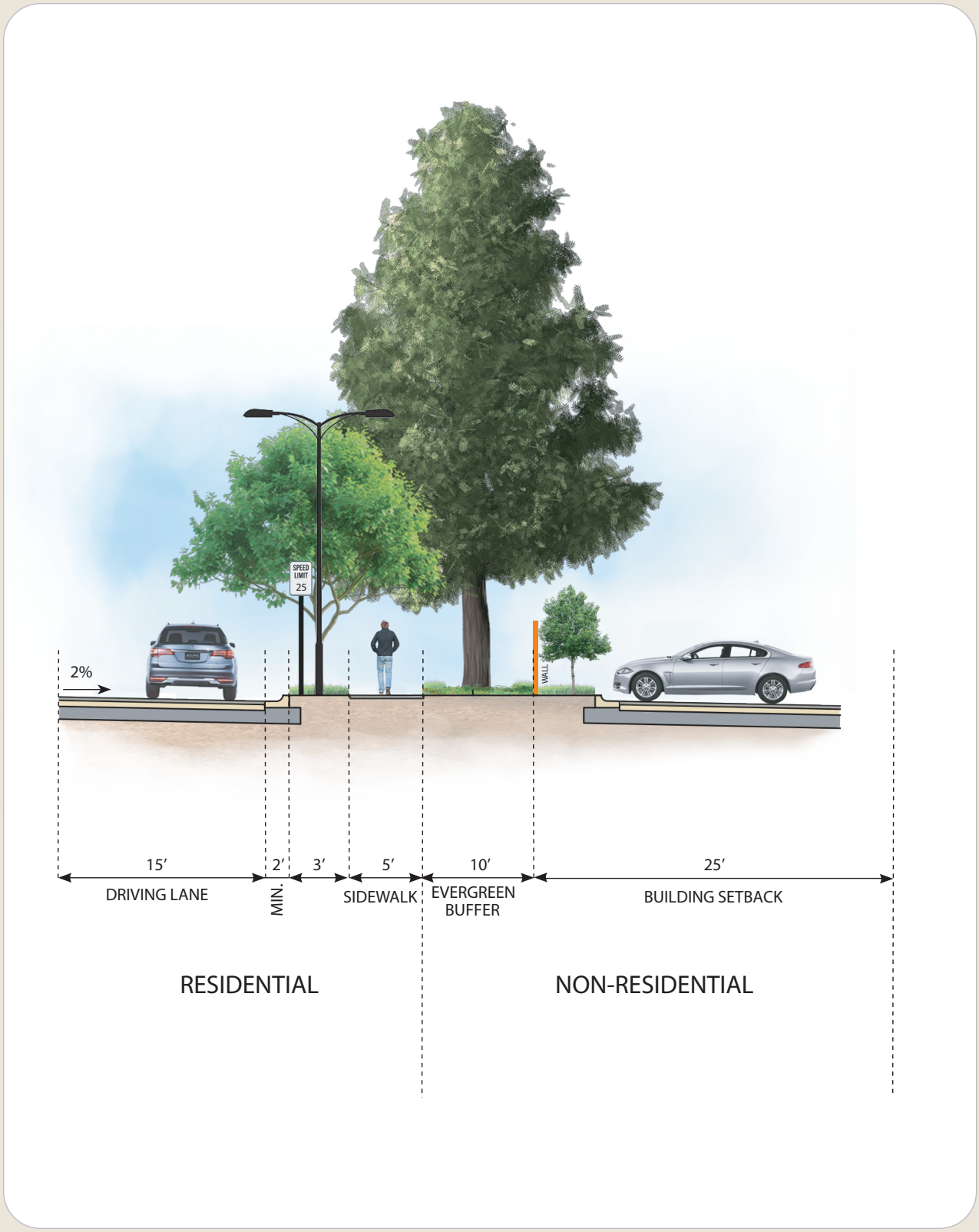


Figure 6.3 Landscape Buffer

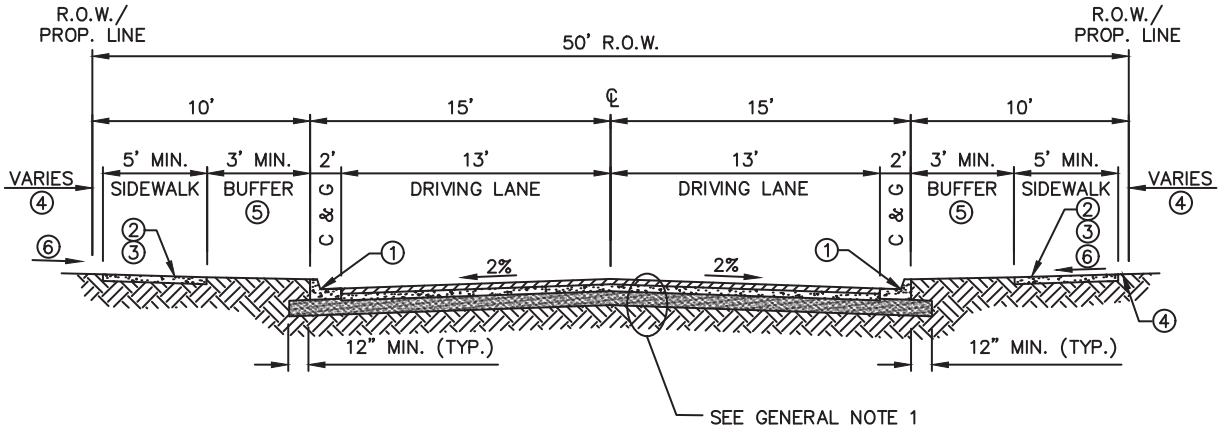
Street Design Guidelines

All City of Rio Rancho street design and right-of-way standards will be met. Access along the Rainbow Boulevard will require a different level of service through a wider Right-of-Way (ROW). Rainbow Boulevard is an existing 100 foot ROW that will expand to 156' of ROW through a 28 foot dedications on the east and west side to the City of Rio Rancho. The additional ROW dedication for the property adjcent to Rainbow Boulevard will occur at the time of subdivision platting. All other roadways in Rancho Alegria are 50 foot ROW.

Street System

9th and 8th Avenues will be reconfigured internally to the subdivision. The Plan area street system includes local and principal arterial streets:

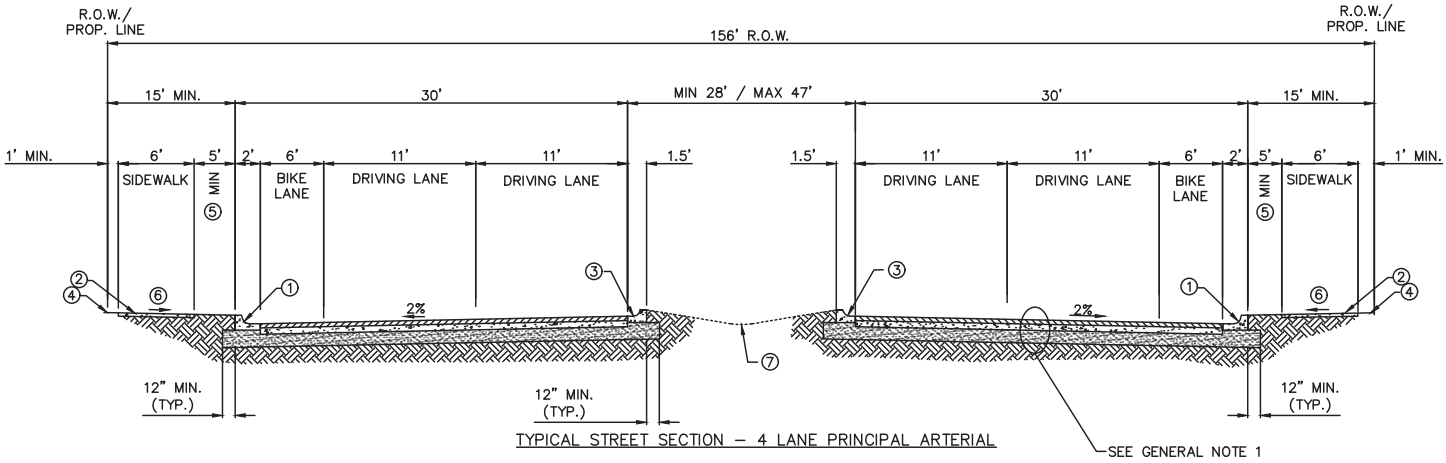
- Local Streets (50 feet wide, 2 lanes, 15 feet wide travel lanes.
- A street which is primarily for access to abutting properties and carries low volume traffic. Accessibility to homes and business is more important than mobility. Speed limits are set low, below what the roadway geometry allows, usually 25 MPH, with traffic volumes less than 1,000 VPD.



TYPICAL STREET SECTION – RESIDENTIAL STREET

NO ON–STREET PARKING PERMITTED. MASTER PLAN
APPROVAL REQUIRED FOR ON–STREET PARKING ALLOWANCE

- Arterial Streets (Principal arterials - 156 feet wide, 4 lanes)
- A street designed and used primarily for serving large volumes of traffic and to provide cross-city travel. Mobility takes precedence over accessibility. Speed limits should be 35 to 45 miles per hour (MPH) with volumes of approximately 7,000 vehicles per day (VPD) per lane. Four lane arterials with a median are common with a capacity of 28,000 vehicles per day. Access is controlled via signalized intersections and raised medians.



Rainbow Boulevard will be expanded to 156' ROW with two travel lanes and a water harvesting median dependent upon TIA. In the interim, Rainbow Boulevard will have single travel lanes separated with a center left turning lane.

Trails and Bike Paths

A bike lane is planned, for the future, along Northern Boulevard from Unser Boulevard to Hondo Road, and along Rainbow Boulevard in its entirety. Rainbow Blvd. and Northern Blvd. are both identified as bicycle routes on the City's and MRCOG's bike and trails map.

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Conceptual Drainage & Utilities

The intent of the conceptual grading plan for Rancho Alegria is to provide the initial framework for a drainage solution. The plan will consider existing conditions within the watershed and adhere to the existing conditions discharge rates. The Rancho Alegria Master Plan will fall within the jurisdiction of the City of Rio Rancho and the Southern Sandoval County Arroyo Flood Control Authority (SSCAFCA). A full drainage report will be completed with the first construction plan set.

Plan Area Description

The Rancho Alegria Master Plan consists of approximately 70 Acres. The Rancho Alegria Master plan will have a maximum of 350 lots at an overall approximate density of 5 dwelling units/acre.

Existing Conditions

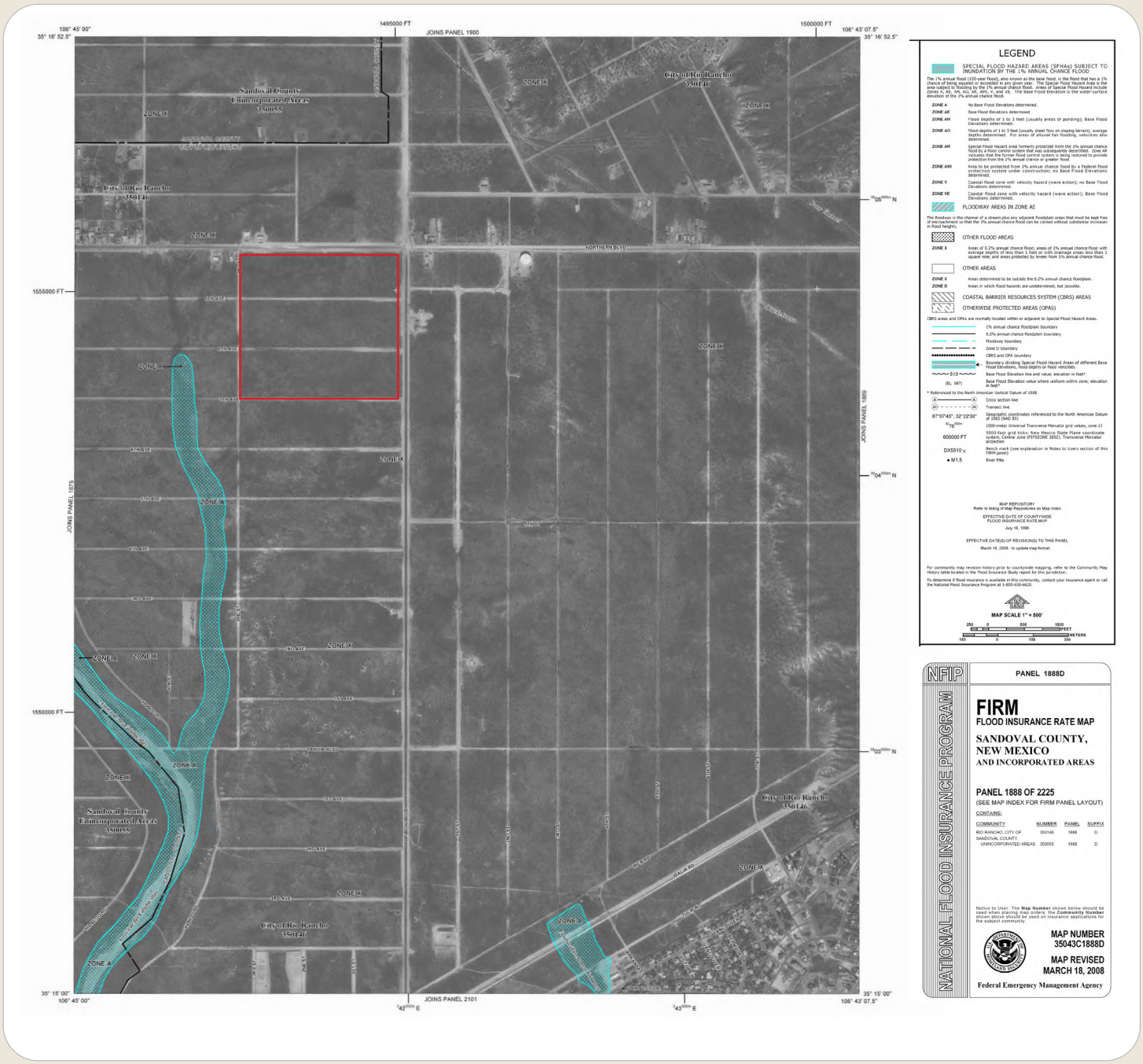
The existing drainage basins will be analyzed using land treatments as defined in the City of Rio Rancho Development Manual. The existing basins consist of 76.4 Acres.

All the existing basins generally drain east to west. Two existing dirt roads, 8th Avenue and 9th Avenue, both oriented east-west, function as ridges, separating the site into three distinct basins. All three basins drain into an existing dirt road, 3rd Street and ultimately to the existing drainage easement located south and west of the 3rd and 7th intersection.

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Flood Zone

Per FEMA FIRM Panel 35043C1888D dated March 18, 2008, the Rancho Alegria Master Plan does not fall within a designated flood plain. Refer to FIRM Panel included at the end of this section.



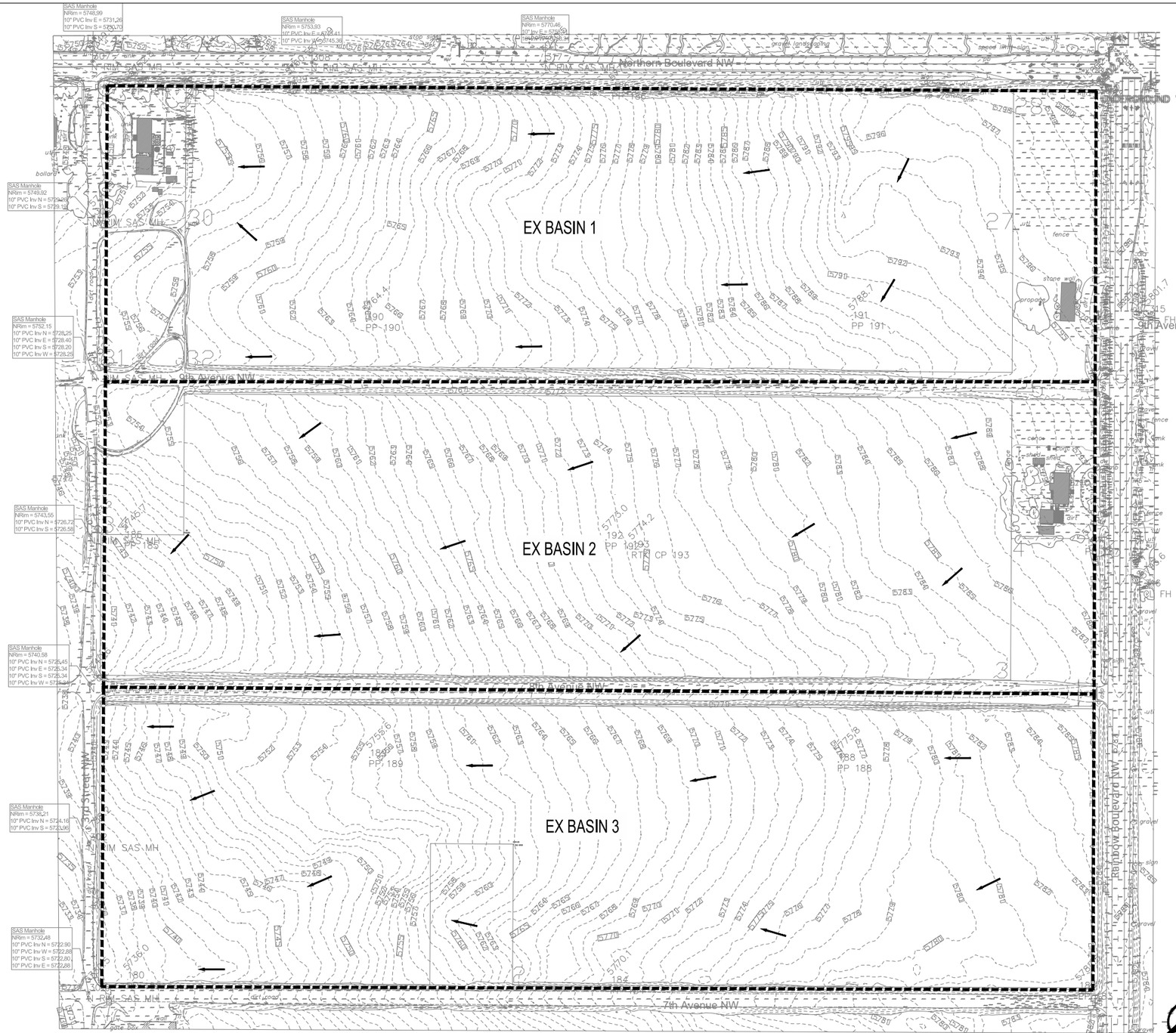
Developed Conditions

The land treatments for the developed conditions of the Rancho Alegria Master Plan will be determined using the methodology required by the City of Rio Rancho Development Process Manual for a Single-Family Residential Subdivision. Using that methodology, the %D land treatment for the site comes out to 46.4%. The remaining land will be split between Treatments B and C.

The Rancho Alegria Subdivision will take the entirety of the subdivision's proposed basin drainage to a detention pond at the Southwest corner of the site. The pond will be sized to detain the difference in runoff between the Existing Conditions and Proposed Conditions, which is approximately 5.5 ac-ft. Additionally, the pond will have a restricted discharge rate that is not to exceed the flowrate determined in the Existing Conditions. The allowable discharge will be conveyed via storm drain pipe downstream.

A drainage report will need to be prepared as part of the preliminary plat submittal of the Rancho Alegria Subdivision. The report will outline specifics pertaining to the internal storm drain system and inlet locations, as well as the ponding requirements.

See enclosed Existing and Proposed Conditions Basin Maps for historic and proposed discharge rates.



EXISTING CONDITIONS

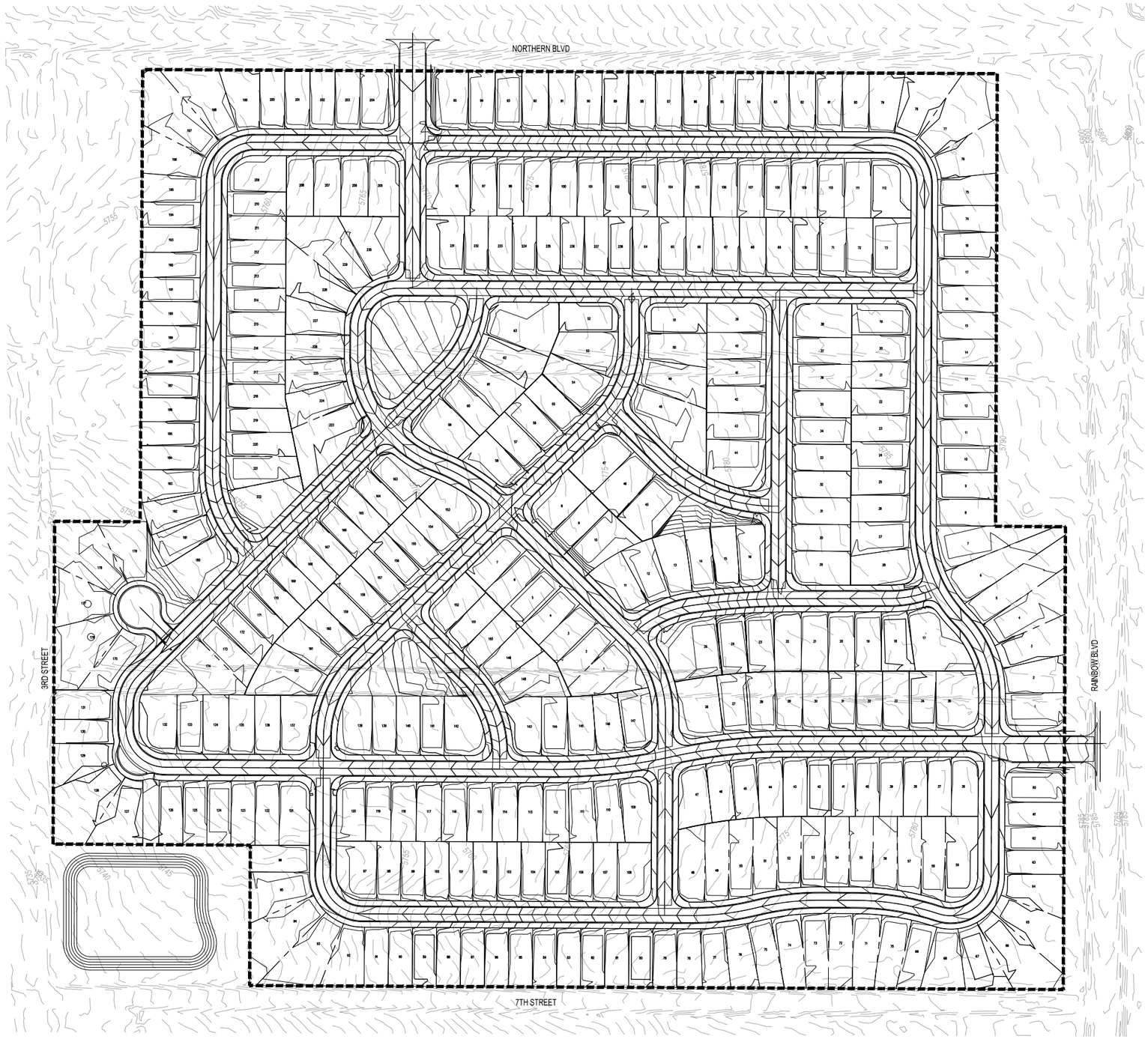
BASIN I.D.	AREA (AC)	% LAND TREATMENT A	B	C	D	DISCHARGE (CFS) 10 YR	100YR
Onsite							
EX-B1	24.903	95.9%	0.0%	3.5%	0.6%	**6.86**	**31.30**
EX-B2	26.228	87.4%	0.3%	12.0%	0.4%	**9.57**	**36.20**
EX-B3	25.307	94.7%	0.0%	5.3%	0.0%	**7.13**	**32.07**
TOTAL	**76.438**	-	-	-	-	**23.57**	**99.57**

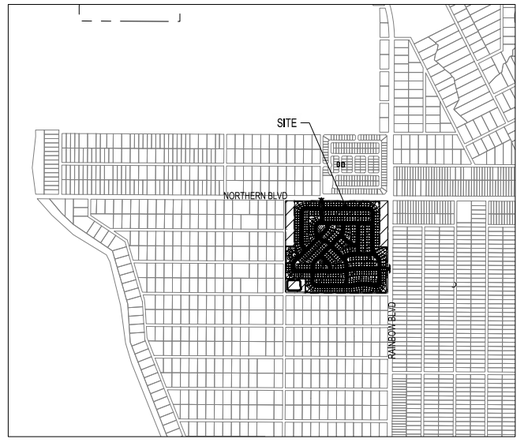
EXISTING DRAINAGE PLAN

RANCHO ALEGRIA

DRAWN BY:	DATE:	
DC	11/24/2025	
CHECKED BY:	BHI PROJECT NO.	SHEET NO.
YPM	20250043	1 OF 1

Bohannan Huston
www.bhinc.com 800.877.5332





VICINITY MAP
NOT TO SCALE

ULTIMATE CONDITIONS

BASIN I.D.	AREA (AC)	UNITS #	% LAND TREATMENT A	B	C	D	DISCHARGE (CFS) 10 YR	100YR
U1	76.44	350	0.0%	26.8%	26.8%	46.36%	**132.04**	**238.82**
TOTAL	**76.44**	**350.00**					**132.04**	**238.82**

N

100 50 0 100
1"=100'

PROPOSED DRAINAGE PLAN

RANCHO ALEGRIA

DRAWN BY:	DATE:	
DC	11/24/2025	
CHECKED BY: YPM	BHI PROJECT NO. 20250043	SHEET NO. 1 OF 1

Bohannan Huston
www.bhinc.com 800.877.5332

...\Drawings\20250043\CIVIL\Preliminary\20250043_Conceptual Drainage Plan - Proposed Conditions.dwg
...1:1, 10/24/2025 - 8:37 pm, Plotted by: YPHILLA

Utilities

The Rancho Alegria Master Plan is in an area being serviced by the City of Rio Rancho Utilities Department. The closest development, Camino Crossing, is located north at the northwest corner of Northern Boulevard and Rainbow Boulevard. There is a 10", 16" and 24" waterline located within Northern Boulevard and an 8" waterline within Rainbow Boulevard that are proposed to service Rancho Alegria. Compliance with the Design Process Manual (DPM) is required. Water and Sewer availability is dependent on Water/Wastewater Availability statement from the Utilities Division.

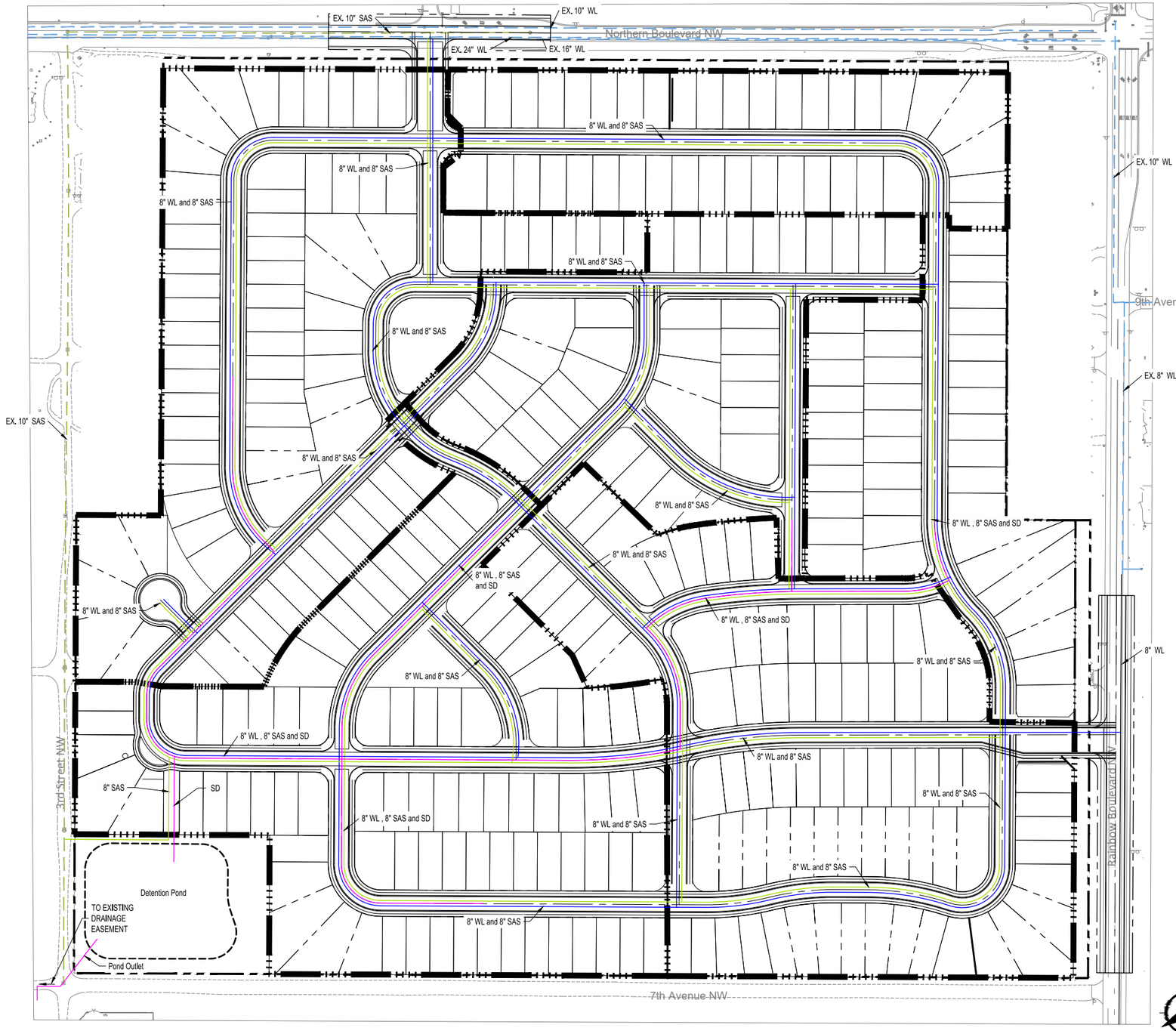
Domestic Water

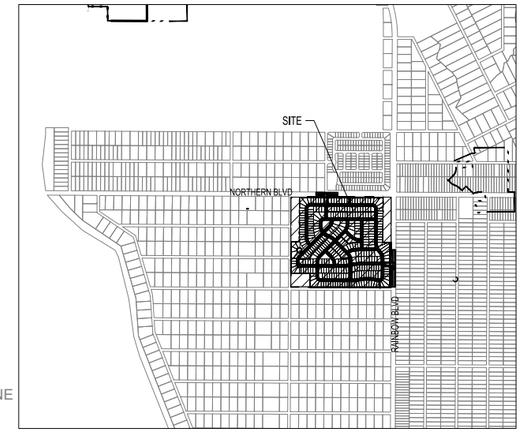
Water service will be provided from the water mains within Northern Boulevard and Rainbow Boulevard. There is an existing 8" stub from the 8" line in Rainbow Boulevard to at the existing fire hydrant just north of 8th Ave. An 8" connection is proposed to the waterline in Northern to create a looped system. An 8" waterline is proposed to be installed throughout all internal residential roadways, with a 6" fire line to fire hydrants spaced in accordance with the City of Rio Rancho DPM standards. All new homes will have service connections per the City of Rio Rancho standards. See Utility Layout Plan on the following page for line locations and sizes.

Sanitary Sewer

Sewer service will be provided through an 8" line within the right-of-way of the internal subdivision roadways. The sewer outfall for the subdivision will continue west, through a new easement located south of the cul-de-sac, to connect to the existing 10" sanitary sewer in 3rd Street. All new homes will have service connections per the City of Rio Rancho standards. See Utility Layout Plan on the following page for line locations and sizes.

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VICINITY MAP
NOT TO SCALE

N

100 50 0 100
1"=100'

CONCEPTUAL UTILITY PLAN

RANCHO ALEGRIA

DRAWN BY:	DATE:	
DC	11/24/2025	
CHECKED BY:	BHI PROJECT NO.	SHEET NO.
YPM	20250043	1 OF 1

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www.bhinc.com 800.877.5332

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08

Community Facilities & Services



Educational Facilities

Northern and Rainbow will be served by schools closest to the plan area. Existing schools include Colinas del Norte Elementary School and Puesta del Sol Elementary School, Eagle Ridge Middle School and Lincoln Middle School, and Rio Rancho High School.



Community Centers

There are no existing or planned community centers in Northern and Rainbow or the immediate area. The nearest city facility is the Rainbow Park and Pool. The City's Parks and Recreation Master Plan identifies a future senior center location at Rainbow Blvd.



Public Safety

Station 2 (North Hills Station) on Cherry Road is the closest fire station to the plan area. There are no existing or planned police substations in Northern and Rainbow. However the City's Comprehensive Plan discussed adding two police substations to the northern and southern portions of the city over time. Two separate access roads for the Rio Rancho Fire and Rescue Department will be required after the 30th home is developed. Fire Hydrants shall be placed no more than 500 ft driving distance apart from one another.

Other Public Facilities & Services

The following list of public facilities is intended to provide guidance for future projects within the area if deemed appropriate by the City. This list does not require the developer to provide these services.

- **Libraries** - Should be located near regional activity centers within Northern and Rainbow.
- **Cemeteries** - None are planned or designated.
- **Solid Waste** - Waste Management, Inc. is the primary refuse collector for the entire city. This along with waste handling systems for internal collection such as refuse, recycling, composting, external collection equipment, transportation and disposal will handle Northern and Rainbows' solid waste.
- **Recycling** - Utilization of existing and private recycling programs within the City of Rio Rancho will allow for a variety of programs to be implemented within Northern and Rainbow.



Loma Colorado Library, Rio Rancho

Trails

Future trails and bikeways will provide access to other recreational facilities in accordance with the City Comprehensive Plan, the City's Bicycle and Pedestrian Transportation Master Plan, and MRMPO Metropolitan Transportation Plan. The are existing paved trails and bicycle lanes in the area. However, the majority of trails and bicycle lanes are only proposed at this time. The closed proposed paved trail and bike lanes will occur on Northern Boulevard. Traveling south of the planning area offers more opportunities with the proposed bicycle trail on Tulip Road and connection to the existing paved trail on Southern Boulevard.



Park Concept A - 0.75 Acres

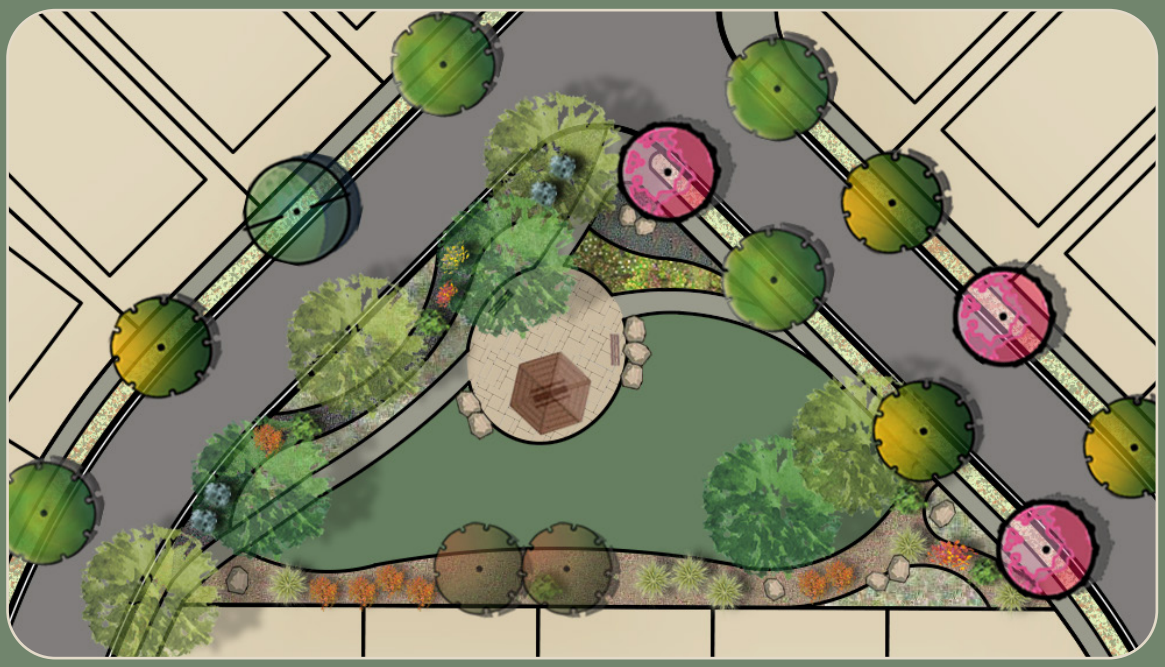


Parks and Open Space

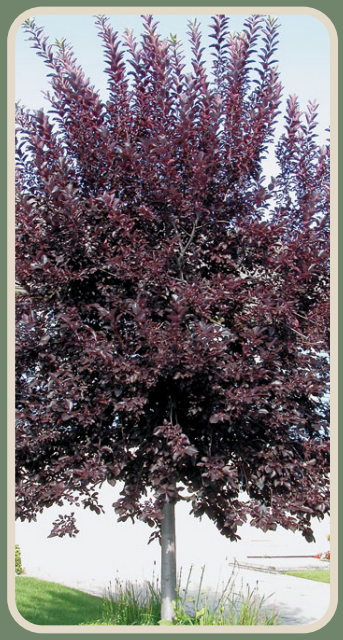
The Master Plan identifies 2.9 acres of HOA-owned and maintained parks in the planning area. All of these parks, community gathering spaces, dog park, and walking paths meet the City's park requirements. All acreages shown are conceptual and shall be refined and finalized with each phase's subdivision plat. Park improvements will be constructed with each phase of the community.

There is one larger private pocket park closer to Northern Boulevard, which will serve as an entrance feature to the subdivision. This park space includes various amenities designed for pedestrian circulation that ultimately connect the regional trails. Amenities include traditional children's playground features and elements, such as a water harvesting garden, corn hole, and a cook-off pavilion. The second park, located closer to the southern planning area and accessed from Rainbow Boulevard, continues the pedestrian-oriented design featuring multi-age oriented amenities. Amenities include a turf area for soccer and frisbee, a croquet station, a walking path, and shaded areas. The planning area also includes a dog park with a "dogipot" pet station and a walking path

Park Concept B - 0.36 Acres



around the drainage pond (See Illustrative Plan). There are also two mini parks/ gathering spaces that provide a resting area, refuge with benches, and a trash receptacle. Camino Crossing is an adjacent subdivision that provides an existing 1-acre park with recreational amenities and pedestrian connections that is within easy walking distance to Rancho Alegria.

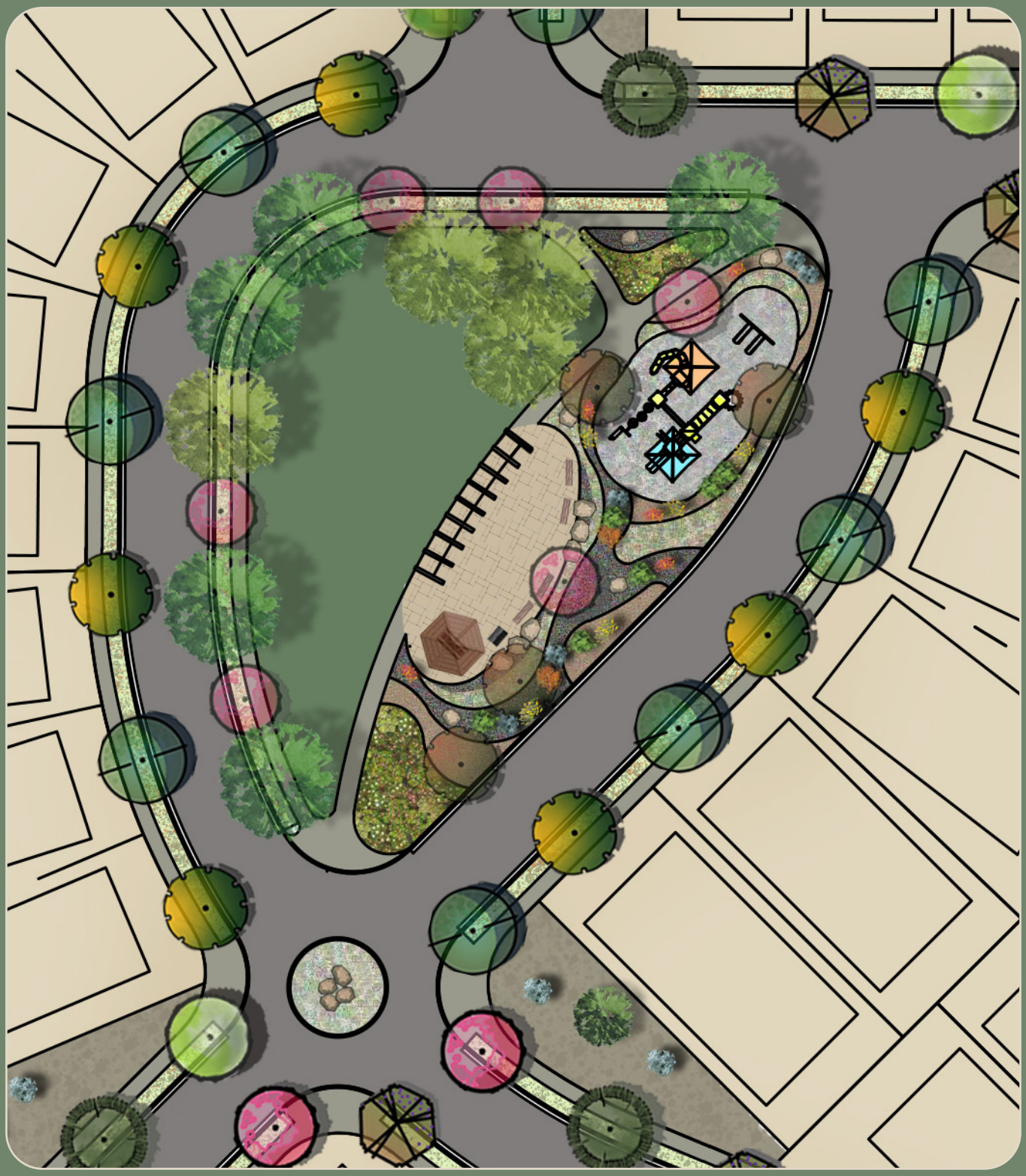






planting plan samples - TBD

Rancho Alegria
Park Concept C - 0.56 Acres



Northern Boulevard

3rd Street

Rainbow Boulevard

Rancho Alegria Illustrative Plan

R-3 Zoning

350 Units

5 HOA Pocket Parks

- Park A – 0.75 Acres
- Park B – 0.36 Acres
- Park C – 0.14 Acres
- Park D – 0.14 Acres
- Park E – 0.56 Acres

4 Roundabouts

2 Entrance Monuments

Detention Pond 5.5 ac-ft.



Entryway with Median



Monument at each entryway

Rancho Alegria Phasing Plan

Phase 1A - 79 units

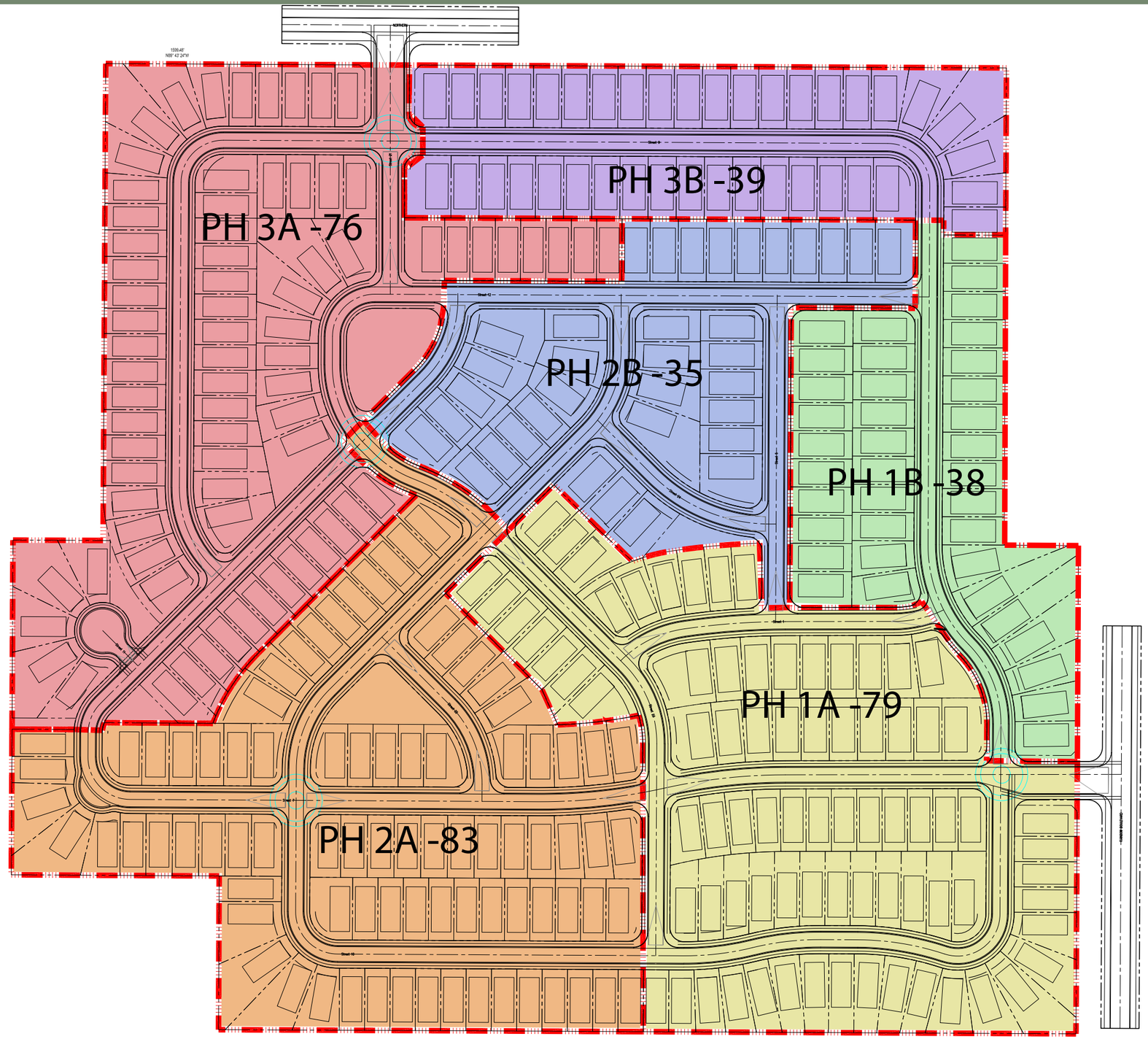
Phase 1B - 38 units

Phase 2A - 83 units

Phase 2B - 35 units

Phase 3A - 76 units

Phase 3B - 39 units



09

Phasing & Implementation

The Rancho Alegria Master Plan will be implemented through adoption by the Rio Rancho Governing Body and a zone map amendment to update the proposed zoning. Construction will proceed in six phases, organized into three primary stages, with two builders offering different housing types and price points. Major infrastructure, drainage, and transportation improvements will be constructed during each phase. To address outdated platting, the developer will replat the area into smaller lots that align with the land use plan. Pulte Homes and Westway Homes will initiate phase one with an entrance from Rainbow Boulevard. The second primary stage, encompassing phases three and four, will introduce the first dedicated park. The third primary stage, including phases five and six, will complete the Master Plan with a second dedicated park and a secondary entrance from Northern Boulevard. Any design standards will be incorporated into future CC&Rs and enforced by a new Homeowner's Association (HOA).

Phase	Pulte Homes	Westway Homes	Park
Phase 1A	79	-	0.75 acres
Phase 1B	-	38	0.36 acres
Phase 2A	83	-	0.14 acres
Phase 2B	-	35	0.14 acres
Phase 3A	76	-	0.56 acres
Phase 3B		39	-

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

May 8, 2026

RE: **Zone Map Amendment/Master Plan**
Case No. #25-100-00017/#25-400-00006
Rancho Alegria

Dear Property Owner:

You are receiving this notice because your property abuts a site where a land development decision is required by the Planning and Zoning Board.

The applicant, Pulte Homes, through their agent, Consensus Planning, requests approval of a Master Plan for the lots legally described as U8, Blk 53, Lots 1-24; Blk 49, Lots 2-11, and 14-23; and Blk 50, Lots 2-24. The applicant concurrently requests approval of a Zone Map Amendment, to rezone the properties from M-1: Industrial and Business Park and R-1: Single-Family Residential, to R-3: Mixed Residential. The properties total 66.25 acres.

The **Planning and Zoning Board** will consider the request on **Tuesday, May 26, 2026** at 6:00 pm in the **Council Chambers** and **Virtually** as a hybrid meeting, through the **Zoom link and number below.**

***Note that these items were postponed from the May 12, 2026 meeting.

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 in comments in writing, which will be presented to the Planning and Zoning Board. This Planning and Zoning Board meeting will be hybrid with options to participate virtually or in person. The City highly encourages citizens to watch the meeting live on the City's website www.rrnm.gov or on Sparklight cable channel 56.

For the **Planning and Zoning Board meeting**, to participate virtually: Join via computer:
https://us06web.zoom.us/j/85180741871?pwd=T3BlSHVpWkp6d3dDRmlHd3k2VzYvUT09
Meeting ID: 851 8074 1871 Passcode: **026819** Join via phone: 1-253-215-8782 US

Please do not hesitate to 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. The agenda for this hearing and related staff reports will be posted on the City's website, www.rrnm.gov, the Friday before the hearing.

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.

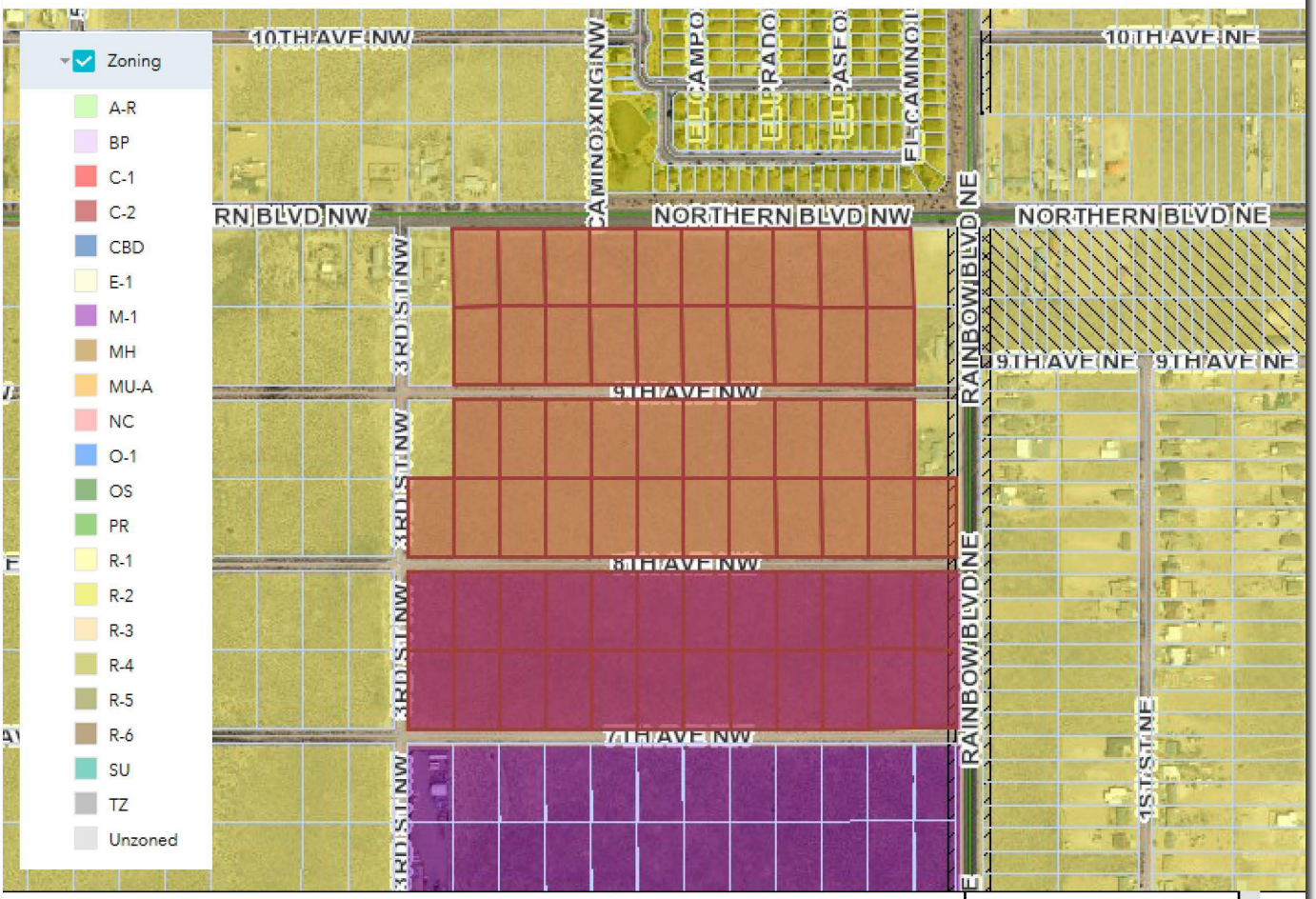
Respectfully,

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

RANCHO ALEGRIA (MASTER PLAN) & ZONE MAP AMENDMENT: M-1 AND R-1 TO R-3: MIXED RESIDENTIAL



GIS Moving Spatial Data Forward

N
W
E
S

Subject Property

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

Map courtesy of Liz Ruiz Carlos, 4/24/2026

CITY OF RIO RANCHO
PUBLIC HEARING NOTICE

The PLANNING and ZONING BOARD of the CITY of RIO RANCHO will consider the following matters at its regularly scheduled meeting at 6:00 p.m. on Tuesday, May 26, 2026:

Variance
Case #26-110-00010
The applicant, Stephen Meyers, requests approval of a Variance to the rear setback requirement at the property 7175 Wrangell Loop NE, legally described as Lomas Encantadas 4A, Block 4, Lot 19. This request will allow for an encroachment into the rear setback to allow for an existing 180 square foot gazebo. The subject property is zoned R-4: Single Family Residential and is approximately 0.1470 acre.

Zone Map Amendment
Case #26-100-00007
The applicant, J & W Investments, LLC, requests approval of a Zone Map Amendment for the property legally described as Unit 10, Block A, Lot 6. The property, which consists of approximately 0.28 acres, is physically located at 1050 Veranda Road SE and is currently zoned C-1: Retail Commercial. The applicant is requesting to change the zoning designation of the lot to C-2: Wholesale and Warehousing Commercial to match the existing zoning of the immediately adjacent parcel (Lot 7-A) which is under common ownership.

Variance
Case #26-110-00013
The applicant, Solano Builders & Construction, LLC, requests approval of a Variance for the property legally described as Unit 11, Block V, Lot 48 and addressed as 700 Northern Boulevard NE. The applicant requests a variance to the 60' lot width requirement for the R-1: Single-Family Residential zoning district to allow for development on the 50' wide lot. The property is zoned R-1: Single-Family Residential and consists of approximately 0.26 acres.

Variance
Case #26-110-00014
The Applicant, CLI Properties, LLC., through their agent, Solano Builders & Construction, LLC., requests approval of a Variance to allow for development of a single-family home on a substandard 50' width R-1: Single-Family lot at the subject property of Rio Rancho Estates Unit 11, Block V, Lot 49.

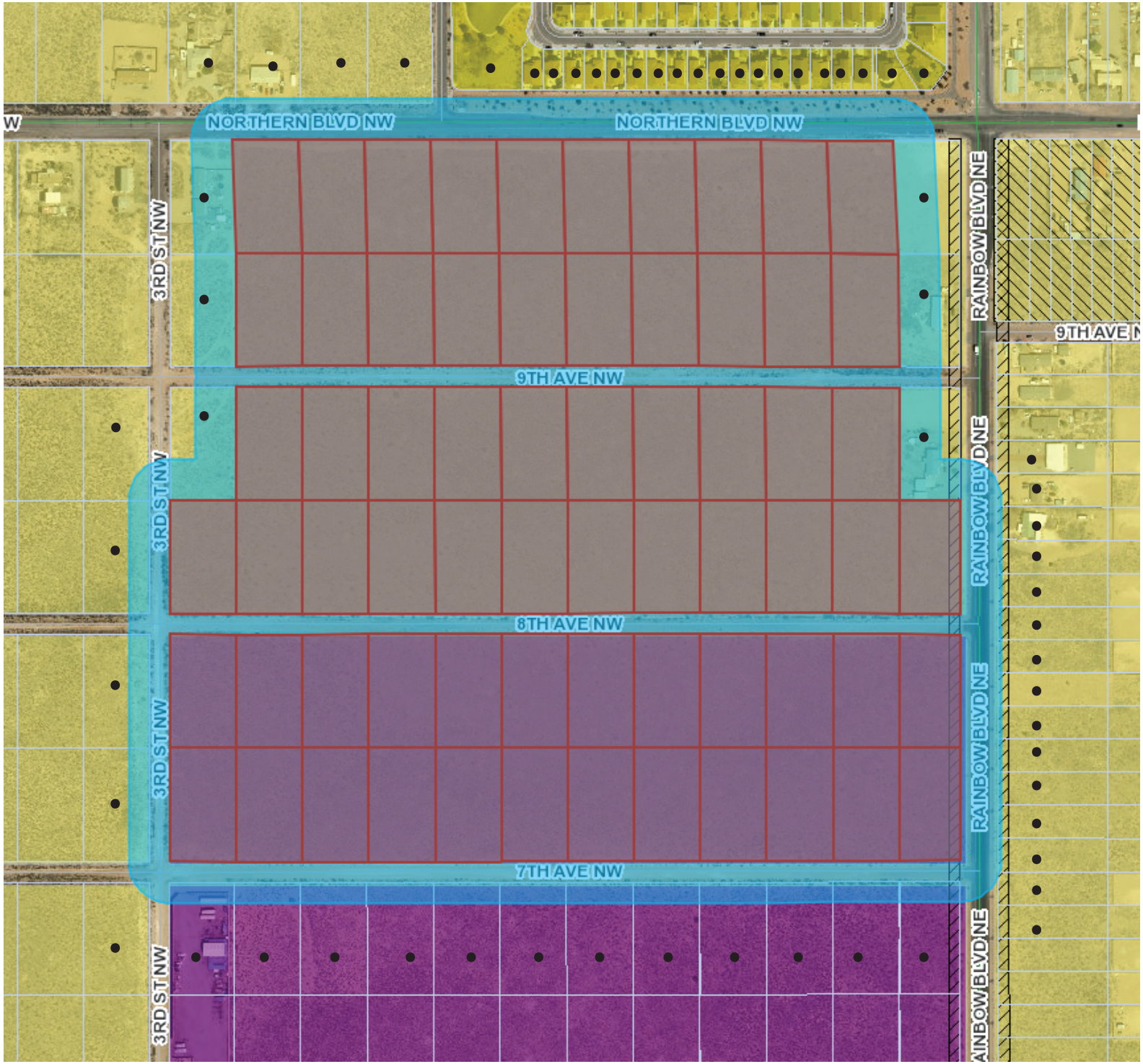
Zone Map Amendment
Case #25-100-00017
The applicant, Pulte Homes, through their agent, Consensus Planning, requests approval of a Zone Map Amendment to rezone the properties legally described as: Unit 8, Block 53, Lots 1-24; Block 49, Lots 2-11, and 14-23; and Block 50, Lots 2-24, from M-1: Industrial and Business Park and R-1: Single-Family Residential, to R-3: Mixed Residential.

Master Plan
Case #25-400-00006
The applicant, Pulte Homes, through their agent, Consensus Planning, requests approval of the Rancho Alegria Master Plan for the lots legally described as: Unit 8, Block 53, Lots 1-24; Block 49, Lots 2-11, and 14-23; and Block 50, Lots 2-24.

Zone Map Amendment
Case #26-100-00003
The applicant, Michael McDermott, requests approval of a Zone Map Amendment for the subject property legally described as LOMA, Tract P-1C-A, to amend the SU: Special Use zoning designation, to allow for Restaurants, Bars, Lounges, coffee/Tea Rooms, Delicatessens, and Patio/Al Fresco Dining Facilities. The property consists of 8.59 acres and is physically located at 801 Loma Colorado Blvd NE.

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: May 11, 2026



Notice Map: • - 100ft f/subject property, first class letter

CONSENSUS PLANNING

Memorandum

To: Amy Rincon, Director, Development Services Department

From: Jim Strozier, Consensus Planning, Inc.

Date: April 9, 2026

Re: Zone Map Amendment/Master Plan Amendment/Master Plan (25-100-00017/25-400-00006)

The following memo summarizes our responses to questions and comments on the draft Rancho Alegria Master Plan and Zone Map Amendment.

Planning and Zoning Division:

- The application, master plan, and supporting documents reflect proposed R-3 Zoning.
- At full build-out, the plan proposes 350 single-family homes.
- Phasing titles are corrected to reflect the phasing exhibit.
- The first Park and Drainage Pond will be built with Phase One. The Park improvements will include a dog park and walking paths that surround the Drainage Pond.

Parks, Community & Recreation Services:

- The City requires a certain amount of land to be dedicated and developed as usable park / common areas. The requirement is three (3) acres per 1,000 persons. Each single-family dwelling unit is assumed to have 2.83 persons as specified in the park development requirement. This master plan proposes 350 single-family detached homes. Therefore, the master plan must provide 2.97 acres of park area. In addition, Staff has indicated that since the developer is building the on-site parks, that the required park acreage can be reduced by 10% for a requirement of 2.7 acres. This master plan proposes providing that acreage in three ways.

  These consist of two typical pocket parks in the heart of the community, each with a shade structure, turf area, seating, pedestrian paths, trees, and plantings. A fenced-off dog park and pedestrian trail are being proposed around the perimeter of the community drainage pond. To complete the acreage, benches and trash receptacles will be placed in isolated areas throughout the community to encourage use of the sidewalks and paths adjacent to the street network. As allowed, there is an existing 1.0-acre public park directly across from our Northern Boulevard entrances within walking distance, which Rancho Alegria will use to meet the park requirements.

Fire & Rescue Department:

- IFC 2021 is referenced for the Fire and Life Safety Code. Appendix D is referenced for Fire Apparatus Access Roads. Fire Hydrants shall be no more than 500 feet apart from each other. A Fire 1 plan will be submitted to the Fire Marshal's Office prior to each preliminary plat subdivision.

SSCAFCA:

- The pond will be designed to provide the required stormwater quality volume.

Engineering:

- 5th Street is not a collector, and the language is removed.
- All pedestrian paths with ROW shall be ADA-compliant, subject to Public Right-of-Way Accessibility Guidelines (PROWAG).
- All roadways and access points will be designed in accordance with the City of Rio Rancho's requirements, including SAMM spacing standards, the Rio Rancho Development Process Manual (DPM), applicable City ordinances, and approval from the City Fire Marshal. All street connections will be paved and meet standard specifications. Sight distance and visibility requirements will be addressed at all intersection locations. If any aspects of the conceptual design do not meet these requirements, variance requests may be submitted for review and approval at the time of subdivision.
- Old cross-section removed and updated to reflect TS-01 and TS-05.
- Conceptual Drainage and Utilities – See Redlines for updated narrative.

In conclusion, we acknowledge the comments and feedback from staff and departments. We have responded and updated the document to address these concerns. We respectively request to be scheduled for the next available Planning and Zoning Board hearing.

c: Kevin Patton, PulteGroup, kevin.patton@pultegroup.com



CITY OF RIO RANCHO

Rancho Alegria

Master Plan

Prepared for:
Pulte HOMES

Prepared by:
Consensus Planning, Inc.
Bohannan Huston, Inc.

CONSENSUS PLANNING



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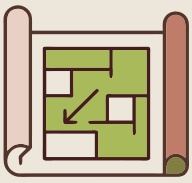
Introduction

The Rancho Alegria Master Plan has been created to initiate the entitlement process for the development of up to 66 acres of property located within the Northern and Rainbow Specific Area Plan (NRSAP). The purpose of this Master Plan is to guide traffic access, circulation, parks, open space, drainage facilities, utilities, and to provide implementation technique. The vicinity map on page 3 illustrates the location of the master plan area.

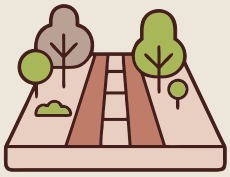


Master Plan Objectives

The following are the objectives of the Master Plan:



To create a framework for zoning and land use that includes single family residential neighborhoods in close proximity to planned schools, commercial services, and a business park area that will attract future employers to the City of Rio Rancho.

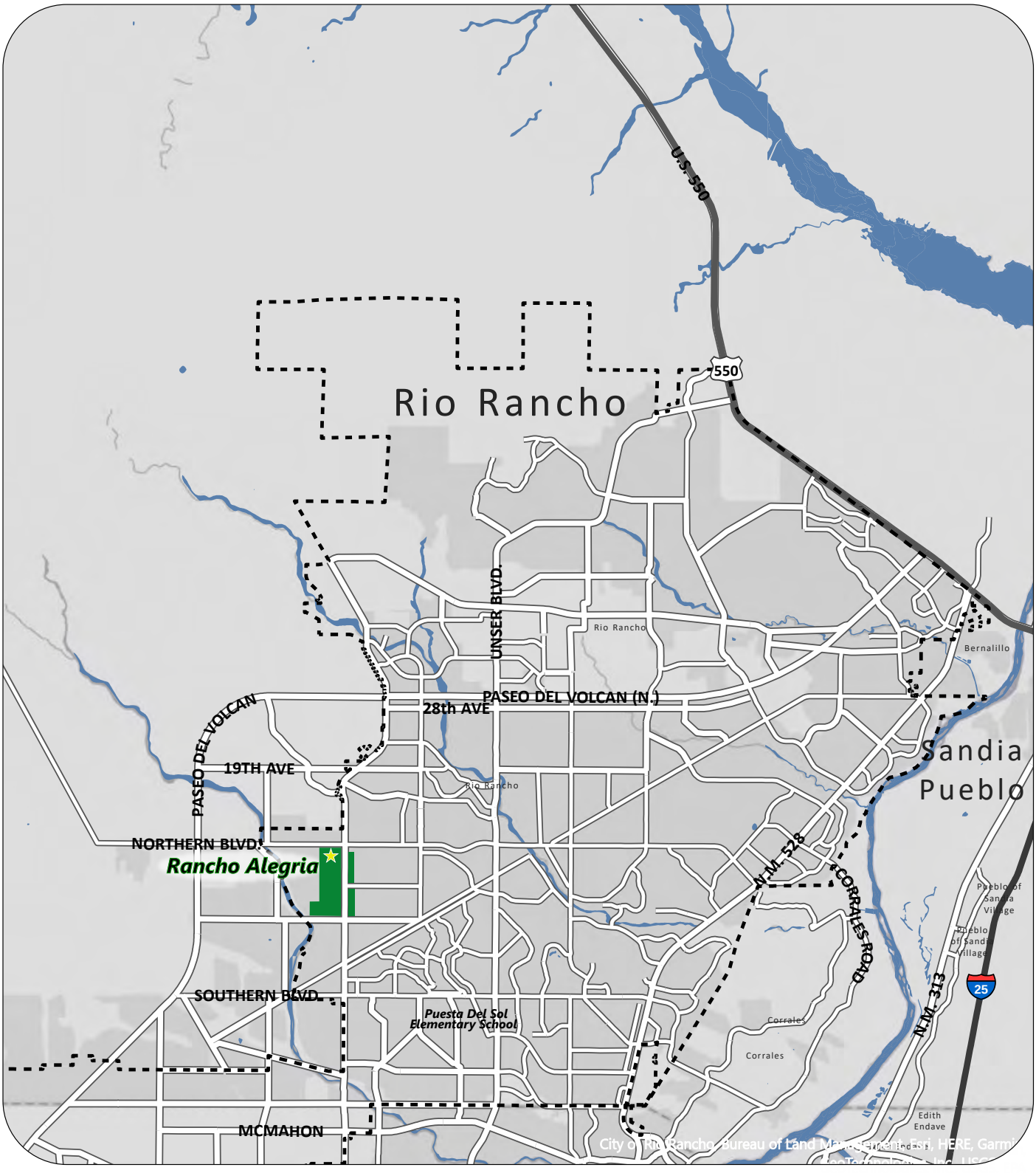


To connect with and extend existing transportation corridors identified in the Mid-Region Council of Government and the City's Transportation Plan.



To comply with and implement the Rio Rancho Comprehensive Plan and the Northern and Rainbow Specific Area Plan.

The Plan's approach has been tailored to the area's unique physical characteristics and will lead to the development of an attractive community for future residents.



RANCHO ALEGRIA CONTEXT

Northern and Rainbow Specific Area Plan

Rancho Alegria Master Plan Area

0 0.75 1.5 3 Miles

Figure 2.1

Planning Process

This Master Plan was accomplished in collaboration with the City of Rio Rancho Development Services Department,Pulte Homes, Bohannan Huston, Inc., and Consensus Planning, Inc. This master plan application is submitted in conjunction with the Northern/Rainbow Specific Area Plan amendment and a zoning map amendment request.

Northern and Rainbow Specific Area Plan

The Northern & Rainbow Specific Area Plan (NRSAP) provides current conditions in the plan area, identifies goals and objectives, proposes land uses and zoning and lists methods of implementation. The NRSAP was adopted in 2009 and amended in November 2025. The amendment included the expansion of the plan boundary area and the preparation of a Master Plan as one of the proposed actions to implement the recommendations of the Specific Area Plan.

02

Existing Conditions

The Master Plan Area is primarily undeveloped. There are three existing single-family residence constructed that are outside of Vista Alegria Master Plan but within the NRSAP boundaries. There are two homes near the Northern and Rainbow Boulevard. There is one home along Northern Boulevard adjacent to 3rd Street. This area is strategically positioned to accommodate new housing development, given its proximity to Rainbow Boulevard and Northern Boulevard.



Intersection at Northern & Rainbow

Location

As shown on the Vicinity Map (see Figure 2.1), Rancho Alegria is located within the NRSAP, within the Rio Rancho Estates Unit 8 Subdivision, and is in close proximity to Camino Crossing to the north and Rainbow Canyon Subdivision south of Sandia Boulevard (see Figure 2.2).



Figure 2.2

Demographics

In 2023, Rio Rancho population was 106,553. Rio Rancho is the fastest growing and third largest municipality in New Mexico with the statewide population of 2,114,768. It is expected that the City will continue to increase population over the next 20 years, with the projected population for 2040 being 118,233 people. Given this population projection from Mid-Region Council of Government (MRCOG) the percent growth from 2016 to 2040 is expected to be 24.1%.

The 2023 Census Bureau American Community Survey (ACS) 5-year estimates the median age for residents in Rio Rancho was 39.0 years of which 23.2% of the residents are under 18 years of age and 17.2% are 65 and over. Comparatively statewide median age was 39.2, with 22.1% under 18 and 18.8% 65 and over, respectively.

The average household size in Rio Rancho has 2.7 persons, similar but slightly higher than the statewide estimate of 2.51 persons. Rio Rancho had a total of 39,192 households in 2023. Of these, 54.3% were married family households, and 39.5% of those families had children under 18 years of age living in the house. Furthermore, 26.6% of the households were occupied by non-family members, of which 79.2% were living alone, and 37.8% were living alone and over 65 years old. In comparison, statewide, 41.4% of households are family households, of which 33.6% have children under 18 years. Non-family residents occupied 38.6% of the households; of that, 83.2% were living alone, and 35.7% were over 65 and living alone.

FIGURE 2.3: Population and Households

	Rio Rancho	New Mexico
Total Population	**106,553**	**2,114,768**
Under 18	81,786	1,648,151
65 years and over	18,342	397,156
Median age	39.0	39.2
Total Households	**39,192**	**825,021**
Family Households	28,751	506504
Households with children	12,522	199,170
Married	21,268	341,592
Households with children	8,393	114,795
Female	5,226	114,032
Households with children	2,814	43,483
Male	2,257	50,880
Households with children	1,315	26,125
Non-Family Households	10,441	318,517
Households 65 years	4,573	126,699
Households Living Alone	2,498	42,676

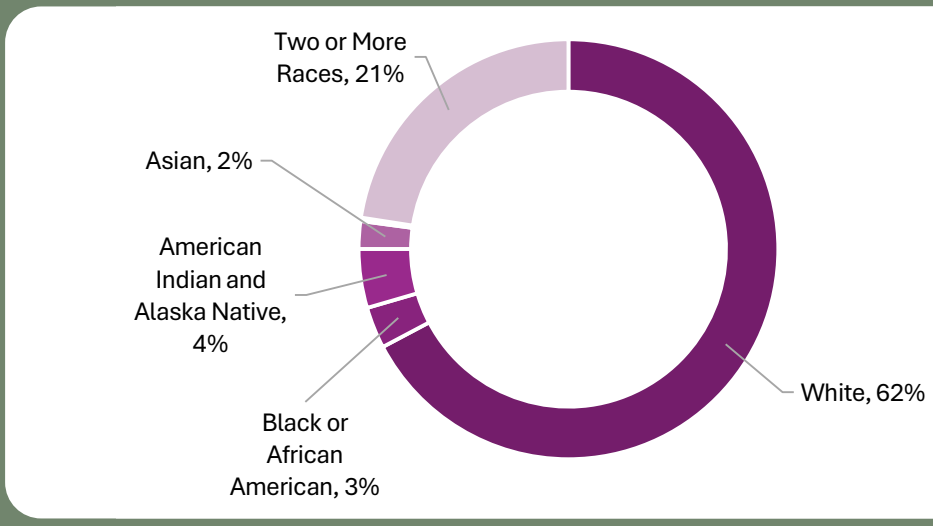
ACS 5-Year Estimates 2023

Ethnicity

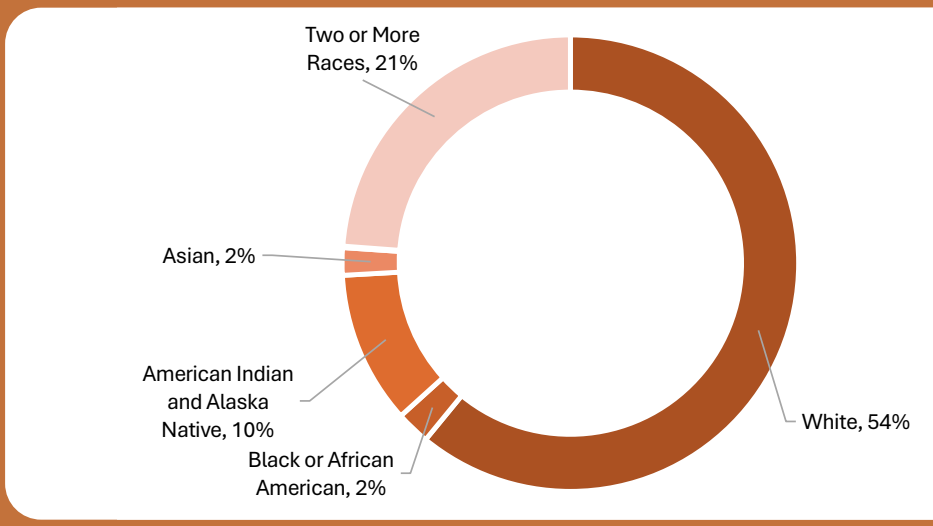
Rio Rancho is not as ethnically diverse as the rest of New Mexico. In Rio Rancho, 61.7% of the population identifies as White, 20.7% as multiracial, 4.2% as Native American, 2.9% as Black, and 2.0% as Asian. Additionally, 42.1% of the population identifies as Hispanic.

In contrast, the statewide demographics for New Mexico show that 53.6% of the population is White, 20.9% is multiracial, 9.5% is Native American, 2.1% is Black, and 1.7% is Asian. Statewide, New Mexico's population is 53.6% White, 20.9% multiracial, 9.5% Native American, 2.1% Black, and 1.7% Asian, with 48.2% of the total population identifying as Hispanic.

RIO RANCHO



NEW MEXICO

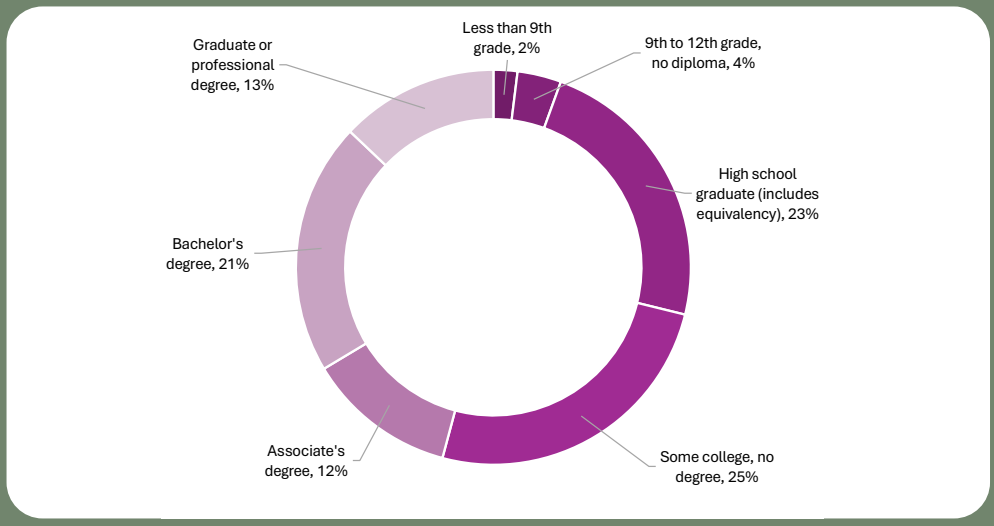


Education

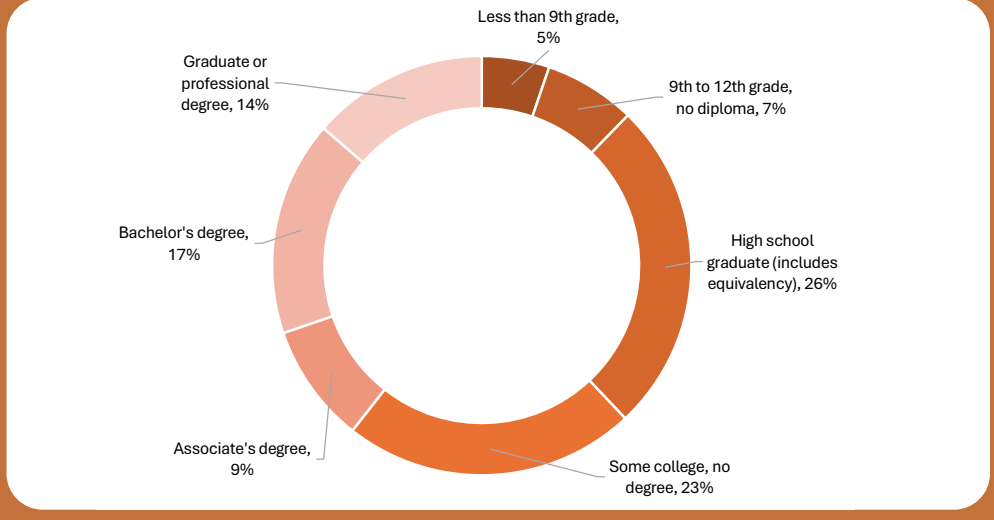
Rio Rancho residents demonstrate higher educational attainment than the state overall. An estimated 94.4% of the City's population holds a high school diploma or higher. Among these residents, 25.3% have completed some college education, 12.3% hold an associate degree, 20.7% possess a bachelor's degree, and 12.9% have earned a graduate degree.

By comparison, statewide figures for New Mexico indicate 87.7% high school graduates or higher, 22.6% with some college, 9.2% with an associate degree, 16.6% with a bachelor's degree, and 13.6% with a graduate degree in 2023.

RIO RANCHO



NEW MEXICO

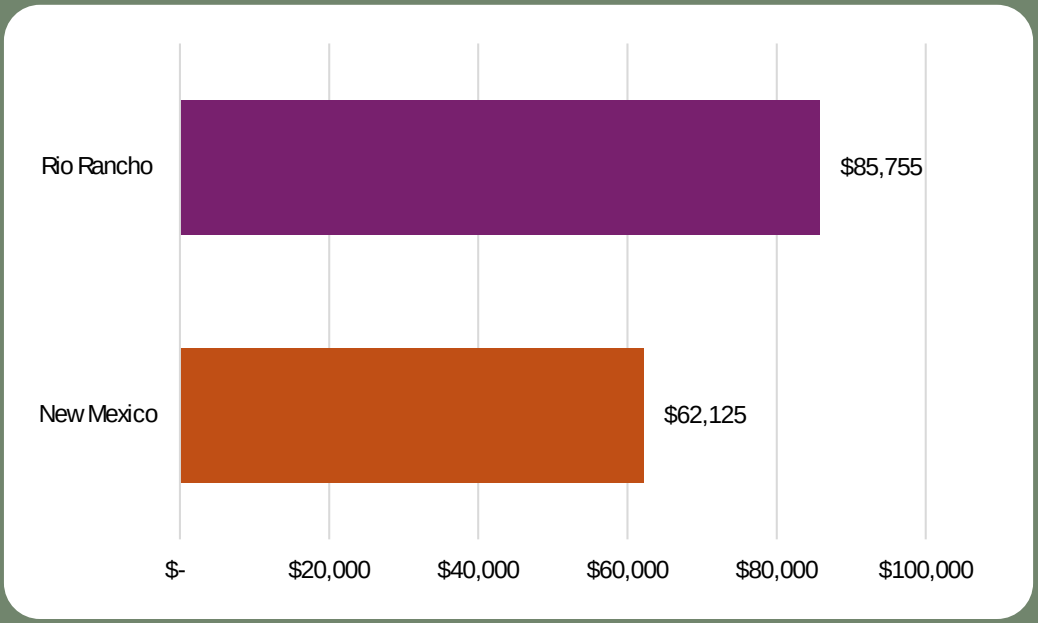


Employment and Occupation

The Rio Rancho labor force consisted of 52,665 individuals, representing 62.0% of the City's population in 2023. The unemployment rate during this period was 4.8%. Employment in the educational services, health care, and social assistance sector accounted for nearly one-quarter of all jobs held by Rio Rancho residents. The retail trade sector comprised 11.3% of employment, while professional, scientific, management, administrative, and waste management services collectively represented 13.1%, ranking as the second- and third-largest employment sectors, respectively.

Income

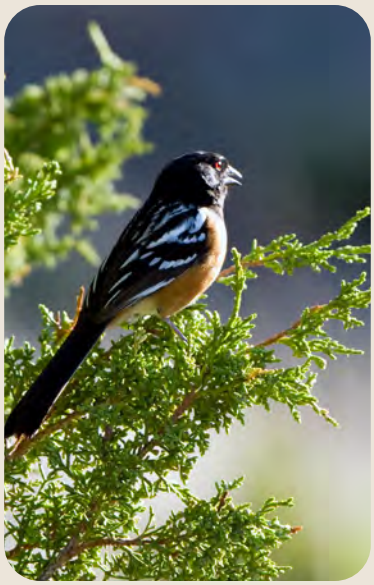
Over half of Rio Rancho's households Over half of Rio Rancho's households earned between $50,000 and $149,999 in 2023, reflecting a predominantly middle-income community—in contrast to the statewide distribution. The City's median household income of $85,755 significantly exceeds the New Mexico median of $62,125.



Housing Market Conditions

The average listing price of an existing home in Rio Rancho was $420,000 in 2025. The median sold price was estimated at $328,500 by Realtor.com, compared to Zillow.com, which estimated the average home value at $344,701. According to the 2023 Affordable Housing Plan, the majority of Rio Rancho's existing housing inventory consists of single-family detached homes.

The nature of Rio Rancho's early (pre-incorportion) development is negatively impacting its potential to develop new housing units in a cost-effective manner. Rio Rancho's original inventory of housing stock is beginning to show its age. Over half of the city's housing inventory was constructed before the year 2000. Many of these original "starter homes" are now in need a significant repair. As shown on the Vicinity Map (Figure 2.1, see page 3), Rancho Alegria is located within the (NRSAP), within the Rio Rancho Estates Unit 8 Subdivision, and is in close proximity to Camino Crossing Subdivision.



Natural Features

The most noticeable characteristic about vegetation within northern Rio Rancho is the variety of brush and native grasses. Common plants include chamisa, sand sagebrush, winterfat, mormon tea, snakeweed, cholla cacti, prickly pear cacti, fourwing saltbrush, yucca, senna, kochia, piñon, and onesee juniper.









Soils Analysis

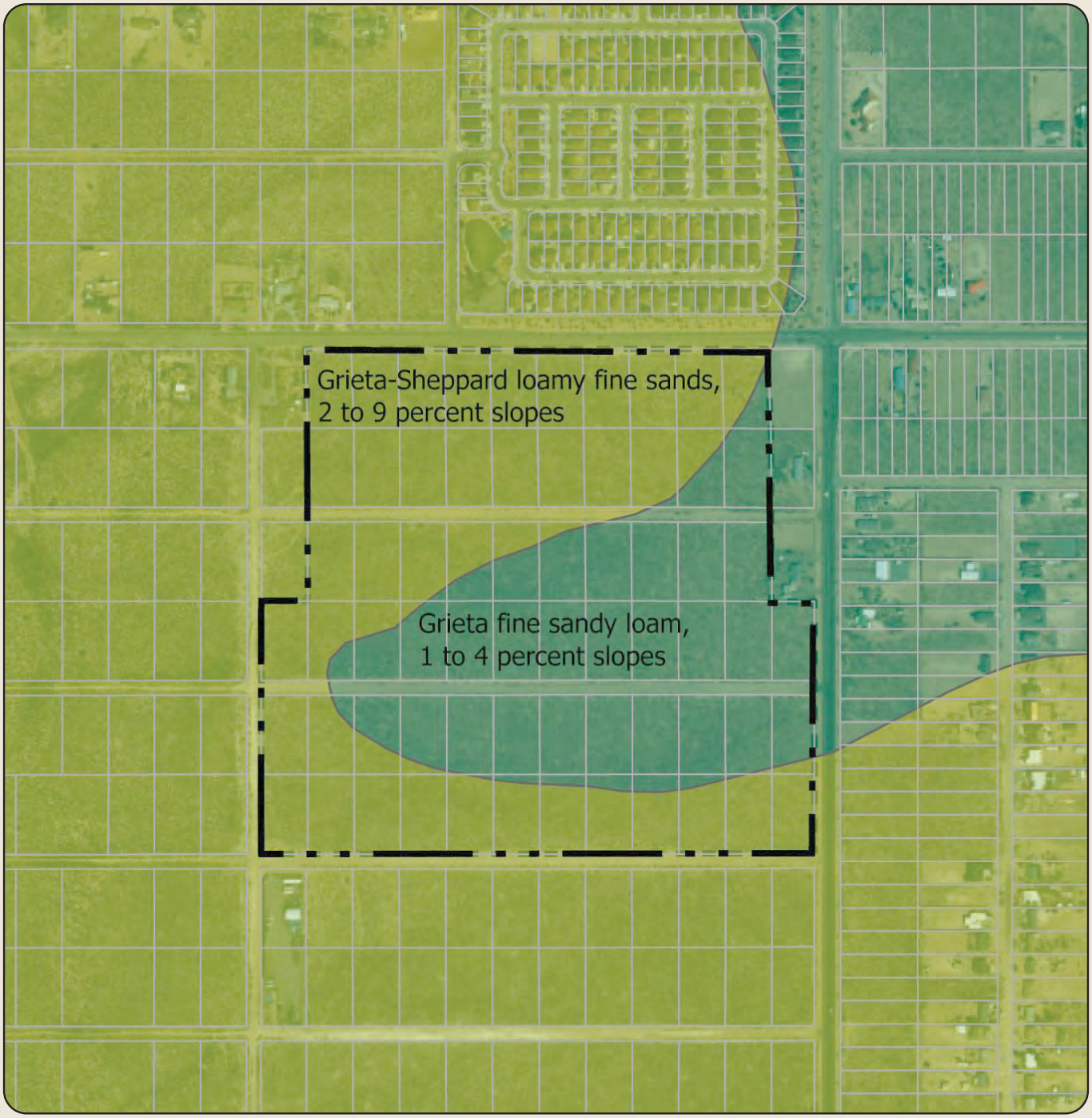
According to the United States Department of Agriculture survey, the primary soil type in the planning area is Grieta-Sheppard. These soils generally support development, with few limitations for the construction of buildings or roadways (due to slope, drainage properties, or soil stability). However, these soils are rated as "somewhat limited" for paths and trails, due to the sandy composition of the soil, which necessitates additional trail stabilization (see Figure 2.4).

Site Topography

The terrain in the contributing basins is generally characterized by various slopes, typically ranging from 0.1% to 7%, interspersed with brief, steep ridges where slopes can reach up to 15% (see Figure 2.3). Topographically, the landscape slopes east to west, decreasing from an elevation of approximately 5,830 feet at the west boundary to about 5,646 feet at the eastern edge.

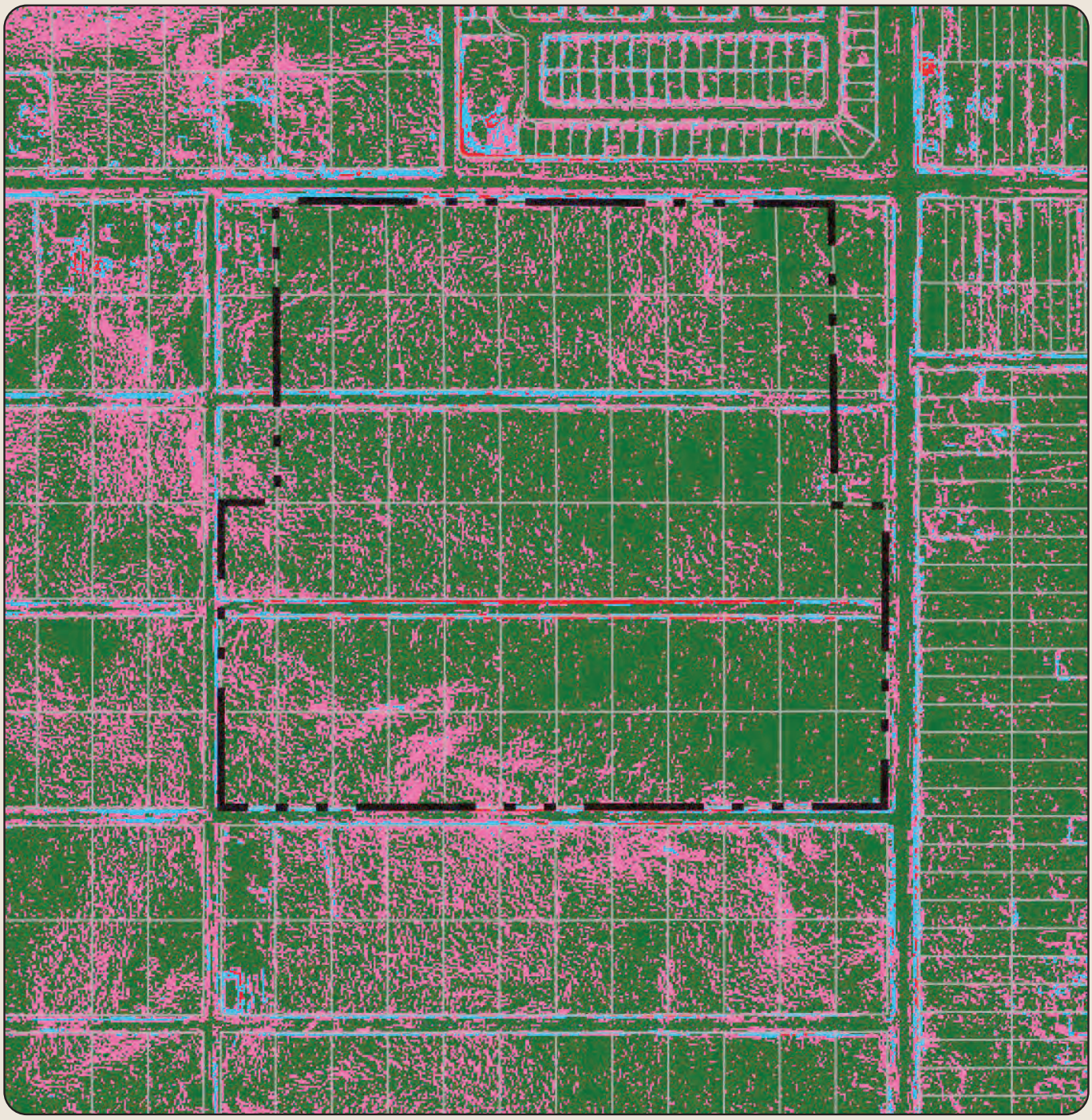
Drainage

As detailed in Chapter 8: Conceptual Drainage Plan. The Rancho Alegria Master Plan aims to develop a water detention pond to manage stormwater flows through the site and merge at the southwest corner of the master plan area. The stormwater will continue downstream into the water detention pond location at the southeast corner of the NRSAP boundary, enhancing both sustainability and aesthetic proposed. A drainage management plan will be prepared.



SOIL ANALYSIS

- Grieta Sheppard
- Grieta
- Master Plan Boundary



SLOPE ANALYSIS

- 0.0 - 2.9
- 3.0 - 6.9
- 7.0 - 15.0
- 7.0 - 15.0
- Master Plan Boundary

Access and Circulation

The existing network of dirt roads, established in the antiquated subdivision process along the 50-foot wide rights-of-way. Over time, many of these roads have become eroded or overgrown with vegetation. In certain instances, the original roadway alignments no longer provide optimal access or connectivity, particularly considering the arroyos mentioned earlier. Site grading will be necessary to facilitate future development.

The street system to serve the planning area is summarized by functional classification as described in the sections below. A local street is intended primarily for access to abutting properties and carries low-volume traffic. Accessibility to homes and business is more important than mobility. Speed limits are set low, below what the roadway geometry allows, usually 25 MPH, with traffic volumes typically less than 1,000 vehicles per day (VPD). Minimum right-of-way is 50 feet.

~~Outside of the Master Plan and east of Rainbow Boulevard, 5th Street is a collector street carries traffic from local streets to arterial streets.~~ Accessibility and mobility are balanced relative to land use with speed limits generally between 25 and 35 MPH. Residential collectors with driveways are generally 25 MPH, while those with more limited access have a higher posted speed limit. Volumes can vary from 1,000 to 15,000 VPD. Collector streets are required to provide a minimum right-of-way width of 68 feet. Northern Boulevard and Rainbow Boulevard are both Arterials and primarily roadways into the planning area.



Rainbow Blvd & 5th Street

An arterial street is designed and used primarily for serving large volumes of traffic and to provide cross-city travel. Mobility takes precedence over accessibility. Speed limits are generally 35 to 45 MPH with volumes of approximately 7,000 VPD per lane. Four-lane arterials with a median are common with a capacity of 28,000 VPD. Access is controlled via signalized intersections and raised medians. Principal arterials are required to provide a minimum right-of-way width of 156 feet and minor arterials, 106 feet. As discussed above, existing roadways in the Planning Area are unpaved, although most have been graded to allow access to existing lots. Because of erosion, these roadways will most likely need to be regraded during any future lot consolidation or subdivision process. Additional information on future transportation improvements can be found in Chapter 7: Transportation.

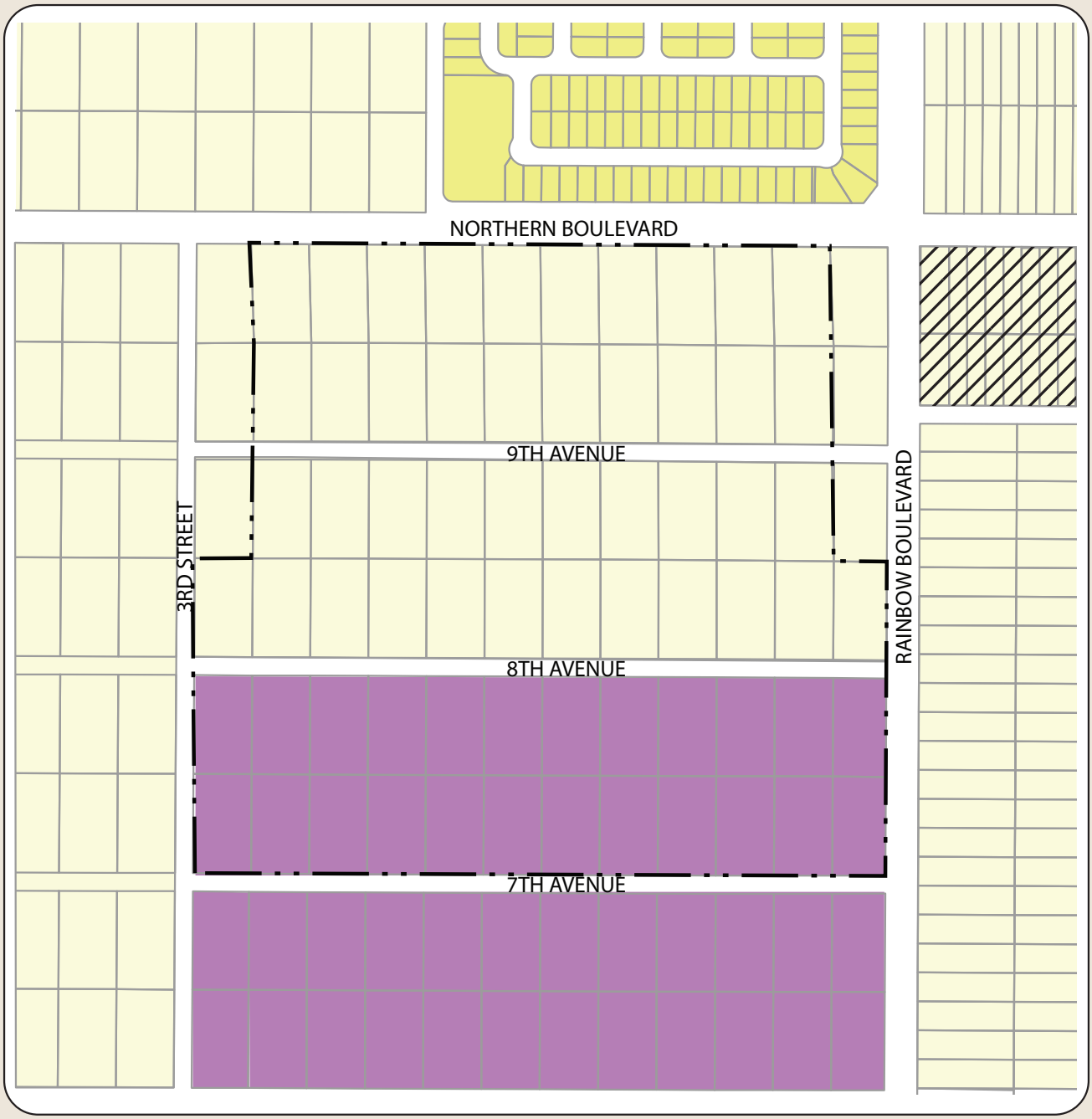


Antiquated Platting

Antiquated platting is one of the primary issues across the undeveloped portions of northwestern Rio Rancho. Beginning in the 1960s, land was platted into multiple half-acre lots, with an underlying roadway network of 50-feet rights-of-way. These areas were platted before Rio Rancho's subdivision controls mandated improvements such as parks, open spaces, and roadway access. Consequently, some areas face developmental challenges due to the poorly connected roadway network, inefficient lot layouts, limited site access, a lack of infrastructure, and an absence of a cohesive land use plan. To alleviate the antiquated platting in this area, this Plan supports and facilitates the reconfiguration of the existing lots into a more standard-sized layout for development and the installation of needed infrastructure.

Adjacent Land Uses & Existing Zoning

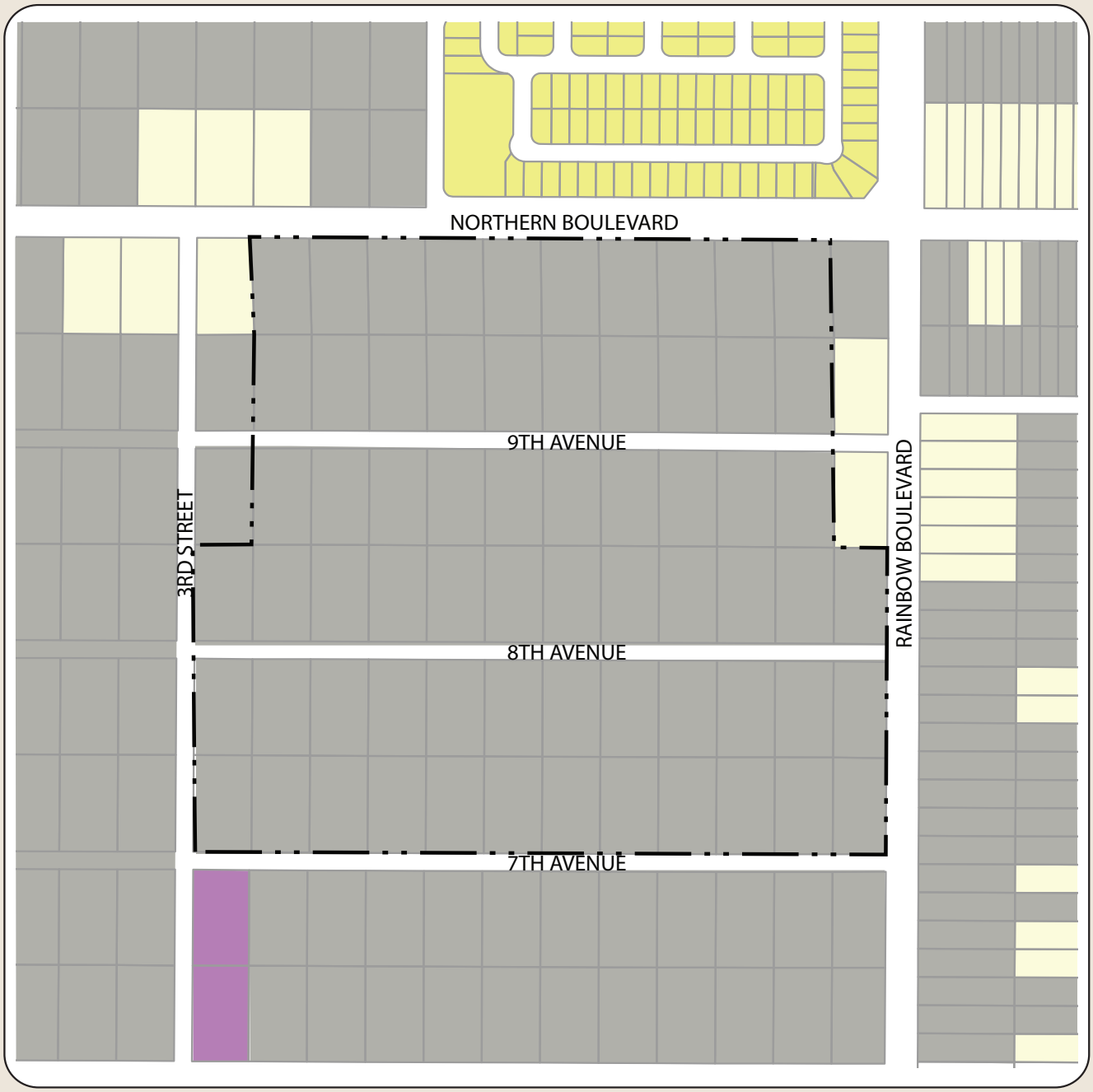
As mentioned in previous chapters, Rancho Alegria is within the NRSAP boundary that has two moderate density residential development separated by Rainbow Business Park. The Rainbow Business Park is Rancho Alegria's Southern boundary zoned M-1. All adjacent zoning to the south, east, and west of planning area is R-1. The planning area is vacant with three single-family residential homes and one outdoor storage business to the South, just outside the planning area boundary (see Figures: 2.5 and 2.6). Land on the north side of Northern Boulevard, adjacent to this Plan area, has been developed as R-2/Single Family Residential homes. The current zoning for the entire area is R-1/Single Family Residential and M-1/Industrial.



EXISTING ZONING

R-1
R-2
M-1
OZ Overlay Zone
Master Plan Boundary

Figure 2.6: Existing Zoning



EXISTING LAND USE

- Low Density Residential
- Low/Medium Density Residential
- Industrial
- Vacant
- Master Plan Boundary

Figure 2.6: Existing Land Use

03

Goals & Policies of the Comprehensive Plan

The City of Rio Rancho's Comprehensive Plan is the principal planning tool that guides future development within the city. It set forth specific principles and policies that are relevant to development of Rancho Alegria community. These include policies addressing land use, urban design, transportation, infrastructure development, parks and recreation, and community facilities. The Comprehensive Plan recognizes the need to increase development density, which will increase the efficiency of service delivery, make transit opportunities more feasible, and increase the supply of affordable housing to the city's new families and community residents. This Master Plan furthers several goals and policies of the Comprehensive Plan as described in the following pages.



Rio Rancho

Antiquated Platting

Given the large amount of antiquated platting in Rio Rancho, the Comprehensive Plan has several adopted goals, policies, and actions to address this issue and facilitate development of obsolete subdivisions. Specific provisions that this Master Plan furthers include:

GOAL A-1:	**Eliminate antiquated platting within the City of Rio Rancho where desirable.**
POLICY A-2:	**Require appropriate development standards for infrastructure and environmental improvements for both newly platted lots and antiquated lots.**
POLICY A-3:	Ensure that the City's land use and development regulations provide the specific and detailed provisions necessary to eliminate prematurely platted land when feasible.
ACTION A-4:	**Process street name change applications to address numbered streets that conflict with the street naming policy.**

The Master Plan facilitates the replatting process by planning the infrastructure necessary to develop the additional lots available under the proposed zoning. Doing so will help eliminate antiquated platting issues in this part of the City by making the parcels more developable and sized appropriately to the proposed medium density residential land uses.

Conservation & Natural Environment

The Master Plan aims to preserve and enhance natural features wherever possible, with a special focus on open spaces, naturalized drainage systems, and water reuse. Just outside of the southwest corner of the Master Plan area, a 5-acre water retention pond will be designed to retain drainage off site from the north. This effort supports the following goals and policies of the Comprehensive Plan:

GOAL CON-1:	**Preserve water resources.**
GOAL CON-2:	**Preserve vegetation and natural resources.**

Land Use

As described in Chapter 3: Land Use, the planning area primarily supports medium-density single-family residential development. These proposed land uses align with the following goals and policies of the Comprehensive Plan:

GOAL CON L-2:	**Encourage consolidation of lots to promote a variety of land uses in a planned manner.**
POLICY A-2:	**Encourage the master planning of developments that establish a community character that considers circulation, landscaping, open space, storm drainage, utilities, and building location and design in the master plan.**

As stated above, the amended Master Plan promotes consolidation of existing lots and the development of new single-family homes at a density that works with the natural environment. Several other sections of the Plan address specific land use related elements, including circulation, building locations, and lot layouts.

Population and Housing

Rio Rancho has recovered from the Great Recession in 2008 and the subsequent downturn in the housing market. The 2023 5-year (ACS) estimates the City of Rio Rancho with 106,533 residents and which has doubled the number since 2000. The city is once again poised to grow, which will require the development of a variety of additional housing units for new families. This Plan supports several housing goals of the Comprehensive Plan including:

GOAL PH-3:	**Promote a variety of housing types to meet the needs of all members of the community.**
GOAL PH-4:	**To ensure that single-family and multifamily residential neighborhoods provide an attractive living environment.**
POLICY PH-5:	**Encourage mixed-use and mixed-income housing opportunities in designated growth nodes throughout the city.**
POLICY PH-7:	**Support residential developments with appropriate amenities for families with children.**

The Master Plan proposes to add 350 housing units at full build out. The development of these homes will provide new housing option for families in Rio Rancho and take advantage of existing and planned community amenities that will be developed for the planning area.

Transportation

The transportation element of the Rio Rancho Comprehensive Plan seeks to develop a multi-modal transportation system that enables safe travel for all users, while also mitigating congestion and supporting mass transit. There are two main roadways that access Vista Alegria: Northern Boulevard and Rainbow Boulevard. The Master Plan incorporates a network of sidewalks leading to proposed bike lanes along Rainbow Boulevard and Northern Boulevard. The proposed transportation plan described in Chapter 7: Transportation supports many of the Comprehensive Plan's goals and policies including:

GOAL TR-2:	**Transportation facilities designed and constructed in a manner to facilitate Rio Rancho's economic goals, enhance livability and meet Federal, State, regional and local requirements.**
POLICY TR-11:	**Ensure all rights-of-way and transportation facilities are ADA-compliant**
POLICY TR-10:	**Support the design of streets and highways to respect surrounding land uses, natural features and community amenities.**

Roadways in the Planning Area will be constructed to respect surrounding land uses, natural features, and meet local and state requirements. A trip generation study will be performed to ensure that trips from the residential development do not negatively impact level of service on adjacent roadways development and the installation of needed infrastructure.

Public Facilities

Along with addressing antiquated platting during the development process, the Comprehensive Plan seeks to ensure that new development occurs in areas with existing public facilities and proximity to existing infrastructure (to minimize costs associated with infrastructure expansion). The Master Plan supports the following Comprehensive Plan goals and policies:

GOAL PH-3:	**Provide public facilities that meet or exceed constituents expectations.**
GOAL PH-4:	**Current demand on public facilities should not overburden City public facilities beyond what the City can reasonably provide for future demand.**
GOAL PH-5:	**Construct new public facilities to meet demands at least 10 years into the future.**
POLICY PH-3:	**Make land use recommendations based on the availability of adequate public facilities necessary to support a proposed land use.**

All new proposed infrastructure within Vista Alegria will be improved to City of Rio Rancho Standards. See Chapter 8: Conceptual Drainage and Utilities, which outlines a clear plan for future infrastructure development and financing to ensure that costs to the City of Rio Rancho are minimized.

Parks and Recreation

The Comprehensive Plan identified improving the City's parks and recreation facilities as a clear need, especially in new master planned communities. This plan supports several Comprehensive Plan goals and policies to improve parks, create trail and recreation facilities including:

GOAL PR-1:	**Establish new and maintain existing recreation, senior centers, parks, trails and open space that foster a quality community, support a strong economy, and meet the needs of current and future residents.**
GOAL PR-4:	**Modify existing parks and recreation facilities as needed to ensure safety, accessibility, and optimum use.**
POLICY PR-1:	**Develop pedestrian and bicycle linkages between neighborhoods and major natural areas, recreation facilities, and education, employment and retail centers.**
POLICY PR-7:	**Develop a culture of sustainability by designing and constructing facilities that maximize long term conservation and stewardship of the city's human, financial and natural resources.**

Rio Rancho's Community Development Department and the Planning and Zoning Board require a certain amount of land to be dedicated and developed as usable park / common areas. The requirement is three (3) acres per 1,000 persons. Each single-family dwelling unit is assumed to have 2.83 persons related to the park development requirement. This master plan proposes 350 single-family detached homes. Therefore, the master plan must provide 2.97 acres of park area. This master plan proposes providing that acreage in five ways. In addition, Staff has indicated that since the developer is building the on-site parks, that the required park acreage can be reduced by 10% for a requirement of 2.7 acres. These consist of two typical pocket park areas in the heart of the community, each containing a shade structure, turf area, seating, pedestrian paths, trees, and plantings. A dog park and pedestrian trail are being proposed around the perimeter of the community drainage pond (fenced off). And to complete the acreage, placing benches and trash receptacles in isolated areas throughout the community to encourage use of the sidewalks and paths adjacent to the street network. There is also an existing 1.0-acre public park directly across from our Northern Boulevard entrance, which residents will use to meet the park requirements.

Urban Design

The urban design element of the Comprehensive Plan seeks to ensure that development follows basic design standards that support community identity and create a sense of place. The Master Plan furthers the following urban design goals of the Comprehensive Plan:

GOAL UD-1:	**Create focused growth areas where existing public infrastructure can support higher density development.**
GOAL UD 2:	**Create traditional neighborhood patterns that support a sense of place.**
GOAL UD 3:	**Create street patterns with development that fosters human interaction.**
GOAL UD-7:	**Create subdivision linkages to open space recreational facilities.**
POLICY UD-1:	**Identify specific areas within the city where growth should be focused.**
POLICY UD 2:	**Provide development incentives for developments that create a sense of place, foster human interaction, and discourage crime.**

Design features in future residential subdivisions will establish a community identity to foster human interaction that effectively integrates the larger regional landscape. There are three subdivisions that offer a wide range of housing types for a diverse number of families.

Economic Development

The City of Rio Rancho has sought to diversify its economy and attract business activities and working opportunities by increasing the number of households. In addition, the City has sought to increase the amount of local retail and educational opportunities within Rio Rancho, as well as increase the local population to expand the overall tax base.

GOAL EDP-3:	**Enhance the tax base.**
POLICY EDP-6:	**Continue to support Southern Sandoval County Arroyo and Flood Control Authority (SSCAFCA) and ensure the City and SSCAFCA have a collaborative relationship to ensure both entities' needs are met.**
POLICY EDP-8:	**Work with Sandoval County to enhance its website with land ownership data consistent with Bernalillo County's system.**

Development of the Master Plan Area will expand the City's tax base through both increased property taxes, and by supporting population growth with higher density housing options.



04
Proposed Land Use & Density



Medium Density Residential

This district permits a moderate density of population in which the principal use is single-family attached or detached townhome or patio home dwelling units or for small-scale multi-family units.

R-3: Townhouses, Multi-Family Residential District

Min. Lot Size: 1,200 SF (Townhouses) to 10,000 SF (Apartments), High Density: 12 DU/A

R-3: Single-Family **Min. Lot Size:** 3,000 SF, 7 DU/A



Parks: Permissive Use

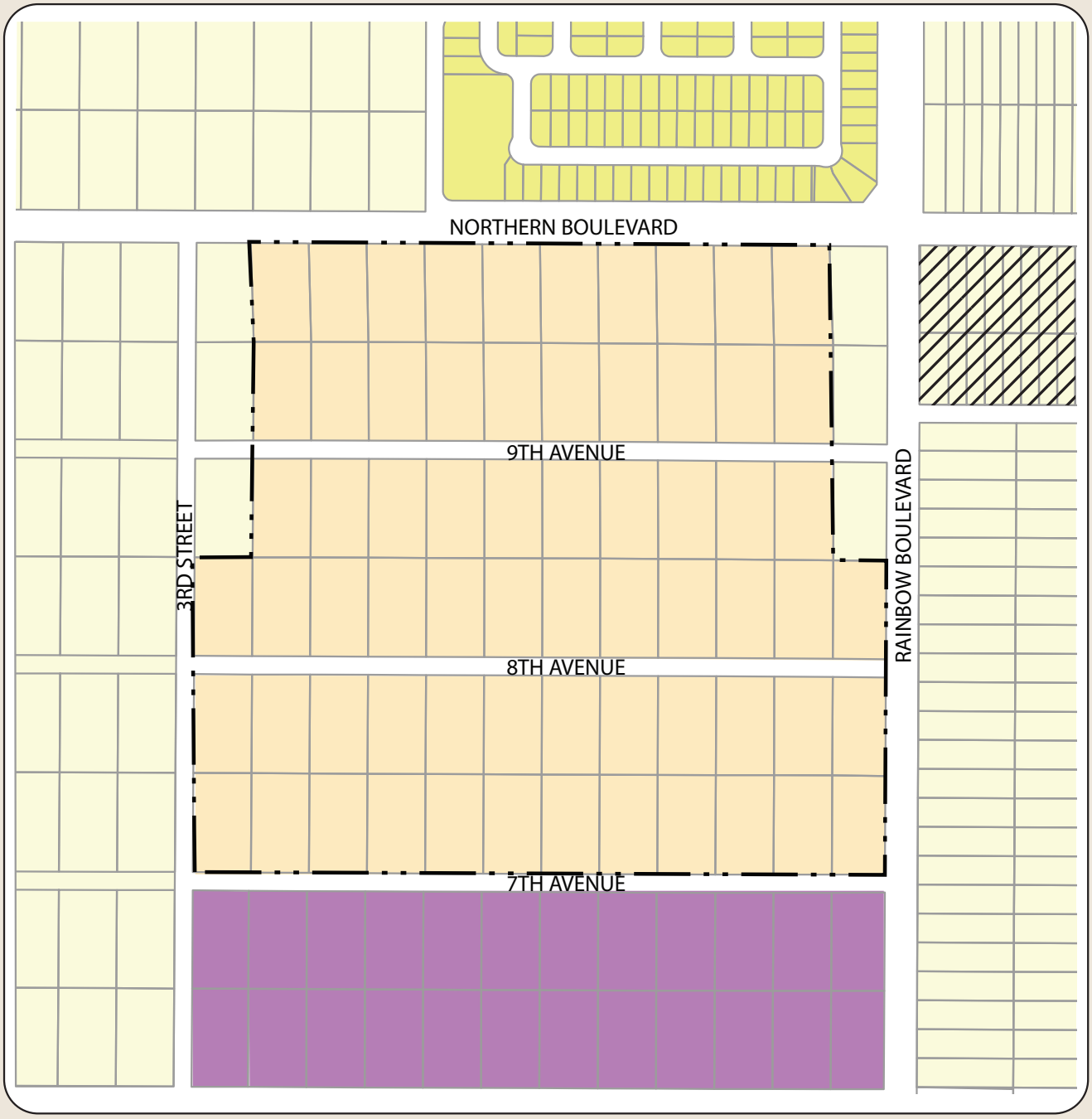
Drainage: Permissive Use

Land Use Category	Area (ac.)	Proposed Zoning	Dwelling Units	Population
Medium Density Residential	66.25	R-3	350	991
Park	2.9			
Drainage	5.5 acre/feet			

Rio Ranch's Community Development Department and the Planning and Zoning Board require a certain amount of land to be dedicated and developed as usable park / common areas. The requirement is three (3) acres per 1,000 persons. Each single-family dwelling unit is assumed to have 2.83 persons related to the park development requirement. This master plan proposes 350 single-family detached homes. Therefore, the master plan must provide 2.97 acres of park area. This master plan proposes providing that acreage in five ways.

In addition, Staff has indicated that since the developer is building the on-site parks, that the required park acreage can be reduced by 10% for a requirement of 2.7 acres. These consist of two typical pocket park areas in the heart of the community, each containing a shade structure, turf area, seating, pedestrian paths, trees, and plantings. A dog park and pedestrian trail are being proposed around the perimeter of the community drainage pond (fenced off). And to complete the acreage, we are placing benches and trash receptacles in isolated areas throughout the community to encourage use of the sidewalks and paths adjacent to the street network. There is also an existing 1.0-acre public park directly across from our Northern Boulevard entrance, which residents will use to meet the park requirements.





PROPOSED ZONING

- R-1
- R-2
- R-3
- M-1
- OZ Overlay Zone
- Master Plan Boundary

Figure 4.1: Proposed Zoning

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Proposed Design Standards

These design standards provide a framework to assist the architects, landscape architects, civil engineers, designers and home builders in understanding the vision and development goals for the Plan Area. Minor amendments to these standards may be approved administratively by the Development Services Department Director and major amendments shall be approved by the City of Rio Rancho Governing Body.

The Rancho Alegria Master Plan recognizes the importance of promoting a sense of cohesiveness within the entire community. The purpose of these design standards is to provide a flexible framework for community design that encourages innovative and creative solutions, rather than setting a rigid set of requirements. The standards will help implement the Urban Design provisions of the City of Rio Rancho's Integrated Comprehensive Plan. These standards are a generalized guide for end users that will develop within the Rancho Alegria Master Plan area.



Architecture and Site Design

The architectural and site design standards are intended to demonstrate a high quality aesthetic character and functionality throughout the property for residential, commercial, and employment center development. While all buildings will reflect these standards, it is not the intent of these designs to prohibit a certain amount of individual expression and creativity.

1. Safe, convenient, and pleasant pedestrian circulation may be accomplished with sidewalks, bike paths, special pavings, and shade.
2. All perimeter block walls facing public rights-of-way shall be designed to complement entry monument signs. Barbed wire, chain-link, concertina wire, and similar materials are prohibited. All wall surfaces shall be finished with stucco, colored split face block, or colored burnished block.
3. Sidewalks with a minimum width of 5 feet must be provided on both sides of every street. Separate pedestrian connections shall be provided to the perimeter streets where convenient street access is not available. All pedestrian paths within ROW shall be ADA compliant, and follow the Public Right-of-Way Accessibility Guidelines (PROWAG).
4. To the maximum extent feasible, private parks, public parks, and open space areas shall be designed to create an integrated system connected through trails and sidewalks, also serving as recreational amenities for the residents.
5. Freestanding neighborhood entry signage shall be monument style. If placed within a landscape setback at the neighborhood entry, the maximum height shall not exceed 8 feet for a single family development. Neighborhood entry signage may be wall-mounted as an alternative to freestanding. All neighborhood entries shall include the specific subdivision name.



Lighting

1. Lighting shall be installed according to the City of Rio Rancho's DPM.
2. All lighting shall be fully shielded and oriented so as to eliminate glare or light trespass onto adjacent roadways and properties. All lighting shall be in compliance with the State of New Mexico Night Sky Protection Act.
3. Lighting layout shall be coordinated with proposed landscaping and trees to maximize light distribution and avoid conflicts.



Off-Street Parking

The minimum number of off-street parking spaces shall be provided according to the design standard in the DPM and requirements per the Zoning Code.

- Off-street parking is prohibited in the front setback/landscape area. Off-street parking is permitted on the driveway within the front setback in front of the garage.

Utilities

All permanent utilities shall be located underground.

Single Family Residential

1. The front yard setback shall be a minimum of 15 feet, except for 20 feet for the garage. Minimum rear setback is 15 feet. Minimum side yard setback is 5 feet on both sides of the principal building, for a total separation of 10 feet between buildings. 10 feet on the side of corner lots.
2. Proposed driveway locations shall be consistent with curb cut requirements identified in City standards.
3. Lots that face the streets at the front and rear shall be limited to one driveway at the front facing street.
4. Front porches, entryways, and/or portals, if used, shall have a minimum 6 foot depth.
5. Stucco shall be the primary building material and shall be limited to shades of brown, tan, sage green, and sand. Bright colors as the dominant exterior color are prohibited.
6. Building heights shall not exceed 32-feet.
7. Exterior siding materials on homes shall be either stucco, brick or stone and shall be limited to earth-toned shades of brown or green.
8. Roofs may be flat, pitched, or a combination of both, and they shall be made of non-reflective materials.
9. Window frames can be wood, metal, or solid vinyl. All exterior doors shall be stained or painted to match the architectural theme of the main building.

















The landscape at Rancho Alegria shall provide for the preservation and integration of native vegetation and materials creating a sense of place for a community located in the environment of central New Mexico. This objective provides habitat enhancement and strives to reduce the irrigation water requirements for plant material in parks, streetscape and open space areas. All design guidelines are subject to City of Rio Rancho Codes, ordinances and policies. The following are general guidelines for development of Rancho Alegria.

General guidelines for landscape design include:

1. All Disturbed areas will require native re-vegetation with native plant seeding procedures;

2. Exotic ornamental plants shall be prohibited except in predetermined areas such as backyards, courtyards, etc.;

3. Xeriscape landscapes shall be utilized for public rights-of-way and conservation areas; and

4. To the furthest extent possible, commercial and residential land uses shall be buffered by a landscape buffer from one another to minimize noise, views and traffic.

5. Landscape within all private common areas shall be maintained by the HOA.

Plant Material



1. Cool season turf grass shall not be used within the street R.O.W. or within the landscape area between the curb and sidewalk. There shall not be any non-recreational use turf areas greater than 100 square feet.
2. Street trees shall be planted within 10 feet of the back of curb. One shade tree should be planted every 30 feet.
3. All planting areas shall have decorative rock or organic mulch of aggregate, shredded bark, gravel mulch, or similar material which extends completely under the plant material.
4. Minimum plant sizes at time of installation shall be as follows:
    a. Trees 2.5" inch caliper, or 8-10 feet in height. The lowest branch of any tree along trails, sidewalks, and rights-of-way must have a clearance of 7 ft.
    b. Shrubs & Ground covers 1 gallon.
5. Clear sight triangles and plant material heights shall be maintained at all intersections.
6. A 15'-0' minimum landscape buffer shall separate adjacent commercial or industrial and residential land uses.

Irrigation Systems

1. A fully automated irrigation system, shall be provided for all landscaped areas. The system shall be designed to avoid over spraying walks, buildings, fences, etc.
2. Irrigation systems shall be designed with dedicated irrigation meters and comply with backflow prevention ordinances.









06

Transportation

Major Roadways

Circulation within the Master Plan area carefully considers the entire NRSAP and future proposed uses. The northern boundary of the area is Northern Boulevard, an existing Minor Arterial that runs east and west. To the east lies Rainbow Boulevard, which runs north and south and is proposed to be a Regional Principal Arterial as outlined by the Mid Regional Council of Government (MRCOG) Metropolitan Transportation Plan (MTP).

All roadways and access points will be designed in accordance with the City of Rio Rancho's requirements, including SAMM spacing standards, the Rio Rancho Development Process Manual (DPM), applicable city ordinances, and approval from the City Fire Marshal. All street connections will be paved and meet standard specifications. Sight distance and visibility requirements will be addressed at all intersection locations. If any aspects of the conceptual design do not meet these requirements, variance requests may be submitted for review and approval. A Traffic Impact Analysis (TIA) will be completed in conjuction with the future preliminary plats and the corridor anaylsis for final SAMM spacing.

The entrances for Rancho Alegria will be off of Rainbow Boulevard and Northern Boulevard. These entrances and intersections within the development shall comply with AASHTO sight distance standards.

The entrance from Northern Boulevard will line up with Camino Crossing, and an eastern entrance off of Rainbow Boulevard will be location a little north of the 7th Ave. These entrances will be connected via internal local streets designed to City standards. To avoid monotony in the design of blocks within the development, interior streets will have curves and public spaces throughout

The City of Rio Rancho has identified Northern Blvd as a Principal Arterial and Rainbow Blvd as a Minor Arterial. Northern Blvd and Rainbow Blvd are both currently a 100 foot right-of-way. Any turn lanes or other modifications will be provided if deemed necessary by the traffic impact analysis approved by the City.

Sidewalks and multi-use trails will be provided per City of Rio Rancho standards.

All existing rights-of-way within Rancho Alegria are proposed to be vacated in conjunction with a bulk plat. The total area vacated by the development will be 4.4 acres. Ultimately, a total of 15.7 acres of public rights of way within Rancho Alegria will be dedicated to the City of Rio Rancho.

As previously mentioned, Rancho Alegria will consist of a maximum of 350 single-family detached homes. The following table is the trip generation for land use within the development.

Figure 6.1: Single Family Detached Housing					
Dwelling Units 350	24 HR	A.M. Peak Hour		P.M. Peak Hour	
	Volume	Enter	Exit	Enter	Exit
	3,382	70	192	214	126

Landscape Buffer

The Rancho Alegria residential planning area borders the Rainbow Business Park, necessitating a buffer to separate residential and non-residential uses. Responsibility for creating this buffer lies with the Rainbow Business Park property owners. Development within the Rainbow Business Park, south of 7th Street, has additional buffering requirements in the adopted Specific Area Plan. Upon commencement of commercial or industrial development, projects will be required to implement a buffer that includes a 10-foot landscape area with large evergreens, a six-foot wall, and an additional 25-foot building setback.

See figures 6.2 and 6.3.

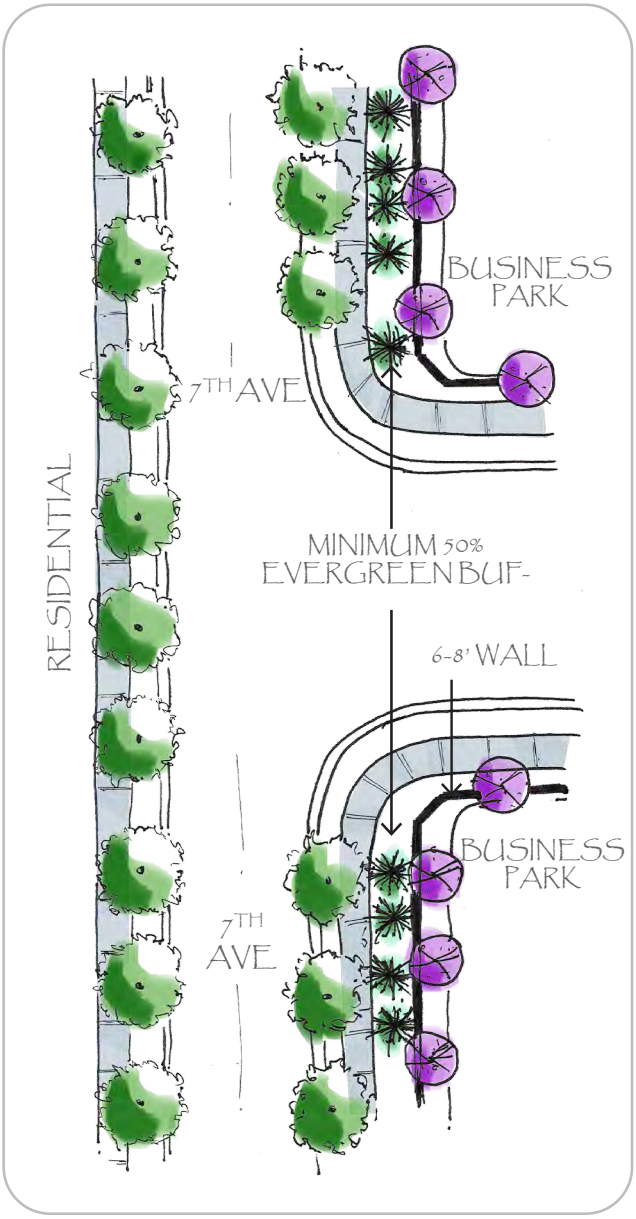


Figure 6.2 Landscape Buffer

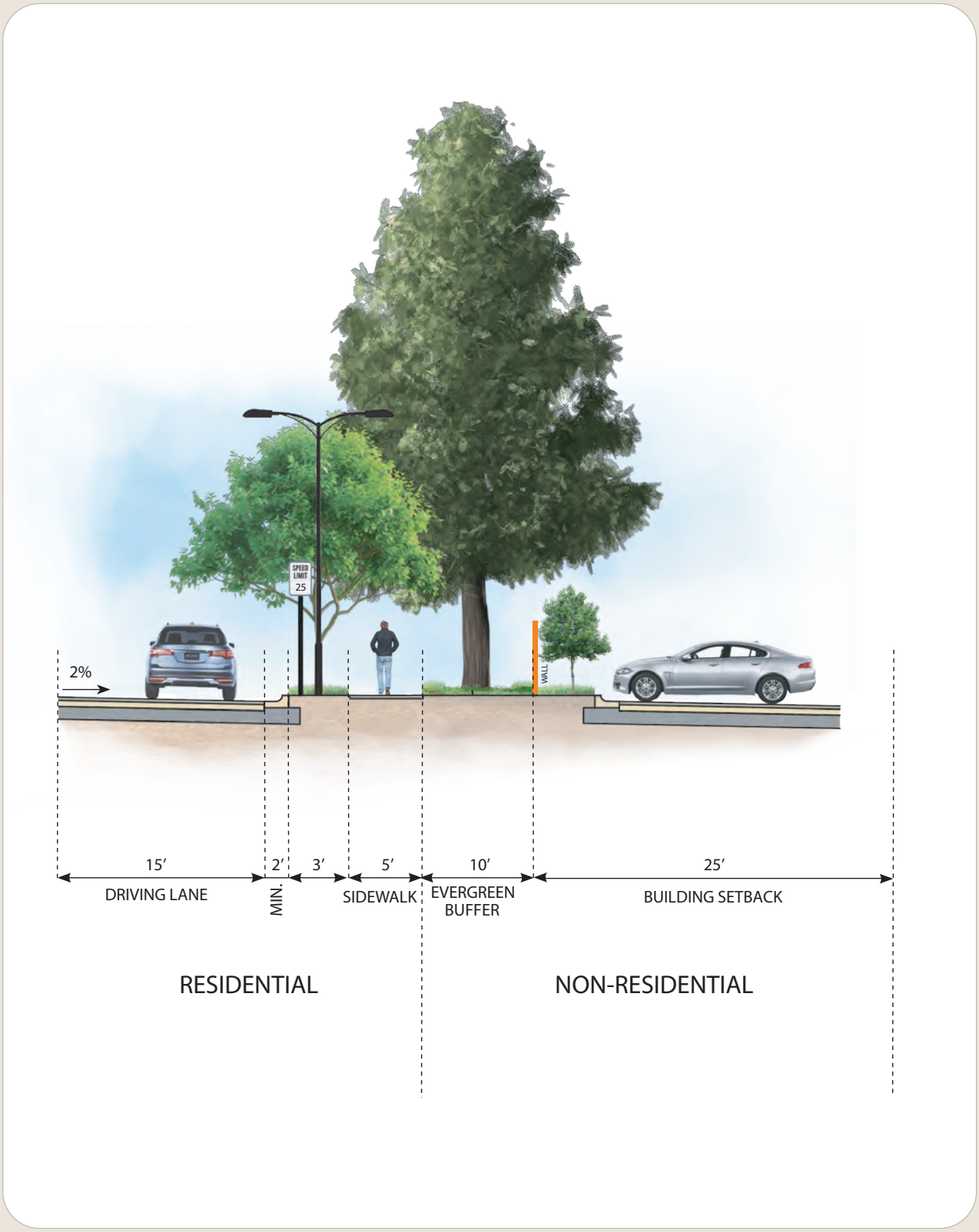


Figure 6.3 Landscape Buffer

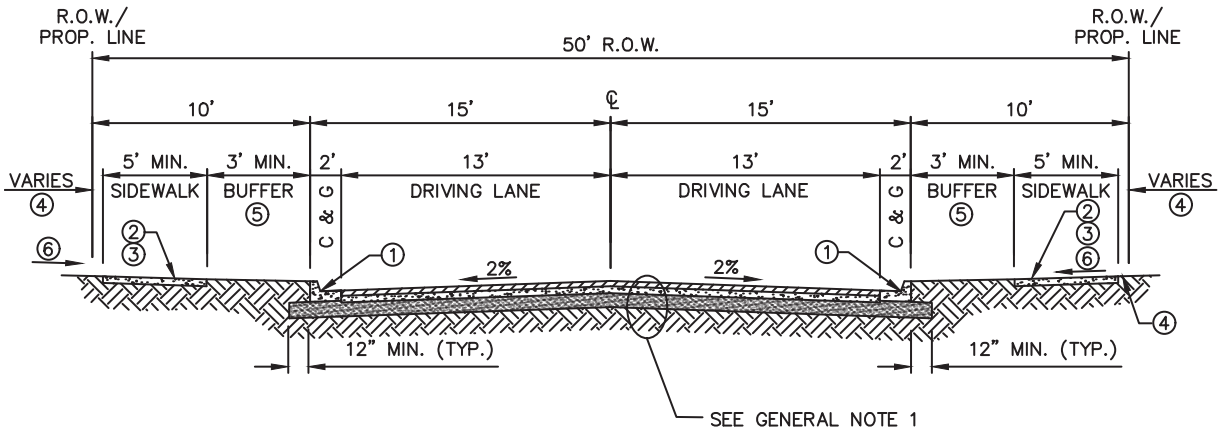
Street Design Guidelines

All City of Rio Rancho street design and right-of-way standards will be met. Access along the Rainbow Boulevard will require a different level of service through a wider Right-of-Way (ROW). Rainbow Boulevard is an existing 100 foot ROW that will expand to 156' of ROW through a 28 foot dedications on the east and west side to the City of Rio Rancho. The additional ROW dedication for the property adjcent to Rainbow Boulevard will occur at the time of subdivision platting. All other roadways in Rancho Alegria are 50 foot ROW.

Street System

9th and 8th Avenues will be reconfigured internally to the subdivision. The Plan area street system includes local and principal arterial streets:

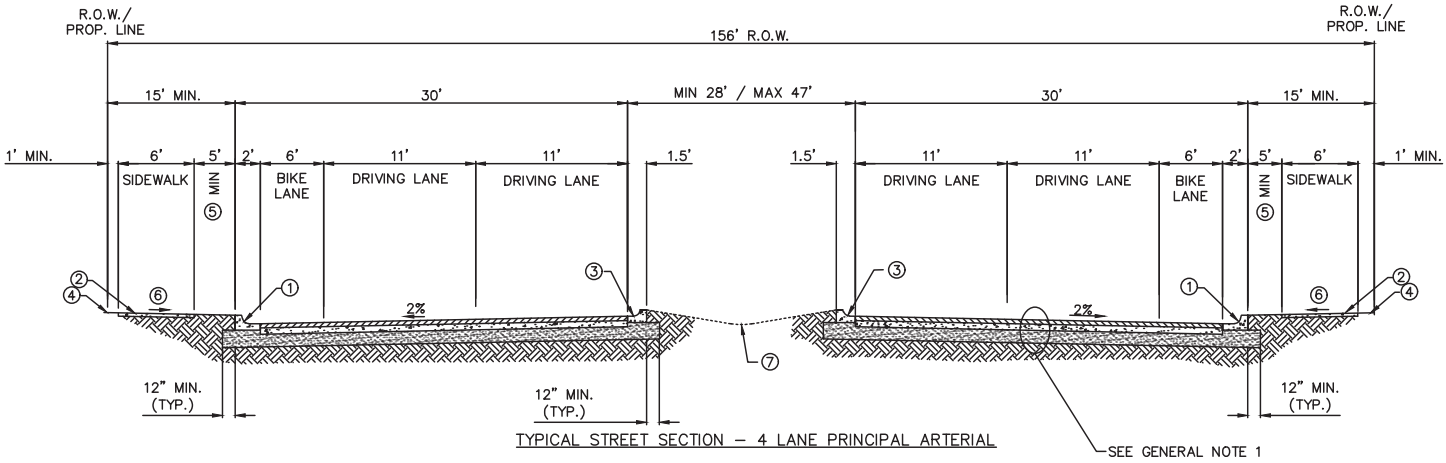
- Local Streets (50 feet wide, 2 lanes, 15 feet wide travel lanes)
- A street which is primarily for access to abutting properties and carries low volume traffic. Accessibility to homes and business is more important than mobility. Speed limits are set low, below what the roadway geometry allows, usually 25 MPH, with traffic volumes less than 1,000 VPD.



TYPICAL STREET SECTION – RESIDENTIAL STREET

NO ON-STREET PARKING PERMITTED. MASTER PLAN
APPROVAL REQUIRED FOR ON-STREET PARKING ALLOWANCE

- Arterial Streets (Principal arterials - 156 feet wide, 4 lanes)
- A street designed and used primarily for serving large volumes of traffic and to provide cross-city travel. Mobility takes precedence over accessibility. Speed limits should be 35 to 45 miles per hour (MPH) with volumes of approximately 7,000 vehicles per day (VPD) per lane. Four lane arterials with a median are common with a capacity of 28,000 vehicles per day. Access is controlled via signalized intersections and raised medians.



Rainbow Boulevard will be expanded to 156' ROW with two travel lanes and a water harvesting median dependent upon TIA. In the interim, Rainbow Boulevard will have single travel lanes separated with a center left turning lane.

Trails and Bike Paths

A bike lane is planned, for the future, along Northern Boulevard from Unser Boulevard to Hondo Road, and along Rainbow Boulevard in its entirety. Rainbow Blvd. and Northern Blvd. are both identified as bicycle routes on the City's and MRCOG's bike and trails map.

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Conceptual Drainage & Utilities

The intent of the conceptual grading plan for Rancho Alegria is to provide the initial framework for a drainage solution. The plan will consider existing conditions within the watershed and adhere to the existing conditions discharge rates. The Rancho Alegria Master Plan will fall within the jurisdiction of the City of Rio Rancho and the Southern Sandoval County Arroyo Flood Control Authority (SSCAFCA). A full drainage report will be completed with the first construction plan set.

Plan Area Description

The Rancho Alegria Master Plan consists of approximately 70 Acres. The Rancho Alegria Master plan will have a maximum of 350 lots at an overall approximate density of 5 dwelling units/acre.

Existing Conditions

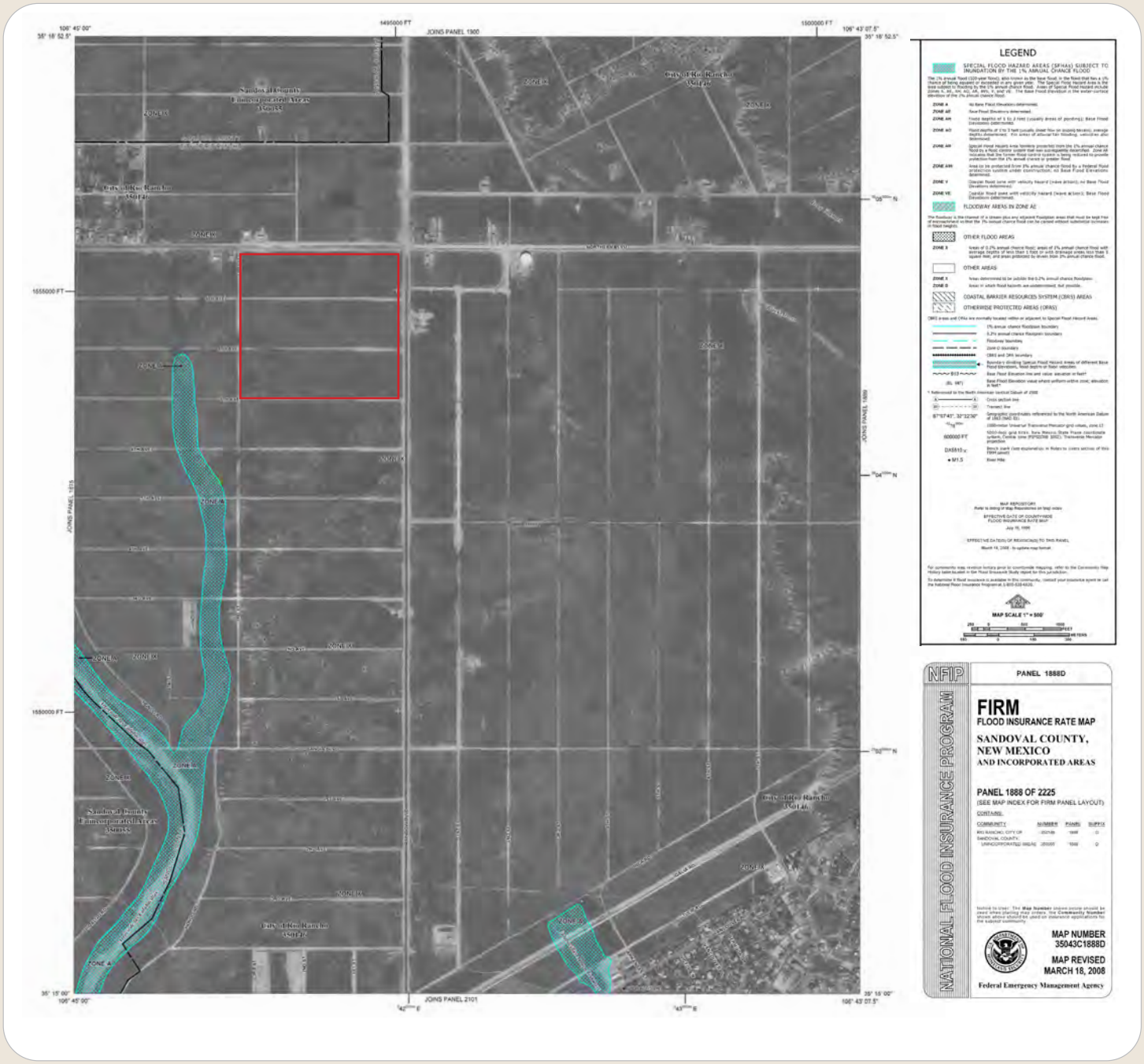
The existing drainage basins will be analyzed using land treatments as defined in the City of Rio Rancho Development Manual. The existing basins consist of 76.4 Acres.

All the existing basins generally drain east to west. Two existing dirt roads, 8th Avenue and 9th Avenue, both oriented east-west, function as ridges, separating the site into three distinct basins. All three basins drain into an existing dirt road, 3rd Street and ultimately to the existing drainage easement located south and west of the 3rd and 7th intersection.

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Flood Zone

Per FEMA FIRM Panel 35043C1888D dated March 18, 2008, the Rancho Alegria Master Plan does not fall within a designated flood plain. Refer to FIRM Panel included at the end of this section.



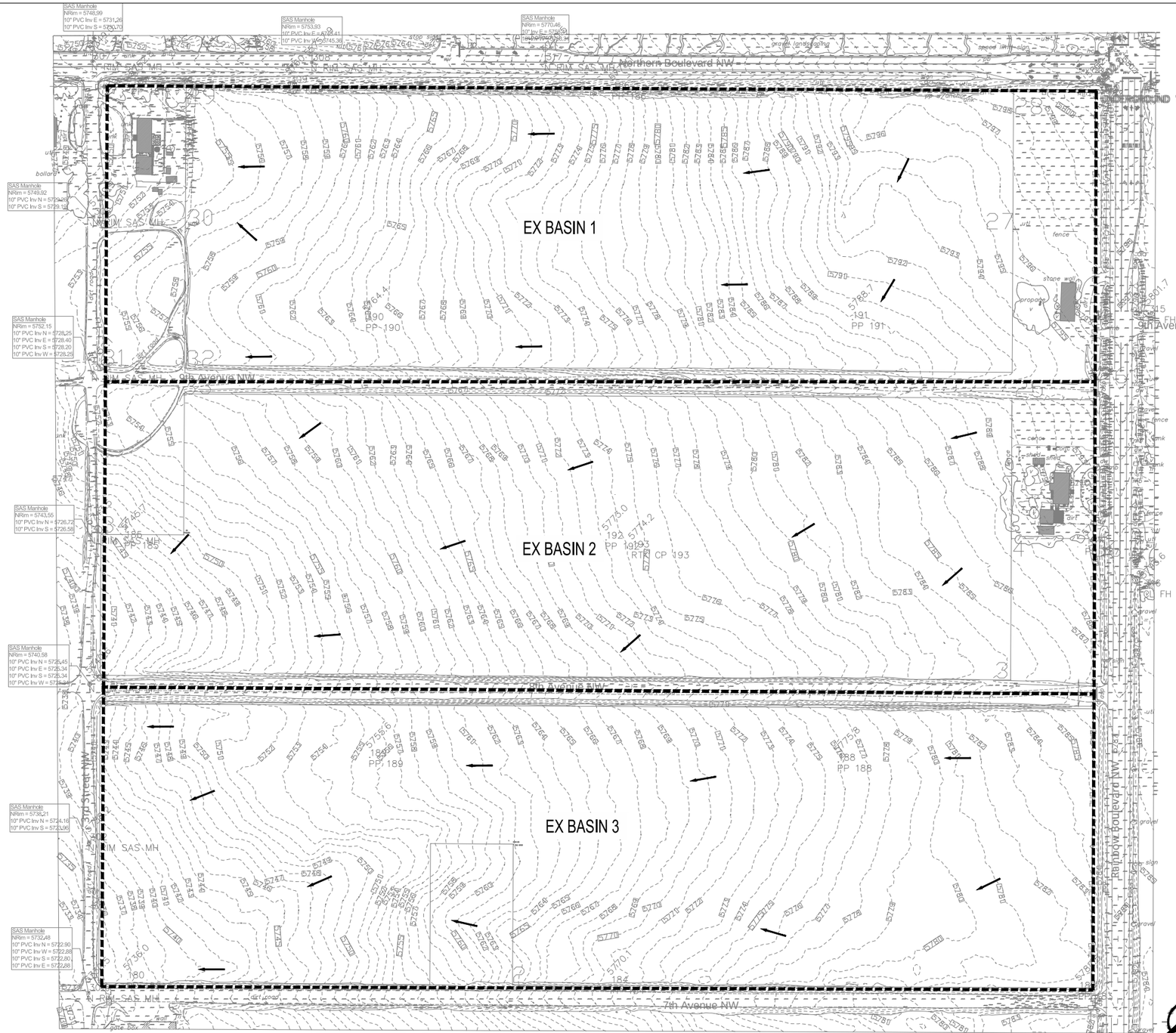
Developed Conditions

The land treatments for the developed conditions of the Rancho Alegria Master Plan will be determined using the methodology required by the City of Rio Rancho Development Process Manual for a Single-Family Residential Subdivision. Using that methodology, the %D land treatment for the site comes out to 46.4%. The remaining land will be split between Treatments B and C.

The Rancho Alegria Subdivision will take the entirety of the subdivision's proposed basin drainage to a detention pond at the Southwest corner of the site. The pond will be sized to detain the difference in runoff between the Existing Conditions and Proposed Conditions, which is approximately 5.5 ac-ft. Additionally, the pond will have a restricted discharge rate that is not to exceed the flowrate determined in the Existing Conditions. The allowable discharge will be conveyed via storm drain pipe downstream.

A drainage report will need to be prepared as part of the preliminary plat submittal of the Rancho Alegria Subdivision. The report will outline specifics pertaining to the internal storm drain system and inlet locations, as well as the ponding requirements.

See enclosed Existing and Proposed Conditions Basin Maps for historic and proposed discharge rates.



EXISTING CONDITIONS

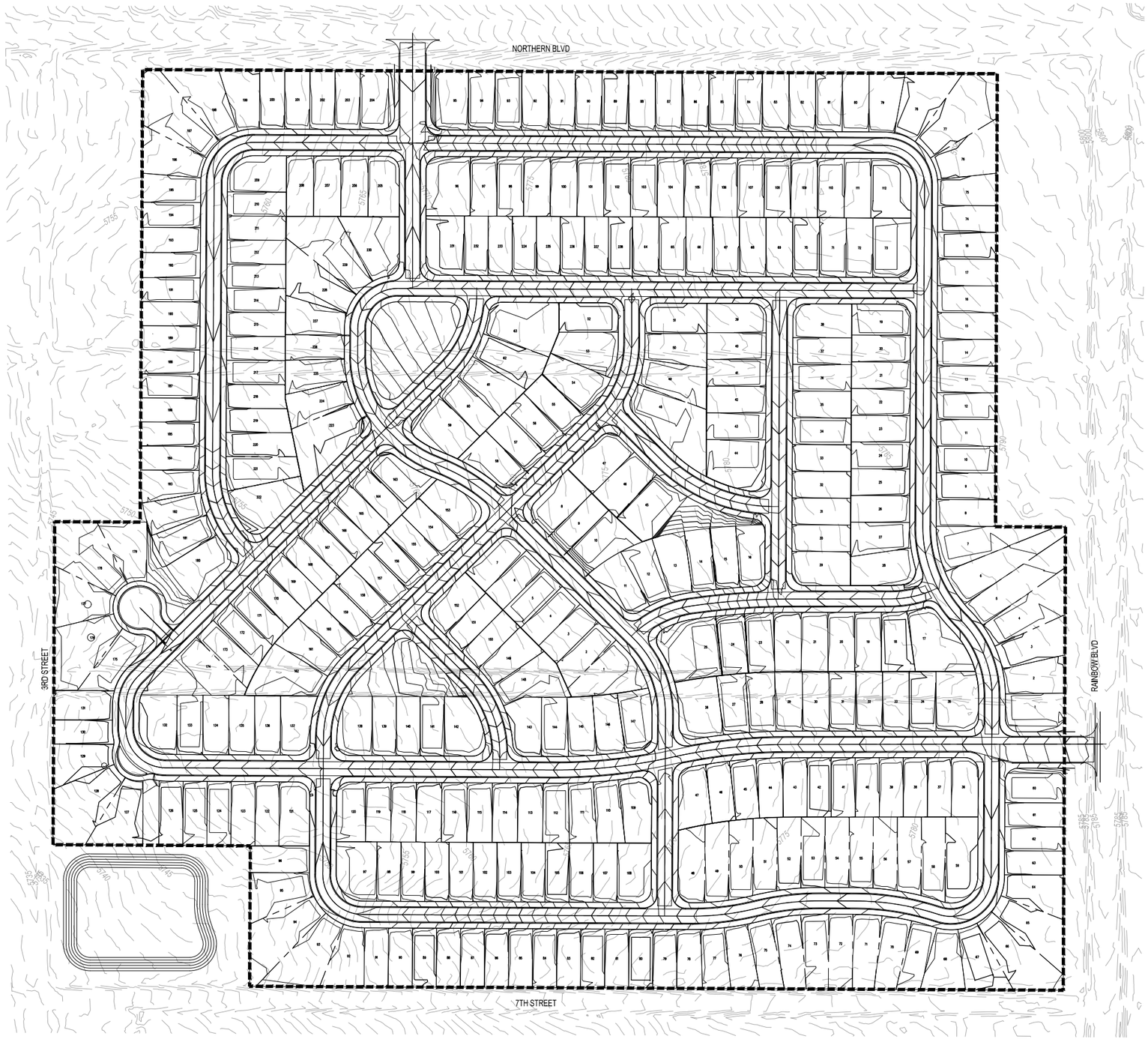
BASIN I.D.	AREA (AC)	% LAND TREATMENT A	B	C	D	DISCHARGE (CFS) 10 YR	100YR
Onsite							
EX-B1	24.903	95.9%	0.0%	3.5%	0.6%	**6.86**	**31.30**
EX-B2	26.228	87.4%	0.3%	12.0%	0.4%	**9.57**	**36.20**
EX-B3	25.307	94.7%	0.0%	5.3%	0.0%	**7.13**	**32.07**
TOTAL	**76.438**	-	-	-	-	**23.57**	**99.57**

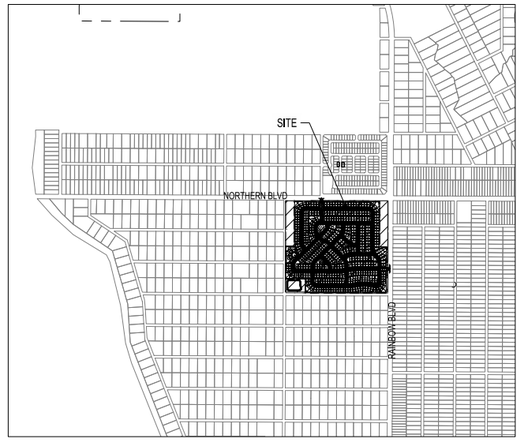
EXISTING DRAINAGE PLAN

RANCHO ALEGRIA

DRAWN BY:	DATE:	
DC	11/24/2025	
CHECKED BY:	BHI PROJECT NO.	SHEET NO.
YPM	20250043	1 OF 1

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VICINITY MAP
NOT TO SCALE

ULTIMATE CONDITIONS

BASIN I.D.	AREA (AC)	UNITS #	% LAND TREATMENT A	B	C	D	DISCHARGE (CFS) 10 YR	100YR
U1	76.44	350	0.0%	26.8%	26.8%	46.36%	**132.04**	**238.82**
TOTAL	**76.44**	**350.00**					**132.04**	**238.82**

N

100 50 0 100
1"=100'

PROPOSED DRAINAGE PLAN

RANCHO ALEGRIA

DRAWN BY:	DATE:	
DC	11/24/2025	
CHECKED BY: YPM	BHI PROJECT NO. 20250043	SHEET NO. 1 OF 1

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all 10-ac-2025 - 8:37 pm, Plotted by: PPADILLA
J:\BHI\Projects\20250043\COP\Reconfirmed\20250043_Conceptual Drainage Plan - Proposed Conditions.dwg

Utilities

The Rancho Alegria Master Plan is in an area being serviced by the City of Rio Rancho Utilities Department. The closest development, Camino Crossing, is located north at the northwest corner of Northern Boulevard and Rainbow Boulevard. There is a 10", 16" and 24" waterline located within Northern Boulevard and an 8" waterline within Rainbow Boulevard that are proposed to service Rancho Alegria. Compliance with the Design Process Manual (DPM) is required. Water and Sewer availability is dependent on Water/Wastewater Availability statement from the Utilities Division.

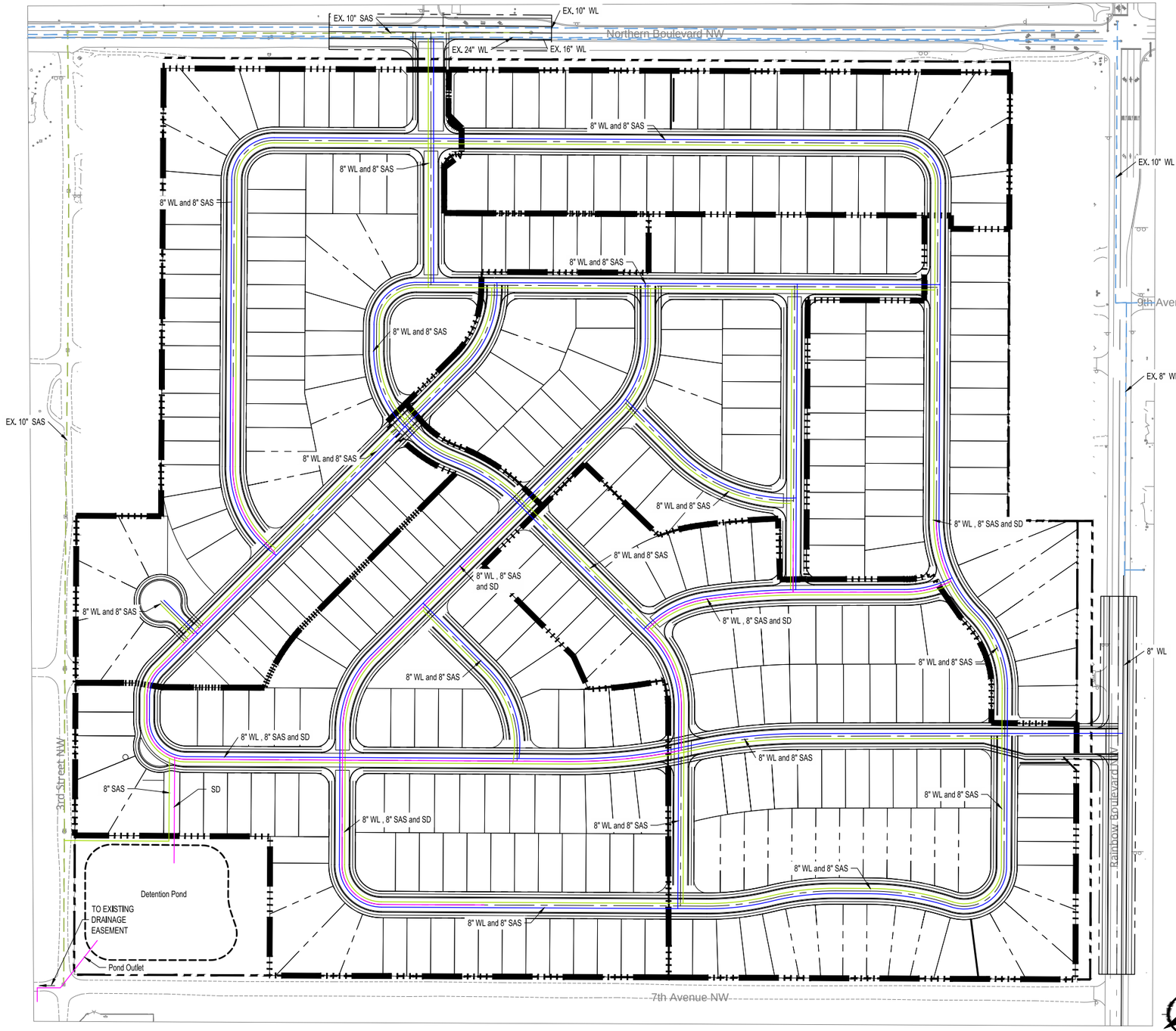
Domestic Water

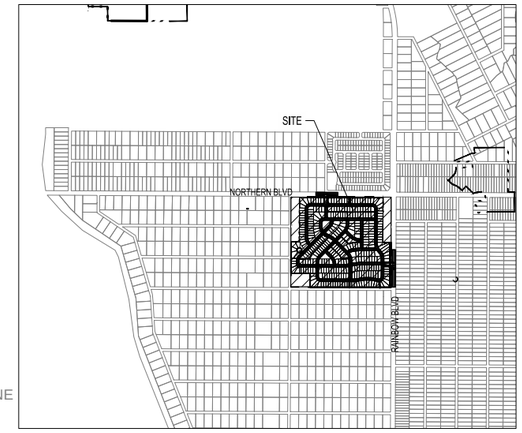
Water service will be provided from the water mains within Northern Boulevard and Rainbow Boulevard. There is an existing 8" stub from the 8" line in Rainbow Boulevard to at the existing fire hydrant just north of 8th Ave. An 8" connection is proposed to the waterline in Northern to create a looped system. An 8" waterline is proposed to be installed throughout all internal residential roadways, with a 6" fire line to fire hydrants spaced in accordance with the City of Rio Rancho DPM standards. All new homes will have service connections per the City of Rio Rancho standards. See Utility Layout Plan on the following page for line locations and sizes.

Sanitary Sewer

Sewer service will be provided through an 8" line within the right-of-way of the internal subdivision roadways. The sewer outfall for the subdivision will continue west, through a new easement located south of the cul-de-sac, to connect to the existing 10" sanitary sewer in 3rd Street. All new homes will have service connections per the City of Rio Rancho standards. See Utility Layout Plan on the following page for line locations and sizes.

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VICINITY MAP
NOT TO SCALE

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100 50 0 100
1"=100'

CONCEPTUAL UTILITY PLAN

RANCHO ALEGRIA

DRAWN BY:	DATE:	
DC	11/24/2025	
CHECKED BY:	BHI PROJECT NO.	SHEET NO.
YPM	20250043	1 OF 1

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08

Community Facilities & Services



Educational Facilities

Northern and Rainbow will be served by schools closest to the plan area. Existing schools include Colinas del Norte Elementary School and Puesta del Sol Elementary School, Eagle Ridge Middle School and Lincoln Middle School, and Rio Rancho High School.



Community Centers

There are no existing or planned community centers in Northern and Rainbow or the immediate area. The nearest city facility is the Rainbow Park and Pool. The City's Parks and Recreation Master Plan identifies a future senior center location at Rainbow Blvd.



Public Safety

Station 2 (North Hills Station) on Cherry Road is the closest fire station to the plan area. There are no existing or planned police substations in Northern and Rainbow. However the City's Comprehensive Plan discussed adding two police substations to the northern and southern portions of the city over time. Two separate access roads for the Rio Rancho Fire and Rescue Department will be required after the 30th home is developed. Fire Hydrants shall be placed no more than 500 ft driving distance apart from one another.

Other Public Facilities & Services

The following list of public facilities is intended to provide guidance for future projects within the area if deemed appropriate by the City. This list does not require the developer to provide these services.

- **Libraries** - Should be located near regional activity centers within Northern and Rainbow.
- **Cemeteries** - None are planned or designated.
- **Solid Waste** - Waste Management, Inc. is the primary refuse collector for the entire city. This along with waste handling systems for internal collection such as refuse, recycling, composting, external collection equipment, transportation and disposal will handle Northern and Rainbows' solid waste.
- **Recycling** - Utilization of existing and private recycling programs within the City of Rio Rancho will allow for a variety of programs to be implemented within Northern and Rainbow.



Loma Colorado Library, Rio Rancho

Trails

Future trails and bikeways will provide access to other recreational facilities in accordance with the City Comprehensive Plan, the City's Bicycle and Pedestrian Transportation Master Plan, and MRMPO Metropolitan Transportation Plan. The are existing paved trails and bicycle lanes in the area. However, the majority of trails and bicycle lanes are only proposed at this time. The closed proposed paved trail and bike lanes will occur on Northern Boulevard. Traveling south of the planning area offers more opportunities with the proposed bicycle trail on Tulip Road and connection to the existing paved trail on Southern Boulevard.



Park Concept A - 0.75 Acres

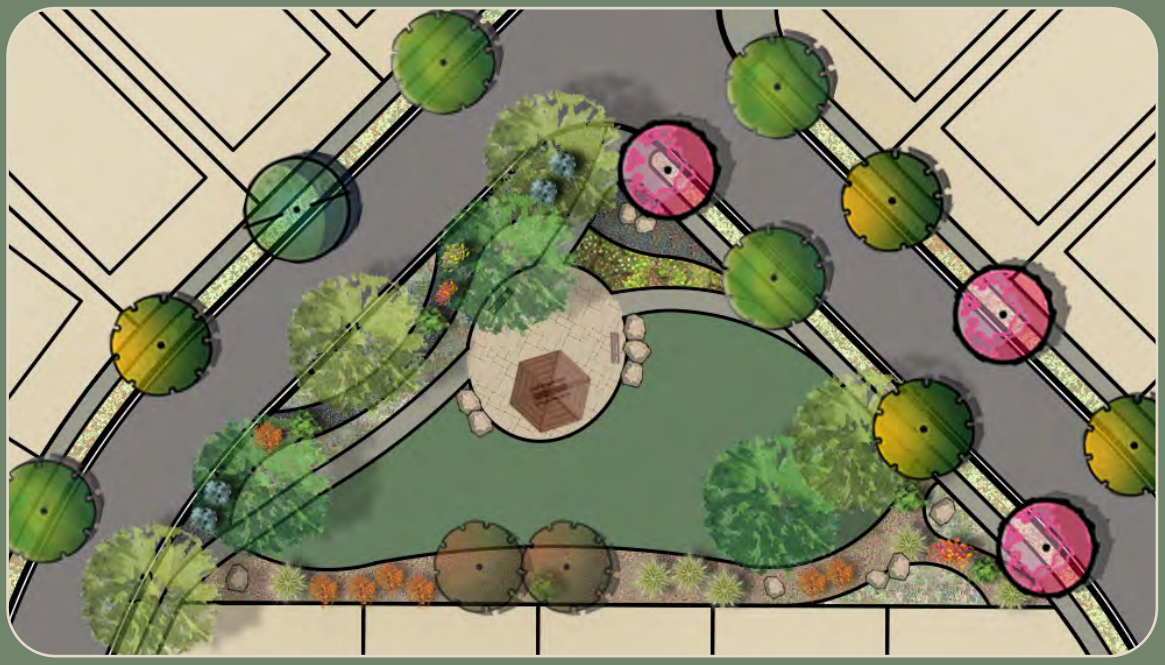


Parks and Open Space

The Master Plan identifies 2.9 acres of HOA-owned and maintained parks in the planning area. All of these parks, community gathering spaces, dog park, and walking paths meet the City's park requirements. All acreages shown are conceptual and shall be refined and finalized with each phase's subdivision plat. Park improvements will be constructed with each phase of the community.

There is one larger private pocket park closer to Northern Boulevard, which will serve as an entrance feature to the subdivision. This park space includes various amenities designed for pedestrian circulation that ultimately connect the regional trails. Amenities include traditional children's playground features and elements, such as a water harvesting garden, corn hole, and a cook-off pavilion. The second park, located closer to the southern planning area and accessed from Rainbow Boulevard, continues the pedestrian-oriented design featuring multi-age oriented amenities. Amenities include a turf area for soccer and frisbee, a croquet station, a walking path, and shaded areas. The planning area also includes a dog park with a "dogipot" pet station and a walking path

Park Concept B – 0.36 Acres



around the drainage pond (See Illustrative Plan). There are also two mini parks/ gathering spaces that provide a resting area, refuge with benches, and a trash receptacle. Camino Crossing is an adjacent subdivision that provides an existing 1-acre park with recreational amenities and pedestrian connections that is within easy walking distance to Rancho Alegria.

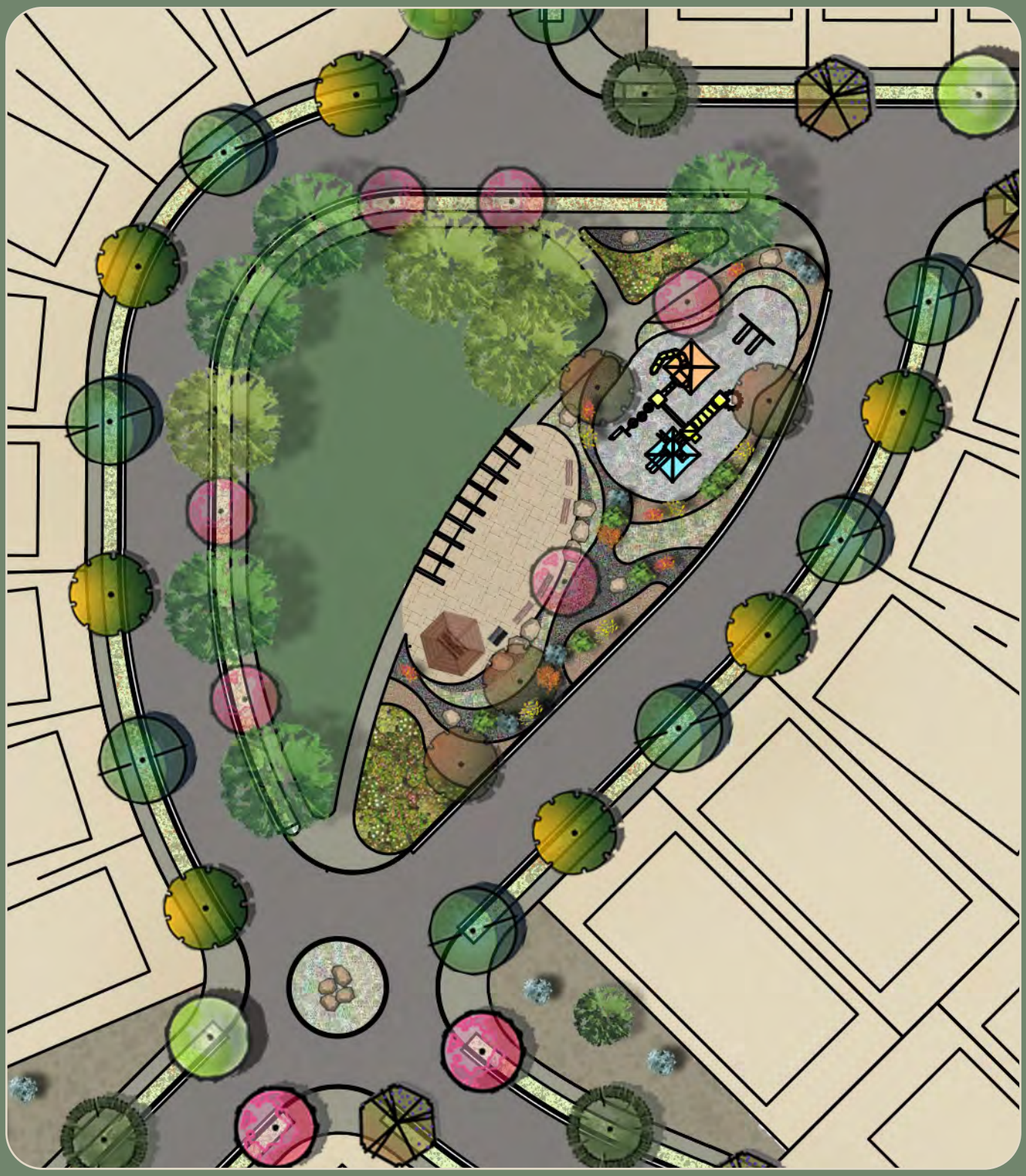






planting plan samples – TBD

Rancho Alegria
Park Concept C - 0.56 Acres





Rancho Alegria Illustrative Plan

R-3 Zoning

350 Units

5 HOA Pocket Parks

- Park A – 0.75 Acres
- Park B – 0.36 Acres
- Park C – 0.14 Acres
- Park D – 0.14 Acres
- Park E – 0.56 Acres

4 Roundabouts

2 Entrance Monuments

Detention Pond 5.5 ac-ft.



Entryway with Median



Monument at each entryway

Rancho Alegria Phasing Plan

Phase 1A - 79 units

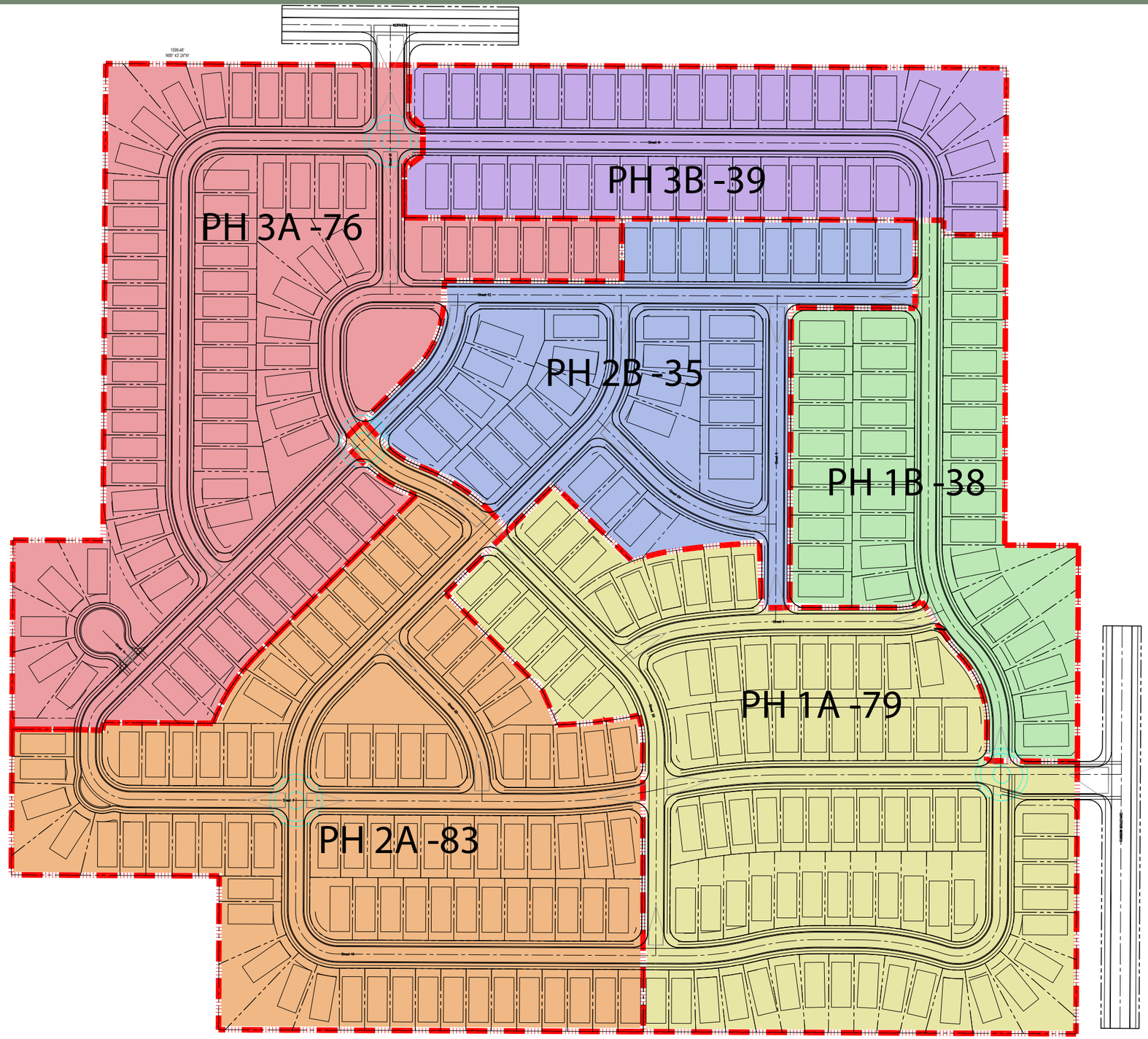
Phase 1B - 38 units

Phase 2A - 83 units

Phase 2B - 35 units

Phase 3A - 76 units

Phase 3B - 39 units



09

Phasing & Implementation

The Rancho Alegria Master Plan will be implemented through adoption by the Rio Rancho Governing Body and a zone map amendment to update the proposed zoning. Construction will proceed in six phases, organized into three primary stages, with two builders offering different housing types and price points. Major infrastructure, drainage, and transportation improvements will be constructed during each phase. To address outdated platting, the developer will replat the area into smaller lots that align with the land use plan. Pulte Homes and Westway Homes will initiate phase one with an entrance from Rainbow Boulevard. The second primary stage, encompassing phases three and four, will introduce the first dedicated park. The third primary stage, including phases five and six, will complete the Master Plan with a second dedicated park and a secondary entrance from Northern Boulevard. Any design standards will be incorporated into future CC&Rs and enforced by a new Homeowner's Association (HOA).

Phase	Pulte Homes	Westway Homes	Park
Phase 1A	79	-	0.75 acres
Phase 1B	-	38	0.36 acres
Phase 2A	83	-	0.14 acres
Phase 2B	-	35	0.14 acres
Phase 3A	76	-	0.56 acres
Phase 3B		39	-

DEVELOPMENT SERVICES DEPARTMENT— TRANSMITTAL AND REVIEW SHEET

DATE: April 15, 2025

TO:
(X) Development Services –David Serrano, Amy Rincon, Patrick Kingsbury, Jesse Gilliam
(X) Fire and Rescue – Brian Johnson, Alex Bartra
(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: Master Plan /Zone Map Amendment
DSD #25-400-00006, 25-100-00017 (Rancho Alegria)

The applicants, Pulte Homes, Crazy 8's, and JLAD, LLC, through their agent, Consensus Planning, request approval of a Master Plan for the lots legally described as U8, Blk 53, Lots 1-24; Blk 49, Lots 2-11, and 14-23; and Blk 50, Lots 2-24. The applicant concurrently requests approval of a zone map amendment, to rezone the properties from M-1: Industrial and Business Park and R-1: Single-Family Residential, to R-4: Single-Family Residential. The properties total 66.25 acres. ***Note that this is the second submittal of the plan, in response to the first round of staff comments.

Please review and provide recommendations, comments or corrections on this form and return via hand delivery, fax or e-mail by **Friday, April 24, 2026**. If redline comments are made on the application, please also provide me with a copy. Please contact Liz Ruiz Carlos at 505-896-8785 or e-mail lruizcarlos@rrnm.gov if you have any questions or would like to review a hard copy at my office.

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

2021 IFC shall be referenced for Fire and Life Safety Code. Appendix D shall be referenced for Fire Apparatus Access Roads. A Fire hydrant shall be no more than 500 ft driving distance from the building. A Fire 1 Plan shall be submitted to the Fire Marshals Office for Review and Approval prior to the full plan set submittal

Comments provided by FMO Captain Alejandro Bartra

Alejandro Bartra — Reviewer
04/16/26 — Date

DEVELOPMENT SERVICES DEPARTMENT— TRANSMITTAL AND REVIEW SHEET

DATE: April 15, 2025

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

No comments on the zone map amendment. Master Plan – recommended approval with the following conditions/understanding:
1. The 0.36 and 0.56 acre pocket parks (parks B and E), IF developed as shown with playground, picnic/shade and grass play areas meet the recreational "value" and requirements of a park and have capacity to meet the recreational needs of this development. They are located within safe, easy access to the residents of this community. Parks C and D will also have recreational elements such as benches and trash cans. It is important that these pocket parks serve the neighborhood, as the referenced public park (Camino Crossing Park) that is across Northern Blvd. is not currently safely accessible to pedestrians from this development as there is no crosswalk or lighted intersection to ensure safe crossing of the street.
2. Park A is indicated as being part of the development's detention pond. To clarify, it appears that ONLY 0.75 acres of the area also designated as a pond tract – will be considered as park land, not the pond itself. The Master Plan shows that a walking path around the pond and fenced dog park with dog waste receptacle will be added to ensure recreational value, but residents will not be directly interacting with the pond slope and basin (important as various standards do not allow for ponds to be used as functional park land), therefore for safety and park improvement criteria, PRCS assumes that any constructed path would be at the top of the slope of the pond. It should be noted that dog facilities are not located inside or next to a ponding feature due to possible introduction of dog feces into ponded or overflow water and distribution of enteric bacteria. Providing a regularly stocked (bags) and maintained (emptied) dog waste station can somewhat minimize impacts.
3. It must be noted that the main pedestrian routes through "parks" must be ADA compliant, and that access to the main park features must meet these criteria (should be sidewalk meeting the stable surfacing, cross slopes and run slopes required for ADA compliance). For natural path routes, material such as a stabilized crusher fine may meet these requirements. If benches or picnic tables are provided, a percentage must meet ADA requirements such as having backs and arms (benches) and be wheelchair accessible (table/s). Any playground installations must meet national and industry standards for installation and safety such as having an independent playground audit. All private park plans will be permitted (in whole, not just the shade structures) and will be reviewed for ADA and safety compliance.

Dyane N. Sonier — Reviewer
04/24/2026 — Date

CITY OF RIO RANCHO
RESOLUTION

RESOLUTION NO. **ENACTMENT NO.**

RESOLUTION ADOPTING THE RANCHO ALEGRIA MASTER PLAN

WHEREAS: the State of New Mexico has granted the City of Rio Rancho the power, authority, jurisdiction, and duty to enforce and carry out the provisions of law relating to planning, platting, zoning, and the power to adopt, amend, extend and carry out a general municipal or master plan which may be referred to as the general or master plan, all pursuant to 3-19-1, NMSA 1978; and

WHEREAS: the Governing Body of the City of Rio Rancho has adopted a Comprehensive Plan that addresses and provides for specific goals, policies, and actions; proposes land use throughout the City; provides for adoption of specific area plans for specific area within the City; and also provides for land use in master planned communities via master plans; and

WHEREAS: the Governing Body of the City of Rio Rancho has adopted a Comprehensive Plan that addresses land use in master planned communities; and

WHEREAS: the Governing Body of the City of Rio Rancho adopted the Northern/Rainbow Specific Area Plan on January 14, 2009, under Resolution No. 04, Enactment No. 09-004, and amended on November 13, 2025, under Resolution No. 133, Enactment No. 25-132; and

WHEREAS: the Planning and Zoning Board of the City of Rio Rancho reviewed the proposed Rancho Alegria Master Plan (Case No. 25-400-00006) at their meeting held on May 26, 2026, and have made recommendation to the Governing Body on the adoption of the proposed Plan; and

WHEREAS: the Governing Body of the City of Rio Rancho, following a duly noticed public hearing on June 11, 2026, has reviewed the proposed Rancho Alegria Master Plan and determined that the Master Plan is in conformance with the City of Rio Rancho Comprehensive Plan

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

Section 1. The Governing Body hereby approves and adopts the proposed Rancho Alegria Master Plan (planning area comprising approximately 66.25 acres), attached hereto.

Section 2. Effective Date. This Resolution shall take effect immediately upon adoption.

ADOPTED THIS 11th DAY OF JUNE, 2026.

Paul Wymer, Mayor

ATTEST:

Noel C. Davis, City Clerk
(SEAL)

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: 25-100-00017

AGENDA DATE:
May 26, 2026

DEPARTMENT:
Development Services

SUBJECT:
Zone Map Amendment. The applicant, Pulte Homes, through their agent, Consensus Planning, requests approval of a Zone Map Amendment to rezone the properties legally described as: Unit 8, Block 53, Lots 1-24; Block 49, Lots 2-11, and 14-23; and Block 50, Lots 2-24, from M-1: Industrial and Business Park and R-1: Single-Family Residential, to R-3: Mixed-Residential. Staff contact is Liz Ruiz Carlos and staff recommends the Planning & Zoning Board recommend approval of the Zone Map Amendment to the Governing Body, with findings and conditions.

BACKGROUND AND ANALYSIS:
The applicant, Pulte Homes, through their agent, Consensus Planning, requests approval of a Zone Map Amendment to rezone the properties legally described as: Unit 8, Block 53, Lots 1-24; Block 49, Lots 2-11, and 14-23; and Block 50, Lots 2-24, from M-1: Industrial and Business Park and R-1: Single-Family Residential, to R-3: Mixed-Residential.

The properties total 66.25 acres and the area is bounded by Northern Blvd NW (a minor arterial) to the North, 3rd St NW (a residential road) to the West, 7th Ave NW (a residential road) to the South, and Rainbow Blvd NE (a minor arterial road) to the east. The Northern Rainbow Specific Area Plan identifies the subject properties as "Medium Density Residential" with a suggested zoning of R-3: Mixed Residential.

The applicant is concurrently requesting approval of the adoption of the Rancho Alegria Master Plan, under case #25-400-00006.

CONFORMANCE WITH THE CITY ZONING ORDINANCE:
City of Rio Rancho Code of Ordinances (R.O. 2003) Section 150.07 (A) requires that an applicant file a request for a zone map amendment through the City Planning & Zoning Board when a change in zoning designation is sought.

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

Pursuant to the criteria provided by R.O. 2003 Section 150.07 (D) through (G), a request for change in zoning designation must address the following policies and criterion for a zone map change: (D) The following policies for deciding zone map change applications pursuant to the City zoning code are hereby adopted:

(1) A proposed zone change must be found to be consistent with the health, safety, morals, and

general welfare of the City.

The applicant states: "The proposed Zone Map Amendment (ZMA) for the Rancho Alegria residential community is consistent with the health, safety, morals, and general welfare of the city. The proposed ZMA offers an opportunity to enhance the health and welfare of the City by establishing the development conditions necessary for constructing residential projects that will meet the needs of the Northern / Rainbow area and future Rancho Alegria residents. The amendment will complement the existing and surrounding developed residential areas by allowing a variety of housing options in what the Rio Rancho Comprehensive Plan defines as a development node, corridor, and gateway (Page V-11). As described in Section 1.3 Development Nodes, "The creation of development nodes where higher concentration of land uses exist in the form of commercial, multifamily and mixed-use developments helps to develop a sense of place," the proposed ZMA will further the general welfare of the City by providing high-quality homes and creating a sense of place for current and future residents within a developing neighborhood within Rio Rancho."

Staff recommends that the Planning & Zoning Board find that the proposed zoning is consistent with the health, safety, morals and general welfare of the City. The requested Zone Map Amendment would enable additional housing dwellings in the City of Rio Rancho, thereby providing residents with both increased, and varied housing options, in a growing area of the City; consistent with the morals and welfare of the City. The proposed zoning is being proposed along with the Rancho Alegria Master Plan, which would provide for an additional safe and healthy residential neighborhood in the City. Conforms.

(2) Stability of land use and zoning is desirable; therefore, the applicant must provide a sound justification for the change. The burden is on the applicant to show why the change should be made, not on the City to show why the change should be made.

The applicant states: "The request to rezone the site to R-3 is consistent with the NRSAP. Westway Homes has been assembling land to address the antiquated platting and checkerboard ownership, which have hitherto that presented a significant challenge for development. In addition, the subject properties have remained vacant for over 15 years under the existing R-1 and M-1 zoning. However, within the last few years, there has been a growing demand for additional mixed-density, mixed-income housing in Rio Rancho. Further, there has been less interest from homebuilders in large estate lots at lower densities, especially in areas that require substantial transportation and drainage improvements due to access and topography challenges. As a result, the subject parcels, with their larger lot and infrastructure requirements under the existing R-1 "low density residential" zoning, are likely to continue to remain undeveloped as large estate lots. The proposed R-3 zoning is better suited and provides a logical transition from R-1 with a medium lot size option for more productive use of currently vacant land. This transition ensures stability for non-contiguous lots that would remain R-1 as it provides a complementary transition in densities. Adequate consideration for buffering and traffic circulation has been given to the out parcel lots not owned by the applicant (see Master Plan). The zone change will create the opportunity for diverse housing product options tailored to current and future housing needs in the area."

Staff recommends the Planning and Zoning Board finds that the applicant has provided sound justification for stability of land use and zoning, as the request will enable stable and consistent residential zoning across the subject properties. The zoning change may enable further residential development in this area and will expand infrastructure that can serve future commercial development as well; given that the subject properties are within close proximity to intended future commercial development to the south (per the Northern and Rainbow Specific Area Plan).

Staff recommends the Board finds that the proposed zoning will still accomplish the original intent of this area, as far as allowing for residential development, but may also potentially encourage future

commercial growth to fulfill the needs of the surrounding community, contributing to a stability in land use. Conforms.

(3) A proposed change shall generally be consistent with adopted elements of the Comprehensive Plan or other City master plans and amendments thereto including privately developed area plans which have been adopted by the City.

The applicant states: "The proposed ZMA is consistent with and furthers several goals and policies of the City's Comprehensive Plan as identified in the Rio Rancho Comprehensive Plan Justification Criteria on page 5. The proposed ZMA is consistent with and furthers the NRSAP, a privately developed area plan, which has been adopted by the City. The Rancho Alegria Master Plan is within the NRSAP and identifies the NRSAP's proposed land uses, aligns development with the proposed land uses, and implements them through zone map amendments."

Staff recommends that the Planning & Zoning Board find that the zone change is consistent with adopted elements of the Comprehensive Plan. Staff recommends that the Planning & Zoning Board find that the proposed zone change promotes and furthers goals and policies of the Population and Housing Element of the City Comprehensive Plan, as well as Goal PH-3: Promote a variety of housing types to meet the needs of all members of the community.

Staff recommends the Board find that the zone change also meets the Goals and Objectives of the Northern and Rainbow Specific Area Plan and the now proposed Rancho Alegria Master Plan, in that it maintains the desired residential land-use for the subject properties.

Staff recommends the Board finds that conformance and consistency with the existing Master Plans and Area Plans for the subject properties is contingent upon approval of the concurrent Rancho Alegria Master Plan request (case #25-400-00006). Conforms.

(4) The applicant must demonstrate that the existing zoning is inappropriate because:
(a) There was an error, mistake or is necessary to correct an injustice that occurred when the existing zone map pattern was created, including the placement of an R-1 or transitional zone on an antiquated plat filed before the City's incorporation and adoption of its own zoning code or on land annexed by the City; or
(b) Changed neighborhood or community conditions justify the change; or
(c) A different use category is more advantageous to the community, as articulated in the Comprehensive Plan or other City master plan, even though (D)(1) or (2) does not apply. Applicant's reliance on this provision requires proof that (i) there is a public need for a change of the kind in question, and (ii) that need will be best served by changing the classification of the particular piece of property in question as compared with other available property.

In response to criteria C, the applicant states that: "Considering the current and future conditions of the site and community, a different zoning category is more advantageous (Criterion C). The subject properties have not developed under the existing R-1 zoning. They have remained vacant for over 15 years since the original Northern and Rainbow Specific Area Plan was adopted in 2009. The requested R-3 zoning is more advantageous to the community, as it responds to the City of Rio Rancho's goal to support the construction of a "variety of housing types that meet the needs of all members of the community" and policy to "encourage mixed-income housing opportunities in designated growth nodes throughout the city," of which Northern and Rainbow is a designated node. It is unlikely that the R-1 lots envisioned in the original Northern and Rainbow Specific Area Plan will develop in the near future due to current housing market trends towards smaller homes on smaller lots. According to the Rio Rancho's 2023 NM Affordable Housing Needs Assessment, adding to the supply of townhomes and smaller detached units in rapidly growing cities like Rio Rancho can create affordable options for first-time or lower-income home buyers. The development of market-rate multi-family properties will also reduce rental market pressure for households at all

income levels. The increasing demand for single-family homes, townhomes, smaller detached units, and multi-family units in Rio Rancho and the Greater Albuquerque Metro Region, coupled with a shortage of development-ready sites necessitates a need for the zone change. The subject site is well suited to support housing development at medium densities. The requested R-3 zoning for this property will better serve the needs of the community than the existing R-1 and M-1 zoning."

Staff recommends that the Planning & Zoning Board find that the proposed zoning is more advantageous for the community as it will bring the land use and zoning in-line with the Northern and Rainbow Specific Area Plan. It also serves as a natural transition from the R-4: Single-Family lots to the north (Camino Crossing Subdivision), into the intended future commercial development to the south (per the Northern and Rainbow Specific Area Plan).

Staff recommends the Board finds that the fact that the site has not developed under R-1 zoning is not sufficient justification for the request, however the proposed zoning conforms to the use and zoning of the Northern Rainbow Specific Area Plan and the proposed zoning with accompanying Master Plan is more advantageous to the community. Conforms.

(E) The cost of land or other economic considerations pertaining to the applicant shall not be a determining factor for a change of zone.
The applicant states, "The cost of land or other economic considerations are not the determining factors for the applicant's request for a zone change. The request for a zone change aligns with implementation strategies for the Northern and Rainbow Specific Area Plan, Rancho Alegria Master Plan and is consistent with the goals of the City’s Comprehensive Plan and Affordable Housing Plan to provide mixed-income, mixed-density homes across the city."

Staff recommends that the Planning and Zoning Board find that the cost of land or other economic considerations pertaining to the applicant is not considered a determining factor in the change in zoning designation. Conforms.

(F) Location on a collector or major street is not in itself sufficient justification of apartment, office, or commercial zoning.

The applicant states, "The zone change is not being requested due to its location along a major street. The zone change is sought to implement the proposed land use of the Northern and Rainbow Specific Area Plan and the Rancho Alegria Master Plan. The requested zone map amendment is not for apartment, office, or commercial zoning."

Staff recommends that the Planning and Zoning Board find that the criterion is not applicable.

(G) A zone change request which would give a zone different from surrounding zoning to one small area, especially when only one premises is involved, is generally called a “spot zone.” Such a change of zone may be approved only when:
(1) The change will clearly facilitate realization of the comprehensive Plan and any applicable adopted sector development plan or area development plan; or
(2) The area of the proposed zone change is different form surrounding land because it could function as a transition between adjacent zones; because the site is not suitable for the uses allowed in any adjacent zone due to topography, traffic, or special adverse land uses nearby; or because the nature of structures already on the premises makes the site unsuitable for the uses allowed in any adjacent zone.
The applicant states, "A spot zone is not created on the subject properties since it applies to a large, contiguous area within the Northern and Rainbow Specific Area that prescribes such land uses and zoning. The area is master planned and will facilitate the realization of several goals and policies of the Comprehensive Plan."

Staff recommends that the Planning and Zoning Board find that the requested zone map amendment is not a spot zone, as the request will bring the land use and zoning in-line with the Northern and Rainbow Specific Area Plan. Additionally, while the proposed zoning is R-3: Mixed-Residential, the intent is for the subject properties to be developed with single-family homes; which aligns with the existing single-family subdivision to the north (Camino Crossing).

Staff recommends that the Board finds that pending approval of the concurrent Master Plan request, the proposed Zone Map Amendment would facilitate realization of the Northern and Rainbow Specific Area Plan. Conforms.

SURROUNDING LAND USE/ZONING: The surrounding properties to the north are zoned R-1: Single-Family Residential and R-4: Single Family Residential (Camino Crossing Neighborhood); the properties to the west are also zoned R-1: Single-Family Residential; the properties to the South are zoned M-1: Industrial and Business Park; and the properties to the east are zoned R-1: Single-Family Residential. There are three residentially developed lots that abut the subject properties, as well as two industrially developed lots that abut the subject properties; these lots are all excluded from both the Zone Map Amendment and the Rancho Alegria Master Plan requests.

NOTIFICATIONS: Notifications were sent to affected property owners in conjunction with the Master Plan request, 15 days prior to the hearing date. A legal advertisement was placed in the May 11, 2026 edition of the Albuquerque Journal. A sign was posted on the property one week prior to the hearing. All legal notification requirements have been met.

INTERDEPARTMENTAL/INTERAGENCY REVIEW:
See comments for Case #25-400-00006

IMPACT:

Staff recommends the Planning and Zoning Board recommend approval of the Zone Map Amendment to the Governing Body, subject to the following findings below:

GENERAL FINDINGS OF FACT:
1. The Planning and Zoning Board may make a recommendation to the Governing Body on the applicant’s request for a zone map amendment.
2. The applicant has the authority to apply for a zone map amendment on the subject property.
3. The applicant and adjacent property owners received due process.

SPECIFIC FINDINGS OF FACT:
The applicant has submitted an application and narrative which demonstrates that the change in zoning designation meets the requirements of the Rio Rancho Code of Ordinances (R.O. 2003) §150.07(D) Amendments, including:

1. The proposed zone change would be consistent with the health, safety, morals, and general welfare of the City by furthering goals of the existing Northern and Rainbow Specific Area Plan, the proposed Rancho Alegria Master Plan, and the City's Comprehensive Plan.
2. The applicant has provided sound justification, in a narrative dated December 18, 2025, for the proposed zone change and that the Zone Map Amendment would provide for a more advantageous zoning designation.
3. The proposed Zone Map Amendment would be consistent with the intent of the adopted elements of the City's Comprehensive Plan and the Northern and Rainbow Specific Area Plan, and would be consistent with the proposed Rancho Alegria Master Plan.
4. The applicant has demonstrated that the proposed R-3: Mixed-Residential zoning designation would be a more advantageous zone for the subject properties, as it furthers goals of the Northern and Rainbow Specific Area Plan, the proposed Rancho Alegria Master Plan, and of the City's

Comprehensive Plan.
5. The requested zone map amendment would not create a "spot zone."

If the Board determines the proposed zone map amendment is not justified, the following findings are recommended for denial:

SPECIFIC FINDINGS OF FACT FOR DENIAL:
1. The proposed zone map amendment does not meet the requirements of Rio Rancho Code of Ordinances (R.O. 2003) §150.07(D) Amendments.

ALTERNATIVES:

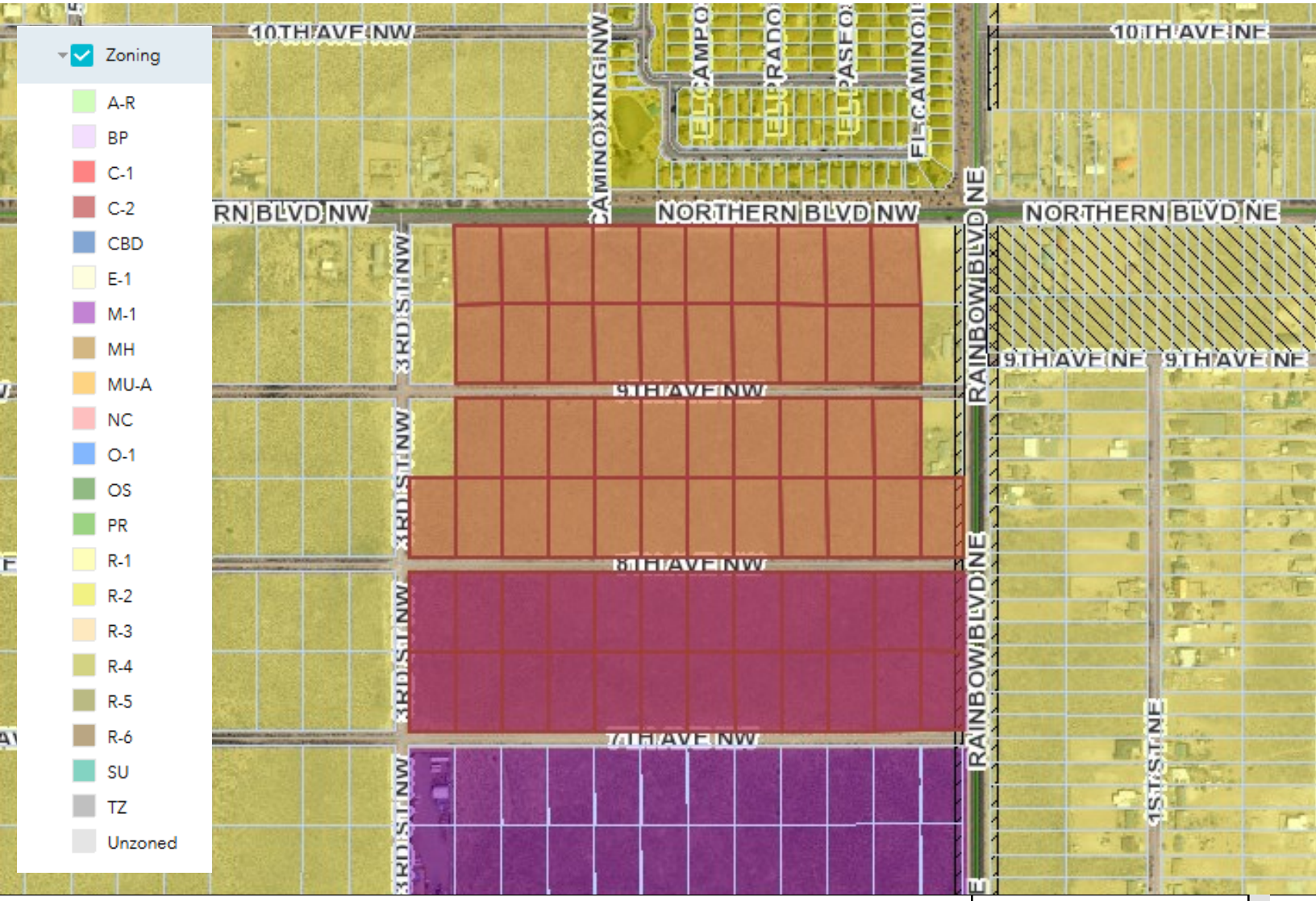
The Planning and Zoning Board may:
1. Recommend approval of the request to the Governing Body;
2. Recommend denial of the request to the Governing Body;
3. Modify the request and recommend the Governing Body approve such modifications;
4. Postpone the item and continue the public hearing in order to further review.

DEPARTMENT RECOMMENDATION:

Staff recommends the Planning & Zoning Board recommend approval of the Zone Map Amendment to the Governing Body, with findings and conditions.

ATTACHMENT: Zoning & Location Map.pdf
ATTACHMENT: Application.pdf
ATTACHMENT: Justification Letter.pdf
ATTACHMENT: Reproduction_of_Notices.pdf
ATTACHMENT: Draft_Ordinance_BMB.doc

RANCHO ALEGRIA (MASTER PLAN) & ZONE MAP AMENDMENT: M-1 AND R-1 TO R-4: SINGLE-FAMILY RESIDENTIAL DISTRICT



Rio Rancho City of Vision

GIS Moving Spatial Data Forward

Subject Property

N

W E

S

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 Liz Ruiz Carlos, 4/24/2026

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
			☐ 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: Pulte Homes		Phone: 505-331-8711
Address:		E-Mail:Kevin.Patton@PulteGroup.com
City: Albuquerque	State: New Mexico	Zip:
Proprietary Interest:	List Owners: Crazy 8's, LLC & JLAD, LLC	
Deed or Ownership Verification Provided: (Initials) W.F.	Letter of Authorization Provided: (Initials) W.F & K.P	
Agent Name: Consensus Planning		Phone: 505-764-9801
Address: 302 Eighth Street NW		E-Mail: cp@consensusplanning.com
City: Albuquerque	State: New Mexico	ZIP Code: 87102

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

Master Map and Zone Map Amendment

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit : Unit 8	Block(s): 49, 50, 53	Lot(s): see attached
Existing Zoning: M-1 & R-1	Proposed Zoning: R-4	
No. of existing lots: 66	No. of proposed lots: 350	Total area of site (acres) 66.25

ACKNOWLEDGEMENT

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

Print Name: James K. Strozier, FAICP	Applicant: Pulte Homes	Agent: Consensus Planning
Signature:		Date: 12/18/2025

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

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

Form revised January 26, 2017

December 8, 2025

City of Rio Rancho

3200 Civic Circle NE

Rio Rancho, NM 87144

Letter of Authorization

To Whom It May Concern,

This letter authorizes Applicant Pulte Homes (Applicant) and Consensus Planning, Inc. (Agent) to represent Crazy 8's LLC and JLAD, LLC (Owner) for the Rancho Alegria Master Plan and Zone Map Amendment occurring within the City of Rio Rancho. The agent shall have full authority to meet with City Staff, hold meetings, and submit any documents related to the ongoing projects. Thank you for your help and cooperation.

Sincerely,

Crazy Eights & JLAD, LLC

By: _____

Printed Name: W. MICHAEL FIETZ

Title: MANAGING MEMBER

Pulte Homes

By: _____

Printed Name: Kevin Patton

Title: Director of Land Planning & Entitlements

Subd	Block	Lot	StrAddr	ZipCode	Acres	existing	proposed
U08	49	2	222 NORTHERN BLVD NW	87124	1.000661	R-1	R-4
U08	49	3	218 NORTHERN BLVD NW	87124	0.996125	R-1	R-4
U08	49	4	214 NORTHERN BLVD NW	87124	0.99603	R-1	R-4
U08	49	5	210 NORTHERN BLVD NW	87124	0.997477	R-1	R-4
U08	49	6	122 NORTHERN BLVD NW	87124	0.999022	R-1	R-4
U08	49	7	118 NORTHERN BLVD NW	87124	1.001355	R-1	R-4
U08	49	8	114 NORTHERN BLVD NW	87124	1.005553	R-1	R-4
U08	49	9	110 NORTHERN BLVD NW	87124	1.007551	R-1	R-4
U08	49	10	30 NORTHERN BLVD NW	87124	1.012577	R-1	R-4
U08	49	11	20 NORTHERN BLVD NW	87124	1.017513	R-1	R-4
U08	49	14	21 9TH AVE NW	87124	1.022049	R-1	R-4
U08	49	15	31 9TH AVE NW	87124	1.01291	R-1	R-4
U08	49	16	111 9TH AVE NW	87124	1.007794	R-1	R-4
U08	49	17	115 9TH AVE NW	87124	1.004578	R-1	R-4
U08	49	18	119 9TH AVE NW	87124	0.99852	R-1	R-4
U08	49	19	123 9TH AVE NW	87124	0.997492	R-1	R-4
U08	49	20	211 9TH AVE NW	87124	0.997917	R-1	R-4
U08	49	21	215 9TH AVE NW	87124	0.998161	R-1	R-4
U08	49	22	219 9TH AVE NW	87124	0.996457	R-1	R-4
U08	49	23	223 9TH AVE NW	87124	0.999696	R-1	R-4
U08	50	2	222 9TH AVE NW	87124	1.00478	R-1	R-4
U08	50	3	218 9TH AVE NW	87124	1.003001	R-1	R-4
U08	50	4	214 9TH AVE NW	87124	1.005854	R-1	R-4
U08	50	5	210 9TH AVE NW	87124	1.005565	R-1	R-4
U08	50	6	122 9TH AVE NW	87124	1.003659	R-1	R-4
U08	50	7	118 9TH AVE NW	87124	1.001663	R-1	R-4
U08	50	8	114 9TH AVE NW	87124	1.00512	R-1	R-4
U08	50	9	110 9TH AVE NW	87124	1.006339	R-1	R-4
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U08	50	11	20 9TH AVE NW	87124	1.017916	R-1	R-4
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U08	50	15	31 8TH AVE NW	87124	1.009226	R-1	R-4
U08	50	16	111 8TH AVE NW	87124	1.007832	R-1	R-4
U08	50	17	115 8TH AVE NW	87124	1.008867	R-1	R-4
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U08	50	19	123 8TH AVE NW	87124	1.008212	R-1	R-4
U08	50	20	211 8TH AVE NW	87124	1.009214	R-1	R-4
U08	50	21	215 8TH AVE NW	87124	1.009733	R-1	R-4
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U08	53	1	310 8TH AVE NW	87124	1.008385	M-1	R-4
U08	53	2	222 8TH AVE NW	87124	1.007048	M-1	R-4
U08	53	3	218 8TH AVE NW	87124	1.007782	M-1	R-4
U08	53	4	214 8TH AVE NW	87124	1.0101	M-1	R-4
U08	53	5	210 8TH AVE NW	87124	1.009653	M-1	R-4
U08	53	6	122 8TH AVE NW	87124	1.009539	M-1	R-4
U08	53	7	118 8TH AVE NW	87124	1.00787	M-1	R-4
U08	53	8	114 8TH AVE NW	87124	1.010223	M-1	R-4
U08	53	9	110 8TH AVE NW	87124	1.009348	M-1	R-4
U08	53	10	30 8TH AVE NW	87124	1.009541	M-1	R-4
U08	53	11	20 8TH AVE NW	87124	1.011219	M-1	R-4
U08	53	12	10 8TH AVE NW	87124	0.919046	M-1	R-4
U08	53	13	11 7TH AVE NW	87124	0.922158	M-1	R-4
U08	53	14	21 7TH AVE NW	87124	1.017511	M-1	R-4
U08	53	15	31 7TH AVE NW	87124	1.015914	M-1	R-4
U08	53	16	111 7TH AVE NW	87124	1.015076	M-1	R-4
U08	53	17	115 7TH AVE NW	87124	1.015571	M-1	R-4
U08	53	18	119 7TH AVE NW	87124	1.012024	M-1	R-4
U08	53	19	123 7TH AVE NW	87124	1.013491	M-1	R-4
U08	53	20	211 7TH AVE NW	87124	1.014883	M-1	R-4
U08	53	21	215 7TH AVE NW	87124	1.014209	M-1	R-4
U08	53	22	219 7TH AVE NW	87124	1.012412	M-1	R-4
U08	53	23	223 7TH AVE NW	87124	1.01413	M-1	R-4
U08	53	24	311 7TH AVE NW	87124	1.013486	M-1	R-4
					66.24904		

CONSENSUS PLANNING

Landscape Architecture
Urban Design
Planning Services

302 Eighth St. NW
Albuquerque, NM 87102

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

December 18, 2025

Scottie Richardson, Chairman
Planning and Zoning Board
City of Rio Rancho
3200 Civic Center Circle NE
Rio Rancho, NM 87144

RE: Rancho Alegria Master Plan and Zone Map Amendment

Dear Mr. Chairman:

The purpose of this letter is to request review and approval of a Master Plan and Zone Map Amendment on behalf of Pulte Homes (Applicant) and Crazy 8's and JLAD, LLC (Owner).

Summary of Request: This two-part request includes:

1. Approval of a Master Plan to guide traffic and circulation, parks and recreation, drainage, utilities, and to provide design guidelines for future development. The Rancho Alegria Master Plan boundary totals 66.25 acres with 66 parcels.
2. Approval of a Zone Map Amendment to rezone the properties that are owned by Crazy 8's and JLAD, Inc. These parcels are currently zoned and legally described:
    - M-1: Industrial Rio Rancho Estates, Unit 8, Block 53, Lots 1-24.
    - R-1: Single-family Residential, Block 49, Lots 2-11, 14-23; Block 50, Lots 2-11, 9-11, 13-24 (see Figure 3 on page 5).

PROJECT DESCRIPTION

The subject properties are generally bound by Northern Boulevard (N), 7th Avenue (S), Rainbow Boulevard (E), 3rd Street (W). Pulte Homes is requesting the approval of a Master Plan and a zone change from R-1 and M-1 to entirely R-3, to allow for the development of medium-density homes.

The recently approved Amendment of the Northern and Rainbow Specific Area Plan (NRSAP) boundaries and modification of its Land Use Map provide guidelines for future development within the NRSAP. The proposed Master Plan ensures well-planned neighborhoods, and the zone map amendment implements the goals of this Master Plan, the Specific Area Plan, and the Comprehensive Plan.

The Master Plan area is owned by a single owner, Westway Homes, deeded under LJAD, LLC, and Crazy 8's, LLC. There are six parcels not included in the Master Plan boundary but adjacent to the planning area. Three of the six parcels are currently developed with single-family houses. These "out parcels" are adjacent to Rainbow Boulevard and 3rd Avenue (see Figure 1).

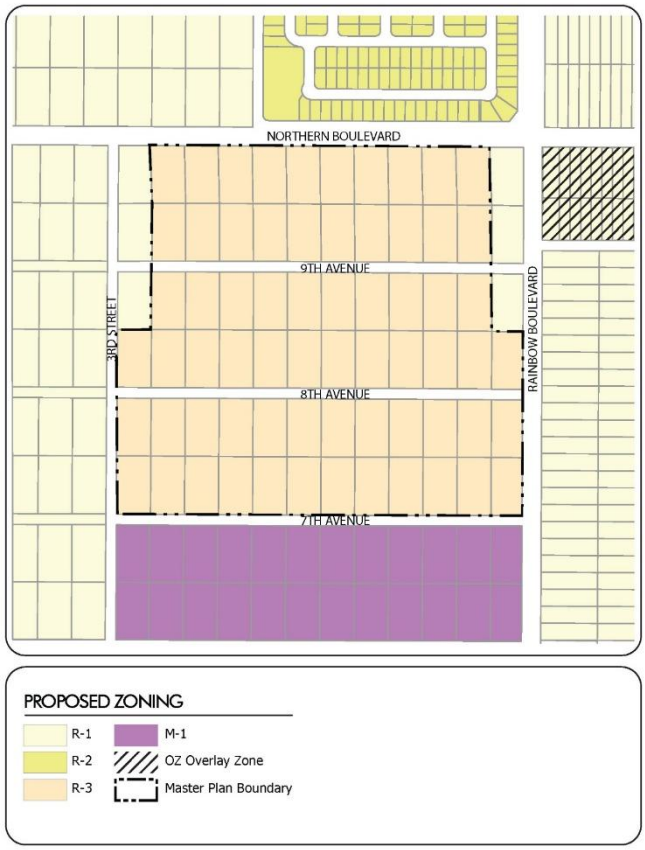
PRINCIPALS

James K. Strozier, FAICP

ASSOCIATES

Ken Romig, PLA, ASLA
Erin Callahan, AICP

Figure 1. Proposed Zoning



CASE HISTORY

The current R-1: Single-family Residential zoning was adopted by the Governing Body in 1994 as Ordinance No. 62, Enactment No. 94-060. The existing Northern and Rainbow Specific Area Plan was adopted by the City of Rio Rancho on January 14, 2009. At that time, the primary emphasis was that the area would be anchored by the Rainbow Business Park, which would serve as an Employment Center for western Rio Rancho. The plan also proposed future zoning and a land use map for the entire plan area. The proposed zoning and land uses were to be implemented by the private landowners through separate Master Plans and zone map amendments. Of the proposed zoning, only the M-1: Light Manufacturing District was requested to be changed and adopted by the Governing Body in 2009, as Ordinance No. 8, Enactment No. 09-06. Since then, no other zone map amendments have been requested, and the majority of the site has remained vacant.

A Planning Zoning Board (PZB) hearing was held on October 28, 2025, regarding the land use update within the Northern and Rainbow Specific Area Plan, with staff recommending approval, and the PZB unanimously recommending approval to the Governing Body. On November 13, 2025, the NRSAP Amendment was unanimously adopted.

NRSAP Amendment in 2025 updated the original proposed land uses to include more residential components with various housing densities and reduced the Industrial component, which never came to fruition, except for only one business.

The Rainbow Business Park will remain; however, the heavy industrial areas are recommended to be replaced with new neighborhood commercial (C-1) and a light manufacturing district (C-2).

The Applicant held a pre-application meeting with Development Services staff on February 27, 2025, to discuss the proposed Rancho Alegria Master Plan and Zone Map Amendment requests.

ADJACENT LAND USE AND ZONING

The subject property is within the NRSAP boundary and is currently zoned R-1 and M-1 (see Figure 2). Most of the NRSAP area has been vacant since it was designated. There is only one industrial business and four existing homes currently (see Figure 1). The adjacent properties to the north are zoned R-2 with a built-out single-family neighborhood and park. The properties to the east, west, and south are zoned R-1 with very limited single-family houses. There is an Overlay Zone (OZ) along segments of Rainbow Boulevard. The Zoning Overlay enactment 98-023 aims to promote replatting in areas where the subdivision layout is substandard or ill-conceived, or where it hinders the continuity of the street network.

Figure 2. Existing Land Use

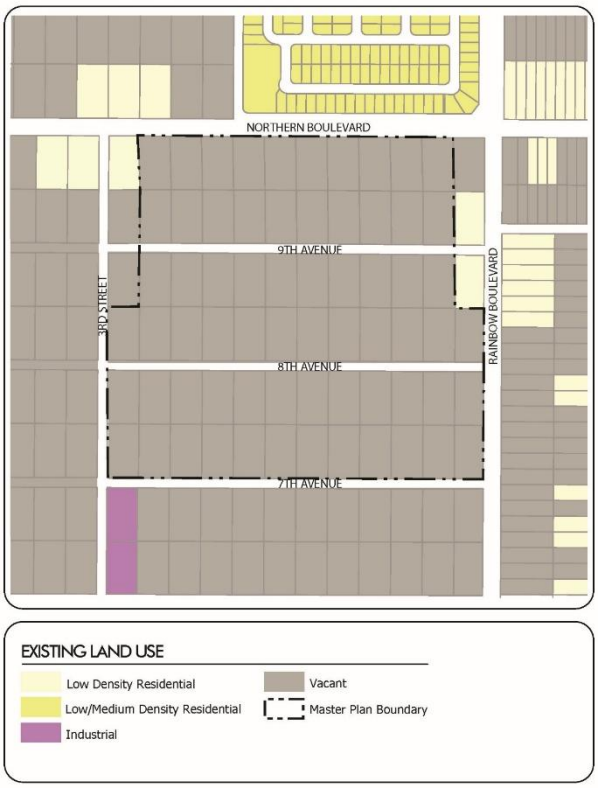
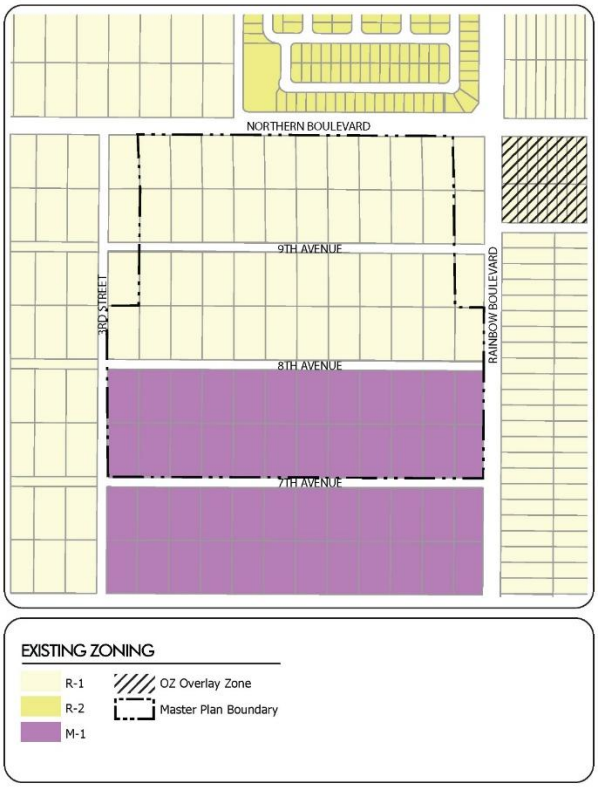


Figure 3. Existing Zoning



RIO RANCHO COMPREHENSIVE PLAN JUSTIFICATION CRITERIA

The following responses justify how the requests for both the Master Plan and the Zone Map Amendment for the properties align with the goals and policies of the City of Rio Rancho Comprehensive Plan.

GOAL A-1: Eliminate antiquated platting within the City of Rio Rancho where desirable.
POLICY A-2: Require appropriate development standards for infrastructure and environmental improvements for both newly platted lots and antiquated lots.
POLICY A-3: Ensure that the City's land use and development regulations provide the specific and detailed provisions necessary to eliminate prematurely platted land when feasible.
Action A-4: Process street name change applications to address numbered streets that conflict with the street naming policy.

> **Applicant Response:** *The adopted Rancho Alegria Master Plan provides a framework to consolidate, and re-plat prematurely developed lots in the planning area. The Zone Map Amendment will allow the Applicant to address issues of antiquated platting by* removing the R-1 and M-1 zones and replacing them with R-3.

GOAL CON-5: Meet federal, state, regional and local water quality standards through coordinated, long-term strategies that address the many contributors to water pollution.

> **Applicant Response:** *These requests will meet federal, state, regional, and local water quality standards through coordinated, long-term strategies through the implementation of an approved master drainage plan as part of the Rancho Alegria Master Plan. The drainage plan will ensure that all future development meets water requirements and water quality standards.*

GOAL L-2: Encourage consolidation of lots to promote a variety of land uses in a planned manner.
POLICY L-1: Encourage the Master Planning of developments that establish a community character that considers circulation, landscaping, open space, storm drainage, utilities, and building location and design in the Master Plan.

> **Applicant Response:** *These requests encourage the consolidation of lots to promote a variety of land uses in a planned manner by two local Home Builders, Westway Homes and Pulte Homes, thereby providing a variety of complementary housing types. Additionally, the request encourages the Master Planning of developments that establish community character by enhancing the community's design standards, outlining circulation, landscaping, open space, storm drainage, utilities, and building locations and designs*.

GOAL PH-4: To ensure that single-family and multifamily residential neighborhoods provide an attractive living environment.
POLICY PH-7: Support residential developments with appropriate amenities for families with children.

> **Applicant Response:** *These requests support residential development with appropriate amenities for families with children, as the Zone Map*

Amendment will implement single-family residential neighborhoods with HOA Pocket Parks, creating an attractive living environment. The Master Plan will include a proposed land-use map showing where future residential and recreational areas will be and how the added recreational features will add value and be appropriate amenities for families with children.

GOAL TR-2: Transportation facilities designed and constructed in a manner to facilitate Rio Rancho's economic goals, enhance livability and meet Federal, State, regional and local requirements.
POLICY TR-11: Ensure all rights-of-way and transportation facilities are ADA-compliant
POLICY TR-10: Support the design of streets and highways to respect surrounding land uses, natural features and community amenities.

Applicant Response: *The Master Plan outlines transportation facilities designed and constructed in a manner to facilitate Rio Rancho's economic goals, enhance livability, meet Federal, State, regional, and local requirements. The Master Plan supports a balanced transportation system by including a variety of transportation options to meet future development needs. The Master Plan acknowledges the planned 156-foot ROW along Rainbow Boulevard and has reduced its site, dedicating 28 feet of property to the ROW's future expansion. The Master Plan includes developing residential roads throughout the proposed neighborhoods, extending the existing sidewalks, and creating a network of paths to support all modes of transportation.*

GOAL PF-3: Provide public facilities that meet or exceed constituents expectations.
GOAL PF-4: Current demand on public facilities should not overburden City public facilities beyond what the City can reasonably provide for future demand.
GOAL PF-5: Construct new public facilities to meet demands at least 10 years into the future.
POLICYPF-3: Make land use recommendations based on the availability of adequate public facilities necessary to support a proposed land use.

Applicant Response: *The Master Plan will implement a broad range of services and public facilities that meet the needs of current and future City residents. The Master Plan will incorporate* public facilities such as roads, water, *and sewer infrastructure that is suitable for all development within the planned area.*

GOAL UD-1: Create focused growth areas where existing public infrastructure can support higher density development.
GOAL UD 3: Create street patterns with development that fosters human interaction.
POLICY UD-1: Identify specific areas within the city where growth should be focused.
POLICY UD 2: Provide development incentives for developments that create a sense of place, foster human interaction, and discourage crime.

Applicant Response: *The Rancho Alegria Master Plan was created with the Northern and Rainbow Specific Area Plan to expand on focus growth areas where existing public infrastructure can support higher-density development. The created street patterns with development foster human interaction, create a sense of place, and discourage crime.*

GOAL EDP-3: Enhance the tax base.
Policy EDP-6: Continue to support Southern Sandoval County Arroyo and Flood Control Authority (SSCAFCA) and ensure the City and SSCAFCA have a collaborative relationship to ensure both entities' needs are met.

> **Applicant Response:** *These requests will enhance the tax base because this residential development is adjacent to Northern Boulevard and Rainbow Boulevard, which provide access and links to surrounding communities where economic development, jobs, and needed services can be obtained. The Master Plan's development and ultimate adoption require continued support from the Southern Sandoval County Arroyo and Flood Control Authority (SSCAFCA) to ensure a collaborative relationship between the City and SSCAFCA, with both entities' needs met.*

RIO RANCHO DEVELOPMENT PROCESS MANUAL (DPM) MASTER PLAN JUSTIFICATION CRITERIA

This request for a Master Plan complies with the criteria outlined in Volume I.5 Planning – Rio Rancho's Future of the Rio Rancho Development Process Manual as follows:

Master Plans are prepared by either the City or private sector and submitted to the City for review and approval. Master Plans address the Principles and Policies of the Vision 2020, but specific to a defined area within the City; at least 20 acres but usually more than 100 acres.

> **Applicant Response:** *The proposed Rancho Alegria Master Plan was prepared by the private sector and is being submitted to the City for review and approval. The Master Plan addresses the Principles and Policies of the Comprehensive Plan, as detailed in the Rio Rancho Comprehensive Plan Justification Criteria starting on page 5, and follows the Goals and Policies of the Northern and Rainbow Specific Area Plan. This 66 acres Master Plan is greater than 20 acres and contains conceptual Grading & Drainage, Circulation, Utilities, layouts, and a land use map. The Master Plan is 100% owned by Westway Homes and deeded by JLAD, LLC and Crazy 8's, LLC.*

RIO RANCHO MUNICIPAL CODE ZMA JUSTIFICATION CRITERIA

This request for a zone map amendment complies with the criteria outlined in Section 150.07 AMENDMENTS of the Rio Rancho Municipal Code as follows:

150.07(D)(1) A proposed zone change must be found to be consistent with the health, safety, morals, and general welfare of the City.

> **Applicant Response**: *The proposed Zone Map Amendment (ZMA) for the Rancho Alegria residential community is consistent with the health, safety, morals, and general welfare of the city. The proposed ZMA offers an opportunity to enhance the health and welfare of the City by establishing the development conditions necessary for constructing residential projects that will meet the needs of the Northern / Rainbow area and future Rancho Alegria residents. The amendment will complement the existing and surrounding developed residential areas by allowing a variety of housing options in what the Rio Rancho Comprehensive Plan defines as a development node, corridor, and gateway (Page V-11). As described in Section 1.3 Development Nodes, 'The creation of development nodes where*

higher concentration of land uses exist in the form of commercial, multi-family and mixed-use developments helps to develop a sense of place.', the proposed ZMA will further the general welfare of the City by providing high-quality homes and creating a sense of place for current and future residents within a developing neighborhood within Rio Rancho.

150.07(D)(2) Stability of land use and zoning is desirable; therefore, the applicant must provide a sound justification for the change. The burden is on the applicant to show why the change should be made, not on the City to show why the change should not be made.

Applicant's Response: *The request to rezone the site to R-3 is consistent with the NRSAP. Westway Homes has been assembling land to address the antiquated platting and checkerboard ownership, which have hitherto that presented a significant challenge for development. In addition, the subject properties have remained vacant for over 15 years under the existing R-1 and M-1 zoning. However, within the last few years, there has been a growing demand for additional mixed-density, mixed-income housing in Rio Rancho. Further, there has been less interest from homebuilders in large "estate" lots at lower densities, especially in areas that require substantial transportation and drainage improvements due to access and topography challenges. As a result, the subject parcels, with their larger lot and infrastructure requirements under the existing R-1 "low density residential" zoning, are likely to continue to remain undeveloped as large estate lots. The proposed R-3 zoning is better suited and provides a logical transition from R-1 with a medium lot size option for more productive use of currently vacant land. This transition ensures stability for non-contiguous lots that would remain R-1 as it provides a complementary transition in densities. Adequate consideration for buffering and traffic circulation has been given to the out parcel lots not owned by the applicant (see Master Plan). The zone change will create the opportunity for diverse housing product options tailored to current and future housing needs in the area.*

150.07(D)(3) A proposed change shall generally be consistent with adopted elements of the Comprehensive Plan or other City Master Plans and amendments thereto including privately developed area plans which have been adopted by the City.

Applicant's Response: *The proposed ZMA is consistent with and furthers several goals and policies of the City's Comprehensive Plan as identified in the Rio Rancho Comprehensive Plan Justification Criteria on page 5.*

The proposed ZMA is consistent with and furthers the NRSAP, a privately developed area plan, which has been adopted by the City. The Rancho Alegria Master Plan is within the NRSAP and identifies the NRSAP's proposed land uses, aligns development with the proposed land uses, and implements them through zone map amendments.

150.07(D)(4) The applicant must demonstrate that the existing zoning is inappropriate because:

(a) There was an error, mistake or is necessary to correct an injustice that occurred when the existing zone map pattern was created, including the placement of an R-1

or transitional zone on an antiquated plat filed before the City's incorporation and adoption of its own zoning code or on land annexed by the City; or

(b) Changed neighborhood or community conditions justify the change; or

(c) A different use category is more advantageous to the community, as articulated in the Comprehensive Plan or other City Master Plan, even though (D)(1) or (2) does not apply. Applicant's reliance on this provision requires proof that (i) there is a public need for a change of the kind in question, and (ii) that need will be best served by changing the classification of the particular piece of property in question as compared with other available property.

> **Applicant's Response:** *Considering the current and future conditions of the site and community, a different zoning category is more advantageous (Criterion C). The subject properties have not developed under the existing R-1 zoning. They have remained vacant for over 15 years since the original Northern and Rainbow Specific Area Plan was adopted in 2009. The requested R-3 zoning is more advantageous to the community, as it responds to the City of Rio Rancho's goal to support the construction of a "variety of housing types that meet the needs of all members of the community" and policy to "encourage mixed-income housing opportunities in designated growth nodes throughout the city", of which Northern and Rainbow is a designated node. It is unlikely that the R-1 lots envisioned in the original Northern and Rainbow Specific Area Plan will develop in the near future due to current housing market trends towards smaller homes on smaller lots.*
>
> *According to the Rio Rancho's 2023 NM Affordable Housing Needs Assessment, adding to the supply of townhomes and smaller detached units in rapidly growing cities like Rio Rancho can create affordable options for first-time or lower-income home buyers. The development of market-rate multi-family properties will also reduce rental market pressure for households at all income levels. The increasing demand for single-family homes, townhomes, smaller detached units, and multi-family units in Rio Rancho and the Greater Albuquerque Metro Region, coupled with a shortage of development-ready sites necessitates a need for the zone change. The subject site is well suited to support housing development at medium densities. The requested R-3 zoning for this property will better serve the needs of the community than the existing R-1 and M-1 zoning*.

150.07(E) The cost of land or other economic considerations pertaining to the applicant shall not be the determining factor for a change of zone.

> **Applicant's Response:** *The cost of land or other economic considerations are not the determining factors for the applicant's request for a zone change. The request for a zone change aligns with implementation strategies for the Northern and Rainbow Specific Area Plan, Rancho Alegria Master Plan and is consistent with the goals of the City's Comprehensive Plan and Affordable Housing Plan to provide mixed-income, mixed-density homes across the city.*

150.07(F) Location on a collector or major street is not in itself sufficient justification of apartment, office, or commercial zoning.

> **Applicant's Response:** *The zone change is not being requested due to its location along a major street. The zone change is sought to implement the*

proposed land use of the Northern and Rainbow Specific Area Plan and the Rancho Alegria Master Plan. The requested zone map amendment is not for apartment, office, or commercial zoning.

150.07(G) A zone change request which would give a zone different from surrounding zoning to one small area, especially when only one premises is involved, is generally called a "spot zone." Such a change of zone may be approved only when: (1) The change will clearly facilitate realization of the Comprehensive Plan and any applicable adopted sector development plan or area development plan; or

(2) The area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones; because the site is not suitable for the uses allowed in any adjacent zone due to topography, traffic, or special adverse land uses nearby; or because the nature of structures already on the premises makes the site unsuitable for the uses allowed in any adjacent zone.

Applicant's Response: *A spot zone is not created on the subject properties since it applies to a large, contiguous area within the Northern and Rainbow Specific Area that prescribes such land uses and zoning. The area is master-planned and will facilitate the realization of several goals and policies of the Comprehensive Plan.*

CONCLUSION

On behalf of Pulte Homes and Westway Homes, we respectfully request that the Planning and Zoning Board approve the Rancho Alegria Master Plan and Zone Map Amendment for the subject properties. Thank you for your consideration.

Sincerely,

James K. Strozier, FAICP
Principal

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

May 8, 2026

RE: **Zone Map Amendment/Master Plan**
Case No. #25-100-00017/#25-400-00006
Rancho Alegria

Dear Property Owner:

You are receiving this notice because your property abuts a site where a land development decision is required by the Planning and Zoning Board.

The applicant, Pulte Homes, through their agent, Consensus Planning, requests approval of a Master Plan for the lots legally described as U8, Blk 53, Lots 1-24; Blk 49, Lots 2-11, and 14-23; and Blk 50, Lots 2-24. The applicant concurrently requests approval of a Zone Map Amendment, to rezone the properties from M-1: Industrial and Business Park and R-1: Single-Family Residential, to R-3: Mixed Residential. The properties total 66.25 acres.

The **Planning and Zoning Board** will consider the request on **Tuesday, May 26, 2026** at 6:00 pm in the **Council Chambers** and **Virtually** as a hybrid meeting, through the **Zoom link and number below.**

***Note that these items were postponed from the May 12, 2026 meeting.

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 in comments in writing, which will be presented to the Planning and Zoning Board. This Planning and Zoning Board meeting will be hybrid with options to participate virtually or in person. The City highly encourages citizens to watch the meeting live on the City's website www.rrnm.gov or on Sparklight cable channel 56.

For the **Planning and Zoning Board meeting**, to participate virtually: Join via computer:
https://us06web.zoom.us/j/85180741871?pwd=T3BlSHVpWkp6d3dDRmlHd3k2VzYvUT09
Meeting ID: 851 8074 1871 Passcode: **026819** Join via phone: 1-253-215-8782 US

Please do not hesitate to 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. The agenda for this hearing and related staff reports will be posted on the City's website, www.rrnm.gov, the Friday before the hearing.

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.

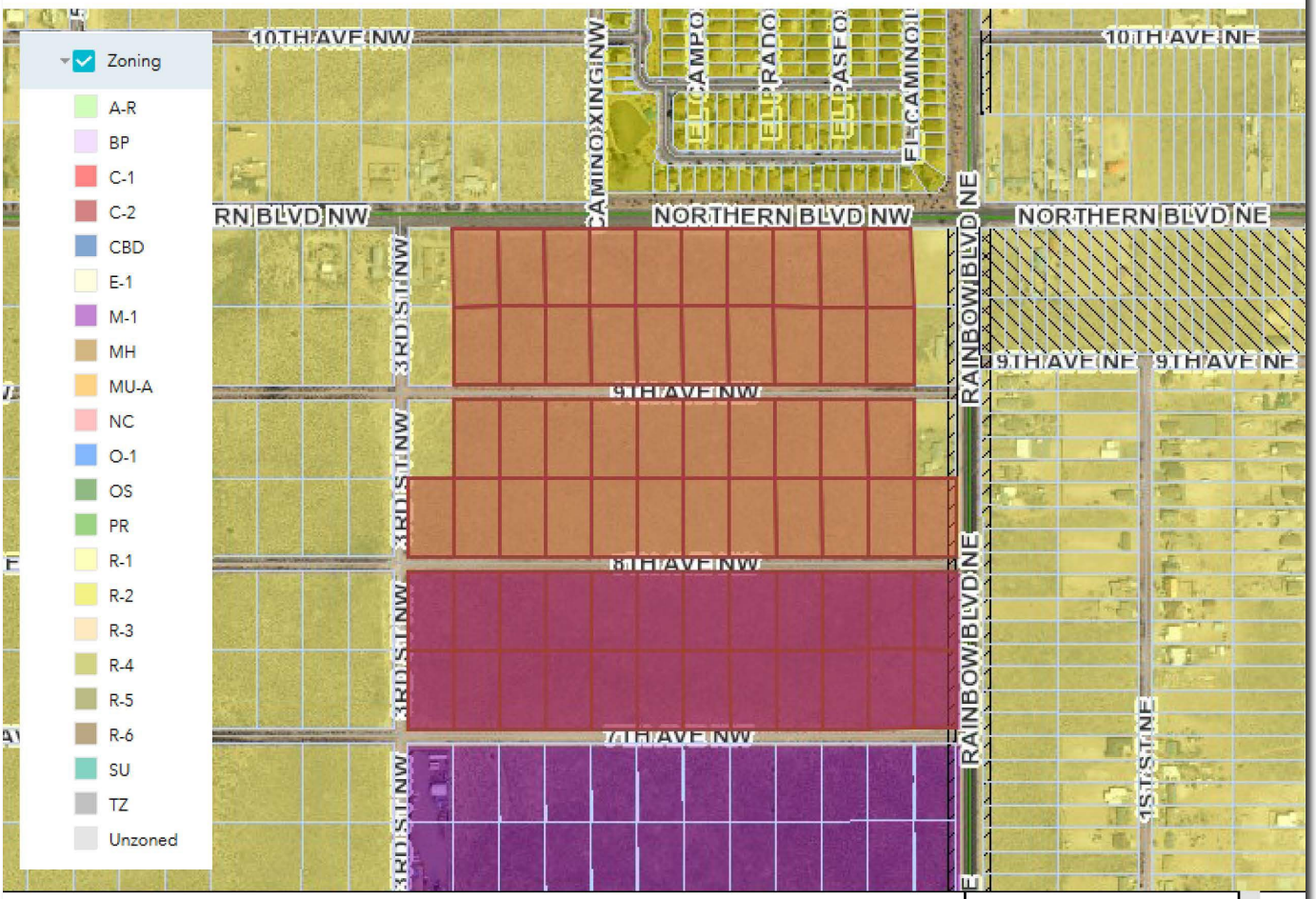
Respectfully,

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

RANCHO ALEGRIA (MASTER PLAN) & ZONE MAP AMENDMENT: M-1 AND R-1 TO R-3: MIXED RESIDENTIAL



GIS Moving Spatial Data Forward

N
W
E
S

Subject Property

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

Map courtesy of Liz Ruiz Carlos, 4/24/2026

CITY OF RIO RANCHO
PUBLIC HEARING NOTICE

The PLANNING and ZONING BOARD of the CITY of RIO RANCHO will consider the following matters at its regularly scheduled meeting at 6:00 p.m. on Tuesday, May 26, 2026:

Variance
Case #26-110-00010
The applicant, Stephen Meyers, requests approval of a Variance to the rear setback requirement at the property 7175 Wrangell Loop NE, legally described as Lomas Encantadas 4A, Block 4, Lot 19. This request will allow for an encroachment into the rear setback to allow for an existing 180 square foot gazebo. The subject property is zoned R-4: Single Family Residential and is approximately 0.1470 acre.

Zone Map Amendment
Case #26-100-00007
The applicant, J & W Investments, LLC, requests approval of a Zone Map Amendment for the property legally described as Unit 10, Block A, Lot 6. The property, which consists of approximately 0.28 acres, is physically located at 1050 Veranda Road SE and is currently zoned C-1: Retail Commercial. The applicant is requesting to change the zoning designation of the lot to C-2: Wholesale and Warehousing Commercial to match the existing zoning of the immediately adjacent parcel (Lot 7-A) which is under common ownership.

Variance
Case #26-110-00013
The applicant, Solano Builders & Construction, LLC, requests approval of a Variance for the property legally described as Unit 11, Block V, Lot 48 and addressed as 700 Northern Boulevard NE. The applicant requests a variance to the 60' lot width requirement for the R-1: Single-Family Residential zoning district to allow for development on the 50' wide lot. The property is zoned R-1: Single-Family Residential and consists of approximately 0.26 acres.

Variance
Case #26-110-00014
The Applicant, CLI Properties, LLC., through their agent, Solano Builders & Construction, LLC., requests approval of a Variance to allow for development of a single-family home on a substandard 50' width R-1: Single-Family lot at the subject property of Rio Rancho Estates Unit 11, Block V, Lot 49.

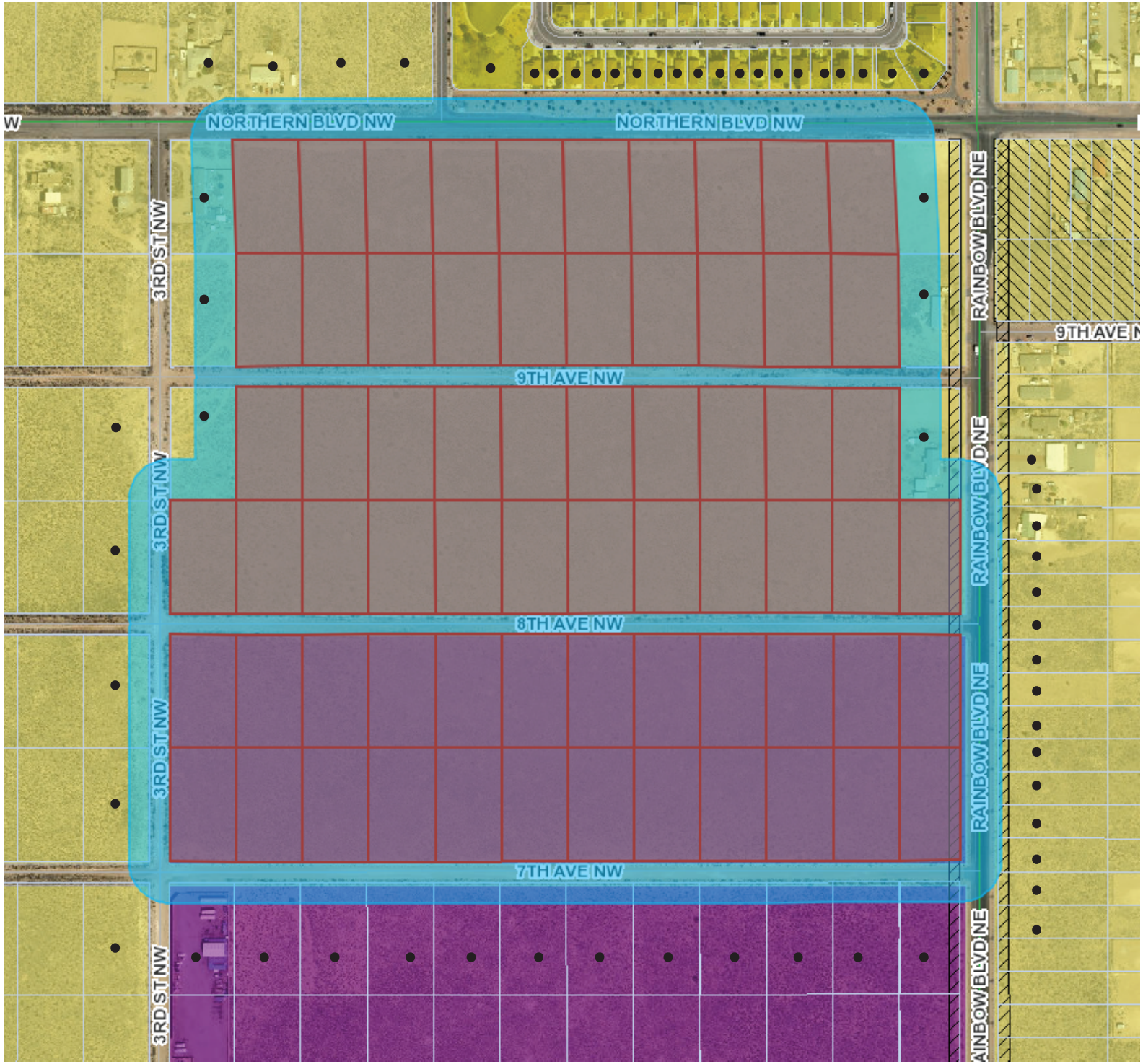
Zone Map Amendment
Case #25-100-00017
The applicant, Pulte Homes, through their agent, Consensus Planning, requests approval of a Zone Map Amendment to rezone the properties legally described as: Unit 8, Block 53, Lots 1-24; Block 49, Lots 2-11, and 14-23; and Block 50, Lots 2-24, from M-1: Industrial and Business Park and R-1: Single-Family Residential, to R-3: Mixed Residential.

Master Plan
Case #25-400-00006
The applicant, Pulte Homes, through their agent, Consensus Planning, requests approval of the Rancho Alegria Master Plan for the lots legally described as: Unit 8, Block 53, Lots 1-24; Block 49, Lots 2-11, and 14-23; and Block 50, Lots 2-24.

Zone Map Amendment
Case #26-100-00003
The applicant, Michael McDermott, requests approval of a Zone Map Amendment for the subject property legally described as LOMA, Tract P-1C-A, to amend the SU: Special Use zoning designation, to allow for Restaurants, Bars, Lounges, coffee/Tea Rooms, Delicatessens, and Patio/Al Fresco Dining Facilities. The property consists of 8.59 acres and is physically located at 801 Loma Colorado Blvd NE.

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: May 11, 2026



Notice Map: • - 100ft f/subject property, first class letter

CITY OF RIO RANCHO
ORDINANCE

ORDINANCE NO. **ENACTMENT NO.**

AN ORDINANCE OF THE CITY OF RIO RANCHO, NEW MEXICO AMENDING THE ZONING CLASSIFICATION AND OFFICIAL ZONING MAP FOR THE PROPERTY LEGALLY DESCRIBED AS UNIT 8, BLOCK 53, LOTS 1-24, BLOCK 49, LOTS 2-11, 14-23 AND BLOCK 50, LOTS 2-11, 9-11, AND 13-24, FROM M-1: INDUSTRIAL AND BUSINESS PARK AND R-1: SINGLE-FAMILY RESIDENTIAL, TO R-3: MIXED-RESIDENTIAL; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE

WHEREAS: the Governing Body of the City of Rio Rancho has adopted zoning regulations and an official zone map in accordance with New Mexico Statutes Annotated 1978 (NMSA 1978) Chapter 3, Article 21; and

WHEREAS: in accordance with Rio Rancho Code of Ordinances (R.O. 2003) Section 150.07, an application to amend the zoning ordinance on the subject properties has been submitted by the City of Rio Rancho, and assigned City Case No. 25-100-00017; and

WHEREAS: the Governing Body of the City of Rio Rancho adopted the Northern/Rainbow Specific Area Plan on January 14, 2009, under Resolution No. 04, Enactment No. 09-004, and amended on November 13, 2025, under Resolution No. 133, Enactment No. 25-132; and

WHEREAS: the Governing Body of the City of Rio Rancho adopted the Rancho Alegria Master Plan on June 11, 2026 under Resolution No. __, Enactment No. 26-__; and

WHEREAS: the City of Rio Rancho Planning and Zoning Board held a duly noticed public hearing on May 26, 2026, regarding proposed changes to the Official Zoning Map and, following study and consideration, has made findings (where applicable) whether or not the criteria in R.O. 2003 Section 150.07 are satisfied, and made these recommendations to the Governing Body regarding adoption of the changes; and

WHEREAS: the Governing Body received a report from the Planning and Zoning Board, and such report indicates the Planning and Zoning Board has studied and considered the proposed changes pursuant to R.O. 2003 Section 150.07, and said report includes specific findings related to the affected property; and

WHEREAS: a public hearing occurred, in accordance with procedures set forth in R.O. 2003 Section 150.07, and NMSA 1978 Section 3-21-6, on the proposed zoning district and Official Zone Map changes hereinafter described were duly advertised and held by the Governing Body of Rio Rancho on June 11, 2026 and the Governing Body heard interested parties and citizens for an against the proposed amendments; and

WHEREAS: the proposed amendments to be adopted by this Ordinance comply with the statutory and regulatory requirements of the aforesaid Code of Ordinances and Statutes, and upon specific findings related to the subject property and determining the proposed amendment is consistent with the policies and criteria set forth in R.O. 2003 Section 150.07 (D) through (G), the Governing Body finds the amendments promote the health, safety, morals, and general welfare of the City;

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

Section 1. Rezoning of Property and Change in Land Use.

A. The Official Zone Ordinance is hereby amended by assigning a zoning designation on approximately 66.25 acres from M-1: Industrial and Business Park and R-1: Single-Family Residential, to R-3: Mixed-Residential, on the lands legally described as:

Unit 8, Block 3, Lots 1-24; Block 49, Lots 2-11, and 14-23; and Block 50, Lots 2-24, as shown on the plat entitled, "NE PORTION OF UNIT EIGHT, 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 (RRE Book 1, Page 41).

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

A. The property identified in Section 1, above, is subject to all requirements of the R-3: Mixed-Residential District set forth in R.O. 2003 Section 154.10 (as of the effective date of the ordinance or as subsequently amended).
B. The property identified in Section 1, above, is subject to all requirements, regulations, and design standards of the Rancho Alegria Master Plan.

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 _____DAY OF _____, 2026.

_____
Paul Wymer, Mayor

ATTEST:

_____

Noel C. Davis, City Clerk
(SEAL)

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: 26-110-00014

AGENDA DATE:
May 26, 2026

DEPARTMENT:
Development Services

SUBJECT:
Variance. The Applicant, CLI Properties, LLC., through their agent, Solano Builders & Construction, LLC., requests approval of a Variance to allow for development of a single-family home on a substandard 50' width R-1: Single-Family lot at the subject property of Rio Rancho Estates Unit 11, Block V, Lot 49. Staff contact is Tim Dvorak and staff recommends approval with findings and conditions.

BACKGROUND AND ANALYSIS:
The Applicant, CLI Properties, LLC., through their agent, Solano Builders & Construction, LLC., requests approval of a Variance to allow for development of a single-family home on a substandard 50' width R-1: Single-Family lot at the subject property 704 Northern Blvd NE, legally described as Rio Rancho Estates Unit 11, Block V, Lot 49. The subject property comprises approximately 0.26 acres.

The subject property is located on the south side of Northern Blvd NE, a minor arterial, just west of 8th St NE, a minor collector. The property was originally platted December 11, 1962 in Book 1, Page 36.

The subject property is zoned R-1: Single-Family Residential per Ordinance No. 68, Enactment No. 94-066, adopted December 28, 1994 by the Governing Body. There is additionally an Overlay Zone on the property under Ordinance No. 21, Enactment No. 98-023, adopted September 23, 1998 by the Governing Body; this overlay zone was established to prevent the proliferation of substandard 50' width lots and to encourage the consolidation of lots in continuous ownership.

The surrounding properties to the north, south, east, and west are zoned R-1:Single-Family Residential District. There is additionally C-1: Retail Commercial District to the northeast.

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 of their 50' wide lot. Additionally, as the Applicant only owns the subject Lot 49, there is no opportunity for applying for a Summary Plat to combine two adjacent lots into a larger, conforming lot.

The Applicant has additionally applied for a single-family home for the subject property under Building Permit #26-4185, dated May 4, 2026.

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 from the minimum lot size requirements to permit the construction of a single-family residence on the aforementioned parcel."

The Applicant continues, "The subject property is a legally platted lot within Rio Rancho Estates. Due to the historical platting of this unit, the current dimensions fall short of the standard minimum lot size for the zone. Strict adherence to the current zoning ordinance would render this property unbuildable, effectively depriving the owner of all reasonable use of the land."

The Applicant additionally states, "We seek only the minimum relief necessary to allow for a functional and safe residential structure that adheres to all other applicable building codes and safety regulations."

Staff recommends the Planning and Zoning Board find that the subject property is an irregular and narrow lot; as such, staff finds that the subject Variance request would not be detrimental to the health, safety, morals, and welfare of the City. Given that the Applicant does not own any lots immediately adjacent to the subject lot, there is not an opportunity to consolidate lots via Summary Plat to create a larger lot conforming to R-1 minimum width requirements.

Staff finds 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.

Reviewed By:

Reviewing Agency	Received Application for Review	Comments
DSD Planning	x	No adverse comments.
DSD Engineering	x	No adverse comments.
Fire and Rescue	x	No adverse comments.
Police	x	No comments received
SSCAFCA	x	No adverse comments.
Parks and Recreation	x	No adverse comments.
Rio Rancho Public Schools	x	No comments received.
MRCOG/MRMPO	x	No comments received.

NOTIFICATIONS:
Property owners within 100' of the subject property were notified via certified mail 15 days prior to the hearing. Property owners within 100' to 300' of the subject property were notified via informational postcard 15 days prior to the hearing. A legal notice was published in the May 11, 2026 edition of the Albuquerque Journal. A sign was posted to the property as per ordinance.

IMPACT:

DEPARTMENT RECOMMENDATION
The Development Services Department recommends the Planning and Zoning Board approve

Variance Request No. 26-110-00014 subject to the following findings and conditions:

General Findings of Fact:

1. In accordance with R.O. 2003 Section 150.06, the Planning and Zoning Board has jurisdiction over approval of 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 affected 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 Rio Rancho Estates Unit 11, Block V, Lot 49, is irregular and narrow with a width of 50 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. Approval of the Variance request does not constitute approval of Building Permit #26-4185. The Applicant shall 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 and Zoning Board finds the Variance Request is not justified, staff recommends the following findings:

Findings of Fact for Denial:

1. The Applicant has not adequately addressed the criteria for granting a Variance as set forth in R.O. 2003 Section 150.06.

ALTERNATIVES:

The Planning and Zoning Board may:

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

DEPARTMENT RECOMMENDATION:

Staff recommends the Planning and Zoning Board approve the Variance request with findings and conditions.

ATTACHMENT: Zoning & Location Map
ATTACHMENT: Application
ATTACHMENT: Authorization
ATTACHMENT: Justification Letter
ATTACHMENT: Site Plan: 704 Northern Blvd NE
ATTACHMENT: Reproduction of Notices & Legal Ad
ATTACHMENT: (Subject Zoning Ordinance) 94-066 O-68
ATTACHMENT: (Subject Overlay Zone) 98-023 O-21
ATTACHMENT: Findings_of_Fact_BMB.docx

704 NORTHERN BLVD NE
R R E UNIT II, BLOCK V, LOT 49
VARIANCE REQUEST TO DEVELOP 50' WIDTH R-1 LOT



Rio Rancho City of Vision

GIS Moving Spatial Data Forward

N
W E
S

Legend

Zoning
- C-1
- R-1
- Subject Property

0 0.010.02 0.04 0.06 0.08 0.1 Miles

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

Map courtesy of Tim Dvorak, 5/7/2026

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

Zoning Variance Application

Fee: $200.00

Type of Variance request: ☐Front ☐Rear ☐Side ☐Height ☐Parking ☒Other

Property Location or Address: 704 Northern Blvd NE Rio Rancho NM 87144

Legal Description: S:15 T:12N R:2E

Subdivision: RIO RANCHO ESTATES Block: V Lot: 49

Parcel Size: .26 Zoning:

Description for request: Variance request new residential construction

Attach a statement that justifies the zoning variance requested and addresses the four (4) criteria for the granting of variances.

Property Owner

Name (Print):
CLI Properties LLC

Address: 1205 Rainbow blvd NE Rio Rancho NM 87144

Phone: Fax:

***Signature:

****Signature of property owner shall serve as acknowledgement and authorization of this request*

Applicant

Name (Print): Solano Builders & Construction LLC

Address: 96 12TH AVE NE RIO RANCHO NM 87144

Phone: Fax:

Signature:

Notes

Submitting incomplete applications may result in delay in processing

For Office Use Only

File No. 26-110-00014 Application Date: 5-1-2026 Receipt:

Staff Signature: Tim Dvorak

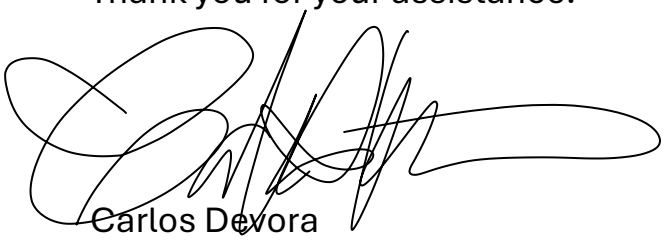
Hearing Date: 5-26-2026

CLI Properties

May 5, 2026

To Whom It May Concern,

This letter serves as formal notification that CLI Properties hereby authorizes Solano Builders & Construction LLC, located at 96 12th Ave NW Rio Rancho, NM 87144 to act as our authorized agent and representative.
Solano Builders & Construction LLC is granted the authority to perform the following actions on behalf of CLI Properties:
Permitting & Licensing: Submit, sign, and process all necessary applications for building permits, zoning variances, and utility connections.
Regulatory Representation: Represent CLI Properties in dealings with municipal building departments, planning commissions, and other regulatory bodies.
Site Management: Access and manage designated project sites for the purposes of construction, inspection, and surveying.
Documentation: Execute documents specifically related to the project scope at 704 Northern Blvd NE Rio Rancho, NM 87124
This authorization is effective immediately and shall remain in full force until revoked in writing by CLI Properties.
Please extend to **Solano Builders & Construction LLC the same cooperation you would provide to CLI Properties directly. Should you require further verification or have any questions regarding this appointment, please contact me at or via email at
Thank you for your assistance.



Carlos Devora
CLI Properties

To the Planning and Zoning Board,

CLI Properties, LLC formally submits this request for a dimensional variance regarding the property located at
704 Northern Blvd, Lot 49, Unit 11, Rio Rancho Estates.

We are requesting a variance from the minimum lot size requirements to permit the construction of a single-family residence on the afore mentioned parcel.

The subject property is a legally platted lot within Rio Rancho Estates. Due to the historical platting of this unit, the current dimensions fall short of the standard minimum lot size for the zone. Strict adherence to the current zoning ordinance would render this property unbuildable, effectively depriving the owner of all reasonable use of the land.

The proposed single-family home will be designed to remain consistent with the character and density of the surrounding neighborhood. Our intent is to ensure that the building footprint and setbacks respect the privacy and aesthetic of adjacent properties.

The granting of this variance will not be detrimental to the public welfare. On the contrary, the development of this vacant lot will contribute to the local tax base and support the ongoing residential growth within Rio Rancho.

We seek only the minimum relief necessary to allow for a functional and safe residential structure that adheres to all other applicable building codes and safety regulations.

CLI Properties, LLC intends to construct a high-quality, single-family home that meets all modern construction standards. We believe this project will be a positive addition to Northern Blvd and the Rio Rancho Estates community. We respectfully request that the Planning and Zoning Board approve this variance to allow for the reasonable development of this lot. Thank you for your time and consideration.

Sincerely,



Solano Builders LLC on behalf of CLI Properties, LLC

CUSTOM HOME

704 NORTHERN BLVD NE RIO RANCHO 87124

INDEX OF CONSTRUCTION DRAWINGS

A101- SITE PLAN
A102- GENERAL NOTES
A103- FLOOR PLAN
A104 -FOUNDATION PLAN
A105 -DIMENSION PLAN
A106 -FRAMING AND DETAILS
A107 -FRAMING DETAILS
A107.1 -WALL SECTION DETAILS
A108 - ELEVATIONS
A109 - ELECTRICAL FLOOR PLAN
WB-1 - WALL BRACING
TED-1 BUILDING THERMAL ENVELOPE/AIR BARRIRER ASSEMBLY

PROJECT NARRATIVE

PROJECT CONSISTS OF NEW CUSTOM HOME.
TOTAL OF NEW HEATED AREA:*2,380 S.Q.F.T*

JEB
DRAFTING & DESIGN LLC
505-269-2121
JEBFLOORPLAN@GMAIL.COM

- CURRENT ADOPTED CODE CYCLES BY
- THE CITY OF RIO RANCHO
- *with State Amendments
- 2021 International Building Code*
- 2021 International Residential Code*
- 2021 Uniform Mechanical Code*
- 2021 Uniform Plumbing Code*
- 2020 National Electric Code*
- 2021 International Energy Conservations Code* Compliance R103.2 IECC
- 2021 International Existing Building Code*
- 2017 ICC/ANSI A117.1 Accessibility Code
- 2021 International Fire Code
- New Mexico Administrative Code
- Rio Rancho Municipal Code
- NFPA codes referenced neitherNFPA1and/or101
- Southern Sandoval County Arroyo Flood Control Authority (SSCAFCA) RE: Drainage Policy
- State of New Mexico, Environment Department
- State of New Mexico, Engineer's Office
- Applicable Master Plans or Specific Area Plans

COMPLIANCE PASS IS BUILDING PERFORMANCE.

DESIGN CRITERIA LOADS

1. WIND 115 MPH
2. ROOF LIVE LOAD : 20 PSF
3. ROOF DEAD LOAD : 10 PSF
4. BCDL : 1O PSF

ARCHITECTURAL DESIGN CRITERIA

1. OCCUPANCY CLASS R-3
2. TYPE OF CONSTRUCTION 5-B

SITE GENERAL NOTES.

CALL BEFORE YOU DIG PHONE # 811
KNOW WHAT'S BELOW

NO DIGGING TO BEGIN UNTIL ALL UTILITY COMPANIES HAVE BEEN NOTIFIED, BLUE-STAKING COMPLETE, AND PERMITS OBTAINED.

PRIOR TO CONSTRUCTION CONTRACTOR SHALL DEFINE CONSTRUCTION "DISTURBED AREA" LOCATIONS. THIS AREA IS TO BE FENCED, OR OTHER-WISE DELINEATED, AND ALL CONSTRUCTION, PARKING, LOADING, MATERIAL STORAGE, ETC., SHALL REMAIN WITHIN THIS DEFINED AREA. ABSOLUTELY NO DISRUPTION OF THE REMAINING SITE IS TO OCCUR BEYOND THIS BOUNDARY WITHOUT OWNER CONSENT.

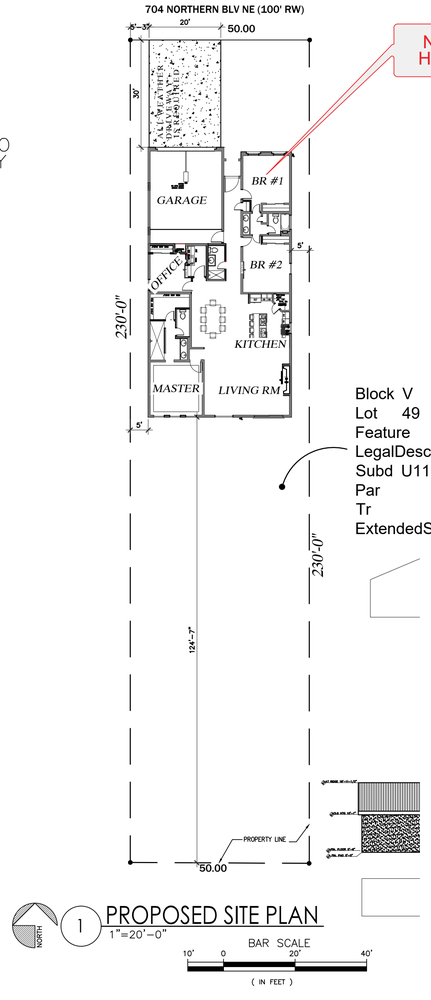
SITE SHALL BE KEPT CLEAN AND SAFE AT ALL TIMES. TRASH IS TO BE PROPERLY CONTAINED AND REMOVED AS REQUIRED. RECYCLE AS MUCH SCRAP MATERIAL AND PACKAGING AS POSSIBLE.

WHERE APPLICABLE DRIVEWAYS TO BE GRADED TO DIVERT RUNOFF TO BAR (DIVERSION) DITCH OR CHANNELS PER SITE PLAN. DRIVEWAY SURFACE (WHERE APPLICABLE) SHALL BE 4" BASE COURSE, ROLLER-COMPACTED, AND CROWNED TO ALLOW POSITIVE DRAINAGE. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UTILITY CONNECTIONS. THIS INCLUDES, BUT IS NOT LIMITED TO, WATER, ELECTRICITY, PHONE, (6 PAIR MIN. WHERE AVAILABLE), AND CABLE TV. PROPANE OR NAT. GAS STORAGE TANKS SHALL BE UL-LISTED BURIED TYPE OR PROPERLY SCREENED PER SITE PLAN.
PUBLIC UTILITY BILLING RESPONSIBILITY TO BE TRANSFERRED TO OWNER AT SUBSTANTIAL COMPLETION OR PER OTHER WRITTEN AGREEMENT.
EXTERIOR LIGHTING SHOULD BE SCREENED 15° FROM HORIZON TO MINIMIZE NIGHT SKY POLLUTION.

C103.2 INFORMATION ON CONSTRUCTION DOCUMENTS.

CONSTRUCTION DOCUMENTS SHALL BE DRAWN TO SCALE ON SUITABLE MATERIAL. ELECTRONIC MEDIA DOCUMENTS ARE PERMITTED TO BE SUBMITTED WHERE APPROVED BY THE CODE OFFICIAL. CONSTRUCTION DOCUMENTS SHALL BE OF SUFFICIENT CLARITY TO INDICATE THE LOCATION, NATURE AND EXTENT OF THE WORK PROPOSED, AND SHOW IN SUFFICIENT DETAIL PERTINENT DATA AND FEATURES OF THE BUILDING, SYSTEMS AND EQUIPMENT AS HEREIN GOVERNED. DETAILS SHALL INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING AS APPLICABLE:

1.ENERGY COMPLIANCE PATH.
2.INSULATION MATERIALS AND THEIR R-VALUES.
3.FENESTRATION U-FACTORS AND SOLAR HEAT GAIN COEFFICIENTS (SHGCS).
4.AREA-WEIGHTED U-FACTOR AND SOLAR HEAT GAIN COEFFICIENT (SHGC) CALCULATIONS.
5.MECHANICAL SYSTEM DESIGN CRITERIA.
6.MECHANICAL AND SERVICE WATER-HEATING SYSTEMS AND EQUIPMENT TYPES, SIZES AND EFFICIENCIES.
7.ECONOMIZER DESCRIPTION.
8.EQUIPMENT AND SYSTEM CONTROLS.
9.FAN MOTOR HORSEPOWER (HP) AND CONTROLS.
10.DUCT SEALING, DUCT AND PIPE INSULATION AND LOCATION.
11.LIGHTING FIXTURE SCHEDULE WITH WATTAGE AND CONTROL NARRATIVE.
12.LOCATION OF DAYLIGHT ZONES ON FLOOR PLANS.
13.AIR BARRIER AND AIR SEALING DETAILS, INCLUDING THE LOCATION OF THE AIR BARRIER. COMPLIANCE PASS IS BUILDING PERFORMANCE.





SITE LOCATION
SCALE=NTS

REVISIONS			
REV	COMMENT	DATE	Description
△			Appr.
△			Date
△			
△			
△			
Symbol			

Project Number: 2025193
Plot Scale: AS NOTED
Plot Date: 11-25-2025

LOCATION:
704 NORTHERN BLVD NE
RIO RANCHO 87124
U11, Blk V, Lot 49
Subd U11

PROJECT NAME:
SITE PLAN

SHEET NO.
A-101
1 OF 9

GENERAL FLOOR PLAN NOTES

1. WINDOWS IN BEDROOM SHALL HAVE A MIN. NET CLEAR OPENING OF 5.7 SQ. FT. MIN. NET CLEAR OPENING HEIGHT SHALL BE 24" AND THE MIN. NET CLEAR OPENING WIDTH SHALL BE 20". SILL HEIGHT SHALL NOT BE MORE THAN 44" A.F.F.
   NOTE: BOTTOM OF 2ND FLOOR WINDOW SILLS AT 24" HIGH A.F.F. MIN., PER R612.2.
2. ALL WINDOWS TO BE DOUBLE INSULATED GLAZING AND TEMPERED GLASS AS REQUIRED. GLAZED FENESTRATION SHALL HAVE MAX. U-VALUE: WINDOWS AND DOORS: 0.40, SKYLIGHTS: 0.55 PER 2021 I.E.C.C. TABLE 402.1.2. G.C. TO INSTALL WRB TO WINDOW FLANGE AFTER WINDOW HAS BEEN INSTALLED, REF: WINDOW INSTALLATION DETAIL.
3. G.C. TO POLYSEAL AT ALL WINDOWS, EXTERIOR DOORS, EXTERIOR WALL TEES, CORNERS BOTTOM PLATES AND ALL PENETRATIONS.
4. ALL STUD FRAMING TO BE #2 OR BETTER YELLOW PINE OR D.F. OR H.F. AT 16" O.C. MIN., UNLESS NOTED OTHERWISE.
5. EXTERIOR SHEATHING – EXTERIOR WALLS TO BE CONTINUOUSLY SHEATHED WITH 7/16" OSB SHEATHING WITH 8D NAILS AT 6 INCHES ON CENTER EDGES AND 12 INCHES ON CENTER AT FIELD, TYPICAL UNLESS OTHERWISE NOTED, REF: SHEET A-2.1 FOR WALL BRACE PLAN.
6. ROOF TO STUCCO WALL BASE ASSEMBLY: A REGLET AND WEEP SCREED OR AN APPROVED METAL FLASHING SHALL BE APPLIED WHERE ALL STUCCO WALL SURFACES TERMINATE AT ROOF, PER R903.2 AND NMAC 14.7.3.17.
7. PARAPETS WITH STUCCO SHALL HAVE A SEAMLESS PERMEABLE WATERPROOF OR WEATHER BARRIER UP AND OVER THE PARAPET TOP A MIN OF 6" ON THE WALL SIDE OF THE PARAPET.
8. STUCCO SYSTEM TO BE A TWO COAT STUCCO ON 20 GA. METAL LATH ON 2 LAYERS OF 15# FELT OR APPROVED EQUAL, G.C. TO PROVIDE A CONT. 26 GA. GALV. OR PLASTIC WEEP SCREED WITH A 3 1/2" MIN. FLANGE AT OR BELOW THE FOUNDATION PLATE LINE AND A MIN. OF 4" ABOVE THE FINISH GRADE OR 1/2" ABOVE PAVED AREAS.
9. 2" PERIMETER RIGID INSULATION WITH R-10 MIN.
10. GENERAL CONTRACTOR TO PROVIDE BLOCKING/BACKING FOR ALL CABINETS, CEILING FANS BATH ACCESSORIES AND GRAB BARS AS REQUIRED.
11. G.C. TO PROVIDE FIRE STOPPING IN CONCEALED SPACES OF STUD WALL AND PARTITIONS, INCLUDING FURRED SPACES IN THE CEILING AND FLOOR LEVELS AND AT 10'-0" O.C. MAX
12. ALL FLOOR AND ROOF TRUSSES TO BE PRE-ENGINEERED, REF: FRAME PLANS.
13. ALL 2ND FLOOR DECKING TO BE 3/4" THICK T&G PLYTANIUM DRYPLY PLYWOOD, GLUED AND SCREWED OR APPROVED EQUAL.
14. ALL ROOF SHEATHING TO BE 5/8" OSB AT FLAT SLOPING ROOF AREAS UNLESS NOTED OTHERWISE.
15. EXTERIOR WALL INSULATION TO BE R-31 INSULATION WITH 1" THICK CLOSED CELLULOSE SPRAYED FOAM INSULATION WITH R-23 BATT SPRAYED INSULATION FULL HEIGHT OF WALL, TYP., NOTE: G.C. TO PROVIDE WALL CONTINUITY AT FLOOR TRUSS EXTERIOR BANDING FROM TOP OF TO PLATE TO BOTTOM OF FLOOR DECKING.
16. ROOF INSULATION TO BE R-49 BATT INSULATION OR 12" THICK BLOWN IN CELLULOSE INSLUATION, FULL COVERAGE, TYPICAL.
17. ATTIC SPACE TO BE VENTED PER ROOF PLAN CALCULATIONS AND VENT TYPE, REF: ROOF PLAN FOR VENTING CALCULATIONS.
18. SOUND INSULATION TO BE UNFACED INSULATION FULL THICKNESS OF WALL FRAMING, INSTALL PER OWNERS REQUIREMENTS.
19. ALL INTERIOR WALLS TO BE FINISHED WITH 1/2" GYP. BD. THROUGHOUT, UNLESS NOTED OTHERWISE.
20. ALL WALLS AND CEILING COMMON TO HEATED HOUSE AND GARAGE TO HAVE 5/8" TYPE "X" GYP. BD., REF: PLANS.
21. ALL WET WALLS TO HAVE 1/2" TYPE DENS-ARMOR PLUS.
22. ALL GYP. CORNERS TO BE BULL NOSED, TYPICAL.
23. G.C. TO PROVIDE WHERE REQUIRED FIRESTOPPING IN CONCEALED SPACES OF STUD WALL AND PARTITIONS, INCLUDING FURRED SPACES IN THE CEILING AND FLOOR LEVELS AND AT 10'-0" MAX. INTERVALS ALONG THE LENGTH OF THE WALL.
24. G.C. TO PROVIDE WERE REQUIRED FIRESTOPPING AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCURS AT SOFFITS, DROPPED CEILINGS AND COVE CEILINGS OR COFFERED CEILINGS.
25. G.C. TO PROVIDE FIRESTOPPING IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES AND SIMILAR OPENING WHICH AFFORD A PASSAGE FOR FIRE AT CEILING AND FLOOR LEVELS WITH NON-COMBUSTIBLE MATERIALS.
26. REQUIRED SMOKE AND CARBON MONOXIDE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH A BATTERY BACKUP, SMOKE DETECTORS SHALL SOUND ALARM AUDIBLE IN ALL SLEEPING AREAS OF THE DWELLING UNIT IN WHICH THEY ARE LOCATED. NOTE: G.C. TO INSTALL CARBON MONOXIDE DETECTORS PER 'I.R.C. 315.
27. UN-INSULATED WATER HEATERS SHALL NOT BE INSTALLED CLOSER THAN 6" TO UNPROTECTED COMBUSTIBLE CONSTRUCTION OR CLOSER THAN 3" TO PROTECTED COMBUSTIBLE CONSTRUCTION. G.C. TO SET WATER HEATER ON 20 GA. GALV. PAN WITH 1 1/2" HIGH LIP, ALL CORNERS TO BE SOLDERED.
28. GENERAL CONTRACTOR TO PROVIDE BLOCKING/BACKING FOR ALL CABINETS, CEILING FANS BATH ACCESSORIES AND GRAB BARS AS REQUIRED.

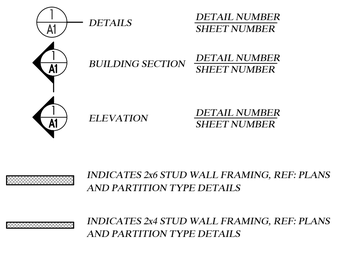
GENERAL NOTES

1. REFERENCE EXTERIOR BUILDING ELEVATIONS AND ARCHITECTURAL SECTIONS FOR ALL EXTERIOR WALL MATERIALS SPECIFICATIONS.
2. ALL PRODUCT SUPPLIERS TO PROVIDE SAMPLES OF ALL MATERIAL AND SHOP DRAWING FOR APPROVAL PRIOR TO ANY CONSTRUCTION, IT IS THE RESPONSIBILITY OF THE G.C. TO VERIFY AND APPROVE ALL SHOP DRAWINGS PRIOR TO CONSTRUCTION. NO SUBSTITUTIONS OF MATERIALS WITHOUT PRIOR WRITTEN APPROVAL FROM THE OWNER'S REPRESENTATIVE, ALL MATERIALS TO BE INSTALLED PER MANUFACTURES'S SPECIFICATIONS.
3. ALL WORK TO BE DONE TO INDUSTRY STANDARDS AND CONFORM TO STATE AND LOCAL CODES, AND AMERICANS NATIONAL STANDARD ICC/ANSI A117.1-2003.
4. FINISH FLOOR ELEVATION = 100'-0",

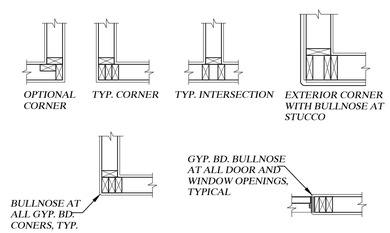
GENERAL WINDOW NOTES

1. WINDOWS IN BEDROOM SHALL HAVE A MIN. NET CLEAR OPENING OF 5.7 SQ. FT. MIN. NET CLEAR OPENING HEIGHT SHALL BE 24" AND THE MIN. NET CLEAR OPENING WIDTH SHALL BE 20", SILL HEIGHT SHALL NOT BE MORE THAN 44" A.F.F.
2. ALL WINDOWS TO BE DOUBLE INSULATED GLAZING AND TEMPERED GLASS AS REQUIRED. GLAZED FENESTRATION SHALL HAVE MAX. U-VALUE: WINDOWS AND DOORS: 0.30, SKYLIGHTS: 0.55 PER 2021 I.E.C.C. TABLE 402.1.1. G.C. TO INSTALL WRB TO WINDOW FLANGE AFTER WINDOW HAS BEEN INSTALLED, REF: WINDOW INSTALLATION DETAIL.
3. ALL WINDOWS TO BE VINYL FRAME WITH DOUBLE INSULATED GLAZING AND LOW E, (TEMPERED GLAZING AS REQUIRED) AND SCREENS, REF: FLOOR PLANS.

ARCHITECTURAL SYMBOL LEGEND



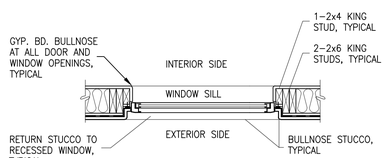
CORNER AND PARTITION TEES DETAILS



TYPICAL WALL FRAMING DETAILS

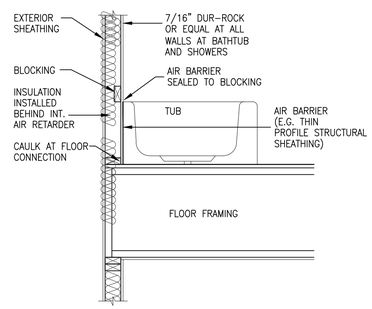
NOTE: A THIRD STUD AND/OR PARTITION INTERSECTION BACKING STUDS SHALL PREMITTED TO BE OMITTED THROUGH THE USE OF WOOD BACKUP CLEATS, METAL DRYWALL CLIPS OR OTHER APPROVED DEVISES THAT WILL SERVE AS ADEQUATE BACKING FOR THE FACING MATERIALS.

NOTE: G.C. TO FILL ALL VOIDS AT EXTERIOR CORNERS AND EXTERIOR WALL INTERSECTIONS SPRAY FOAM INSULATION PRIOR TO WALL SHEATHING PLACEMENT.

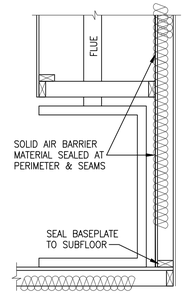


WINDOW PLAN VIEW DETAIL TYPICAL EXTERIOR WALL FRAMING DETAIL AT WINDOW OPENING

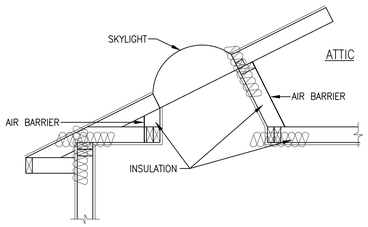
TYPICAL AIR BARRIER DETAILS



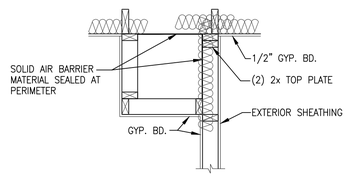
DETAIL OF TUB INSTALLATION WITH COMPLETE AIR AND THERMAL BARRIERS



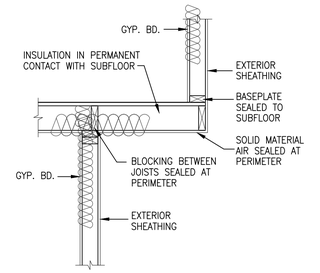
DETAIL OF FIREPLACE AIR BARRIER INSTALLATION



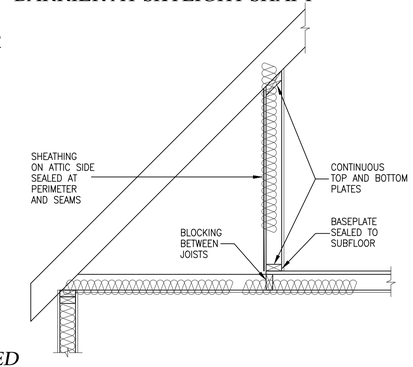
DETAIL FOR INSULATION AND AIR BARRIER AT SKYLIGHT SHAFT



DETAIL: AIR BARRIER ASSEMBLY AT DROPPED CEILING



DETAIL FOR CANTILEVERED FLOOR ASSEMBLY

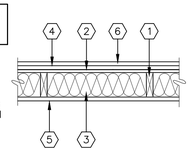


DETAIL FOR AN ATTIC KNEE WALL

NOTE: NOT ALL DETAIL MAY BE USED FOR THIS PARTICULAR PROJECT (FOR REFERENCE ONLY)

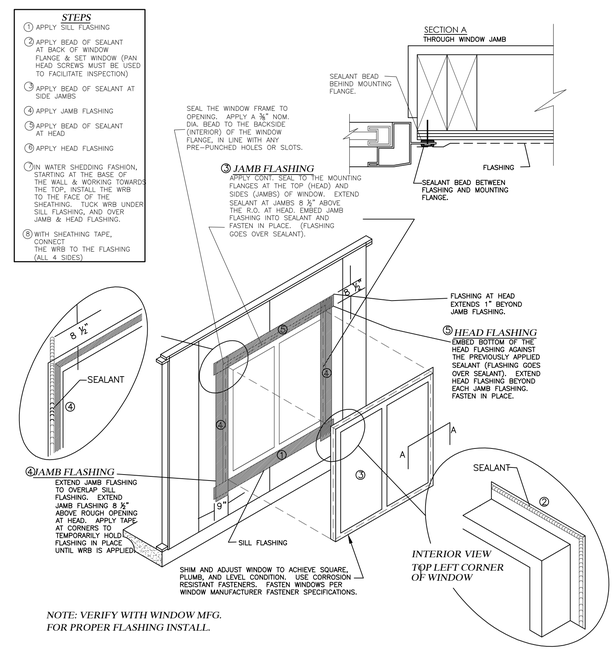
ONE HOUR DESIGN No. U344

FIRE SEPARATION DISTANCE LESS THAN OR EQUAL TO 10 FEET



BEARING WALL RATING – ONE HOUR RATING (EXPOSED TO FIRE ON EXTERIOR/INTERIOR SIDE OF WALL)

1. WOOD STUDS – Nom 2x6 studs at 16" O.C. with 2-2x6 top plates and 1-2x6 bottom plate. Studs laterally braced by wood structural panel (7/16" OSB) and effectively fire stopped at top and bottom of wall.
2. Wood Structural Panel Sheathing – Nom 15/32 in thick, 48" wide APA rated sheathing plywood or oriented strand board (OSB) applied parallel to studs. Attach to studs with 6d cement coated box nails spaced 6" O.C. at perimeter of panels and 12" O.C. along interior studs.
3. BATTS AND BLANKETS – Fiberglass batt insulation 5 1/2" thick pressure fit to fill wall cavities between studs and plates. Alternate to batts – spray applied cellulose material.
4. GYPSUM BOARD – 5/8" thick, 48" wide, applied horizontally or vertically, attached to plywood sheathing with 8d cement coated nails, 2 3/8" long and with .113 in. shank, diam., 9/32 in shank diam. head nails spaced 7 in. O.C. along studs and at perimeter of panels.
5. GYPSUM BOARD – 5/8" thick, 48" wide, applied horizontally or vertically, attached to studs or blocking at 7 in. O.C. with 6d cement coated nails, 1 7/8" long and 1/4 in. diam. heads.
6. EXTERIOR FACINGS – Finish exterior side of wall with a Cementitious Stucco System.



NOTE: VERIFY WITH WINDOW MFG. FOR PROPER FLASHING INSTALL.

WINDOW INSTALLATION DETAIL
WEATHER RESITIVE BARRIER (WRB) APPLIED AFTER THE WINDOW INSTALLATION.
FLASHING APPLIED OVER THE FACE OF THE MOUNTING FLANGE.

JEB
DRAFTING & DESIGN LLC
505-269-2121
JEFLOORPLAN@GMAIL.COM

REVISIONS

REV	COMMENT	DATE	Appr.
1			Date
2			
3			
4			
5			Symbol

Description

Project Number: 2025193
Plot Scale: AS NOTED
Plot Date: 11-25-2025

LOCATION:
704 NORTHERN BLVD NE
RIO RANCHO 87124
U11, Blk V, Lot 49
Subd U11

PROJECT NAME:
GENERAL NOTES

SHEET NO.
A-102
2 OF 9

NOTES:

A) NO WATER, SOIL, OR WASTE PIPE SHALL BE INSTALLED OR PERMITTED OUTSIDE OF A BUILDING UNLESS, ADEQUATE PROVISION IS MADE TO PROTECT SUCH PIPE FROM FREEZING (UPC 312.6).

B) 5/8" CEILING REQUIRES MINIMUM 16" O.C. ATTACHMENT WITHOUT ADHESIVE. FOR 24" O.C. ATTACHMENT, ADHESIVE IS REQUIRED (IRC TBL. R702.3.5).

C) IN THE 2021 NEC, SECTION 210.8 MANDATES GROUND-FAULT CIRCUIT-INTERRUPTER (GFCI) PROTECTION FOR PERSONNEL IN SPECIFIC LOCATIONS, BOTH IN DWELLING UNITS (210.8(A)) AND OTHER THAN DWELLING UNITS (210.8(B)), INCLUDING KITCHENS, BATHROOMS, GARAGES, BASEMENTS, OUTDOORS, BOATHOUSES, AND LAUNDRY AREAS.

D) LUMINARIES/LIGHTS IN CLOSETS SHALL COMPLY WITH NEC FIG. 410.2 MINIMUM OFFSETS OR LIGHTING REQUIREMENTS.

E) REVISED SECTION 210.52(C)(2) NOW STATES THAT "IF" RECEPTACLES ARE INSTALLED TO SERVE AN ISLAND OR PENINSULAR COUNTERTOP OR WORK SURFACE, THEY MUST BE INSTALLED IN ACCORDANCE WITH THE RULES IN SECTION 210.52(C)(3) BELOW:

INSTALLED ON OR ABOVE THE COUNTERTOP OR WORK SURFACE, BUT NOT HIGHER THAN 20 INCHES ABOVE THE COUNTERTOP OR WORK SURFACE INSTALLED IN A COUNTER TOP USING RECEPTACLE ASSEMBLIES LISTED FOR USE IN COUNTERTOPS INSTALLED IN A WORK SURFACE USING RECEPTACLE ASSEMBLIES LISTED FOR USE IN WORK SURFACES OR LISTED FOR USE IN COUNTERTOPS

F) PROVIDE CARBON MONOXIDE ALARMS OUTSIDE SLEEPING AREAS THROUGHOUT ENTIRE DWELLING (R315.3).

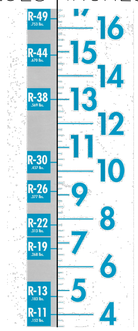
NOTE: DO NOT SCALE DRAWING.

CONTRACTOR TO FIELD VERIFY ALL DIMENSION IN THE FIELD.

THE OWNER/ CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH THE REQUIREMENTS TO THE 2021 NTERNATIONAL RESIDENTIAL CODE (I.R.C.)

THE OWNER/ CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL ENGINEERING FOR FLOOR AND ROOF TRUSSES, MICROLLAMS, GLU-LAMS AND PARALLAMS AS REQUIRED.

R-VALUES | INCHES"



INSULATION VALUES:

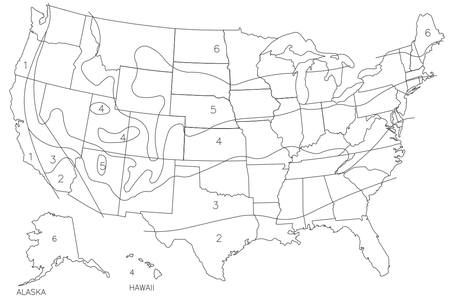
WALLS:
MIN. R-30 AT EXTERIOR WALLS
MIN. R-13 AT INTERIOR WALLS (WALLS BETWEEN GARAGE & HOUSE TO SHALL BE R-19 MIN.)

ROOF:
MIN. R-49 AT ROOF, WITH COMPLETE COVERAGE

SLAB:
MIN. R-10, 2'x24" RIGID INSULATION AT PERIMETER OF HEADED SPACE
MIN. R-15, 3'x24" RIGID INSULATION AT PERIMETER OF RADIANT HEAT SLAB

INSULATE WALLS R-30 BATT., ROOF R-49 BATT.
& PERIMETER R-10 RIGID

BUILDING THERMAL ENVELOPE
TABLE 402.1.1 301.1
CLIMATE ZONE 4 ALBUQUERQUE NM
1. GLAZED FENESTRATION U-FACTOR=0.30
2. SKYLIGHT U-FACTOR= 0.28



NOTE: RECOMMENDED INSULATION ZONES FOR HEATING AND COOLING

2021 IECC TABLE R402.1.3 INSULATION MINIMUM R-VALUES AND FENESTRATION REQUIREMENTS BY COMPONENT

CLIMATE ZONE	FENESTRATION U-FACTOR	SKYLIGHT [b] U-FACTOR	GLAZED FENESTRATION SHGC [b,e]	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE	FLOOR R-VALUE	BASEMENT [c] WALL R-VALUE	SLAB [d] R-VALUE & DEPTH	CRAWL SPACE [c] WALL R-VALUE
4 EXCEPT MARINE	0.30	0.55	0.40	49	30 or 20+5ci [i] or 13&10ci [i] or 0&20ci [h]	8/13	19	10ci/13	10ci, 2FT	10ci or 13

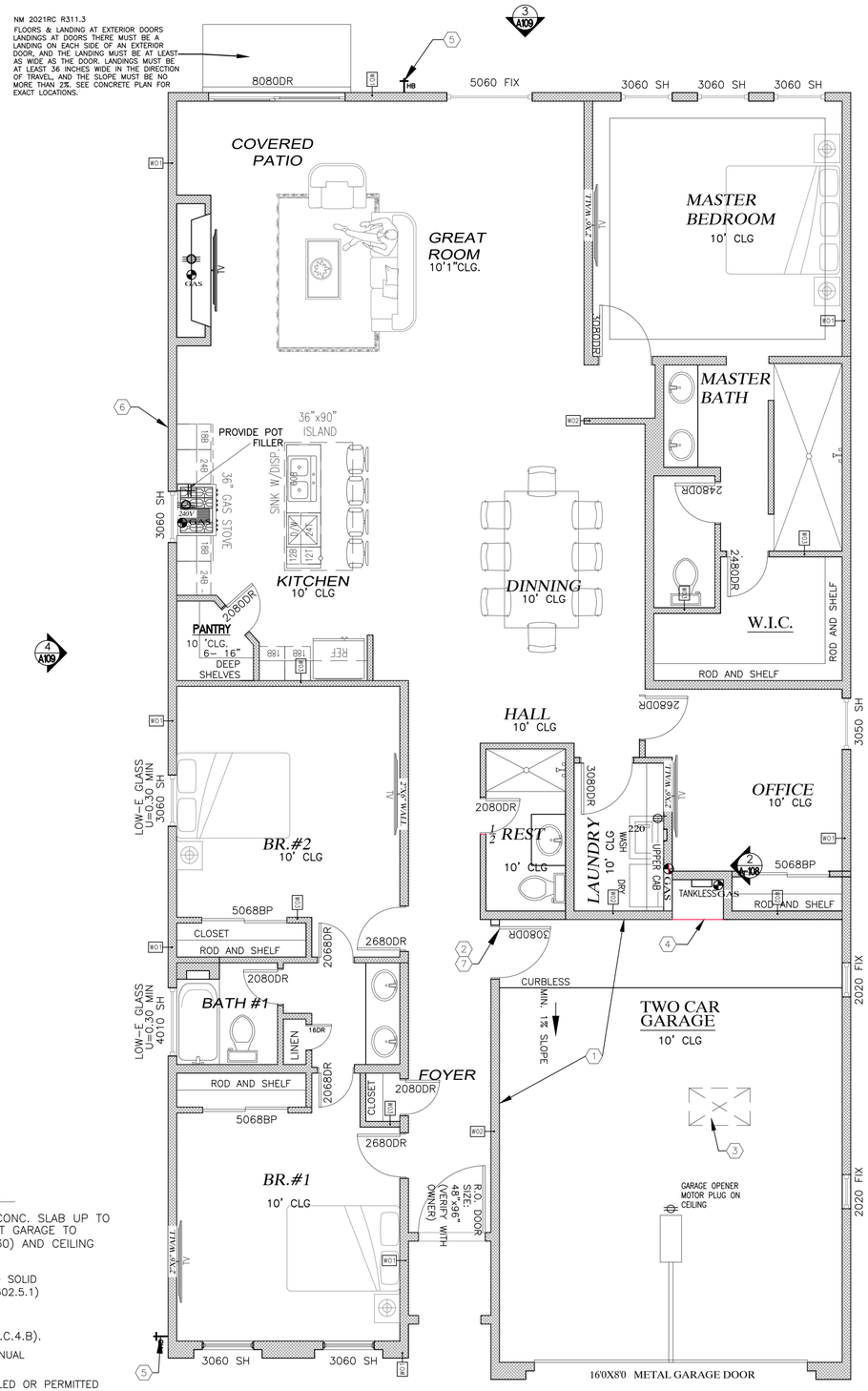
2021 IECC TABLE R402.1.3 INSULATION MINIMUM R-VALUES AND FENESTRATION REQUIREMENTS BY COMPONENT

CLIMATE ZONE	FENESTRATION U-FACTOR	SKYLIGHT [b] U-FACTOR	GLAZED FENESTRATION SHGC [b,e]	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE	FLOOR R-VALUE	BASEMENT [c] WALL R-VALUE	SLAB [d] R-VALUE & DEPTH	CRAWL SPACE [c] WALL R-VALUE
5 and Marine 4	0.30	0.55	0.40	49	30 or 20+5ci [i] or 13&10ci [i] or 0&20ci [h]	13/17	30	15ci or 19 or 13&5ci	10ci, 2FT	15ci or 19 or 13&, 5ci

KEYED NOTES

1. NOTE: 5/8" TYPE "X" GYP. BD.FROM TOP OF CONC. SLAB UP TO BOTTOM OF ROOF DECKING AT COMMON WALL AT GARAGE TO HEATED HOUSE, TYP. INSULATE ALL WALLS (R-30) AND CEILING (R-49) AT GARAGE, TYP.
2. AUTO CLOSURE DOOR W/ 3068 SC. 20 MIN RATED SOLID CORE DOOR W/THRESHOLD (NMAC14.7.3.11.B.3) R302.5.1)
3. PROVIDE 22" X36"ATTIC ACCESS LOCATION WITH MIN 30"HEAD CLEARANCE (R807.1). WITH SWITCHED LIGHT (NMAC14.10.4.11.C.4.B).
4. 18" HIGH WOOD PLATFORM. PROVIDED COMPLETED MANUAL S AND MANUAL J INFORMATION AT TIME OF INSPECTION
5. NO WATER SOIL OR WASTE PIPE SHALL BE INSTALLED OR PERMITTED OUTSIDE OF THE BUILDING UNLESS ADEQUATE PROVISION IS MADE TO PROTECT SUCH PIPE FROM FREEZING UPC312.6.
6. PROVIDED CURRENT ICC/ES REPORT FOR: STUCCO/STONE SYSTEM AT TIME OF INSPECTION (2021 IRC R703.7)
7. R302.5.1 OPENING PROTECTION. OPENINGS FROM A PRIVATE GARAGE DIRECTLY INTO A ROOM USED FOR SLEEPING PURPOSES SHALL NO BE PERMITTED. OTHER OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1-3/8" (35MM) IN THICKNESS, SOLID OR HONEYCOMB-CORE STEEL DOORS NOT LESS THAN 1-3/8" (35MM) THICK OR 20 MIN FIRE-RATED DOORS SHALL BE SELF LATCHING AND EQUIPPED WITH A SELF CLOSING OR AUTOMATIC-CLOSING DEVICE.

NM 2021RC R311.3
FLOORS & LANDING AT EXTERIOR DOORS
LANDINGS AT DOORS THERE MUST BE A LANDING ON EACH SIDE OF AN EXTERIOR DOOR, AND THE LANDING MUST BE AT LEAST AS WIDE AS THE DOOR. LANDINGS MUST BE AT LEAST 36 INCHES WIDE IN THE DIRECTION OF TRAVEL, AND THE SLOPE MUST BE NO MORE THAN 2%. SEE CONCRETE PLAN FOR EXACT LOCATIONS.



NORTH

1 FLOOR PLAN
1/4"=1'-0"

GENERAL NOTES:

1: CONTRACTOR TO VERIFY DIMENSIONS IN FIELD – DIMENSIONS ARE TO FRAMING AND FINISHED EXTERIOR
2: ALL WOOD TO BE #2 PINE OR BETTER
3: INSULATE WALLS R-30 BATT., ROOF R-49 BATT. & PERIMETER R-10 RIGID
4: ALL WINDOWS TO BE DOUBLE GLAZED/LOW E AND ENERGY STAR
5: INTERIOR TO BE SHEETROCKED, TAPED, & TEXTURED
6: EXTERIOR TO BE SYNTHETIC STUCCO
7: EXTERIOR WALLS TO BE 2x6 @ 16" O.C.
8: INTERIOR WALLS TO BE 2x4 @ 16" O.C. (UNLESS NOTED)
9: WALL AT GARAGE/HOUSE SEPARATION TO BE 2X6'S @ 16" O.C.
10: INTERIOR LOAD BEARING WALLS TO BE 2x4 @ 16" O.C.
11: ALL ANGLED WALLS TO BE 45° ANGLES (UNLESS NOTED)
12: ALL FIXTURES SHALL BE CHOSEN BY BUILDER
13: ALL KITCHEN PONY WALLS SHALL BE 43" HIGH.
14: ALL HEADERS SHALL BE CLOSED
15 DOOR BOTTOMS SHALL BE UNDERCUT AS PER HVAC REQUIREMENTS
16: ALL HOUSES SHALL HAVE 2 STUD CORNERS – IE. "CALIFORNIA CORNERS"
17: ALL TRUSSES SHALL BE 24" O.C.
18: ALL WINDOWS SHALL BE BULLNOSED EXCEPT AT SLIDING GLASS DOORS AND THICK WALLS.
19: 1/2" GYPSUM BOARD AT WALLS AND CEILING WITH TEXTURE PER OWNERS PREFERENCE. TAPE AND BED ALL JOINTS.
20: 5/8" TYPE X GYPSUM BOARD AT GARAGE CEILING AND WALLS SUPPORTED 16" OC. AT CEILING WALLS.

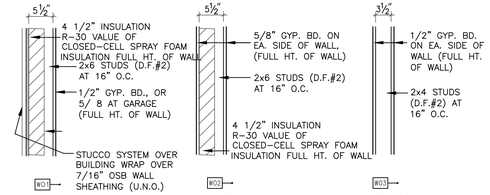
GENERAL NOTES:

1. THE INTENT OF THESE DRAWINGS IS TO DISPLAY LABOR AND MATERIALS NECESSARY FOR THE COMPLETION OF ALL WORK SHOWN.
2. IN THE EVENT OF AN INCONSISTANCY, SPECIFICATIONS SHALL TAKE PRECEDENCE OVER DRAWINGS.
3. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH THE 2021 IRC, STATE AND/OR LOCAL CODES, LAWS AND ORDINANCES.
4. ALL DIMENSIONS ARE TO FACE OF WALL.
5. VERIFY DIMENSIONS IN THE FIELD, THEY WILL TAKE PRECEDENCE OVER DRAWINGS.
6. PLUMBING, ELECTRICAL, AND MECHANICAL WORK REQUIRE SEPARATE PERMITS AND INSPECTIONS.
7. CONTRACTOR SHALL VERIFY DIMENSIONS, CLEARANCES, SETBACKS, ETC. BEFORE COMENCING CONSTRUCTION. REPORT DISCREPANCIES TO OWNER BEFORE PROCEEDING.
8. THE APPROVED PLANS MUST REMAIN AVAILABLE FOR INSPECTION BY THE BUILDING OFFICIAL AND/OR INSPECTOR. BUILDING PERMIT MUST BE DISPLAYED PER IRC.
9. CONFIRM MECHANICAL (HEATING AND COOLING) LAYOUT AS SUPPLIED BY SUBCONTRACTOR WITH GENERAL CONTRACTOR. VERIFYROUGH-INS PRIOR TO SLAB POUR. EACH DWELLING SHALL HAVE A DOMESTIC WATER-HEATING SYSTEM. (P2801.1)
10. INSTALL SOUND BOARD AT ALL BATH AND LUNDRY FRAME WALLS. (OPTIONAL)
11. VERIFY ALL TUB DRAIN LOCATIONS PRIOR TO SLAB POUR.
12. PROVIDE OUTSIDE COMBUSTION AIR VENTS TO ALL WOOD BURNING FIREPLACE.
13. CEILINGS SHALL BE INSULATED WITH MIN. R-49 BATT INSULATION AND WALLS MIN R-30
14. VERIFY TYPE OF MATERIAS FOR DOORS WINDOWS AND CABINETS WITH OWNER.

CONSTRUCTION DATA

NO. OF STORIES= 1
AREA CALCULATIONS
(FOR STRUCTURES PROPOSED UNDER IRC)
HEATED AREA 1ST FLOOR=2,380 SQ. FT
GARAGE AREA=568 SQ FT
FRONT PORCH=23 SQ FT
TOTAL AREA=2,971 SQ. FT

PARTITION TYPE DETAILS

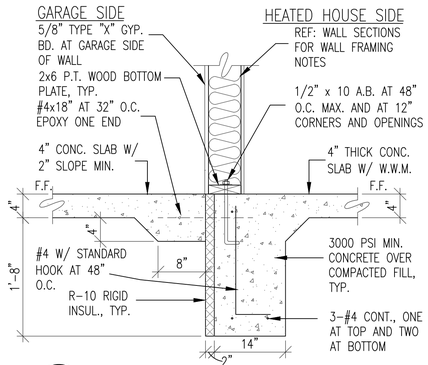


TITLE:	*704 NORTHERN BLVD NE RIO RANCHO 87124* U11, Blk V, Lot 49
DATE:	*11-25-25*
SCALE:	*AS SHOWN*
JOB #	*25193*
DRAWN:	*JEB*

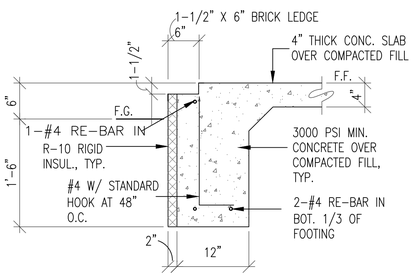
JEB DRAFTING & DESIGN LLC

SHEET NO. A-103

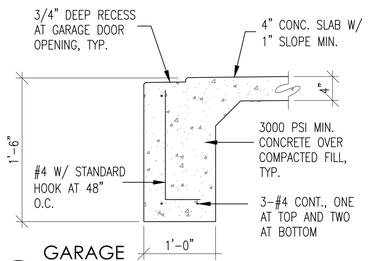
3 OF 9



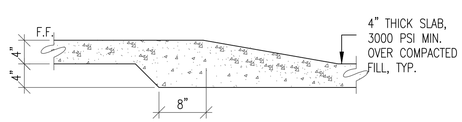
C HOUSE/GARAGE FOOTING DTL.
3/4"=1'-0"



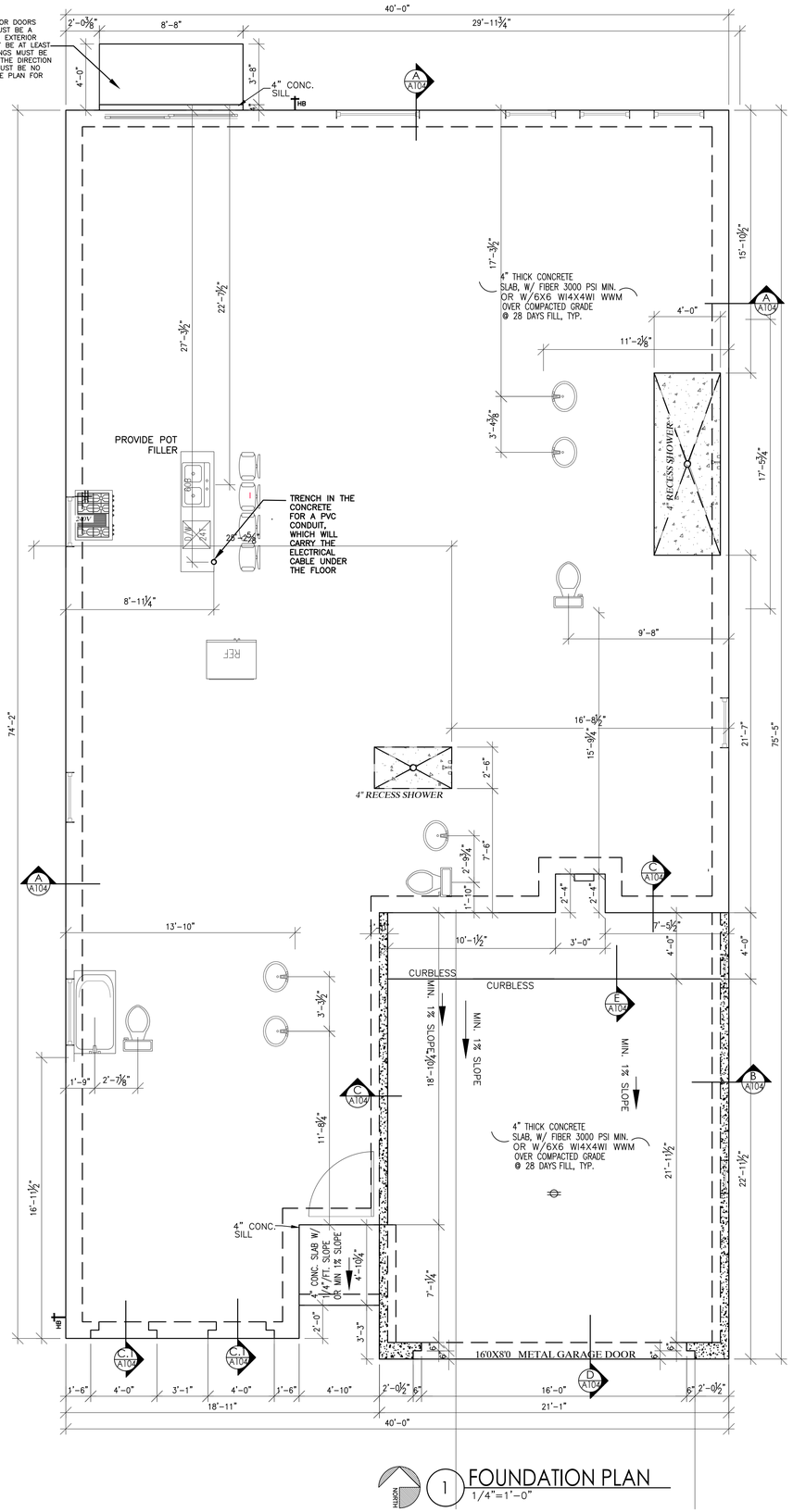
C.1 TYPICAL BRICK LEDGE AT FRONT WINDOWS
1"=1'-0"



D GARAGE FOOTING WITH RAIN DRIP
3/4"=1'-0"



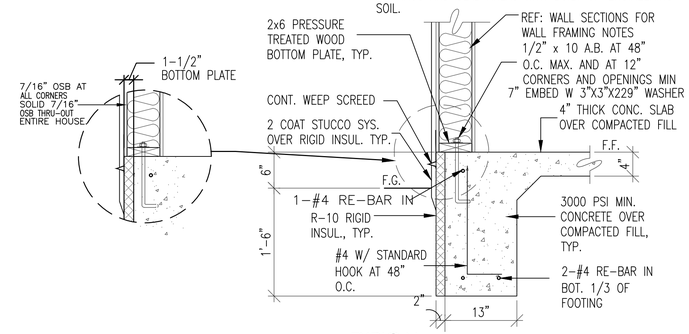
E WHEEL STOP AT GARAGE
3/4"=1'-0"



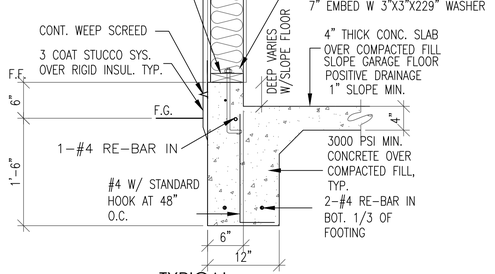
1 FOUNDATION PLAN
1/4"=1'-0"

FOUNDATION NOTES

1. FOUNDATION DESIGN BASED ON 1,500 PSF MIN SOIL BEARING PRESS. CONTRACTOR TO FIELD VERIFY AND COMPACT SOIL TO 95% PROCTOR. PER IRC REPORT (TBL.R-401.4.1)
2. STEEL REINFORCING BARS ARE TO BE FREE OF RUST, SCALE, OIL AND ICE STEEL TO CONFORM AT ASTM A-615 GRADE #40, BE FIRMLY TIED AND SUPPORTED WITH CHAIRS OR OTHER APPROVED SUPPORTS AND BE 3' CLEAR OF SOIL
3. CONCRETE TO BE MIN. 3000 PSI IN 28 DAYS.
4. BEFORE CONCRETE IS POURED CHECK WITH ALL TRADES TO INSURE PROPER PLACEMENT OF ALL OPENINGS, SLEEVES, CURBS, CONDUITS, BOLTS, INSERTS ETC, RELATIVE TO WORK.
5. ALL THE CONRETE WORK SHALL BE PLACED, CURED, STRIPPED AND PROTECTED AS DIRECTED BY THE SPECIFICATIONS AND ACI STANDARDS AND PRACTICES.
6. NO FOOTINGS SHALL BE PLACED IN WATER OR ON FROZEN GROUND. ALL EXTERIOR STRUCTURAL FOOTINGS SHALL REST A MIN. OF 18" BELOW GRADE AND MIN OF 12" INTO VIRGIN SOIL
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SHORING AND FORM WORK.
8. PAD APPROVAL REPORTS FROM COMPACTION TEST ENGINEERS ARE REQUIRED AT TIME OF INSPECTION FOR ALL FOOTINGS AND SLAB AREAS WITH BUILT UP ENGINEERING SOIL.

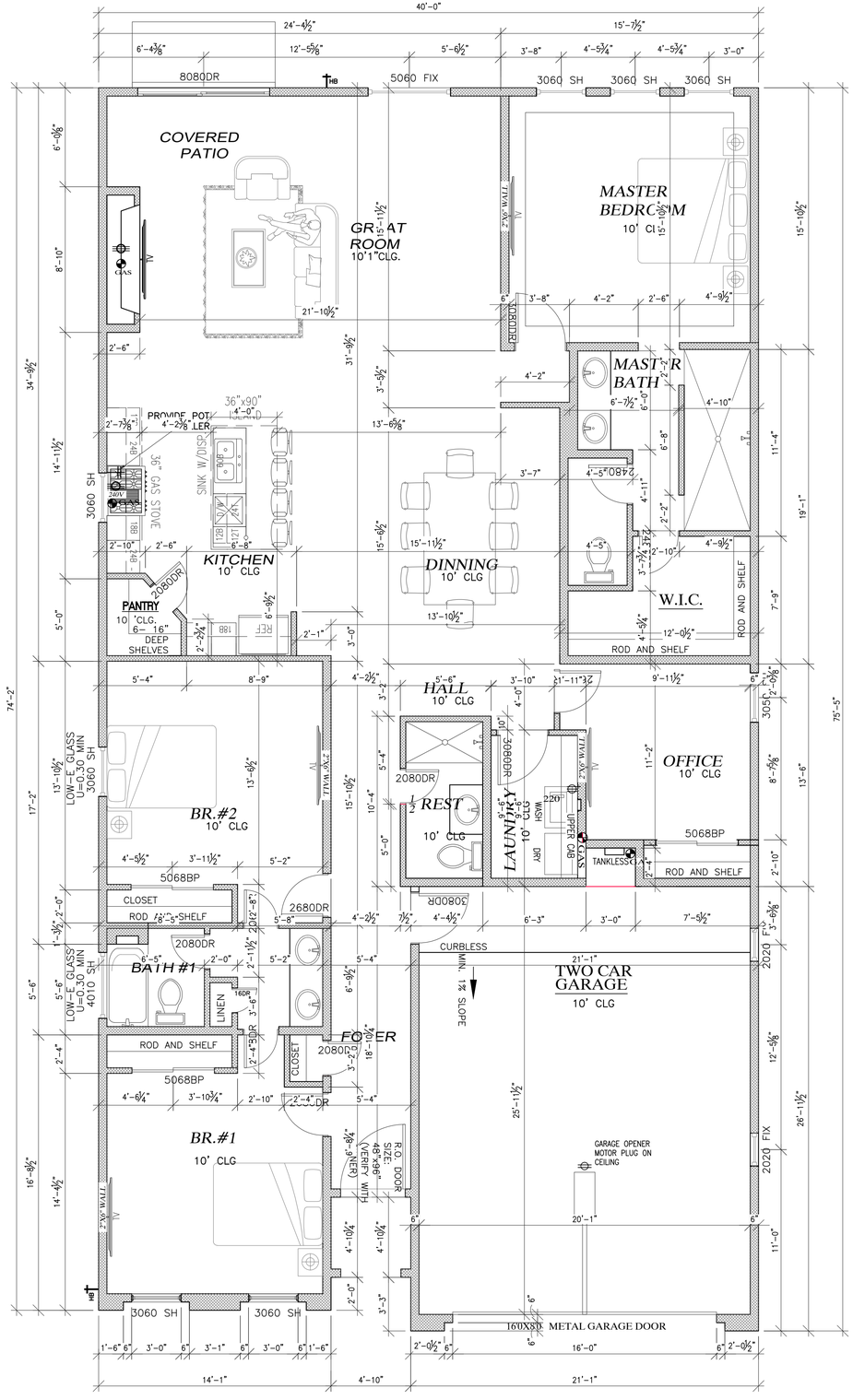


A TYPICAL EXTERIOR MONOLITHIC DETAIL
1"=1'-0"



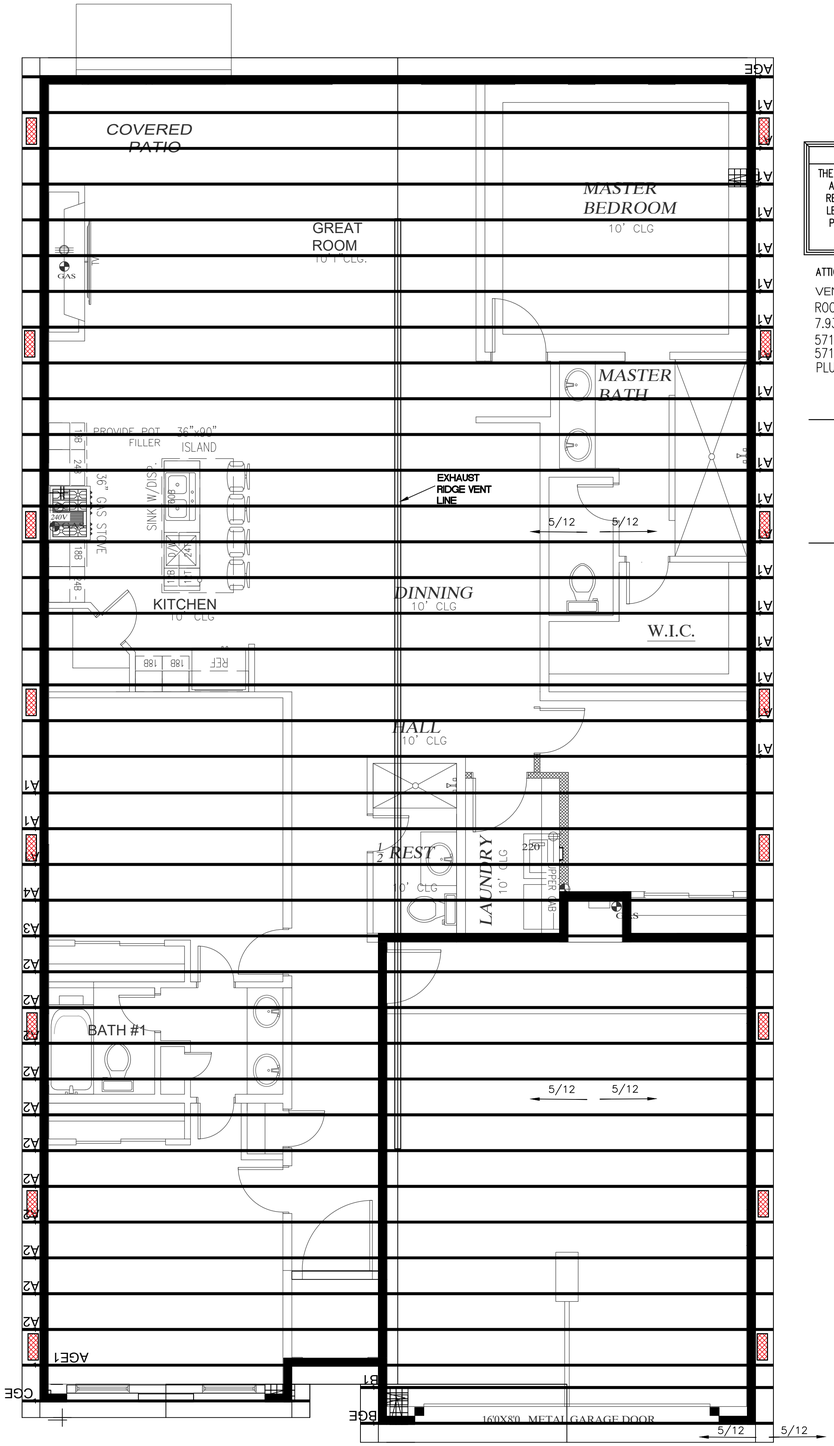
B TYPICAL GARAGE CONCRETE
1"=1'-0"

TITLE: FOUNDATION PLAN 704 NORTHERN BLVD NE RIO RANCHO		SHEET NO. A-104
DATE: 11-25-25	JEB DRAFTING & DESIGN LLC	4 OF 9
SCALE: AS SHOWN		
JOB # 25193		
DRAWN: JEB		



1 DIMENSION PLAN
1/4"=1'-0"

TITLE:	DIMENSION PLAN
	704 NORTHERN BLVD NE RIO RANCHO
DATE:	11-25-25
SCALE:	AS SHOWN
JOB #	25195
DRAWN:	JEB
	JEB DRAFTING & DESIGN LLC
SHEET NO.	A-105
	5 OF 9



VENTILATION DWG & TRUSS LAYOUT

SCALE=1/4"=1'0"

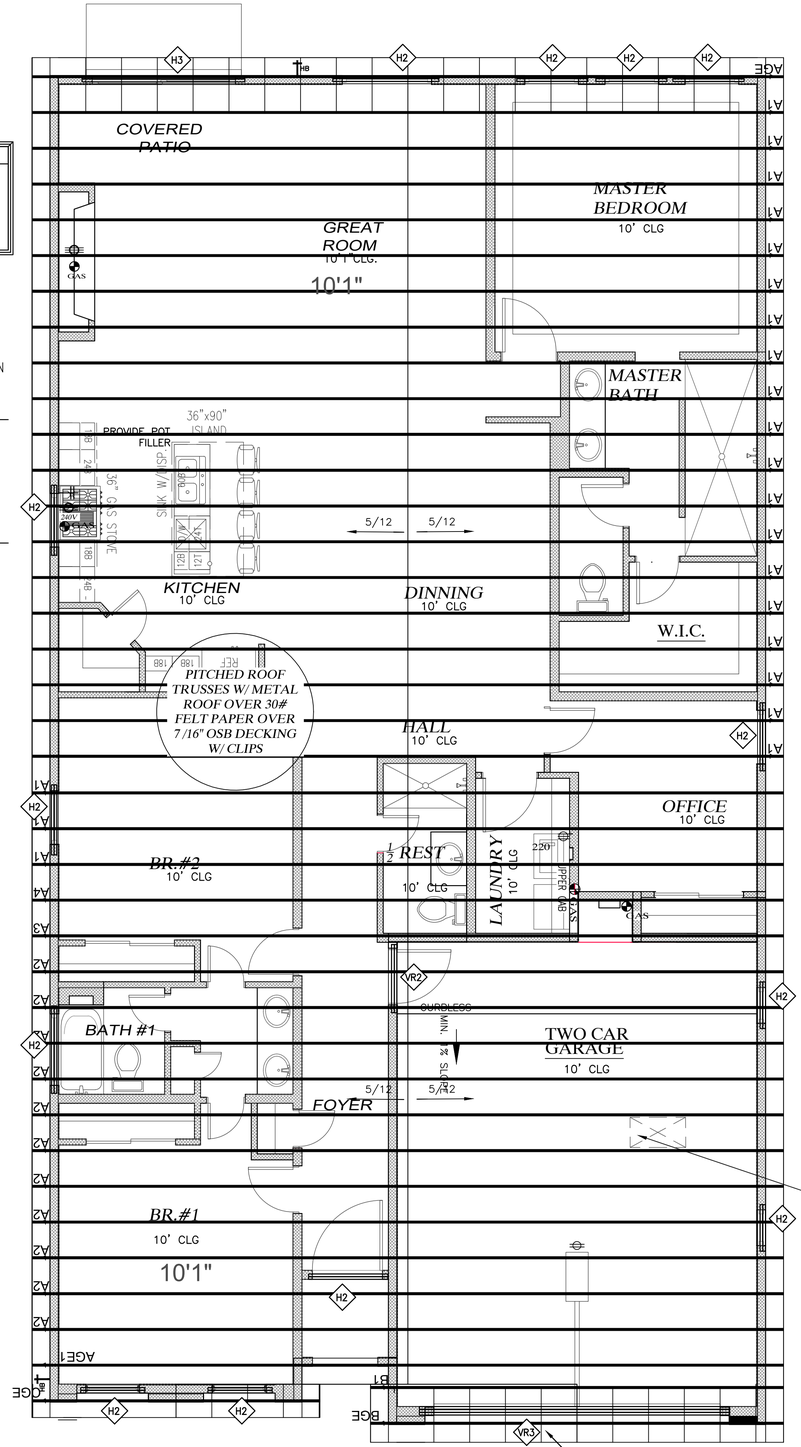
VENTILATION CALCS

THE TOTAL NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/150 OF THE AREA OF THE SPACE VENTILATED. WITH PITCHED ROOFS A REDUCTION OF THE REQUIRED FREE VENTILATING AREA TO 1/300 IS PERMITTED PROVIDED THAT AT LEAST 50% AND NOT MORE THAN 80% OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED A MINIMUM OF 3' ABOVE THE REMAINING REQUIRED EAVE VENTS.

ATTIC SQARE FOOTAGE/300=VENTING FT^2 x 144= REQUIRED VENTED IN^2

VENTILATION CALCS PITCHED ROOF 2,380 SQ FT ATTIC AREA
ROOF AREA: 2,380/300= 7.93 S.F
7.93 S.F X144=1,142.39 SQ IN (1,142.39/2=571.19
571.19 SQ IN INTAKE VENTS
571.19 SQ IN EXHAUST VENTS
PLUS PROVIDED REF: ROOF VENT PLAN FOR SOFFIT VENT LOCATION

VENTING REQUIRED	PROVIDED VENTING
HIGH 571.19 IN^2	RIDGE LINE VENTS 52 LF @ 11 IN^2 PER FOOT=572 IN^2
LOW 571.19 IN^2	C616 SOFFIT VENT 16 @ 36" EACH =576 IN^2



2x4 LOOK OUTS AT 24" O.C. (D.F.#2 OR EQUAL) TYPICAL.

2x4 LOOK OUTS AT 24" O.C. (D.F.#2 OR EQUAL) TYPICAL.

PROVIDE ATTIC ACCESS LOCATION WITH MIN 30" HEAD CLEARANCE (R807.1), WITH SWITCHED LIGHT (NMAC14.10.4.11.C.4.B).

1 FRAMING PLAN

1/4"=1'-0"

GENERAL FRAMING NOTES

ALL HEADERS IN EXTERIOR WALLS AND INTERIOR LOAD BEARING WALLS ARE TO BE DBL 2X12 WESTERN WOODS #2 (OR BETTER OR EQ.) UNLESS OTHERWISE SPECIFIED.

BRACE WALL PANELS SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODE. INSTALL ONE PANEL AT EACH END AND NOT MORE THAN 20' ON CENTER. PER SECTION R602.10

ANCHOR INTERNAL BEARING WALLS TO CONCRETE SLAB WITH POWER DRIVEN RAMSET DEVICES OR RED-HEADS OR APPROVED NAILS @ 32" O.C. MAX.

EXTERIOR WALLS:
2X6 STUDS AT 16" ON CENTER UNLESS NOTED OTHERWISE. LATERAL BRACING SHALL BE PROVIDED EVERY 20 LINEAR FEET WITH OSB, AND AT EVERY CORNER.

INTERIOR WALLS:
2X4 STUDS AT 16" ON CENTER. EXCEPT AS NOTED ON PLAN FOR THICKENED WALLS. ALL PLUMBING WALLS SHALL BE 2X6 AS NOTED. WALL AT GARAGE/HOUSE SEPARATION TO BE 2X6'S @ 16" O.C., UNLESS NOTED OTHERWISE

PROVIDE TREATED WOOD PER SECTION R-319 OF THE IRC

PROVIDE ROOF VENTS PER SECTION R-806 OF THE IRC

PROVIDE DRAFT STOPS PER SECTION R-502.12 OF THE IRC

PROVIDE FIRE BLOCKING PER SECTION R-602.8 OF THE IRC

SEE PLAN FOR LOCATION OF ALL COLUMNS

ALL OUTRIGGERS TO BE 2X4'S @ 24" O.C. (PITCHED ROOF ONLY)

ALL WOOD TO BE 6" (MINIMUM) ABOVE EARTH

PROVIDE HURRICANE TIES AT TRUSS TO EXTERIOR TOP PLATE CONNECTIONS PER THE IRC 2021, SIZE TO BE BASED UPON THE TRUSS MANUFACTURER'S ENGINEERING CALC'S.

FRAMING CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL WORK MEETS OR EXCEEDS ALL REQUIREMENTS AND/ OR APPLICABLE BUILDING CODES. IF PLANS DO NOT MEET THIS REQUIREMENT, NOTIFY THE DESIGNER OF ANY CORRECTIONS NEEDED

FRAMING MEMBER LEGEND

- ENGINEERED TRUSSES
- GIRDERS, HEADERS BEAMS(NOT EXPOSED)
- 2X12 HEADERS

HEADER SCHEDULE

MARK	TYPE
H2	(2) 2x12 HEM-FIR GRADE
H3	(3) 2x12 HEM-FIR GRADE
VR2	(2)1-3/4"x11-7/8" VERSA-LAM LVL 2.1 E 3100SP
VR3	(3)1-3/4"x11-7/8" VERSA-LAM LVL 2.1 E 3100SP

NOTE: DO NOT SCALE DRAWING.

CONTRACTOR TO FIELD VERIFY ALL DIMENSION IN THE FIELD.

THE OWNER/ CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH THE REQUIREMENTS TO THE 2021 NTERNATIONAL RESIDENTIAL CODE (I.R.C.)

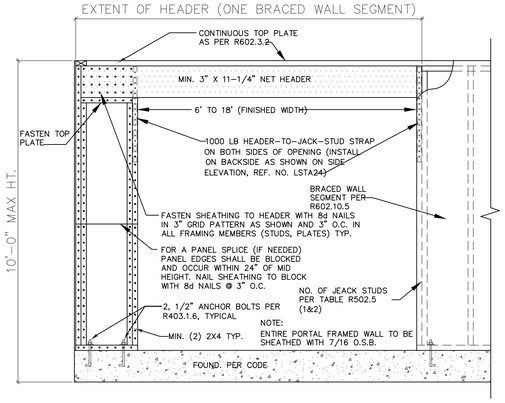
THE OWNER/ CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL ENGINEERING FOR FLOOR AND ROOF TRUSSES, MICROLLAMS, GLU-LAMS AND PARALLAMS AS REQUIRED.

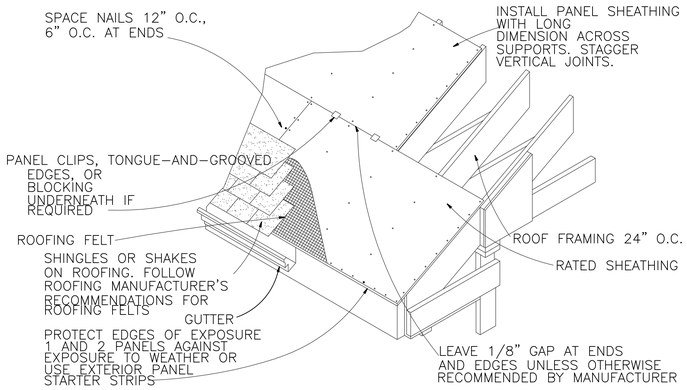
TITLE:	*FRAMING PLAN*
	704 NORTHERN BLVD NE RIO RANCHO
DATE:	11-25-25
SCALE:	AS SHOWN
JOB #	25195
DRAWN:	JEB

JEB DRAFTING & DESIGN LLC

SHEET NO. A-106

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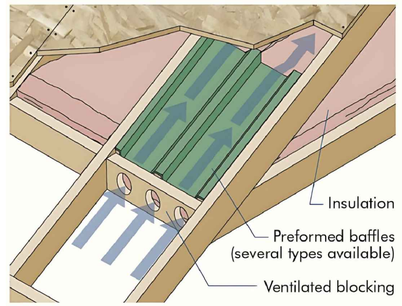




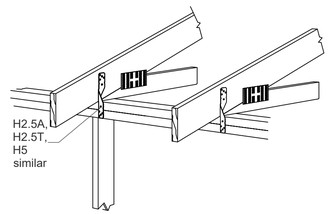
NOTE
COVER ROOF SHEATHING AS SOON AS POSSIBLE WITH ROOFING FELT FOR EXTRA PROTECTION FROM MOISTURE BEFORE ROOFING IS APPLIED.

C / A7 TYPICAL ROOF SHEATING
3/4"=1'-0"

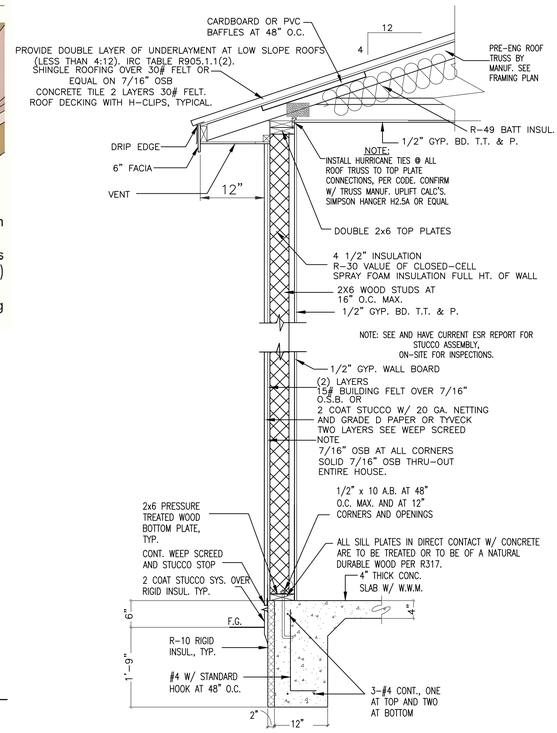
BAFFLES TO PROVIDE ATTIC VENTILATION



BAFFLES AT 48" O.C.

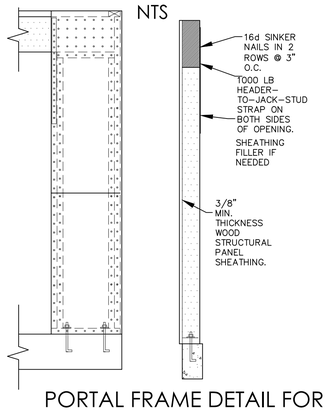


B TYPICAL DETAIL @TRUSS TO TOP PLATE MECHANICAL CONNECTORS
NTS

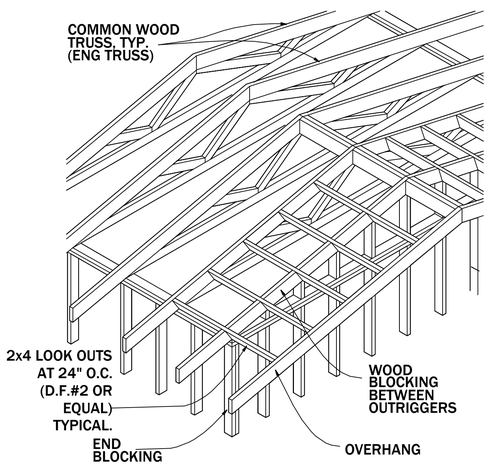


A TYPICAL WALL SECTION
1/8"=1'-0"

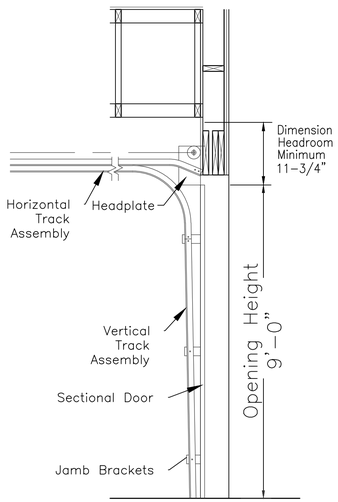
OUTSIDE ELEVATION SIDE ELEVATION
NTS



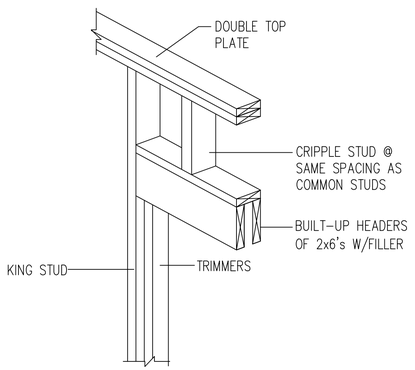
D / A7 PORTAL FRAME DETAIL FOR OSB ENTIRE WALL
NTS



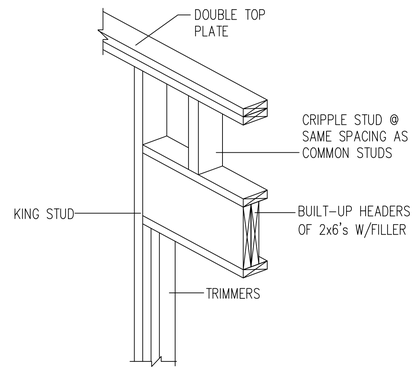
F GABLE ROOF HANG DETAIL



G / A7 TYPICAL AT GARAGE DOOR
NTS



INTERIOR HEADER DETAIL



EXTERIOR AND LOAD BEARING HEADER DETAIL

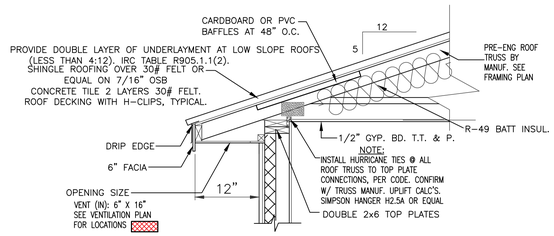
F / H TYPICAL HEADER DETAILS
NTS

TITLE: *FRAMING DETAILS* *704 NORTHERN BLVD NE RIO RANCHO*		SHEET NO. A-107
DATE: 11-25-25	JEB DRAFTING & DESIGN LLC	
SCALE: AS SHOWN		
JOB # 25195		
DRAWN: JEB		7 OF 9

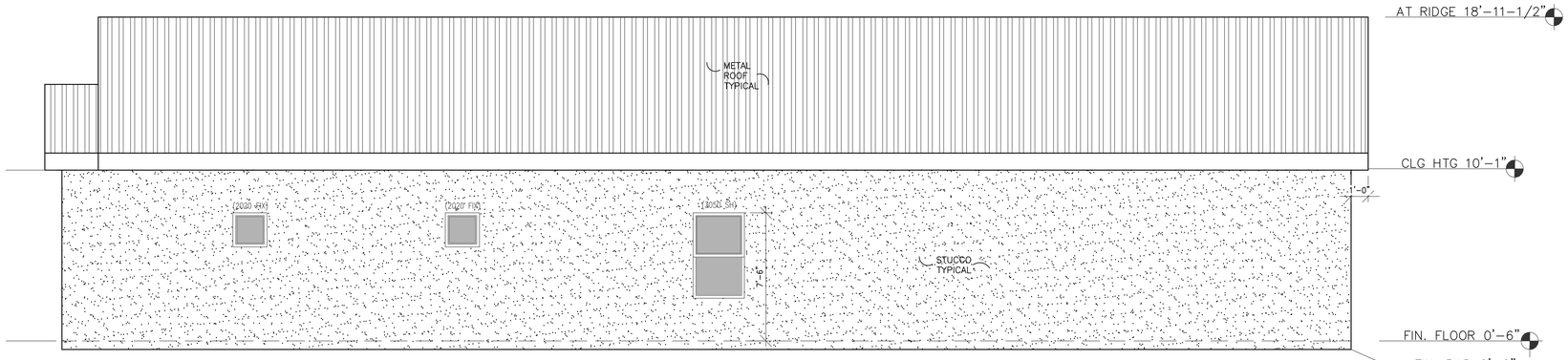


1 FRONT ELEVATION

SCALE=1/4"=1'0"

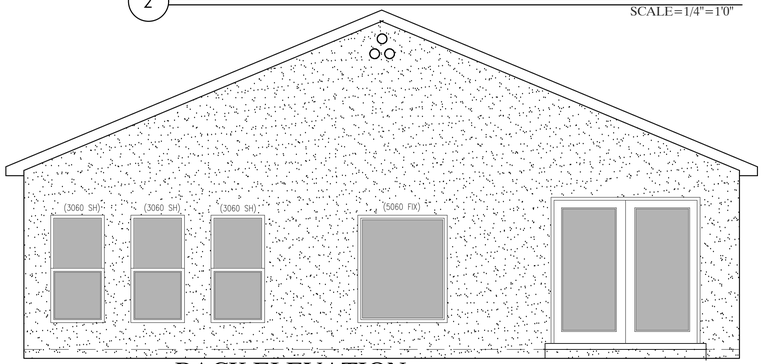


A TYPICAL OVERHANG DETAIL



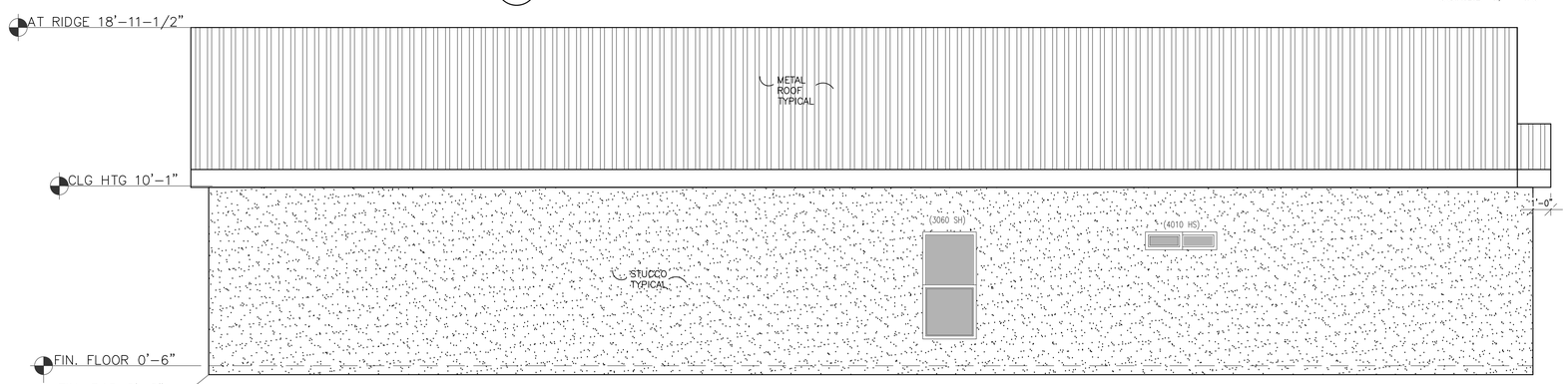
2 RIGHT ELEVATION

SCALE=1/4"=1'0"



3 BACK ELEVATION

SCALE=1/4"=1'0"

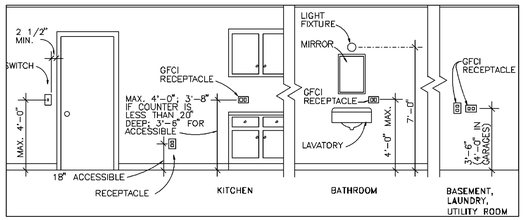


4 LEFT ELEVATION

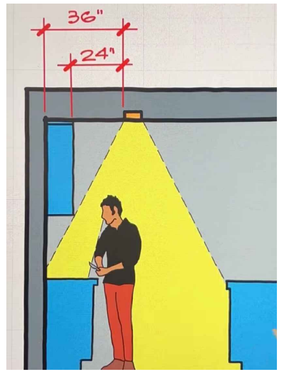
TITLE:	*FRAMING DETAILS*
	704 NORTHERN BLVD NE RIO RANCHO
DATE:	11-25-25
SCALE:	AS SHOWN
JOB #	25195
DRAWN:	JEB

JEB DRAFTING & DESIGN LLC

SHEET NO. A-108



B TYPICAL ELECTRICAL WIRING



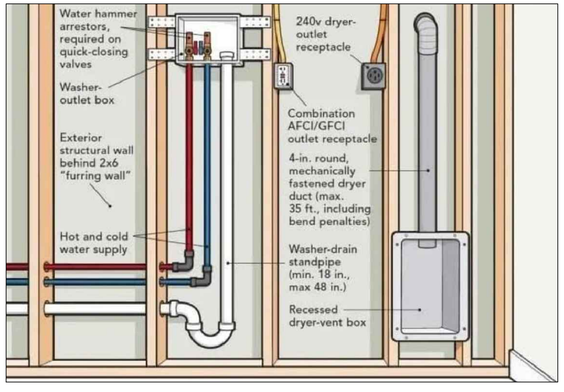
C RECESSED LIGHT LOCATION AT KITCHEN

1) *IN THE 2021 NEC, SECTION 210.8 MANDATES GROUND-FAULT CIRCUIT-INTERRUPTER (GFCI) PROTECTION FOR PERSONNEL IN SPECIFIC LOCATIONS, BOTH IN DWELLING UNITS (210.8(A)) AND OTHER THAN DWELLING UNITS (210.8(B)), INCLUDING KITCHENS, BATHROOMS, GARAGES, BASEMENTS, OUTDOORS, BOATHOUSES, AND LAUNDRY AREAS.*

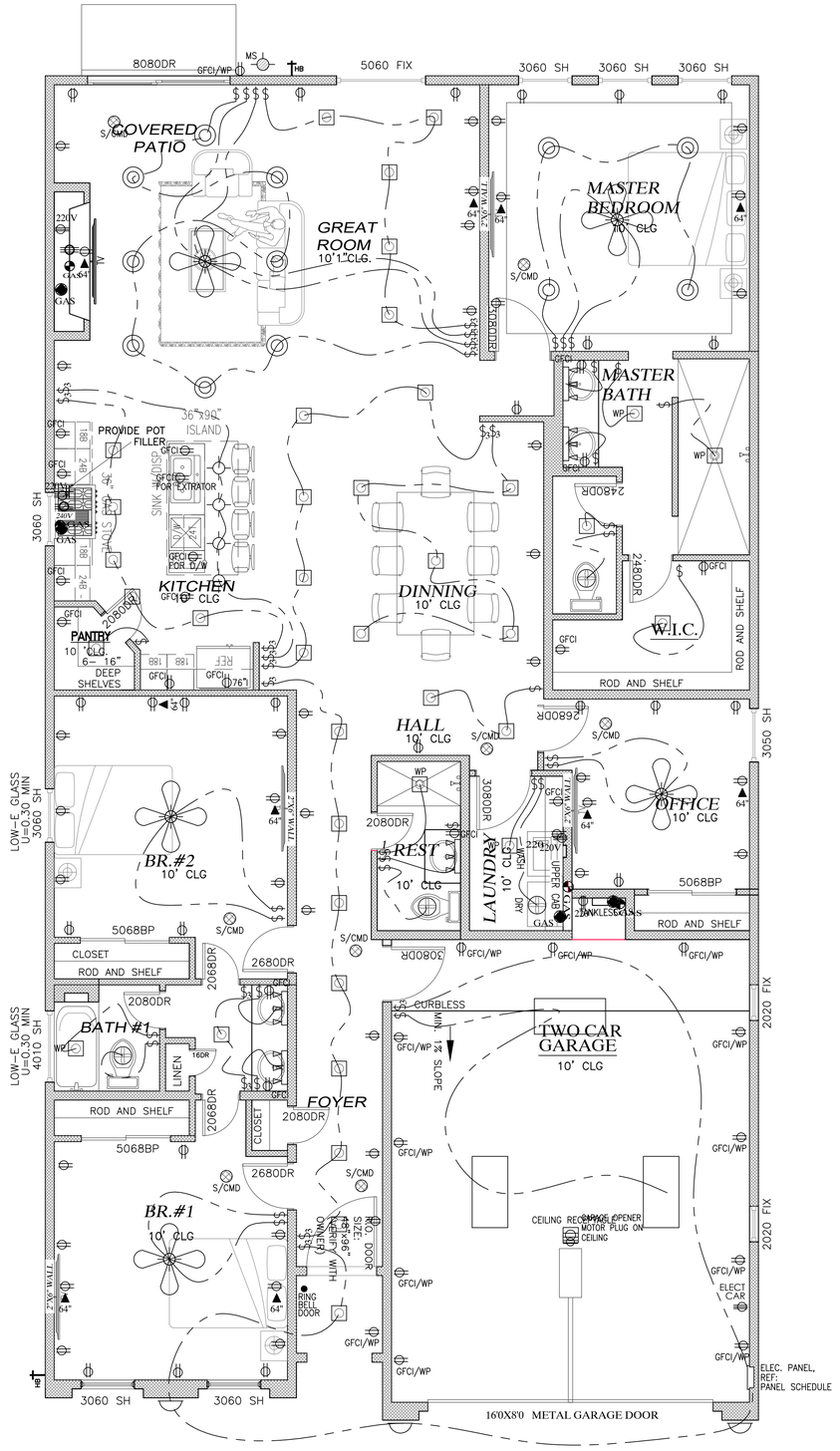
2) *REVISED SECTION 210.52(C)(2) NOW STATES THAT "IF" RECEPTACLES ARE INSTALLED TO SERVE AN ISLAND OR PENINSULAR COUNTERTOP OR WORK SURFACE, THEY MUST BE INSTALLED IN ACCORDANCE WITH THE RULES IN SECTION 210.52(C)(3) BELOW:*

4) *INSTALLED ON OR ABOVE THE COUNTERTOP OR WORK SURFACE, BUT NOT HIGHER THAN 20 INCHES ABOVE THE COUNTERTOP OR WORK SURFACE INSTALLED IN A COUNTER TOP USING RECEPTACLE ASSEMBLIES LISTED FOR USE IN COUNTERTOPS INSTALLED IN A WORK SURFACE USING RECEPTACLE ASSEMBLIES LISTED FOR USE IN WORK SURFACES OR LISTED FOR USE IN COUNTERTOPS*

5) *PROVIDE CARBON MONOXIDE ALARMS OUTSIDE SLEEPING AREAS THROUGHOUT ENTIRE DWELLING (R315.3).*



D LAUNDRY SCHEMATIC DESIGN



RING
BELL DOOR

CEILING RECEPTACLE FOR GARAGE DOOR

GFCI ON SOFFIT FOR CHRISTMAS LIGHTS

GAS

RING BELL DOOR

EXHAUST FAN

CEILING CHANDELIER

CEILING LIGHT FIXTURE

MS WALL SCONCE ON MOTION SENSOR

ELEC. PANEL, REF: PANEL SCHEDULE

2'x4' FLUR. LIGHT

1'x4' FLUR. SHOP LIGHT

WALL MOUNTED AT BATHS

DIMMER LIGHT/RECESSED

PENDANT LIGHTS

CEILING FAN WITH LIGHT FIXTURE

64" DATA BOX-DATA, TV, PHONE

S/CMD COMBINATION SMOKE DETECTOR/CARBON MONOXIDE DETECTOR WIRED TOGETHER WITH BATTERY BACKUP *PER SEC. R315*

64" DATA BOX AND HEIGHT FOR WALL OUTLET

ELECTRICAL VEHICLE POWER INFRASTRUCTURE.

ELEC. CAR RECEPTACLE VOLTAGE FOR ELECTRICAL CAR FROM NOMINAL VOLATAGE AC (V) SEE ELECTRICIAN FOR DETAILS REQUIREMENTS

ELECTRICAL NOTES

ALL OUTLETS VANITIES & COUNTERS @42".. PROVIDE OUTLET @ 60" FOR RANGE HOOD. PROVIDE WATERPROOF LIGHT FIXTURES AT EXTERIOR. ELECTRICIAN TO SIZE AND LOCATE PANEL AND SERVICE. ALL OUTLETS TO BE @ 18" ABOVE FINISH FLOOR. ELECTRICIAN TO PROVIDE POWER TO SWAMP COOLER. SMOKE DETECTORS SHALL BE AUDIBLE IN SLEEPING AREA AND HAVE BATTERY BACKUP.

ELECTRICAL GENERAL NOTES

1. PROVIDE GROUND FAULT PROTECTION TO ALL EXTERIOR AND ANY KITCHEN RECEPTACLES IN KITCHEN
2. 110V DUPLEX RECPTACLE UNDER COUNTER FOR DISHWASHER AND GARBAGE DISPOSAL IF SPECIFIED.
3. ALL SMOKE/CARBON MONOXIDE DETECTORS SHALL BE UL APPROVED AND SHALL SOUND AN ALARM AUDIBLE IN ALL SLEEPING AREAS, AND SHALL BE WIRED TOGETHER AND W/ BATTERY BACKUP.
4. PRE-WIRE FOR ALARM SYSTEM PER OWNER/ CONTRACTOR.
5. ALL EXTERIOR LIGHT FIXTURES TO BE SHEILDED DOWN LIGHTING, TYPICAL

PLUMBING NOTES

HOT WATER HEATER 65 GALLONS HOSEBIBS @ FRAMING OPENINGS WITH INSULATION @24" ABOVE GRADE. ALL VANITIES TO BE 30" ABOVE FINISH FLOOR. ALL SHOWER HEADS TO BE AT 72" ABOVE FINISH FLOOR. PROVIDE WATER SERVICE TO COOLER WITH INSIDE SHUT-OFF. BUILDER TO CHOOSE PLUMBING FIXTURES. HOT WATER RECIRCULATE LINES ON ALL WATER FIXTURES LOCATE NET TO WATER HEATER IN THE GARAGE.

MECHANICAL NOTES

PROVIDE COMBUSTION AIR TO WATER HEATER AND FURN. AREA. HEATING TO BE FORCED AIR (UP DRAFT) & PLATFORM. CONTRACTOR TO SIZE COOLING DEMANDS & LOCATE COOLER. ROUGH IN GAS TO: WATER HEATER/FURN. AND RANGE. MECHANICAL CONTRACTOR SHALL LOCATE AND SIZE DUCT WORK. 120,000 BTU FURN. OR BETTER .

SYMBOL LEGEND

DUPLEX RECEPTACLE

44" HIGH GFCI AT GARAGE

DUPLEX RECEPTACLE 1/2 SWITCHED

220V 220V RECEPTACLE

GFCI/WP GROUND FAULT CIRCUIT INTERRUPTER DUPLEX RECEPTACLE W/ WEATHERPROOF COVER

GFCI *GFCI PROTECTION IN GARAGES AND LAUNDRY/UTILITY (INCLUDING APLIANCES) AND ALL EXTERIOR LOCATIONS (NEC 2021-210.8)*

CEILING RECEPTACLE

FLOOR RECEPTACALE (F.V. LOCATION)

$ SINGLE POLE SWITCH

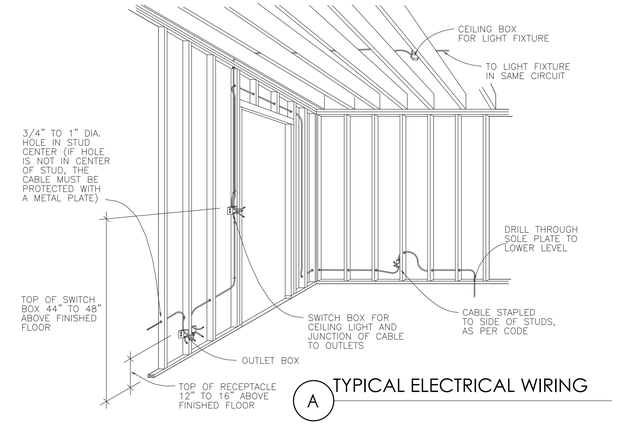
$3 THREE WAY SWITCH

$4 FOUR WAY SWITCH

WP WEATHERPROOF RECESSED CAN

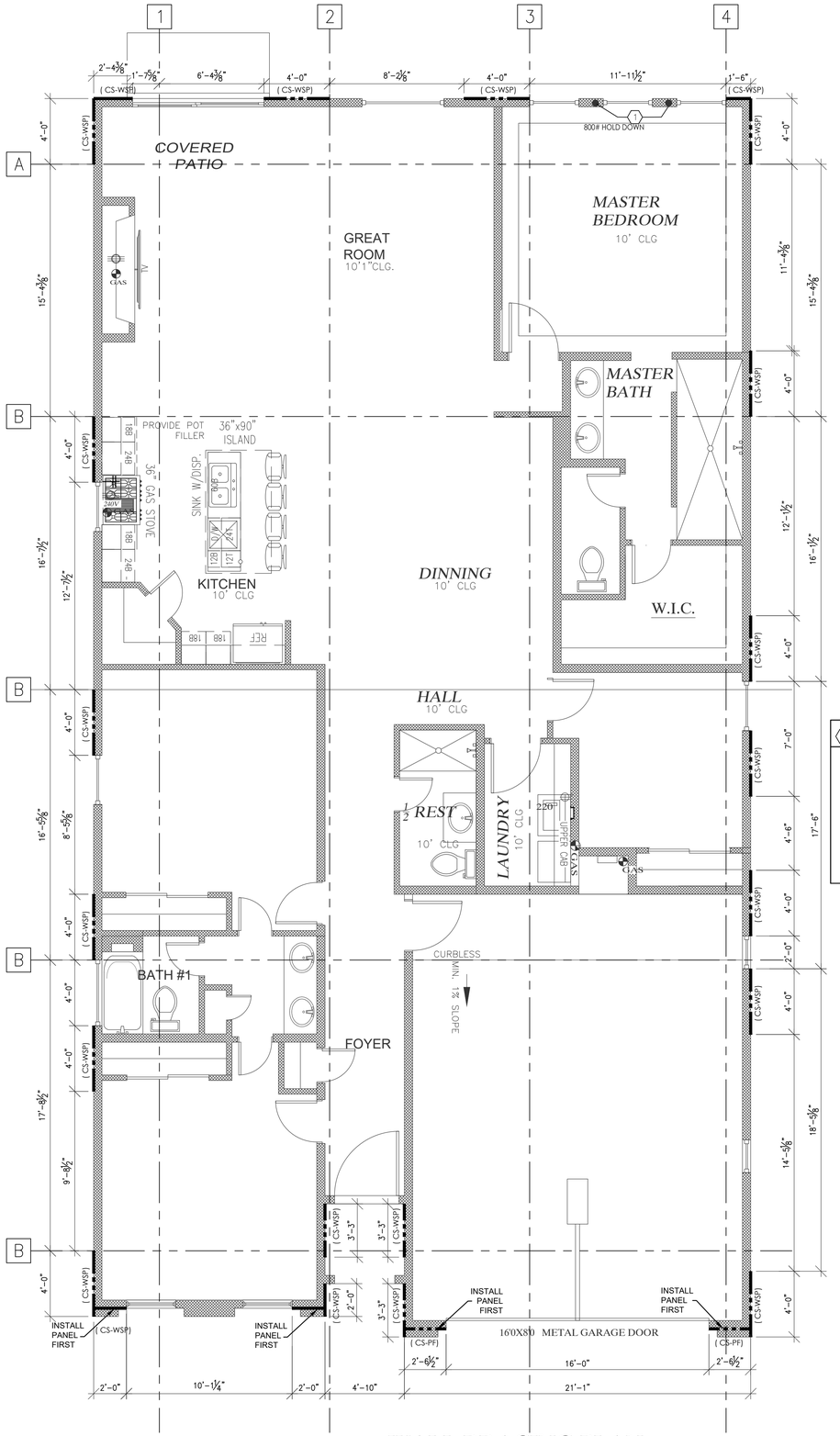
RECESSED CAN

WALL SCONCE



A TYPICAL ELECTRICAL WIRING

TITLE:	*ELECTRICAL PLAN*
	704 NORTHERN BLVD NE RIO RANCHO
DATE:	*11-25-25*
SCALE:	*AS SHOWN*
JOB #	*25195*
DRAWN:	*JEB*
	JEB DRAFTING & DESIGN LLC
SHEET NO.	A-109
	9 OF 9



1 WALL BRACING PLAN

SCALE=1/4"=1'0"

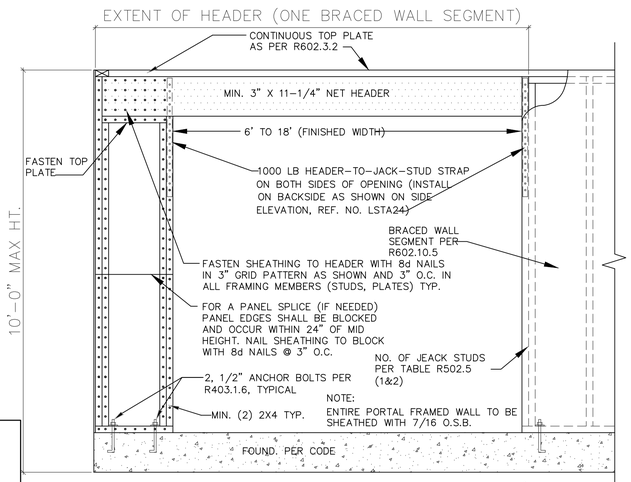
2021 IRC
R602.10.2.2 WALL BRACING.

BUILDINGS SHALL BE BRACED IN ACCORDANCE WITH THIS SECTION OR, WHEN APPLICABLE, SECTION R602.12. WHERE A BUILDING, OR PORTION THEREOF, DOES NOT COMPLY WITH ONE OR MORE OF THE BRACING REQUIREMENTS IN THIS SECTION, THOSE PORTIONS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH SECTION R301.1.

ALL BUILDINGS MUST BE BRACED TO RESIST LATERAL LOADS DUE TO WIND AND SEISMIC FORCES. WALL CONSTRUCTION MUST INCLUDE BRACING TO RESIST IMPOSED LATERAL LOADS RESULTING FROM WIND OR SEISMIC LOADING AND TO PROVIDE STABILITY TO THE STRUCTURE. WHEN SUBJECTED TO WIND LOADS, THE UPPER PORTION OF THE STRUCTURE MOVES HORIZONTALLY WHILE THE LOWER PORTION IS RESTRAINED AT GROUND LEVEL. DURING AN EARTHQUAKE, THE GROUND MOTION DISPLACES THE FOUNDATION WHILE THE TOP PORTION OF THE STRUCTURE TRIES TO REMAIN STATIONARY. IN BOTH OF THESE CASES THE BRACING RESISTS THE DIFFERENTIAL MOVEMENT AND THUS PREVENTS OR LIMITS DAMAGE TO THE BUILDING.

R602.10.4 CONSTRUCTION METHODS FOR BRACED WALL PANELS. INTERMITTENT AND CONTINUOUSLY SHEATHED BRACED WALL PANELS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THIS SECTION AND THE METHODS LISTED IN TABLE R602.10.4.

THERE ARE 12 INTERMITTENT AND FOUR CONTINUOUSLY SHEATHED BRACING METHODS INCLUDED IN TABLE R602.10.4, EACH WITH ITS OWN MINIMUM LENGTH AND INSTALLATION REQUIREMENTS. EACH METHOD LISTS MINIMUM THICKNESS REQUIREMENTS AND CONNECTION CRITERIA SEPARATED INTO FASTENER TYPE AND SPACING REQUIREMENTS. THE LAST THREE INTERMITTENT METHODS ARE ALTERNATE METHODS FOR BRACING ALONG A WALL LINE OR ADJACENT TO A GARAGE OPENING. THE PURPOSE OF THE ALTERNATE METHODS IS TO PROVIDE A NARROW-LENGTH OPTION FOR SECTIONS OF WALL LINE WITH LESS THAN 48 INCHES (1219 MM) OF SPACE REQUIRING A BRACED PANEL.

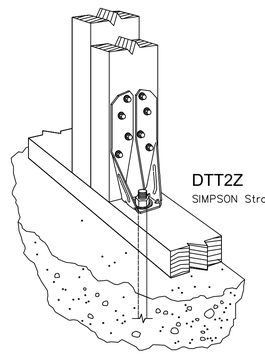


KEYED NOTES PER TABLE R602.10.3(1) METHOD: WSP WITH 7/16" OSB

1. (CS-WSP) 4 FEET WOOD 7/16" OSB SHEATHING ATTACH W 8D NAILS @ 6" O.C., EDGES 12" O.C. AT FIELD. PLATE W/ 1/2" DIAM ANCHOR BOLTS @ 2'-0" O.C.
2. (GB) 4 FEET OF ½" GYPSUM WALL BOARD APPLIED TO BOTH SIDES OF WALL OR 8' TO ONE SIDE. NAIL WITH 6D COOLER NAIL OR #6W OR 1-1/4" SCREWS @ 7" O.C. ALL EDGES AND FIELD.
3. (CS-PF) PORTAL FRAME FIGURE R602.10.6.4 METHOD CS-PF CONTINOUS PORTAL FRAME PANEL CONSTRUCTION.
   NOTE: BRACE WALL LINES MAY INCLUDE OFFSETS. HOWEVER THE MAXIMUM OFFSET IS 4 FEET AND THE TOTAL OFFSET FROM ONE SIDE TO THE OTHER MAY NOT EXCEED 8 FEET
   ½" ° X10" A.B. @ 6'-0" O.C. MIN 2 AB @WALL BRACE PLATE WITHIN 12" END OF BASE PLATE

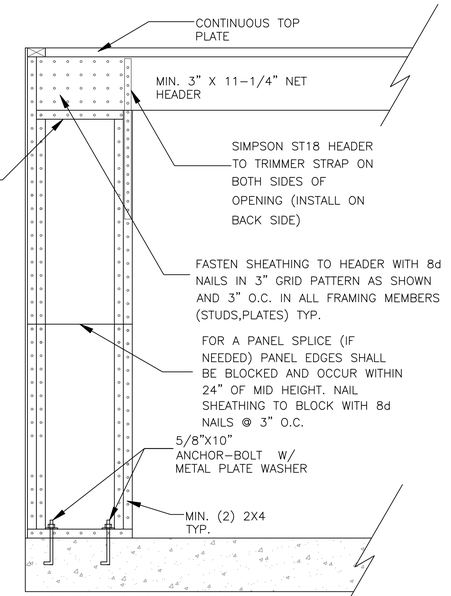
NOTE:
1. ALL LOAD BEARING HEADERS TO BE (2)2x12 #2DF UNLESS OTHERWISE NOTED
2. ALL HANGERS TO BE SIMPSON
3. EXTERIOR WALLS TO BE CONTINUOUSLY SHEATHED WITH 7/16" OSB NAILED W/ 8d COMMON AT 6" O.C. AT ALL EDGES AND 12" O.C. AT FIELD, UNLESS NOTED OTHERWISE

FASTEN TOP PLATE TO HEADER WITH (2) ROWS OF 16d NAILS @ 3" O.C.



DTT2Z
SIMPSON Strong-Tie

KEY NOTE: 1. SIMPSON HOLD DOWN
1. SIMPSON HOLD DOWN HDU4-SDS2.5 WITH 5/8" DIA. x 10" EXP. ANCHOR, EPOXY ANCHOR AS REQUIRED. SEE PORTAL FRAME DETAIL



PORTAL FRAME DETAIL

NOTE:

ENTIRE PORTAL FRAMED WALL TO BE SHEATHED WITH 7/16 O.S.B.

WALL BRACING 704 NORTHERN BLVD NE RIO RANCHO		SHEET NO.
DATE: 11-25-25 SCALE: AS SHOWN JOB # 25195 DRAWN: JEB	JEB DRAFTING & DESIGN LLC	WB-1

- 2021 International Energy Conservations Code*

REQUIREMENT:

□ IECC TABLE R402.4.1.1 AIR BARRIER, AIR SEALING, AND INSULATION INSTALLATION

O AIR-PERMEABLE INSULATION SHALL NOT BE USED AS A SEALING MATERIAL.

O SEE SPECIFIC COMPONENT INSULATION INSTALLATION REQUIREMENTS.

□ IECC SECTION R402.2.1-R402.2.13 INCLUDES ADDITIONAL REQUIREMENTS FOR CEILINGS, EAVE BAFFLERS, ATTIC HATCHES, MASS WALLS, STEEL

FRAMED WALLS, BASEMENTS, CRAWLS SPACES, SLABS ON GRADE, SUNROOMS, AND MASONRY VENEER.

□ IECC R303.1.1 BUILDING THERMAL ENVELOPE INSULATION.

O AN R-VALUE IDENTIFICATION MARK SHALL BE APPLIED BY THE MANUFACTURER TO EACH PIECE OF BUILDING THERMAL ENVELOPE INSULATION

O ALTERNATIVELY, THE INSULATION INSTALLERS SHALL PROVIDE A CERTIFICATION THAT INDICATES THE TYPE, MANUFACTURER AND R-VALUE OF

INSULATION INSTALLED IN EACH ELEMENT OF THE BUILDING THERMAL ENVELOPE....

O FOR BLOWN-IN OR SPRAYED FIBERGLASS AND CELLULOSE INSULATION, THE INITIAL INSTALLED THICKNESS, SETTLED THICKNESS, SETTLED R-

VALUE, INSTALLED DENSITY, COVERAGE AREA AND NUMBER OF BAGS INSTALLED SHALL BE INDICATED ON THE CERTIFICATION.

O FOR SPRAYED POLYURETHANE FOAM (SPF) INSULATION, THE INSTALLED THICKNESS OF THE AREAS COVERED, AND THE R-VALUE OF THE

INSTALLED THICKNESS SHALL BE INDICATED ON THE CERTIFICATION.

□ IECC R303.1.2 INSULATION MARK

O INSULATING MATERIALS SHALL BE INSTALLED SUCH THAT THE MANUFACTURER'S R-VALUE MARK IS READILY OBSERVABLE AT INSPECTION.

O FOR INSULATION MATERIALS THAT ARE INSTALLED WITHOUT AN OBSERVABLE MANUFACTURER'S R-VALUE MARK, AN INSULATION CERTIFICATE

COMPLYING WITH SECTION R303.1.1 SHALL BE LEFT IMMEDIATELY AFTER INSTALLATION BY THE INSTALLER, IN A CONSPICUOUS LOCATION

WITHIN THE BUILDING, TO CERTIFY THE INSTALLED R-VALUE OF THE INSULATION MATERIAL.

□ R303.1.1.1 BLOWN-IN OR SPRAYED ROOF AND CEILING INSULATION.

□ THE THICKNESS OF BLOWN-IN OR SPRAYED FIBERGLASS AND CELLULOSE ROOF AND CEILING INSULATION SHALL BE WRITTEN IN INCHES (MM) ON

MARKERS THAT ARE INSTALLED AT NOT LESS THAN ONE FOR EVERY 300 SQUARE FEET (28 M2) THROUGHOUT THE ATTIC SPACE.

□ ..... AFFIXED (THE MARKER) TO THE TRUSSES OR JOISTS AND MARKED WITH THE MINIMUM INITIAL INSTALLED THICKNESS WITH NUMBERS NOT LESS

THAN 1 INCH ... IN HEIGHT.

□ EACH MARKER SHALL FACE THE ATTIC ACCESS OPENING.

□ R303.2 INSTALLATION.

O MATERIALS, SYSTEMS, AND EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND THE INTERNATIONAL BUILDING CODE OR THE INTERNATIONAL RESIDENTIAL CODE, AS APPLICABLE.

O ADDITIONAL INSTALLATION INSTRUCTIONS IN THE IECC ARE LOCATED IN SECTIONS R402.2.1-R402.2.13 AND TABLE R402.4.1.1 AIR BARRIER AND INSULATION INSTALLATION.

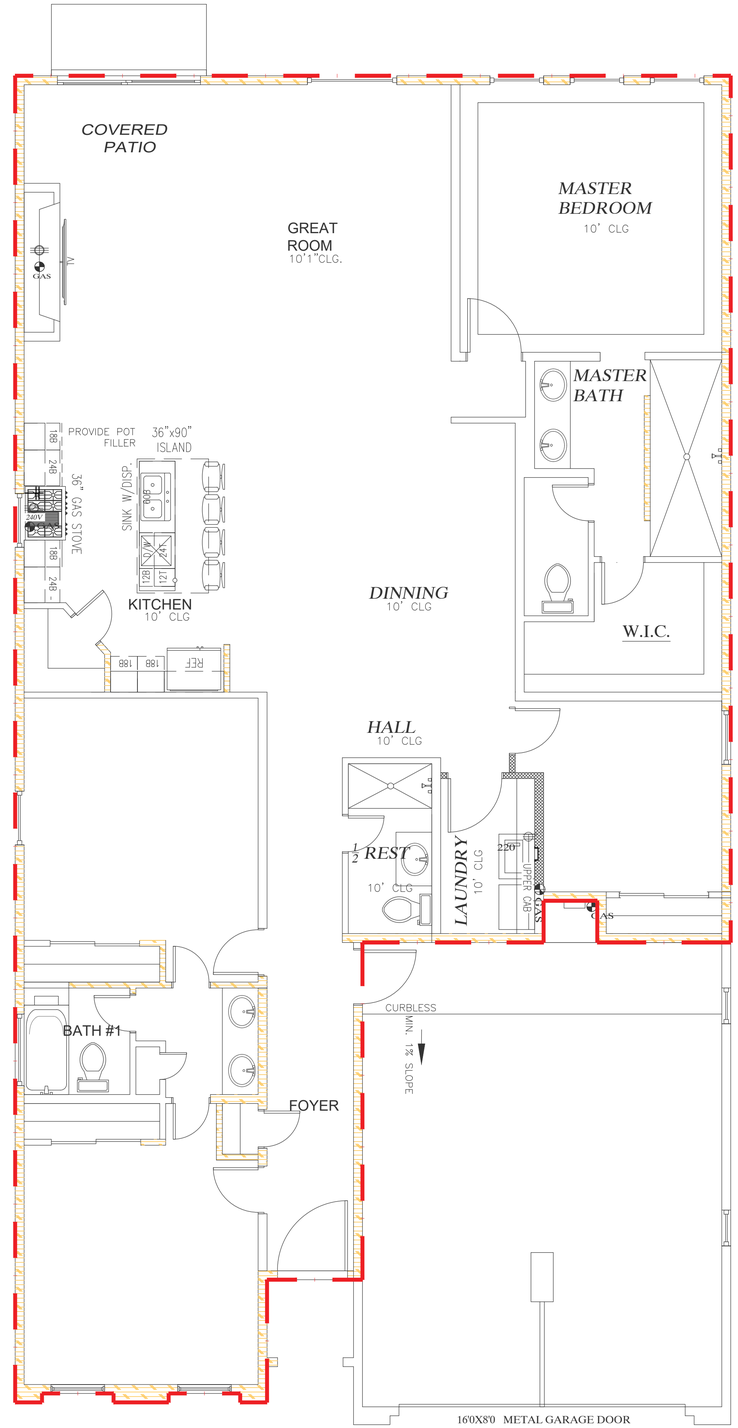
SYMBOL LEGEND

INTERIOR CONTINUOUS AIR BARRIER

BUILDING THERMAL ENVELOPE

EXTERIOR CONTINUOUS AIR BARRIER

COMPLIANCE PASS IS BUILDING PERFORMANCE.



1 BUILDING THERMAL ENVELOPE/AIR BARRIRER ASSEMBLY

SCALE=1/4"=1'0"

TITLE: *THERMAL ENVELOPE DRAWING* *704 NORTHERN BLVD NE RIO RANCHO*	SHEET NO. TED-1
DATE: 11-25-25	
SCALE: AS SHOWN	
JOB # 25195	
DRAWN: JEB	JEB DRAFTING & DESIGN LLC

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

May 7, 2026

RE: Case #26-110-00014 – Variance Request – 704 Northern Blvd NE, Rio Rancho, NM 87124

Dear Property Owner:

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

The Applicant, CLI Properties, LLC., through their agent, Solano Builders & Construction, LLC., requests approval of a Variance to allow for development of a single-family home on a substandard 50' width R-1: Single-Family lot at the subject property of Rio Rancho Estates Unit 11, Block V, Lot 49.

The **Planning and Zoning Board** will consider the request and make their decision on **Tuesday, May 26, 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

704 NORTHERN BLVD NE
RRE UNIT 11, BLOCK V, LOT 49
VARIANCE REQUEST TO DEVELOP 50' WIDTH R-1 LOT



GIS Moving Spatial Data Forward

N
W
E
S

Legend

Zoning
- C-1
- R-1
- Subject Property

0 0.010.02 0.04 0.06 0.08 0.1
Miles

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

Map courtesy of Tim Dvorak, 5/7/2026

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

NOTICE OF PUBLIC HEARING

Meeting:	Planning & Zoning Board
Location:	City Hall
Date:	**May 26, 2026**
Time:	6:00PM
Staff Contact:	Tim Dvorak (505) 896-8361 tdvorak@rrnm.gov

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

NOTICE OF PUBLIC HEARING

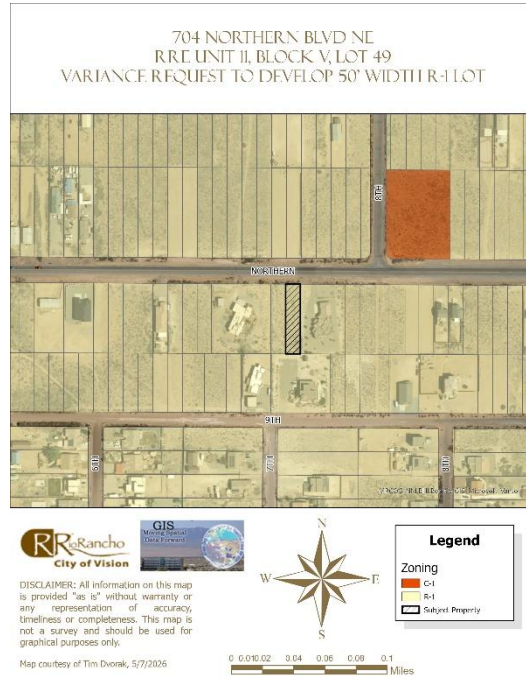
Meeting:	Planning & Zoning Board
Location:	City Hall
Date:	**May 26, 2026**
Time:	6:00PM
Staff Contact:	Tim Dvorak (505) 896-8361 tdvorak@rrnm.gov

Application Information

You are receiving this notice because your property is within 300 feet of a site where a land development decision is required by the Planning and Zoning Board. The Applicant, CLI Properties, LLC., through their agent, Solano Builders & Construction, LLC., requests approval of a Variance to allow for development of a single-family home on a substandard 50' width R-1: Single-Family lot at the subject property of Rio Rancho Estates Unit 11, Block V, Lot 49.

The PZB will hear the request on May 26, 2026.

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

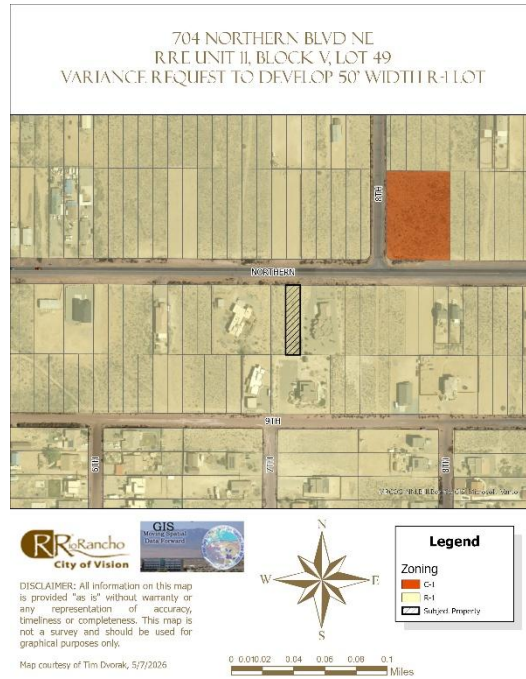


Application Information

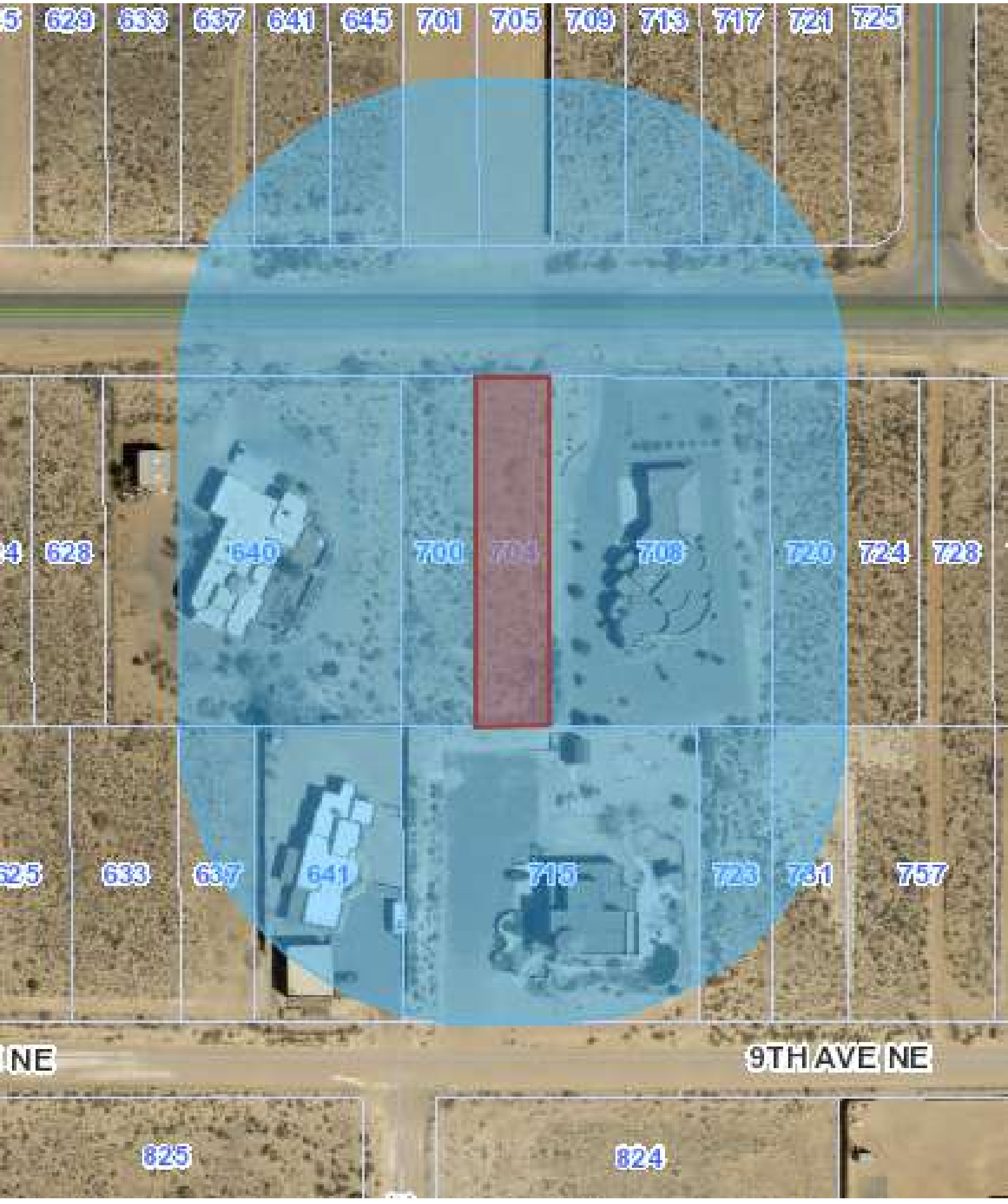
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Noticed Adjacent Properties within 100' (Right-of-Way Excluded)



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



CITY OF RIO RANCHO
PUBLIC HEARING NOTICE

The PLANNING and ZONING BOARD of the CITY of RIO RANCHO will consider the following matters at its regularly scheduled meeting at 6:00 p.m. on Tuesday, May 26, 2026:

Variance
Case #26-110-00010
The applicant, Stephen Meyers, requests approval of a Variance to the rear setback requirement at the property 7175 Wrangell Loop NE, legally described as Lomas Encantadas 4A, Block 4, Lot 19. This request will allow for an encroachment into the rear setback to allow for an existing 180 square foot gazebo. The subject property is zoned R-4: Single Family Residential and is approximately 0.1470 acre.

Zone Map Amendment
Case #26-100-00007
The applicant, J & W Investments, LLC, requests approval of a Zone Map Amendment for the property legally described as Unit 10, Block A, Lot 6. The property, which consists of approximately 0.28 acres, is physically located at 1050 Veranda Road SE and is currently zoned C-1: Retail Commercial. The applicant is requesting to change the zoning designation of the lot to C-2: Wholesale and Warehousing Commercial to match the existing zoning of the immediately adjacent parcel (Lot 7-A) which is under common ownership.

Variance
Case #26-110-00013
The applicant, Solano Builders & Construction, LLC, requests approval of a Variance for the property legally described as Unit 11, Block V, Lot 48 and addressed as 700 Northern Boulevard NE. The applicant requests a variance to the 60' lot width requirement for the R-1: Single-Family Residential zoning district to allow for development on the 50' wide lot. The property is zoned R-1: Single-Family Residential and consists of approximately 0.26 acres.

Variance
Case #26-110-00014
The Applicant, CLI Properties, LLC., through their agent, Solano Builders & Construction, LLC., requests approval of a Variance to allow for development of a single-family home on a substandard 50' width R-1: Single-Family lot at the subject property of Rio Rancho Estates Unit 11, Block V, Lot 49.

Zone Map Amendment
Case #25-100-00017
The applicant, Pulte Homes, through their agent, Consensus Planning, requests approval of a Zone Map Amendment to rezone the properties legally described as: Unit 8, Block 53, Lots 1-24; Block 49, Lots 2-11, and 14-23; and Block 50, Lots 2-24, from M-1: Industrial and Business Park and R-1: Single-Family Residential, to R-3: Mixed Residential.

Master Plan
Case #25-400-00006
The applicant, Pulte Homes, through their agent, Consensus Planning, requests approval of the Rancho Alegria Master Plan for the lots legally described as: Unit 8, Block 53, Lots 1-24; Block 49, Lots 2-11, and 14-23; and Block 50, Lots 2-24.

Zone Map Amendment
Case #26-100-00003
The applicant, Michael McDermott, requests approval of a Zone Map Amendment for the subject property legally described as LOMA, Tract P-1C-A, to amend the SU: Special Use zoning designation, to allow for Restaurants, Bars, Lounges, coffee/Tea Rooms, Delicatessens, and Patio/Al Fresco Dining Facilities. The property consists of 8.59 acres and is physically located at 801 Loma Colorado Blvd NE.

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: May 11, 2026

CITY OF RIO RANCHO

ORDINANCE NO. 68 **ENACTMENT NO. 94-066**

AMENDING ORDINANCE 87-1, (R.O. 1987) APPENDIX G (ZONE MAP AMENDMENT) AND THE ZONE MAP; CHANGING ZONING DESIGNATION FOR PROPERTIES IN UNIT 11 (PHASE 4), FROM "UNZONED" TO R-1/SINGLE FAMILY RESIDENTIAL DISTRICT.

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

Section 1. **PURPOSE:** That the following properties in Unit 11 (Phase 4), legally described below and as per the map attached hereto as Exhibit "A", shall have their zoning designation changed from "Unzoned" to R-1/Single Family Residential District.

Block A; All Lots	Block B; All Lots	Block C; All Lots,Tract C-1
Block D; All Lots	Block E; All Lots	Block U; All Lots
Block UU; All Lots	Block UU; All Lots	Block V; All Lots
Block VV; All Lots	Block W; All Lots	Block WW; All lots

Section 2. **NONCONFORMING CLAUSE:** Some already developed residential properties may not conform to the R-1/Single Family Residential requirements. Therefore a nonconforming use certificate shall be granted to property owners of record, at no cost to the property owner, as nonconformities are identified, provided the provided owner can show the nonconformity existed prior to the adoption of this ordinance.

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 unenforceable, 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. **COMPILING CLAUSE.** This Ordinance shall be incorporated in and compiled as part of the City Code of Rio Rancho, R.O. 1987.

Section 5. **EFFECTIVE DATE.** This Ordinance shall take effect in accordance with New Mexico State Statute guidelines and City Code.

ADOPTED THS 28TH DAY OF DECEMBER, 1994

Thomas E. Swisstack

Thomas E. Swisstack, Mayor

12/30/94

Date

ATTEST:

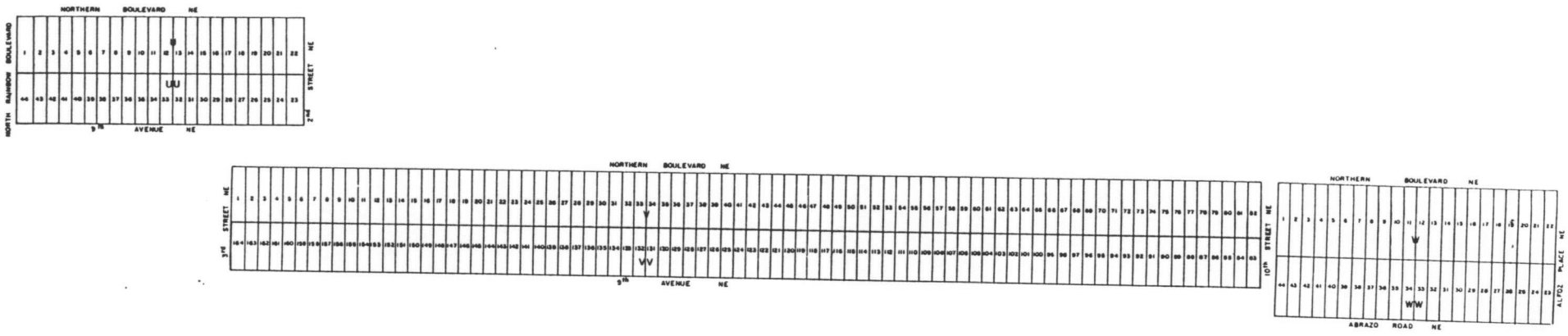
Tina Gonzales

Tina Gonzales, City Clerk

(S E A L)

CODIFIED

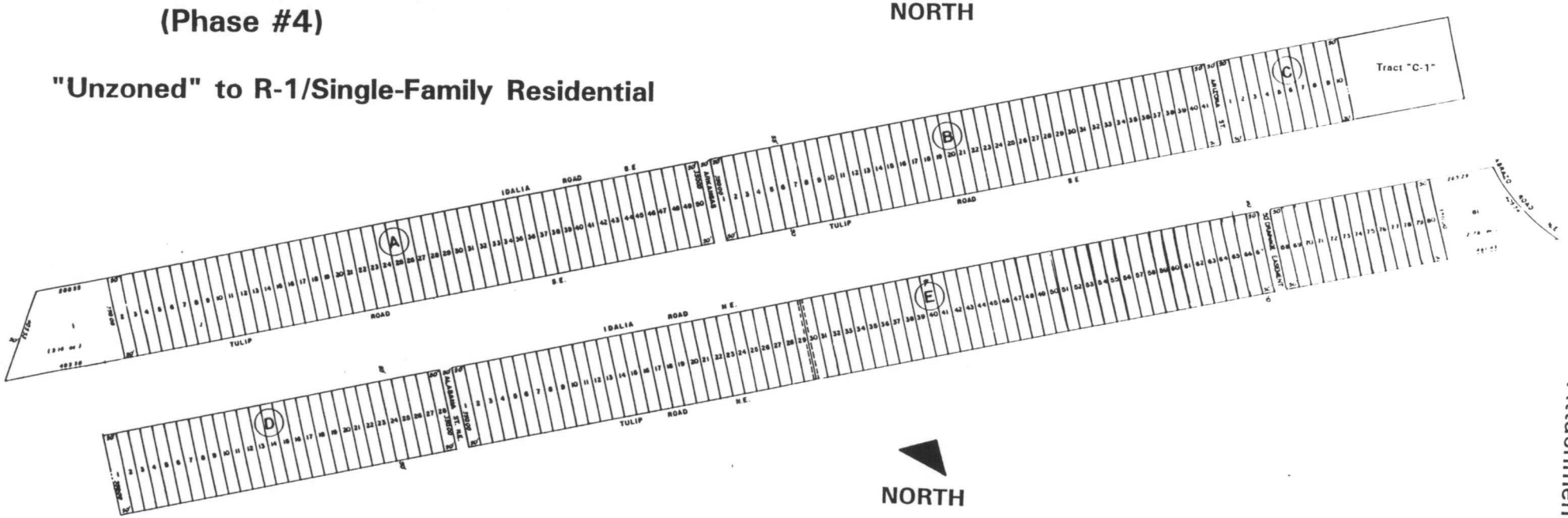
12/94



A PORTION OF UNIT #11
ZONE MAP AMENDMENT
(Phase #4)

"Unzoned" to R-1/Single-Family Residential

NORTH



NORTH

Attachment "A"

CITY OF RIO RANCHO
GOVERNING BODY
AGENDA BRIEFING MEMORANDUM RE: O-68

DEPARTMENT: City Development AGENDA DATE: 12/28/94

SUBJECT: ZONE MAP ORDINANCE amending Appendix G (Zone Map Amendments) and the Zone Map **(Attachment I)**

PURPOSE: To Change the zoning designation of certain properties (later described) within Unit 11 (Phase 4) from "Unzoned" to R-1/Single Family Residential District.

BACKGROUND AND ANALYSIS:

This zone map ordinance is the fourth being processed for Unit 11 properties. This zone map ordinance as the others, serves to zone properties within the City's boundaries that has not previously been zoned by the City. This zoning action is in accordance with the City's Comprehensive Plan.

This zone map ordinance proposes to zone previously platted properties as R-1/single Family Residential. This recommendation again is made on the basis of the primary goal being to zone. Being that R-1 zoning is the most restrictive, it is proposed that R-1 be the designation given to these properties until future planning efforts support a change. The subject properties are primarily owned by various individual lot owners therefore, each lot will develop as each individual lot owner applies for permits to do so. Consequently, issues such as parks and open space, drainage, platting, etc., are not applicable to this zone map ordinance.

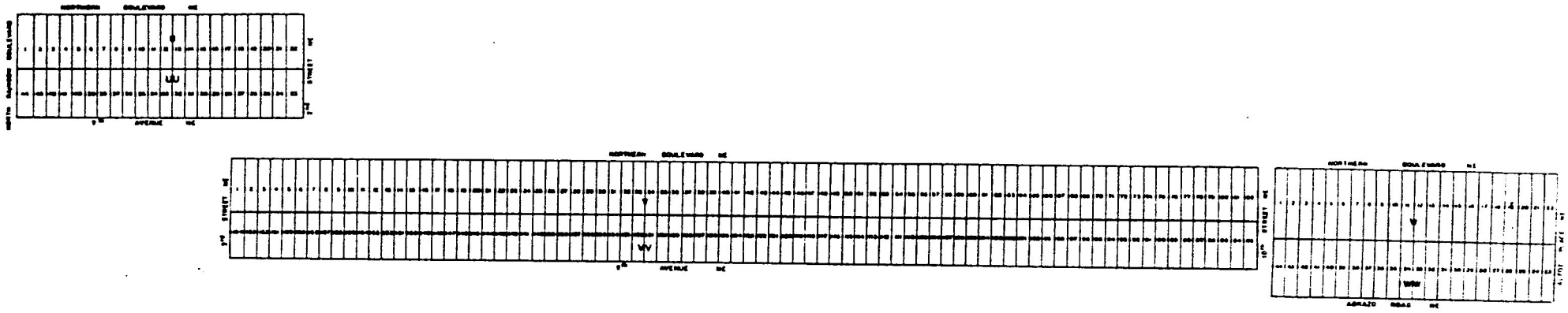
Attached for your review is the Zone Map Ordinance and Exhibit "A" which shows the zone map ordinance boundary and the R-1 ordinance section **(Attachment II)**.

DEPARTMENT AND/OR ADVISORY COMMITTEE RECOMMENDATION:

The Department recommends approval of the proposed Zone Map Ordinance.

At their regularly scheduled meeting of November 29, 1994, the Planning & Zoning Commission unanimously voted to recommend approval of the proposed amending ordinance **(Attachment III)**.

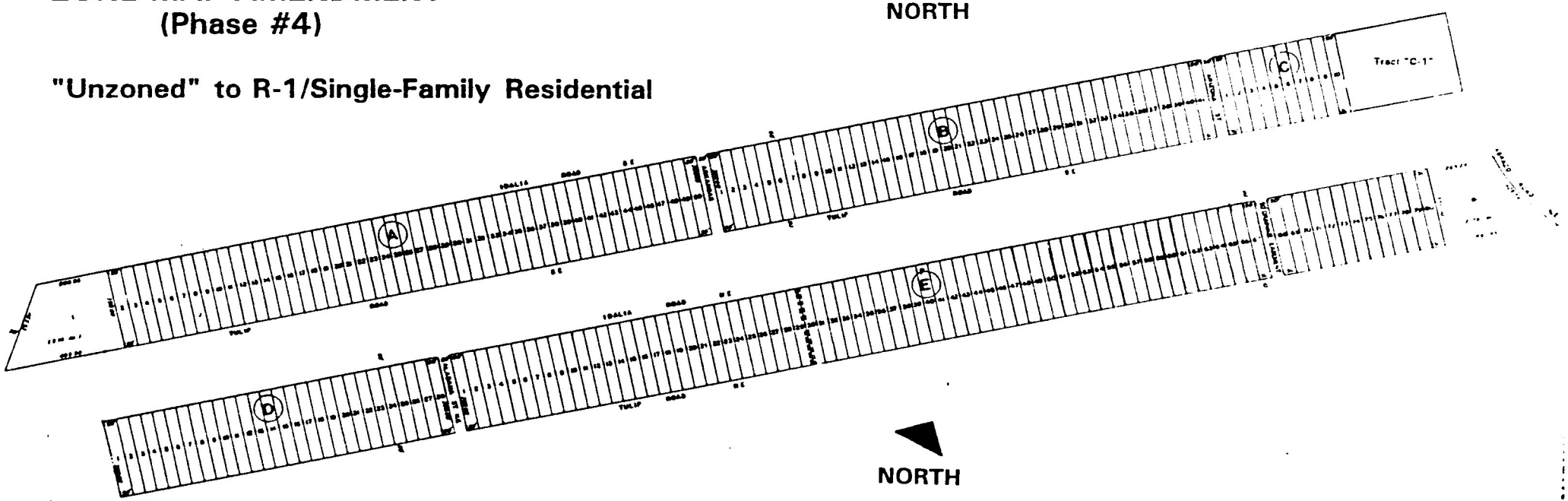
RECEIVED
DEC 21 1994
CITY CLERKS OFFICE



A PORTION OF UNIT #11
ZONE MAP AMENDMENT
(Phase #4)

"Unzoned" to R-1/Single-Family Residential

NORTH



NORTH

CHAPTER 9
PLANNING, ZONING, LAND USE MANAGEMENT

9-1-5 **R-1: Single Family Residential District**

This district permits a low density of population in which the principle land use is single family dwellings:

A. Permissive Uses:

(1) one single family dwelling per lot;

(2) accessory buildings or structures, but not to include structures for domestic livestock or fowl;

(3) noncommercial gardens, swimming pools, tennis courts;

(4) parks, open space, and public utilities; and

(5) home occupations; and

(6) construction trailers for a period not to exceed 21 days before construction plus the entire period of construction up to 6 months and no more than 30 days after construction has finished, provided that the use of the trailer is for assisting in the security of the construction site and facilitating the delivery of construction material, and that no sales are conducted from the construction trailer either before or after the site development is completed. If an extension is needed, application to and certification from the administration is necessary and may be granted for up to 120 days. Construction trailers will be allowed in R-1, R-2, and R-3 zones only where five (5) or more contiguous lots are being developed at the same time, by an individual developer, and the trailer is not to be used for residence.

B. Conditional Uses (requiring use permit):

(1) Churches and other places of worship, Sunday school buildings, and parish houses;

(2) hospitals and institutions of an educational, religious, or philanthropic nature, provided, however, that such buildings shall not be located upon sites containing an area of less than five (5) acres, may occupy not over ten (10) percent of the total area of the lot, and that the building shall be set back from all yard lines a distance of not less than one (1) foot for each foot of building height;

(3) recreation parks; and

(4) family day care home; and

(5) a second kitchen may be allowed in a single family dwelling provided that the kitchen is incidental to occupancy of the entire house in common by members of one family. Notwithstanding any other ordinance provision, a family for this purpose shall be defined to mean one or more individuals legally related. There shall not be two separate and distinct dwelling units, each exclusively occupied by some family members. A conditional use permit may be granted only after submission to the Commission of the plans for the dwelling or addition, along with a statement as to who the occupants shall be and their relationship. The conditional use permit shall be valid only as long as the situation as described in the application actually exists. The conditions for which the permit was granted shall be reaffirmed on an annual basis. Any additional modification to the dwelling or change in occupants shall be cause for reconsideration of the existing permit and may be cause for revocation of that permit.

(6) a single family dwelling may be used as a model home dwelling with these conditions:

(a) The number of model homes allowed, based on the number of lots owned by the developer, within a one mile radius of the proposed location of any given model that has a sales office, will be:

1 to 5 lots =	1 model
6 to 10 lots =	2 models
11 to 20 lots =	3 models
21 to 30 lots =	4 models
31 to 40 lots =	5 models
More than 40 lots =	6 models

Lots need not be contiguous

(b) Hours of operation will be determined by the Planning and Zoning Commission.

(c) Signage shall be determined by the Planning & Zoning Commission, however, in no case shall signage exceed 16 square feet for any single premise.

(d) If there are three or more adjacent model homes, off street parking for those persons touring the model home(s) shall be provided.

(e) The time limit for a model home is two years. Time extensions may be approved by the Planning and Zoning Commission through the Conditional Use process.

(f) Twenty-five (25) percent of the floor space of one model home may be used as a sales office.

(g) Ten percent of the lot on which each model home is located shall be landscaped with sod, shrubs and trees. (91-014)

(7) Hobby Breeders, provided the lot has an area appropriate to the type and size of the animals being bred:

(a) Applicants shall provide site plans which show lot dimensions, location and dimensions of all structures, landscaping and buffers, and if applicable, information with regard to the nature of the business for review and approval by the Planning and Zoning Commission.

(b) The applicant shall provide an inspection report approved by the department of public safety's animal control division.

(c) The number of animals shall be as per Chapter 14, Article 7, Section 6.

(e) The applicant shall obtain all necessary permits as may be required in this Chapter and Chapter 14.

(f) Grounds for revocation of the permit shall be as per Chapter 14, Article 7, Section 8. Further grounds for revocation of this permit may be the violation of any conditions attached to the use permit.

(91-027)

C. Area:

(1) Every lot must have an area of not less than 8,000 square feet and a width of not less than 70 feet along the front yard setback line. This minimum lot area assumes that the lot is serviced by community utilities. If on-site water and/or sewer are used, then lot sizes required by the New Mexico Environmental Improvement Division shall apply.

(2) Setbacks: Front -- 25 feet; side -- 5 feet; rear -- 20 feet. Setbacks shall not apply to storage sheds of less than 120 square feet, provided that the structure is located behind the required front setback line.

D. Off-street Parking: Off-street parking must be provided as set forth in 9-1-16.

E. Height Restrictions: No building or structure shall exceed 32 feet in height above the high point of the facing curb, except flagpole, antenna, spire, belfry, or other accessory object usually required to be placed above the roof level and not intended for human occupancy. No accessory building shall exceed the height of the primary building.

MINUTES
PLANNING & ZONING COMMISSION
NOVEMBER 29, 1994
CITY HALL; MUNICIPAL COURTROOM
7:00 P.M.

ITEM ONE. **OPENING.**

ITEM TWO. **ROLL CALL.** Vice-Chairman Ayer, Commissioner Blomberg, Commissioner Cunningham, Commissioner Donnell, Commissioner Hawley, and Commissioner Soto were present. Chairman Ramaeker was absent.

ITEM THREE. **APPROVAL OF MINUTES:** November 8, 1994 - No Changes

ITEM FOUR. **APPROVAL OF AGENDA.**

ITEM FIVE. **PUBLIC HEARINGS.**

N. **ZONE MAP ORDINANCE.** The Department requests a recommendation on a proposed ordinance amending Appendix G; Zone Map Amendments and the Zone Map, for the purpose of changing the zoning designation of properties in Unit 11 (Phase 4) from "Unzoned" to R-1. Department of City Development.

Lance Tupper, property owner, greeted the Commission and said he would like to see property zoned R-2 mainly because of the size of the lot.

Mr. Corsie stated that once again the reason for the R-1 is simply a basis to get unzoned property zoned and that once the property is zoned a change from R-1 to R-2 is feasible.

A resident, property owner, felt that with the lot sizes as they are, it would leave some properties "underdeveloped". This would leave lots open to weeds and dust. He had concern with the setbacks and which street would be back street. With back end of lots vacant could be a potential "slum" area. He would suggest retaining these lots for commercial.

Mark Phillips, resident, wanted to know about the mobil homes on Northern & Rainbow and if they would be allowed in this area. Mr. Corsie stated the area that he was referring to is County property, not city property. He further stated that it is legal for manufactured and modular homes to be brought in. Mr. Phillips wanted to know if the County property would ever be annexed.

Mr. Corsie said that eventually, probably yes and those mobil homes would be grandfathered in. Other buildings that would come in would then need to be in compliance.

Judith Rosenbaum mailed a letter stating she would prefer multi-family zoning.

PZC112994N: Commissioner Cunningham motioned for recommendation of approval on a proposed ordinance amending Appendix G; Zone Map Amendments and the Zone Map, for the purpose of changing the zoning designation of properties in Unit 11 (Phase 4) from "Unzoned" to R-1. Department of City Development. Commissioner Blomberg seconded the motion.

PZC112994N VOTE: Approved 6-0

CITY OF RIO RANCHO

ORDINANCE NO. 21 **ENACTMENT NO. 98-023**

AMENDING CHAPTER 9, PLANNING, ZONING, LAND USE MANAGEMENT, APPENDIX G; ZONE MAP AMENDMENTS AND THE ZONE MAP FOR THE PURPOSE OF CREATING A ZONE MAP OVERLAY WHICH SERVES TO PREVENT THE PROLIFERATION OF SUBSTANDARD 50 FOOT MINIMUM FRONTAGE LOTS PENDING THE ADOPTION OF A LOT MERGER ORDINANCE ADDRESSING SUCH LOTS AND PROVIDING FOR THEIR REPLATTING INTO LOTS WHICH CONFORM TO MINIMUM LOT STANDARDS

WHEREAS: The State of New Mexico has empowered the City of Rio Rancho to enact zoning regulations for the purpose of promoting the health, safety and general welfare; and

WHEREAS: Chapter 9, Planning, Zoning, Land Use Management, Section A-1-5C(1), Rio Rancho Revised Ordinances 1987, provides that the minimum lot frontage width, in R-1/single Family Residential Districts be no less than 70' feet, with the exception of Unit 12, Blocks B, BB, C, CC, D, and DD, in which R-1 lots may have a minimum frontage width of no less than 50 feet, pursuant to Ordinance No. 19, Enactment No. 96-020; and

WHEREAS: The Governing Body of the City of Rio Rancho's Comprehensive Plan has determined that the general welfare of the City and Goal B, to "Encourage the development of a variety of distinctive neighborhoods, offering a maximum choice of housing, employment, and open space areas," would be served by Objective 4.1B9, to "Promote replatting in areas where subdivision layout is substandard or ill conceived, or where it imposes a hindrance to the continuity of the street network; and

WHEREAS: The Governing Body of the City of Rio Rancho, in Resolution No. 54, Enactment No. 93-057, amended the Comprehensive Plan by adopting a redevelopment policy effecting the replatting and redevelopment of vacant land; and adding new Goal C, to "promote replatting in areas where subdivision layout is substandard and ill conceived, or where it imposes a hindrance to the continuity of the street network," and

WHEREAS: The Governing Body of the City of Rio Rancho added new objectives to Goal C, as follows:
(4.1C1) Increase replatting opportunities in areas of the City which substantially impair the sound growth and economic health
(4.1C2) Establish a system and methodology which facilitates the implementation of a replatting process created to achieve the City's development goals; and

WHEREAS: The Governing Body of the City of Rio Rancho also amended the Comprehensive Plan to add a new objective to the former Goal C, now Goal D, to "Maintain and enhance the visual environmental qualities of the community," as follows:
(4.1D6) Consider replatting of areas which will promote maintaining and enhancing the visual and environmental qualities of the community; and

WHEREAS: On July 23, 1997, the Governing Body of the City of Rio Rancho adopted Resolution No. 45, Enactment No. 97-041, imposing a twelve-month moratorium on the development of 50 foot lots in R-1/Single Family Residential Districts for the purpose of soliciting, hiring and assisting a consultant in the creation of a plan intended to address inconsistencies between the development of 50 foot lots in their R-1/Single Family Residential Districts, which zones require 70 foot minimum lot frontages; and

WHEREAS: The Governing Body retained consultants, who studied all 50 foot minimum frontage lots in R-1/Single Family Residential Districts and proposed various strategies to address these lots in the context of the Comprehensive Plan; and

WHEREAS: On July 22, 1998, the Governing Body of the City of Rio Rancho adopted Resolution No. 49, Enactment No. 95-041, imposing a one hundred fifty-day extension on the existing moratorium to enable the Governing body to have sufficient time to carefully consider and implement the consultant's final recommendations, which recommendations include mandatory mergers of contiguous 50 foot minimum frontage lots in single ownership; and

WHEREAS: The properties covered by the extended moratorium are:
Unit 11, Blocks A, B, C, D, E, S, T, U, UU, V, VV, W & WW
Unit 12, Blocks AA, B, BB, C, CC, D, DD, EE, FF, GG, H, HH, J, K, L & M
Unit 13, Blocks DD, E, EE, G, H, HH, J, & JJ, and
Unit 17, Blocks AA, B, BB, C, CC, DD, M, N, O, P, S, T & TT

WHEREAS: The Governing Body of the City of Rio Rancho has subsequently determined that in Ordinance 19, Enactment No. 96-020, it zoned the property in Unit 12, Blocks B, BB, C, CC, D and DD as R-1/Single Family Residential, but with a minimum frontage width of no less than 50 feet; and

WHEREAS: The extended moratorium provides that 50 foot minimum frontage lots replatted to a frontage of 70 feet or larger are excluded from the moratorium; and

WHEREAS: The Governing Body is concerned that development of 50 foot minimum frontage lots which are not served by both community water and sewer systems create a threat of contamination of Rio Rancho's groundwater; and

WHEREAS: The Governing Body of the City of Rio Rancho has determined that the sale of individual 50 foot minimum frontage lots which are contiguous to other such lots in the same ownership to other parties during the period that the extended moratorium is in effect, creating a 50-foot lot in isolated ownership, would create a window of nonconformity, allowing the proliferation of such lots, thus thwarting the policies of the Comprehensive Plan as implemented by the moratorium, the study of these lots and the City's current development of a Comprehensive process to implement a lot merger strategy during the extended moratorium period; and

WHEREAS: Article 2, Subdivision, Chapter 9, Planning, Zoning, Land use Management, Rio Rancho Revised Ordinance, 1987, defines "Subdivision" as:
The division of any tract of land into two or more lots in the purpose, whether immediate, or in the future, of sales, lease or development.

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

Section 1. That as of the effective date of this Ordinance, all contiguous 50 foot minimum frontage lots in the same ownership shall be deemed merged for zoning and building purposes. These properties are:
Unit 11, Blocks A, B, C, D, E, S, T, U, UU, V, VV, W & WW
Unit 12, Blocks AA, EE, FF, GG, H, HH, J, K, L & M
Unit 13, Blocks DD, E, EE, G, H, HH, J, & JJ, and
Unit 17, Blocks AA, B, BB, C, CC, DD, M, N, O, P, S, T & TT

Section 2. Any division of lots merged by this ordinance shall be reviewed by the City Development Department, pursuant to the City of Rio Rancho Subdivision Ordinance.

Section 3. Lots in Unit 12, Blocks B, BB, C, CC, D and DD are excluded from the operation of this Ordinance.

Section 4. Lots which are replatted to a minimum frontage width of 70 feet or larger are excluded from the operation of this ordinance.

Section 5. Upon adoption of a permanent ordinance containing a procedure for the merger of contiguous 50 foot minimum frontage lots in the same ownership and the disposition of existing 50 foot minimum frontage lots which are not contiguous to other such lots in the same ownership, this Ordinance shall be repealed by the Governing Body.

Section 6. **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 unenforceable, 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 7. **Compiling Clause.** This Ordinance shall be incorporated in and compiled as part of the City Code of Rio Rancho, R.O. 1987.

Section 8. **Effective Date.** This Ordinance shall become effective ten days after adoption.

ADOPTED THIS 23RD DAY OF SEPTEMBER, 1998

John M. Jennings, Mayor

9-23-98

Date

ATTEST:

Tina Gonzales, City Clerk

[S E A L]

STATE OF NEW MEXICO } SS
COUNTY OF SANDOVAL }
This instrument was filed for record at
2:25 A.M. P.M. on
JAN 6 1999
Recorded in Vol._____
of records of said county, folio_____
By:_____ Clk. & Recorder, Deputy

Codified: 98-3

CITY OF RIO RANCHO
AGENDA BRIEFING MEMORANDUM

REFERENCE #: 0-21

DEPARTMENT: City Development **AGENDA DATE:** September 9, 1998

SUBJECT: Proposed Amending Ordinance, amending Chapter 9, Appendix G and the Zone Map for the purpose of creating a zone map overlay ordinance which serves to prevent the proliferation of substandard 50 foot minimum frontage lots pending the adoption of a lot merger ordinance addressing such lots and providing for their replatting into lots which conform to minimum lot standards.

SYNOPSIS

- The proposed ordinance deems lots under same ownership merged for zoning & building purposes.
- To develop, lots must be replatted to a width of 70' or greater
- Lots in Block B, BB, C, CC, D and DD of Unit 12 are excluded as the lots were zoned and excluded from the front lot width requirement of 70'

BACKGROUND AND ANALYSIS:

The proposed overlay ordinance stipulates that lots under single ownership are deemed merged for zoning and building purposes. The purpose of this ordinance is to prevent the transfer of 50' lots to single ownership status and to close the window of nonconformity that would occur if property owners are able to sell single 50' lots to other parties during the extended moratorium period. Without this proposed overlay ordinance, there is a possibility that the sale of single 50' lots would create more 50-foot lots in isolated ownership thereby allowing the proliferation of such lots.

This proposed overlay ordinance precedes the City's current development process to implement a lot merger strategy during the extended moratorium period as recommended by the Consultant in the 50' Lot Study Implementation plan.

The proposed overlay ordinance excludes certain blocks in Unit 12 (which are also currently under the moratorium) since the 50' front lot width was approved for those blocks via Ord 96-020. The proposed overlay ordinance includes (in bold text) verbiage stating that the moratorium is lifted from those certain blocks. The Governing Body should include this language if they would like to lift the moratorium without implementing any additional development standards other than what currently exist. The Governing Body may delete the verbiage should they want to impose additional development standards unique to the area such as some minimum/maximum setback requirements. Should additional development standards be warranted, an overlay ordinance specific to those blocks in Unit 12 should be prepared prior to lifting the moratorium.

The proposed zone map overlay ordinance is attached for your review.

IMPACT (SAFETY AND WELFARE/FINANCIAL/PERSONNEL/INFRASTRUCTURE)
There are no apparent adverse impacts.

ALTERNATIVES: The Governing Body may vote to approve the proposed zone map overlay ordinance with or without amendments or, the Governing Body may vote to deny approval of the proposed zone map overlay ordinance.

DEPARTMENT RECOMMENDATION: The Department recommends approval of the proposed zone map overlay ordinance.

REVIEWED BY:

CITY ATTORNEY		DPS_____		PARKS & REC.	____	SENIOR CTR.	____
CITY CLERK	____	FINANCE_____		PERSONNEL	____	OTHER (SPECIFY)	____
CITY DEV	_x_	LIBRARY_____		PUBLIC WORKS	____		

OTHER DEPARTMENT'S RECOMMENDATIONS: The Planning & Zoning Commission will review and make a recommendation as to approval or denial of the proposed zone map overlay on September 8, 1998. Their recommendation will be forwarded verbally to the Governing Body's meeting on September 9.

PREPARED BY: Deloris Wood **DATE:** 8/31/98

DEPARTMENT DIRECTOR: [signature] **DATE:** 8/31/98

CITY ADMINISTRATOR: [signature] **DATE:** 8/31/98

Attachment I: Proposed Zone Map Overlay Ordinance

Attachment II: Legal Notice & Property Owner Notice Letter

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

DEPARTMENT OF
CITY DEVELOPMENT

August 21, 1998

RE: Proposed Ordinance amending Chapter 9, Planning Zoning, Land Use Management, Appendix G; Zone Map Amendments and the Zone Map for the purpose of creating a Zone Map Overlay which serves to prevent the proliferation of substandard 50 Foot minimum frontage lots pending the adoption of a lot merger ordinance addressing such lots and providing for their replatting into lots which conform to minimum lot standards

Dear Property Owner:

The Governing Body of the City of Rio Rancho will consider adoption of a Zone Map Overlay Ordinance that if adopted will deem all contiguous 50 foot minimum frontage lots in the same ownership merged for zoning and building purposes.

Properties affected by this ordinance are:

Unit 11, Blocks A, B, C, D, E, S, T, U, UU, V, VV, W &-WW
Unit 12, Blocks AA, EE, FF, GG, H, HH, J, K, L & M
Unit 13, Blocks DD, E, EE, G, H, HH, J, & JJ, and
Unit 17, Blocks AA, B, BB, C, CC, DD, M, N, O, P, S, T & TT

Properties excluded from the operation of this Ordinance are:

Unit 12, Blocks B, BB, C, D, and DD

The meeting is scheduled for **September 9, 1998** at 7:00 p.m., 3900 Southern Boulevard, Council Chambers. You are being notified as our records indicate that you are either a property owner in the affected area(s) or, you are a property owner within one hundred feet of the affected area(s).

If you cannot attend the meeting and would like to comment on this item, you may submit written comments that will be provided to the Governing Body on your behalf. You may also telephone City Staff at (505)891-7206 with any questions, concerns, or comments that you want the Governing Body to consider.

If you are an individual with a disability who is in need of 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 891-7212 as soon as possible. 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.

Sincerely,

Dolores Wood, CZO
Zoning & Code Enforcement Manager

BEFORE THE PLANNING and ZONING BOARD
OF THE
CITY OF RIO RANCHO, NEW MEXICO
FINDINGS OF FACT FOR APPROVAL
Case No. 26-110-00014

REQUEST FOR A VARIANCE TO THE R-1 DISTRICT 60' MINIMUM LOT WIDTH REQUIREMENT, AS OUTLINED BY RIO RANCHO MUNICIPAL CODE, SECTION 154.50 ZONING TABLE IN ORDER TO BUILD A RESIDENTIAL HOME ON A LOT WHICH HAS A WIDTH OF 50' ON THE SUBJECT PROPERTY OF RIO RANCHO ESTATES UNIT 11, BLOCK V, LOT 49.

Applicant: CLI Properties, LLC.

THIS MATTER, having come before the Planning & Zoning Board of the City of Rio Rancho, New Mexico on the 26th day of May 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 affected 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 Rio Rancho Estates Unit 11, Block V, Lot 49, is irregular and narrow with a width of 50 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. Approval of the Variance request does not constitute approval of Building Permit #26-4185. The Applicant shall 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 development of a 50’ wide lot zoned R-1: Single-Family Residential District, **is APPROVED** by the Planning & Zoning Board of the City of Rio Rancho on May 26, 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. 26-110-00014

REQUEST FOR A VARIANCE TO THE R-1 DISTRICT 60' MINIMUM LOT WIDTH REQUIREMENT, AS OUTLINED BY RIO RANCHO MUNICIPAL CODE, SECTION 154.50 ZONING TABLE IN ORDER TO BUILD A RESIDENTIAL HOME ON A LOT WHICH HAS A WIDTH OF 50' ON THE SUBJECT PROPERTY OF RIO RANCHO ESTATES UNIT 11, BLOCK V, LOT 49.

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THIS MATTER, having come before the Planning & Zoning Board of the City of Rio Rancho, New Mexico on the 26th day of May 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 affected property owners.

SPECIFIC FINDINGS OF FACT:

1. The applicant has not adequately addressed the criteria for granting a Variance as set forth in R.O. 2003 Section 150.06.

THEREFORE, the application for development of a 50’ wide lot zoned R-1: Single-Family Residential District, **is DENIED** by the Planning & Zoning Board of the City of Rio Rancho on May 26, 2026, subject to the conditions, restrictions and stipulations specified above.

_____ _____

Date Planning & Zoning Chairman

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: 26-110-00013

AGENDA DATE:
May 26, 2026

DEPARTMENT:
Development Services

SUBJECT:
Variance. The Applicant, Solano Builders & Construction, LLC, requests approval of a Variance to allow for development of a single-family home on a substandard 50' width R-1: Single-Family lot at the subject property of Rio Rancho Estates Unit 11, Block V, Lot 48. Staff contact is Ben Isaacs and staff recommends approval with findings and conditions.

BACKGROUND AND ANALYSIS:
The Applicant, Solano Builders & Construction, LLC, requests approval of a Variance to allow for development of a single-family home on a substandard 50' width R-1: Single-Family lot at the subject property 700 Northern Blvd NE, legally described as Rio Rancho Estates Unit 11, Block V, Lot 48. The subject property comprises approximately 0.26 acres.

The subject property is located on the south side of Northern Blvd NE, a minor arterial, just west of 8th St NE, a minor collector. The property was originally platted December 11, 1962 in Book 1, Page 36.

The subject property is zoned R-1:Single-Family Residential per Ordinance No. 68, Enactment No. 94-066, adopted December 28, 1994 by the Governing Body. There is additionally an Overlay Zone on the property under Ordinance No. 21, Enactment No. 98-023, adopted September 23, 1998 by the Governing Body; this overlay zone was established to prevent the proliferation of substandard 50' width lots and to encourage the consolidation of lots in continuous ownership.

The surrounding properties to the north, south, east, and west are zoned R-1: Single-Family Residential District. There is additionally C-1: Retail Commercial District to the northeast.

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 of their 50' wide lot. Additionally, as the Applicant only owns the subject Lot 48, there is no opportunity for applying for a Summary Plat to combine two adjacent lots into a larger, conforming lot.

The Applicant has additionally applied for a single-family home for the subject property under Building Permit #26-4118, dated May 1, 2026.

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 from the minimum lot size requirements to permit the construction of a single-family residence on the aforementioned parcel."

The Applicant continues, "The subject property is a legally platted lot within Rio Rancho Estates. Due to the historical platting of this unit, the current dimensions fall short of the standard minimum lot size for the zone. Strict adherence to the current zoning ordinance would render this property unbuildable, effectively depriving the owner of all reasonable use of the land."

The Applicant additionally states: "We seek only the minimum relief necessary to allow for a functional and safe residential structure that adheres to all other applicable building codes and safety regulations."

Staff recommends the Planning and Zoning Board find that the subject property is an irregular and narrow lot; as such, staff finds that the subject Variance request would not be detrimental to the health, safety, morals, and welfare of the City. Given that the Applicant does not own any lots immediately adjacent to the subject lot, there is not an opportunity to consolidate lots via Summary Plat to create a larger lot conforming to R-1 minimum width requirements.

Staff finds 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.

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

IMPACT:

The Development Services Department recommends the Planning and Zoning Board approve Variance Request No. 26-110-00013 subject to the following findings and conditions:

General Findings of Fact:

1. In accordance with R.O. 2003 Section 150.06, the Planning and Zoning Board has jurisdiction over approval of 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 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 Rio Rancho Estates Unit 11, Block V, Lot 48, is irregular and narrow with a width of 50 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. Approval of the Variance request does not constitute approval of Building Permit #26-4118. The Applicant shall 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 and Zoning Board finds the Variance Request is not justified, staff recommends the following findings:

Findings of Fact for Denial:
1. The Applicant has not adequately addressed the criteria for granting a Variance as set forth in R.O. 2003 Section 150.06.

ALTERNATIVES:

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

DEPARTMENT RECOMMENDATION:

Staff recommends the Planning and Zoning Board approve the Variance request with findings and conditions.

ATTACHMENT: Zoning & Location Map 26-110-00013.pdf
ATTACHMENT: Application.pdf
ATTACHMENT: Justification Letter.pdf
ATTACHMENT: Site Plan.pdf
ATTACHMENT: 94-066 O-68.pdf
ATTACHMENT: 98-023 O-21.pdf
ATTACHMENT: Reproduction of Notifications.pdf
ATTACHMENT: Findings_of_Fact_BMB.docx

700 NORTHERN BLVD NE
UNIT 11, BLK V, LOT 48



Legend

Subject Property

Zoning

C-1

R-1

N

W E

S

0 0.01 0.02 0.04 0.06 0.08 0.1 Miles

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 Ben Isaacs, 5/8/2026

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

Zoning Variance Application

Fee: $200.00

Type of Variance request: ☐Front ☐Rear ☐Side ☐Height ☐Parking ☒Other

Property Location or Address: 700 NORTHERN BLVD NE RIO RANCHO NM 87144

Legal Description: S:15 T:12N R:2E

Subdivision: RIO RANCHO ESTATES Block: V Lot: 48

Parcel Size: .26 Zoning:

Description for request: Variance request for Single family new construction

Attach a statement that justifies the zoning variance requested and addresses the four (4) criteria for the granting of variances.

Property Owner

Name (Print):
Solano builders & Construction LLC

Address: 96 12th Ave nw Rio Rancho NM 87144

Phone: 505-541-1997 Fax:

***Signature:

****Signature of property owner shall serve as acknowledgement and authorization of this request*

Applicant

Name (Print): Diana Ramirez on behalf of Solano Builders & Construction LLC

Address: 96 12TH Ave Rio Rancho NM 87144

Phone: 505-541-1997 Fax:

Signature:

Notes

Submitting incomplete applications may result in delay in processing

For Office Use Only

File No. Application Date: Receipt:

Staff Signature:

Hearing Date:

To the Planning and Zoning Board,

Solano Builders & Construction LLC formally submits this request for a dimensional variance regarding the property located at
700 Northern Blvd, Lot 48, Unit 11, Rio Rancho Estates.

We are requesting a variance from the minimum lot size requirements to permit the construction of a single-family residence on the afore mentioned parcel.

The subject property is a legally platted lot within Rio Rancho Estates. Due to the historical platting of this unit, the current dimensions fall short of the standard minimum lot size for the zone. Strict adherence to the current zoning ordinance would render this property unbuildable, effectively depriving us of all reasonable use of the land.

The proposed single-family home will be designed to remain consistent with the character and density of the surrounding neighborhood. Our intent is to ensure that the building footprint and setbacks respect the privacy and aesthetic of adjacent properties.

The granting of this variance will not be detrimental to the public welfare. On the contrary, the development of this vacant lot will contribute to the local tax base and support the ongoing residential growth within Rio Rancho.

We seek only the minimum relief necessary to allow for a functional and safe residential structure that adheres to all other applicable building codes and safety regulations.

Solano Builders & Construction LLC intends to construct a high-quality, single-family home that meets all modern construction standards. We believe this project will be a positive addition to Northern Blvd and the Rio Rancho Estates community.

We respectfully request that the Planning and Zoning Board approve this variance to allow for the reasonable development of this lot. Thank you for your time and consideration.

Sincerely,



Solano Builders & Construction LLC
505-541-1997

C103.2 INFORMATION ON CONSTRUCTION DOCUMENTS.

CONSTRUCTION DOCUMENTS SHALL BE DRAWN TO SCALE ON SUITABLE MATERIAL. ELECTRONIC MEDIA DOCUMENTS ARE PERMITTED TO BE SUBMITTED WHERE APPROVED BY THE CODE OFFICIAL. CONSTRUCTION DOCUMENTS SHALL BE OF SUFFICIENT CLARITY TO INDICATE THE LOCATION, NATURE AND EXTENT OF THE WORK PROPOSED, AND SHOW IN SUFFICIENT DETAIL PERTINENT DATA AND FEATURES OF THE BUILDING, SYSTEMS AND EQUIPMENT AS HEREIN GOVERNED. DETAILS SHALL INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING AS APPLICABLE:

1.ENERGY COMPLIANCE PATH.
2.INSULATION MATERIALS AND THEIR R-VALUES.
3.FENESTRATION U-FACTORS AND SOLAR HEAT GAIN COEFFICIENTS (SHGCS).
4.AREA-WEIGHTED U-FACTOR AND SOLAR HEAT GAIN COEFFICIENT (SHGC) CALCULATIONS.
5.MECHANICAL SYSTEM DESIGN CRITERIA.
6.MECHANICAL AND SERVICE WATER-HEATING SYSTEMS AND EQUIPMENT TYPES, SIZES AND EFFICIENCIES.
7.ECONOMIZER DESCRIPTION.
8.EQUIPMENT AND SYSTEM CONTROLS.
9.FAN MOTOR HORSEPOWER (HP) AND CONTROLS.
10.DUCT SEALING, DUCT AND PIPE INSULATION AND LOCATION.
11.LIGHTING FIXTURE SCHEDULE WITH WATTAGE AND CONTROL NARRATIVE.
12.LOCATION OF DAYLIGHT ZONES ON FLOOR PLANS.
13.AIR BARRIER AND AIR SEALING DETAILS, INCLUDING THE LOCATION OF THE AIR BARRIER.

- CURRENT ADOPTED CODE CYCLES BY
- THE CITY OF RIO RANCHO
- *with State Amendments
- 2021 International Building Code*
- 2021 International Residential Code*
- 2021 Uniform Mechanical Code*
- 2021 Uniform Plumbing Code*
- 2020 National Electric Code*
- 2021 International Energy Conservations Code*
- 2021 International Existing Building Code*
- 2017 ICC/ANSI A117.1 Accessibility Code
- 2021 International Fire Code
- New Mexico Administrative Code
- Rio Rancho Municipal Code
- NFPA codes referenced ineitherNFPA1and/or101
- Southern Sandoval County Arroyo Flood Control

Authority (SSCAFCA) RE: Drainage Policy

- State of New Mexico, Environment Department
- State of New Mexico, Engineer's Office
- Applicable Master Plans or Specific Area Plans DS-BI-03
- Compliance R103.2 IECC

COMPLIANCE PASS IS BUILDING PERFORMANCE.

SITE GENERAL NOTES.

CALL BEFORE YOU DIG PHONE # 811
KNOW WHAT'S BELOW

NO DIGGING TO BEGIN UNTIL ALL UTILITY COMPANIES HAVE BEEN NOTIFIED, BLUE-STAKING COMPLETE, AND PERMITS OBTAINED.

PRIOR TO CONSTRUCTION CONTRACTOR SHALL DEFINE CONSTRUCTION "DISTURBED AREA" LOCATIONS. THIS AREA IS TO BE FENCED, OR OTHER-WISE DELINEATED, AND ALL CONSTRUCTION, PARKING, LOADING, MATERIAL STORAGE, ETC., SHALL REMAIN WITHIN THIS DEFINED AREA. ABSOLUTELY NO DISRUPTION OF THE REMAINING SITE IS TO OCCUR BEYOND THIS BOUNDARY WITHOUT OWNER CONSENT.

SITE SHALL BE KEPT CLEAN AND SAFE AT ALL TIMES. TRASH IS TO BE PROPERLY CONTAINED AND REMOVED AS REQUIRED. RECYCLE AS MUCH SCRAP MATERIAL AND PACKAGING AS POSSIBLE.

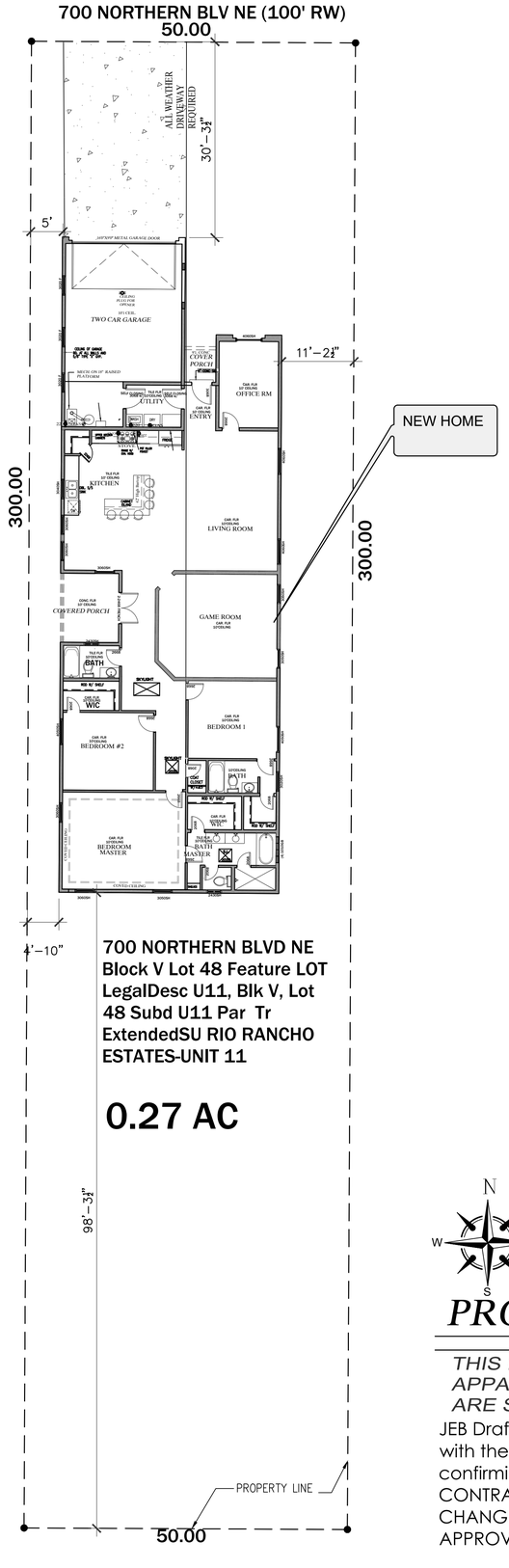
WHERE APPLICABLE DRIVEWAYS TO BE GRADED TO DIVERT RUNOFF TO BAR (DIVERSION) DITCH OR CHANNELS PER SITE PLAN.

DRIVEWAY SURFACE (WHERE APPLICABLE) SHALL BE 4" BASE COURSE, ROLLER-COMPACTED, AND CROWNED TO ALLOW POSITIVE DRAINAGE.

CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UTILITY CONNECTIONS. THIS INCLUDES, BUT IS NOT LIMITED TO, WATER, ELECTRICITY, PHONE, (6 PAIR MIN. WHERE AVAILABLE), AND CABLE TV. PROPANE OR NAT. GAS STORAGE TANKS SHALL BE UL-LISTED BURIED TYPE OR PROPERLY SCREENED PER SITE PLAN.

PUBLIC UTILITY BILLING RESPONSIBILITY TO BE TRANSFERRED TO OWNER AT SUBSTANTIAL COMPLETION OR PER OTHER WRITTEN AGREEMENT.

EXTERIOR LIGHTING SHOULD BE SCREENED 15° FROM HORIZON TO MINIMIZE NIGHT SKY POLLUTION.



700 NORTHERN BLVD NE
Block V Lot 48 Feature LOT
LegalDesc U11, Blk V, Lot 48 Subd U11 Par Tr ExtendedSU RIO RANCHO ESTATES-UNIT 11

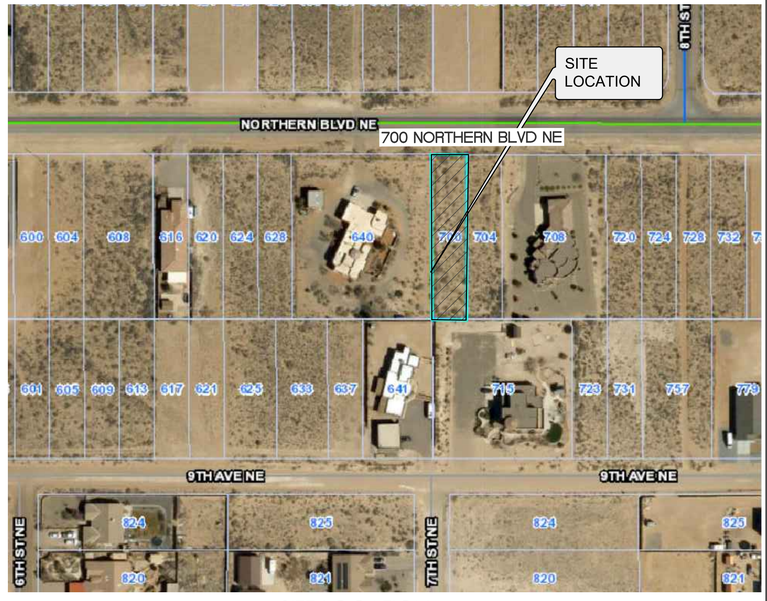
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INDEX OF CONSTRUCTION DRAWINGS

A1- SITE PLAN
A2- GENERAL NOTES
A3- FLOOR PLAN
A4 -FOUNDATION PLAN
AND FOUNDATION DETAILS
A5- DIMENSION PLAN
A6- FL FRAMING AND DETAILS
A7 - ELEVATIONS
A8- ELEVATIONS
A9- ELECTRICAL FLOOR PLAN
WB-1 WALL BRACING
TED-1 BUILDING THERMAL ENVELOPE/AIR BARRIRER ASSEMBLY

PROJECT NARRATIVE

NEW CONSTRUCTION SINGLE FAMILY RESIDENCE
PROJECT CONSISTS OF CUSTOM HOME.
TOTAL OF NEW HEATED AREA: *2,642 S.F.*



SITE LOCATION
SCALE=NTS

PROPOSED SITE PLAN

THIS IS NOT A BOUNDARY SURVEY
APPARENT LOT LINES AND PROPERTY CORNERS ARE SHOWN FOR ORIENTATION ONLY

SCALE=3/32"=1'-0"

JEB Drafting and Design LLC Has no liability for errors associated with the use of these data site plan. Owners are solely responsible for confirming data accuracy and set backs on the field when necessary. CONTRACTOR SHALL NOT PROCEED WITH ANY STRUCTURAL CHANGES UNTIL THEY HAVE BEEN REVIEWED AND APPROVED BY THE BUILDING INSPECTION DEPARTMENT

JEB
DRAFTING & DESIGN LLC
505-269-2121
JEFLOORPLAN@GMAIL.COM

REVISIONS

REV	COMMENT	DATE
△		
△		
△		
△		
△		

Description | Date | Appr.
Symbol

Project Number: 2025192
Plot Scale: AS NOTED
Plot Date: 5-9-2025

LOCATION:
700 NORTHERN BOULEVARD NE
RIO RANCHO NM

PROJECT NAME:
SITE PLAN

SHEET NO.
A1
1 OF 9

CITY OF RIO RANCHO

ORDINANCE NO. 68 **ENACTMENT NO. 94-066**

AMENDING ORDINANCE 87-1, (R.O. 1987) APPENDIX G (ZONE MAP AMENDMENT) AND THE ZONE MAP; CHANGING ZONING DESIGNATION FOR PROPERTIES IN UNIT 11 (PHASE 4), FROM "UNZONED" TO R-1/SINGLE FAMILY RESIDENTIAL DISTRICT.

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

Section 1. **PURPOSE:** That the following properties in Unit 11 (Phase 4), legally described below and as per the map attached hereto as Exhibit "A", shall have their zoning designation changed from "Unzoned" to R-1/Single Family Residential District.

Block A; All Lots	Block B; All Lots	Block C; All Lots,Tract C-1
Block D; All Lots	Block E; All Lots	Block U; All Lots
Block UU; All Lots	Block UU; All Lots	Block V; All Lots
Block VV; All Lots	Block W; All Lots	Block WW; All lots

Section 2. **NONCONFORMING CLAUSE:** Some already developed residential properties may not conform to the R-1/Single Family Residential requirements. Therefore a nonconforming use certificate shall be granted to property owners of record, at no cost to the property owner, as nonconformities are identified, provided the provided owner can show the nonconformity existed prior to the adoption of this ordinance.

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 unenforceable, 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. **COMPILING CLAUSE.** This Ordinance shall be incorporated in and compiled as part of the City Code of Rio Rancho, R.O. 1987.

Section 5. **EFFECTIVE DATE.** This Ordinance shall take effect in accordance with New Mexico State Statute guidelines and City Code.

ADOPTED THS 28TH DAY OF DECEMBER, 1994

Thomas E. Swisstack

Thomas E. Swisstack, Mayor

12/30/94

Date

ATTEST:

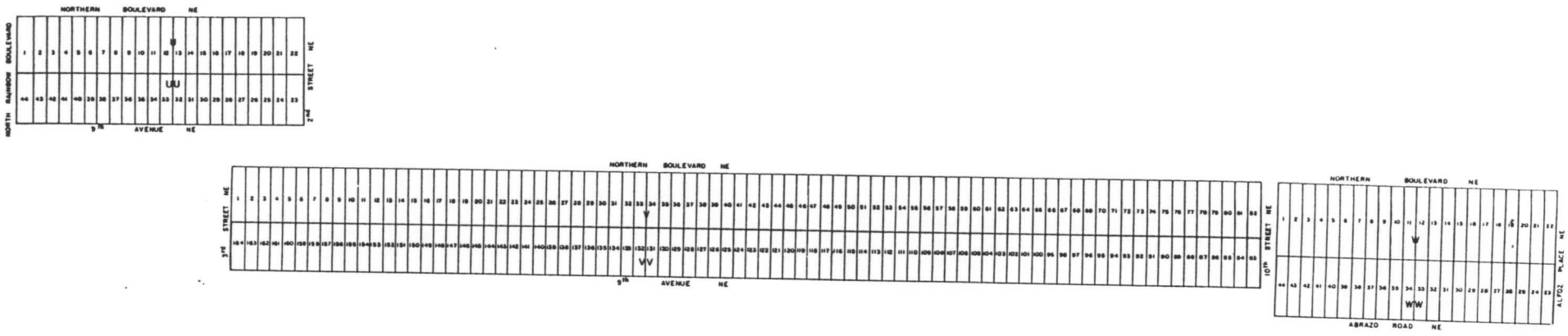
Tina Gonzales

Tina Gonzales, City Clerk

(S E A L)

CODIFIED

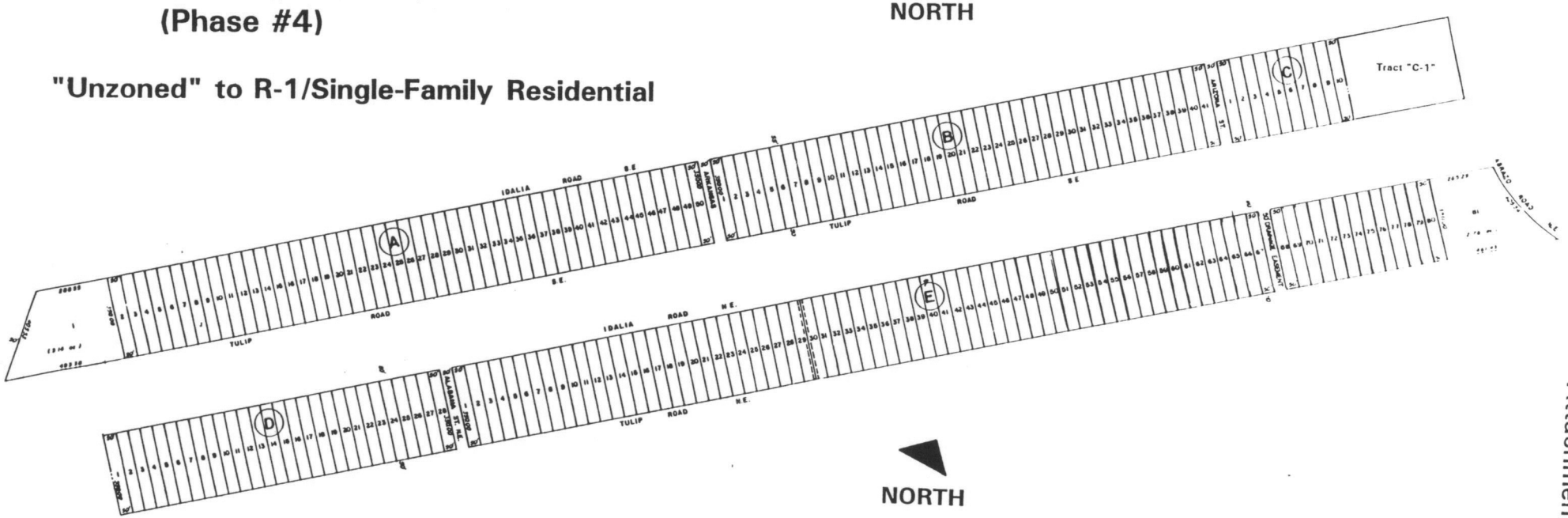
12/94



A PORTION OF UNIT #11
ZONE MAP AMENDMENT
(Phase #4)

"Unzoned" to R-1/Single-Family Residential

NORTH



NORTH

Attachment "A"

CITY OF RIO RANCHO
GOVERNING BODY
AGENDA BRIEFING MEMORANDUM RE: O-68

DEPARTMENT: City Development AGENDA DATE: 12/28/94

SUBJECT: ZONE MAP ORDINANCE amending Appendix G (Zone Map Amendments) and the Zone Map **(Attachment I)**

PURPOSE: To Change the zoning designation of certain properties (later described) within Unit 11 (Phase 4) from "Unzoned" to R-1/Single Family Residential District.

BACKGROUND AND ANALYSIS:

This zone map ordinance is the fourth being processed for Unit 11 properties. This zone map ordinance as the others, serves to zone properties within the City's boundaries that has not previously been zoned by the City. This zoning action is in accordance with the City's Comprehensive Plan.

This zone map ordinance proposes to zone previously platted properties as R-1/single Family Residential. This recommendation again is made on the basis of the primary goal being to zone. Being that R-1 zoning is the most restrictive, it is proposed that R-1 be the designation given to these properties until future planning efforts support a change. The subject properties are primarily owned by various individual lot owners therefore, each lot will develop as each individual lot owner applies for permits to do so. Consequently, issues such as parks and open space, drainage, platting, etc., are not applicable to this zone map ordinance.

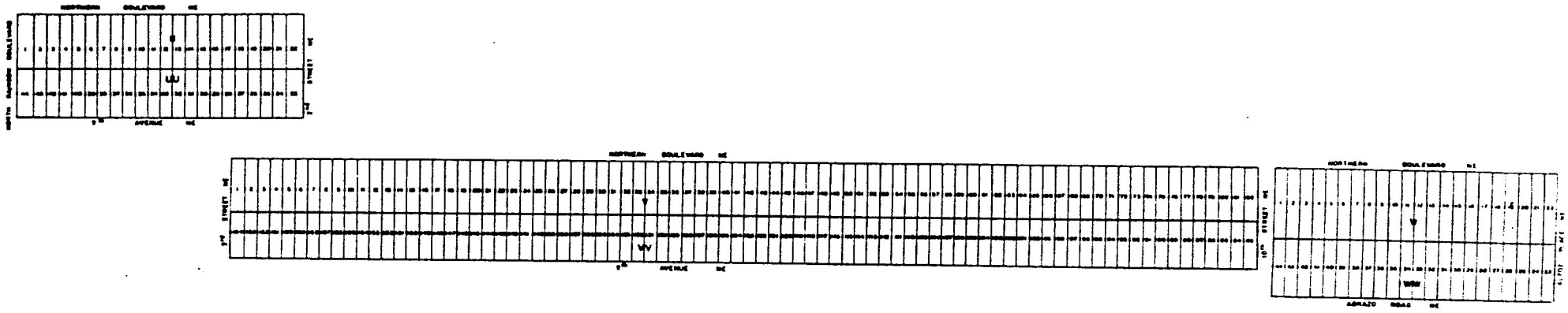
Attached for your review is the Zone Map Ordinance and Exhibit "A" which shows the zone map ordinance boundary and the R-1 ordinance section **(Attachment II)**.

DEPARTMENT AND/OR ADVISORY COMMITTEE RECOMMENDATION:

The Department recommends approval of the proposed Zone Map Ordinance.

At their regularly scheduled meeting of November 29, 1994, the Planning & Zoning Commission unanimously voted to recommend approval of the proposed amending ordinance **(Attachment III)**.

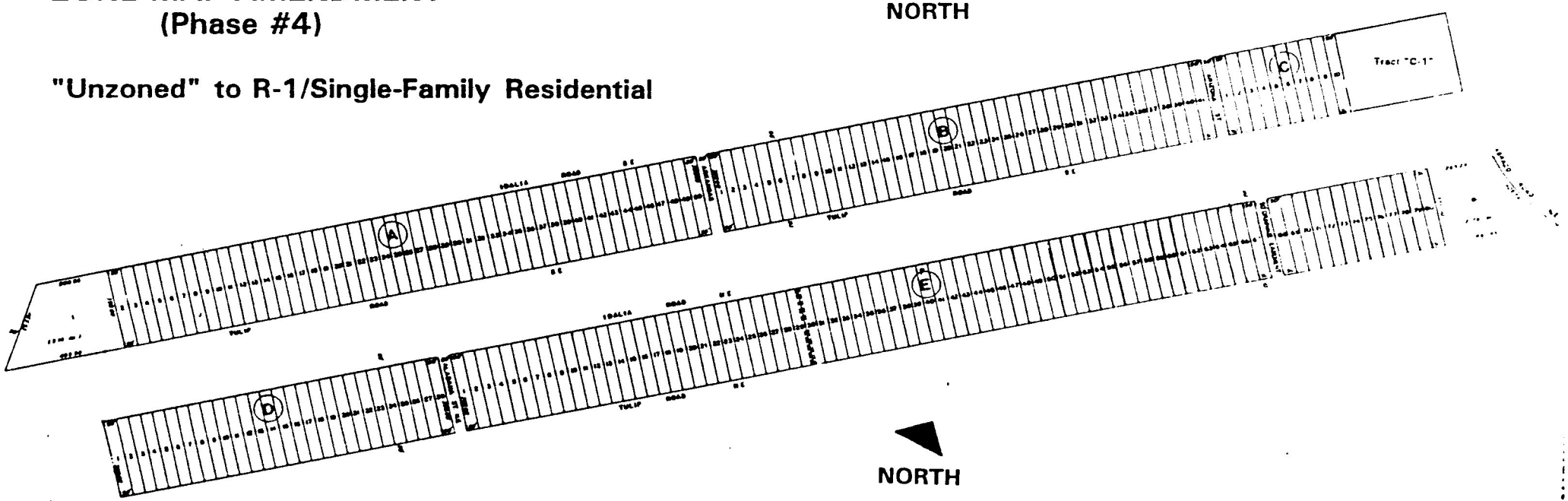
RECEIVED
DEC 21 1994
CITY CLERKS OFFICE



A PORTION OF UNIT #11
ZONE MAP AMENDMENT
(Phase #4)

"Unzoned" to R-1/Single-Family Residential

NORTH



NORTH

CHAPTER 9
PLANNING, ZONING, LAND USE MANAGEMENT

9-1-5 **R-1: Single Family Residential District**

This district permits a low density of population in which the principle land use is single family dwellings:

A. Permissive Uses:

(1) one single family dwelling per lot;

(2) accessory buildings or structures, but not to include structures for domestic livestock or fowl;

(3) noncommercial gardens, swimming pools, tennis courts;

(4) parks, open space, and public utilities; and

(5) home occupations; and

(6) construction trailers for a period not to exceed 21 days before construction plus the entire period of construction up to 6 months and no more than 30 days after construction has finished, provided that the use of the trailer is for assisting in the security of the construction site and facilitating the delivery of construction material, and that no sales are conducted from the construction trailer either before or after the site development is completed. If an extension is needed, application to and certification from the administration is necessary and may be granted for up to 120 days. Construction trailers will be allowed in R-1, R-2, and R-3 zones only where five (5) or more contiguous lots are being developed at the same time, by an individual developer, and the trailer is not to be used for residence.

B. Conditional Uses (requiring use permit):

(1) Churches and other places of worship, Sunday school buildings, and parish houses;

(2) hospitals and institutions of an educational, religious, or philanthropic nature, provided, however, that such buildings shall not be located upon sites containing an area of less than five (5) acres, may occupy not over ten (10) percent of the total area of the lot, and that the building shall be set back from all yard lines a distance of not less than one (1) foot for each foot of building height;

(3) recreation parks; and

(4) family day care home; and

(5) a second kitchen may be allowed in a single family dwelling provided that the kitchen is incidental to occupancy of the entire house in common by members of one family. Notwithstanding any other ordinance provision, a family for this purpose shall be defined to mean one or more individuals legally related. There shall not be two separate and distinct dwelling units, each exclusively occupied by some family members. A conditional use permit may be granted only after submission to the Commission of the plans for the dwelling or addition, along with a statement as to who the occupants shall be and their relationship. The conditional use permit shall be valid only as long as the situation as described in the application actually exists. The conditions for which the permit was granted shall be reaffirmed on an annual basis. Any additional modification to the dwelling or change in occupants shall be cause for reconsideration of the existing permit and may be cause for revocation of that permit.

(6) a single family dwelling may be used as a model home dwelling with these conditions:

(a) The number of model homes allowed, based on the number of lots owned by the developer, within a one mile radius of the proposed location of any given model that has a sales office, will be:

1 to 5 lots =	1 model
6 to 10 lots =	2 models
11 to 20 lots =	3 models
21 to 30 lots =	4 models
31 to 40 lots =	5 models
More than 40 lots =	6 models

Lots need not be contiguous

(b) Hours of operation will be determined by the Planning and Zoning Commission.

(c) Signage shall be determined by the Planning & Zoning Commission, however, in no case shall signage exceed 16 square feet for any single premise.

(d) If there are three or more adjacent model homes, off street parking for those persons touring the model home(s) shall be provided.

(e) The time limit for a model home is two years. Time extensions may be approved by the Planning and Zoning Commission through the Conditional Use process.

(f) Twenty-five (25) percent of the floor space of one model home may be used as a sales office.

(g) Ten percent of the lot on which each model home is located shall be landscaped with sod, shrubs and trees. (91-014)

(7) Hobby Breeders, provided the lot has an area appropriate to the type and size of the animals being bred:

(a) Applicants shall provide site plans which show lot dimensions, location and dimensions of all structures, landscaping and buffers, and if applicable, information with regard to the nature of the business for review and approval by the Planning and Zoning Commission.

(b) The applicant shall provide an inspection report approved by the department of public safety's animal control division.

(c) The number of animals shall be as per Chapter 14, Article 7, Section 6.

(e) The applicant shall obtain all necessary permits as may be required in this Chapter and Chapter 14.

(f) Grounds for revocation of the permit shall be as per Chapter 14, Article 7, Section 8. Further grounds for revocation of this permit may be the violation of any conditions attached to the use permit.

(91-027)

C. Area:

(1) Every lot must have an area of not less than 8,000 square feet and a width of not less than 70 feet along the front yard setback line. This minimum lot area assumes that the lot is serviced by community utilities. If on-site water and/or sewer are used, then lot sizes required by the New Mexico Environmental Improvement Division shall apply.

(2) Setbacks: Front -- 25 feet; side -- 5 feet; rear -- 20 feet. Setbacks shall not apply to storage sheds of less than 120 square feet, provided that the structure is located behind the required front setback line.

D. Off-street Parking: Off-street parking must be provided as set forth in 9-1-16.

E. Height Restrictions: No building or structure shall exceed 32 feet in height above the high point of the facing curb, except flagpole, antenna, spire, belfry, or other accessory object usually required to be placed above the roof level and not intended for human occupancy. No accessory building shall exceed the height of the primary building.

MINUTES
PLANNING & ZONING COMMISSION
NOVEMBER 29, 1994
CITY HALL; MUNICIPAL COURTROOM
7:00 P.M.

ITEM ONE. **OPENING.**

ITEM TWO. **ROLL CALL.** Vice-Chairman Ayer, Commissioner Blomberg, Commissioner Cunningham, Commissioner Donnell, Commissioner Hawley, and Commissioner Soto were present. Chairman Ramaeker was absent.

ITEM THREE. **APPROVAL OF MINUTES:** November 8, 1994 - No Changes

ITEM FOUR. **APPROVAL OF AGENDA.**

ITEM FIVE. **PUBLIC HEARINGS.**

N. **ZONE MAP ORDINANCE.** The Department requests a recommendation on a proposed ordinance amending Appendix G; Zone Map Amendments and the Zone Map, for the purpose of changing the zoning designation of properties in Unit 11 (Phase 4) from "Unzoned" to R-1. Department of City Development.

Lance Tupper, property owner, greeted the Commission and said he would like to see property zoned R-2 mainly because of the size of the lot.

Mr. Corsie stated that once again the reason for the R-1 is simply a basis to get unzoned property zoned and that once the property is zoned a change from R-1 to R-2 is feasible.

A resident, property owner, felt that with the lot sizes as they are, it would leave some properties "underdeveloped". This would leave lots open to weeds and dust. He had concern with the setbacks and which street would be back street. With back end of lots vacant could be a potential "slum" area. He would suggest retaining these lots for commercial.

Mark Phillips, resident, wanted to know about the mobil homes on Northern & Rainbow and if they would be allowed in this area. Mr. Corsie stated the area that he was referring to is County property, not city property. He further stated that it is legal for manufactured and modular homes to be brought in. Mr. Phillips wanted to know if the County property would ever be annexed.

Mr. Corsie said that eventually, probably yes and those mobil homes would be grandfathered in. Other buildings that would come in would then need to be in compliance.

Judith Rosenbaum mailed a letter stating she would prefer multi-family zoning.

PZC112994N: Commissioner Cunningham motioned for recommendation of approval on a proposed ordinance amending Appendix G; Zone Map Amendments and the Zone Map, for the purpose of changing the zoning designation of properties in Unit 11 (Phase 4) from "Unzoned" to R-1. Department of City Development. Commissioner Blomberg seconded the motion.

PZC112994N VOTE: Approved 6-0

CITY OF RIO RANCHO

ORDINANCE NO. 21 **ENACTMENT NO. 98-023**

AMENDING CHAPTER 9, PLANNING, ZONING, LAND USE MANAGEMENT, APPENDIX G; ZONE MAP AMENDMENTS AND THE ZONE MAP FOR THE PURPOSE OF CREATING A ZONE MAP OVERLAY WHICH SERVES TO PREVENT THE PROLIFERATION OF SUBSTANDARD 50 FOOT MINIMUM FRONTAGE LOTS PENDING THE ADOPTION OF A LOT MERGER ORDINANCE ADDRESSING SUCH LOTS AND PROVIDING FOR THEIR REPLATTING INTO LOTS WHICH CONFORM TO MINIMUM LOT STANDARDS

WHEREAS: The State of New Mexico has empowered the City of Rio Rancho to enact zoning regulations for the purpose of promoting the health, safety and general welfare; and

WHEREAS: Chapter 9, Planning, Zoning, Land Use Management, Section A-1-5C(1), Rio Rancho Revised Ordinances 1987, provides that the minimum lot frontage width, in R-1/single Family Residential Districts be no less than 70' feet, with the exception of Unit 12, Blocks B, BB, C, CC, D, and DD, in which R-1 lots may have a minimum frontage width of no less than 50 feet, pursuant to Ordinance No. 19, Enactment No. 96-020; and

WHEREAS: The Governing Body of the City of Rio Rancho's Comprehensive Plan has determined that the general welfare of the City and Goal B, to "Encourage the development of a variety of distinctive neighborhoods, offering a maximum choice of housing, employment, and open space areas," would be served by Objective 4.1B9, to "Promote replatting in areas where subdivision layout is substandard or ill conceived, or where it imposes a hindrance to the continuity of the street network; and

WHEREAS: The Governing Body of the City of Rio Rancho, in Resolution No. 54, Enactment No. 93-057, amended the Comprehensive Plan by adopting a redevelopment policy effecting the replatting and redevelopment of vacant land; and adding new Goal C, to "promote replatting in areas where subdivision layout is substandard and ill conceived, or where it imposes a hindrance to the continuity of the street network," and

WHEREAS: The Governing Body of the City of Rio Rancho added new objectives to Goal C, as follows:
(4.1C1) Increase replatting opportunities in areas of the City which substantially impair the sound growth and economic health
(4.1C2) Establish a system and methodology which facilitates the implementation of a replatting process created to achieve the City's development goals; and

WHEREAS: The Governing Body of the City of Rio Rancho also amended the Comprehensive Plan to add a new objective to the former Goal C, now Goal D, to "Maintain and enhance the visual environmental qualities of the community," as follows:
(4.1D6) Consider replatting of areas which will promote maintaining and enhancing the visual and environmental qualities of the community; and

WHEREAS: On July 23, 1997, the Governing Body of the City of Rio Rancho adopted Resolution No. 45, Enactment No. 97-041, imposing a twelve-month moratorium on the development of 50 foot lots in R-1/Single Family Residential Districts for the purpose of soliciting, hiring and assisting a consultant in the creation of a plan intended to address inconsistencies between the development of 50 foot lots in their R-1/Single Family Residential Districts, which zones require 70 foot minimum lot frontages; and

WHEREAS: The Governing Body retained consultants, who studied all 50 foot minimum frontage lots in R-1/Single Family Residential Districts and proposed various strategies to address these lots in the context of the Comprehensive Plan; and

WHEREAS: On July 22, 1998, the Governing Body of the City of Rio Rancho adopted Resolution No. 49, Enactment No. 95-041, imposing a one hundred fifty-day extension on the existing moratorium to enable the Governing body to have sufficient time to carefully consider and implement the consultant's final recommendations, which recommendations include mandatory mergers of contiguous 50 foot minimum frontage lots in single ownership; and

WHEREAS: The properties covered by the extended moratorium are:
Unit 11, Blocks A, B, C, D, E, S, T, U, UU, V, VV, W & WW
Unit 12, Blocks AA, B, BB, C, CC, D, DD, EE, FF, GG, H, HH, J, K, L & M
Unit 13, Blocks DD, E, EE, G, H, HH, J, & JJ, and
Unit 17, Blocks AA, B, BB, C, CC, DD, M, N, O, P, S, T & TT

WHEREAS: The Governing Body of the City of Rio Rancho has subsequently determined that in Ordinance 19, Enactment No. 96-020, it zoned the property in Unit 12, Blocks B, BB, C, CC, D and DD as R-1/Single Family Residential, but with a minimum frontage width of no less than 50 feet; and

WHEREAS: The extended moratorium provides that 50 foot minimum frontage lots replatted to a frontage of 70 feet or larger are excluded from the moratorium; and

WHEREAS: The Governing Body is concerned that development of 50 foot minimum frontage lots which are not served by both community water and sewer systems create a threat of contamination of Rio Rancho's groundwater; and

WHEREAS: The Governing Body of the City of Rio Rancho has determined that the sale of individual 50 foot minimum frontage lots which are contiguous to other such lots in the same ownership to other parties during the period that the extended moratorium is in effect, creating a 50-foot lot in isolated ownership, would create a window of nonconformity, allowing the proliferation of such lots, thus thwarting the policies of the Comprehensive Plan as implemented by the moratorium, the study of these lots and the City's current development of a Comprehensive process to implement a lot merger strategy during the extended moratorium period; and

WHEREAS: Article 2, Subdivision, Chapter 9, Planning, Zoning, Land use Management, Rio Rancho Revised Ordinance, 1987, defines "Subdivision" as:
The division of any tract of land into two or more lots in the purpose, whether immediate, or in the future, of sales, lease or development.

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

Section 1. That as of the effective date of this Ordinance, all contiguous 50 foot minimum frontage lots in the same ownership shall be deemed merged for zoning and building purposes. These properties are:
Unit 11, Blocks A, B, C, D, E, S, T, U, UU, V, VV, W & WW
Unit 12, Blocks AA, EE, FF, GG, H, HH, J, K, L & M
Unit 13, Blocks DD, E, EE, G, H, HH, J, & JJ, and
Unit 17, Blocks AA, B, BB, C, CC, DD, M, N, O, P, S, T & TT

Section 2. Any division of lots merged by this ordinance shall be reviewed by the City Development Department, pursuant to the City of Rio Rancho Subdivision Ordinance.

Section 3. Lots in Unit 12, Blocks B, BB, C, CC, D and DD are excluded from the operation of this Ordinance.

Section 4. Lots which are replatted to a minimum frontage width of 70 feet or larger are excluded from the operation of this ordinance.

Section 5. Upon adoption of a permanent ordinance containing a procedure for the merger of contiguous 50 foot minimum frontage lots in the same ownership and the disposition of existing 50 foot minimum frontage lots which are not contiguous to other such lots in the same ownership, this Ordinance shall be repealed by the Governing Body.

Section 6. **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 unenforceable, 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 7. **Compiling Clause.** This Ordinance shall be incorporated in and compiled as part of the City Code of Rio Rancho, R.O. 1987.

Section 8. **Effective Date.** This Ordinance shall become effective ten days after adoption.

ADOPTED THIS 23RD DAY OF SEPTEMBER, 1998

John M. Jennings, Mayor

9-23-98

Date

ATTEST:

Tina Gonzales, City Clerk

[S E A L]

STATE OF NEW MEXICO } SS
COUNTY OF SANDOVAL }
This instrument was filed for record at
2:25 A.M. P.M. on
JAN 6 1999
Recorded in Vol._____
of records of said county, folio_____
By:_____ Clk. & Recorder, Deputy

Codified: 98-3

CITY OF RIO RANCHO
AGENDA BRIEFING MEMORANDUM

REFERENCE #: 0-21

DEPARTMENT: City Development **AGENDA DATE:** September 9, 1998

SUBJECT: Proposed Amending Ordinance, amending Chapter 9, Appendix G and the Zone Map for the purpose of creating a zone map overlay ordinance which serves to prevent the proliferation of substandard 50 foot minimum frontage lots pending the adoption of a lot merger ordinance addressing such lots and providing for their replatting into lots which conform to minimum lot standards.

SYNOPSIS

- The proposed ordinance deems lots under same ownership merged for zoning & building purposes.
- To develop, lots must be replatted to a width of 70' or greater
- Lots in Block B, BB, C, CC, D and DD of Unit 12 are excluded as the lots were zoned and excluded from the front lot width requirement of 70'

BACKGROUND AND ANALYSIS:

The proposed overlay ordinance stipulates that lots under single ownership are deemed merged for zoning and building purposes. The purpose of this ordinance is to prevent the transfer of 50' lots to single ownership status and to close the window of nonconformity that would occur if property owners are able to sell single 50' lots to other parties during the extended moratorium period. Without this proposed overlay ordinance, there is a possibility that the sale of single 50' lots would create more 50-foot lots in isolated ownership thereby allowing the proliferation of such lots.

This proposed overlay ordinance precedes the City's current development process to implement a lot merger strategy during the extended moratorium period as recommended by the Consultant in the 50' Lot Study Implementation plan.

The proposed overlay ordinance excludes certain blocks in Unit 12 (which are also currently under the moratorium) since the 50' front lot width was approved for those blocks via Ord 96-020. The proposed overlay ordinance includes (in bold text) verbiage stating that the moratorium is lifted from those certain blocks. The Governing Body should include this language if they would like to lift the moratorium without implementing any additional development standards other than what currently exist. The Governing Body may delete the verbiage should they want to impose additional development standards unique to the area such as some minimum/maximum setback requirements. Should additional development standards be warranted, an overlay ordinance specific to those blocks in Unit 12 should be prepared prior to lifting the moratorium.

The proposed zone map overlay ordinance is attached for your review.

IMPACT (SAFETY AND WELFARE/FINANCIAL/PERSONNEL/INFRASTRUCTURE)
There are no apparent adverse impacts.

ALTERNATIVES: The Governing Body may vote to approve the proposed zone map overlay ordinance with or without amendments or, the Governing Body may vote to deny approval of the proposed zone map overlay ordinance.

DEPARTMENT RECOMMENDATION: The Department recommends approval of the proposed zone map overlay ordinance.

REVIEWED BY:

CITY ATTORNEY		DPS_____		PARKS & REC.	____	SENIOR CTR.	____
CITY CLERK	____	FINANCE_____		PERSONNEL	____	OTHER (SPECIFY)	____
CITY DEV	_x_	LIBRARY_____		PUBLIC WORKS	____		

OTHER DEPARTMENT'S RECOMMENDATIONS: The Planning & Zoning Commission will review and make a recommendation as to approval or denial of the proposed zone map overlay on September 8, 1998. Their recommendation will be forwarded verbally to the Governing Body's meeting on September 9.

PREPARED BY: Deloris Wood **DATE:** 8/31/98

DEPARTMENT DIRECTOR: [signature] **DATE:** 8/31/98

CITY ADMINISTRATOR: [signature] **DATE:** 8/31/98

Attachment I: Proposed Zone Map Overlay Ordinance

Attachment II: Legal Notice & Property Owner Notice Letter

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

DEPARTMENT OF
CITY DEVELOPMENT

August 21, 1998

RE: Proposed Ordinance amending Chapter 9, Planning Zoning, Land Use Management, Appendix G; Zone Map Amendments and the Zone Map for the purpose of creating a Zone Map Overlay which serves to prevent the proliferation of substandard 50 Foot minimum frontage lots pending the adoption of a lot merger ordinance addressing such lots and providing for their replatting into lots which conform to minimum lot standards

Dear Property Owner:

The Governing Body of the City of Rio Rancho will consider adoption of a Zone Map Overlay Ordinance that if adopted will deem all contiguous 50 foot minimum frontage lots in the same ownership merged for zoning and building purposes.

Properties affected by this ordinance are:

Unit 11, Blocks A, B, C, D, E, S, T, U, UU, V, VV, W &-WW
Unit 12, Blocks AA, EE, FF, GG, H, HH, J, K, L & M
Unit 13, Blocks DD, E, EE, G, H, HH, J, & JJ, and
Unit 17, Blocks AA, B, BB, C, CC, DD, M, N, O, P, S, T & TT

Properties excluded from the operation of this Ordinance are:

Unit 12, Blocks B, BB, C, D, and DD

The meeting is scheduled for **September 9, 1998** at 7:00 p.m., 3900 Southern Boulevard, Council Chambers. You are being notified as our records indicate that you are either a property owner in the affected area(s) or, you are a property owner within one hundred feet of the affected area(s).

If you cannot attend the meeting and would like to comment on this item, you may submit written comments that will be provided to the Governing Body on your behalf. You may also telephone City Staff at (505)891-7206 with any questions, concerns, or comments that you want the Governing Body to consider.

If you are an individual with a disability who is in need of 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 891-7212 as soon as possible. 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.

Sincerely,

Dolores Wood, CZO
Zoning & Code Enforcement Manager

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, May 26, 2026:

Variance
Case #26-110-00010
The applicant, Stephen Meyers, requests approval of a Variance to the rear setback requirement at the property 7175 Wrangell Loop NE, legally described as Lomas Encantadas 4A, Block 4, Lot 19. This request will allow for an encroachment into the rear setback to allow for an existing 180 square foot gazebo. The subject property is zoned R-4: Single Family Residential and is approximately 0.1470 acre.

Zone Map Amendment
Case #26-100-00007
The applicant, J & W Investments, LLC, requests approval of a Zone Map Amendment for the property legally described as Unit 10, Block A, Lot 6. The property, which consists of approximately 0.28 acres, is physically located at 1050 Veranda Road SE and is currently zoned C-1: Retail Commercial. The applicant is requesting to change the zoning designation of the lot to C-2: Wholesale and Warehousing Commercial to match the existing zoning of the immediately adjacent parcel (Lot 7-A) which is under common ownership.

Variance
Case #26-110-00013
The applicant, Solano Builders & Construction, LLC, requests approval of a Variance for the property legally described as Unit 11, Block V, Lot 48 and addressed as 700 Northern Boulevard NE. The applicant requests a variance to the 60' lot width requirement for the R-1: Single-Family Residential zoning district to allow for development on the 50' wide lot. The property is zoned R-1: Single-Family Residential and consists of approximately 0.26 acres.

Variance
Case #26-110-00014
The Applicant, CLI Properties, LLC., through their agent, Solano Builders & Construction, LLC., requests approval of a Variance to allow for development of a single-family home on a substandard 50' width R-1: Single-Family lot at the subject property of Rio Rancho Estates Unit 11, Block V, Lot 49.

Zone Map Amendment
Case #25-100-00017
The applicant, Pulte Homes, through their agent, Consensus Planning, requests approval of a Zone Map Amendment to rezone the properties legally described as: Unit 8, Block 53, Lots 1-24; Block 49, Lots 2-11, and 14-23; and Block 50, Lots 2-24, from M-1: Industrial and Business Park and R-1: Single-Family Residential, to R-3: Mixed Residential.

Master Plan
Case #25-400-00006
The applicant, Pulte Homes, through their agent, Consensus Planning, requests approval of the Rancho Alegria Master Plan for the lots legally described as: Unit 8, Block 53, Lots 1-24; Block 49, Lots 2-11, and 14-23; and Block 50, Lots 2-24.

Zone Map Amendment
Case #26-100-00003
The applicant, Michael McDermott, requests approval of a Zone Map Amendment for the subject property legally described as LOMA, Tract P-1C-A, to amend the SU: Special Use zoning designation, to allow for Restaurants, Bars, Lounges, coffee/Tea Rooms, Delicatessens, and Patio/Al Fresco Dining Facilities. The property consists of 8.59 acres and is physically located at 801 Loma Colorado Blvd NE.

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: May 11, 2026

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

Account: 1010956
Ad Number: 405700

Sales Rep: David Montoya
Words: 519
Lines: 199

Cost of Ad	*Payments*	*Total Due*
144.84	0.00	144.84

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

Albuquerque Journal May 11

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

May 14, 2026

RE: Variance; Case No. 26-110-00013
Unit 11, Block V, Lot 48

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, Solano Builders & Construction, LLC, requests approval of a Variance for the property legally described as Unit 11, Block V, Lot 48 and addressed as 700 Northern Boulevard NE. The applicant requests a variance to the 60' lot width requirement for the R-1: Single-Family Residential zoning district to allow for development on the 50' wide lot. The property is zoned R-1: Single-Family Residential and consists of approximately 0.26 acres.

The **Planning & Zoning Board** will consider the request and decide their approval on **Tuesday, May 26, 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.

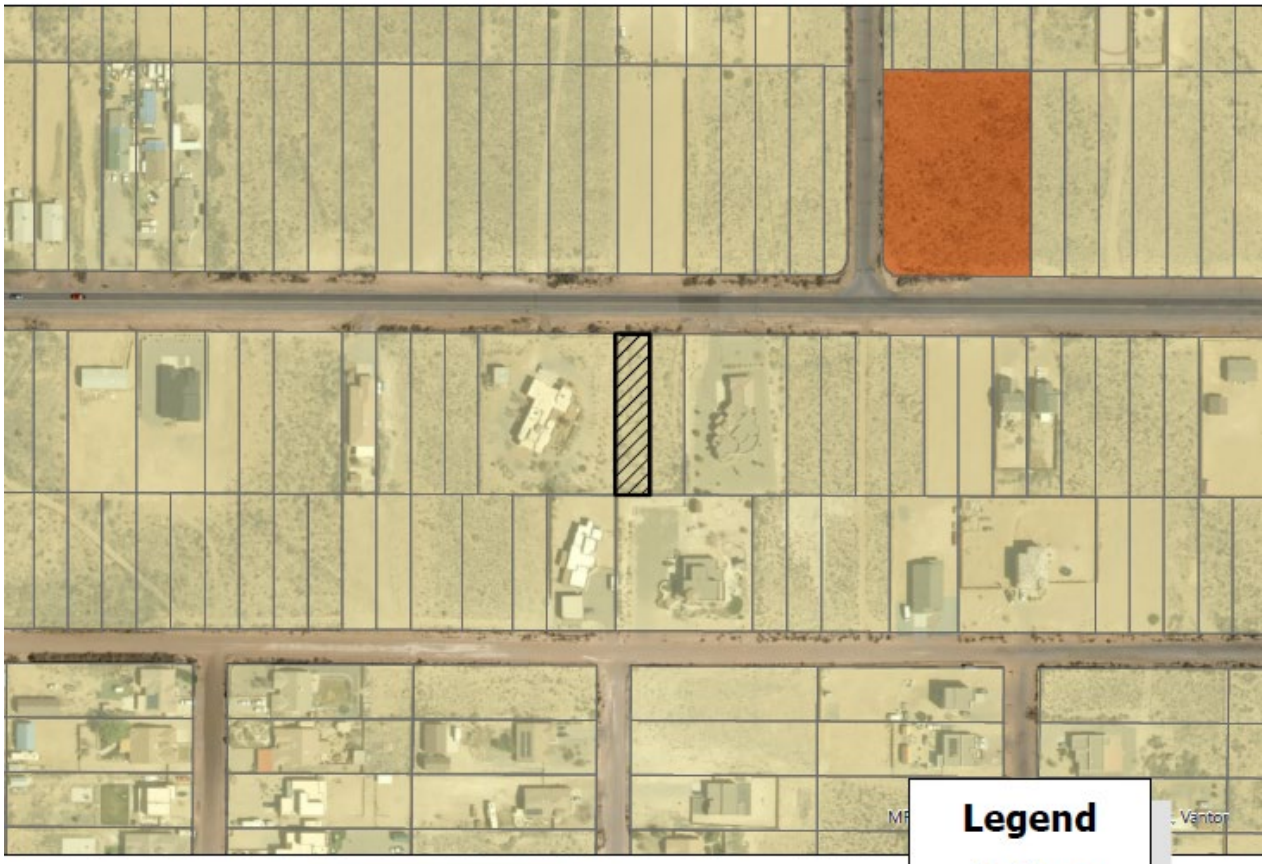
Respectfully,

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

700 NORTHERN BLVD NE
UNIT 11, BLK V, LOT 48



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, 5/8/2026

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

NOTICE OF PUBLIC HEARING

Meeting:	Planning & Zoning Board
Location:	City Hall
Date:	**May 26, 2026**
Time:	6:00PM
Staff Contact:	Ben Isaacs bisaacs@rrnm.gov

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

NOTICE OF PUBLIC HEARING

Meeting:	Planning & Zoning Board
Location:	City Hall
Date:	**May 26, 2026**
Time:	6:00PM
Staff Contact:	Ben Isaacs bisaacs@rrnm.gov

Application Information

You are receiving this notice because your property is within 300 feet of a site where a land development decision is required by the Planning and Zoning Board. The applicant, Solano Builders & Construction, LLC, requests approval of a Variance for the property legally described as Unit 11, Block V, Lot 48 and addressed as 700 Northern Boulevard NE. The applicant requests a variance to the 60' lot width requirement for the R-1: Single-Family Residential zoning district to allow for development on the 50' wide lot. The property is zoned R-1: Single-Family Residential and consists of approximately 0.26 acres.

The PZB will hear the request on May 26, 2026.

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



Application Information

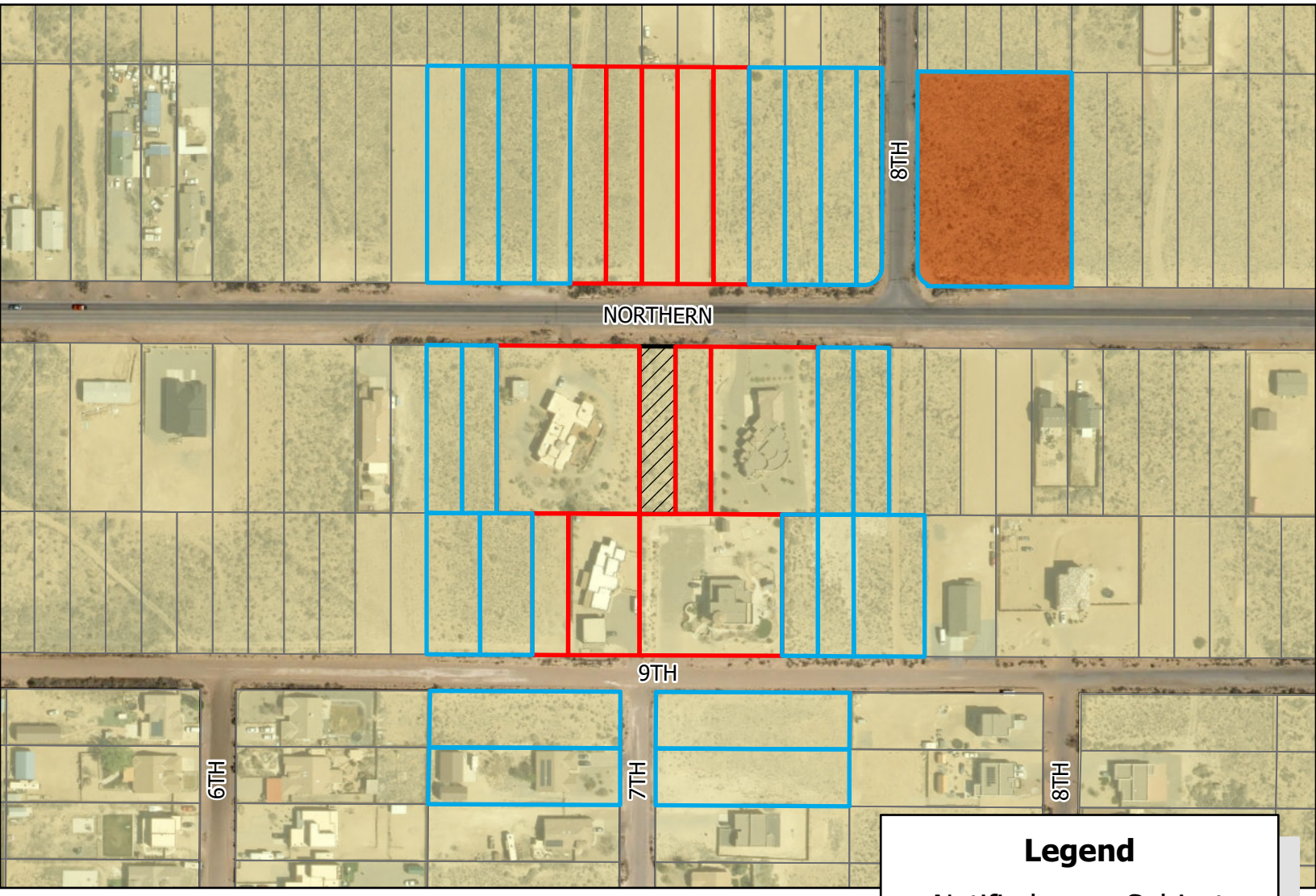
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700 NORTHERN BLVD NE
UNIT 11, BLK V, LOT 48



Legend

- Notified by Letter
- Subject Property
- Notified by Postcard

Zoning

- C-1
- R-1

Rio Rancho City of Vision

GIS Moving Spatial Data Forward

N
W
E
S

0 0.01 0.02 0.04 0.06 0.08 0.1 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, 5/8/2026

BEFORE THE PLANNING and ZONING BOARD
OF THE
CITY OF RIO RANCHO, NEW MEXICO
FINDINGS OF FACT FOR APPROVAL
Case No. 26-110-00013

REQUEST FOR A VARIANCE TO THE R-1 DISTRICT 60' MINIMUM LOT WIDTH REQUIREMENT, AS OUTLINED BY RIO RANCHO MUNICIPAL CODE, SECTION 154.50 ZONING TABLE IN ORDER TO BUILD A RESIDENTIAL HOME ON A LOT WHICH HAS A WIDTH OF 50' ON THE SUBJECT PROPERTY OF RIO RANCHO ESTATES UNIT 11, BLOCK V, LOT 48.

Applicant: Solano Builders & Construction, LLC

THIS MATTER, having come before the Planning & Zoning Board of the City of Rio Rancho, New Mexico on the 26th day of May 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 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 Rio Rancho Estates Unit 11, Block V, Lot 48, is irregular and narrow with a width of 50 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. Approval of the Variance request does not constitute approval of Building Permit #26-4118. The Applicant shall 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 development of a 50’ wide lot zoned R-1: Single-Family Residential District, **is APPROVED** by the Planning & Zoning Board of the City of Rio Rancho on May 26, 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. 26-110-00013

REQUEST FOR A VARIANCE TO THE R-1 DISTRICT 60' MINIMUM LOT WIDTH REQUIREMENT, AS OUTLINED BY RIO RANCHO MUNICIPAL CODE, SECTION 154.50 ZONING TABLE IN ORDER TO BUILD A RESIDENTIAL HOME ON A LOT WHICH HAS A WIDTH OF 50' ON THE SUBJECT PROPERTY OF RIO RANCHO ESTATES UNIT 11, BLOCK V, LOT 48.

Applicant: Solano Builders & Construction, LLC

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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 adjacent property owners.

SPECIFIC FINDINGS OF FACT:

1. The applicant has not adequately addressed the criteria for granting a Variance as set forth in R.O. 2003 Section 150.06.

THEREFORE, the application for development of a 50’ wide lot zoned R-1: Single-Family Residential District, **is DENIED** by the Planning & Zoning Board of the City of Rio Rancho on May 26, 2026, subject to the conditions, restrictions and stipulations specified above.

_____ _____

Date Planning & Zoning Chairman

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: 26-110-00010

AGENDA DATE:
May 26, 2026

DEPARTMENT:
Development Services

SUBJECT:
Variance. The applicant, Stephen Meyers, requests approval of a Variance to the rear setback requirement at the property located at 7175 Wrangell Loop NE, legally described as Lomas Encantadas 4A, Block 4, Lot 19. This request will allow for a 10 ft encroachment into the rear setback to allow for an existing 180 square foot gazebo. Staff contact is Tamarah Martinez and staff recommends denial.

BACKGROUND AND ANALYSIS:
The applicant, Stephen Meyers, requests approval of a Variance to the rear setback requirement at the property 7175 Wrangell Loop NE, legally described as Lomas Encantadas 4A, Block 4, Lot 19. This request will allow for a 10 ft encroachment into the rear setback to allow for an existing 180 square foot gazebo.

The subject property is zoned R-4: Single Family Residential pursuant to Ordinance No. 30 Enactment 04-029 adopted by the Governing Body on August 11, 2004. The property consists of approximately 0.1470 acre and is situated west of the intersection of Kenai Drive NE and Wrangell Loop NE, both classified as residential roads. The subject property abuts Franklin Road NE, a minor collector road, to the rear.

The lot was originally platted in March 2007, as recorded in Book 20, Pages 75-77. Additionally, the property is located within the Lomas Encantadas Master Plan, which was originally adopted in October 2004 and subsequently amended in February 2020.

The Applicant is requesting a reduction of the required 15-foot rear setback to 5 feet, resulting in an encroachment of 10 feet into the rear setback. The property has a 10 foot Public Utility Easement (PUE) in the front and rear of the property and 5 foot Public Utility Easements (PUE's) on each side of the property. This structure is encroaching 5 feet into the rear PUE and 4.5 feet into the side PUE; a condition of approval is include to obtain encroachment agreements from all franchise utility companies.

The existing gazebo was identified during a proactive patrol conducted by Code Enforcement, which led to the initiation of Code Enforcement Case No. 26-1580 for construction of a structure without the required building permit. Since that time, the Applicant has submitted a Building Permit application, permit #26-2981. The proposed structure has been reviewed and approved by both the Building and Engineering divisions.

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: "Due to the layout and dimensions of my property, strict adherence to the rear setback requirement significantly limits the practical placement of accessory structures without compromising the usable backyard space. The selected location represents the most reasonable and functional placement while maintaining separation from neighboring properties and preserving the overall usability of the yard. The gazebo does not negatively impact adjacent properties. It does not obstruct views, create privacy concerns or introduce significant noise or traffic. The structure is modest in size and consisted with the character of the surrounding neighborhood, where similar accessory structures are common." Also included as an attachment are pictures of the structure and a letter of support from the abutting property owner.

Staff recommends the Planning and Zoning Board finds that the subject property is not irregular in shape, narrow, shallow, or steep, and does not exhibit any exceptional physical conditions that would create a hardship preventing compliance with Chapter 154.50. The lot was platted in accordance with the requirements of the subject property's R-4 Single Family Residential zoning district and is capable of being developed in compliance with all applicable setback standards.

Staff recommends the Board finds that the strict application of the minimum 15-foot rear setback requirement would not create a hardship that deprives the property owner of reasonable use of the land. The property can be developed in compliance with the existing setback standards; therefore, the variance request does not meet the required hardship criteria. Staff recommends the Board find that the requested variance is a result of a self-imposed condition, as the gazebo was constructed without the required permits and encroaches into the established setback.

SURROUNDING LAND USE/ZONING:

Properties surrounding the subject properties in all four directions are within the Lomas Encantadas Master Plan. The properties to the north are zoned R-1 Single Family Residential (Ordinance No. 73 Enactment No. 94-071) while the properties in the other three directions are R-4: Single Family Residential per the same Ordinance as the subject property.

INTERDEPARTMENTAL/ INTERAGENCY REVIEW:

DSD Planning & Zoning	Provided within this document
DSD Engineering	Approval from utility owners should be obtained regarding placement on easement
Parks, Recreation & Community Services	No Adverse Comments
Fire and Rescue	No Adverse Comments
SSCAFCA	No Adverse Comments
MRCOG	No Adverse Comments

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 May 19, 2026, as required by ordinance, and a legal notice was published in the Albuquerque Journal on May 11, 2026. All notification requirements for this hearing have been met.

IMPACT:

The Development Services Department recommends that the Planning and Zoning Board deny the variance request, subject to the following findings and conditions:

GENERAL FINDINGS OF FACT:

1. In accordance with R.O. 2003 Section 150.06, the Planning and Zoning Board has jurisdiction over approval of variance requests.
2. 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 rear setback requirement.
4. Due process was provided to the applicant and adjacent property owners.

SPECIFIC FINDINGS OF DENIAL

1. The applicant has not adequately addressed the criteria for granting a Variance as set forth in R.O. 2003, Section 150.06.
2. The subject property is not exceptionally irregular, narrow, shallow or steep, nor do other exceptional physical conditions exist where the strict application of the requirements of this title would result in a practical difficulty or unnecessary hardship that would deprive the owner of the reasonable use of his land or building.

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

SPECIFIC FINDINGS OF FACT AND CONDITIONS OF APPROVAL:

1. The applicant has adequately addressed the criteria for granting a Variance as set forth in R.O. 2003, Section 150.06.
2. The strict application of the 15 ft. rear setback requirement would create a hardship that would deprive the applicant of the reasonable use of their property.
3. The Variance will not adversely affect the public or surrounding properties.
4. The structure under Building Permit #26-2981, has been approved by and conforms to all applicable building and engineering codes.
5. The structure shall comply with all other zoning requirements under R.O. 2003 154.50 and 154.70.
6. The property owner shall obtain an encroachment agreement from all franchised utility companies for encroaching into the side and rear Public Utility Easements.

ALTERNATIVES:

The Planning and Zoning Board may:

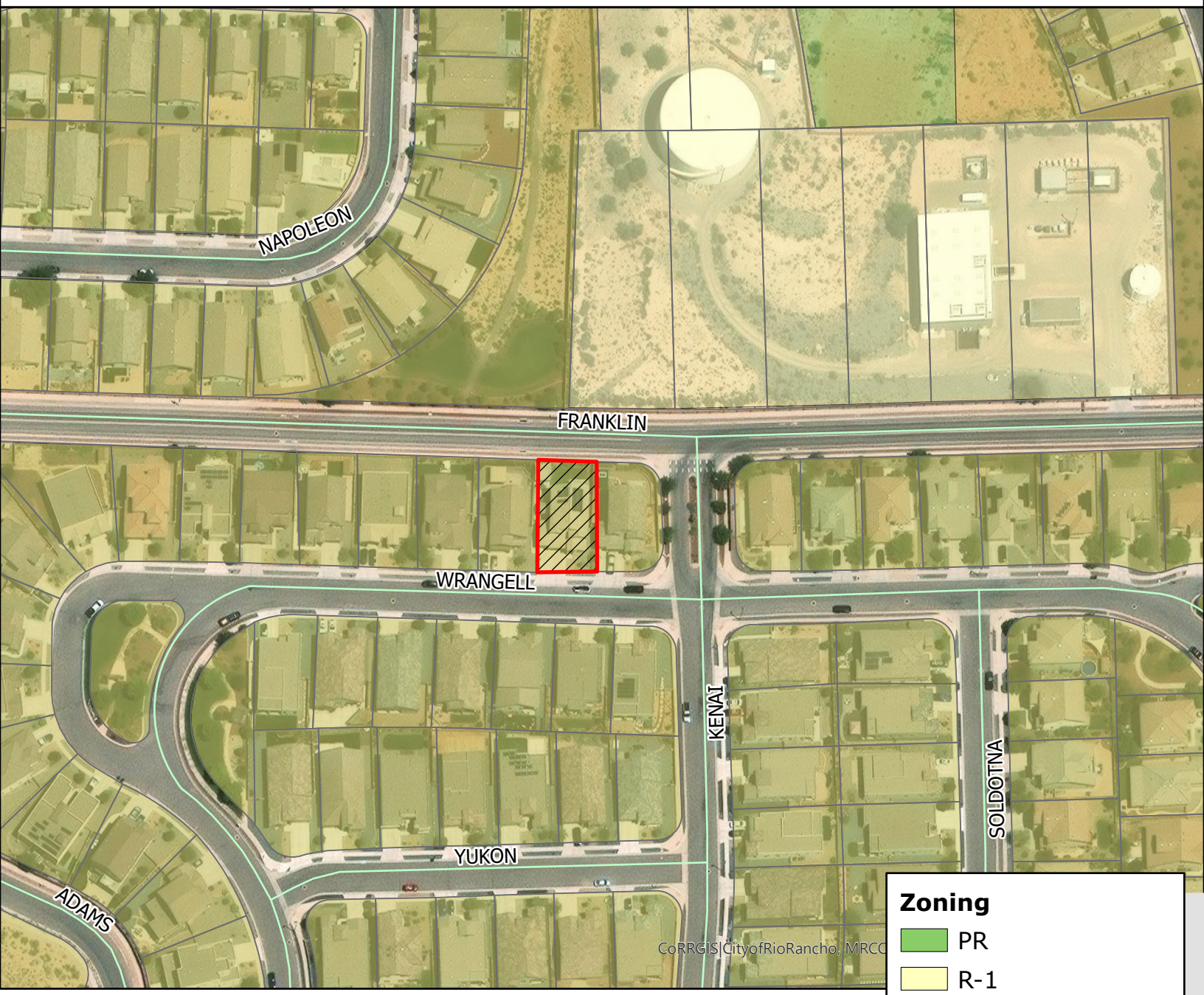
1. Approve the Variance with Staff Recommendations and Conditions
2. Approve the Variance with Amendments to the recommendations and/or conditions.
3. Deny the Variance.
4. Postpone this item and continue the public hearing for the Variance in order to further review.

DEPARTMENT RECOMMENDATION:

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

ATTACHMENT: Location Map
ATTACHMENT: Application & Justification Letter.pdf
ATTACHMENT: Proposed Site Plan
ATTACHMENT: Building permit application.pdf
ATTACHMENT: Gazebo Pictures
ATTACHMENT: Neighboor Support.pdf
ATTACHMENT: Reproduction of Notices.pdf
ATTACHMENT: Code Enforcement Case
ATTACHMENT: Findings_7175_Wrangell_BMB.docx

7175 WRANGELL LP NE
LE4A, BLOCK 4, LOT 19
VARIANCE TO REAR SETBACK
R-4 SINGLE FAMILY RESIDENTIAL



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

0 0.01 0.02 0.04 Miles

RioRancho City of Vision

GIS Moving Spatial Data Forward

N W E S

Map courtesy of Tamarah Martinez 5.6.26

Rio Rancho
City of Vision

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

PLANNING & ZONING LAND USE APPLICATION

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

Administrative Permit	Plan	Subdivision	Zoning
☐ Community Residential Care Facility	☐ Comprehensive Plan Amendment	☐ Final Plat	☐ Annexation
☐ Development Review Committee (DRC)	☐ Corridor Plan Amendment	☐ Preliminary Plat	☐ Appeal
☐ Home Occupation	☐ Master Plan	☐ Summary Plat	☐ Conditional Use Permit
☐ 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: Stephen Myers		Phone: 505 289 9017
Address: 7175 Wrangell Lp. NE		E-Mail: Firemanbutch@yahoo.com
City: Rio Rancho	State: NM	Zip: 87144
Proprietary Interest: Property owner	List Owners: Stephen Myers & Amy Creasman	
Deed or Ownership Verification Provided: (Initials) SBM		Letter of Authorization Provided: (Initials) N/A

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

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

Requesting variance to allow 12'x15' open-air gazebo to remain within required rear setback at my property.

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit :	Block(s):	Lot(s):
Existing Zoning: R-1	Proposed Zoning: No change	
No. of existing lots: 1	No. of proposed lots: 1	Total area of site (acres) .147

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: Stephen Myers	Applicant:	Agent:
Signature:		Date: 9 Apr 26

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

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

Stephen B. Myers
7175 Wrangell Loop NE
Rio Rancho, NM 87144
Phone: 505-289-9017
April 09, 2026

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

Subject: Variance Request – Rear Setback for Gazebo

Dear Members of the Planning and Zoning Commission,

I am respectfully requesting approval of a variance to allow an existing gazebo structure to remain within the required rear setback at my property located at 7175 Wrangell Loop NE, Rio Rancho, NM 87144.

The structure is an approximately 12-foot by 15-foot open-air gazebo intended for personal and family recreational use. It is not enclosed and does not serve as a habitable or living space. The gazebo has already been reviewed and approved by the Building Department for construction and safety compliance.

Due to the layout and dimensions of my property, strict adherence to the rear setback requirement significantly limits the practical placement of accessory structures without compromising the usable backyard space. The selected location represents the most reasonable and functional placement while maintaining separation from neighboring properties and preserving the overall usability of the yard.

The gazebo does not negatively impact adjacent properties. It does not obstruct views, create privacy concerns, or introduce significant noise or traffic. The structure is modest in size and consistent with the character of the surrounding neighborhood, where similar accessory structures are common.

I have attached a statement from the neighboring property owner most directly affected by the structure, confirming that they have no objection to the gazebo in its current location.

Granting this variance would not be detrimental to the public welfare, nor would it impair the intent of the zoning ordinance. Rather, it would allow for reasonable use of my property while maintaining compatibility with the surrounding community.

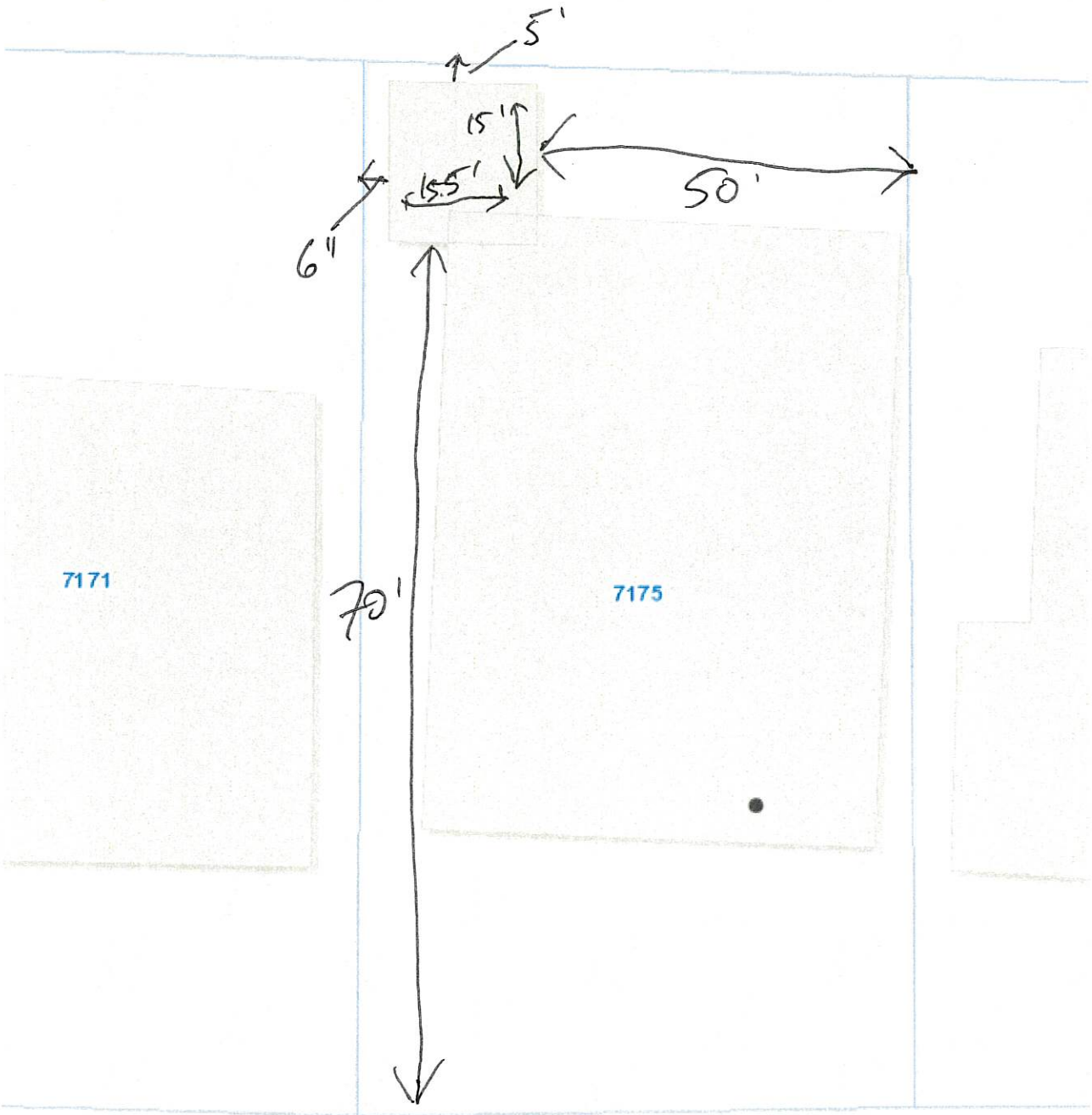
As a public safety professional, I take compliance with regulations and consideration of my neighbors seriously, and I appreciate your time and thoughtful review of this request.

Thank you for your consideration.

Respectfully,

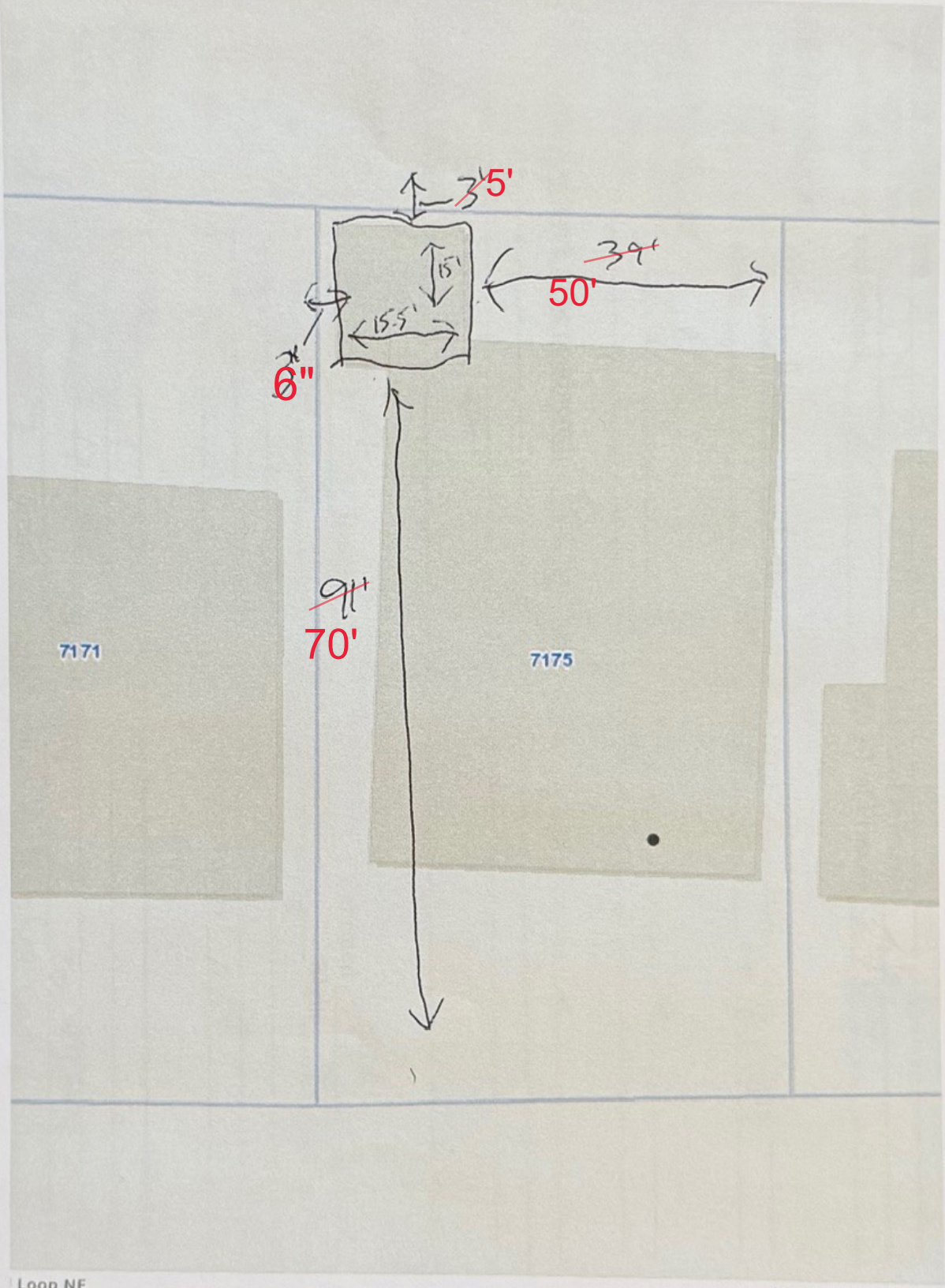
Stephen B. Myers

Franklin Rd NE



Loop NE

Wrangell Loop NE


5'
15'
50'
15.5'
6"
70'
7171
7175

Application

permits@rrnm.gov

Permit #_____
Model #_____

Fees (non-refundable)_____
Application fee is 65% of the Building Permit Fee

Property Information
Acreage of Property .14 Height of Primary 26'
Width of Front Yard Setback N/A SQ. FT of Primary 2700

Physical address
Address 7175 Wrangell Loop NE
City Rio Rancho State NM Zip 87144

Legal Description
Subdivision/Unit N/A Block_____ Lot_____
Track/Parcel_____ Zoning_____

Description of work to be conducted: Gazebo

Cost of Project: $ 2500.00

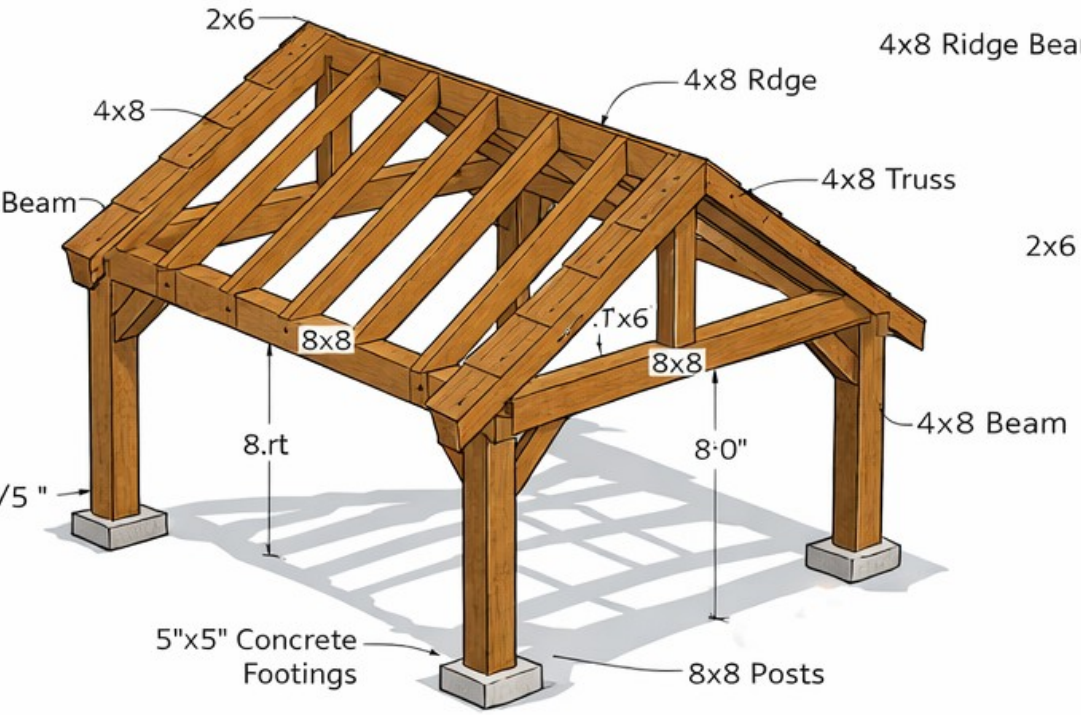
SETBACKS
Gross Floor Area: 200 sq/ft Heated N/A Unheated N/A
Front 70' Rear 5' Left 6" Right 50'
Garage # of Bays N/A Water # N/A
No. of Stories 1 Septic # N/A
Height of Structure 15' Gallons (Pool only) N/A

Homeowner Information
Name (Print) Steve Myers
Address 7175 Wrangell Lp. NE
City Rio Rancho State NM Zip 87144
Phone 505 289 9017 Email FireMarbutch@yahoo.com

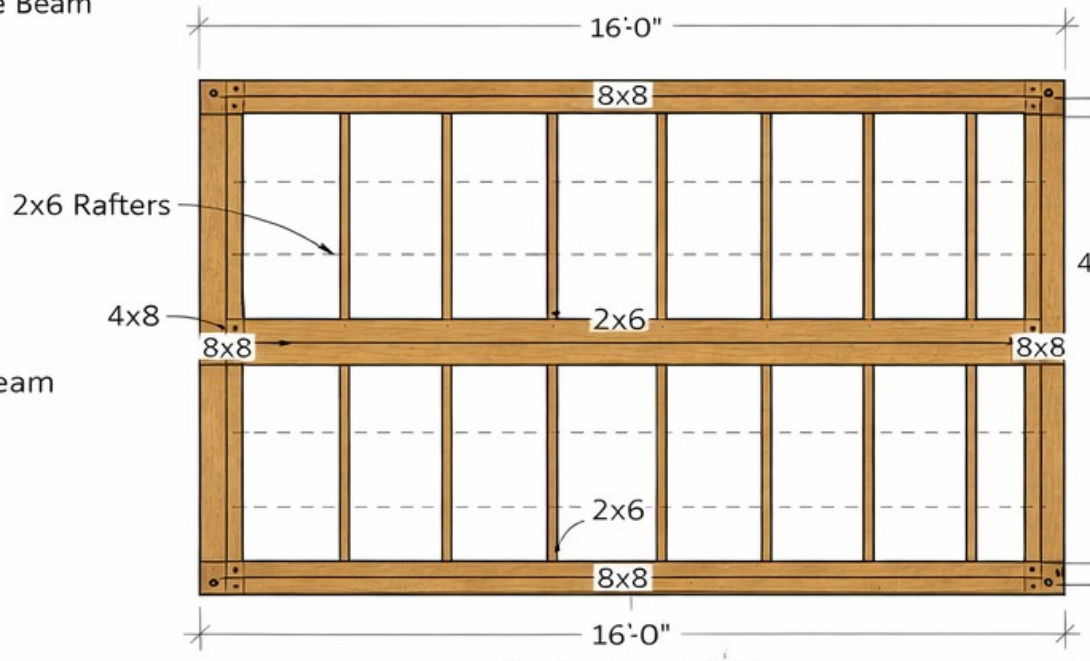
Contractor Information
Name Self License #_____
Address_____
City_____ State_____ Zip_____
Phone:_____ Fax:_____ Email:_____

GAZEBO FRAME PLANS

Structure based on provided photos. Built with 8x8 posts & beams, 4x8 trusses.

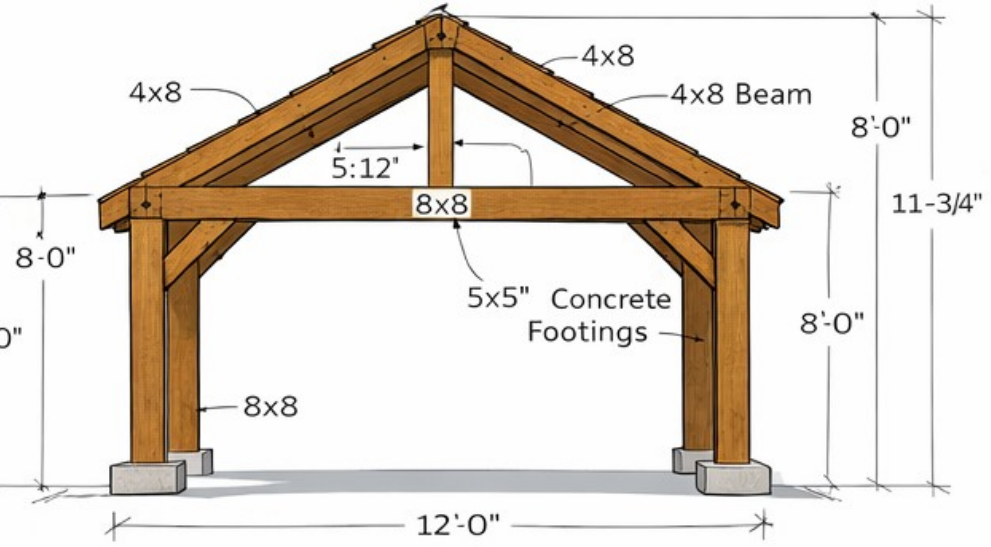


ROOF FRAMING PLAN

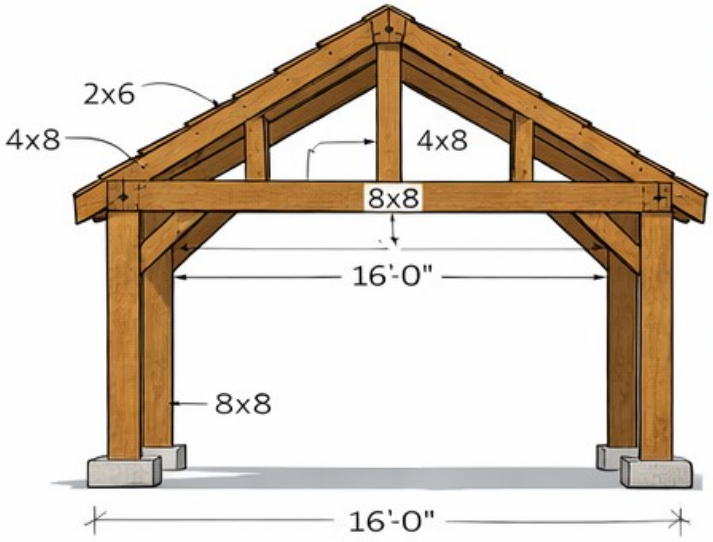


Pitch = appox: 5:12

FRONT ELEVATION



SIDE ELEVATION



MATERIALS LIST / CUT			
Piece	Qty	Size	L
4	Corner Posts	8x8	
2	Side Beams	8x8	
2	End Beams	8x8	
1	Ridge Beam	4x8	
6	Truss Rafters	4x6	
9	Trus Bottom chords	4x8	
3	Trus Verticals	4x8	
8	Roof Rafters	2x6	
4	Corner Brace	4x8	
Approx	240 sq ft,	h6.780	V

Gazebo Materials List and Cut List

Structure assumptions based on photos and user confirmation:

- Footprint: ~12 ft x 16 ft pavilion

- Posts and main beams: 8x8

- Truss members: 4x8

- Rafters: 2x6 @ ~24" on center

- Roof finish: tile with battens over decking

Width: ~12 ft

Length: ~16 ft

Eave height: ~8 ft

Peak height: ~11–11.5 ft

Roof pitch: ~5:12 to 6:12

Primary Structural Lumber

Item	Quantity	Lumber Size	Estimated Length
Corner Posts	4	8x8	8 ft
Side Beams	2	8x8	16 ft
End Beams	2	8x8	12 ft
Ridge Beam	1	8x8	16 ft
Truss Bottom Chords	3	4x8	12 ft
Truss Rafters	6	4x8	8 ft
Truss Vertical Members	3	8x8	3 ft
Corner Knee Braces	4	4x8	3 ft
Roof Rafters	10	4x6	8 ft



Roof Deck Boards (T&G)	Approx 220 sq ft	1x6	Various

Roof System Materials

Material	Estimated Quantity	Notes
Roofing felt / underlayment	~240 sq ft	Installed over roof decking
Tile battens (1x3)	~120 linear ft	Spacing depends on tile profile
Concrete roof tiles	~240 sq ft	Spanish / S-style typical
Ridge cap tiles	~16 ft	Along roof ridge

Hardware & Fasteners

- Structural timber screws or through-bolts for beam connections
- Post base anchors for 8x8 posts
- Metal rafter ties or hurricane ties
- Exterior structural wood screws (3–5 inch)
- Construction adhesive (optional)
- Exterior wood stain or sealant

Concrete Footings

4 concrete footings recommended

Typical footing size: 18–24 in diameter x 24–36 in deep depending on soil and code requirements.





























April 7, 2026

Re: Neighbor Structure at 7175 Wrangell Loop NE

To Whom It May Concern,

We are writing to the Planning and Zoning Board for the City of Rio Rancho to formally state that we do not oppose the gazebo constructed in our neighbor's backyard located at 7175 Wrangell Loop NE.

Our property is located directly west of the structure, and it is situated near our shared fence and property line. After reviewing its placement and any potential impact, we have no objections or concerns regarding the structure.

We appreciate the opportunity to provide our input and confirm that we have no opposition to the structure as it currently exists.

Please feel free to contact us if any additional information is needed.

Sincerely,
Michael and Jennifer Hodgkinson

7171 Wrangell Loop NE
Rio Rancho, NM 87144
330-697-0978

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

May 6, 2026

RE: Variance; Case No. 26-110-00010
7175 Wrangell Loop NE (LE4A, Block 4, Lot 19)

Dear Property Owner:

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

The applicant, Stephen Meyers, requests approval of a Variance to the rear setback requirement at the property 7175 Wrangell Loop NE, legally described as Lomas Encantadas 4A, Block 4, Lot 19. This request will allow for an encroachment into the rear setback to allow for an existing 180 square foot gazebo. The subject property is zoned R-4: Single Family Residential and is approximately 0.1470 acre.

The **Planning and Zoning Board** will consider the request and decide their approval on **Tuesday, May 26, 2026** at 6:00 pm at City Hall in the **Council Chambers.**

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

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

Please contact me via e-mail me at tamartinez@rrnm.gov. or call me at 505-896-8793 if you have any questions concerning this matter.

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

Respectfully,

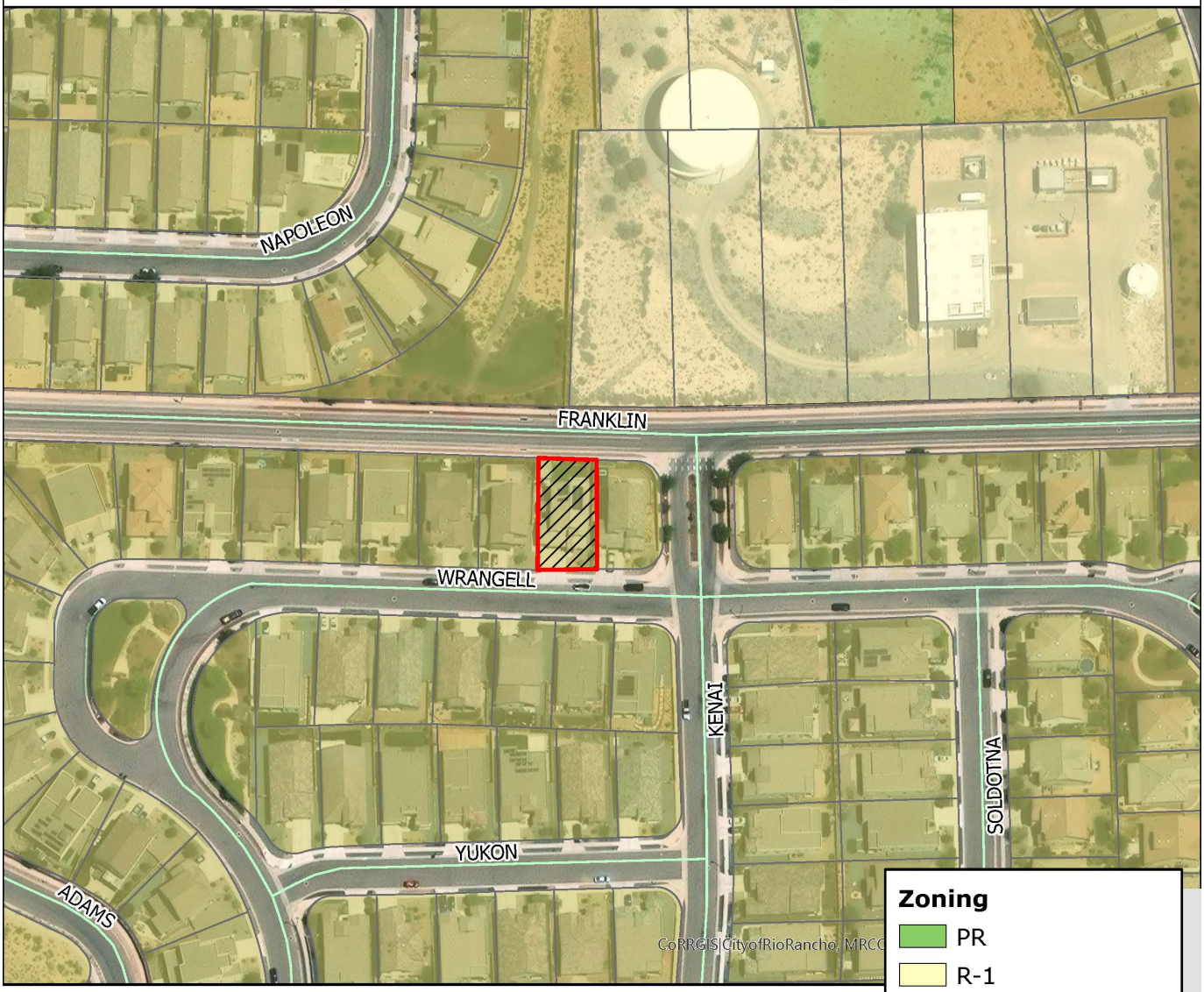
Tamarah Martinez

Tamarah Martinez
Municipal Planner I
Development Services Department
Planning Division
City of Rio Rancho

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

7175 WRANGELL LP NE
LE4A, BLOCK 4, LOT 19
VARIANCE TO REAR SETBACK
R-4 SINGLE FAMILY RESIDENTIAL



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

0 0.01 0.02 0.04 Miles

N
W E
S

Map courtesy of Tamarah Martinez 5.6.26

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

NOTICE OF PUBLIC HEARING

Meeting:	Planning & Zoning Board
Location:	Virtual (Zoom)/City Hall
Date:	**May 26, 2026**
Time:	6:00PM
Staff Contact:	Tamarah Martinez (505) 896-8793 tamartinez@rrnm.gov

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

NOTICE OF PUBLIC HEARING

Meeting:	Planning & Zoning Board
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Staff Contact:	Tamarah Martinez (505) 896-8793 tamartinez@rrnm.gov

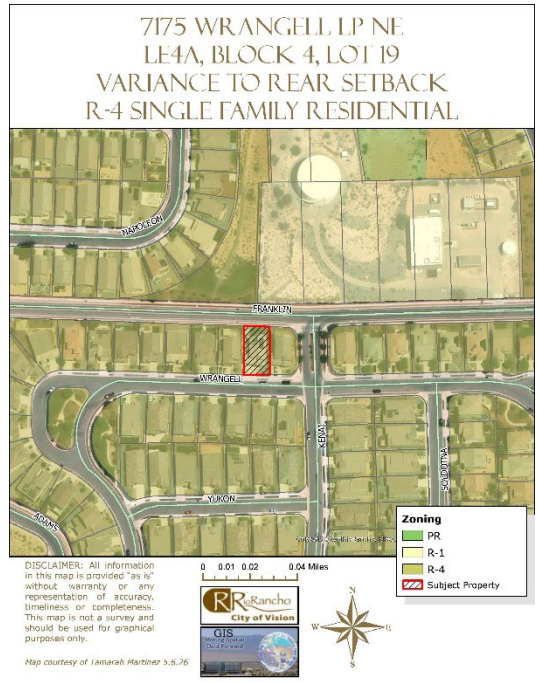
Application Information

You are receiving this notice because your property abuts a site where a land development decision is required by the Planning and Zoning Board. The applicant, Stephen Meyers, requests approval of a Variance to the rear setback requirement at the property 7175 Wrangell Loop NE, legally described as Lomas Encantadas 4A, Block 4, Lot 19. This request will allow for an encroachment into the rear setback to allow for an existing 180 square foot gazebo. The subject property is zoned R-4: Single Family Residential and is approximately 0.1470 acre. The PZB will hear the request on May 26, 2026.

If you'd like to present comments on the case while the meeting is occurring, please join the meeting from your computer, tablet or smartphone:

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

Meeting ID: 851 8074 1871 Passcode: 026819 Join via phone: 1-253-215-8782 US



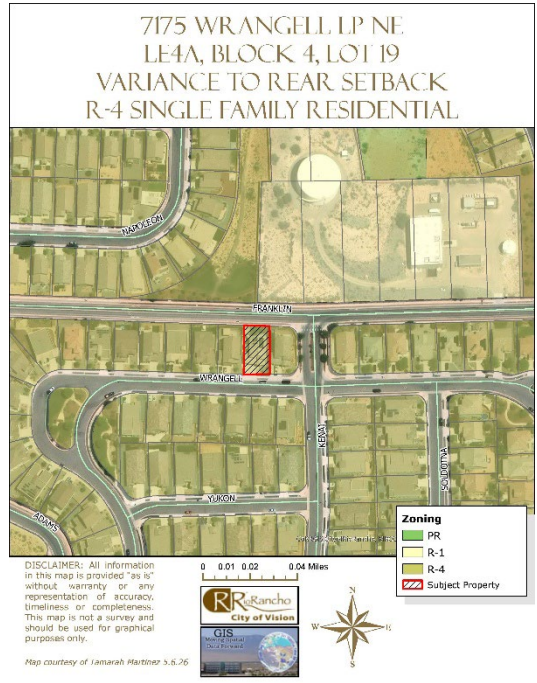
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https://us06web.zoom.us/j/85180741871?pwd=T3BlSHVpWkp6d3dDRmlHd3k2VzYvUT09

Meeting ID: 851 8074 1871 Passcode: 026819 Join via phone: 1-253-215-8782 US



Certified Letter Buffer Zone – 100’



Informational Postcard Buffer Zone – 100-300’



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, May 26, 2026:

Variance
Case #26-110-00010
The applicant, Stephen Meyers, requests approval of a Variance to the rear setback requirement at the property 7175 Wrangell Loop NE, legally described as Lomas Encantadas 4A, Block 4, Lot 19. This request will allow for an encroachment into the rear setback to allow for an existing 180 square foot gazebo. The subject property is zoned R-4: Single Family Residential and is approximately 0.1470 acre.

Zone Map Amendment
Case #26-100-00007
The applicant, J & W Investments, LLC, requests approval of a Zone Map Amendment for the property legally described as Unit 10, Block A, Lot 6. The property, which consists of approximately 0.28 acres, is physically located at 1050 Veranda Road SE and is currently zoned C-1: Retail Commercial. The applicant is requesting to change the zoning designation of the lot to C-2: Wholesale and Warehousing Commercial to match the existing zoning of the immediately adjacent parcel (Lot 7-A) which is under common ownership.

Variance
Case #26-110-00013
The applicant, Solano Builders & Construction, LLC, requests approval of a Variance for the property legally described as Unit 11, Block V, Lot 48 and addressed as 700 Northern Boulevard NE. The applicant requests a variance to the 60' lot width requirement for the R-1: Single-Family Residential zoning district to allow for development on the 50' wide lot. The property is zoned R-1: Single-Family Residential and consists of approximately 0.26 acres.

Variance
Case #26-110-00014
The Applicant, CLI Properties, LLC., through their agent, Solano Builders & Construction, LLC., requests approval of a Variance to allow for development of a single-family home on a substandard 50' width R-1: Single-Family lot at the subject property of Rio Rancho Estates Unit 11, Block V, Lot 49.

Zone Map Amendment
Case #25-100-00017
The applicant, Pulte Homes, through their agent, Consensus Planning, requests approval of a Zone Map Amendment to rezone the properties legally described as: Unit 8, Block 53, Lots 1-24; Block 49, Lots 2-11, and 14-23; and Block 50, Lots 2-24, from M-1: Industrial and Business Park and R-1: Single-Family Residential, to R-3: Mixed Residential.

Master Plan
Case #25-400-00006
The applicant, Pulte Homes, through their agent, Consensus Planning, requests approval of the Rancho Alegria Master Plan for the lots legally described as: Unit 8, Block 53, Lots 1-24; Block 49, Lots 2-11, and 14-23; and Block 50, Lots 2-24.

Zone Map Amendment
Case #26-100-00003
The applicant, Michael McDermott, requests approval of a Zone Map Amendment for the subject property legally described as LOMA, Tract P-1C-A, to amend the SU: Special Use zoning designation, to allow for Restaurants, Bars, Lounges, coffee/Tea Rooms, Delicatessens, and Patio/Al Fresco Dining Facilities. The property consists of 8.59 acres and is physically located at 801 Loma Colorado Blvd NE.

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: May 11, 2026

Exhibit 1

Location – 7175 WRANGELL LP NE

DATE
March 13, 2026

Case- #26-1579, 26-1580

Violation –

154.81 BUILDING PERMITS x2

Description –

03/13/2026 01:06 PM AANDRADE ----------
On patrol it was observed that this property had an accessory structure built along the rear wall of the property. Additionally, it appears that there was an addition to the property built behind the garage. These were built between October 2020 and May 2022 with no permits issued. NOV mailed.

03/23/2026 01:46 PM AANDRADE ----------
I received a VM from Stephen Myers wanting to get more information regarding the violation due to the time elapsed from the building as well as the misunderstanding of the code. He did not know permits needed to be obtained if structures were in the backyard. I told him any buildig regardless of location needs to be permitted and instructed him to submit the 120 sq ft or less permits to the planning department which he agreed.

Stephen Myers
(505) 289-9017

04/09/2026 12:47 PM AANDRADE ----------
Researching the permit applications for the two structures I found that the small shed on the side of the home has been permitted under 26-2827. The cover by the wall is still under review under 26-2981. I have reset the next recheck for 2 weeks to allow the second permit to be issued.

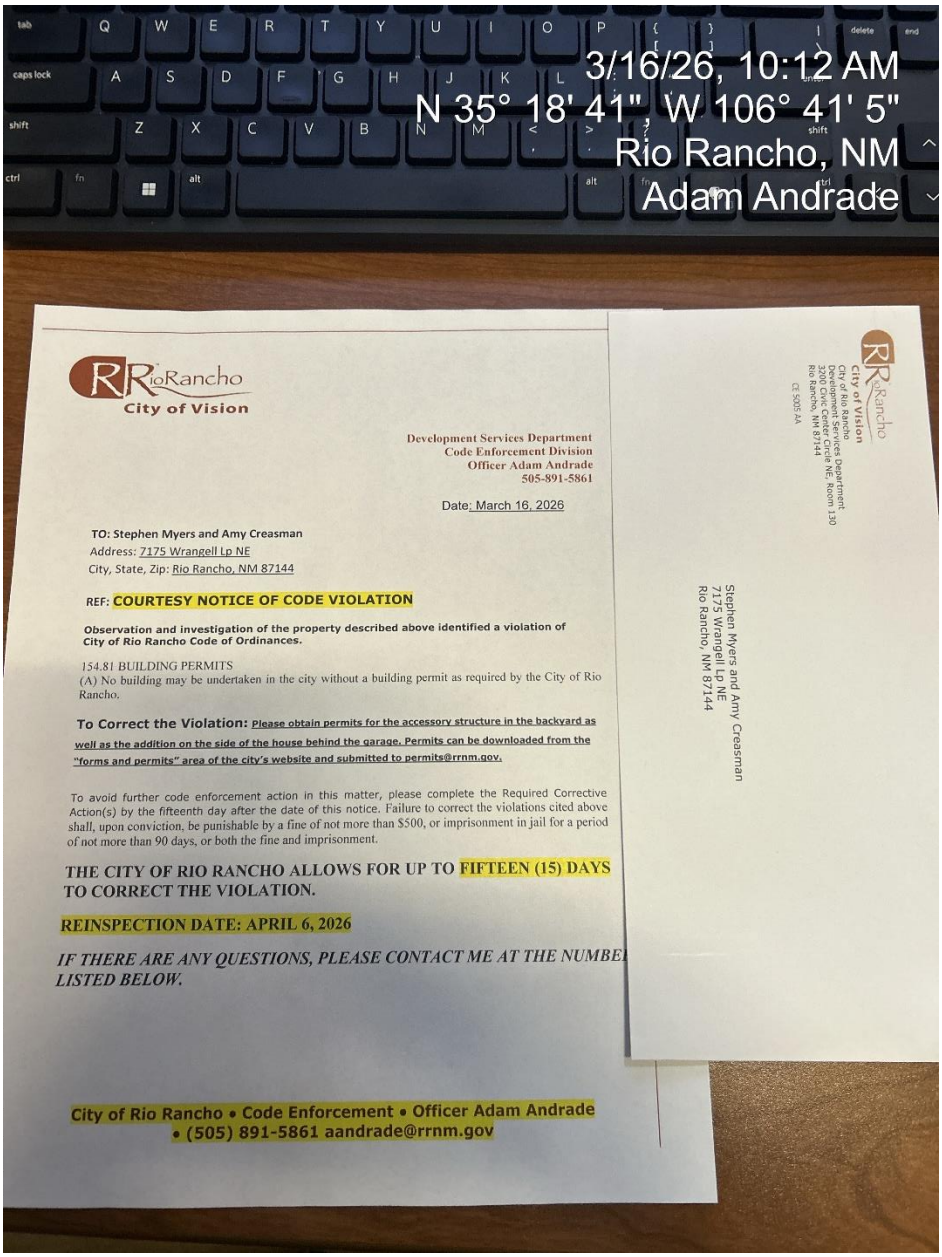
04/23/2026 02:27 PM AANDRADE ----------
Researching the record shows the defedant has applied and paid for a PZB variance. This did not make it on the April agenda so I will follow up at in mid May to see if they made that agenda.


Mar 13, 2026 at 1:11:14 PM
N 35° 19' 11", W 106° 35' 36"
Adam Andrade


Mar 13, 2026 at 1:11:10 PM
N 35° 19' 11", W 106° 35' 36"
Adam Andrade


Mar 13, 2026 at 1:11:08 PM
N 35° 19' 11", W 106° 35' 36"
Adam Andrade


Mar 13, 2026 at 1:11:48 PM
N 35° 19' 12", W 106° 35' 35"
Adam Andrade



RioRancho
City of Vision

Development Services Department
Code Enforcement Division
Officer Adam Andrade
505-891-5861

Date: March 16, 2026

TO: Stephen Myers and Amy Creasman
Address: 7175 Wrangell Lp NE
City, State, Zip: Rio Rancho, NM 87144

REF: **COURTESY NOTICE OF CODE VIOLATION**

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

154.81 BUILDING PERMITS
(A) No building may be undertaken in the city without a building permit as required by the City of Rio Rancho.

To Correct the Violation: **Please obtain permits for the accessory structure in the backyard as well as the addition on the side of the house behind the garage. Permits can be downloaded from the "forms and permits" area of the city's website and submitted to permits@rrnm.gov.**

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

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

REINSPECTION DATE: APRIL 6, 2026

IF THERE ARE ANY QUESTIONS, PLEASE CONTACT ME AT THE NUMBE LISTED BELOW.

City of Rio Rancho • Code Enforcement • Officer Adam Andrade • (505) 891-5861 aandrade@rrnm.gov

RioRancho
City of Vision
City of Rio Rancho
Development Services Department
3200 Civic Center Circle NE, Room 130
Rio Rancho, NM 87144

CE 505 AA

Stephen Myers and Amy Creasman
7175 Wrangell Lp NE
Rio Rancho, NM 87144

BEFORE THE PLANNING and ZONING BOARD
OF THE
CITY OF RIO RANCHO, NEW MEXICO
FINDINGS OF FACT FOR APPROVAL
Case No. 26-110-00010

REQUEST FOR A VARIANCE TO THE 15 FOOT REAR SETBACK REQUIREMENT PER SUBJECT PROPERTY'S ZONING ORDINANCE, O. 30, ENACT. NO. 04-029, FOR THE PROPERTY LOCATED AT 7175 WRANGELL LOOP NE (LOMAS ENCANTADAS 4A, BLOCK 4, LOT 19)

Applicant(s): Stephen Meyers

THIS MATTER, having come before the Planning & Zoning Board of the City of Rio Rancho, New Mexico on the 26th day of May 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 rear setback requirement.
4. Due process was provided to the applicant and the adjacent property owners.

SPECIFIC FINDINGS OF FACT AND CONDITIONS OF DENIAL:

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

THEREFORE, the application for a Variance to the corner lot side requirement for the property located at 7175 Wrangell Loop NE, **is DENIED** by the Planning and Zoning Board of the City of Rio Rancho on May 26, 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. 26-110-00010

REQUEST FOR A VARIANCE TO THE 15 FOOT REAR SETBACK REQUIREMENT PER SUBJECT PROPERTY'S ZONING ORDINANCE, O. 30, ENACT. NO. 04-029, FOR THE PROPERTY LOCATED AT 7175 WRANGELL LOOP NE (LOMAS ENCANTADAS 4A, BLOCK 4, LOT 19)

Applicant(s): Stephen Meyers

THIS MATTER, having come before the Planning & Zoning Board of the City of Rio Rancho, New Mexico on the 26th day of May 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 rear setback requirement.
4. 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 for granting a Variance as set forth in R.O. 2003, Section 150.06.
2. The strict application of the 15 ft. rear setback requirement would create a hardship that would deprive the applicant of the reasonable use of their property.
3. The Variance will not adversely affect the public or surrounding properties.
4. The structure under Building Permit #26-2981, has been approved by and conforms to all applicable building and engineering codes.
5. The structure shall comply with all other zoning requirements under R.O 2003 154.50 and 154.70.
6. The property owner shall obtain an encroachment agreement from all franchised utility companies for encroaching into the side and rear Public Utility Easements.

THEREFORE, the application for a Variance to the corner lot side requirement for the property located at 7175 Wrangell Loop NE, **is APPROVED** by the Planning and Zoning Board of the City of Rio Rancho on May 26, 2026, subject to the conditions, restrictions and stipulations specified above.

_____ _____

Date Planning & Zoning Chairman

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: 26-100-00007

AGENDA DATE:
May 26, 2026

DEPARTMENT:
Development Services

SUBJECT:
Zone Map Amendment. The applicant, J & W Investments, LLC, requests approval of a Zone Map Amendment to amend the zoning classification of the property legally described as Unit 10, Block A, Lot 6 from C-1: Retail Commercial to C-2: Wholesale and Warehousing Commercial. Staff contact is Ben Isaacs and staff recommend approval with findings and conditions.

BACKGROUND AND ANALYSIS:
The applicant, J & W Investments, LLC, requests approval of a Zone Map Amendment to amend the zoning classification of the property legally described as Unit 10, Block A, Lot 6 from C-1: Retail Commercial to C-2: Wholesale and Warehousing Commercial. The property consists of approximately 0.29 acres.

The subject property is presently zoned C-1: Retail Commercial per Ordinance No. 83-64, adopted by the Governing Body on March 23rd, 1983. The property is physically located at 1050 Veranda Road SE (a minor collector). It is situated approximately 400 feet south of Southern Boulevard SE (a principal arterial).

The subject property is bounded to the north and east by properties zoned C-1: Retail Commercial, and to the south and west (across Veranda Road SE) by properties zoned C-2: Wholesale and Warehousing Commercial. The applicant and owner of the subject property, J & W Investments, LLC, also owns the property directly south (Lot 7-A). The applicant requests this zone change in order to match the zoning of their property to the south for future lot combination and site development.

The subject property is located in the Unit 10 Specific Area Plan, original adopted on August 24th, 2016 and most recently amended on January 26th, 2023 under Resolution No. 125, Enactment No. 23-016. The subject property is also within the Unit 10 Overlay Zone, which provides for design guidelines and regulations, adopted under Ordinance No. 20, Enactment No. 18-24.

CONFORMANCE WITH THE CITY ZONING ORDINANCE:
City of Rio Rancho Code of Ordinances (R.O. 2003) §150.07 (A) requires that an applicant file a request for a Zone Map Amendment through the City Planning and Zoning Board when a change in zoning designation is sought.

Staff recommends that the Planning and Zoning Board find that the application, presented as an attachment, meets the the submittal requirements for the proposed zoning request.

Pursuant to criteria provided by R.O. 2003 § 150.07 (D) (1) through (4) and (E) through (G), a

request for a change in zoning designation must address the following policies and criterion for a zone map change:

(1) A proposed zone change must be found to be consistent with the health, safety, morals, and general welfare of the City.

The applicant states in their justification narrative, "The area surrounding the subject property is characterized by commercial and light-industrial uses along the Southern Boulevard / Veranda Road corridor, including the Southern Boulevard Business Park immediately to the east. Rezoning the vacant 1050 parcel to C-2 to match 1070 and the broader commercial character of the corridor promotes orderly, consistent development and supports investment in a long-vacant legacy parcel."

Staff recommend that the Planning and Zoning Board find the proposed C-2: Wholesale and Warehousing Commercial zoning is consistent with the health, safety and morals of the City due to its cohesion with the surrounding zoning and that any impact from the zone change on the surrounding area or the City at large would be improbable. The proposed zoning allows for an expansion of the C-2 zoning in this area, which allows for needed wholesale and warehousing commercial uses. Conforms.

(2) Stability of land use and zoning is desirable; therefore, the applicant must provide a sound justification for the change. The burden is on the applicant to show why the change should be made, not on the City to show why the change should not be made.

The applicant states, "The justification is fact-based and straightforward: J & W Investments LLC has acquired two contiguous parcels in common ownership that the Owner intends to develop as a single, unified commercial site. A unified commercial site cannot be rationally developed across two parcels carrying inconsistent zoning districts (C-1 and C-2). Aligning 1050 with the existing C-2 designation of 1070 is the least disruptive path, matches the dominant commercial character of the surrounding properties, and enables the Owner to proceed with planned commercial construction."

Staff recommend the the Planning and Zoning Board find that the applicant provided sufficient justification for the stability of land use and zoning as the implementation of C-2 zoning to the subject property would promote orderly development and opportunities for economic growth in the City, particularly as an expansion of the adjacent site's zoning and development in common ownership by the applicant. The change in zoning does not significantly alter the character of the area nor does it deviate excessively from the existing land use. Conforms.

(3) A proposed change shall generally be consistent with adopted elements of the Comprehensive Plan or other City master plans and amendments thereto including privately developed area plans which have been adopted by the City.

The applicant states, "The proposed C-2 designation is consistent with the Comprehensive Plan and adopted area plans for this segment of the Southern Boulevard / Veranda Road commercial corridor, which envision continued commercial development serving the surrounding residential community. The change does not introduce an incompatible use category; rather, it normalizes the zoning of a single vacant legacy parcel to align with adjacent and surrounding commercial designations."

Staff recommend that the Planning and Zoning Board find that the applicant has provided adequate evidence that a change in zoning would be generally consistent with the Comprehensive Plan and the Unit 10 Specific Area Plan. The proposed C-2 zoning is not a radical departure from the Commercial, Mixed Use and Office designation shown in the Generalized Land Use Map in the Comprehensive Plan and Unit 10 Specific Area Plan. Per the Unit 10 SAP, this existing land use designations allows for C-2 zoning among the applicable zoning districts. Moreover, the subject

property is located in very close proximity (across Veranda Road SE) to property that is designated for Inudstrial, Business Park, and Warehousing uses. Conforms.

(4) The applicant must demonstrate that the existing zoning is inappropriate because:
(a) there was an error, mistake or it is necessary to correct an injustice that occurred when the existing zone map pattern was created, including the placement of a R-1 or transitional zone on an antiquated plat filed before the City's incorporation and adoption of its own Zoning Code or on land annexed by the City, or
(b) changed neighborhood or community conditions justify the change, or
(c) a different use category is more advantageous to the community, as articulated in the Comprehensive Plan or other City master plan, even though (1) or (2) above do not apply.
Applicant's reliance on this provision requires proof that (a) there is a public need for a change of the kind in question, and (b) that need will be best served by changing the classification of the particular piece of property in question as compared with other available property.

The applicant, relying on items (b) and (c) for their justification, states: "Unit 10 of Rio Rancho Estates was platted in 1968. In the decades since, the Veranda Road / Southern Boulevard corridor has developed as a predominantly commercial and light-industrial area, including the Southern Boulevard Business Park platted in 2001 and the subsequent 2015 Summary Plat of Lots 7-A and 11-A, Block A, Unit 10. The surrounding parcels, including the immediately adjacent 1070 Veranda Road SE, now carry C-2 zoning. The single remaining vacant C-1 parcel is out of step with the established character of the corridor. Rezoning the vacant 1050 parcel to C-2 allows the Owner to construct an additional commercial building that will serve a public need for commercial space along this corridor, generate property tax revenue from an otherwise vacant legacy lot, and be best served by C-2 rather than the more restrictive C-1 given the site's location, size, and adjacency to existing C-2 development."

Staff recommend that the Planning and Zoning Board find that the applicant has successfully demonstrated that the proposed zoning is advantageous because of changed community conditions and long-range planning considerations. The property has remained vacant under its current zoning classification, and its location away from the Southern Boulevard principal arterial/commercial corridor is better suited for the proposed wholesale and warehouse commercial zoning. Staff recommend that the Planning and Zoning Board find that the development of businesses on neighboring Lot 7-A constitutes changed community conditions and that the businesses will benefit from rezoning the property to C-2, enabling their expansion and creating commercial growth in the City. Conforms.

(E) The cost of land or other economic considerations pertaining to the applicant shall not be a determining factor for a change of zone.

The applicant acknowledges "that the cost of land or other economic considerations shall not be the determining factor for a change of zone. The determining factors here are the changed conditions of the surrounding area and the consistency of the proposed C-2 designation with adjacent zoning and adopted plans."

Staff recommend that the Planning and Zoning Board find that the cost of land or other economic considerations do not appear to be the principal determining factors for the Zone Map Amendment request. Conforms.

(F) Location on a collector or major street is not in itself sufficient justification of apartment, office or commercial zoning.

Staff recommend that the Planning and Zoning Board find that the location of the property on a collector or major street is not a determining factor in the Zone Map Amendment request.

Conforms.

(G) A zone change request which would give a zone different from surrounding zoning to one small area, especially when only one premise is involved, is generally called a "spot zone". Such a change of zone may be approved only when:
(1) the change will clearly facilitate realization of the Comprehensive Plan and any applicable adopted sector development plan or area development plan; or
(2) the area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones: because the site is not suitable for the uses allowed in any adjacent zone due to topography, traffic, or special adverse land uses nearby; or because the nature of structures already on the premises makes the site unsuitable for the uses allowed in any adjacent zone.

The applicant states, "C-2 already applies to the immediately adjacent parcel at 1070 Veranda Road SE. Approval of this amendment will extend the existing C-2 district to the contiguous 1050 parcel, producing a uniform C-2 district rather than an isolated island of different zoning. Additionally, the change will clearly facilitate orderly realization of the commercial corridor contemplated in the adopted area plans."

Staff recommend that the Planning and Zoning Board find that the rezoning would not create a "spot zone" since the property is already bounded on two sides by properties zoned C-2: Wholesale and Warehousing Commercial. Conforms.

NOTIFICATIONS:
In accordance with State Statute NMSA 3-21-6, which stipulates notification procedures for this type of zoning action, all property owners within 100 feet of the subject properties were sent certified letter, return receipt requested, containing a notice of action and impending Planning and Zoning Board hearing. A notice sign was placed on the subject property by the applicant, as required by ordinance, and a legal notice was published in the Albuquerque Journal on May 11th, 2026.

Reviewing Agency	**Comments**
DSD Planning & Zoning	Comments in document.
DSD Engineering	No adverse comments.
Fire and Rescue	No adverse comments.
Police	No comments received.
SSCAFCA	No adverse comments.
MRCoG	No comments received.
Parks, Recreation and Community Services	No adverse comments.

IMPACT:
Staff recommends the Planning and Zoning Board recommend approval of the Zone Map Amendment to the Governing Body, subject to the following findings below:

GENERAL FINDINGS OF FACT:
1. The Planning and Zoning Board may make recommendation to the Governing Body on the applicant's request for a Zone Map Amendment.
2. Following procedures for a Zone Map Amendment, proper notice of this hearing on this matter was given.
3. The applicant has the authority to make an application to request a Zone Map Amendment.
4. The applicant and adjacent property owners received due process, as proper notice and an opportunity to present views was given.

SPECIFIC FINDINGS OF FACT:
The applicant has submitted an application and narrative which demonstrates that the change in zoning designation meets the requirements of the Rio Rancho Code of Ordinances (R.O. 2003) §150.07(D) Amendments, including:

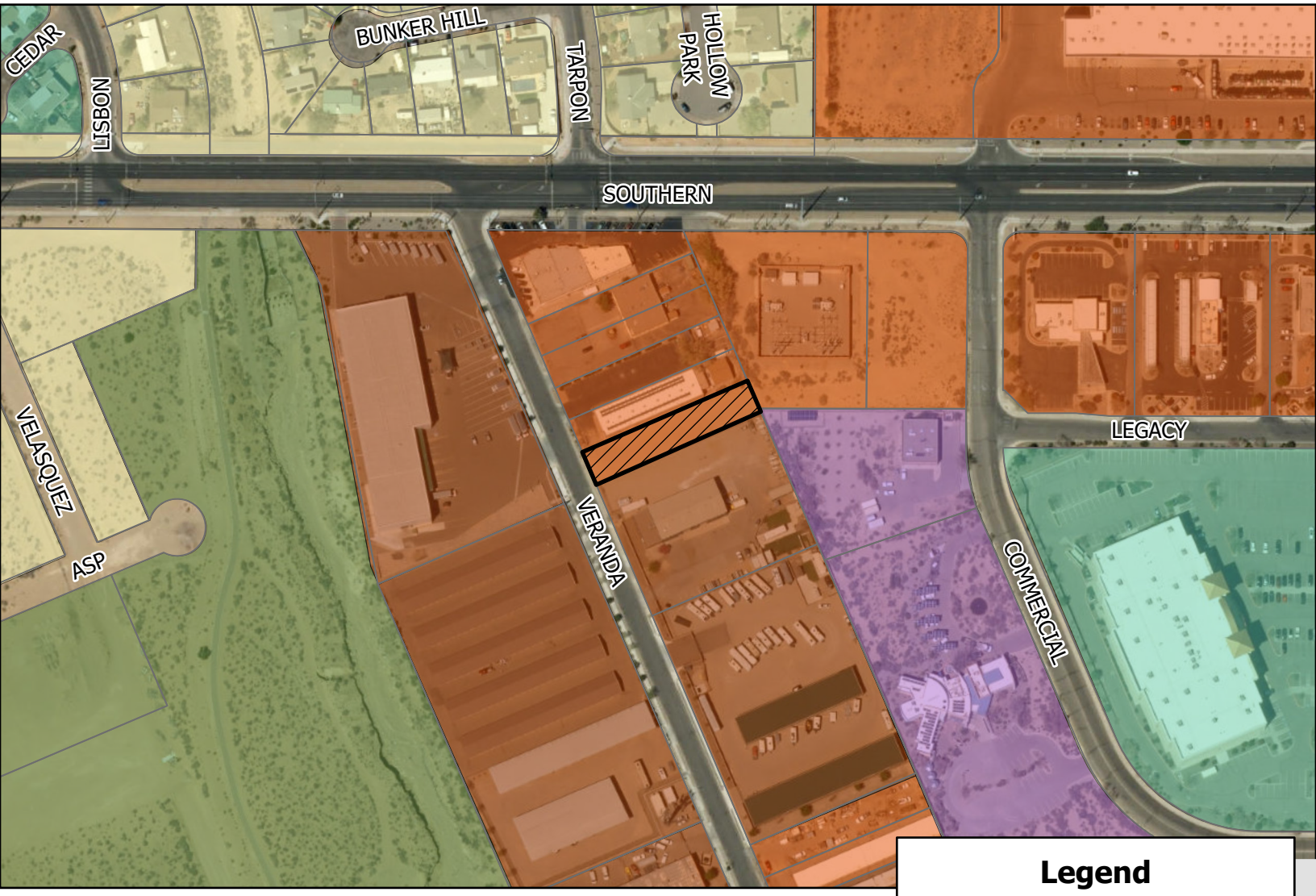
1. The proposed zone change would be consistent with the health, safety, morals and general welfare of the City by encouraging wholesale and warehouse commercial development in a location deemed suitable by the Unit 10 Specific Area Plan.
2. The applicant has provided sufficient justification in a narrative dated April 17, 2026 for the proposed zone change and the Zone Map Amendment would provide for stability of zoning along with compatibility with surrounding zoning and uses.
3. The proposed Zone Map Amendment would be consistent with the intent of the adopted elements of the Comprehensive Plan and the Unit 10 Specific Area Plan.
4. The applicant has demonstrated that the C-2: Wholesale and Warehousing Commercial Zoning District zoning designation would be more advantageous for the subject property due to changed community conditions and long-range planning considerations.
5. The cost of the land or other economic considerations is not the sole justification for the proposed Zone Map Amendment.
6. The applicant has provided sufficient justification that the Zone Map Amendment request is not solely based on the property's location near a collector or major street.
7. The requested Zone Map Amendment would not create a "spot zone".

ALTERNATIVES:
1. The Planning and Zoning Board may recommend approval of the request to the Governing Body.
2. The Planning and Zoning Board may recommend denial of the request to the Governing Body.
3. The Planning and Zoning Board may modify the request and recommend approval of such modifications to the Governing Body.
4. The Planning and Zoning Board may continue the public hearing to request additional information or to consider testimony provided at the public hearing.

DEPARTMENT RECOMMENDATION:
The Development Services Department recommends the Planning and Zoning Board recommend approval of the Zone Map Amendment request to the Governing Body.

ATTACHMENT: Zoning & Location Map.pdf
ATTACHMENT: Application.pdf
ATTACHMENT: Justification Letter.pdf
ATTACHMENT: Reproduction of Notifications.pdf
ATTACHMENT: Draft Ordinance 26-100-00007.doc

1050 VERANDA RD SE
UNIT 10, BLK A, LOT 6



Legend

- Subject Property
- **Zoning**
- C-1
- C-2
- M-1
- OS
- R-1
- SU

Rio Rancho City of Vision

GIS Moving Spatial Data Forward

N W E S

0 0.01 0.02 0.04 0.06 0.08 0.1 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, 5/8/2026

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 (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: J & W Investments LLC		Phone: (801) 602-2840
Address: 1380 Rio Rancho Blvd SE, #123		E-Mail: waynejames@me.com
City: Rio Rancho	State: NM	Zip: 87124
Proprietary Interest: Owner	List Owners: J & W Investments LLC	
Deed or Ownership Verification Provided: (Initials) WS	Letter of Authorization Provided: (Initials) N/A	
Agent Name:		Phone:
Address:		E-Mail:
City:	State:	ZIP Code:

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

~~Zone Map Amendment to rezone Lot 6, Block A, Unit 10, Rio Rancho Estates (1050 Veranda Rd SE) from C-1 Retail Commercial to C-2 Wholesale & Warehousing Commercial, to match the existing C-2 zoning of the immediately adjacent Lot 7-A (1070 Veranda Rd SE), which is under common ownership of J & W Investm~~

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit : Rio Rancho Estates / Unit 10	Block(s): A	Lot(s): 6
Existing Zoning: C-1 Retail Commercial	Proposed Zoning: C-2 Wholesale & Warehousing	
No. of existing lots: 1	No. of proposed lots: 1	Total area of site (acres) 0.2872

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: Wayne Stansfield	Applicant: X	Agent:
Signature:		Date:

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

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

Form revised June 2014

J & W Investments LLC
1380 Rio Rancho Blvd SE, #123
Rio Rancho, NM 87124
Phone: (801) 602-2840
Email: waynejames@me.com

April 17, 2026

City of Rio Rancho
Development Services Department, Suite 130
3200 Civic Center Circle NE
Rio Rancho, NM 87144

RE: Zone Map Amendment Justification Letter — 1050 Veranda Road SE (Lot 6, Block A, Unit 10, Rio Rancho Estates)

Dear Development Services Staff:

On behalf of J & W Investments LLC (the "Owner"), please accept this justification letter submitted in support of the attached Planning & Zoning Land Use Application requesting a Zone Map Amendment. This letter addresses the policies set forth in §150.07 of the City of Rio Rancho Zoning Code.

Request Summary

The Owner requests rezoning of the vacant parcel at 1050 Veranda Road SE (Lot 6, Block A, Unit 10, Rio Rancho Estates) from C-1 (Retail Commercial) to C-2 (Wholesale and Warehousing Commercial), to match the existing C-2 zoning of the immediately adjacent developed parcel at 1070 Veranda Road SE (Lot 7-A), which is under common ownership.

Property Description

Subject Parcel — 1050 Veranda Road SE (Lot 6): Lot 6, Block A, Unit 10, Rio Rancho Estates, as filed in Plat Book 1, Page 73 of the records of the Sandoval County Clerk on May 13, 1968. The parcel contains 12,611 square feet (0.2872 acres), is currently vacant, and lies within Flood Zone X (minimal flood hazard) per FIRM Panel 35043C2102D (March 18, 2008). UPC: 1-011-068-201-316. Current zoning: C-1 Retail Commercial.

Adjacent Parcel — 1070 Veranda Road SE (Lot 7-A): Lot 7-A, Block A, Unit 10, Rio Rancho Estates (replat of Lots 7 through 10 filed November 3, 2015 in Plat Volume 3, Folio 3896). Developed commercial parcel improved with an existing office/warehouse building. UPC: 1-011-068-214-278. Current zoning: C-2 Wholesale and Warehousing Commercial. Both parcels are under common ownership of J & W Investments LLC and front on Veranda Road SE within the Southern Boulevard commercial corridor.

§150.07 Zoning Code Policy Analysis

1. Consistency with Health, Safety, Morals, and General Welfare

The requested C-2 zoning is consistent with the public health, safety, morals, and general welfare of the City. The area surrounding the subject property is characterized by commercial and light-industrial uses along the Southern Boulevard / Veranda Road corridor, including the

Southern Boulevard Business Park immediately to the east. Rezoning the vacant 1050 parcel to C-2 to match 1070 and the broader commercial character of the corridor promotes orderly, consistent development and supports investment in a long-vacant legacy parcel.

2. Sound Justification for the Change

The burden is on the applicant to show why the change should be made. The justification is fact-based and straightforward: J & W Investments LLC has acquired two contiguous parcels in common ownership that the Owner intends to develop as a single, unified commercial site. A unified commercial site cannot be rationally developed across two parcels carrying inconsistent zoning districts (C-1 and C-2). Aligning 1050 with the existing C-2 designation of 1070 is the least disruptive path, matches the dominant commercial character of the surrounding properties, and enables the Owner to proceed with planned commercial construction.

3. Consistency with the Comprehensive Plan and Adopted Area Plans

The proposed C-2 designation is consistent with the Comprehensive Plan and adopted area plans for this segment of the Southern Boulevard / Veranda Road commercial corridor, which envision continued commercial development serving the surrounding residential community. The change does not introduce an incompatible use category; rather, it normalizes the zoning of a single vacant legacy parcel to align with adjacent and surrounding commercial designations.

4. Demonstration That Existing Zoning Is Inappropriate

The existing C-1 zoning at 1050 Veranda Road SE is inappropriate for the following reasons, which satisfy §150.07:

1. **Changed neighborhood or community conditions.** Unit 10 of Rio Rancho Estates was platted in 1968. In the decades since, the Veranda Road / Southern Boulevard corridor has developed as a predominantly commercial and light-industrial area, including the Southern Boulevard Business Park platted in 2001 and the subsequent 2015 Summary Plat of Lots 7-A and 11-A, Block A, Unit 10. The surrounding parcels, including the immediately adjacent 1070 Veranda Road SE, now carry C-2 zoning. The single remaining vacant C-1 parcel is out of step with the established character of the corridor.
2. **A different use category is more advantageous to the community.** Rezoning the vacant 1050 parcel to C-2 allows the Owner to construct an additional commercial building that will serve a public need for commercial space along this corridor, generate property tax revenue from an otherwise vacant legacy lot, and be best served by C-2 rather than the more restrictive C-1 given the site's location, size, and adjacency to existing C-2 development.

5. Not a Spot Zone

This request is not a spot zone. C-2 already applies to the immediately adjacent parcel at 1070 Veranda Road SE. Approval of this amendment will extend the existing C-2 district to the contiguous 1050 parcel, producing a uniform C-2 district rather than an isolated island of different zoning. Additionally, the change will clearly facilitate orderly realization of the commercial corridor contemplated in the adopted area plans.

6. Economic Considerations

The Owner acknowledges that the cost of land or other economic considerations shall not be the determining factor for a change of zone. The determining factors here are the changed

conditions of the surrounding area and the consistency of the proposed C-2 designation with adjacent zoning and adopted plans.

Conclusion

For the reasons above, the Owner respectfully requests that the City approve the Zone Map Amendment rezoning 1050 Veranda Road SE from C-1 to C-2. Approval will normalize the zoning of a vacant legacy parcel, align it with the surrounding commercial character, and enable commercial development consistent with the City's Comprehensive Plan.

Thank you for your consideration. Please contact me at the phone number or email above with any questions or requests for additional information.

Respectfully,

_____

Wayne Stansfield
Owner, J & W Investments LLC

1050 VERANDA RD SE
UNIT 10, BLK A, LOT 6



Legend

- Subject Property
- Noticed by Letter

Zoning

- C-1
- C-2
- M-1
- OS
- R-1
- SU

Rio Rancho City of Vision

GIS Moving Spatial Data Forward

N W E S

0 0.01 0.02 0.04 0.06 0.08 0.1 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, 5/8/2026

CITY OF RIO RANCHO
PUBLIC HEARING NOTICE

The PLANNING and ZONING BOARD of the CITY of RIO RANCHO will consider the following matters at its regularly scheduled meeting at 6:00 p.m. on Tuesday, May 26, 2026:

Variance
Case #26-110-00010
The applicant, Stephen Meyers, requests approval of a Variance to the rear setback requirement at the property 7175 Wrangell Loop NE, legally described as Lomas Encantadas 4A, Block 4, Lot 19. This request will allow for an encroachment into the rear setback to allow for an existing 180 square foot gazebo. The subject property is zoned R-4: Single Family Residential and is approximately 0.1470 acre.

Zone Map Amendment
Case #26-100-00007
The applicant, J & W Investments, LLC, requests approval of a Zone Map Amendment for the property legally described as Unit 10, Block A, Lot 6. The property, which consists of approximately 0.28 acres, is physically located at 1050 Veranda Road SE and is currently zoned C-1: Retail Commercial. The applicant is requesting to change the zoning designation of the lot to C-2: Wholesale and Warehousing Commercial to match the existing zoning of the immediately adjacent parcel (Lot 7-A) which is under common ownership.

Variance
Case #26-110-00013
The applicant, Solano Builders & Construction, LLC, requests approval of a Variance for the property legally described as Unit 11, Block V, Lot 48 and addressed as 700 Northern Boulevard NE. The applicant requests a variance to the 60' lot width requirement for the R-1: Single-Family Residential zoning district to allow for development on the 50' wide lot. The property is zoned R-1: Single-Family Residential and consists of approximately 0.26 acres.

Variance
Case #26-110-00014
The Applicant, CLI Properties, LLC., through their agent, Solano Builders & Construction, LLC., requests approval of a Variance to allow for development of a single-family home on a substandard 50' width R-1: Single-Family lot at the subject property of Rio Rancho Estates Unit 11, Block V, Lot 49.

Zone Map Amendment
Case #25-100-00017
The applicant, Pulte Homes, through their agent, Consensus Planning, requests approval of a Zone Map Amendment to rezone the properties legally described as: Unit 8, Block 53, Lots 1-24; Block 49, Lots 2-11, and 14-23; and Block 50, Lots 2-24, from M-1: Industrial and Business Park and R-1: Single-Family Residential, to R-3: Mixed Residential.

Master Plan
Case #25-400-00006
The applicant, Pulte Homes, through their agent, Consensus Planning, requests approval of the Rancho Alegria Master Plan for the lots legally described as: Unit 8, Block 53, Lots 1-24; Block 49, Lots 2-11, and 14-23; and Block 50, Lots 2-24.

Zone Map Amendment
Case #26-100-00003
The applicant, Michael McDermott, requests approval of a Zone Map Amendment for the subject property legally described as LOMA, Tract P-1C-A, to amend the SU: Special Use zoning designation, to allow for Restaurants, Bars, Lounges, coffee/Tea Rooms, Delicatessens, and Patio/Al Fresco Dining Facilities. The property consists of 8.59 acres and is physically located at 801 Loma Colorado Blvd NE.

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: May 11, 2026

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

Account: 1010956
Ad Number: 405700

Sales Rep: David Montoya
Words: 519
Lines: 199

Cost of Ad	*Payments*	*Total Due*
144.84	0.00	144.84

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

Albuquerque Journal May 11

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

May 12, 2026

RE: Zone Map Amendment; Case No. 26-100-00007
Unit 10, Block A, Lot 6

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, J & W Investments, LLC, requests approval of a Zone Map Amendment for the property legally described as Unit 10, Block A, Lot 6. The property, which consists of approximately 0.28 acres, is physically located at 1050 Veranda Road SE and is currently zoned C-1: Retail Commerciall. The applicant is requesting to change the zoning designation of the lot to C-2: Wholesale and Warehousing Commercial to match the existing zoning of the immediately adjacent parcel (Lot 7-A) which is under common ownership.

The **Planning & Zoning Board** will consider the request and decide their approval on **Tuesday, May 26, 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.

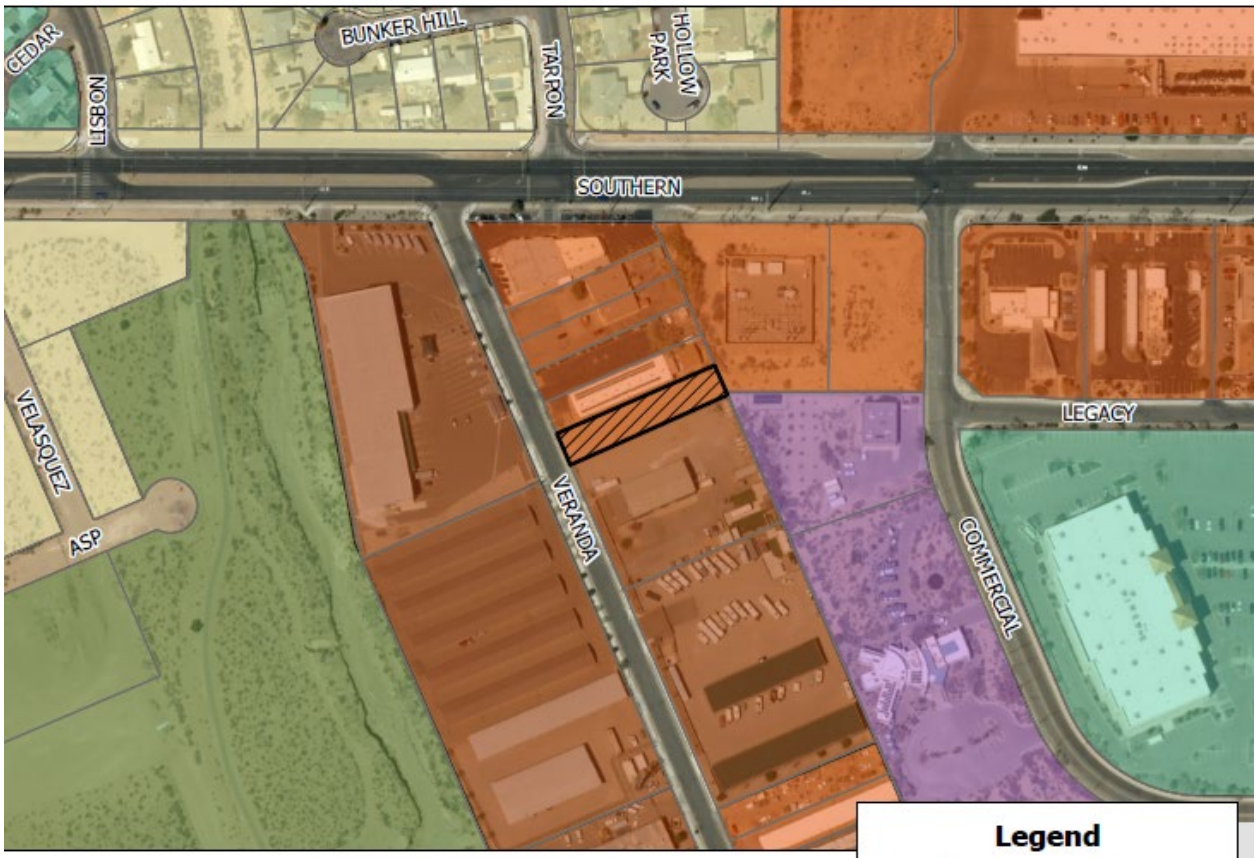
Respectfully,

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

1050 VERANDA RD SE
UNIT 10, BLK A, LOT 6



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, 5/8/2026

CITY OF RIO RANCHO
ORDINANCE

ORDINANCE NO. **ENACTMENT NO.**

AN ORDINANCE OF THE CITY OF RIO RANCHO, NEW MEXICO AMENDING THE ZONING CLASSIFICATION AND OFFICIAL ZONING MAP FOR THE PROPERTY DESCRIBED AS, UNIT 10, BLOCK A, LOT 6 FROM C-1: RETAIL COMMERCIAL TO C-2: WHOLESALE AND WAREHOUSING COMMERCIAL; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS: the Governing Body of the City of Rio Rancho has adopted zoning regulations and an official zone map in accordance with New Mexico Statutes Annotated 1978 (NMSA 1978) Chapter 3, Article 21; and

WHEREAS: in accordance with Rio Rancho Code of Ordinances (R.O. 2003) Section 150.07, an application to amend the zoning ordinance on the subject property has been submitted by The City of Rio Rancho, and assigned City Case No. 26-100-00007; and

WHEREAS: the Governing Body of the City of Rio Rancho adopted the Unit 10 Specific Area Plan on August 24, 2016 under Resolution No. 68, Enactment No. 16-065, amended on July 25, 2018 under Resolution No. 50, Enactment No. 18-04, and amended on January 26th, 2023 under Resolution No. 125, Enactment No. 23-016; and

WHEREAS: the City of Rio Rancho Planning and Zoning Board held a duly noticed public hearing on May 26, 2026, regarding the proposed changes to the Official Zoning Map and, following study and consideration, has made findings (where applicable) whether or not the criteria in R.O. 2003 Section 150.07 are satisfied, and made these recommendations to the Governing Body regarding adoption of the changes; and

WHEREAS: the Governing Body received a report from the Planning and Zoning Board, and such report indicates the Planning and Zoning Board has studied and considered the proposed changes pursuant to R.O. 2003 Section 150.07, and said report includes specific findings related to the affected property; and

WHEREAS: a public hearing occurred, in accordance with procedures set forth in R.O. 2003 Section 150.07, and NMSA 1978 Section 3-21-6, on the proposed zoning district and Official Zone Map changes hereinafter described were duly advertised and held by the Governing Body of the City of Rio Rancho on June 25, 2026 and the Governing Body heard interested parties and citizens for and against the proposed amendments; and

WHEREAS: the proposed amendments to be adopted by this Ordinance comply with the statutory and regulatory requirements of the aforesaid Code of Ordinances and Statutes, and upon specific findings related to the subject property and

determining the proposed amendment is consistent with the policies and criteria set forth in R.O. 2003 Section 150.07 (D) through (G), the Governing Body finds the amendments promote the health, safety, morals, and general welfare of the City.

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

Section 1. Rezoning of Property. The Official Zone Ordinance is hereby amended by assigning a zoning designation on approximately 0.29 acres from C-1: Retail Commercial to C-2: Wholesale and Warehousing Commercial on the land legally described as:

Rio Rancho Estates Unit 10, Block A, Lot 6, as shown on the plat entitled "Northeasterly Portion, Unit Ten, Rio Rancho Estates, Town of Alameda Grant,, Sandoval County, New Mexico" filed in the office of the County Clerk of Sandoval County, New Mexico in Book 1, Page 73.

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

A. The property identified in Section 1, above, is subject to all requirements of the C-2: Wholesale and Warehousing Commercial District as set forth in R.O. 2003 Section 154.25 (as of the effective date of this ordinance or as subsequently amended).
B. The property identified in Section 1, is subject to all land use restrictions, zoning restrictions, and development standards and regulations as specified in the approved Unit 10 Specific Area Plan.
C. The property identified in Section 1, is subject to all design standards and development regulations as specified in the Unit 10 Overlay Zone, adopted under Ordinance No. 20, Enactment No. 18-24.

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 25th DAY OF JUNE, 2026.

_____
Paul Wymer, Mayor

ATTEST:

_____

Noel C. Davis, City Clerk
(SEAL)

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: 26-100-00003

AGENDA DATE:
May 26, 2026

DEPARTMENT:
Development Services

SUBJECT:
Zone Map Amendment. The applicant, Michael McDermott, requests approval of a Zone Map Amendment for the subject property legally described as Loma Colorado, Tract P-1C-A, to amend the SU: Special Use zoning designation, to allow for Restaurants, Bars, Lounges, coffee/Tea Rooms, Delicatessens, and Patio/Al Fresco Dining Facilities. The property consists of 7.3264 acres and is physically located at 801 Loma Colorado Blvd NE. Staff contact is Liz Ruiz Carlos and staff recommends the Planning and Zoning Board recommend approval to the Governing Body, with findings and conditions.

BACKGROUND AND ANALYSIS:
The applicant, Michael McDermott, requests approval of a Zone Map Amendment, with accompanying Site Plan for the subject property legally described as Loma Colorado, Tract P-1C-A, to amend the SU: Special Use zoning designation, to allow for Restaurants, Bars, Lounges, coffee/Tea Rooms, Delicatessens, and Patio/Al Fresco Dining Facilities. The proposed amended SU: Special Use zoning Ordinance also includes an amended Site Plan for the subject property. The property consists of 7.3264 acres and is physically located at 801 Loma Colorado Blvd NE.

The subject property is currently zoned SU/Special Use for Educational, Recreational, and Cultural Uses, by Ordinance No. 94-069. The SU/Special Use District Ordinance for this site, calls out the following: Development plan approval shall be given by the Governing Body pursuant to a review by the Planning and Zoning Commission for any and all specific projects. The subject property is currently developed with the McDermott Athletic Center (known as the "MAC Center"), a recreation center, and the proposed expansion for this site plan is to allow for the addition of a proposed food and beverage area and taproom, immediately adjacent to the turf field area.

It is important to note that the City owns the subject property and the applicant has an existing ground lease to operate a multi-purpose sports facility for sports, fitness, recreation, and leisure activities. The ground lease establishes that these activities may occur inside or outside of the facility proper. Moreover, the ground lease establishes that the tenant may offer complementary features such as concession, game room, and retail pro shop among others. The ground lease allows for authorization of uses beyond sports, fitness, recreation, and leisure activities, but it does not explicitly allow for alcohol consumption/a tap room. The applicant also has a shared parking agreement with the neighboring property at 821 Loma Colorado Blvd NE, to allow for parking on said lot.

Per the applicant, "the proposed food and beverage uses are designed to be complementary and subordinate to these existing recreational functions. Alcohol sales and service will be strictly limited to the taproom itself and the immediately adjacent turf patio area, as clearly delineated in red on the

submitted site plan. No alcohol sales or consumption will be permitted within the main MAC building or elsewhere on the site. This limited and clearly defined service area ensures safe operations and compatibility with the family-oriented nature of the facility."

Per the Site Plan, the proposed tap room measures 16x20' (320sf) and the turf area measures 2600sf; for a total alcohol consumption area of 2920sf. The applicant has provided renderings of the proposed tap room as well.

Following Governing Body adoption of the Zone Map Amendment with accompanying Site Plan, the proposed use of a food and beverage area and taproom is permitted from a land use and zoning standpoint, but the applicant will still be required to pursue an amendment to the ground lease, before they may proceed with any development.

ZONE MAP AMENDMENT REVIEW CRITERIA:

City of Rio Rancho Code of Ordinances (R.O. 2003) Section 150.07 (A) requires that an applicant file a request for a zone map amendment through the City Planning & Zoning Board when a change in zoning designation is sought.

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

Pursuant to the criteria provided by R.O. 2003 Section 150.07 (D) through (G), a request for change in zoning designation must address the following policies and criterion for a zone map change: (D) The following policies for deciding zone map change applications pursuant to the City zoning code are hereby adopted:

(1) A proposed zone change must be found to be consistent with the health, safety, morals, and general welfare of the City.

The applicant states: "The proposed zoning amendment is consistent with, and supportive of, the health, safety, morals, and general welfare of the City of Rio Rancho. For nearly ten years, the MAC has been a trusted community asset, providing youth, recreational, and athletic services throughout its existing approximately 70,000-square-foot indoor facility, in full compliance with the requirements of the City lease. In addition, the MAC has invested in and developed approximately 30,000 square feet of new exterior recreational space, expanding opportunities for organized sports, informal recreation, and community gathering. These improvements enhance public access to recreation and directly advance the City’s quality-of-life goals...[the proposed] limited and clearly defined service area ensures safe operations and compatibility with the family-oriented nature of the facility."

Staff recommends that the Planning & Zoning Board find that the proposed zoning is consistent with the health, safety, morals and general welfare of the City. The requested Zone Map Amendment is proposing a use that is subordinate to the lot's primary use, takes place entirely outside, and is further limited to the 2920 sf area denoted on the Site Plan. Alcohol consumption will be clearly separated from the recreational uses taking place inside the MAC center. Criteria is satisfied.

(2) Stability of land use and zoning is desirable; therefore, the applicant must provide a sound justification for the change. The burden is on the applicant to show why the change should be made, not on the City to show why the change should be made.

The applicant states: "The current SU zoning, while appropriate at the time it was established, no longer fully reflects current conditions or community needs. The original LEDA agreement between

the City and the facility located at 801 Loma Colorado, Blvd. was formed more than 30 years ago. Since that time, Rio Rancho has experienced substantial changes in demographics, population growth, economic conditions, and resident expectations. The intent of the LEDA agreement has evolved alongside the City itself. Importantly, while the MAC continues to uphold the core goals of the original LEDA project—providing recreational services, community access, and public benefit—the facility must be allowed to evolve to remain economically viable and sustainable as a long-term community resource."

Staff recommends that the Planning & Zoning Board find that the zone change is justified, as the proposed SU zoning addition of restaurants and bars will bring the subject property in alignment with the zoning of the adjacent SU site. The request will maintain the existing recreational site development, while enabling the supplemental use of bars and restaurants on the subject property. The applicant has demonstrated that the additional subordinate use provides for stability of zoning by maintaining the current recreational site while also providing an additional public benefit through a restaurant and bar. Coupled with the Site Plan, the proposed ZMA both expands the existing zoning to allow for Restaurants, Bars, Lounges, coffee/Tea Rooms, Delicatessens, and Patio/Al Fresco Dining Facilities, while limiting the actual footprint area to the 2920sf designated area called out on the Site Plan. Criteria is satisfied.

(3) A proposed change shall generally be consistent with adopted elements of the Comprehensive Plan or other City master plans and amendments thereto including privately developed area plans which have been adopted by the City.

The applicant states: "This zoning amendment represents a reasonable, well-regulated evolution that allows the MAC to continue fulfilling the goals of the original LEDA agreement while responding to the realities of a growing and changing city."

Staff recommends the Planning and Zoning Board finds that the applicant has not adequately addressed this criteria in their justification letter. Criteria is not satisfied.

Staff recommends that the Board find that while the applicant has not addressed this criteria, the zone change may be found to be consistent with adopted elements of the Comprehensive Plan including Goal EDR-2: Reduce retail sales leakage to other New Mexico cities, Goal EDR-1: expand the economic base of Rio Rancho, and Goal EDP-4: improve the quality of life [of residents]. Furthermore, the MAC center is within walking distance to the library and patrons using the MAC center's existing services may also benefit from the expanded uses facilitated by this zone change.

(4) The applicant must demonstrate that the existing zoning is inappropriate because:
(a) There was an error, mistake or is necessary to correct an injustice that occurred when the existing zone map pattern was created, including the placement of an R-1 or transitional zone on an antiquated plat filed before the City’s incorporation and adoption of its own zoning code or on land annexed by the City; or
(b) Changed neighborhood or community conditions justify the change; or
(c) A different use category is more advantageous to the community, as articulated in the Comprehensive Plan or other City master plan, even though (D)(1) or (2) does not apply. Applicant’s reliance on this provision requires proof that (i) there is a public need for a change of the kind in question, and (ii) that need will be best served by changing the classification of the particular piece of property in question as compared with other available property.

In response to criteria B, the applicant states that: "changed neighborhood and community conditions further justify the proposed amendment. Rio Rancho is a growing community that has recently experienced the closure of several local restaurants, bars, and breweries. These closures reduce opportunities for social gathering, local economic activity, and adult-oriented recreation. The

MAC proposes to partner with Brew Lab, a local Rio Rancho business, to operate a small taproom adjacent to the MAC's outdoor athletic amenities. The purpose of this partnership is twofold: to support local business and to appeal to an underserved demographic—adults—by enhancing participation in adult sports leagues and providing a welcoming place for community members to gather, socialize, and enjoy food and beverages in a controlled environment."

Staff recommends that the Planning & Zoning Board find that the proposed zoning is justified by changed community conditions and would be more advantageous to the community. The proposed SU zoning will facilitate growth for the MAC Center and allow them to continue serving Rio Rancho citizens, in an expanded capacity by providing a restaurant and bar use to supplement the existing recreational uses. An additional restaurant and bar use in the community, such as the proposed use at the MAC Center, is justified by a need for additional restaurant and bar spaces in the City due to the community conditions of a growing population with not as many or enough restaurants to serve the populace and reduce retail sales leakage to other Cities. Criteria is satisfied.

(E) The cost of land or other economic considerations pertaining to the applicant shall not be a determining factor for a change of zone.

The applicant's justification letter relies heavily on economic considerations for the zone change, with frequent mention of LEDA funding and economic viability. Staff recommends the Board find that this criteria has not been met. Criteria is not satisfied.

(F) Location on a collector or major street is not in itself sufficient justification of apartment, office, or commercial zoning.

Staff recommends that the Planning and Zoning Board find that the zoning request does not involve apartment, office, or commercial zoning. Criteria is satisfied.
(G) A zone change request which would give a zone different from surrounding zoning to one small area, especially when only one premises is involved, is generally called a "spot zone." Such a change of zone may be approved only when:
(1) The change will clearly facilitate realization of the comprehensive Plan and any applicable adopted sector development plan or area development plan; or
(2) The area of the proposed zone change is different form surrounding land because it could function as a transition between adjacent zones; because the site is not suitable for the uses allowed in any adjacent zone due to topography, traffic, or special adverse land uses nearby; or because the nature of structures already on the premises makes the site unsuitable for the uses allowed in any adjacent zone.

In their justification letter, the applicant states: "Notably, similar food and beverage services were previously approved by the city on the parcel directly to the north of the subject property, which was replatted for a project that is no longer viable. That area is now used for parking at the City's request and therefore cannot accommodate those services, further supporting the appropriateness of the requested amendment on the MAC parcel."

Staff recommends that the Planning and Zoning Board find that the requested zone map amendment does not constitute a "spot zone" as the proposed zoning will mirror that of the adjacent property to the northeast. The primary use and zoning of the property as a recreational center will also remain unchanged. Criteria is satisfied.

SITE PLAN REVIEW CRITERIA:

The Rio Rancho Code of Ordinances (R.O. 2003) § 154.43 (3) requires, "All SU zoned property must have a site plan approved by the Governing Body. The site plan may accompany the application for a change in zoning designation or may be submitted for approval at a later date.

Approval of the site plan must be obtained prior to any development of the property."

The applicant is requesting approval of the attached Site Plan for the subject property's SU zoning, accompanying the application for the change in zoning designation.

Pursuant to the criteria provided by R.O. 2003 § 154.43 (3)(a) through (3)(j), the site plan at a minimum shall contain the following:

a. Scale and north arrow; Criteria is satisfied.
b. Lot boundaries and easements; Surveyed Site Plan with easements and lot boundaries has been included in the submittal; Criteria is satisfied.
c. Existing and proposed utilities; Utility lines are included on the surveyed site plan; Criteria is satisfied.
d. Existing and proposed rights-of-way; Criteria is satisfied.
e. Proposed structure with uses, dimension, and setbacks; Criteria is satisfied. There will be a taproom building measuring 16'x20', and the alcohol consumption area is identified as totaling 2920 sf (including the taproom square footage and a turf area). There are also 5,720 sf of sand volleyball courts to the rear (north) of the alcohol consumption area.
f. Proposed ingress, egress, parking and circulation; criteria is satisfied. The ingress and egress points for the property will remain unchanged from the existing ingress and egress for the MAC Center. The access is on the northwest side of Loma Colorado Blvd. NE. No parking spots will be lost as a result of this updated site plan; the proposed Site Plan indicates an addition of 70 spaces on the adjacent property under common ownership and in a portion of adjacent property in the existing right-of-way. The City has executed parking agreements as the landowner, accepting this cross-lot parking. The proposed use requires 29 spaces for the alcohol consumption and tap room area an 29 spaces for the recreation area; the proposed additional spaces satisfy these requirements; Criteria is satisfied.
g. Landscaping and landscaping buffers; Per the landscaping standards shown in the applicable Ordinance, a minimum 10% of the site is to be landscaped. The site landscaping will remain unchanged from the current landscaping on the developed site. Any disturbed landscaping as a result of development shall be met and replaced elsewhere on the site. Criteria is satisfied.
h. Elevations; the existing building will remain unchanged as a result of this expansion, but the applicant has provided renderings of the proposed taproom building. Development of the proposed taproom shall closely conform to the renderings of the proposed two-story taproom; Criteria is satisfied.
i. Adjacent property characteristics; Criteria is satisfied. The adjacent property to the southeast across Loma Colorado Blvd. NE is the Loma Colorado Subdivision, zoned SU/Special Use for Medium Density Single-Family Residential. The property to the southwest has the same zoning ordinance and is the location of the Loma Colorado Main Library. To the west and north are undeveloped SU/Special Use: Mixed-Use properties, and to the immediate northwest, the property has a similar zoning designation with restaurants, bars, and similar uses included.
j. Preliminary drainage plan; criteria may be satisfied. The applicant is required to submit a grading and drainage plan.

NOTIFICATIONS: Adjacent property owners were notified via certified mail, 15 days prior to the hearing. A legal notice was published in the May 11, 2026 edition of the Albuquerque Journal. A notice sign was posted on the property as required by Ordinance. All legal notification requirements for this project have been met.

REVIEWED BY:
Planning and Zoning: Comments included in this document
Development Services Engineering: Grading and drainage plan required
Parks, Recreation, and Community Services: It appears that the case is creating a structure that is accessible by a fire truck really only (easily) through the artificial turf field, and that the tap room

area is partially where they already have another/existing feature and that the new building/feature might require some level of retaining the hillside to the west; what will that disturbance have on the related area (as prior comments about minimizing the impact of runoff from the artificial turf field were not addressed to my understanding/satisfaction). So approval by Fire, and a grading and drainage plan for the proposed improvements would be required for review before PRCS could provide any recommendation for approval.
CoRR Fire and Rescue: Fire approves and has no comments for the Zone Map Amendment. Fire will have requirements for the future building.
CoRR Police: No comments
Rio Rancho Public Schools: No comments
SSCAFCA: No comments
Mid-Region Council of Government - MRMPO: No comments
PNM: PNM has three-phase underground lines running along the south and north sides of the property. There is an existing 300kVA transformer serving the property that could be utilized for this expansion. There is no existing single-phase power in the area and that would require the installation of a new switchgear in order to provide it.

IMPACT:

Staff recommends the Planning and Zoning Board recommend approval of the Zone Map Amendment with accompanying Site Plan to the Governing Body, subject to the following findings below:

GENERAL FINDINGS OF FACT:
1. The Planning and Zoning Board may make a recommendation to the Governing Body on the applicant's request for a Zone Map Amendment.
2. The applicant has the authority to apply for a Zone Map Amendment on the subject property.
3. The applicant and adjacent property owners received due process.

SPECIFIC FINDINGS OF FACT AND CONDITIONS FOR APPROVAL:
1. The proposed Ordinance change would be consistent with the health, safety, morals, and general welfare of the City as it is proposing a use that is subordinate to the lot's primary use, takes place entirely outside, and is further limited to the 2920 sf area denoted on the site plan. Alcohol consumption will be clearly separated from the recreational uses taking place inside the MAC center.
2. The applicant has provided sound justification, in a narrative dated January 21, 2026 for the proposed zone change.
3. The proposed zone map amendment would be consistent with the adopted elements, goals, policies, and objective of the Comprehensive Plan, economic goals EDR-2: Reduce retail sales leakage to other New Mexico cities, Goal EDR-1: expand the economic base of Rio Rancho, and Goal EDP-4: improve the quality of life [of residents].
4. The applicant has demonstrated that the proposed zoning designation would be more advantageous zoning for the subject property and changed community conditions justify the request.
5. The applicant has provided sufficient justification that the zone map amendment request is not solely based on the properties' location.
6. The requested zone map amendment would not create a "spot zone."
7. Future development of the subject property shall conform to the accompanying Site Plan
8. Amendment of the Ground Lease Agreement between the City and the applicant shall be executed prior to any approval and issuance of alcohol licensing.

If the Board determines the proposed Zone Map Amendment is not justified, the following findings are recommended for denial:

SPECIFIC FINDINGS OF FACT FOR DENIAL:

1. The proposed zone map amendment does not meet the requirements of Rio Rancho Code of Ordinances (R.O. 2003) §150.07(D) Amendments.
2. The applicant's justification letter relies too heavily on economic considerations.

ALTERNATIVES:

The Planning and Zoning Board may:

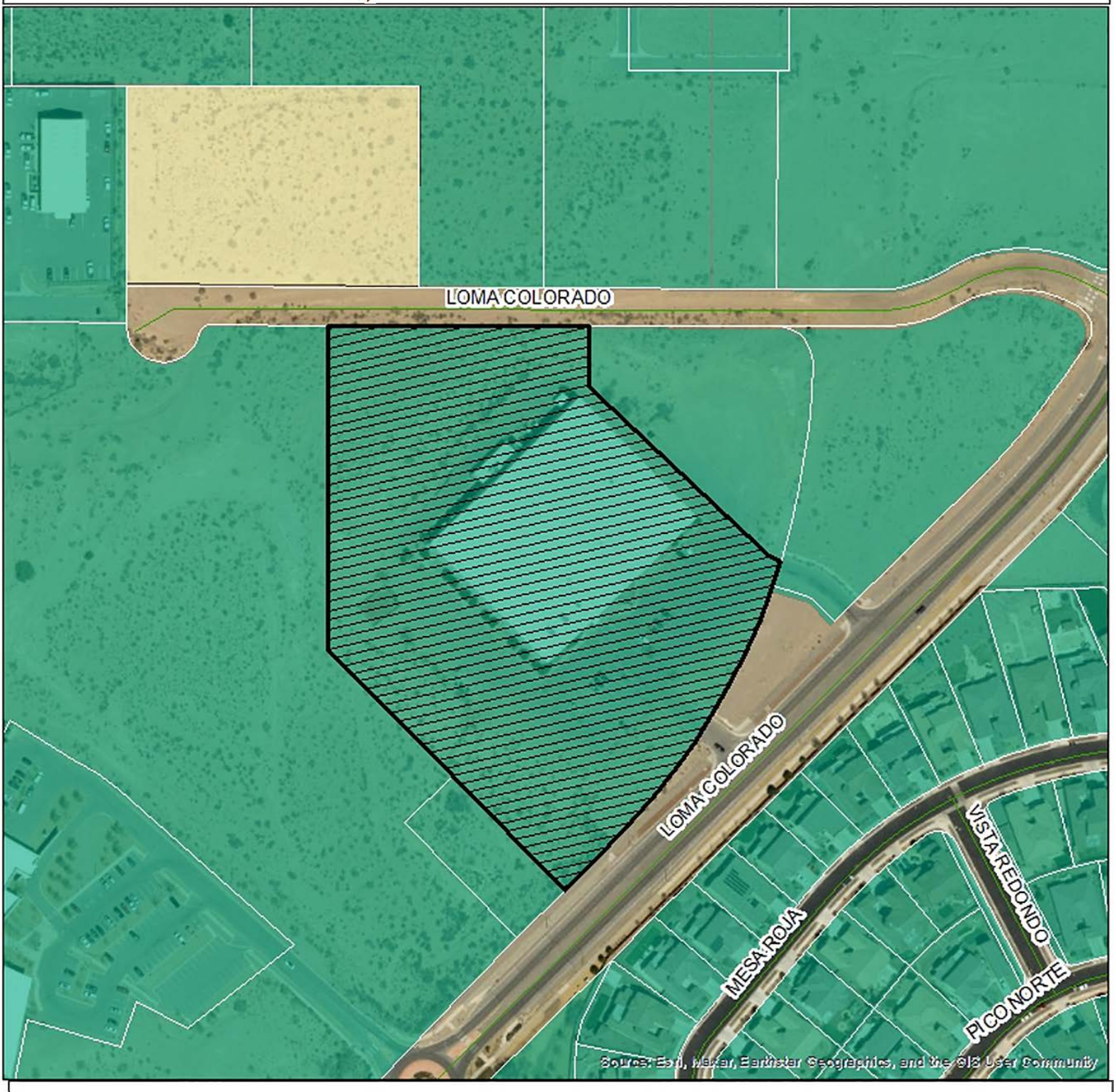
1. Recommend approval of the request to the Governing Body;
2. Recommend denial of the request to the Governing Body;
3. Modify the request and recommend the Governing Body approve such modifications;
4. Postpone the item and continue the public hearing in order to further review.

DEPARTMENT RECOMMENDATION:

The Development Services Department recommends the Planning and Zoning Board recommend approval of the Zone Map Amendment with accompanying Site Plan to the Governing Body with findings and conditions.

ATTACHMENT: Location_Zoning Map.pdf
ATTACHMENT: Application.pdf
ATTACHMENT: Mac ZMA May 2026 Letter of Authorization.docx
ATTACHMENT: Justification Letter.pdf
ATTACHMENT: Site Plan
ATTACHMENT: Site Plan (Detail).pdf
ATTACHMENT: MAC CENTER - Surveyed Site Plan
ATTACHMENT: Renderings.pdf
ATTACHMENT: MAC Fact Sheet
ATTACHMENT: Reproduction of Notices.pdf
ATTACHMENT: Draft_Ordinance_BMB.doc

801 LOMA COLORADO BLVD NE
ZONE MAP AMENDMENT
LOMA TRACT P-1C-A



ReRancho
City of Vision

0 55 110 220 330 440
Feet

Subject Property
Roads
Zoning
R-1
SU

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 Created by Liz Ruiz Carlos on 5/23/2025

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

PLANNING & ZONING LAND USE APPLICATION

Please check appropriate box

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: Michael McDermott		Phone: 505-514-9143
Address: 801 Loma Colorado Blvd.		E-Mail: baseball@themacsports.com
City: Rio Rancho	State: NM	Zip: 87124
Proprietary Interest: 100%	List Owners: McDermott Sports, LLC	
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)

Request to amend zoning to permit Restaurants, Bars, Lounges, Coffee/Tea Rooms, Delicatessens, and Patio/Al Fresco Dining Facilities

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit : Rio Rancho Estates	Block(s): 78	Lot(s): 4
Existing Zoning: SU	Proposed Zoning: SU with amendment	
No. of existing lots: 2	No. of proposed lots: 2	Total area of site (acres) 8.26

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: Michael McDermott	Applicant:	Agent:
Signature:		Date: 01/13/2026

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

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

Matthew B. Geisel
City Manager

May 15, 2026

Lizbeth Carlos Ruiz
Municipal Planner II
Planning & Zoning Division
DSD, City of Rio Rancho
Via Email

Ref: Authorization to submit Zone Map Amendment Application

The City of Rio Rancho is the real property owner of Tract P-1C-A. Through a LEDA ground lease originally adopted in 1995 and subsequently amended, McDermott Sports, LLC owns the improvements and operates the facility commonly known as "The Mac."

The City of Rio Rancho hereby authorizes McDermott Sports, LLC to submit for an application for the property legally described as Loma Colorado, Tract P-1C-A, for a Zone Map Amendment, including Site Plan, to amend the existing Special Use Zoning Ordinance to allow for Restaurants, Bars, Lounges, coffee/Tea Rooms, Delicatessens, and Patio/Al Fresco Dining Facilities.

This authorization does not grant any approvals to dispense and sell alcohol and does not grant any further uses or authorizations not listed in the LEDA ground lease agreement between the City and McDermott Sports, LLC. The City, as landlord, intends to restrict alcohol service operations to confined area, as proposed by McDermott Sports, LLC, on the real property by way of an amended to the LEDA ground lease.

The applicant/McDermott Sports, LLC will additionally need to seek approval from the NM Regulation Licensing Department's Alcohol Beverage Control division (NMRLD ABC) and amendment to the LEDA ground lease prior to beer and wine service in the proposed Tap Room on the real property of Tract P-1C-A.

Sincerely,

Matthew B. Geisel
City Manager

CC: Josh Rubin, City Attorney

To Whom It May Concern,

I am writing in support of an application to amend the current zoning designation applicable to the McDermott Athletic Center ("The MAC"), located at 801 Loma Colorado Blvd., Rio Rancho, New Mexico 87124. The property is currently zoned Special Use (SU) and is situated on land leased from the City of Rio Rancho under a long-standing LEDA ground lease agreement. While the land itself is City-owned, all improvements—including buildings, athletic fields, and related facilities—are owned, operated, and maintained by McDermott Sports, LLC.

I, Michael McDermott, owner of McDermott Sports, LLC, respectfully request a zoning amendment to permit Restaurants, Bars, Lounges, Coffee/Tea Rooms, Delicatessens, and Patio/Al Fresco Dining Facilities on the subject parcel.

Consistency with Public Health, Safety, Morals, and General Welfare

The proposed zoning amendment is consistent with, and supportive of, the health, safety, morals, and general welfare of the City of Rio Rancho. For nearly ten years, the MAC has been a trusted community asset, providing youth, recreational, and athletic services throughout its existing approximately 70,000-square-foot indoor facility, in full compliance with the requirements of the City lease.

In addition, the MAC has invested in and developed approximately 30,000 square feet of new exterior recreational space, expanding opportunities for organized sports, informal recreation, and community gathering. These improvements enhance public access to recreation and directly advance the City's quality-of-life goals.

The proposed food and beverage uses are designed to be complementary and subordinate to these existing recreational functions. Alcohol sales and service will be strictly limited to the taproom itself and the immediately adjacent turf patio area, as clearly delineated in red on the submitted site plan. No alcohol sales or consumption will be permitted within the main MAC building or elsewhere on the site. This limited and clearly defined service area ensures safe operations and compatibility with the family-oriented nature of the facility.

Stability of Land Use and Sound Justification for Change

While stability in land use and zoning is desirable, the applicant bears the burden of providing sound justification for a zoning amendment. That burden is met in this case.

The current SU zoning, while appropriate at the time it was established, no longer fully reflects current conditions or community needs. The original LEDA agreement between the City and the facility located at 801 Loma Colorado, Blvd. was formed more than 30 years ago. Since that time, Rio Rancho has experienced substantial changes in demographics, population growth, economic conditions, and resident expectations. The intent of the LEDA agreement has evolved alongside the City itself.

Importantly, while the MAC continues to uphold the core goals of the original LEDA project—providing recreational services, community access, and public benefit—the facility must be allowed to evolve to remain economically viable and sustainable as a long-term community resource.

The requested uses are not prohibited under the existing ground lease but are also not expressly permitted under the current zoning, creating a regulatory mismatch that limits the property's ability to adapt responsibly.

Changed Conditions, Operational Controls, and Community Advantage

Changed neighborhood and community conditions further justify the proposed amendment. Rio Rancho is a growing community that has recently experienced the closure of several local restaurants, bars, and breweries. These closures reduce opportunities for social gathering, local economic activity, and adult-oriented recreation.

The MAC proposes to partner with Brew Lab, a local Rio Rancho business, to operate a small taproom adjacent to the MAC's outdoor athletic amenities. The purpose of this partnership is twofold: to support local business and to appeal to an underserved demographic—adults—by enhancing participation in adult sports leagues and providing a welcoming place for community members to gather, socialize, and enjoy food and beverages in a controlled environment.

The ground lease between the City of Rio Rancho and McDermott Sports, LLC supersedes any sublease between the MAC and Brew Lab, ensuring that the City's interests, lease requirements, and enforcement authority remain fully intact.

Additionally, the MAC and Brew Lab will apply for all required celebratory licenses and permits for large events or special events not expressly outlined in this amendment. This commitment ensures continued coordination with the City and adherence to all applicable regulations.

Public Need and Best Use of the Property

There is a demonstrated public need for limited, integrated food and beverage services that enhance recreational facilities without displacing core community uses. The MAC is uniquely suited to meet this need due to its established infrastructure, responsible management, and long-standing role as a community destination.

This need will be best served by amending the zoning classification of this specific property, rather than directing such uses elsewhere, because the MAC already serves as a hub for sports, recreation, and entertainment. The proposed amendment allows for thoughtful evolution without expanding the site's footprint or introducing incompatible uses.

Notably, similar food and beverage services were previously approved by the City on the parcel directly to the north of the subject property, which was replatted for a project that is no longer viable. That area is now used for parking at the City's request and therefore cannot accommodate

these services, further supporting the appropriateness of the requested amendment on the MAC parcel.

Conclusion

For nearly a decade, McDermott Sports, LLC has demonstrated a strong commitment to serving the Rio Rancho community with integrity, professionalism, and responsiveness. The MAC has continuously invested in facilities, expanded services, and adapted to community needs while maintaining its core mission.

This zoning amendment represents a reasonable, well-regulated evolution that allows the MAC to continue fulfilling the goals of the original LEDA agreement while responding to the realities of a growing and changing city. For these reasons, the requested amendment satisfies the criteria of §150.07 of the City Zoning Code and should be approved.

Respectfully submitted,

Michael McDermott
Owner
McDermott Sports, LLC
Operator, McDermott Athletic Center
801 Loma Colorado Blvd.
Rio Rancho, NM 87124

SITEPLAN

Address:
801 LOMA COLORADO BLVD NE RIO RANCHO, NM 87124

Assessor's Parcel Number:
10130703713993733 74

Parcel Area:
7.33 Acres

Land Use:
VACANT LAND MISCELLANEOUS VACANT LAND

Zoning: /

Legal Description:
SUBD:LOMA COLORADO TRACT: P1C S: 18 T: 12N R: 3E

Subdivision:
~~LOMA COLORADO~~

Owner: Units Multiple
~~Owners~~ (2 Units)

Paper size & scale:
11"x 17"; 1"=90'

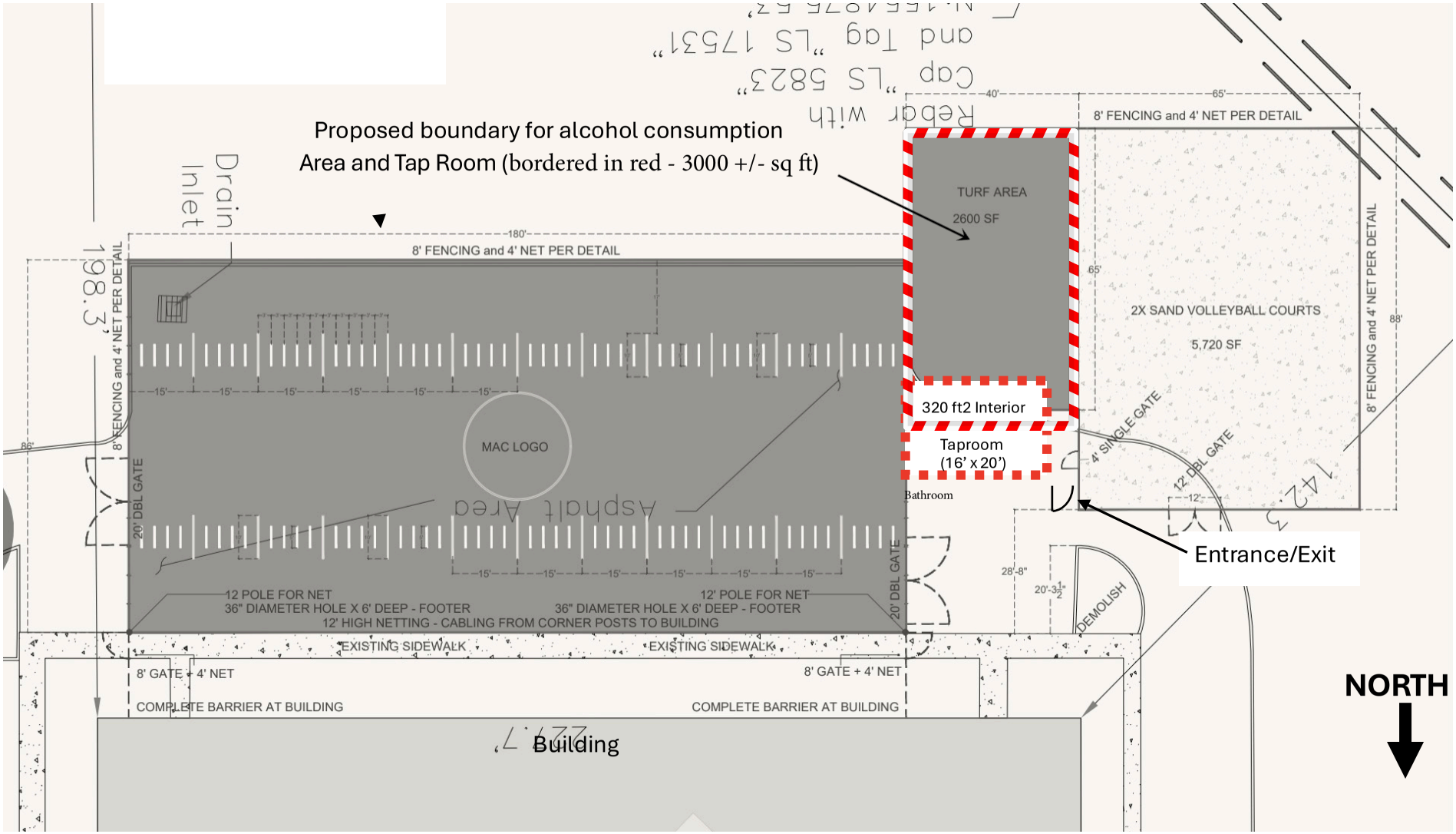
Date: March, 2026



SITEPLAN4YOU.com

Taproom at The MAC - 801 Loma Colorado Blvd, Rio Rancho, NM 87124

3,000 +/- ft of Alcohol Consumption Premise



Topographic Map
for
Portions of Tracts P-1C-A and P-1-C-B Loma Colorado
City of Rio Rancho
Sandoval County, New Mexico
December 2023



Easement Notes

1. EXISTING PRIVATE ACCESS EASEMENT BENEFITING SUBJECT PROPERTY (7/21/08, RRE BK. 22, PG. 39)
2. EXISTING 50' PUBLIC WATER AND SANITARY SEWER EASEMENT (7/21/08, RRE BK. 22, PG. 39)
3. EXISTING 10' P.U.E. (7/21/08, RRE BK. 22, PG. 39)
4. EXISTING PRIVATE DRAINAGE EASEMENT (7/21/08, RRE BK. 22, PG. 39)
5. EXISTING 10' P.U.E. (2/27/97, RRE BK. 9, PG. 119)
6. EXISTING 10' PNM EASEMENT (7/30/96, BK. MISC. 354, PG. 390)
7. EXISTING 10' P.U.E. (12/7/2006, RRE BK. 20, PG. 22-27)

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
	FOUND MONUMENT AS INDICATED
	COVERED AREA
	CONCRETE
	CHAINLINK FENCE
	UTILITY PEDESTAL
	LIGHT POLE
T	TRANSFORMER
P	PULL BOX
G	GAS METER
WV	WATER VALVE
W	WATER METER
	FIRE HYDRANT
S	MANHOLE
	SIGN
	CURB CUT/INDICATION OF ACCESS TO ROADWAY
OR	STORM DRAIN INLET
	ROOF DRAIN
R	RAMP
G	UNDERGROUND GAS UTILITY LINE
SAS	UNDERGROUND SANITARY SEWER LINE
E	UNDERGROUND ELECTRIC UTILITY LINE
W	UNDERGROUND WATER UTILITY LINE
FO	UNDERGROUND FIBER OPTIC UTILITY LINE
5075.50	SPOT ELEVATION
BC 5075.50	BACK OF CURB ELEVATION
FL 5075.50	FLOW LINE ELEVATION
TA 5075.50	TOP OF ASPHALT ELEVATION
TOP 5075.50	TOP OF SLOPE ELEVATION
TOE 5075.50	TOE OF SLOPE ELEVATION
EP 5075.50	EDGE OF PAVEMENT ELEVATION

Line Table		
Line #	Direction	Length (ft)
L1	S 45°15'26" W	94.29'
L2	S 00°15'37" W	82.43'
L3	S 46°32'30" E	79.46'
L4	S 66°00'31" E	30.18'

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	79.09'	50.00'	90°37'48"	71.10'	S 44°25'29" E
C2	728.74'	941.00'	44°22'18"	710.67'	S 23°04'34" W
C3	276.88'	941.00'	16°51'31"	275.88'	S 09°19'10" W
C4	451.86'	941.00'	27°30'47"	447.53'	S 31°30'19" W

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





MAC Fact Sheet and Overview

Applicant: McDermott Sports, LLC (DBA The MAC) **Location:** Rio Rancho, NM

REQUEST

McDermott Sports, LLC respectfully requests approval of a **Zone Map Amendment** along with a **restructured ground lease agreement** to allow for the addition of limited adult-oriented recreational amenities, including a small tap room and associated outdoor recreation space.

EXISTING CONDITIONS AND AGREEMENT

The MAC currently operates under a preexisting LEDA ground lease agreement with the City of Rio Rancho. Under this agreement:

- The **City owns the land**, while **all improvements are privately owned** by McDermott Sports, LLC.
- The MAC is required to operate as a **sports and recreation facility**, contributing to the quality of life for Rio Rancho residents.
- The MAC provides **150 hours of free programming annually**, equating to approximately **$15,000 in community benefit**.
- The MAC receives a **property tax abatement on land**, saving approximately **$8,000–$10,000 annually**, while continuing to pay taxes on all improvements.
- The MAC **pays a nominal fee for the ground lease**. This is a significant savings over the cost to acquire (or make debt service) on fee simple landownership or long-term ground lease from a real estate developer.
- Land Lease Agreement originated when the building was constructed.

FACILITY OVERVIEW

The MAC is a **70,000 square foot indoor sports and recreation facility** that includes:

- Seven indoor batting cages
- Two full-size basketball courts
- One NHL regulation ice rink
- Snack bar and leased tenant spaces

Additionally, the site includes:

- A 17,000 square foot outdoor turf fields
- Two sand volleyball courts

The facility also supports local businesses and organizations leasing space on-site.

SERVICES AND COMMUNITY IMPACT

The MAC serves a broad cross-section of the community, including:

- Youth athletes (baseball, softball, basketball, hockey, volleyball, figure skating)

- Adult recreational users
- School and nonprofit groups

Key partnerships and users include:

- ABA Hooligans Baseball Academy (~400 athletes)
- New Mexico Amateur Hockey Association
- Warrior Hockey Club / NM Hockey
- Figure Skating Club of Rio Rancho
- UNM Men's and Women's Hockey
- Goatheads Hockey Team
- ARVC Volleyball (largest in NM)
- Rio Rancho High School programs
- Special Olympics of New Mexico (facility use provided free of charge)

The MAC also provides:

- Camps and clinics
- Learn-to-Skate programs
- Youth sports programming
- Over **200 birthday parties annually**
- Field trips and community events

Recent Investments/Improvements:

Over the last several years, MAC ownership has made considerable investments in regards to upgrades and expanded services. These included, but are not limited to:

- Summer 2022: New Compressor for Ice Rink ($220,000)
- Fall 2024: Installation of new commercial pitching machines (more walk-in friendly) and expansion of batting cage area ($75,000)
- Spring 2025: Installation of new Cooling Tower for Ice Rink ($180,000)
- Summer 2025: Construction of 17,000 square foot outdoor turf field and 10,000 square foot sand volleyball area ($450,000)
- Upcoming Summer 2026: Hockey locker room renovation and full ice-rink melt ($100,000)

Total capital investment since 2022: $1,025,000

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

May 12, 2026

RE: **Zone Map Amendment**
Case No. #26-100-00003
801 Loma Colorado Blvd NE

Dear Property Owner:

You are receiving this notice because your property abuts a site where a land development decision is required by the Planning and Zoning Board.

The applicant, Michael McDermott, requests approval of a Zone Map Amendment for the subject property legally described as LOMA, Tract P-1C-A, to amend the SU: Special Use zoning designation, to allow for Restaurants, Bars, Lounges, coffee/Tea Rooms, Delicatessens, and Patio/Al Fresco Dining Facilities. The property consists of 8.59 acres and is physically located at 801 Loma Colorado Blvd NE.

The **Planning and Zoning Board** will consider the request on **Tuesday, May 26, 2026** at 6:00 pm in the **Council Chambers** and **Virtually** as a hybrid meeting, through the **Zoom link and number below.**

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 in comments in writing, which will be presented to the Planning and Zoning Board. This Planning and Zoning Board meeting will be hybrid with options to participate virtually or in person. The City highly encourages citizens to watch the meeting live on the City's website www.rrnm.gov or on Sparklight cable channel 56.

For the **Planning and Zoning Board meeting**, to participate virtually: Join via computer:
https://us06web.zoom.us/j/85180741871?pwd=T3BlSHVpWkp6d3dDRmlHd3k2VzYvUT09
Meeting ID: 851 8074 1871 Passcode: **026819** Join via phone: 1-253-215-8782 US

Please do not hesitate to 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. The agenda for this hearing and related staff reports will be posted on the City's website, www.rrnm.gov, the Friday before the hearing.

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.

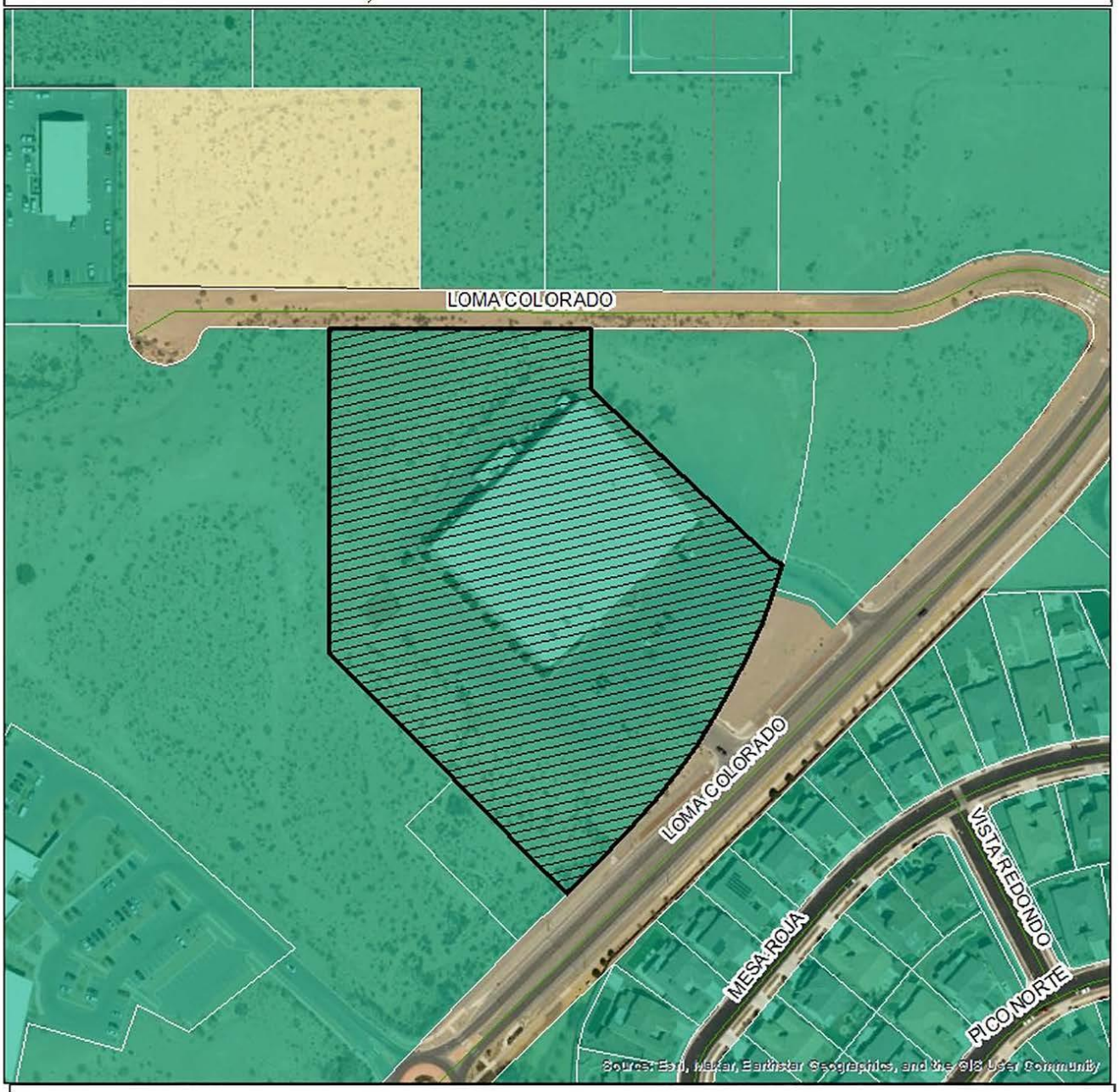
Respectfully,

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

801 LOMA COLORADO BLVD NE
ZONE MAP AMENDMENT
LOMA TRACT P-1C-A



0 55 110 220 330 440 Feet

Subject Property
Roads
Zoning
R-1
SU

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 Created by Liz Ruiz Carlos on 5/23/2025

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, May 26, 2026:

Variance
Case #26-110-00010
The applicant, Stephen Meyers, requests approval of a Variance to the rear setback requirement at the property 7175 Wrangell Loop NE, legally described as Lomas Encantadas 4A, Block 4, Lot 19. This request will allow for an encroachment into the rear setback to allow for an existing 180 square foot gazebo. The subject property is zoned R-4: Single Family Residential and is approximately 0.1470 acre.

Zone Map Amendment
Case #26-100-00007
The applicant, J & W Investments, LLC, requests approval of a Zone Map Amendment for the property legally described as Unit 10, Block A, Lot 6. The property, which consists of approximately 0.28 acres, is physically located at 1050 Veranda Road SE and is currently zoned C-1: Retail Commercial. The applicant is requesting to change the zoning designation of the lot to C-2: Wholesale and Warehousing Commercial to match the existing zoning of the immediately adjacent parcel (Lot 7-A) which is under common ownership.

Variance
Case #26-110-00013
The applicant, Solano Builders & Construction, LLC, requests approval of a Variance for the property legally described as Unit 11, Block V, Lot 48 and addressed as 700 Northern Boulevard NE. The applicant requests a variance to the 60' lot width requirement for the R-1: Single-Family Residential zoning district to allow for development on the 50' wide lot. The property is zoned R-1: Single-Family Residential and consists of approximately 0.26 acres.

Variance
Case #26-110-00014
The Applicant, CLI Properties, LLC., through their agent, Solano Builders & Construction, LLC., requests approval of a Variance to allow for development of a single-family home on a substandard 50' width R-1: Single-Family lot at the subject property of Rio Rancho Estates Unit 11, Block V, Lot 49.

Zone Map Amendment
Case #25-100-00017
The applicant, Pulte Homes, through their agent, Consensus Planning, requests approval of a Zone Map Amendment to rezone the properties legally described as: Unit 8, Block 53, Lots 1-24; Block 49, Lots 2-11, and 14-23; and Block 50, Lots 2-24, from M-1: Industrial and Business Park and R-1: Single-Family Residential, to R-3: Mixed Residential.

Master Plan
Case #25-400-00006
The applicant, Pulte Homes, through their agent, Consensus Planning, requests approval of the Rancho Alegria Master Plan for the lots legally described as: Unit 8, Block 53, Lots 1-24; Block 49, Lots 2-11, and 14-23; and Block 50, Lots 2-24.

Zone Map Amendment
Case #26-100-00003
The applicant, Michael McDermott, requests approval of a Zone Map Amendment for the subject property legally described as LOMA, Tract P-1C-A, to amend the SU: Special Use zoning designation, to allow for Restaurants, Bars, Lounges, coffee/Tea Rooms, Delicatessens, and Patio/Al Fresco Dining Facilities. The property consists of 8.59 acres and is physically located at 801 Loma Colorado Blvd NE.

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: May 11, 2026



Notice Map: • - First class letter to properties within 100ft

CITY OF RIO RANCHO
ORDINANCE

ORDINANCE NO. **ENACTMENT NO.**

AN ORDINANCE OF THE CITY OF RIO RANCHO, NEW MEXICO AMENDING THE ZONING CLASSIFICATION AND OFFICIAL ZONING MAP FOR THE PROPERTY LEGALLY DESCRIBED AS LOMA COLORADO, TRACT P-1C-A, TO ADD RESTAURANTS, BARS, LOUNGES, COFFEE/TEA ROOMS, DELICATESSENS, AND PATIO/AL FRESCO DINING FACILITIES AS A PERMISSIVE USE TO THE SU: SPECIAL USE FOR EDUCATIONAL, RECREATIONAL, AND CULTURAL USES ZONING DESIGNATION; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE

WHEREAS: the Governing Body of the City of Rio Rancho has adopted zoning regulations and an official zone map in accordance with New Mexico Statutes Annotated 1978 (NMSA 1978) Chapter 3, Article 21; and

WHEREAS: in accordance with Rio Rancho Code of Ordinances (R.O. 2003) Section 150.07, an application to amend the zoning ordinance on the subject properties has been submitted by the City of Rio Rancho, and assigned City Case No. 26-100-00003; and

WHEREAS: the City of Rio Rancho Planning and Zoning Board held a duly noticed public hearing on May 26, 2026, regarding proposed changes to the Official Zoning Map and, following study and consideration, has made findings (where applicable) whether or not the criteria in R.O. 2003 Section 150.07 are satisfied, and made these recommendations to the Governing Body regarding adoption of the changes; and

WHEREAS: the Governing Body adopted the Loma Colorado Redevelopment Plan on May 10, 2006, Resolution No. 33, Enactment No 06-035; amended April 23, 2008 by Resolution No. 25, Enactment No. 08-030 and Resolution No. 26, Enactment No. 08-031; amended February 22, 2012 by Resolution No. 14, Enactment No. 12-014; and

WHEREAS: the Governing Body received a report from the Planning and Zoning Board, and such report indicates the Planning and Zoning Board has studied and considered the proposed changes pursuant to R.O. 2003 Section 150.07, and said report includes specific findings related to the affected property; and

WHEREAS: a public hearing occurred, in accordance with procedures set forth in R.O. 2003 Section 150.07, and NMSA 1978 Section 3-21-6, on the proposed zoning district and Official Zone Map changes hereinafter described were duly advertised and held by the Governing Body of Rio Rancho on June 25, 2026 and the Governing Body heard interested parties and citizens for an against the proposed amendments; and

WHEREAS: the proposed amendments to be adopted by this Ordinance comply with the

statutory and regulatory requirements of the aforesaid Code of Ordinances and Statutes, and upon specific findings related to the subject property and determining the proposed amendment is consistent with the policies and criteria set forth in R.O. 2003 Section 150.07 (D) through (G), the Governing Body finds the amendments promote the health, safety, morals, and general welfare of the City;

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

Section 1. Rezoning of Property and Change in Land Use.

A. The Official Zone Ordinance is hereby amended to add Restaurants, Bars, Lounges, Coffee/Tea Rooms, Delicatessens, & Patio/Al Fresco Dining Facilities as a permissive use to the SU: Special Use for Educational, Recreational, and Cultural Uses Zoning Designation on the lands legally described as:

Loma Colorado, Tract P-1C-A, as shown on the plat entitled, "SUMMARY PLAT FOR TRACTS P-1C-A AND P-1C-B, LOMA COLORADO, BEING COMPRISED OF TRACT P-1C, LOMA COLORADO, CITY OF RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO, MARCH 2023," filed in the office of the County Clerk of Sandoval County, New Mexico on May 10, 2023 (RRE Book 33, Page 79-80).

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

A. The property identified in Section 1, above, is subject to the requirements herein and all SU: Special Use District zoning requirements as set forth in R.O. 2003 Section 154.43 (as of the effective date of this ordinance or as subsequently amended).

B. The property identified is subject to development standards established per the approved site plan.

C. The approved site plan is included as Exhibit A.

C. Minor Changes to the site plan may be approved by the Director of Development Services as regulated by R.O. 2003 Section 154.43 (as of the effective date of this Ordinance or as subsequently amended).

D. Major Changes to the site plan will be required to have Governing Body review and approval.

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 _____DAY OF _____, 2026.

_____
Paul Wymer, Mayor

ATTEST:

_____
Noel C. Davis, City Clerk
(SEAL)